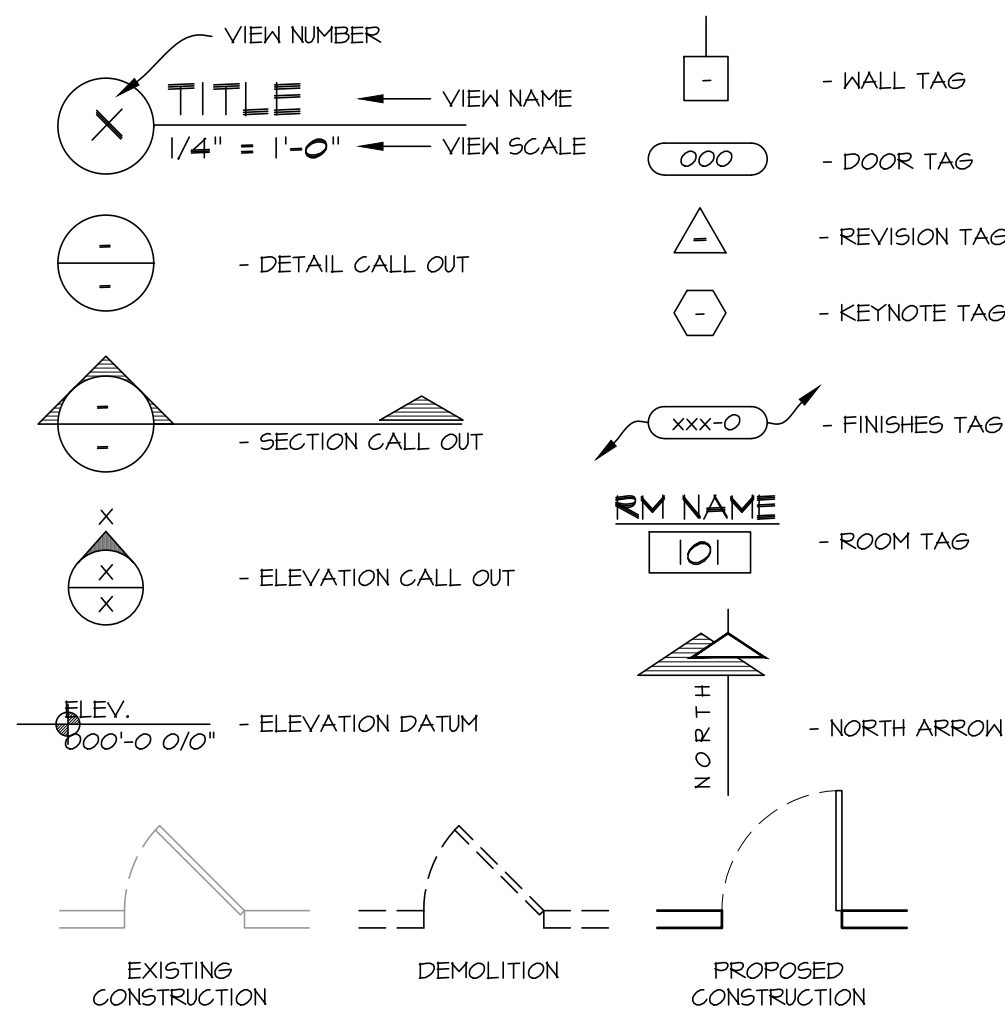


**ABBREVIATIONS**

AFF	Above Finished Floor	FC	Fire Code	NIC	Not In Contract	T	Tread
ALUM	Aluminum	FD	Floor Drain	NO	Number	T & G	Tongue & Groove
ARCH	Architect	FDN	Foundation	NONCOM	Noncombustible	TEMP	Temporary
		FG	Fiberglass	NTS	Not to Scale	THK	Thick
BLDG	Building	FIN	Finished	O/	On, Over	TOF	Top of Footing
BLKG	Blocking	FLR	Floor	OC	On Center	TRTD	Treated
BRG	Bearing	FT	Foot or Feet	OPNG	Opening	TV	Television
		FTG	Footing	OPP	Opposite	TYP	Typical
CLG	Ceiling	GYP	Gypsum	OH	Overhead	UL DES	Underwriters
CONC	Concrete	HT	Height	PLY	Plywood	Laboratory	Designation
CONSTR	Construction	HG	Handicap	PROP	Property		
CONT	Continuous	HDR	Header	PT	Point	UNO	Unless Noted
CONTR	Contractor	HR	Hour	PVMT	Pavement		
CTR	Center	HRVAC	Heating, Ventilating & Air Conditioning	PWR	Power		
DP	Deep	INSUL	Insulation	PSF	Pounds per Square Foot	VB	Vapor Barrier
DBL	Double	INT	Interior	PSL	Parallel Structure Lumber	VGT	Vinyl Composite Tile
DET	Detail			PLF	Per linear foot	VEN	Veneer
DIA	Diameter	JST	Julet			W	Wide
DIM	Dimension	KD	Kiln Dried	R	Riser	W	With
DN	Dow	LT	Light	RAD	Radius	WD	Wood
DR	Door	LAV	Lavatory	REF	Refrigerator	WIN	Window
DS	Downspout	LT	Light	REIN	Reinforcing	WO	Without
DWS	Drawing	LVL	Laminated Veneer Lumber	REQD	Required	WP	Weatherproof
				REV	Revision	WJF	Welded Wire Fabric
				RM	Room		
				RO	Rough Opening		
EA	Each	MAX	Maximum	SECT	Section	#	And
ELEC	Electrical	MC	Moisture Content	SHT	Sheet	@	At
ELEV	Elevation	MECH	Mechanical	SHTG	Sheeting	⊖	Center Line
