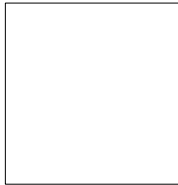


SCOPE OF WORK

- NEW EXTERIOR WALLS AROUND EXISTING REAR STAIRS
- NEW ROOF
- NEW DOOR & FRAME

Consultants



ARCHITECT

BMR Design Group, Inc.
503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
(414) 384-2996

SHEET INDEX

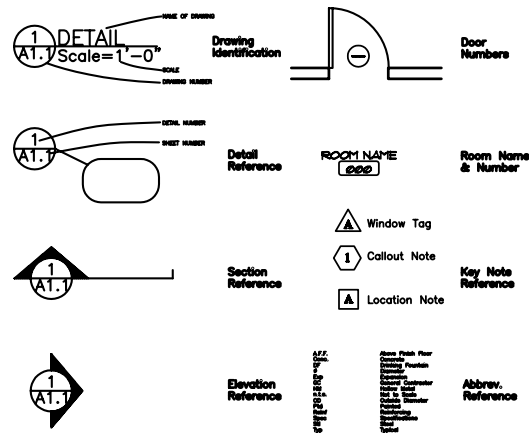
ARCHITECTURAL

- C-1 EXISTING & NEW SITE PLAN
- A-1 NEW BASEMENT, FIRST FLOOR PLAN
- A-2 NEW STAIR SECTIONS
- A-3 NEW STAIR SECTION
- A-4 NEW EXTERIOR ELEVATIONS

BMR
DESIGN GROUP, INC.
Architects - Engineers

503 West Lincoln Avenue
Milwaukee, Wisconsin 53207
Phone - (414) 384-2996
Fax - (414) 384-3904

SYMBOLS



SITE



BUILDING INFORMATION

BUILDING USE AND OCCUPANCY: BUSINESS GROUP B - ATTORNEY'S OFFICE
CONSTRUCTION TYPE : V-B
NEW STAIR ENCLOSURE AREA : 97 SQ.FT.

General Notes

Mechanical, Electrical & Plumbing design are not the responsibility of the Architect. The M.E.P to be handled on a design-build basis through the Developer and Construction Manager. The design-build contractor is responsible for code compliance with their work.

All work shall be done in accordance with all State and Local coded and ordinances.

Field verify all existing conditions and dimensions.

Do NOT scale drawings

The locations of the existing utility installations as shown on the plans are approximate. There may be other underground utility installation within the project area that are not shown. Contractor Must contact diggers hotline.

All building components requiring analysis and design by Professional Engineer being submitted to Architect/Owner for approval must be sealed and signed by the manufacturer's or fabricator's Professional Engineer, registered in the state where the project is being constructed. Shop Drawings, manufacturer's literature, etc.. will not be reviewed without Engineer's Seal and signature appearing on submittals.

Proposed New Enclosure for Existing Exterior Rear Stairs At: 317 W. National Ave. Milwaukee, WI

Revised Date: August 26,2020

DATE: August 19, 2020

BMR PROJECT NO.: 2015-30A

PROJECT INFORMATION

PROJECT OWNER: David Pachefsky (414)477-9526
PROJECT ADDRESS: 317 W. National Ave.
Milwaukee, WI
PRINCIPAL IN CHARGE: Luis Barbosa Perches
PROJECT ARCHITECT: Raul Arteaga



