

PROPOSED REMODEL TO

LAKE PARK BISTRO

3133 E NEWBERRY BLVD
MILWAUKEE, WI 53211



ARCHITECTS
133 W. PITTSBURGH AVE, SUITE 102
MILWAUKEE, WI 53204
P: 414.277.8000
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PROPOSED REMODEL TO:
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3133 E NEWBERRY BLVD
MILWAUKEE, WI 53211

CLIENT
BARTOLOTTA RESTAURANTS
520 W. MCKINLEY AVE
MILWAUKEE, WI 53212

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CLIENT

THE BARTOLOTTA RESTAURANTS
520 W. MCKINLEY AVE
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P: 414.258.7885
BARTOLOTTAS.COM

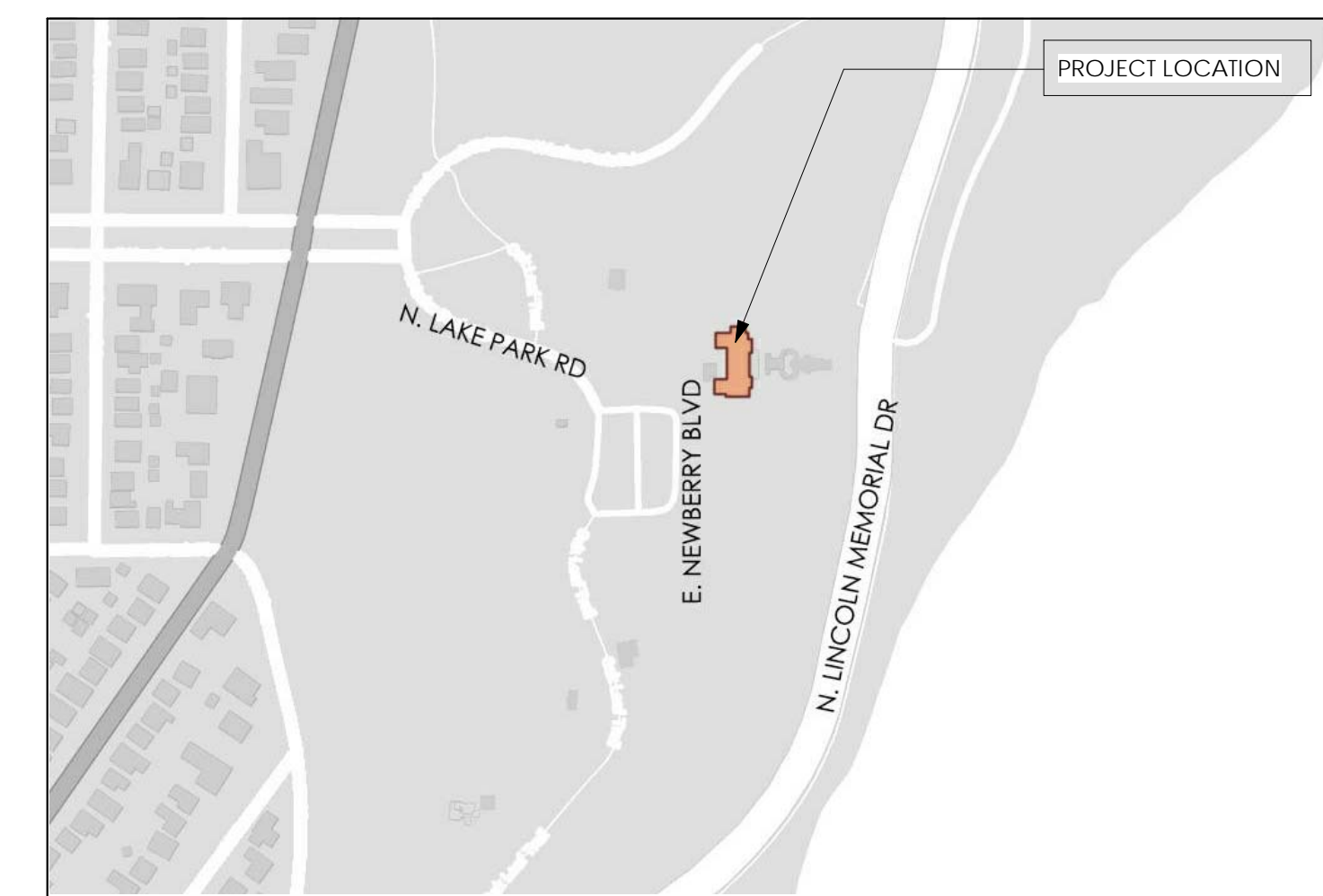
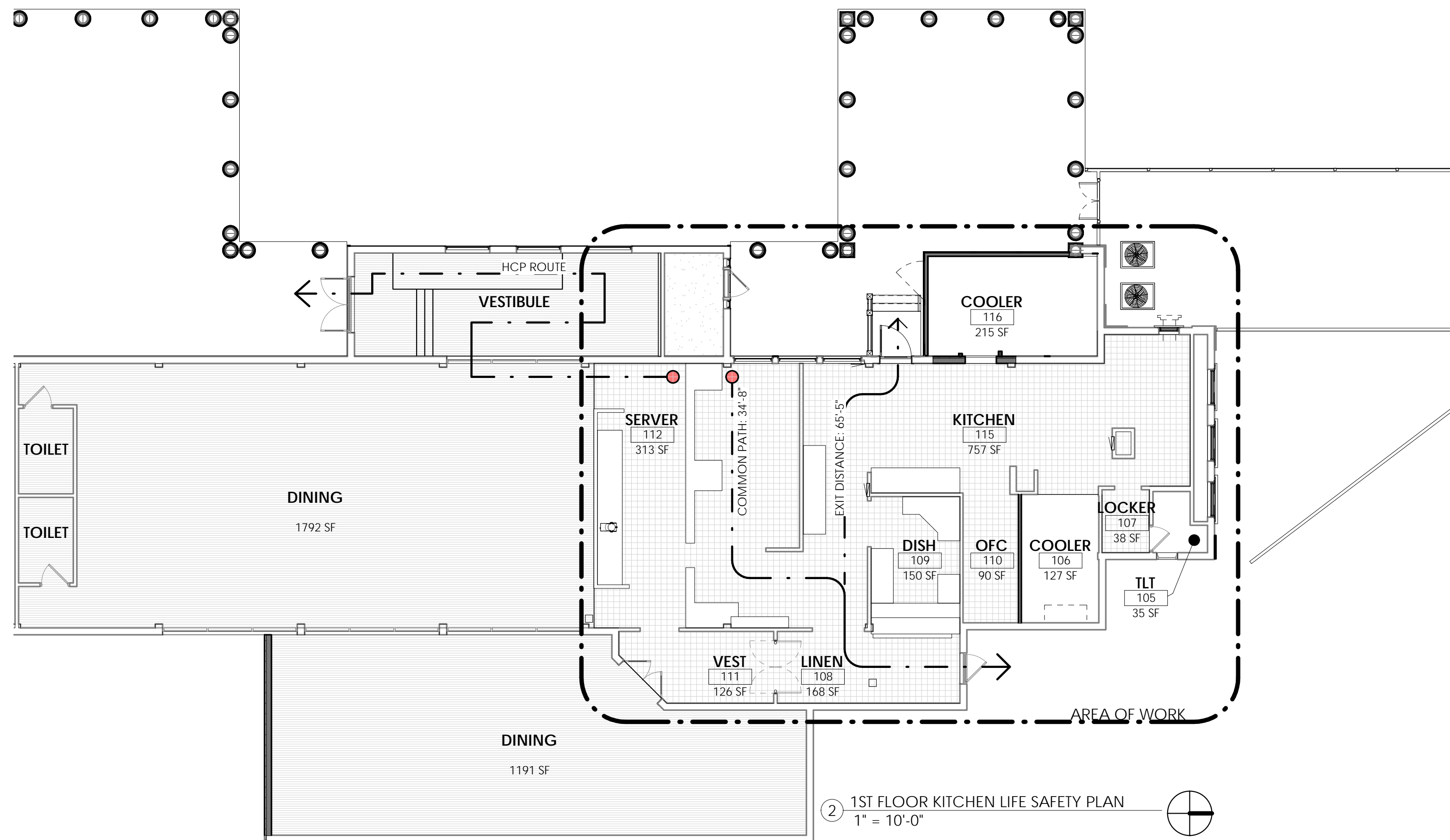
ARCHITECT

