

# Finney Mercantile + Future Restaurant



## Project Narrative:

Existing building was most recently a public municipal library. Building is to be renovated to become a multi-use building with shared mercantile areas at the front of the building and future restaurant spaces at the rear. This will be a change of occupancy. Uses will be separated, building will not be sprinklered.

## Zoning and Code Data:

Project Zoning: LB2  
 Aldermanic District: 15  
 Code: 2015 IBC + IEBC (Wisconsin Enrolled)  
 Classification of Work: change off occupancy, Alteration III  
 Sprinkler: None  
 Occupancy: A-3 (Library / Original); M/A-2 Separated Proposed  
 Class of Construction: IIB (Non-Combustible assembly - no rated assemblies)

Toilet Counts:  
 Mercantile : 500 (Male and Female, each)  
 1 W/C : 750 (Male and Female, each)  
 1 Lav : 1,000 (Total)  
 1 Service Sink : Minimum

## Owner

**Matt Bohlmann**

Finney Incubator  
 mattbohlmann@att.net  
 414.688.6639  
 4243 West North Avenue  
 Milwaukee, WI 53208

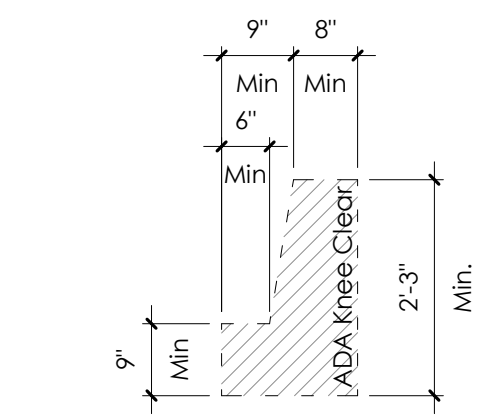
## Architecture

**Solid State Architecture**

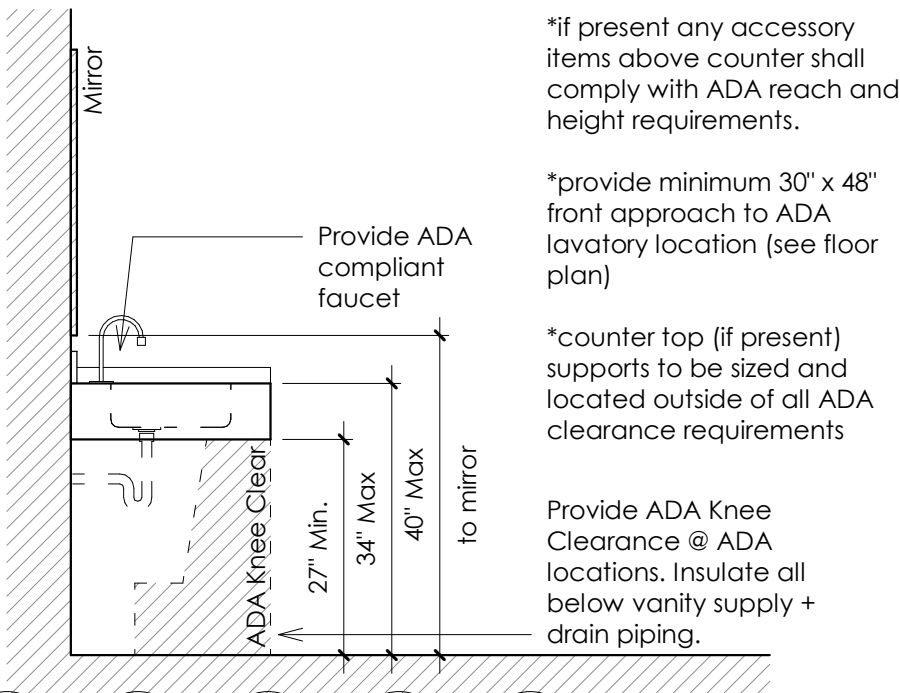
Jeffrey P Folstad  
 www.solid-state-arch.com  
 414.231.3801  
 1422 North 4th Street  
 Milwaukee, WI 53212

## Sheet List:

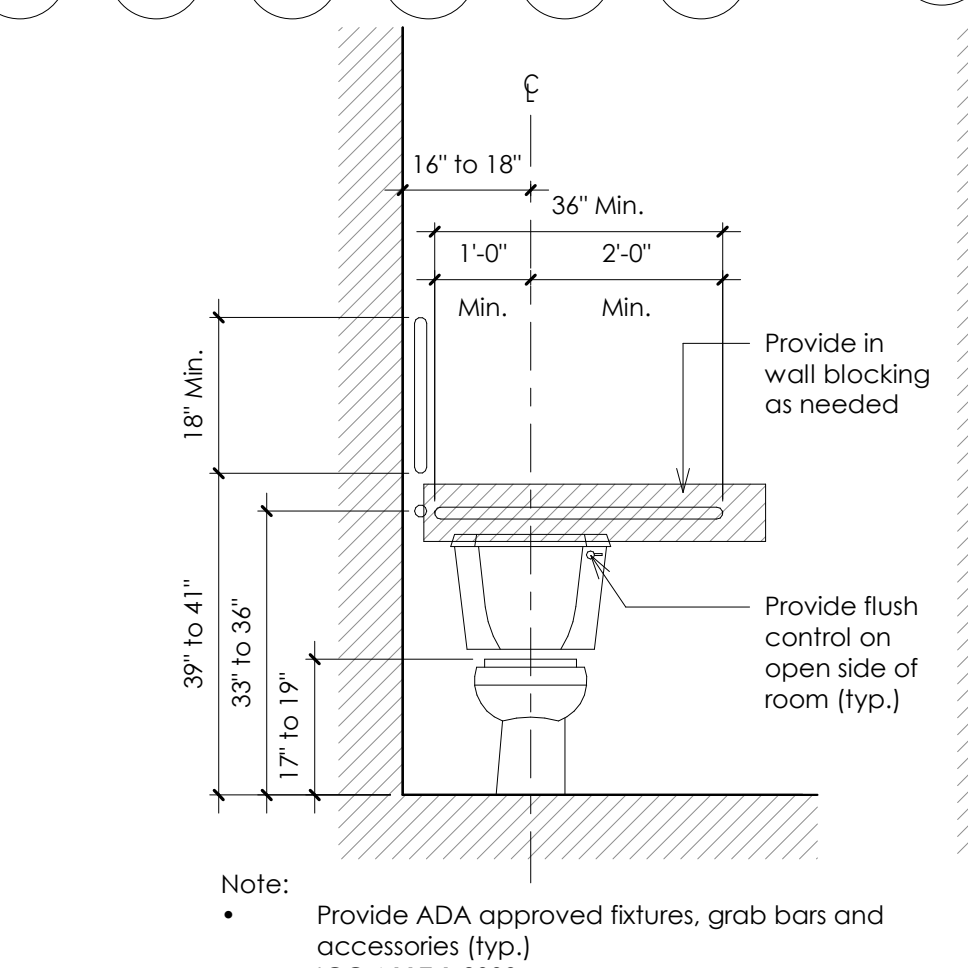
Sheet Number	Sheet Name	Current Revision Description	Current Revision Date
T0.0	Title + Demo	Addenda 02	08.23.18
A0.0	Site	Addenda 02	08.23.18
A1.0	Plans, Schedules	Addenda 02	08.23.18



