

!!! NOT FOR CONSTRUCTION !!!

# JC Capital Corp

1327 E. Brady Street  
Milwaukee, WI 53202

## Addition Review Set

owner:  
**JC Capital Corp**  
260 E. Highland Avenue  
Milwaukee, WI 53202  
414-737-9189

architect:  
*waterborne design* LLC

441 E Erie Street #4502  
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### sheet index:

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|----------|---|
| Sheet T1 | Title Sheet<br>Building Code Information<br>Proposed Site Plan/Survey<br>Site Map |
| Sheet A1 | Floor Plans<br>Exterior Elevations  |

| FIRE RESISTANCE REQUIREMENTS |                       |               |
|------------------------------|-----------------------|---------------|
| BUILDING ELEMENT             | FIRE RESISTANT RATING | BUILDING CODE |
| STRUCTURAL FRAME             | 0 - HOUR              | TABLE 601     |
| EXTERIOR BEARING WALLS       | 0 - HOUR              | TABLE 601     |
| INTERIOR BEARING WALLS       | 0 - HOUR              | TABLE 601     |
| EXTERIOR NON-BEARING WALLS   | 0 - HOUR              | TABLE 602     |
| INTERIOR NON-BEARING WALLS   | 0 - HOUR              |               |
| FLOOR CONSTRUCTION           | 0 - HOUR              |               |
| SHAFT ENCLOSURES             | N/A                   | SECTION 707   |
| ROOF                         | 0 - HOUR              |               |