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ALTERNATES	
1.	REMOVE AND REPLACE EXISTING CONCRETE STAIR. SEE PLAN 1/A1.11.

SHEET INDEX		
NO.	NAME	REV#
A0.51	DEMO 1ST FLOOR PLAN	
A1.11	1ST FLOOR PLAN	
A4.00	EXTERIOR ELEVATIONS	
A5.00	BUILDING SECTIONS	
R0.01	REFERENCE PERSPECTIVES	
5		

CODE ANALYSIS IBC 2015 IEBG 2015	
PROPERTY ADDRESS:	3133 E. NEWBERRY BLVD MILWAUKEE, WI 53211
OCCUPANCY CLASSIFICATION:	A2 (IBC 303)
CLASS OF CONSTRUCTION:	VB (IBC 602.5)
ALTERATION LEVEL:	2 - HISTORIC BLDG (IEBC)
FIRE PROTECTION:	NOT SPRINKLERED (NFPA 13)
PROJECT BUILDING AREAS:	
NUMBER OF STORIES:	1
EXISTING BUILDING, GROSS:	6,264 SF
PROPOSED ALTERATION:	1,913 SF
PROPOSED ADDITION:	283 SF
TOTAL (ALLOWABLE):	6,547 SF (7,500 SF)
FRONTAGE INCREASE:	1,500 SF (IBC 506.3)
PERIMETER OPEN SPACE/PUBLIC WAY:	50%
BUILDING PERIMETER:	402'-0"
OCCUPANT LOAD:	12 PERSONS (IBC TABLE 1004.1.2)
AREA OF WORK, BACK OF HOUSE:	2,575 SF
FIRE RESISTANCE RATINGS REQ'D, IIB:	
(IBC TABLE 601)	
STRUCTURAL FRAME:	0 HOURS
EXTERIOR BRG. WALLS:	0 HOURS
INTERIOR BRG. WALLS:	0 HOURS
INTERIOR NON-BRG. WALLS:	0 HOURS
FLOOR CONSTRUCTION:	0 HOURS
ROOF CONSTRUCTION:	0 HOURS
EGRESS WIDTH:	2'-0" / PERSON (IBC 1005)
OTHER EGRESS COMP. REQ'D:	2.4"
MIN EXIT WIDTH PROVIDED:	34" CLEAR
COMMON PATH OF EGRESS TRAVEL:	75'-0" (IBC 1006.2.1)
EXIT TRAVEL DISTANCE:	200'-0" (IBC 1017.2)
PLUMBING FIXTURES REQUIRED (PROVIDED):	
(IBC TABLE 2902.1)	
WATER CLOSETS:	3 (3)
LAVATORIES:	3 (3)
SERVICE SINK:	1 (1)



1 PROJECT LOCATION
N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS. ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW HE ARRIVED AT THOSE AMOUNTS.
6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, FAX, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE OWNER/TENANT TAKES OCCUPANCY.
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY OWNER/TENANT. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.

16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.
17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD (U.N.O.) OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER/OWNER/TENANT. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN LANDSCAPING.

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK AND SHALL BE SCREWED TO MIN. 2 1/2" METAL STUDS OR 1 1/2" METAL FURRING @ 24" O.C. ALL GWS SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWS SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
29. INSTALL INSULATION IN WALLS U.N.O. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRE BY CODE. OCCUPANCY AND CONSTRUCTION TYPE. ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS TO LANDLORD, OWNER/TENANT WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER/TENANT UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.

PROJECT NUMBER 22-024
START DATE 04/12/2022
DRAWN BY REW
CHECKED BY SMM
SCALE As indicated

TITLE SHEET
A0.00

KEYNOTES-DEMO FIRST FLOOR PLAN	
DA-CLR	REMOVE EXISTING COOLER.
DA-DR	REMOVE EXISTING DOOR. EXISTING FRAME TO REMAIN.
DA-EQP	RELOCATE EXISTING EQUIPMENT - SEE EQUIPMENT PLAN 2/A.1.11
DA-FLR	REMOVE ALL FINISH FLOORING IN WORK AREA.
DA-FLRS	REMOVE ALL DAMAGED STRUCTURAL SUBFLOOR AS NECESSARY IN WORK AREA - SEE STRUCTURAL.
DA-RAIL	REMOVE EXISTING RAILING.
DA-SOG	AUGER FOR NEW SONOTUBE FOUNDATIONS. SEE STRUCTURAL.
DA-WALL	REMOVE EXISTING WALL AS INDICATED. COORDINATE EXTENTS OF DEMOLITION WITH PLANS AND STRUCTURAL DRAWINGS.
DM-AC	REMOVE EXISTING AC UNIT.