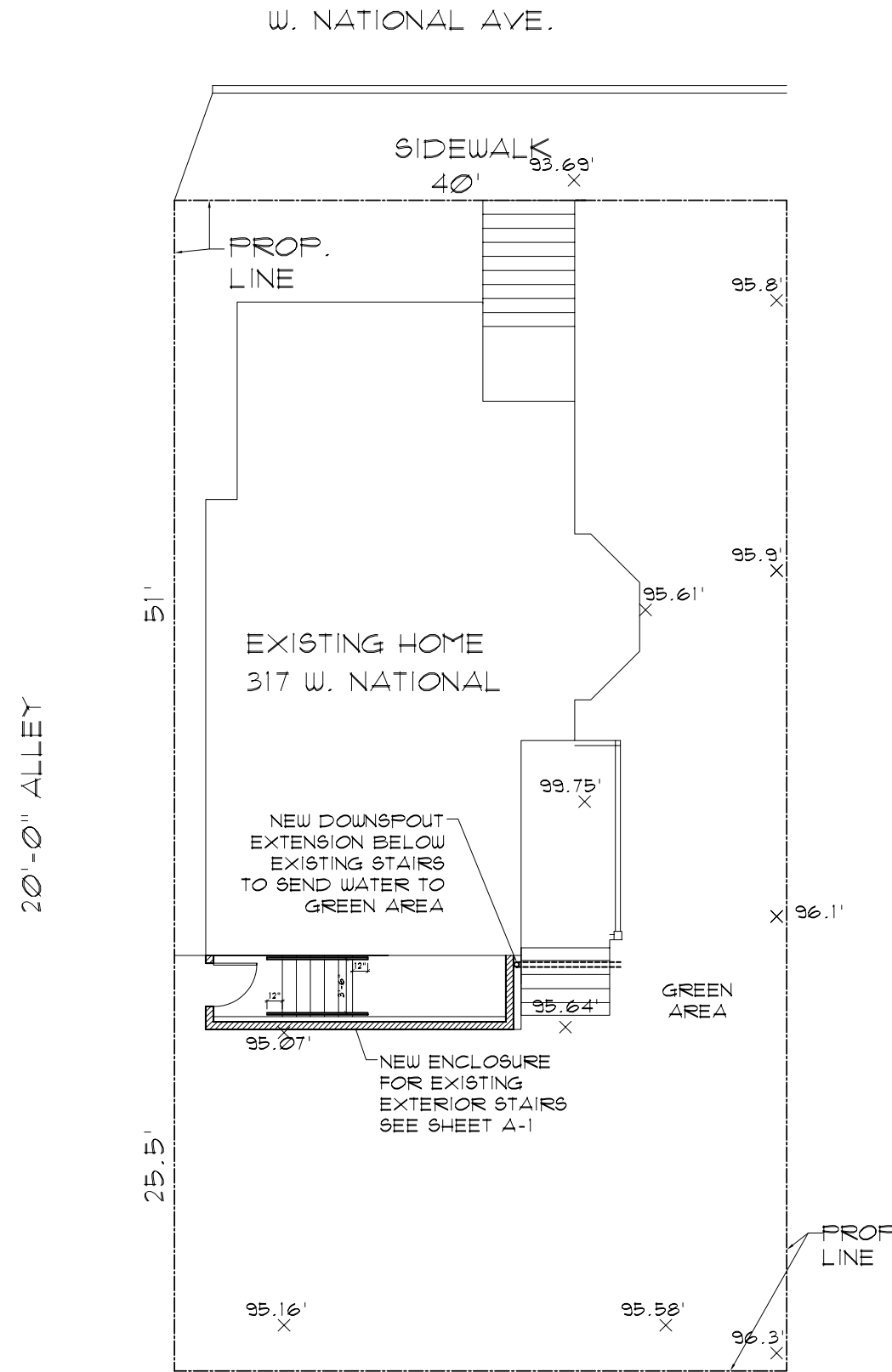


- ELECTRICAL METER TO BE REMOVED AND RELOCATED.
 - ELECTRICIAN TO COORDINATE WITH WE ENERGIES FOR NEW LOCATION

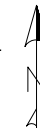
- REMOVE SPOUT TO ALLOW FOR NEW STAIR ROOF ENCLOSURE

- RE-ROUTE ON TOP OF NEW ROOF ENCLOSURE

2 Existing rear picture
 C-1 Scale: n.t.s



1 New Site Plan
 C-1 Scale: 3/32" = 1'-0"



PROJECT
 Proposed New Enclosure For Existing Exterior Stairs
 At:
 317 W. National Ave
 Milwaukee, WI

PROJECT NO. 2015-30A

DATE 08/26/2020

REVISIONS

NO.	DESCRIPTION

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. C-1

SHEET TITLE

PROJECT
Proposed New
Enclosure
For Existing
Exterior Stairs
At:
317 W. National Ave
Milwaukee, WI

PROJECT NO. 2015-30A

DATE 08/26/2020

REVISIONS

CHECKED BY L.B.

DRAWN BY R.A.

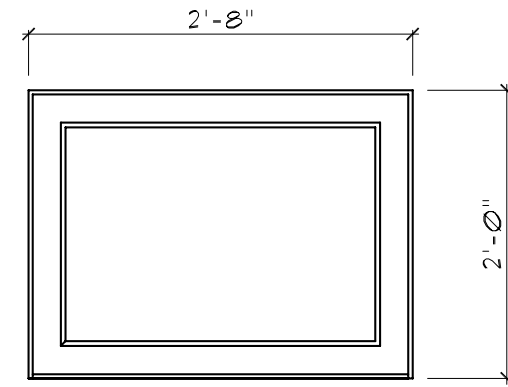
SCALE as noted

SHEET NO. A-1

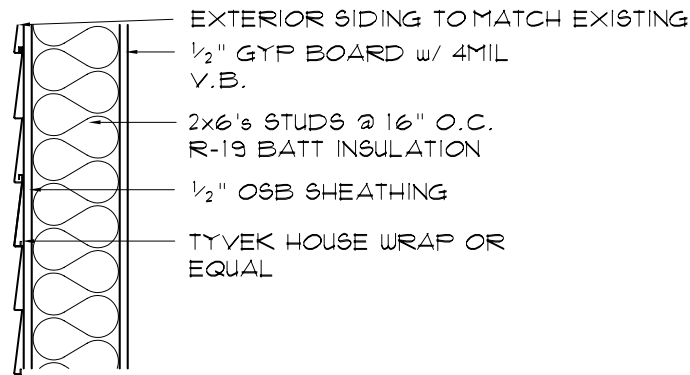
SHEET TITLE



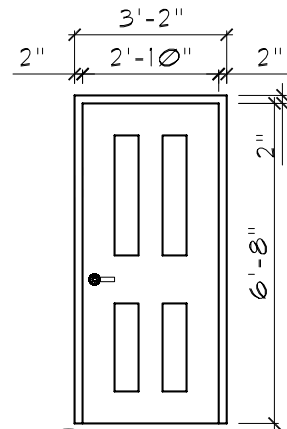
INSTALL ADA ACCESSIBLE
HARDWARE, SCHLAGE RHODES
GRADE 1 COMMERCIAL DOOR
LEVER OR SIMILAR