EP	Electrical Panel	MET	Metal	SIM	Similar	⊕	Diameter
EXT	Exterior	MFR	Manufacturer	SPEC	Specified		
		MIN	Minimum	STD	Standard		
		MISC	Miscellaneous	STOR	Storage		
				SYP	Southern Yellow Pine		

**SYMBOL LEGEND**



**SCOPE OF DRAWING:**

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT. ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

**CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND THE EXACT LOCATION OF EXISTING PLUMBING, MECHANICAL, AND STRUCTURAL COMPONENTS AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.**

**PLAN NOTES:**

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTORS MUST REVIEW ALL DETAILS OF THEIR TRADES AND BE RESPONSIBLE FOR THE SAME.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT THE ARCHITECT WITH ANY QUESTIONS.
- ALL INTERIOR WALLS ARE DIMENSIONED FINISH TO FINISH UNLESS NOTED OTHERWISE.
- PLACEMENT OF BUILDING COMPONENTS, MECHANICAL EQUIP. APPLIANCES AND ELECTRICAL COMPONENTS IS SUBJECT TO FIELD ADJUSTMENT. ACTUAL CONSTRUCTION MAY NOT CONFORM EXACTLY TO THE LOCATIONS INDICATED ON THESE DRAWINGS.

**GENERAL NOTES:**

- THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK, AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES, FOR SAFE CONDITIONS ON THE JOB SITE, AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL STATE OF WISCONSIN LOCAL AND OSHA SAFETY CODES SHALL BE A PART OF THESE PLANS, AND IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SEE THAT ALL PARTIES THAT WORK AT OR VISIT THE JOB SITE COMPLY WITH SAME.