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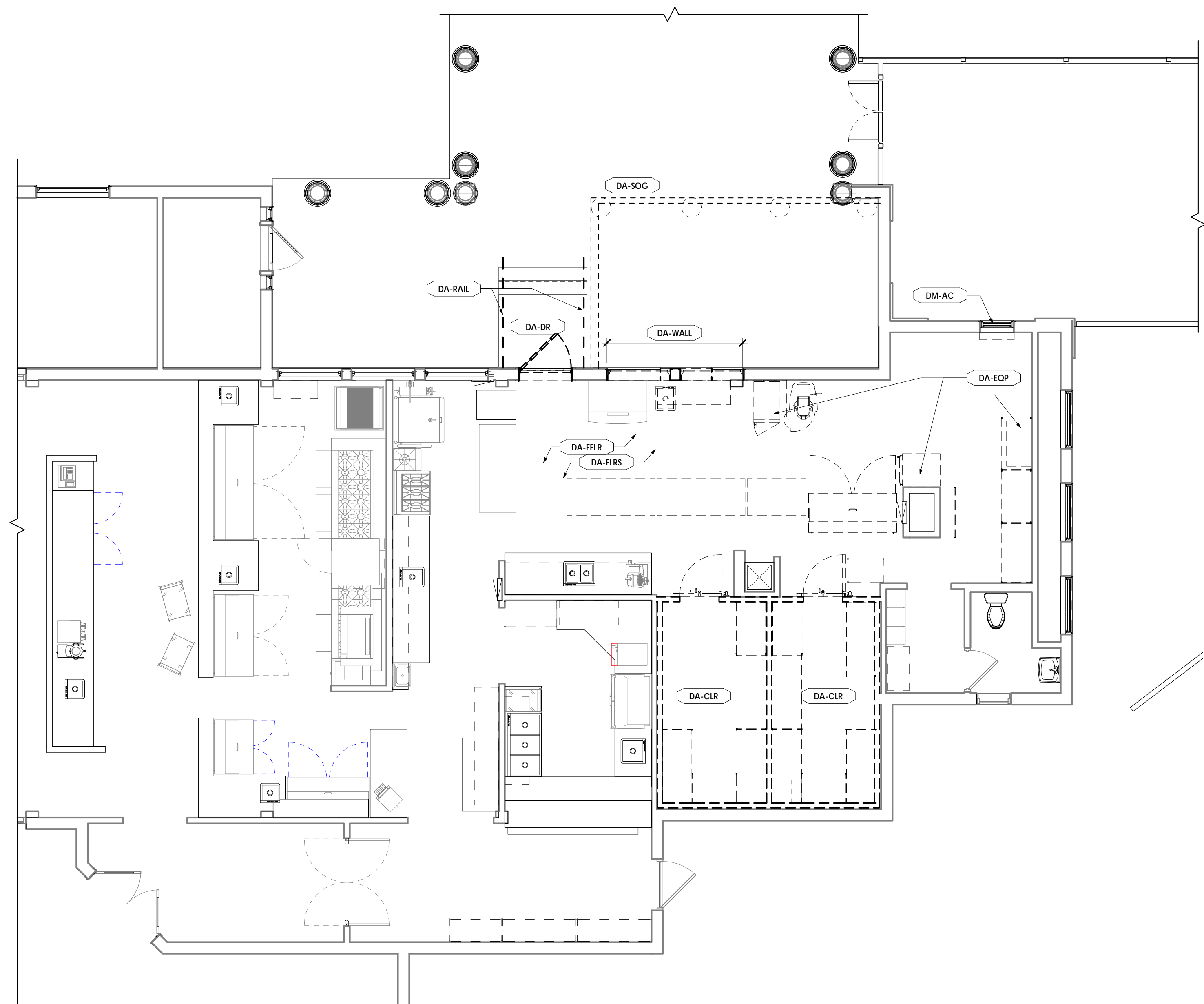
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SCALE 3/16" = 1'-0"

DEMO 1ST FLOOR PLAN

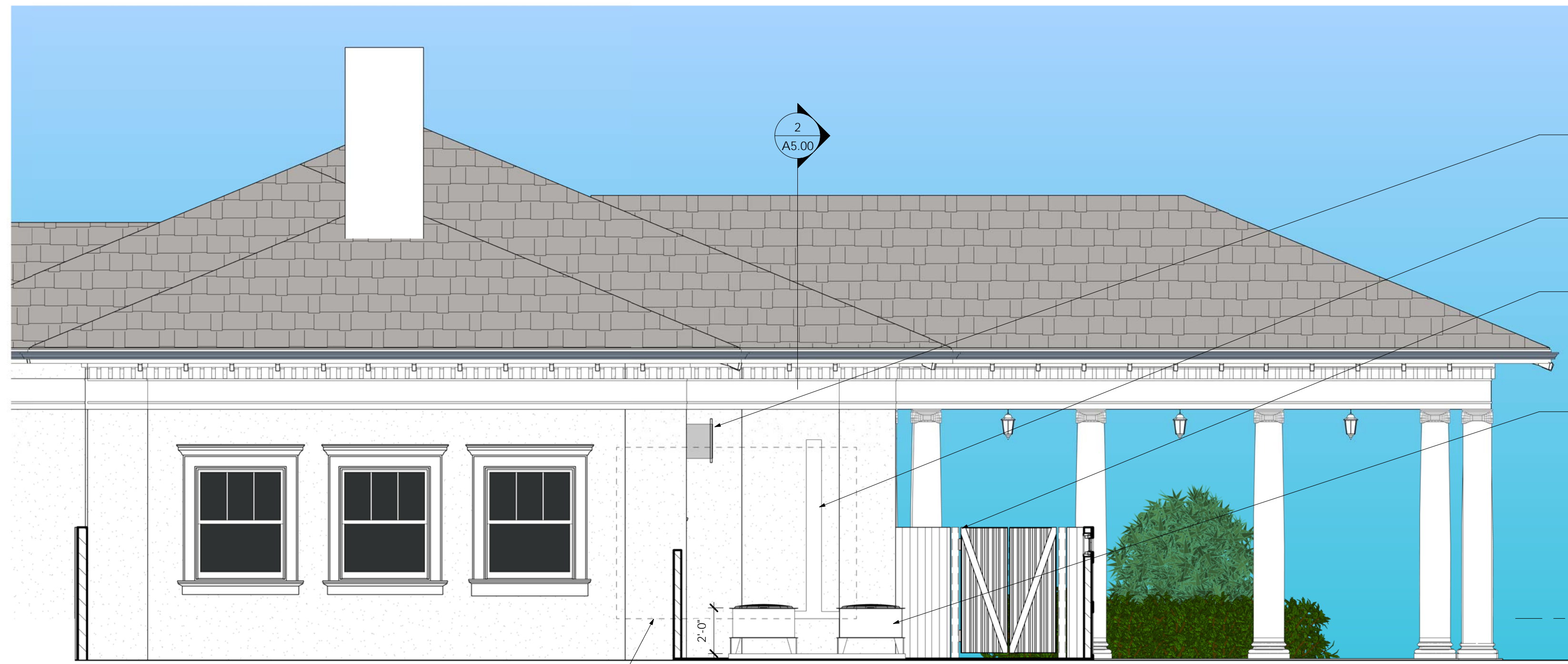
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1 DEMO 1ST FLOOR PLAN
3/16" = 1'-0"



