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:

Aldermanic District:

Code: 2015 IBC + IEBC (Wisconsin Enrolled) Classification of Work change off occupancy, Alteration III Sprinkler:

A-3 (Library / Original): M/A-2 Separated Proposed Occupancy: IIB (Non-Combustible assembly - no rated assemblies) Class of Construction: Toilet Counts: Mercantile

: 500 (Male and Female, each) 1 Lav : 750 (Male and Female, each) 1 D/F 1 Service Sink : Minimum

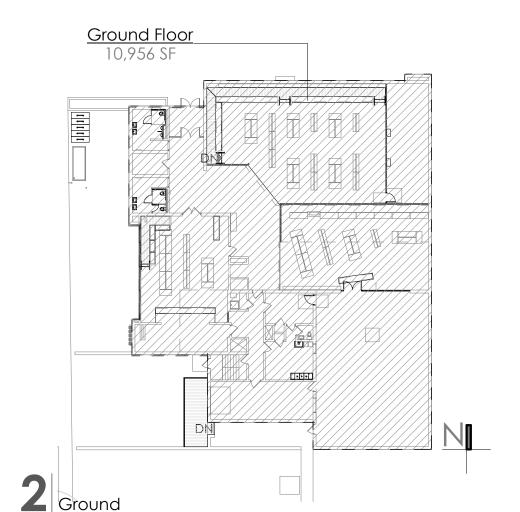
Owner Matt Bohlmann Finney Incubator

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

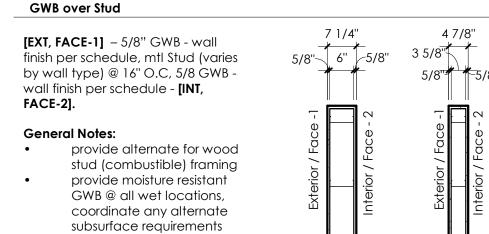
1422 North 4th Street

Milwaukee, WI 53212

Architecture Solid State Architecture Jeffrey P Folstad www.solid-state-arch.com 414.231.3801



Area Plan



[EXT, FACE-1] – (2)5/8" GWB type "x" - wall finish per schedule, mtl 5/8"— 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 U411 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

GWB over Stud

WallTypes 1/2" = 1'-0"

with RFS (ex. - Tile)

Interior Walls:

Sheet List:

Title + Demo

Plans, Schedules

Sheet Name

Sheet Number

Current Revision

Description

1/2" = 1'-0"

2'-0"

Provide ADA approved fixtures, grab bars and

accessories (typ.)

Typical Detail - ADA 1/2" = 1'-0"

Toilet Grab Bar + Accessory

Provide in

as needed

Provide flush

control on

open side of

room (typ.)

wall blocking

16" to 18"

1'-0''

Min.