**8** Section - ADA Knee Clear  
 Typical Detail - ADA | 1/2' = 1'-0"



**9** ADA Wall Mount Lavatory / Sink  
 Typical Detail - ADA | 1/2' = 1'-0"



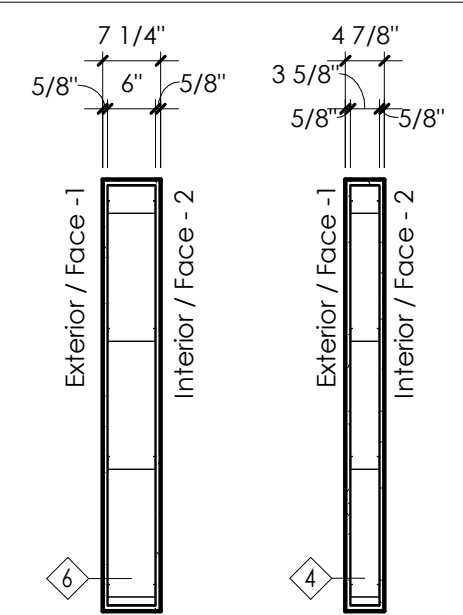
**7** Toilet Grab Bar + Accessory  
 Typical Detail - ADA | 1/2' = 1'-0"

## Interior Walls:

### GWB over Stud

[EXT. FACE-1] - 5/8" GWB - wall finish per schedule, mtl Stud (varies by wall type) @ 16" O.C. 5/8" GWB - wall finish per schedule - [INT. FACE-2].

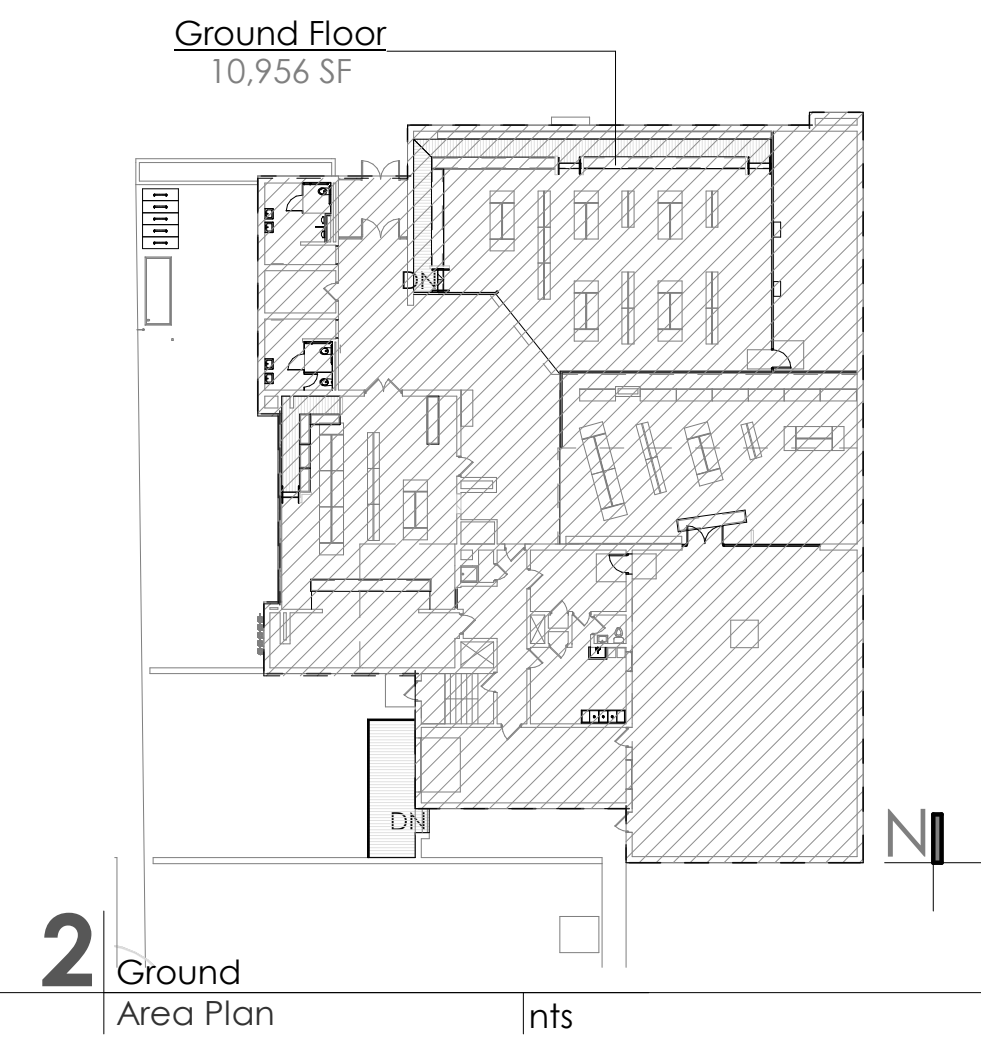
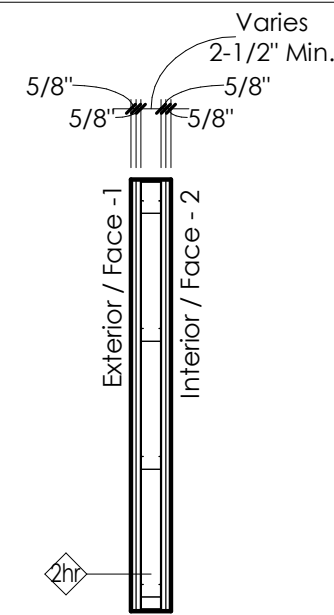
- General Notes:**
- provide alternate for wood stud (combustible) framing provide moisture resistant GWB @ all wet locations, coordinate any alternate subsurface requirements with RFS (ex. - Tile)



### GWB over Stud

[EXT. FACE-1] - (2)5/8" GWB type 'X' - wall finish per schedule, mtl Stud (min. 2-1/2" depth) @ 16" O.C. (2)5/8" GWB type 'X' - wall finish per schedule - [INT. FACE-2].