5 3D View 2



WALK-IN COOLER/FREEZER BEHIND EXISTING WALL

3 NORTH ELEVATION
1/4" = 1'-0"

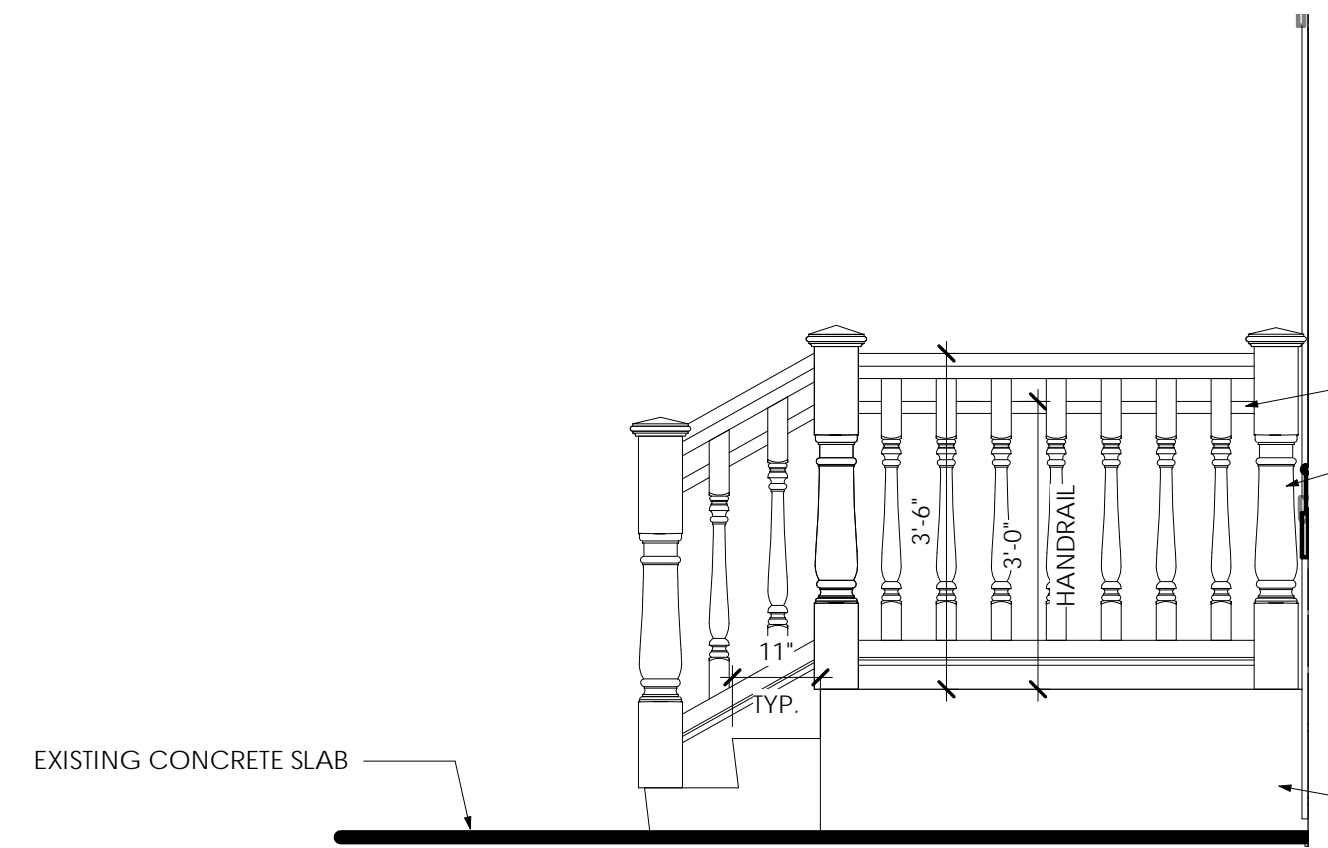
EXHAUST BY HVAC - INFILL OPENING AROUND DUCT WITH WOOD PANEL EXTERIOR. SEALANT ALL AROUND.