Addenda 02

Addenda 02

Addenda 02

Section - ADA Knee Clear

Typical Detail - ADA

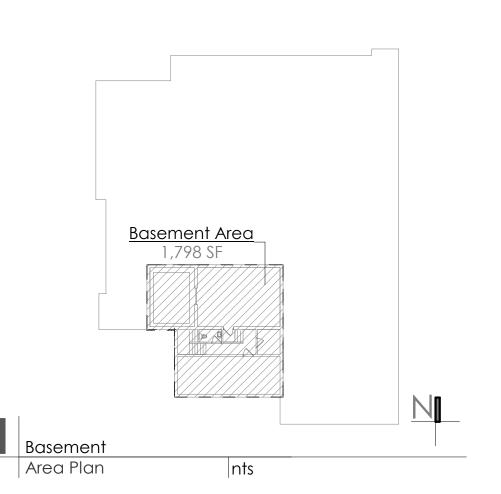
Current Revision

Date

08.23.18

08.23.18

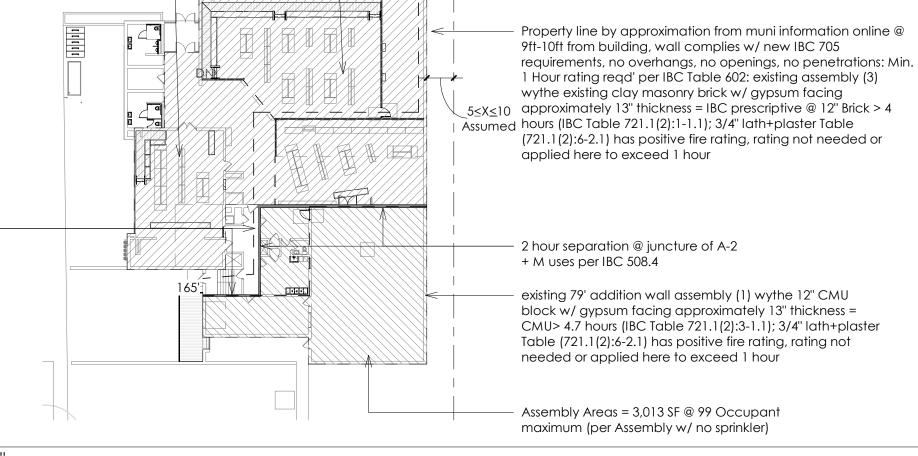
08.23.18



Existing wall assembly (1) wythe 6" CMU block w/ gypsum facing @ both sides approximately 6" thickness = CMU> 4 hours (IBC Table 721.1(2):3-1.1); 3/4" lath+plaster Table (721.1(2):6-2.1) has positive fire rating, rating not needed or applied here to exceed 2 hour, any gaps above drop ceiling to be fire blocked solid or infilled w/ new 2 hour wall assembly (as called out), new rated wall finish face to align w/ CMU faces (both sides)

Use, Occupancy, Separation

Code Diagram



Project General Notes

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. Prior to any excavations, GC to contact digger's hotline (800-242-8511) and coordinate marking of all site and site adjacent utilities. Dimensions from existing conditions are from face of finished wall to face of Dimensions from new work is from face of framing to face of framing. The project shall be kept clean and orderly. Coordinate regular debris emoval with all trades. No burning of any materials is permitted. Coordinate all portions of the work as described in the contract documents.

Notify the owner in writing for resolution of all discrepancies prior to Contractor and subcontractors are responsible for obtaining current contract documents prior to commencement of work.

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

Demo Keyed Notes

*if present any accessory

items above counter shall

*provide minimum 30" x 48"

lavatory location (see floor

front approach to ADA

*counter top (if present)

supports to be sized and

clearance requirements

Provide ADA Knee

Clearance @ ADA

drain piping.

Provide in

as needed

wall blocking

Showing locations for

protruding (adult) TP

or child locations

contact architect

Mercantile Areas = 6,860 SF

/ 60 per Occupant = 115

dispensers, for recessed

locations. Insulate all

below vanity supply +

located outside of all ADA

height requirements.

Provide ADA

compliant

faucet

ICC A117.1-2009

ADA Wall Mount Lavatory / Sink

54" Min.

42" Min.

39" to 41"

Max.

24" Min

42" Max

comply with ADA reach and

Remove existing wall as shown Remove existing window as shown. Remove existing door as shown. Remove existing plumbing fixture.

Demolition General Notes

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.