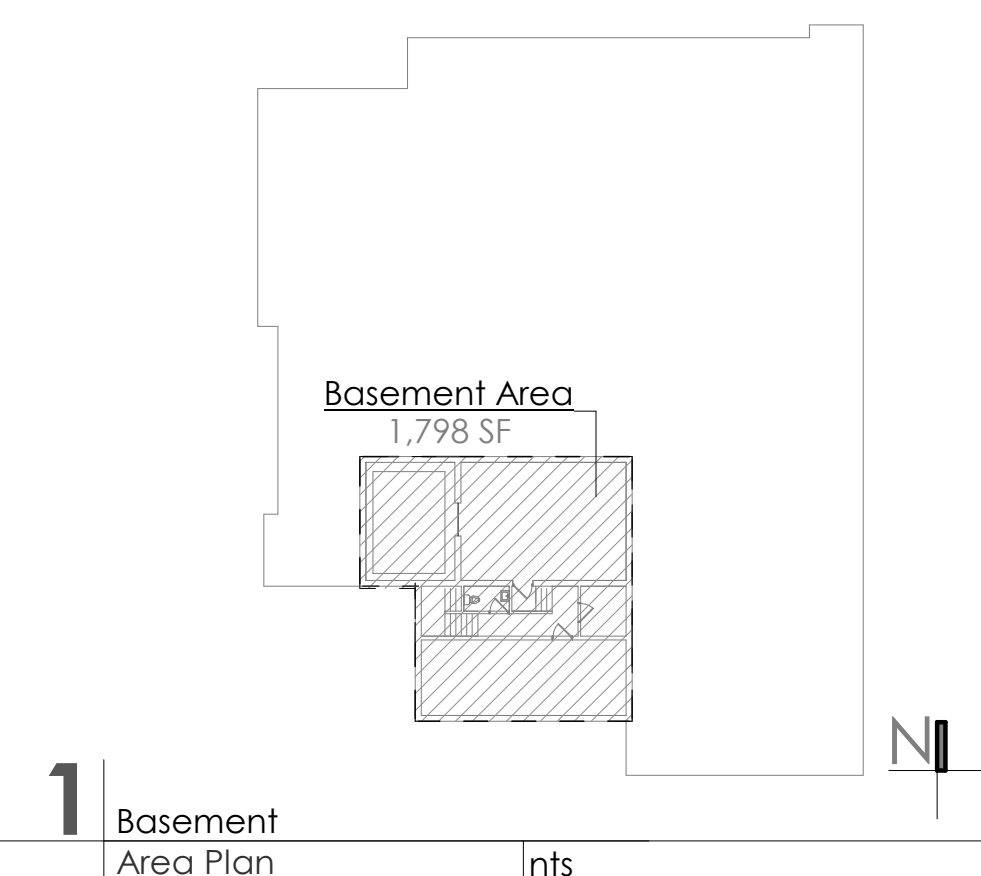
- General Notes:**
- UL L411 wall assembly, see UL listing for more information
  - Stud size is minimum, where infill align face of new wall with face of rated CMU wall adjacent



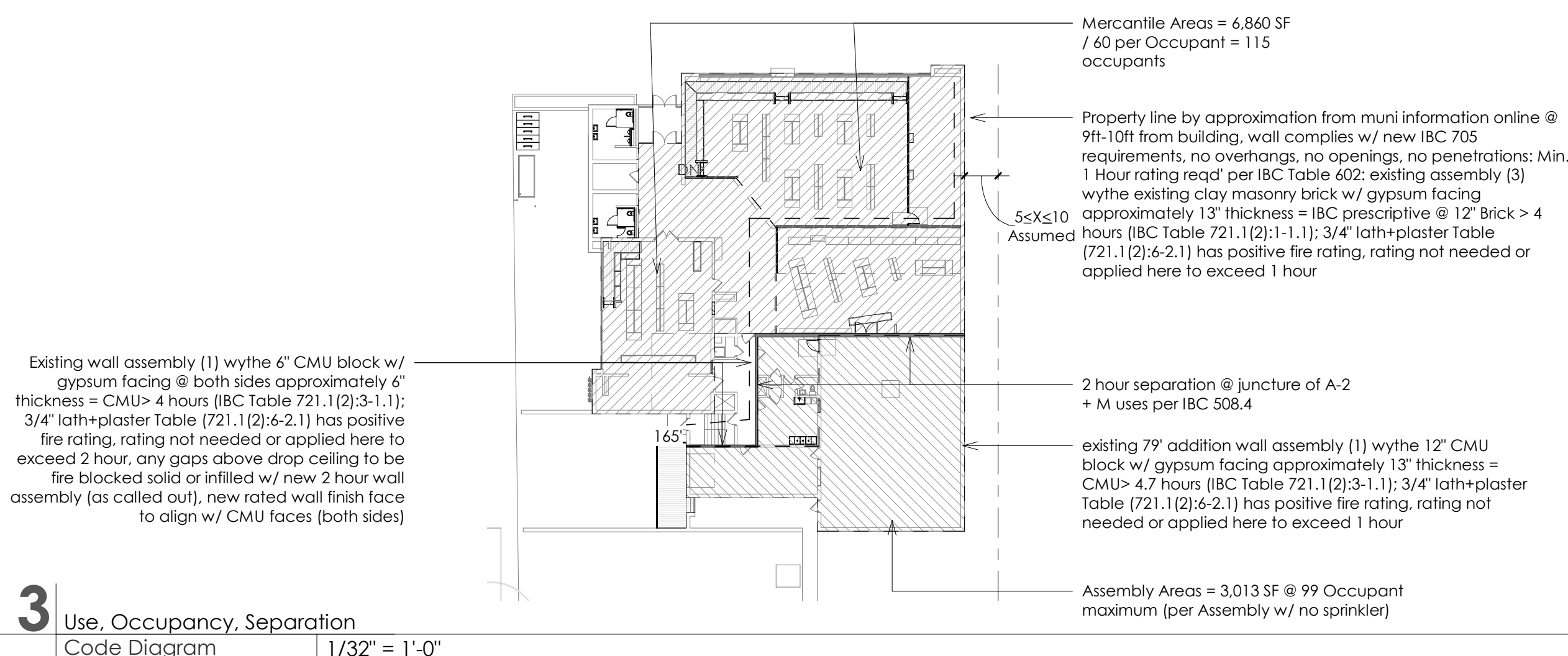
**2** Ground Area Plan | 1/16" = 1'-0"