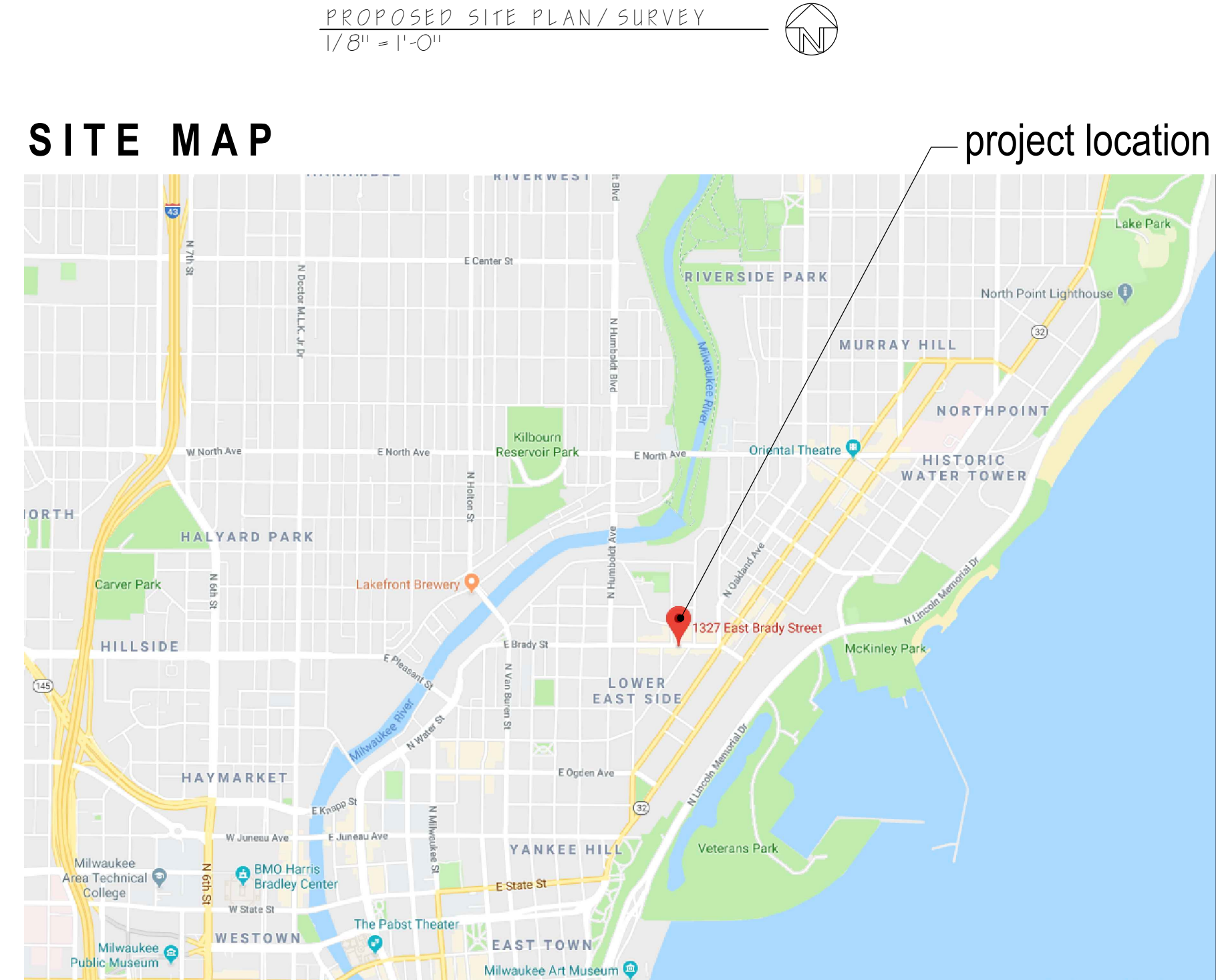
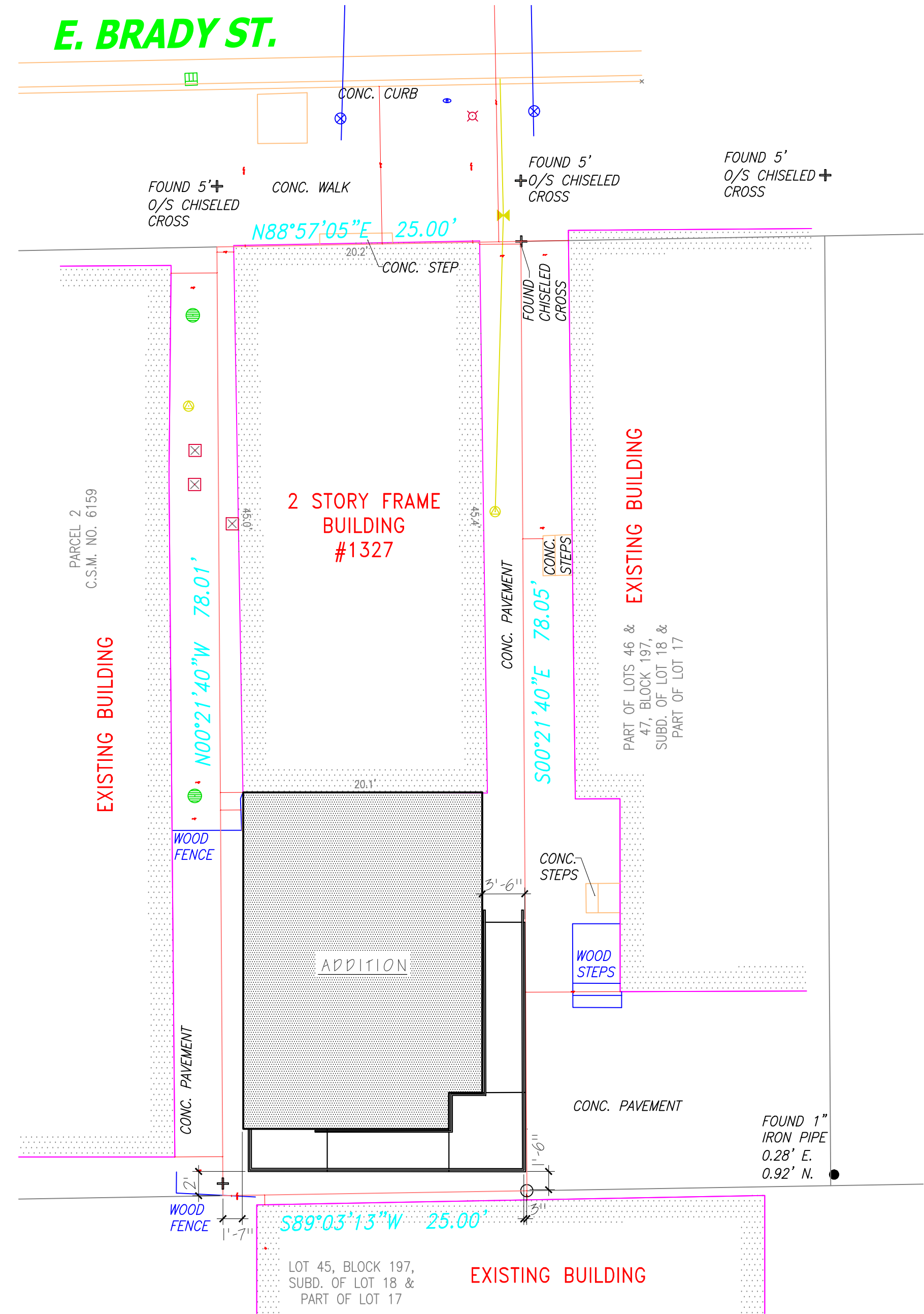
| BUILDING CODE INFORMATION   |   |                    |
|-----------------------------|---|--------------------|
| CITY / COUNTY               | MILWAUKEE, WI - MILWAUKEE COUNTY                | 2015 IBC           |
| LOCATION                    | 1327 E BRADY STREET                             |                    |
| SEWER TYPE                  | PUBLIC  |                    |
| FACILITY USE                | MERCANTILE                                      |                    |
| BUILDING OCCUPANCY TYPE     | MERCANTILE GROUP M + GROUP R-3                  | SECTION 303        |
| CONSTRUCTION TYPE           | TYPE V-B  | TABLE 601          |
| HANDICAP ACCESSIBILITY      | YES   | ANSI A117.1 - 1990 |
| NO OF STORIES               | 2 STORY   |                    |
| AUTOMATIC SPRINKLER         | SPRINKLERED                                     |                    |
| ALLOWABLE NUMBER OF STORIES | 2 STORY   | TABLE 504.4        |
| ALLOWABLE AREA              | 36,000  | TABLE 506.2        |
| BASEMENT AREA               | 911 GSF Existing + 535 GSF ADDITION = 1,446 GSF |                    |
| FIRST FLOOR AREA            | 911 GSF Existing + 535 GSF ADDITION = 1,446 GSF |                    |
| SECOND FLOOR AREA           | 911 GSF Existing + 545 GSF ADDITION = 1,456 GSF |                    |