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

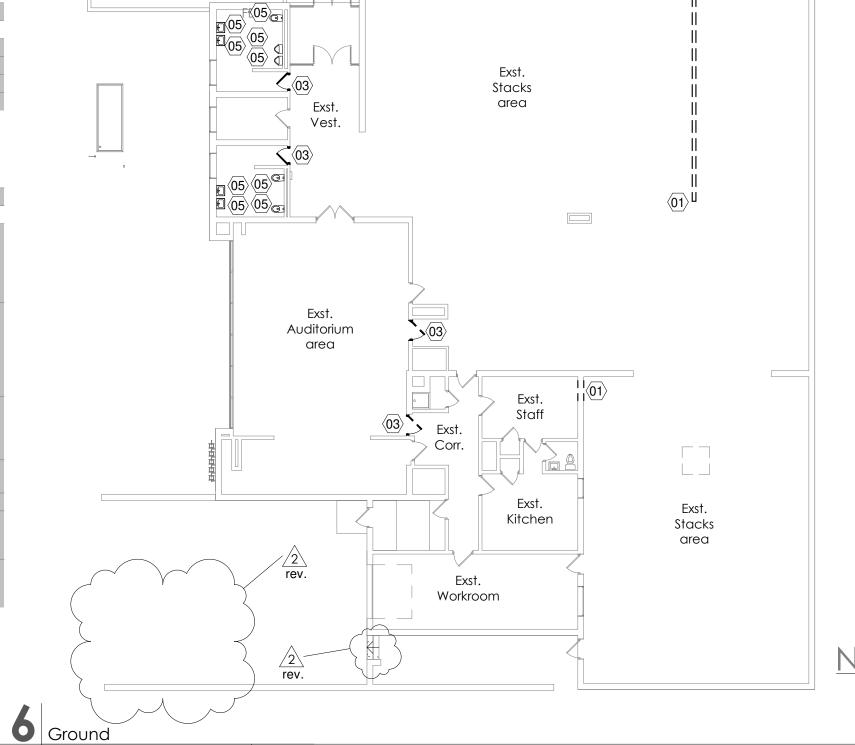
Substantial portions of existing slab + substrate are to be removed for new plumbing trenching. Coordinate demolition location and scope of concrete floor demolition with plumbing. Verify exact composition of existing walls to be

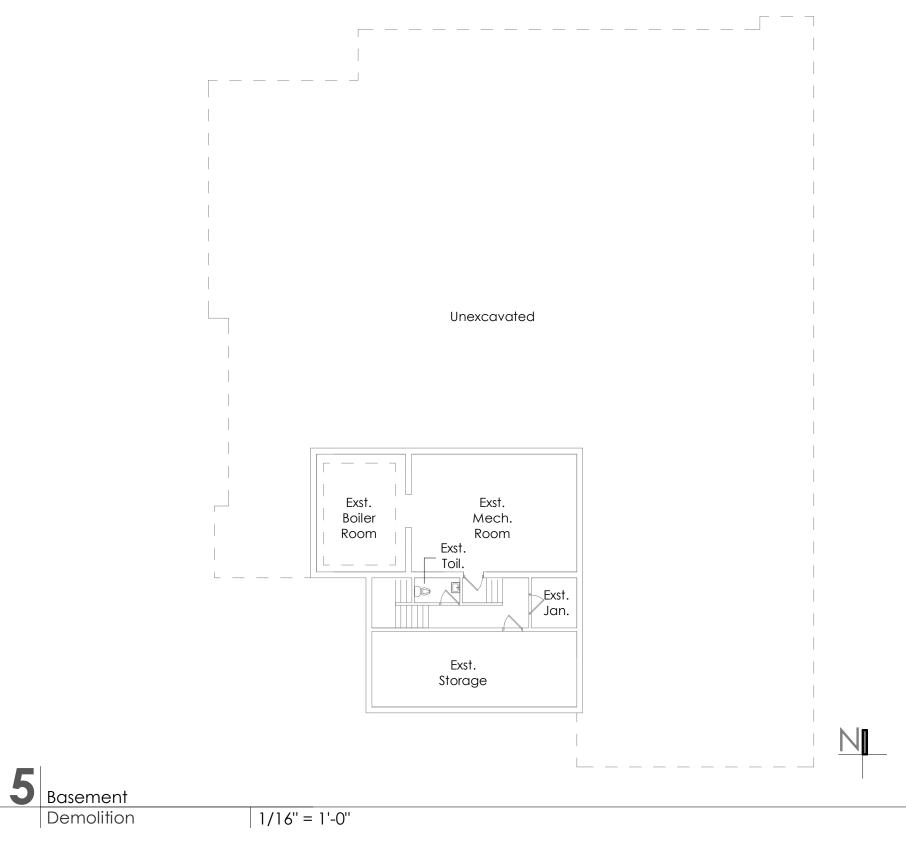
Shore all bearing elements as required. Notify architect immediately if any asbestos or isbestos suspected materials are uncovered on