**4** Wall Types | 1/2' = 1'-0"



**1** Basement Area Plan | 1/16" = 1'-0"



**3** Use, Occupancy, Separation Code Diagram | 1/32' = 1'-0"

## Project General Notes

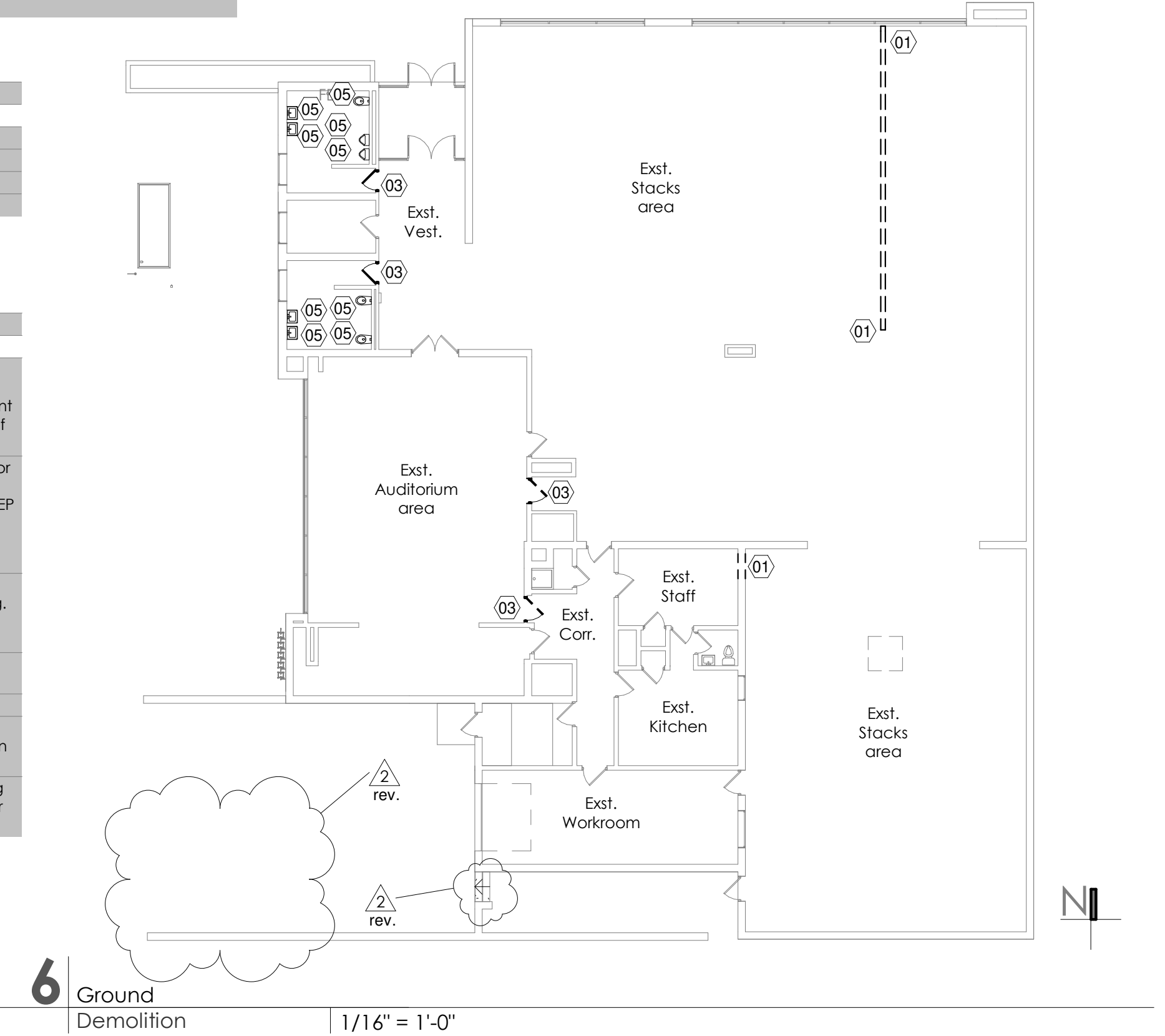
Letter	Note
a	Contractor shall have visited the site of work and become familiar with existing conditions prior to submitting a proposal. Claims for additional compensation due to unfamiliarity with existing conditions will not be considered.
b	Prior to any excavations, GC to contact digger's hotline (800-242-8511) and coordinate marking of all site and site adjacent utilities.
c	Dimensions from existing conditions are from face of finished wall to face of finished wall (Nominal).
d	Dimensions from new work is from face of framing to face of framing.
e	The project shall be kept clean and orderly. Coordinate regular debris removal with all trades. No burning of any materials is permitted.
f	Coordinate all portions of the work as described in the contract documents. Notify the owner in writing for resolution of all discrepancies prior to construction.
g	Contractor and subcontractors are responsible for obtaining current contract documents prior to commencement of work.
h	Refer to MEP trade drawings (by MEP designer or MEP design/build contractor) for design and scope of MEP work. Any MEP items or scope shown on architectural drawings are for design intention only, MEP designers or MEP design/build contractors are ultimately responsible to design and document code approved MEP work and coordinate final approvals from the owner and all relevant municipalities.

## Demo Keyed Notes

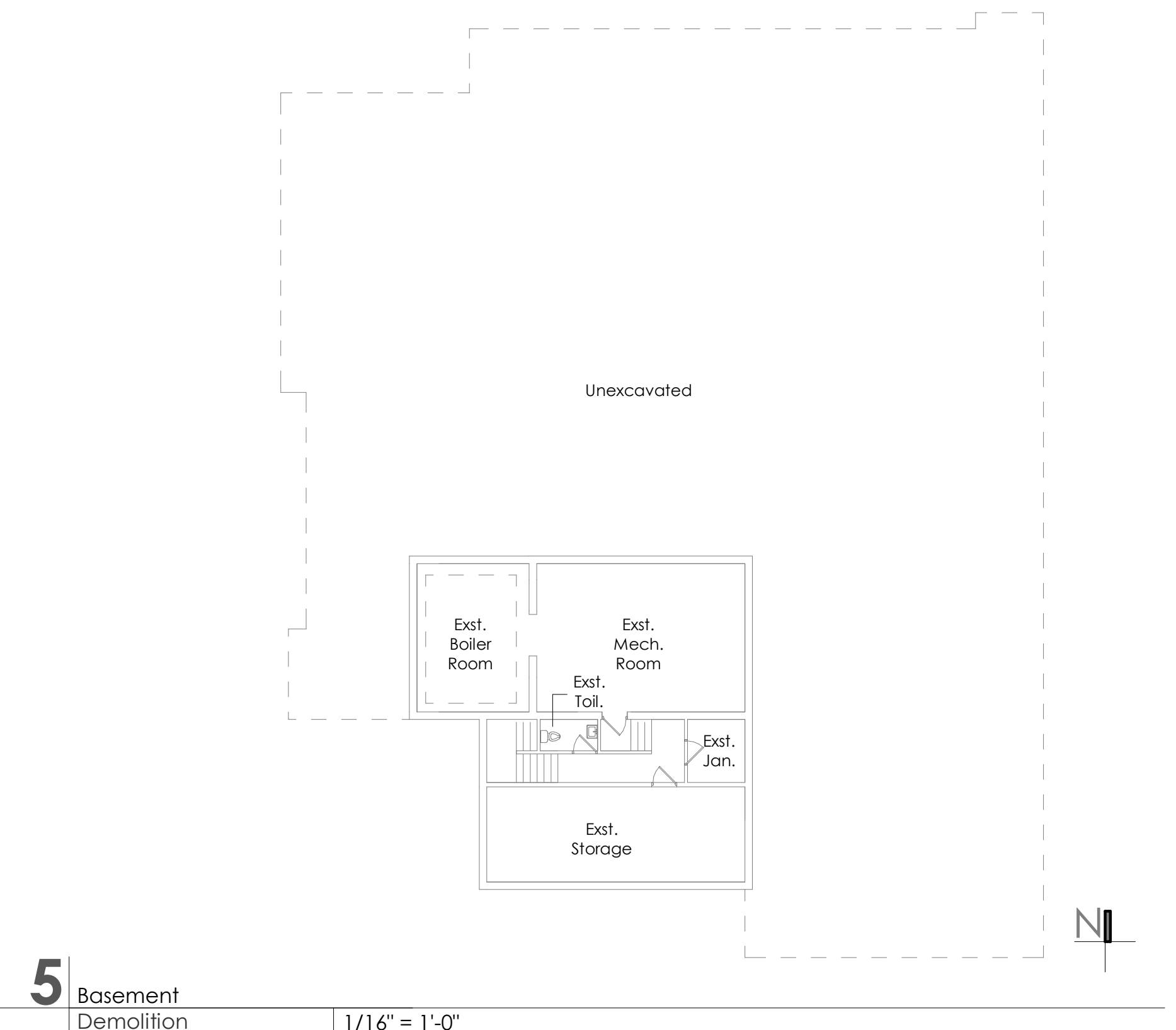
Tag	Text
01	Remove existing wall as shown.
02	Remove existing window as shown.
03	Remove existing door as shown.
05	Remove existing plumbing fixture.

## Demolition General Notes

Letter	Note
a	The contractors are responsible for the removal of all demolition and construction debris generated from the work, taking care to prevent overloading of floor assembly and protection of adjacent existing construction.
b	Refer to plumbing, HVAC and Electrical plans for additional demolition items and notes. GC is to coordinate work with MEP requirements and MEP Design Build Contractors. MEP work and MEP demolition is not shown on architectural drawings.
c	Substantial portions of existing slab + substrate are to be removed for new plumbing trenching. Coordinate demolition location and scope of concrete floor demolition with plumbing.
d	Verify exact composition of existing walls to be removed.
e	Shore all bearing elements as required.
f	Notify architect immediately if any asbestos or asbestos suspected materials are uncovered on site.
g	All copper and scrap materials removed during demolition are to be turned over to owner after removal.