1 NEW TRANSOM WINDOW
W/ TEMPERED GLASS

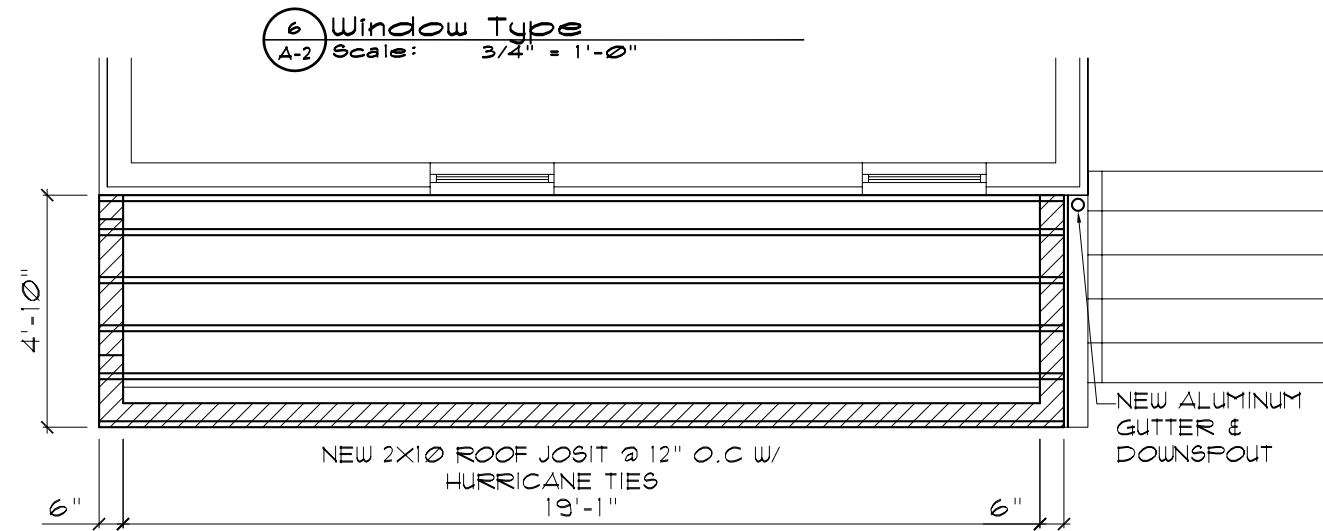


4 WALL TYPE
A-2 Scale: 1" = 1'-0"



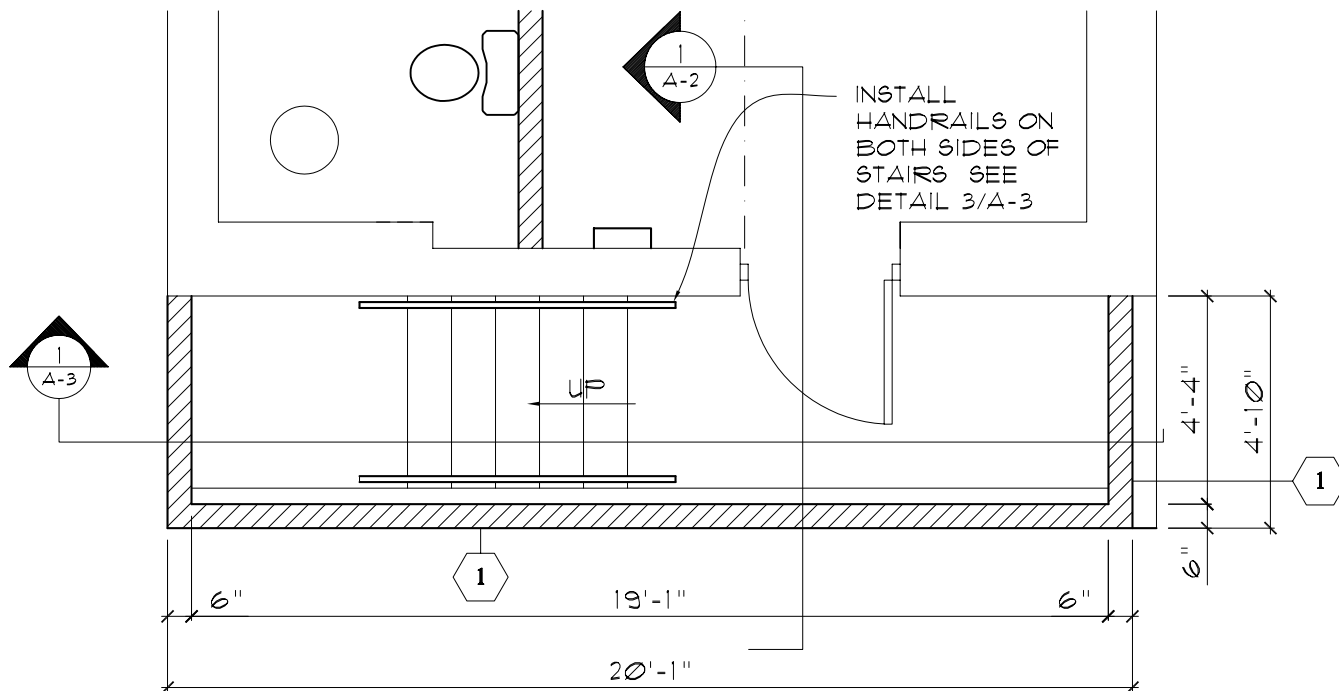
1 NEW STEEL PANEL
DOOR W/ MTL FRAME

5 Door Type
A-2 Scale: 1/4" = 1'-0"

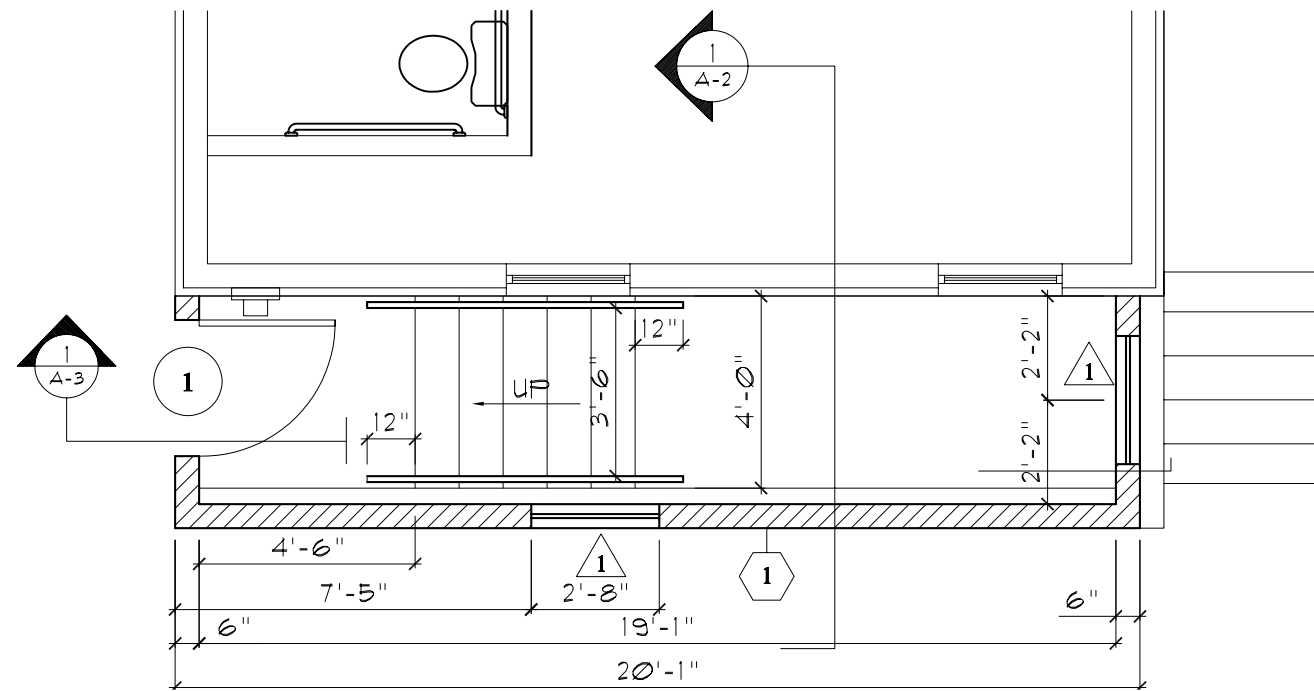