All copper and scrap materials removed during demolition are to be turned over to owner after

Demolition

1/16" = 1'-0"





18-22-41 DATE: 07.30.18

Solid State

Title + Demo

Where required, (1)

Fence / Wall to be

located anywhere within landscape area

Ornamental tree @ every 20ft (min) when landscaped area at least 10ft wide

6ft (Min.) tall*, up to 9ft in height (maximum). (*reduced to 3.5ft

residential front yard). Masonry wall allowed. Metal fences,

allowed. Chain link not allowed.

Fenceline to be adjacent to

Where required, (1) deciduous

when directly affronting

closed wood fences are allowed. Opaque metal fence

shared property line.

tree @ every 25ft (min)

Where required, (1)

Fence / Wall to be

located anywhere within landscape area

Ornamental tree @ every

20ft (min) when landscaped area at least 10ft wide

Fence or wall is optional. Height to

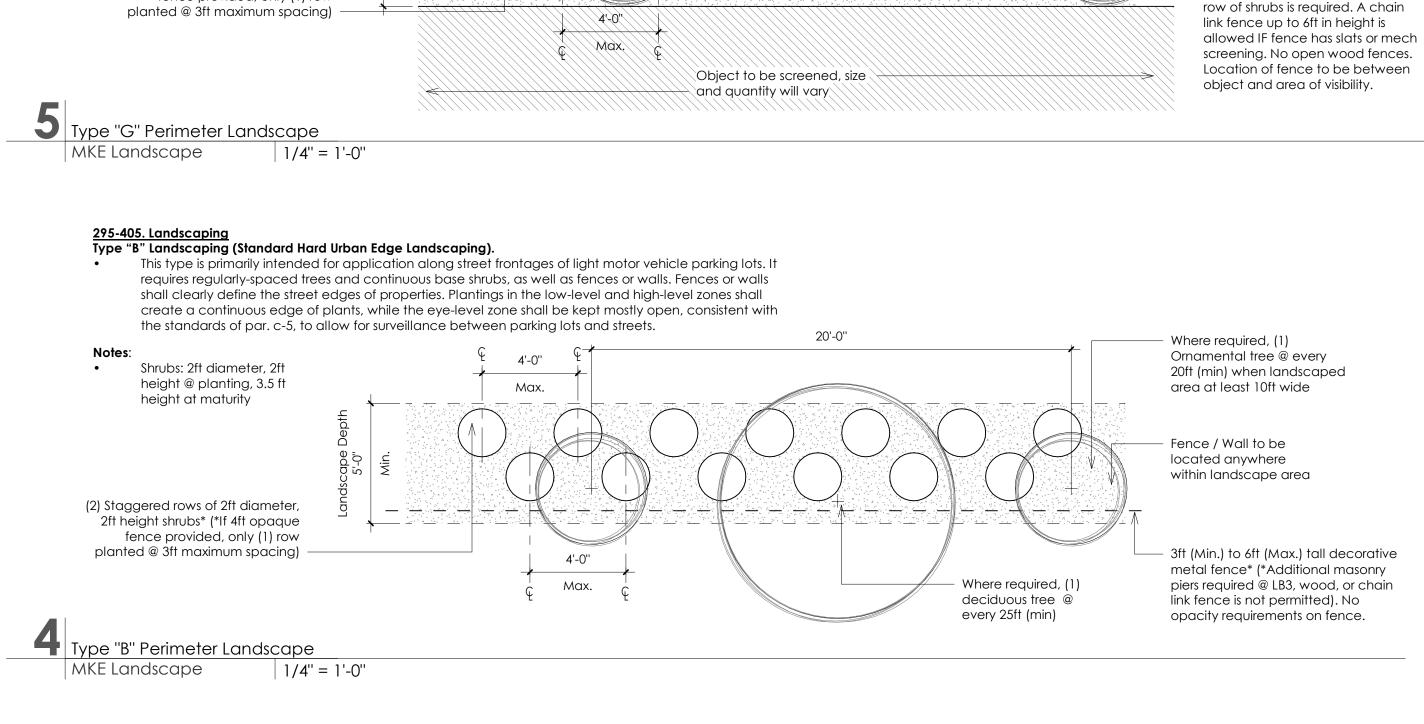
fences, closed wood fences are