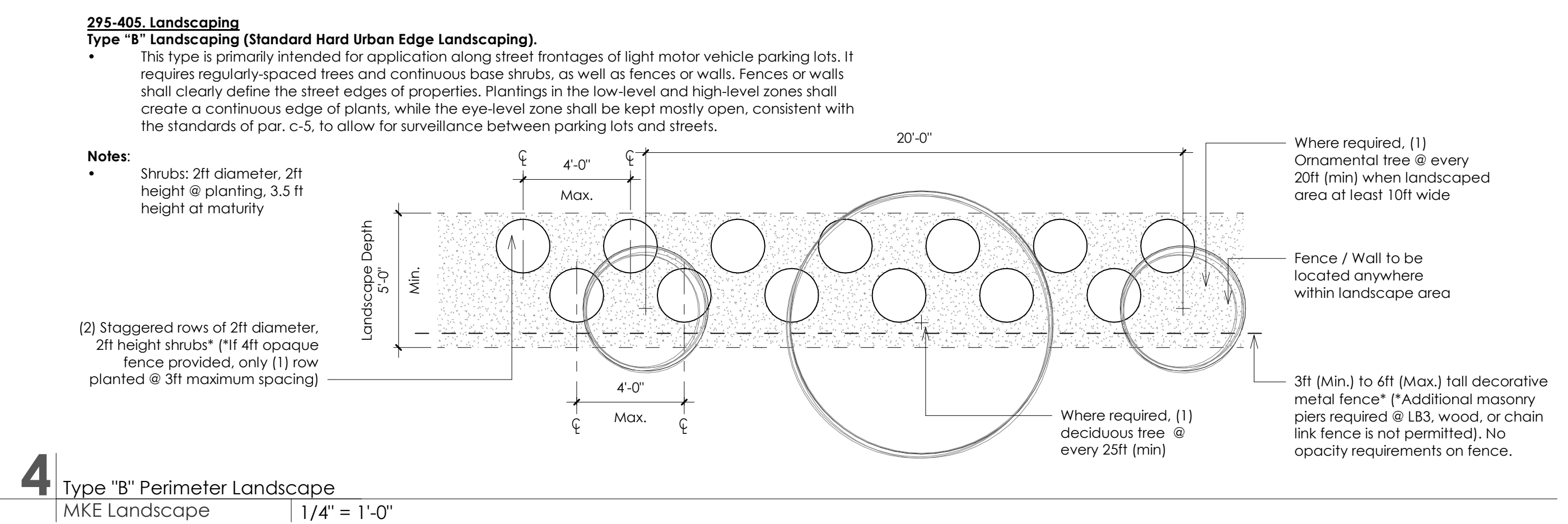
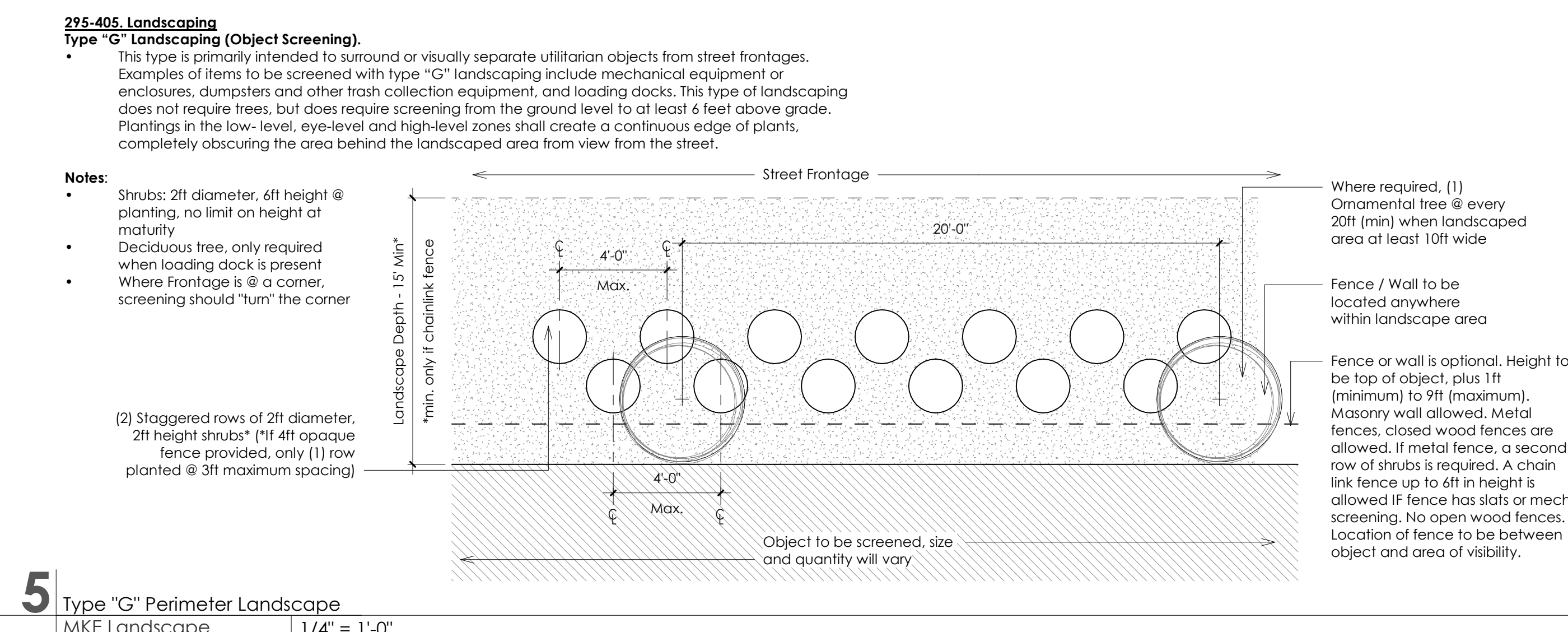