| OCCUPANCY LOAD CALCULATION |                    |                 |                                |               |
|----------------------------|--------------------|-----------------|--------------------------------|---------------|
| ROOM / SPACE               | USE PER 1003.2.2.2 | ROOM AREA       | SQUARE FOOT AREA per OCCUPANCY | OCCUPANT LOAD |
| EXISTING BLDG-BASEMENT     | MERCANTILE STOCK   | 911 s.f.        | 300 GROSS                      | 4             |
| EXISTING BLDG-FIRST FLOOR  | MERCANTILE GROUP M | 911 s.f.        | 60 GROSS                       | 16            |
| EXISTING BLDG-SECOND FLOOR | APARTMENT R-3      | 911 s.f.        | 200 GROSS                      | 5             |
| 001 - STOCK ROOM           | MERCANTILE STOCK   | 475 s.f.        | 300 GROSS                      | 2             |
| 101 - RETAIL               | MERCANTILE GROUP M | 458 s.f.        | 60 GROSS                       | 8             |
| 201 - OFFICE               | BUSINESS           | 463 s.f.        | 100 GROSS                      | 5             |
|                            |                    | TOTAL OCCUPANTS |                                | 40            |

| EGRESS WIDTH CALCULATIONS  |                        |                             |                         |                              |
|----------------------------|------------------------|-----------------------------|-------------------------|------------------------------|
| ROOM / SPACE               | USE CLASS OR OCCUPANCY | OCCUPANT LOAD               | EGRESS COMPONENT FACTOR | REQ'D EGRESS COMPONENT WIDTH |
| EXISTING BLDG-BASEMENT     | MERCANTILE STOCK       | 4                           | 0.2 INCHES / OCCP.      | 1"                           |
| EXISTING BLDG-FIRST FLOOR  | MERCANTILE GROUP M     | 16                          | 0.2 INCHES / OCCP.      | 4"                           |
| EXISTING BLDG-SECOND FLOOR | APARTMENT R-3          | 5                           | 0.2 INCHES / OCCP.      | 1"                           |
| 001 - STOCK ROOM           | MERCANTILE STOCK       | 2                           | 0.2 INCHES / OCCP.      | 1"                           |
| 101 - RETAIL               | MERCANTILE GROUP M     | 8                           | 0.2 INCHES / OCCP.      | 2"                           |
| 201 - OFFICE               | BUSINESS               | 5                           | 0.2 INCHES / OCCP.      | 1"                           |
|                            |                        | TOTAL EGRESS WIDTH REQUIRED |                         | 10"                          |
|                            |                        | TOTAL EGRESS WIDTH PROVIDED |                         | 72"                          |

| PLUMBING FIXTURE REQUIREMENT |           |   |  |                        |                            |                                 |            |
|------------------------------|-----------|---|--|------------------------|----------------------------|---------------------------------|------------|
| OCCUPANCY                    |           | WATER CLOSETS                                       |  | LAVATORIES             |                            | DRINKING FOUNTAIN               |            |
| TYPE                         | OCCUPANTS | FACTORS   | NO OF FIXTURES                         | FACTORS                | # FIXTURES                 | FACTORS                         | # FIXTURES |
| MERCANTILE GROUP M           | 35        | 18 (FEMALE)<br>18 (MALE)                            | 1 per 500 (FEMALE)<br>1 per 500 (MALE) | 1 (FEMALE)<br>1 (MALE) | 1 per 750 F<br>1 per 750 M | 1 per 500                       | 1          |
| COMPLIANCE CHECK             |           | MEN<br>URINAL                                       | WOMEN<br>W.C.                          | LAVATORIES             | DRINKING FOUNTAIN          | SERVICE SINK                    |            |
| REQUIRED                     |           | 0   | 1                                      | 1                      | 1                          | 0                               |            |
| PROVIDED                     |           | 1 UNISEX - Per 2902.2 Separate Facilities Exception |  |                        |                            | Water provided by water cooler. | 1          |

| ACCESSIBLE ROUTE - EXTERIOR |           |   |
|-----------------------------|-----------|---|
| SIDEWALK                    | WIDTH     | THE MINIMUM CLEAR WIDTH OF A ACCESSIBLE ROUTE SHALL BE 36" EXCEPT AT DOORS. IF A ROUTE IS LESS THAN 60" CLEAR WIDTH, THEN PASSING SPACES AT LEAST 60" BY 60" SHALL BE LOCATED AT REASONABLE INTERVALS NOT TO EXCEED 200".   |
|                             | SLOPE     | NO MORE THAN 1:20, CROSS SLOPE NOT TO EXCEED 1:50   |
| RAMP                        | WIDTH     | THE MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36".   |
|                             | SLOPE     | THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP SHALL BE 1:12.   |
| SURFACE                     | HANDRAILS | IF A RAMP RUN HAS A RISE GREATER THAN 6", OR A HORIZONTAL PROJECTION GREATER THEN 72" (6 FT.), THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES.<br><br>HANDRAILS SHALL EXTEND AT LEAST 12" BEYOND THE TOP AND BOTTOM OF THE RAMP SEGMENT AND SHALL BE PARALLEL WITH THE FLOOR OR GROUND SURFACE.<br><br>TOP OF HANDRAIL GRIPPING SURFACES SHALL BE MOUNTED BETWEEN 34" AND 38" ABOVE RAMP SURFACE. |



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Addition

date: 28 June 2019  
Historic District Submittal

Title Sheet  
Bldg Code Info  
Site Plan