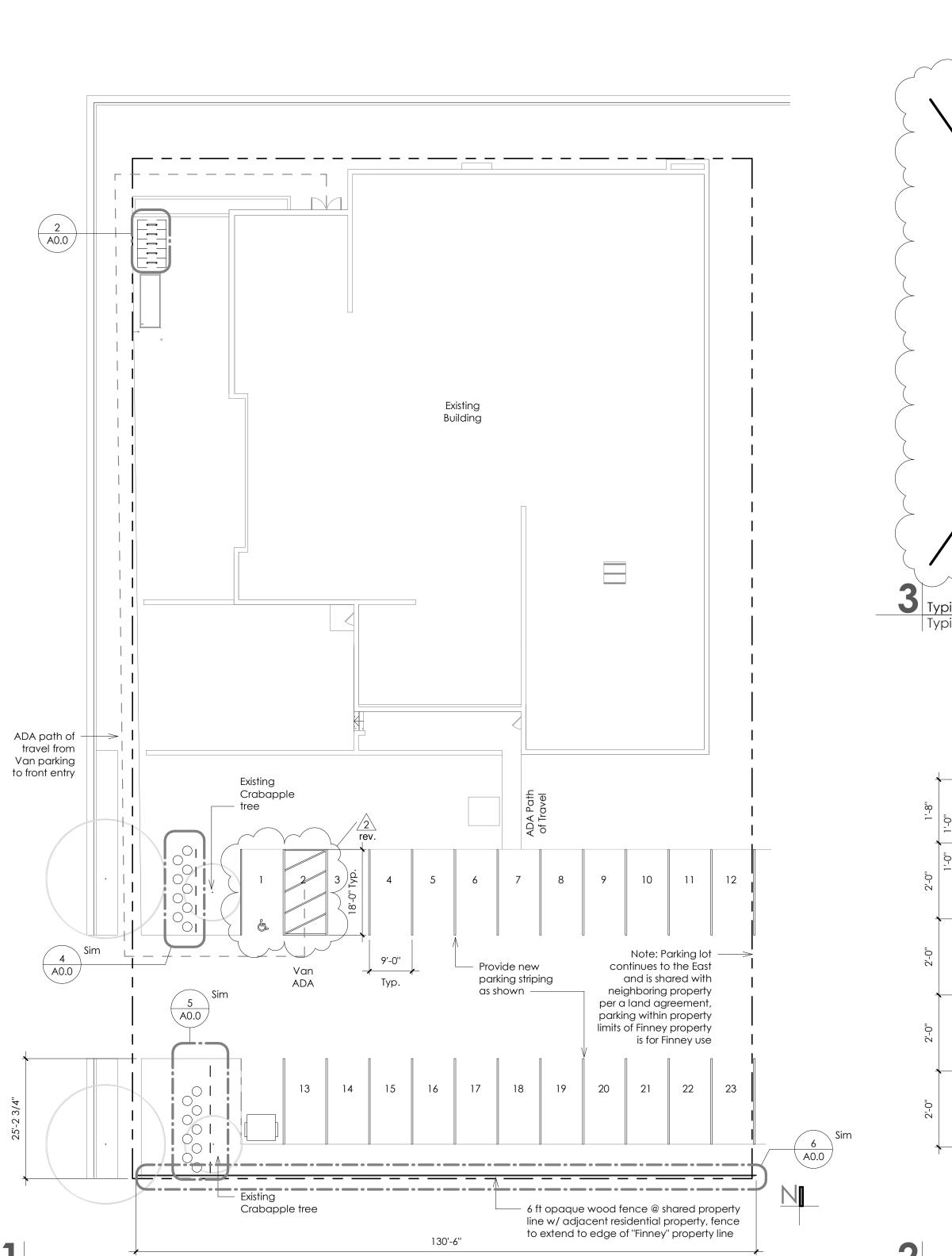
allowed. If metal fence, a second

be top of object, plus 1ft

(minimum) to 9ft (maximum). Masonry wall allowed. Metal

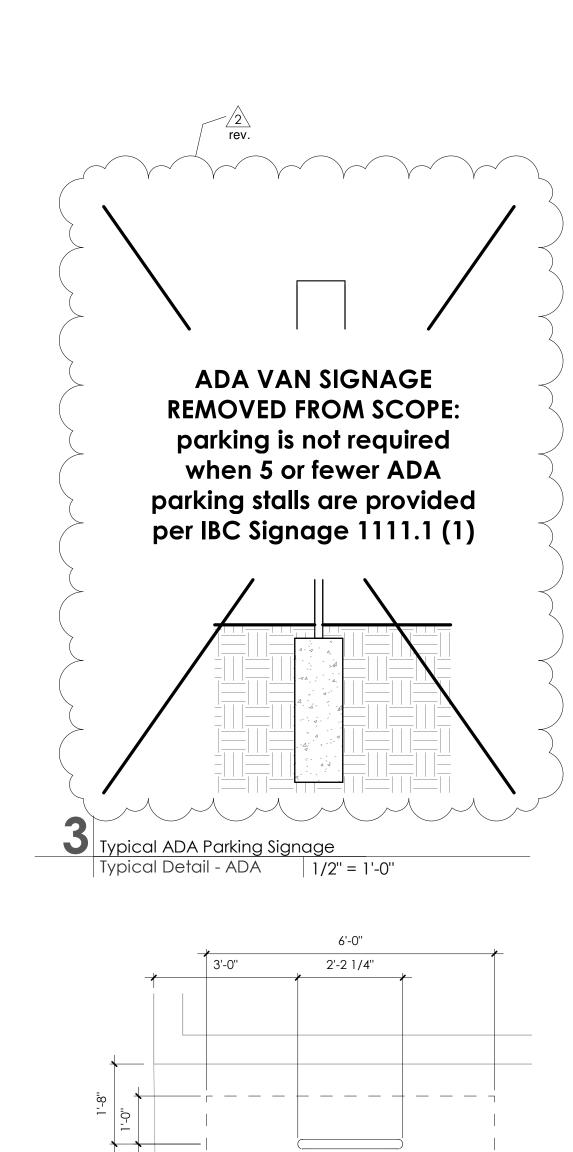
18-22-41 DATE: 07.30.18

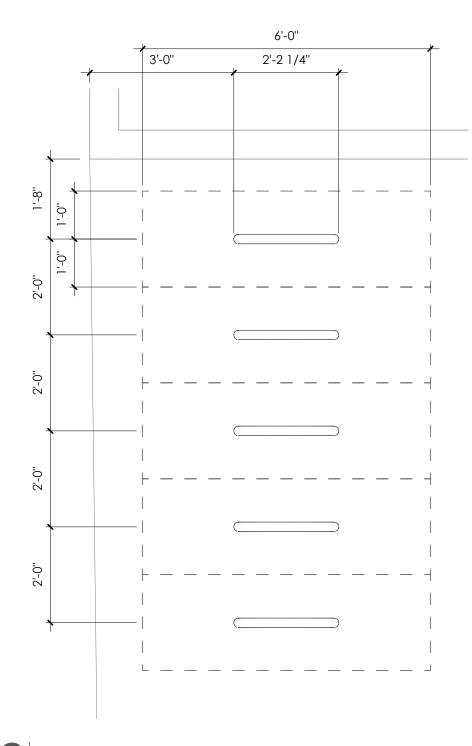




Arch Site Plan

1/16" = 1'-0"





1/2" = 1'-0"

Plan Callout

(1) Staggered rows shrubs Type "H" Perimeter Landscape MKE Landscape 1/4" = 1'-0"

295-405. Landscaping Type "G" Landscaping (Object Screening).

