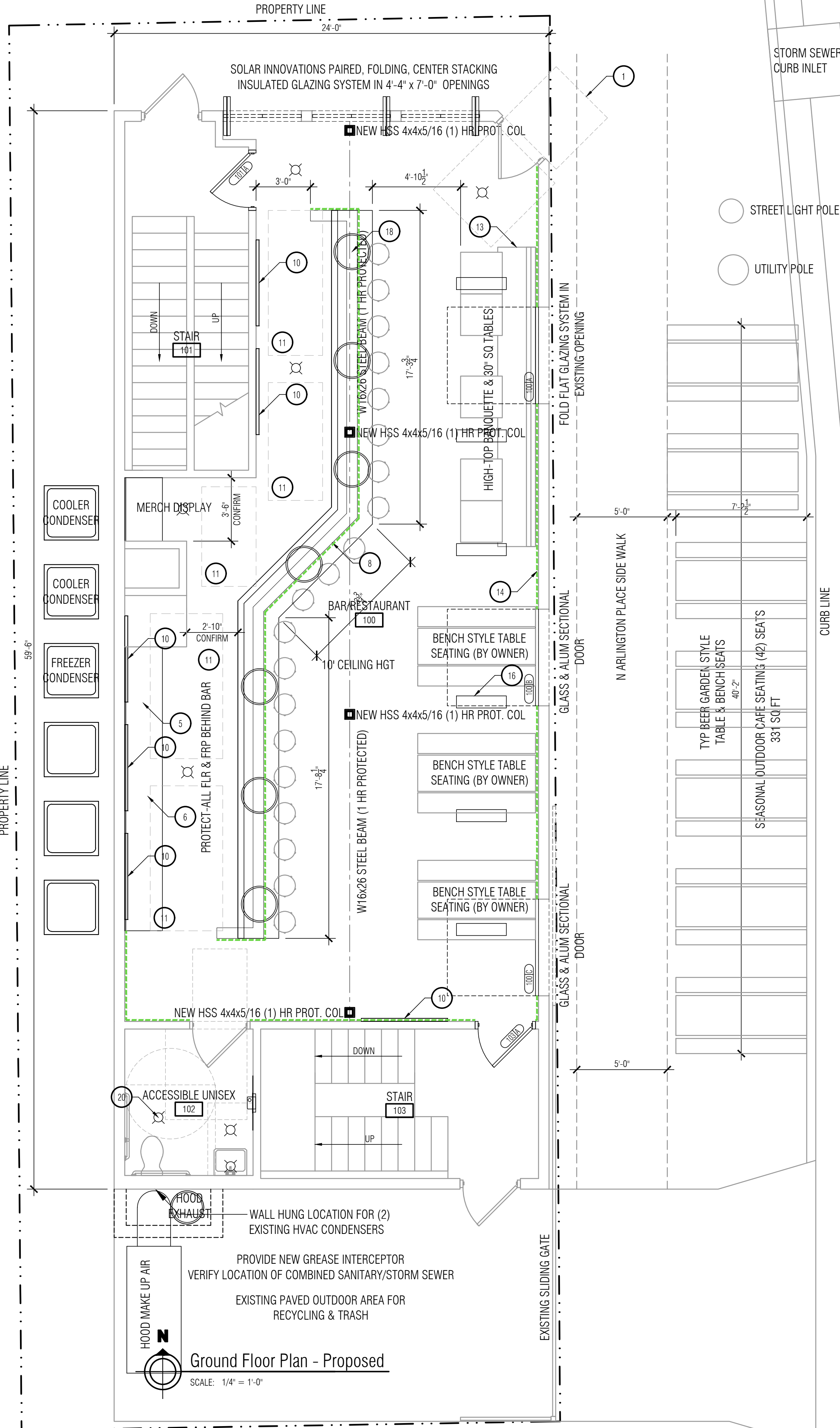
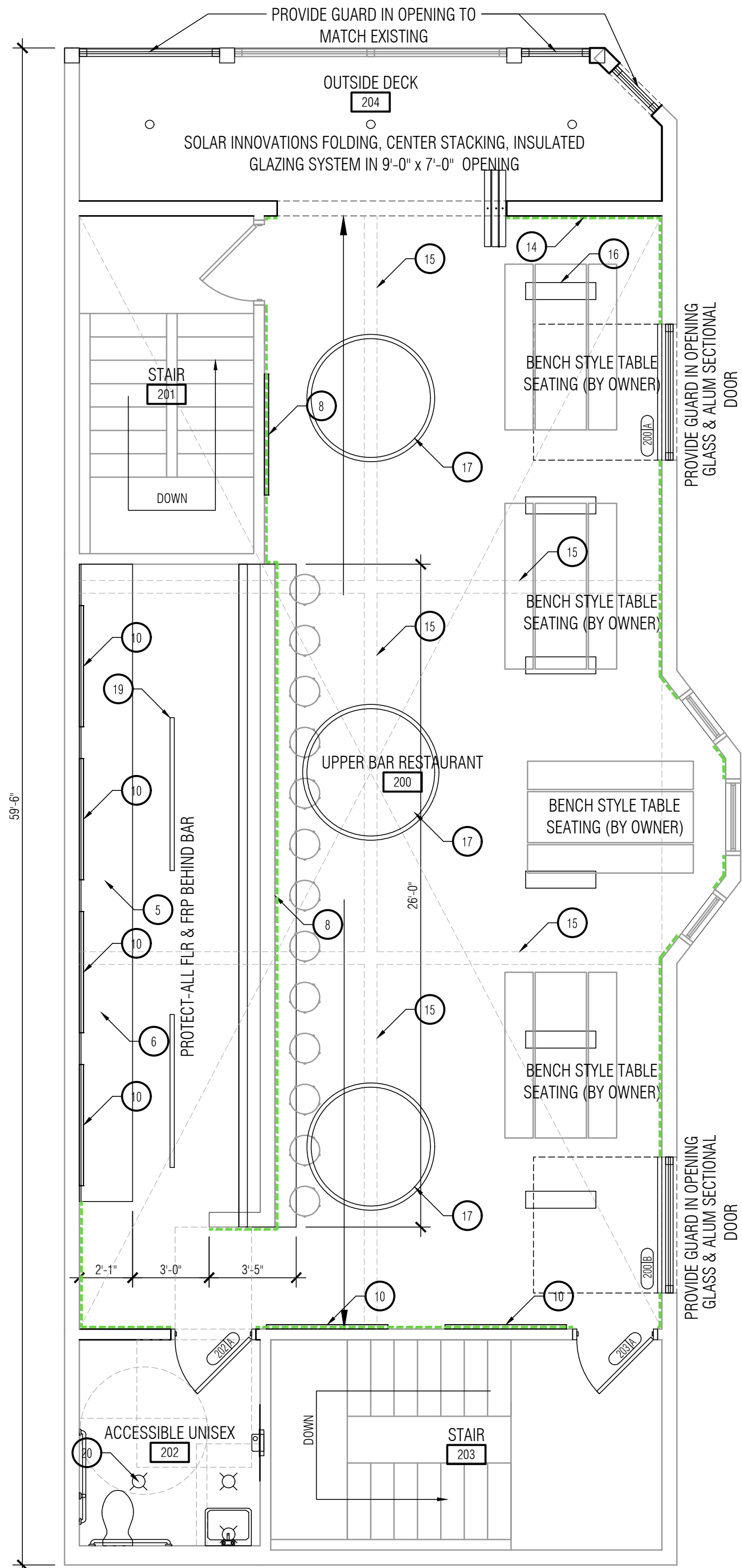