REFRIGERATION LINES METAL COVER

EXISTING FENCE BEYOND

COOLER/FREEZER CONDENSING UNIT

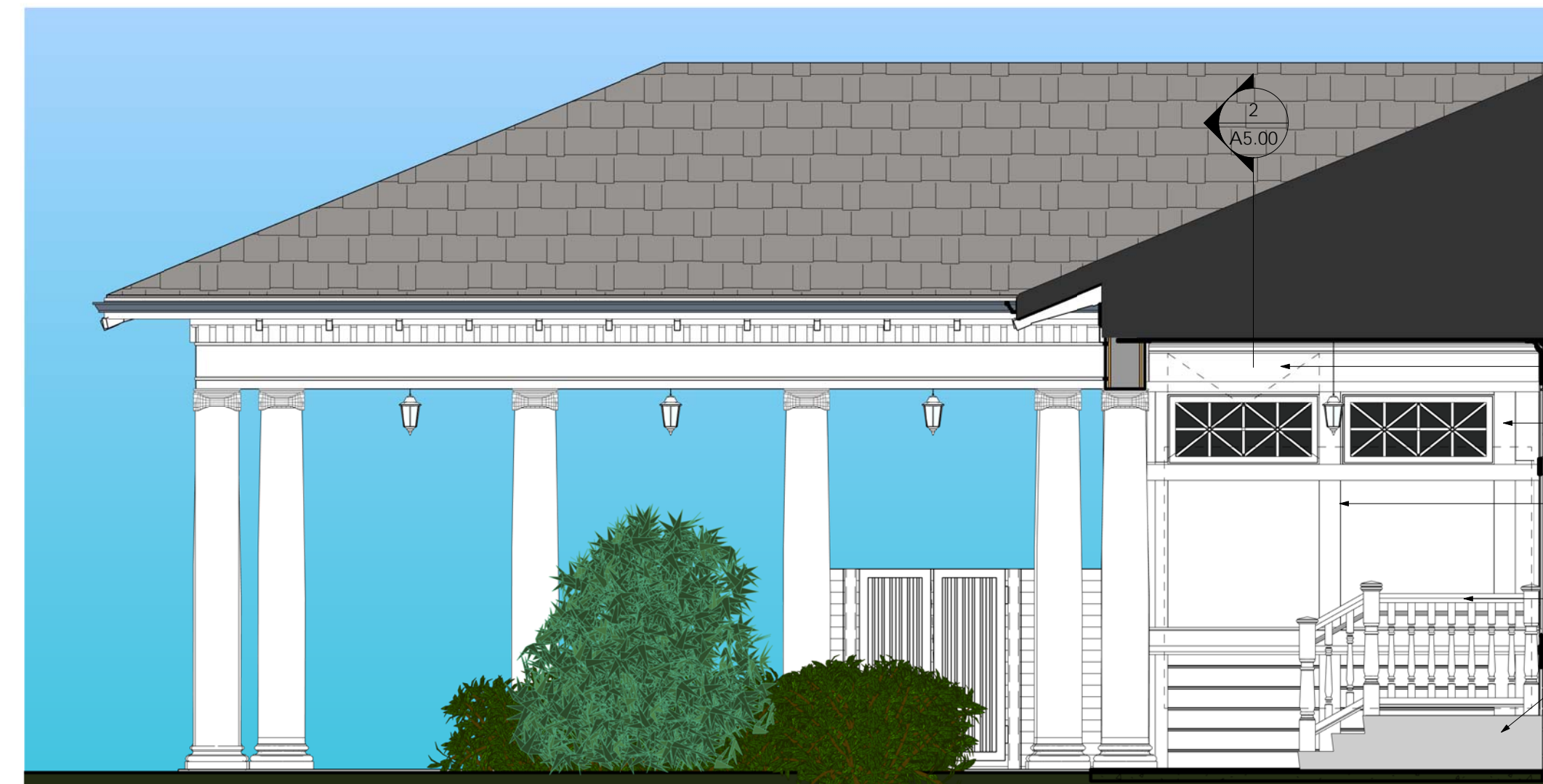
FLOOR 1
100' - 0"



4 ELEVATION AT NEW RAILING
1/2" = 1'-0"

1 1/2" WOOD HANDRAIL
5 1/2" X 5 1/2" POLYURETHANE NEWEL POST AND 2 1/2" X 2 1/2" BALLUSTERS. COLOR: WHITE
RAILING BASED ON AMERICAN PORCH. EQUIVALENT PRODUCTS ACCEPTABLE

EXISTING CONCRETE STAIR
ALTERNATE BID: REPLACE EXISTING CONCRETE STAIR WITH NEW



2 SOUTH - ELEVATION
1/4" = 1'-0"

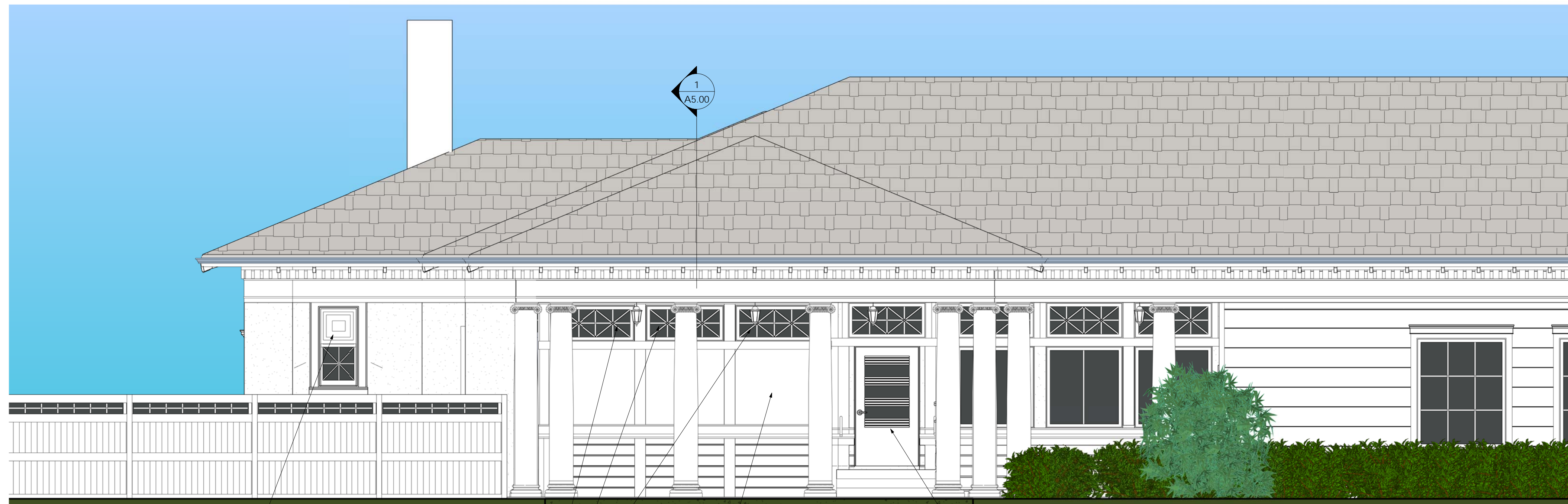
REMOVABLE ACCESS PANEL

WINDOW TRIM TO MATCH EXISTING - PAINTED WHITE

TRIM TO MATCH EXISTING - PAINTED WHITE

WOOD RAILINGS - PAINTED WHITE. SEE 4/7A.00

ALTERNATE: CONC. STAIR



RECTANGULAR EXHAUST BY HVAC - INFILL OPENING AROUND DUCT WITH WOOD PANEL EXTERIOR. CAULK ALL AROUND. PRIME & PAINT. COLOR TO MATCH ADJACENT TRIM.