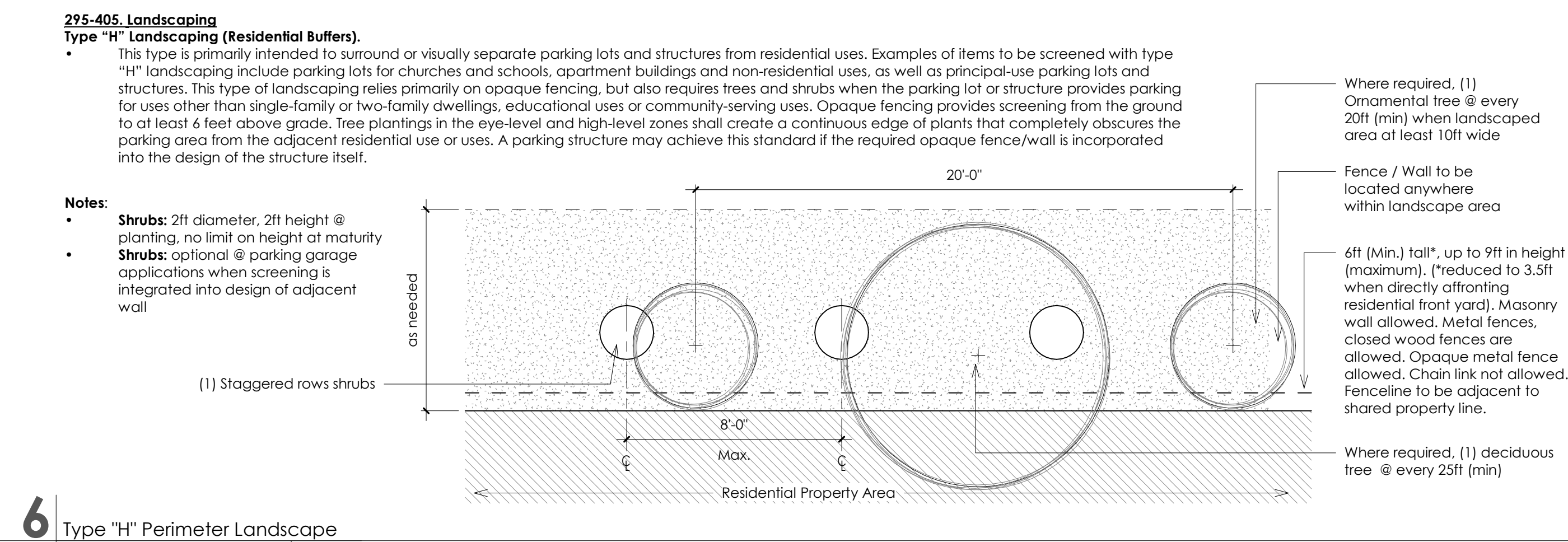
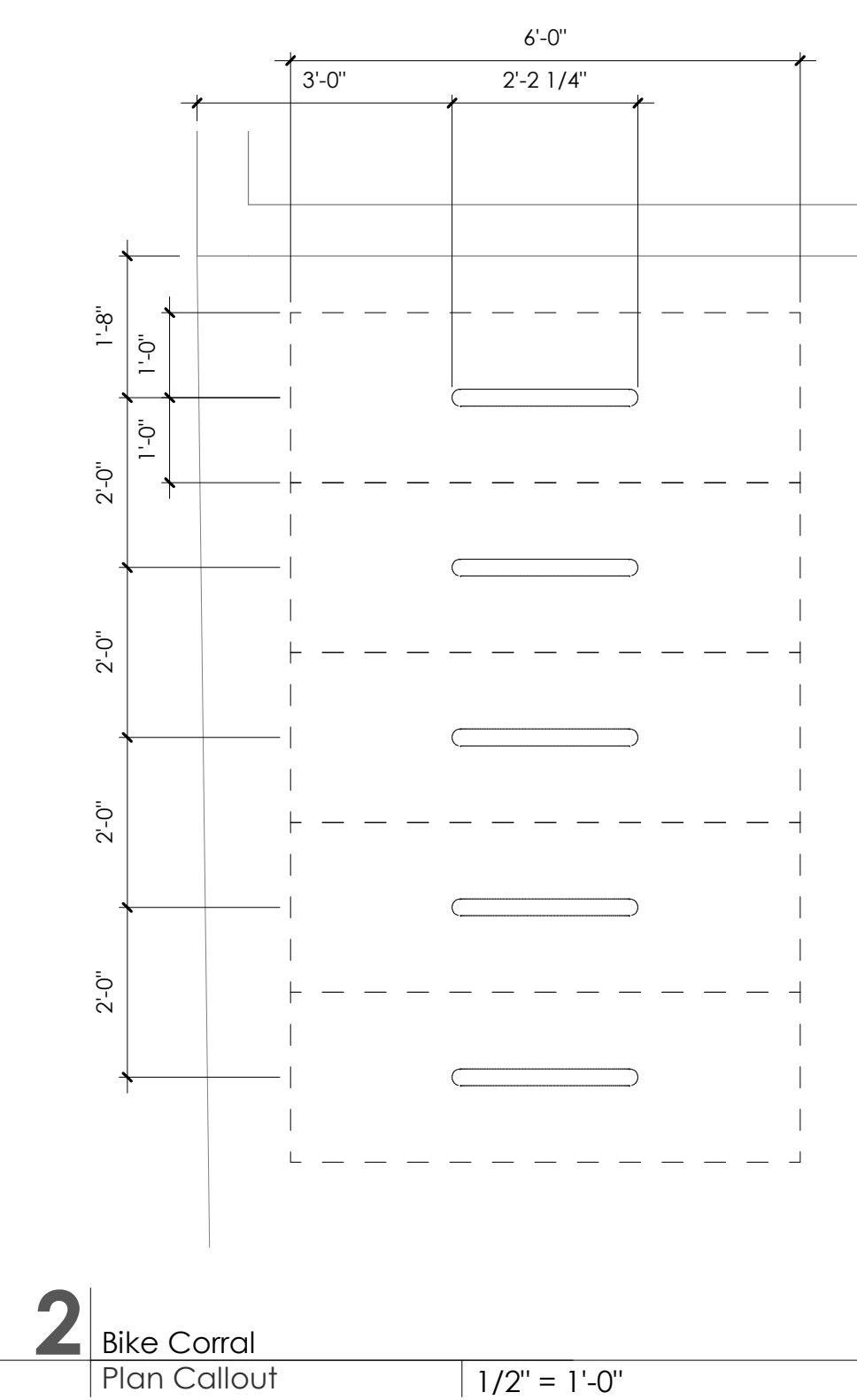
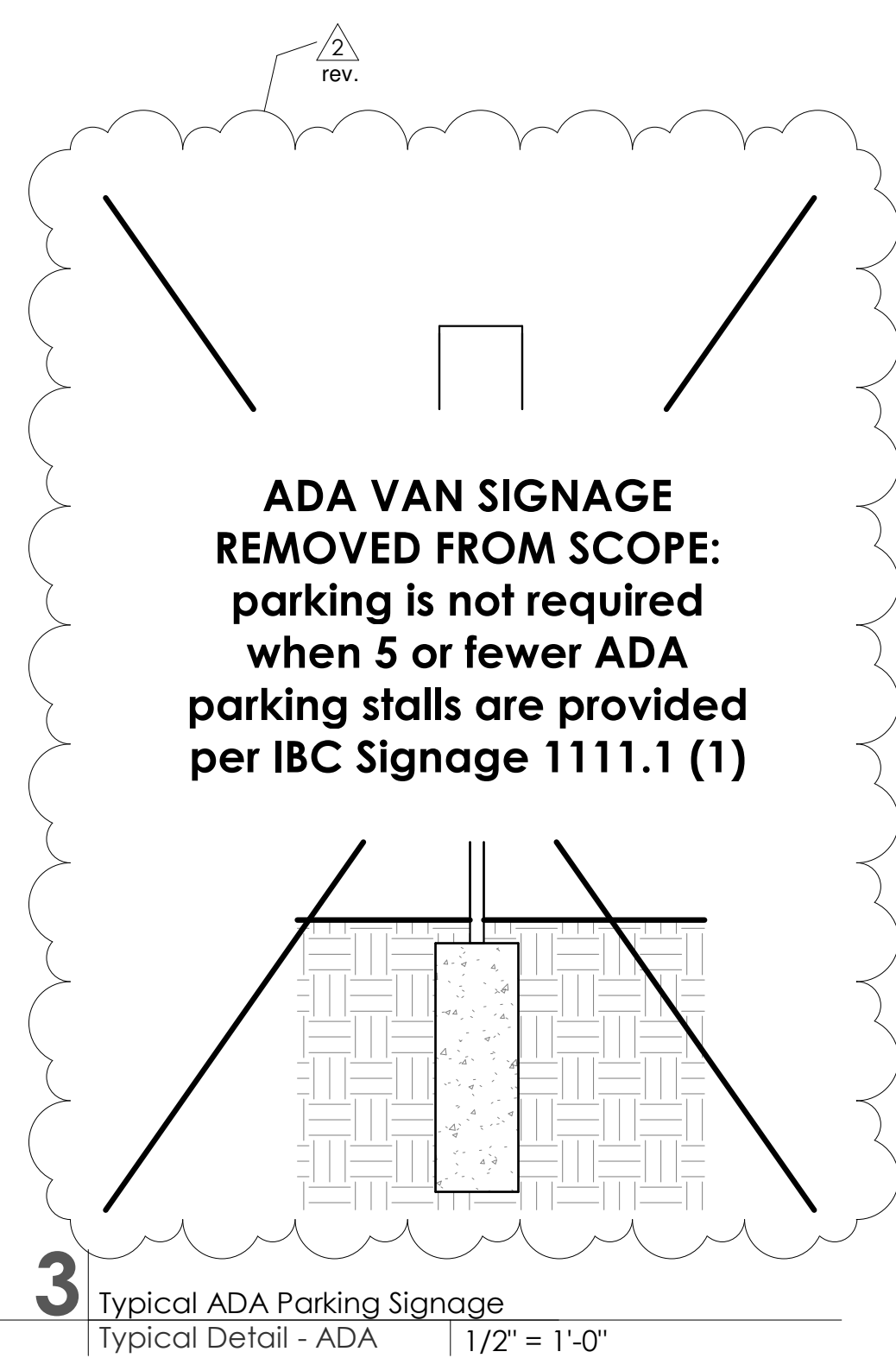