6 Window Type
A-2 Scale: 3/4" = 1'-0"

3 New Roof Framing
A-2 Scale: 1/4" = 1'-0"



1 New Partial Basement Floor Plan
A-2 Scale: 1/4" = 1'-0"



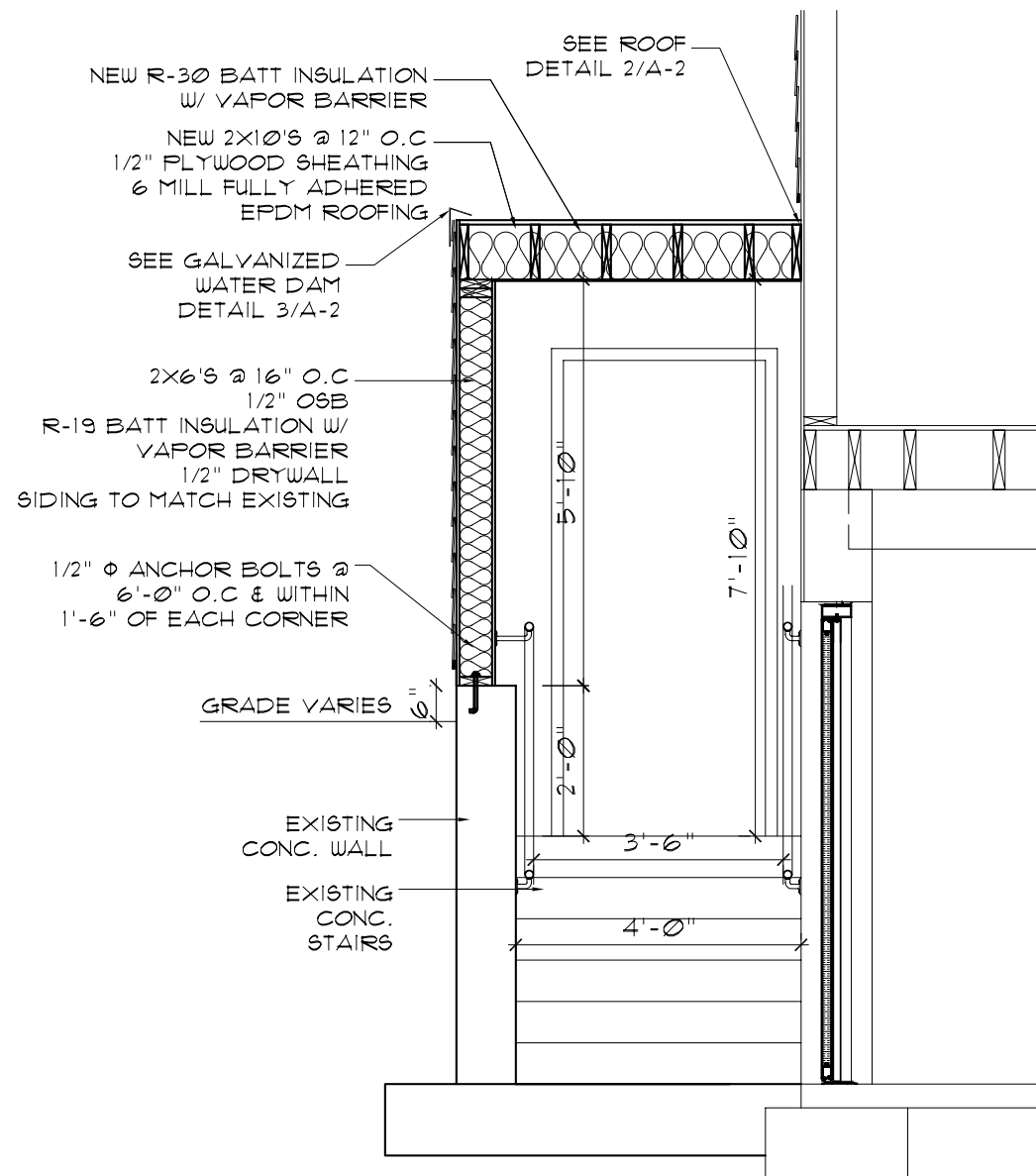
2 New Partial First Floor Plan
A-2 Scale: 1/4" = 1'-0"