OPEN AIR WOOD FRAMED OPENINGS WITH MUNTINS TO MATCH WINDOWS WITH SCREENS - PAINTED WHITE. FILL OPENINGS WITH HEAVY DUTY MESH INSECT SCREEN SET IN STOPS

NEW SCREEN WALL TO MATCH EXTG.
- T&G WOOD SIDING - PAINTED WHITE
- WD TRIM & SILL - PAINTED WHITE
- STUCCO TO MATCH TEXTURE AND COLOR - PAINTED WHITE

NEW 3 LITE WOOD DOOR IN EXISTING FRAME WITH MATCHING DETAILING - PAINTED WHITE

1 WEST ELEVATION
1/4" = 1'-0"



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EXTERIOR ELEVATIONS

A4.00

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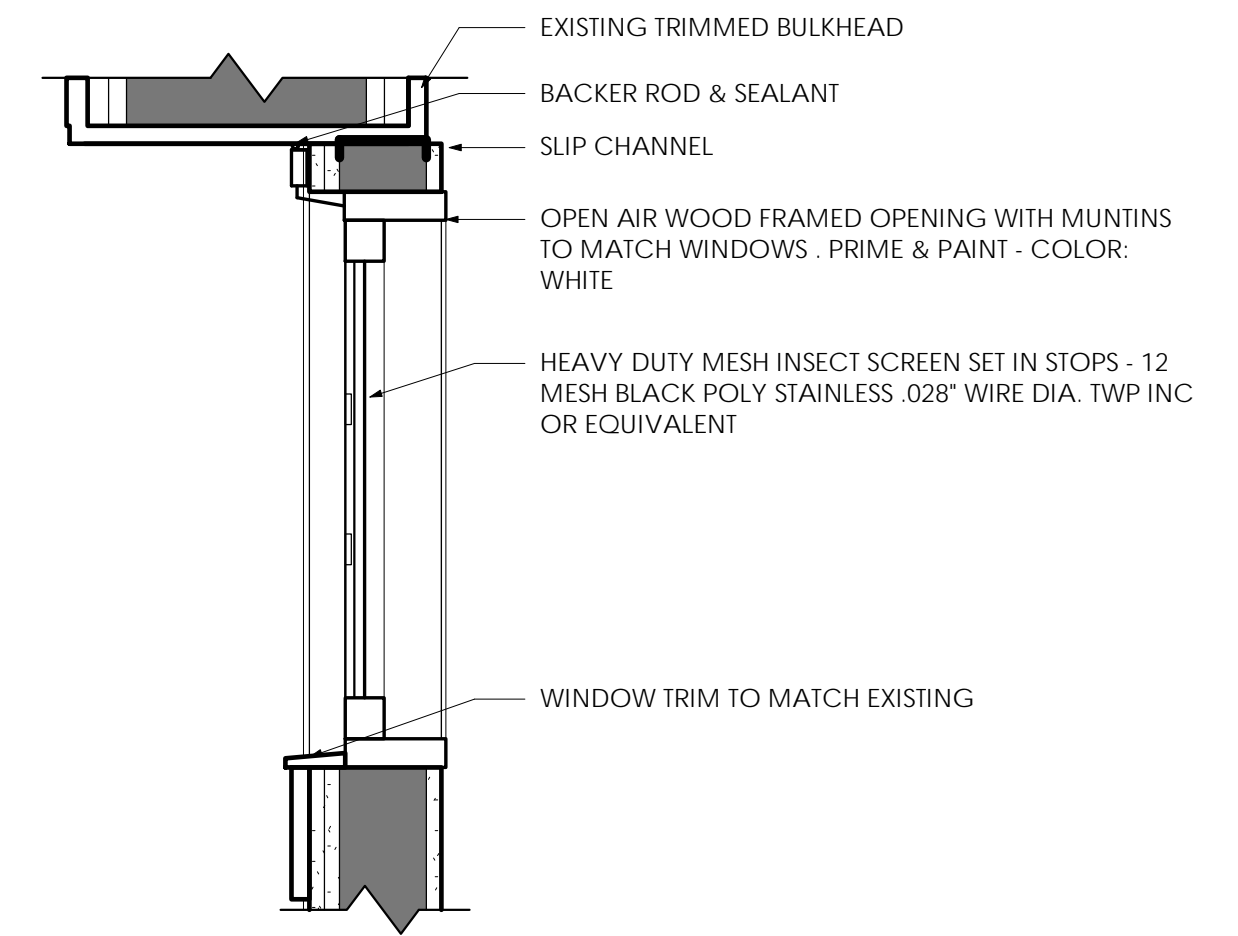
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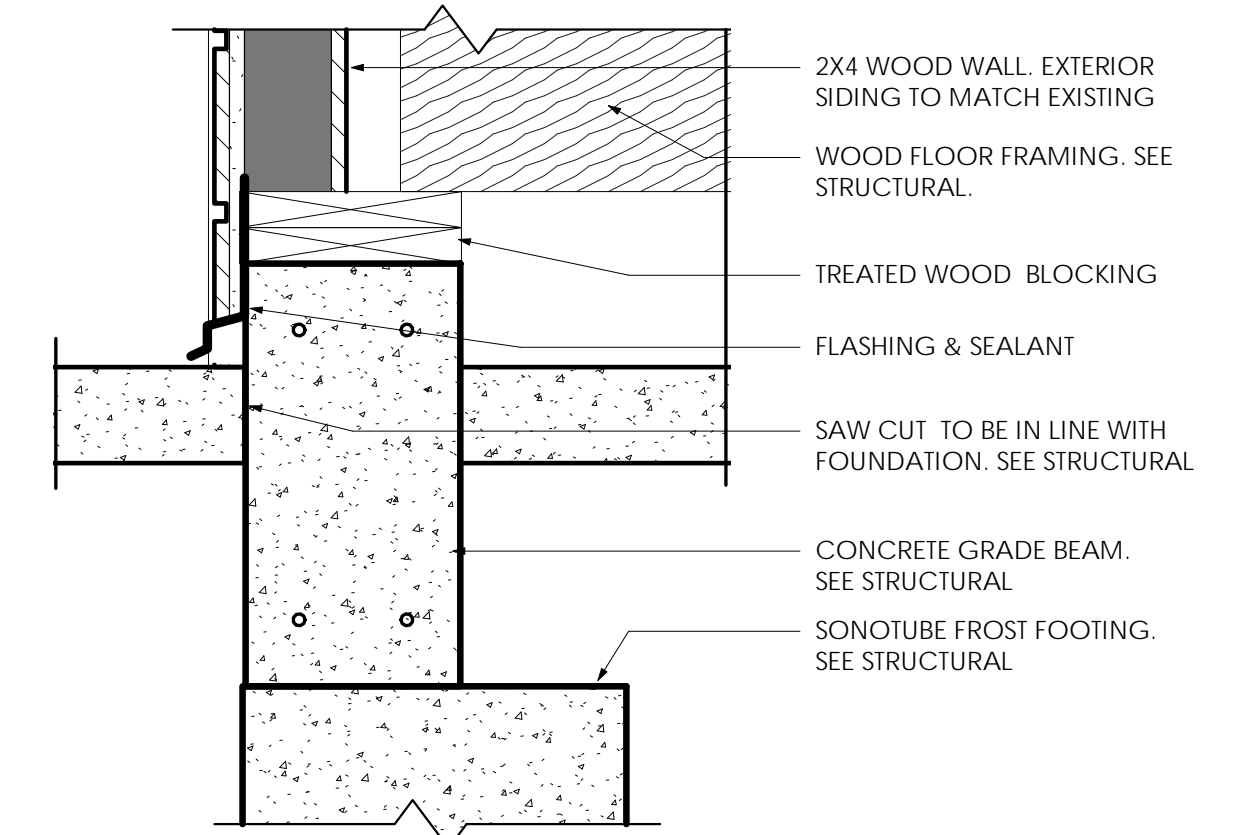
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BUILDING SECTIONS