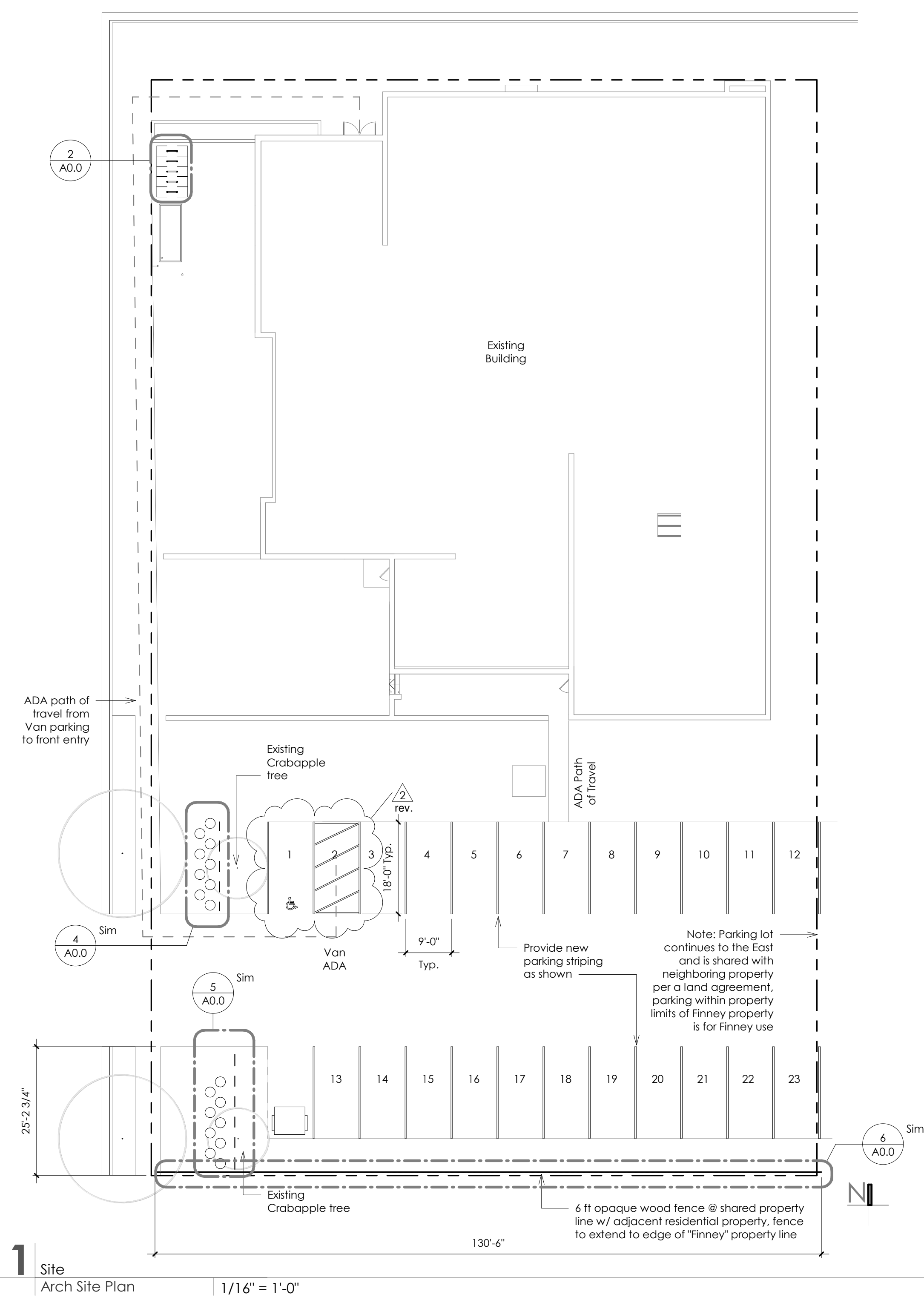
**6** Ground Demolition | 1/16" = 1'-0"