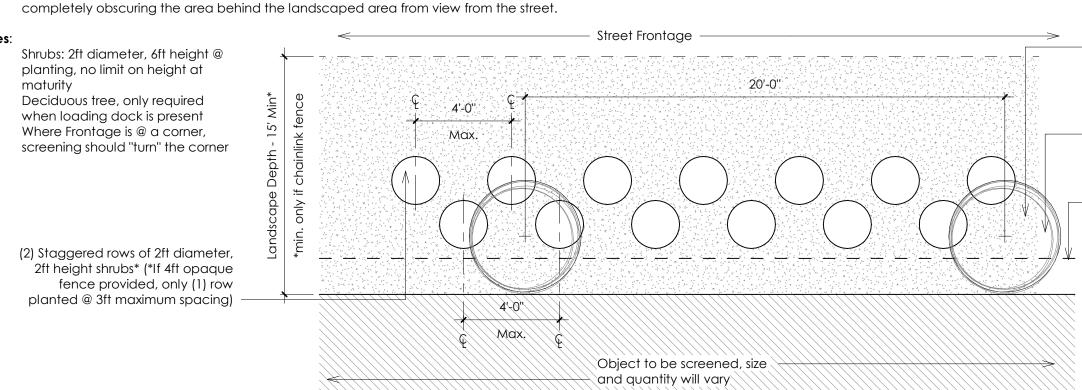
into the design of the structure itself.

Shrubs: 2ft diameter, 2ft height @ planting, no limit on height at maturity Shrubs: optional @ parking garage

applications when screening is

integrated into design of adjacent

This type is primarily intended to surround or visually separate utilitarian objects from street frontages Examples of items to be screened with type "G" landscaping include mechanical equipment or enclosures, dumpsters and other trash collection equipment, and loading docks. This type of landscaping does not require trees, but does require screening from the ground level to at least 6 feet above grade. Plantings in the low-level, eye-level and high-level zones shall create a continuous edge of plants,



8,-0,,

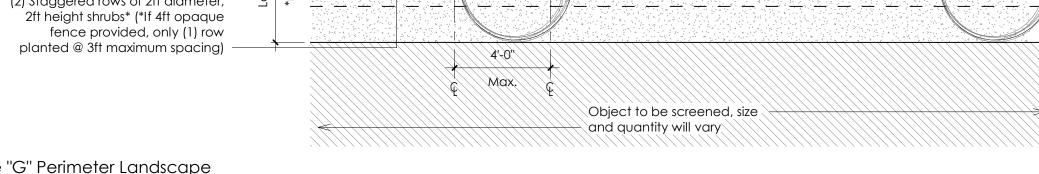
Residential Property Area

This type is primarily intended to surround or visually separate parking lots and structures from residential uses. Examples of items to be screened with type "H" landscaping include parking lots for churches and schools, apartment buildings and non-residential uses, as well as principal-use parking lots and

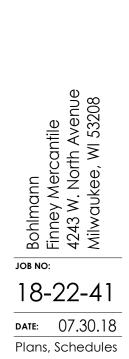
structures. This type of landscaping relies primarily on opaque fencing, but also requires trees and shrubs when the parking lot or structure provides parking for uses other than single-family or two-family dwellings, educational uses or community-serving uses. Opaque fencing provides screening from the ground to at least 6 feet above grade. Tree plantings in the eye-level and high-level zones shall create a continuous edge of plants that completely obscures the