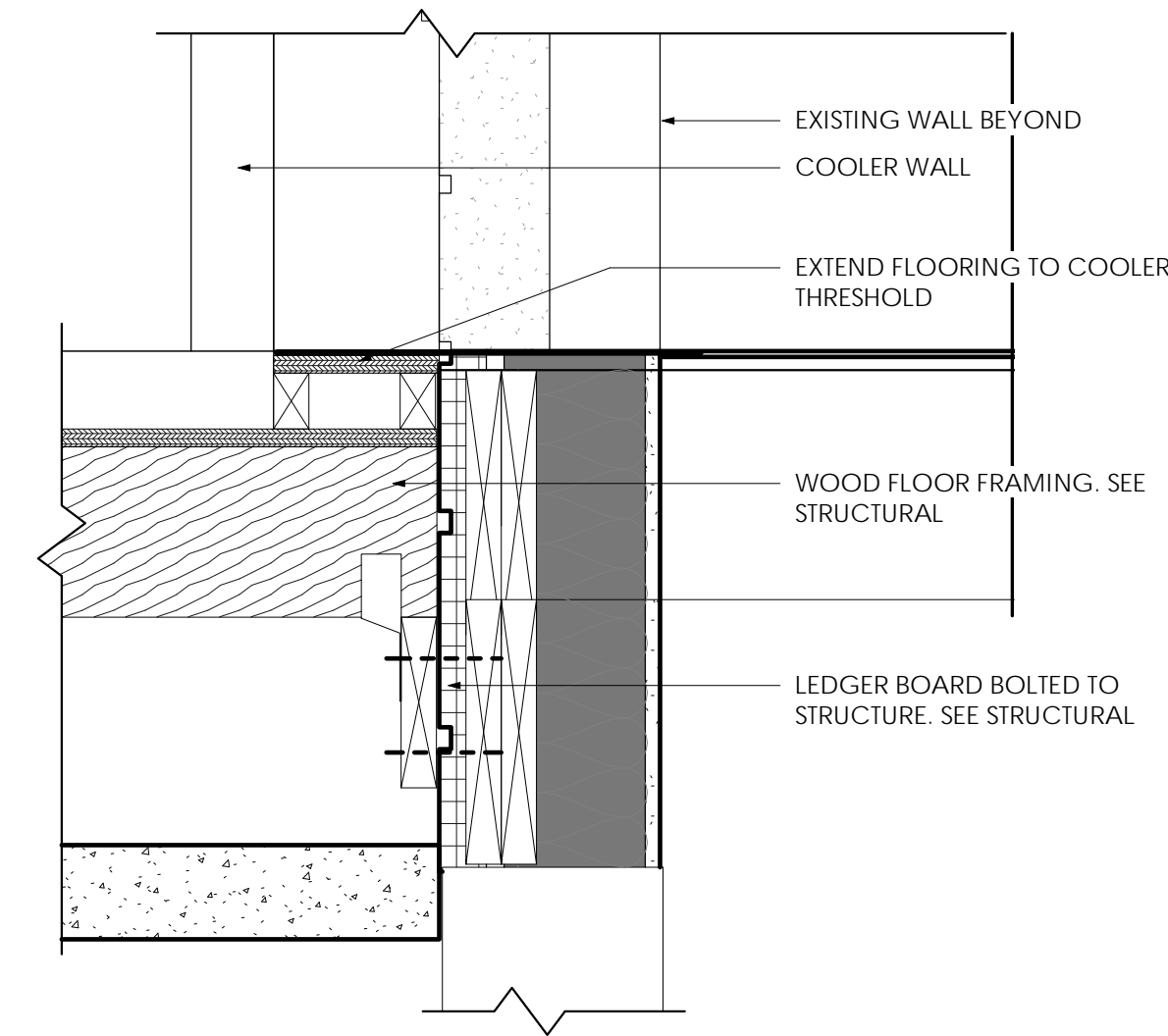
A5.00



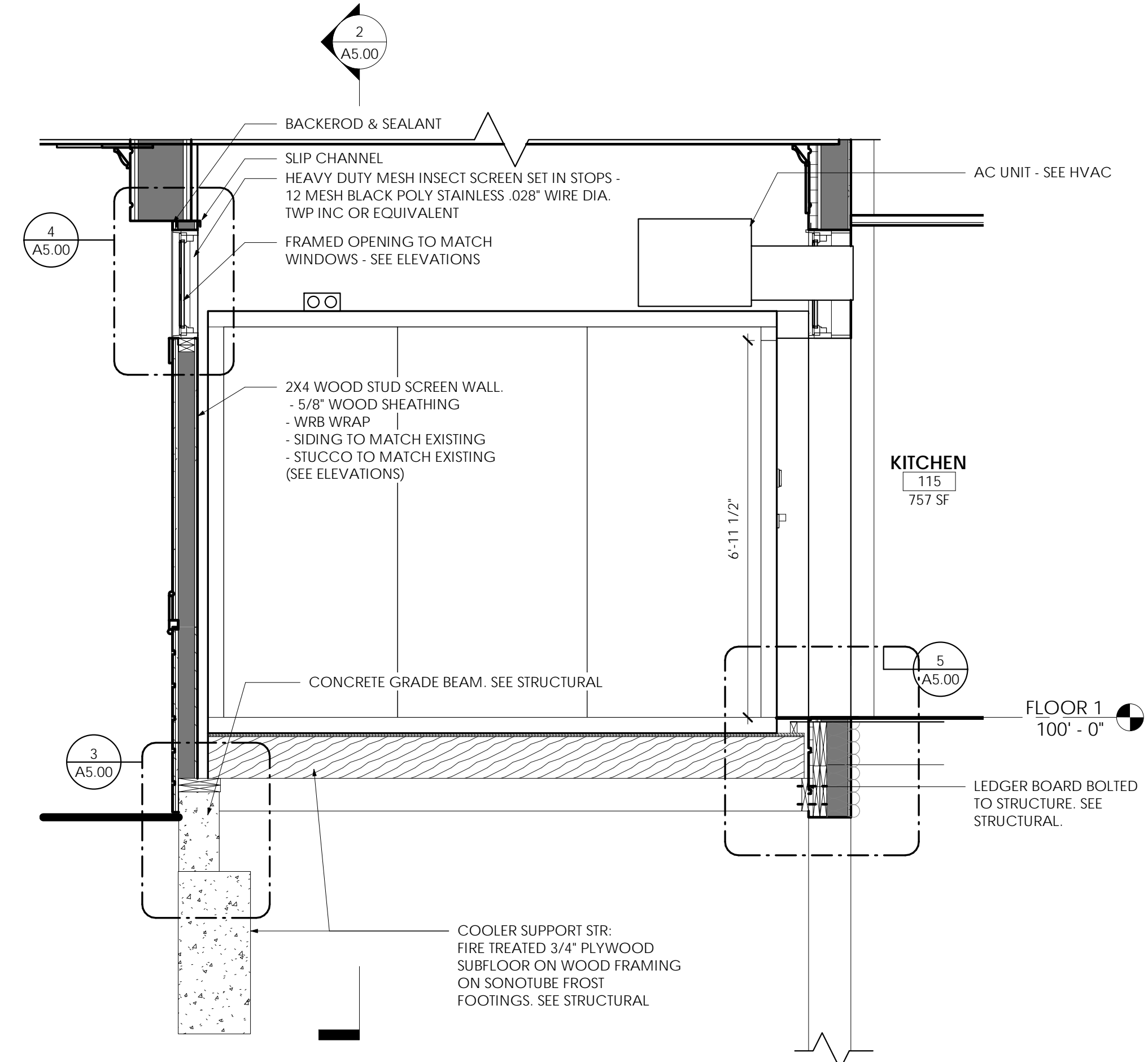
4 DETAIL AT INSECT SCREENS
1 1/2" = 1'-0"