**SITE & BUILDING DATA :**

2015 IBC CODE

USE AND OCCUPANCY CLASSIFICATION: (chapter-3)	NON-SEPARATED MIXED USE; 'M' IS MOST RESTRICTIVE 'M' - MERCANTILE OCCUPANCY (C-STORE) 'B' - BUSINESS OCCUPANCY (CAR WASH)
ALLOWABLE AREA AND HEIGHT;	'M' (V-B) ONE STORY - 9,000 sq. ft.
ACTUAL AREA;	TOTAL BUILDING AREA: 5,977 sq. ft. AFTER REMODEL C-STORE AREA: 4,912 sq. ft. AFTER REMODEL CAR WASH AREA: 1,065 sq. ft.
SPRINKLERS;	COMPLETE PER NFPA-13
CONSTRUCTION TYPE; (Table-601)	'V-B'
FIRE RATINGS (per table 601 & 602)	STRUCTURAL FRAME; 0 - HR. RATING BEARING WALLS EXTERIOR; 0 - HR. RATING BEARING WALLS INTERIOR; 0 - HR. RATING NON-BEARING WALLS EXTERIOR; 0 - HR. RATING NON-BEARING WALLS INTERIOR; 0 - HR. RATING FLOOR CONSTRUCTION; 0 - HR. RATING ROOF CONSTRUCTION; 0 - HR. RATING
EXIT TRAVEL DISTANCE; (table 1017.2)	200 feet
COMMON PATH OF TRAVEL; (per 1006.2.1)	75 FEET (C-STORE) 100 FEET (CAR WASH) W/ <30 OCCUPANT LOAD
TOTAL OCCUPANCY LOADING (per TABLE 1004.1.1)	104 TOTAL OCCUPANTS IN BUILDING (C-STORE MERCANTILE AREAS = 1 PER 30 S.F.) (2,547 S.F. / 30 = 85) (KITCHEN AREAS = 1 PER 200 S.F.) (443 S.F. / 200 = 3) (STORAGE / MECH AREAS = 1 PER 300 S.F.) (1,158 S.F. / 300 = 4) (CAR WASH AREAS = 1 PER 100 S.F.) (799 S.F. / 100 = 8) (OFFICE / CASHIER (BUSINESS) AREAS = 1 PER 100 S.F.) (259 S.F. / 100 = 3)
PLUMBING FIXTURE REQUIREMENTS: (per TABLE 2902.1)	WATER CLOSETS 'TOTAL REQUIRED' MALE = .9G REQUIRED 2 PROPOSED FEMALE = .9G REQUIRED 2 PROPOSED LAVATORIES = 1.5 REQUIRED 4 PROPOSED  WATER CLOSETS 'B BUSINESS' MALE (1 PER 25) (5 / 25) = .2 REQUIRED FEMALE (1 PER 25) (5 / 25) = .2 REQUIRED LAVATORIES (1 PER 40) (10 / 40) = .25 REQUIRED  WATER CLOSETS 'M MERCANTILE' MALE (1 PER 500) (47 / 500) = .094 REQUIRED FEMALE (1 PER 500) (47 / 500) = .094 REQUIRED LAVATORIES (1 PER 750) (94 / 750) = .125 REQUIRED

**BRADY & MARSHALL MIXED USE**

BRADY STREET  
MILWAUKEE, WI  
SHEET TITLE:

**T-1**

DATE: OCT. 24TH, 2019

PROJECT NUMBER: 19-419

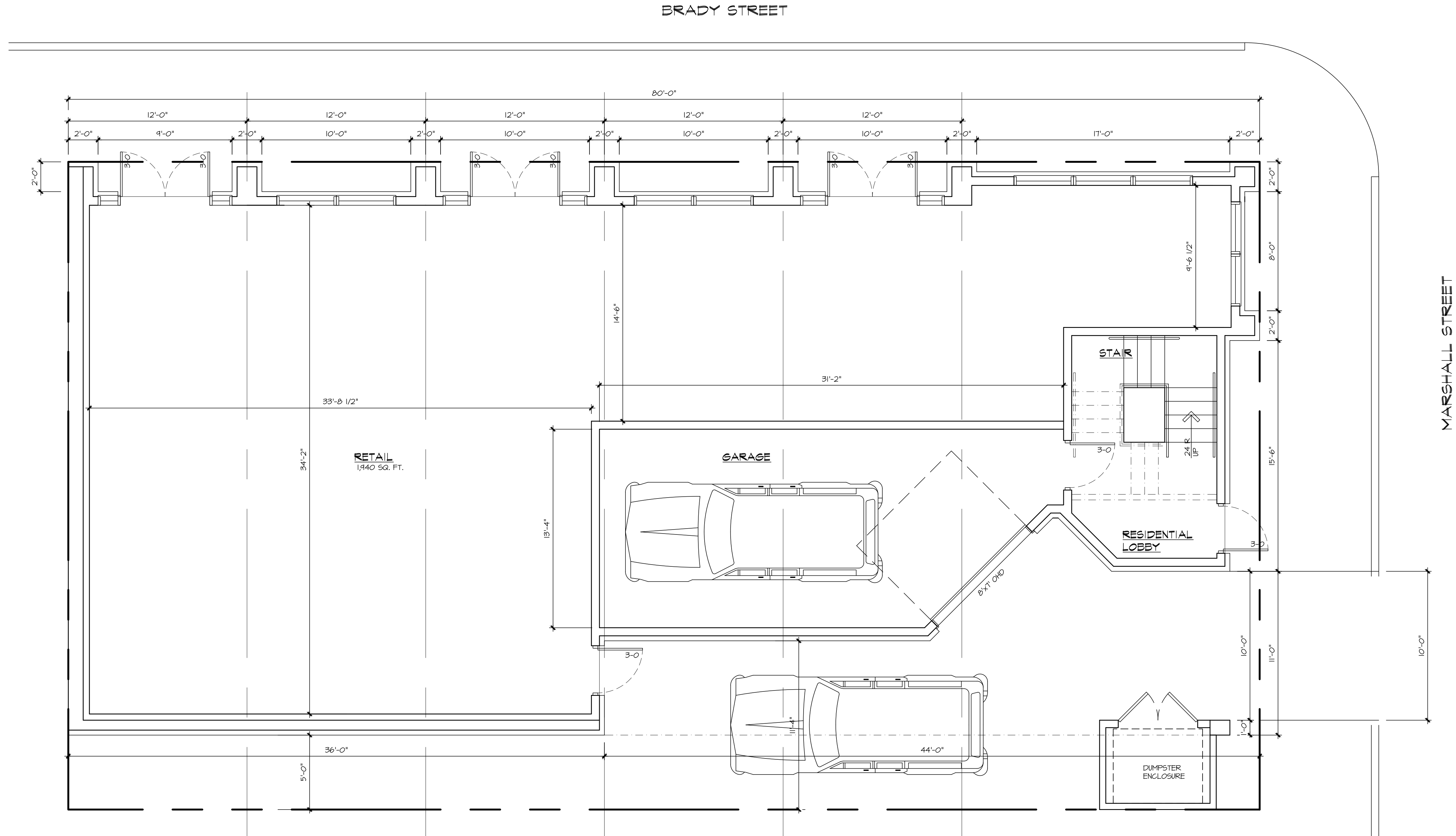
**REVISIONS:**

11/26/19: PRELIM #1  
12/20/19: PRELIM #2

**SHEET INDEX**

T.100	TITLE SHEET, BUILDING DATA, LOCATION PLAN, GENERAL NOTES, & SHEET INDEX
C.100	PROPOSED & EXISTING ELEVATION PLANS
A.001	STANDARD ROOM HEIGHTS, GENERIC ACCESSIBILITY STANDARDS
A.100	LOWER LEVEL & FIRST FLOOR PLANS, & WALL TYPES
A.101	SECOND & THIRD FLOOR PLANS, & WALL TYPES
A.200	ELEVATIONS
A.201	ELEVATIONS
A.202	ELEVATIONS
A.300	SECTIONS & DETAILS
A.301	SECTIONS & DETAILS
A.302	SECTIONS & DETAILS
A.303	SECTIONS & DETAILS

1 SATTELITE IMAGE



# PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

# BRADY & MARSHALL MIXED USE

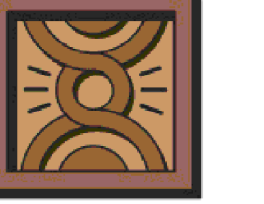
BRADY STREET  
MILWAUKEE, WI  
SHEET TITLE:

## PROPOSED FIRST FLOOR PLAN

# A-2

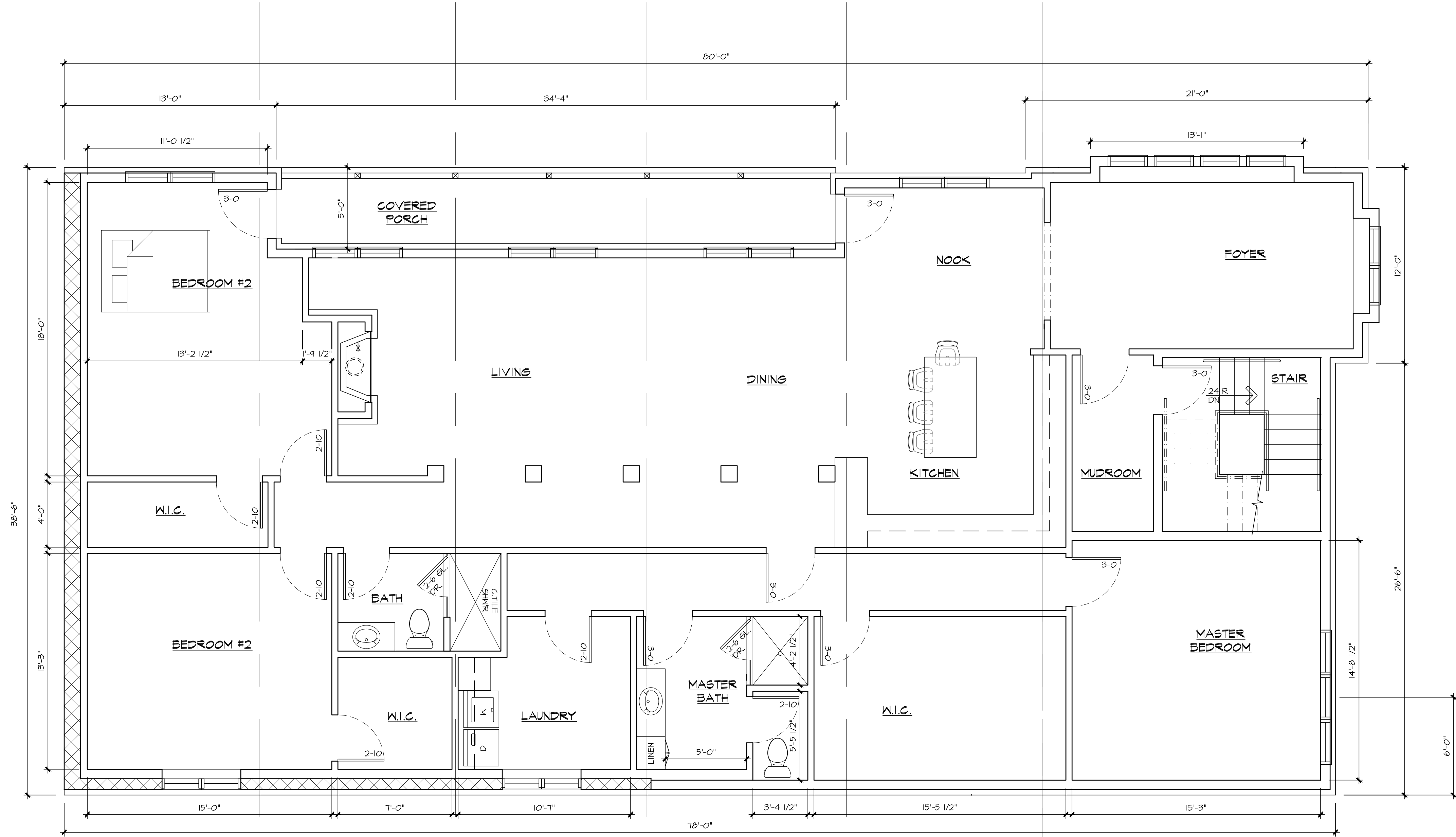
DATE: OCT. 24TH, 2019

PROJECT NUMBER: 19-419



**PATERA** LLC  
Excellence in Architecture  
2601 S. Sunny Slope Rd. • New Berlin, WI 53151  
262-786-6776 FAX 262-786-7036

REVISIONS:  
11/26/19: PRELIM #1  
12/20/19: PRELIM #2



**PROPOSED SECOND FLOOR PLAN**  
 1/4" = 1'-0"

**BRADY & MARSHALL MIXED USE**

BRADY STREET  
 MILWAUKEE, WI  
 SHEET TITLE:

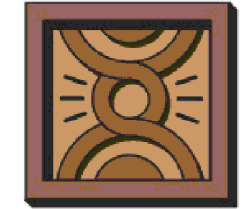
**PROPOSED SECOND FLOOR PLAN**

**A-3**

DATE: OCT. 24TH, 2019  
 PROJECT NUMBER: 19-419

REVISIONS:

11/26/19: PRELIM #1
12/20/19: PRELIM #2



**PATERA** LLC  
 Excellence in Architecture  
 2601 S. Sunny Slope Rd. • New Berlin, WI 53151  
 262-786-6776 FAX 262-786-7036

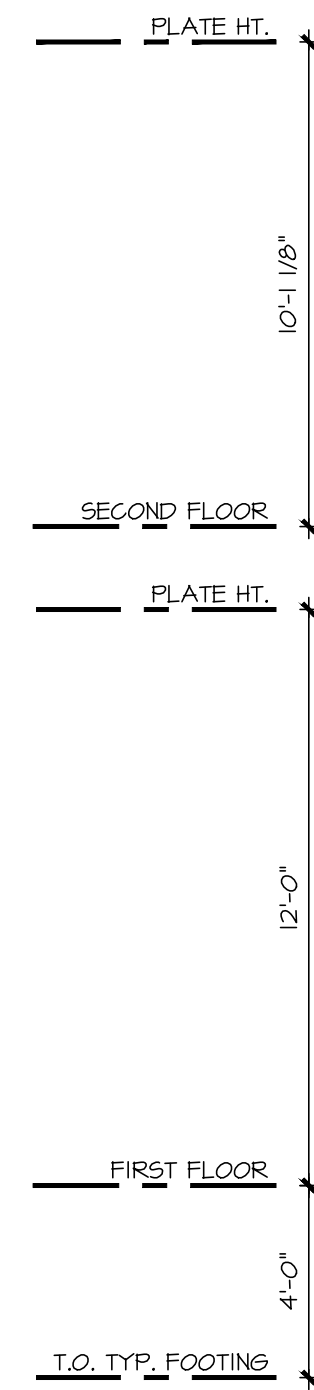
COPYRIGHT: PATERA LLC...IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA, LLC.



MARSHALL STREET

**PROPOSED (EAST) SIDE ELEVATION**

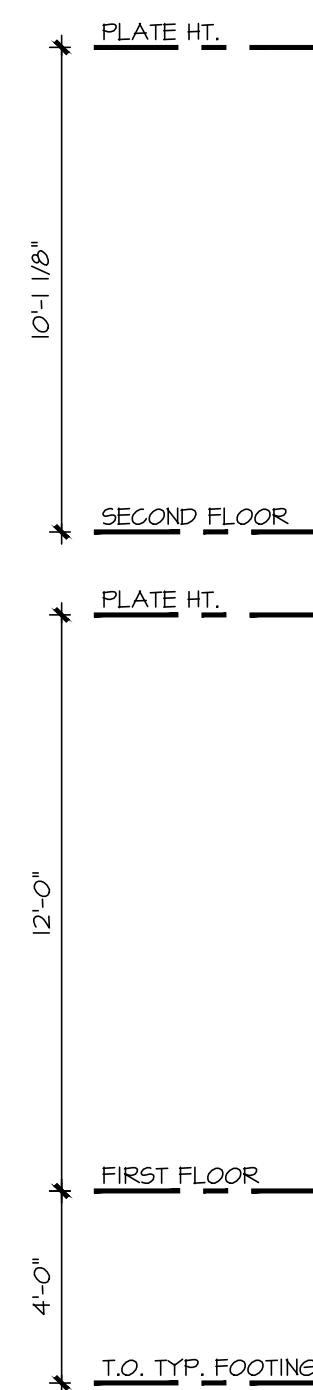
1/4" = 1'-0"



BRADY STREET

**PROPOSED (NORTH) FRONT ELEVATION**

1/4" = 1'-0"



REVISIONS:

11/26/19:	PRELIM #1
12/20/19:	PRELIM #2

COPYRIGHT: PATERA LLC...IT IS UNLAWFUL FOR ANYONE TO USE OR REPRODUCE BY ANY MEANS ALL OR ANY PORTION OF THESE CONSTRUCTION DOCUMENTS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF PATERA LLC.