SPS 320-325 APPENDIX WISCONSIN ADMINISTRATIVE CODE

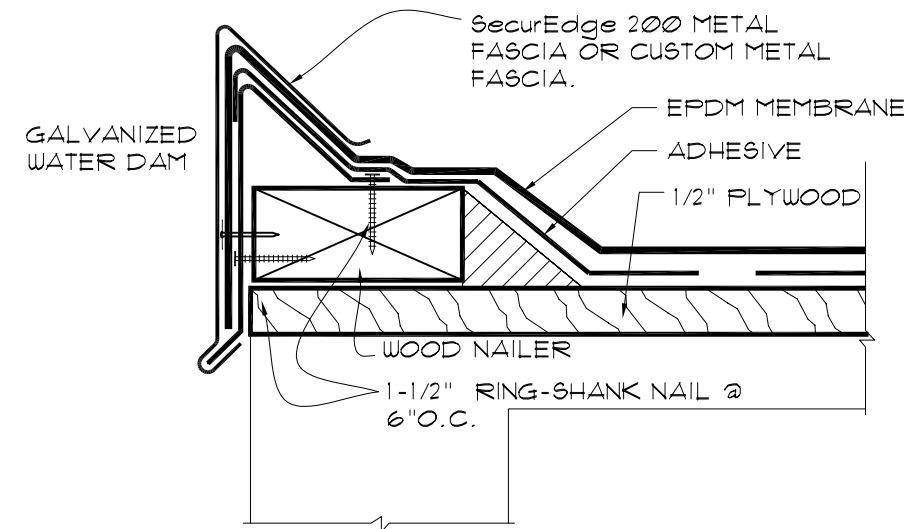
MINIMUM FASTENER SCHEDULE TABLE

OTHER INTERIOR AND EXTERIOR PRODUCTS AND FINISHES INSTALLED PER MANUFACTURER REQUIREMENTS. FOR ENGINEERED CONNECTORS, USE MANUFACTURER'S SPECIFIED FASTENERS

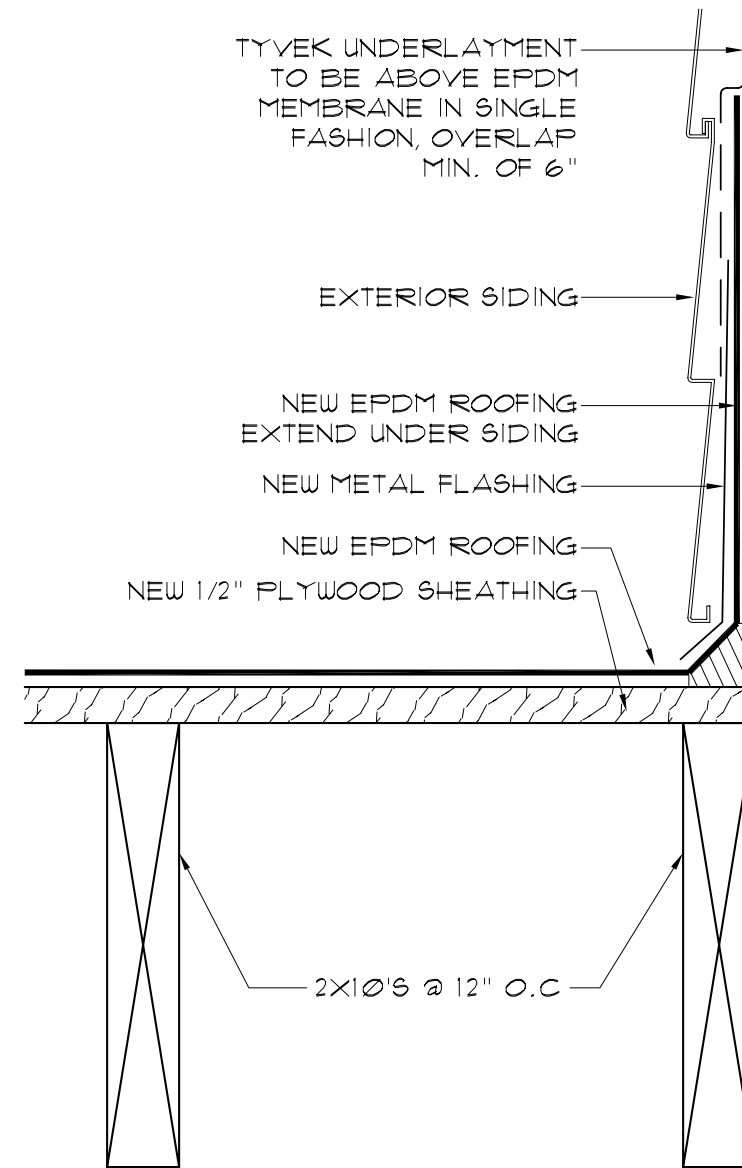
DESCRIPTION OF BUILDING MATERIALS/CONNECTION	NUMBER TYPE OF FASTENER
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d at 16" o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2 - 16d
STUD TO SOLE PLATE, TOE NAIL	4 - 8d or 3 - 16d
DOUBLED STUDS, FACE NAIL	16d at 24" o.c.
DOUBLED TOP PLATES, FACE NAIL	16d at 16" o.c.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d at 16" o.c. along each edge
CONTINUOUS HEADER TO STUD, TOE NAIL	4 - 8d
1" CORNER BRACE TO EACH STUD AND PLATE, FACE NAIL	2 - 8d or 2 staples, 1 3/4"
BUILT- UP CORNER STUDS	16d at 30" o.c., 16d at 24" o.c.



1 Stair Section
A-2 Scale: 3/8" = 1'-0"



3 Roof Galvanized Water Dam Detail
A-2 Scale: n.t.s.



2 Roof Detail
A-2 Scale: 3" = 1'-0"

BMR
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Architects - Engineers

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Fax - (414) 384-3904

PROJECT
Proposed New
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For Existing
Exterior Stairs
At:
317 W. National Ave
Milwaukee, WI