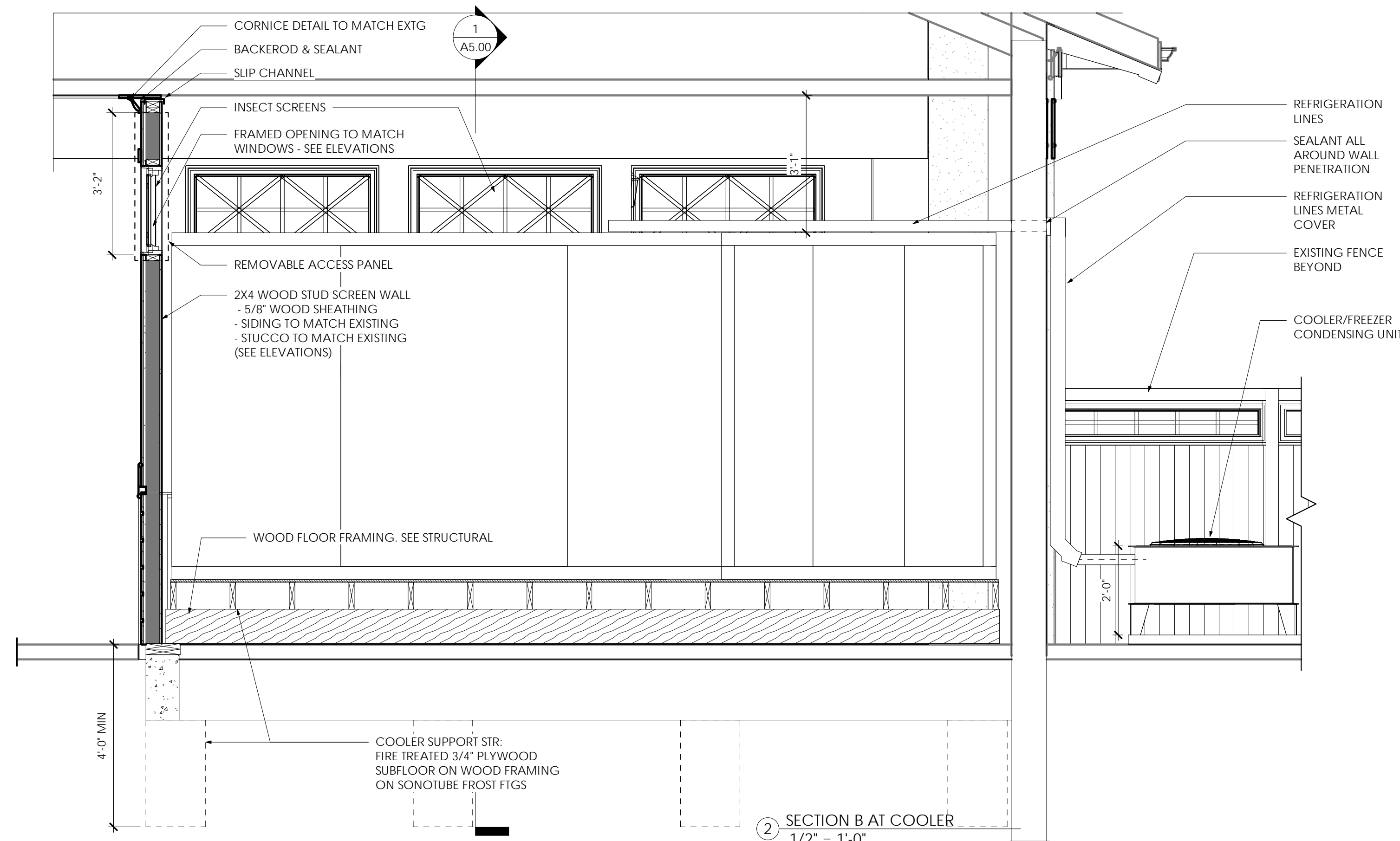
3 DETAIL AT COOLER EXTERIOR FOUNDATION
1 1/2" = 1'-0"



5 DETAIL AT COOLER LEDGER
1 1/2" = 1'-0"



1 SECTION A AT COOLER
1/2" = 1'-0"



2 SECTION B AT COOLER
1/2" = 1'-0"



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REFERENCE PERSPECTIVES

R0.01



② 3D View 5



① 3D View 4

- CEILING TRIM & CORNICE TO MATCH EXISTING - PAINTED WHITE
- WINDOW TRIM TO MATCH EXISTING - PAINTED WHITE
- OPEN AIR WOOD FRAMED OPENINGS WITH MUNTINS TO MATCH WINDOWS - PAINTED WHITE WITH INSECT SCREENS