Basement Plan - Proposed
SCALE: 1/4" = 1'-0"



Ground Floor Plan - Proposed
SCALE: 1/4" = 1'-0"



Second Floor Plan - Proposed
SCALE: 1/4" = 1'-0"

CITY OF MILWAUKEE ZONING: LB2 TAVERN & RESTAURANT ALLOWED BY RIGHT
SITE IN BRADY STREET HISTORIC DISTRICT WILL REQUIRE MKE HPC APPROVAL, BRADY ST BID APPROVAL, COMMON COUNCIL APPROVAL (ALCOHOL) & SPECIAL PRIVILEGE FOR SEASONAL SIDEWALK SEATING

PROJECT & CODE INFORMATION
 SITE SIZE: 2,315 S.F.
 EXISTING BUILDING SIZE: 1,424 S.F./FL * (2) STORIES = 2,848 S.F. TOTAL + 1,424 BASEMENT
 BUILDING CODE: IBC-2015, IEBC-2015, ICC/ANSI 117.1 - 2009
 EXISTING OCCUPANCY CLASSIFICATION: GROUP M MERCANTILE BASEMENT & GRD FL + R3 2ND FL
 PROPOSED OCCUPANCY CLASSIFICATION: GROUP B BASEMENT, A2 ASSEMBLY GRD FL & 2ND FL
 CONSTRUCTION TYPE: VA COMBUSTIBLE 1 HOUR RATED CONSTRUCTION
 SPRINKLERED: NO
 ALLOWABLE # OF STORIES: (2) PER IBC-2015 TABLE 504.4
 ALLOWABLE AREA: A2 MOST RESTRICTIVE 11,500 S.F./FL NOT SPRINKLER PROTECT > 2,848 S.F. ACTUAL
 OCCUPANT LOAD: GRD FLR: A2 977 S.F. / 15 S.F./OCC = 65 INSIDE + 42 OUTSIDE (FOR TOILET COUNT)
 2ND FLR: A2 890 S.F. / 15 S.F./OCC = 60 OCCUPANTS
 BASEMENT KITCHEN: 1,424 G.S.F. / 200 S.F./OCC = 8 OCCUPANTS
 EGRESS: GROUND FLOOR: 2" * 65 OCC = 13" REQ'D PROVIDE (2) 3'-0" MINIMUM DOORS REQ'D.
 SECOND FLOOR: 3" * 60 OCC = 18" REQ'D PROVIDE (2) 36" WIDE STAIRS EXISTING
 USE 250 FEET FOR EXIT ACCESS DISTANCE
 SANITARY REOTS: (A2) 84 MALE 84 FEMALE: 3 TOILETS 1 LAV TOTAL REQUIRED (1/75 OCCUPANTS)
 SANITARY ACTUAL: 3 UNISEX TOILET ROOMS EA W/ 1 TOILET & 1 LAV (EXISTING) PLUS
 3 UNISEX TOILET STALLS & 1 LAV
 ACCESSIBILITY: ACCESSIBLE COMPLIANT PATH PROVIDED TO GROUND FL PRIMARY FUNCTION

Project:
WURSTBAR MKE

Location:
MILWAUKEE WI 53202

Sheet:
PROPOSED PLANS

Date:
2020-09-18 HPC

Project No.:
0020-04

Sheet No.:

A1.10