PROJECT NO. 2015-30A

DATE 08/26/2020

REVISIONS

NO.	DESCRIPTION

CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. A-2

SHEET TITLE

PROJECT
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REVISIONS

NO.	DESCRIPTION

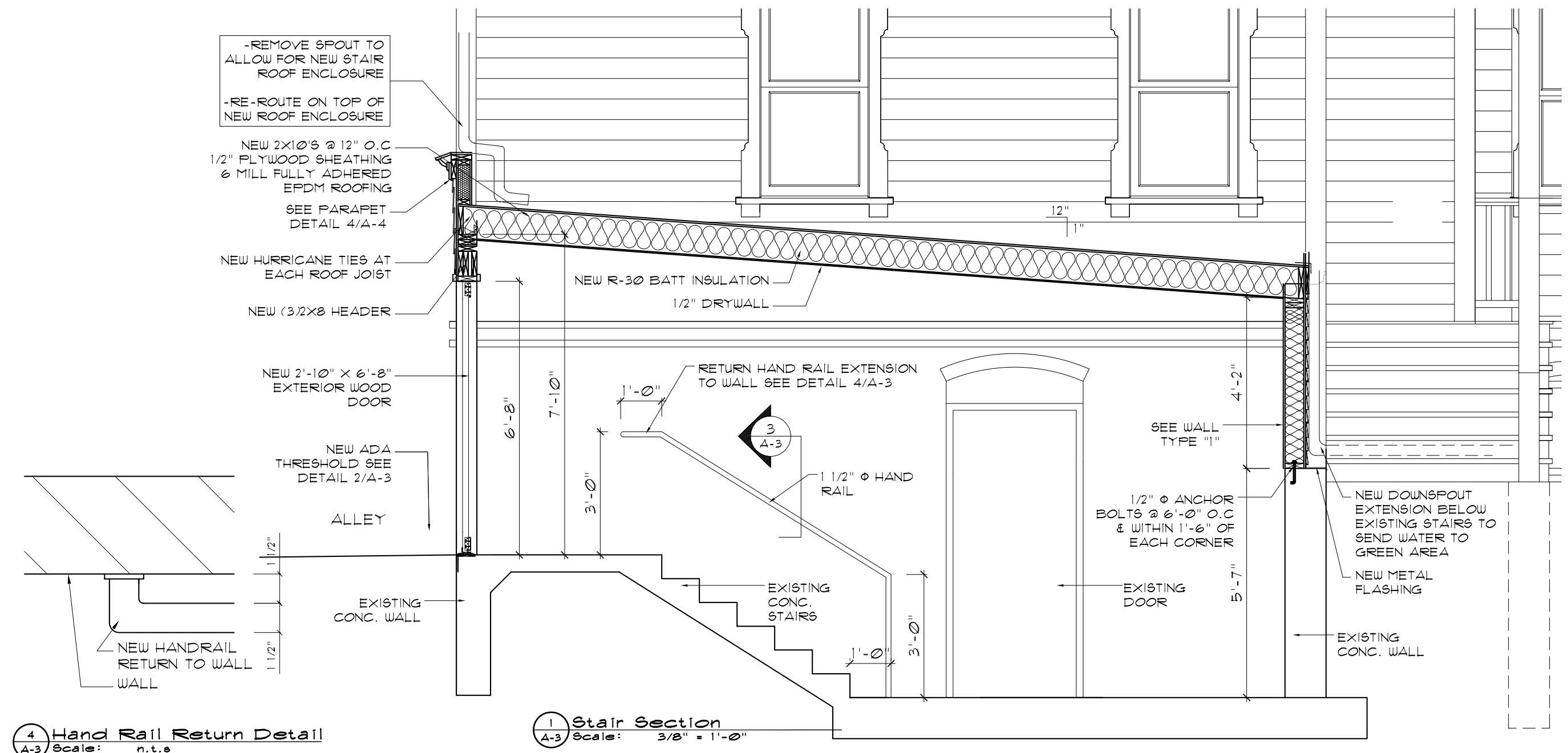
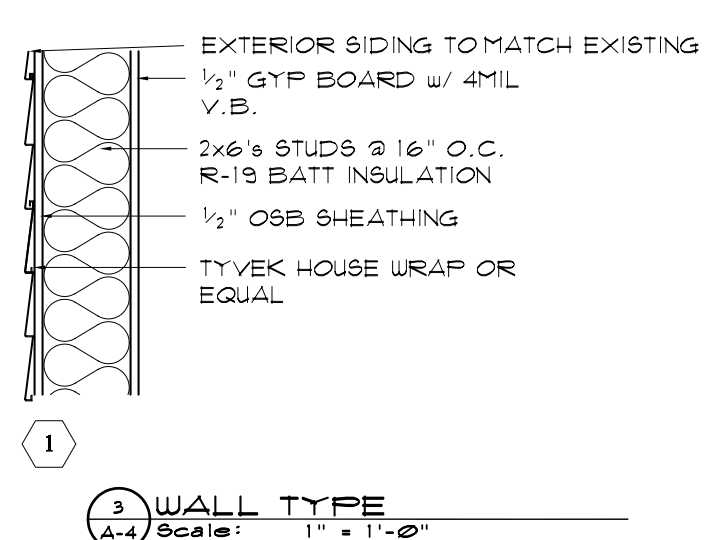
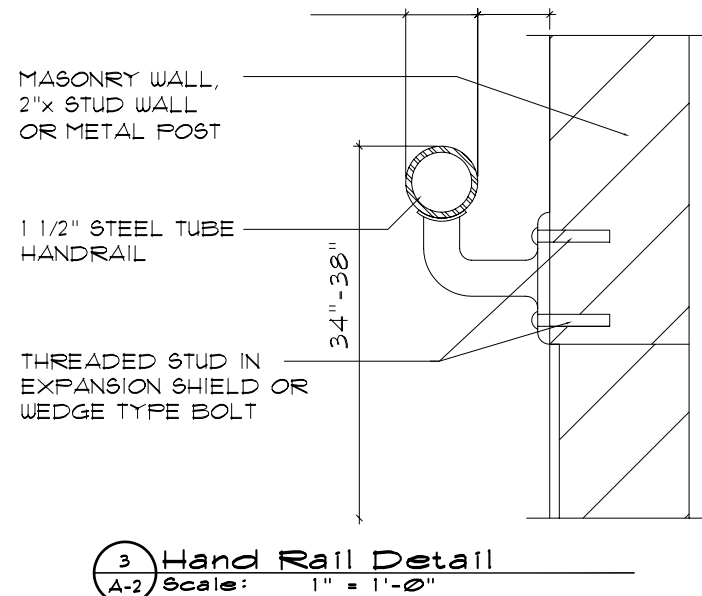
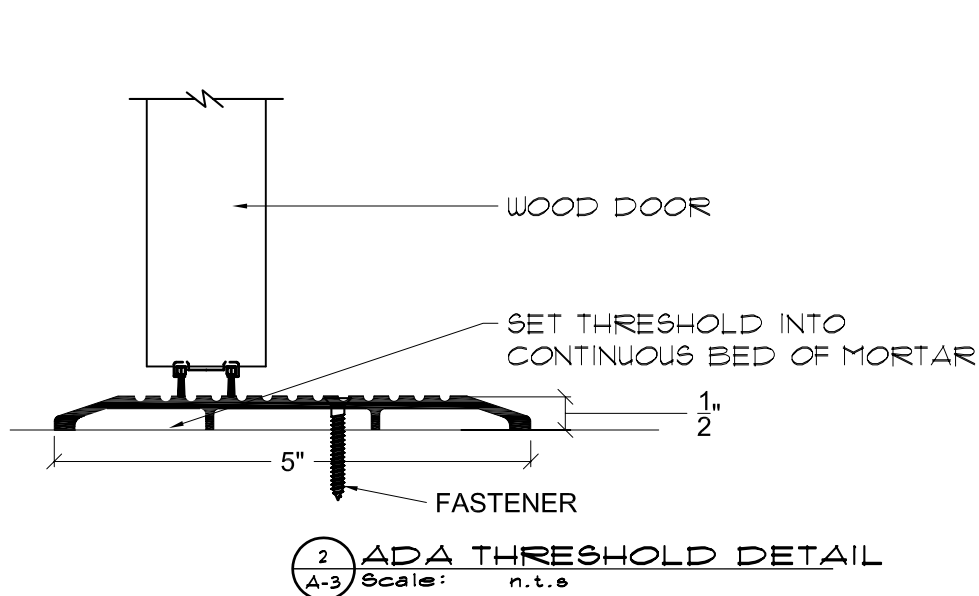
CHECKED BY L.B.