**5** Basement Demolition | 1/16" = 1'-0"

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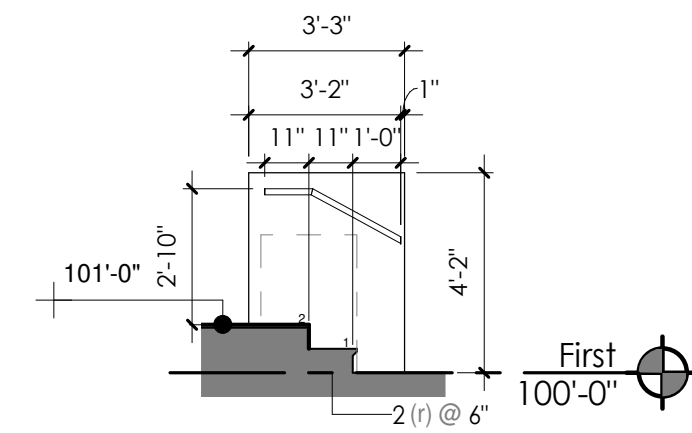


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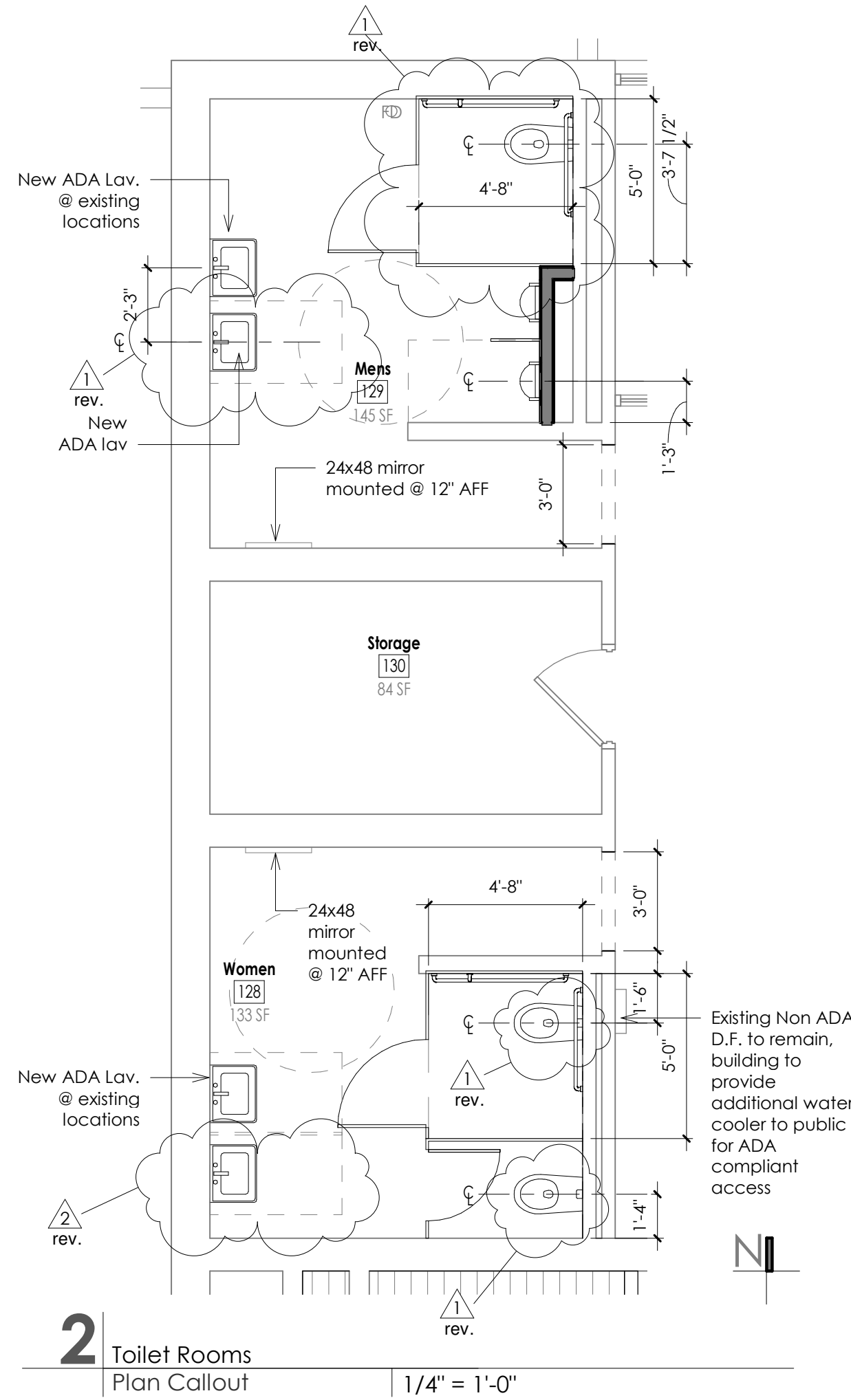
Arch. Keyed Notes

Tag	Text
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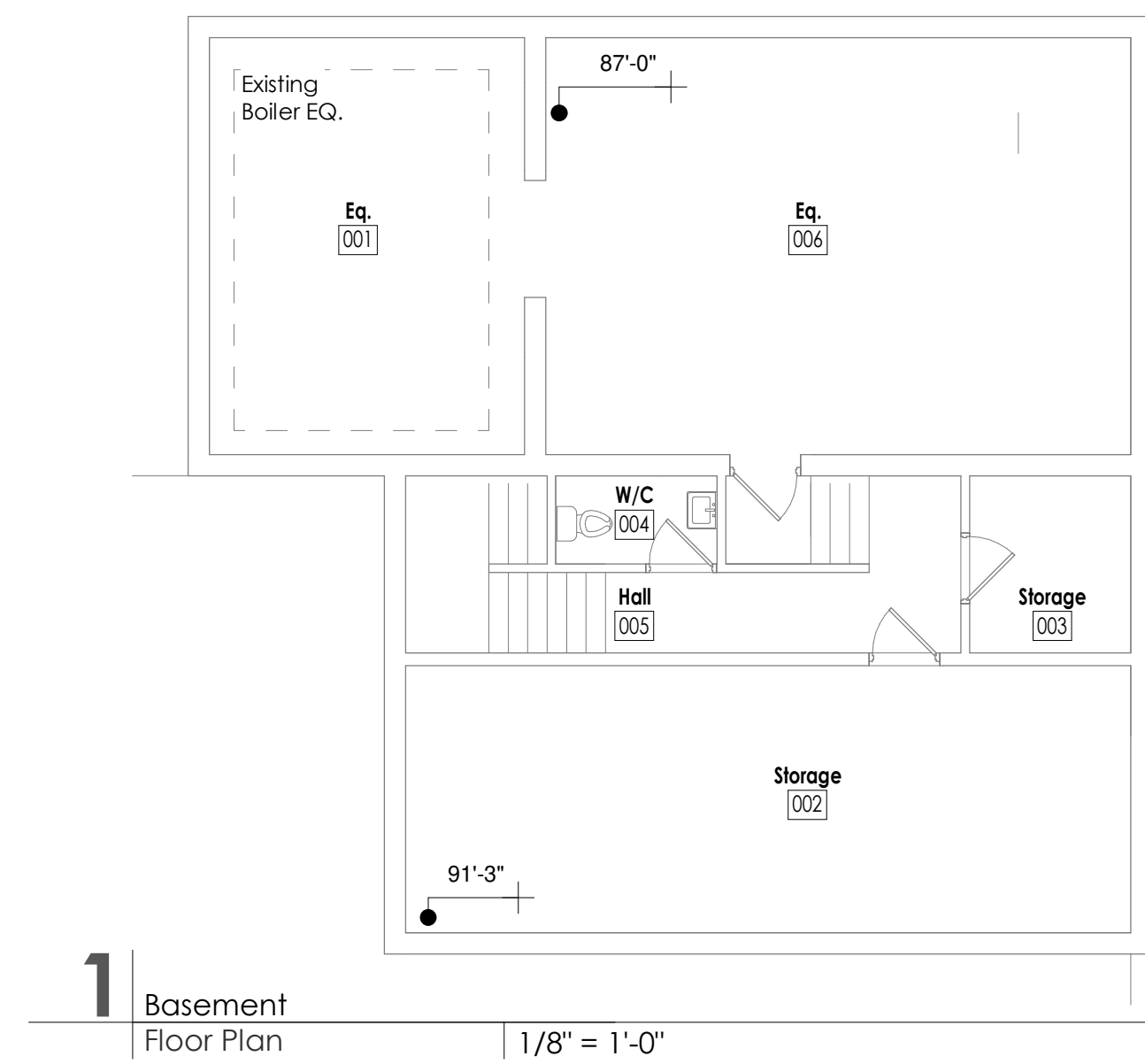
A Existing door is within a new 2 hour rated wall, confirm existing rating of existing door + frame (90 minute). If not compliant, provide new door + door frame (as required) to provide needed compliance. Doors @ 2 hour wall, existing or new, are to have closer + latch (typical).



7 Typical Platform Stair Section | 1/4" = 1'-0"



2 Toilet Rooms Plan Callout | 1/4" = 1'-0"



1 Basement Floor Plan | 1/8" = 1'-0"

3 Ground Floor Plan | 1/8" = 1'-0"