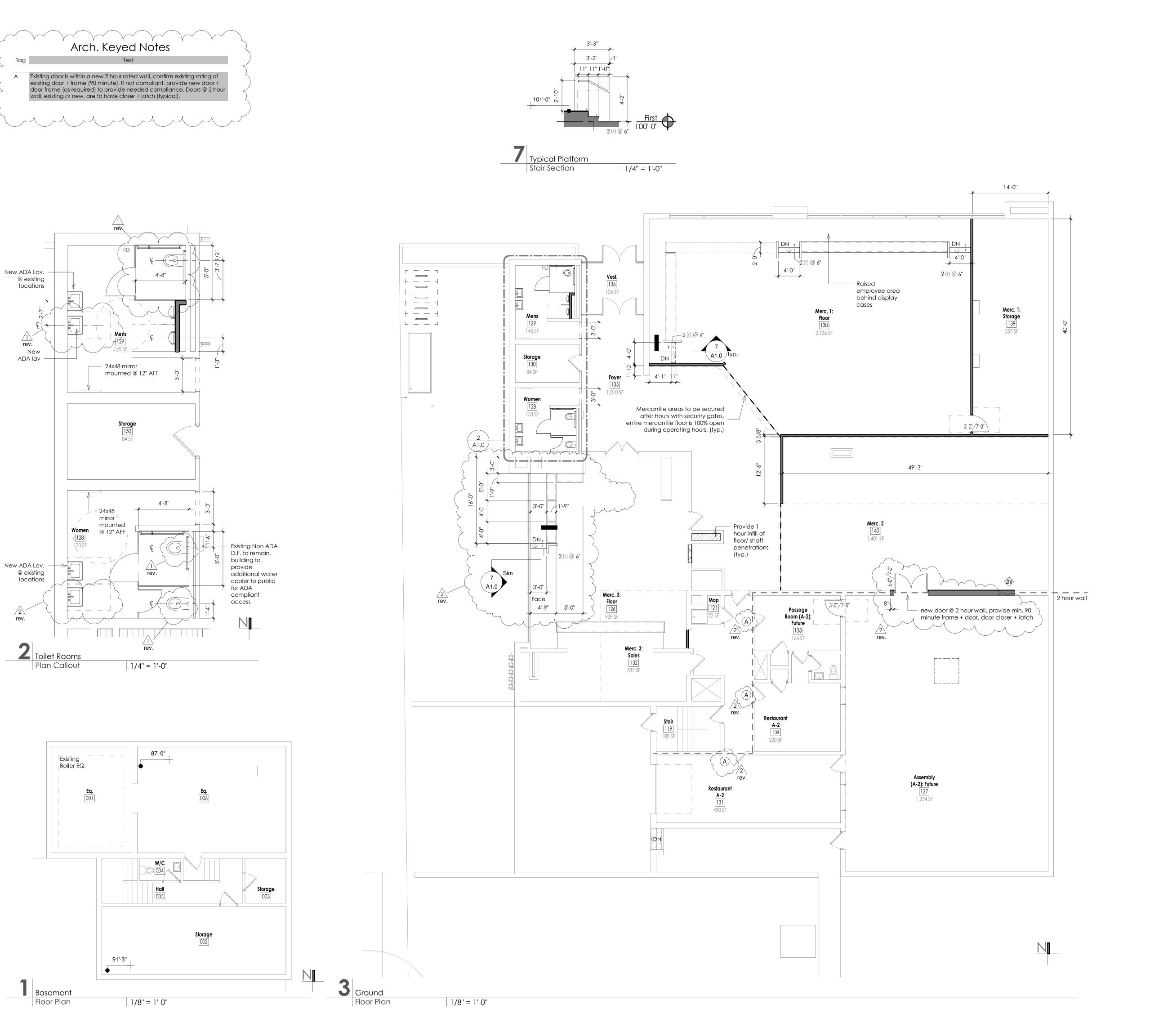
parking area from the adjacent residential use or uses. A parking structure may achieve this standard if the required opaque fence/wall is incorporated

20'-0''









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