DRAWN BY R.A.

SCALE as noted

SHEET NO. A-3

SHEET TITLE



PROJECT

Proposed New Enclosure For Existing Exterior Stairs At: 317 W. National Ave Milwaukee, WI

PROJECT NO. 2015-30A

DATE 08/26/2020

REVISIONS

NO.	DESCRIPTION

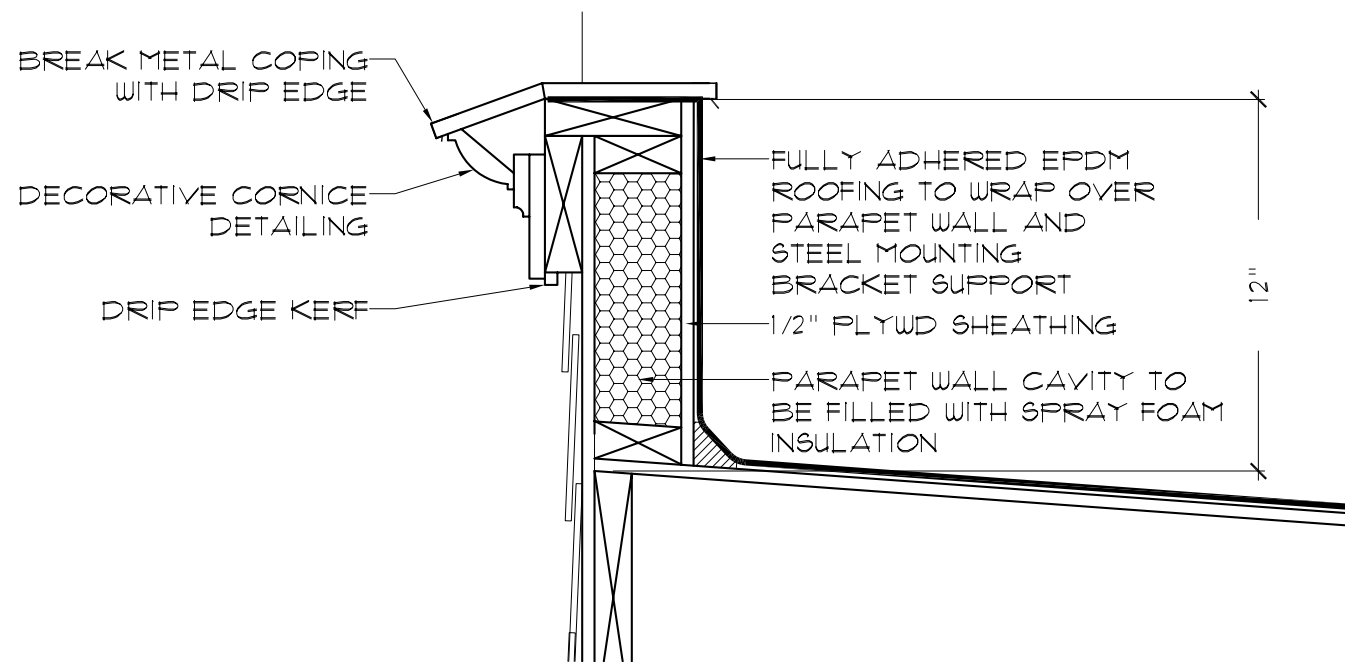
CHECKED BY L.B.

DRAWN BY R.A.

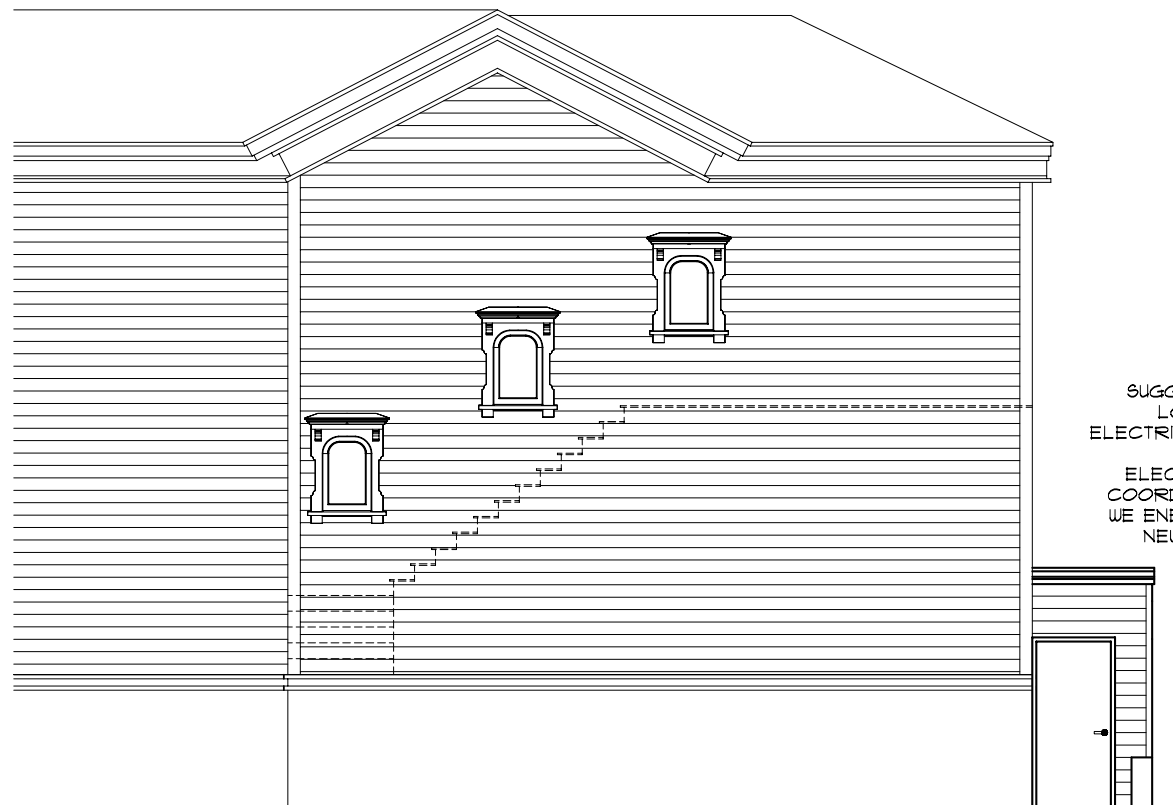
SCALE as noted

SHEET NO. A-4

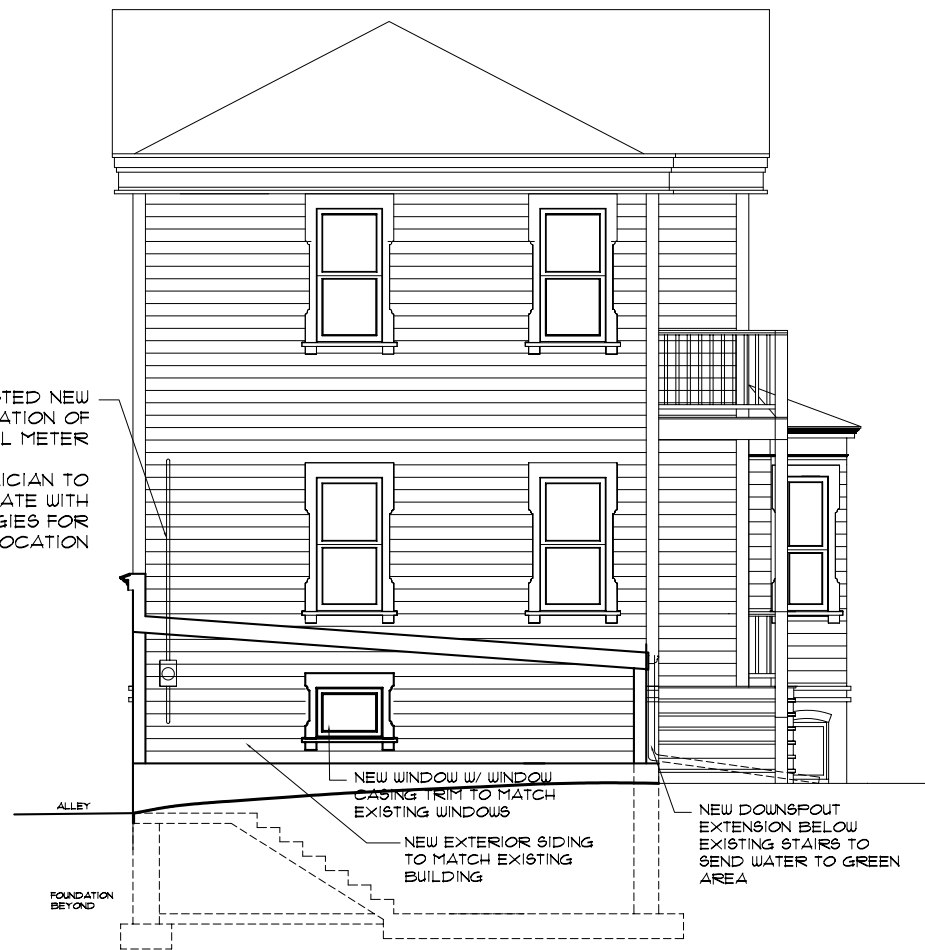
SHEET TITLE



4 Parapet Detail
A-4 Scale: 1 1/2" = 1'-0"



1 New West Elevation
A-4 Scale: 1/8" = 1'-0"



2 New South Elevation
A-4 Scale: 1/8" = 1'-0"



3 New Partial East Elevation
A-4 Scale: 1/8" = 1'-0"