

# PATTEE GROUP - TENANT IMPROVEMENT

729 W. HISTORIC MITCHELL STREET

MILWAUKEE, WISCONSIN 53204

16 JULY, 2020

Approved as drawn. Accessibility considerations do not permit centering of the door within the opening. -TA

## PERMIT DOCUMENTS

### PROJECT TEAM

#### ARCHITECT OF RECORD

TREDO GROUP, LLC

219 N. MILWAUKEE STREET  
SUITE 630  
MILWAUKEE, WISCONSIN 53202  
T (414) 539-3336

#### STRUCTURAL ENGINEER

SPIRE ENGINEERING

305 N PLANKINGTON AVENUE  
SUITE 101  
MILWAUKEE, WI 53202  
T (414) 278-9200



TREDO GROUP

219 N MILWAUKEE ST  
SUITE 630  
MILWAUKEE WISCONSIN  
53202

(414) 539 3336

TREDOGROUP.COM

### SHEET INDEX

#### ARCHITECTURAL DRAWINGS

- G000 TITLE SHEET WITH CODE + LIFE SAFETY PLANS
- A100 FIRST + SECOND FLOOR DEMO + FLOOR PLANS
- A200 ENLARGED STOREFRONT PLAN AND ELEVATION
- A300 ENLARGED STAIR PLAN, SECTIONS AND ELEVATIONS
- A400 INTERIOR ELEVATIONS + DOORS + SCHEDULES

#### STRUCTURAL DRAWINGS

- S100 STRUCTURAL FRAMING PLANS
- S500 STRUCTURAL FRAMING DETAILS

### GENERAL NOTES

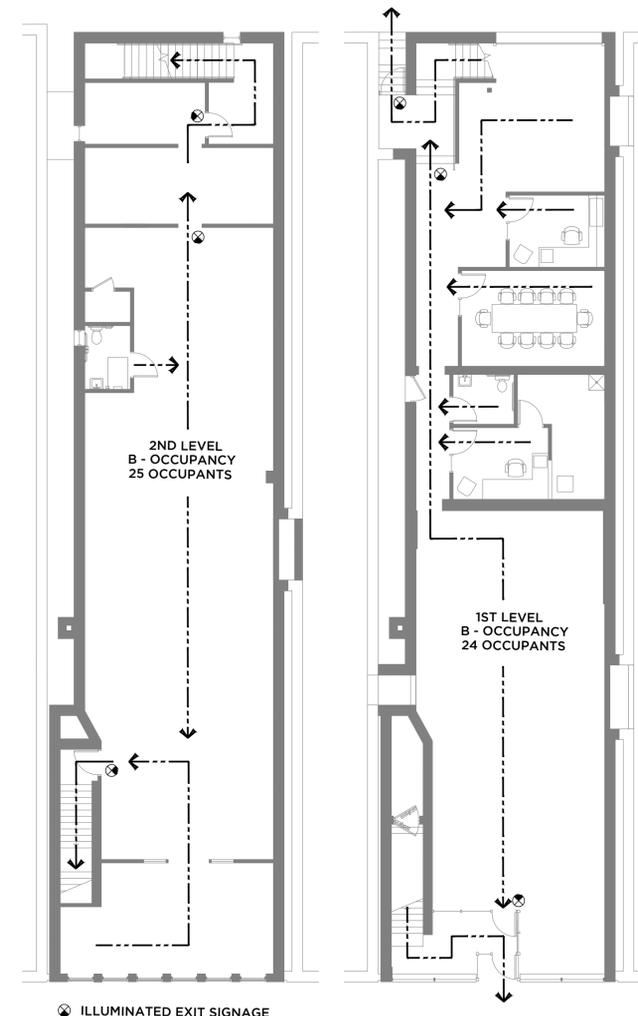
- A. CONTRACTORS - DO NOT SCALE DRAWINGS.
- B. ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL ORDINANCES AND REGULATION OF THE CITY, COUNTY, STATE AND FEDERAL JURISDICTION.
- C. IMMEDIATELY REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE INDICATED ON THE PERMIT DOCUMENTS.
- D. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- E. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- F. VERIFY ALL ROUGH-IN DIMENSIONS FOR BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK.
- G. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY CUTTING, FITTING OR PATCHING NECESSARY.
- H. CONSTRUCT A DUST PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.
- I. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

### SITE LOCATION MAP



APPROVED

By Tim Askin - Milwaukee HPC at 12:22 pm, Sep 02, 2020



01 FIRST + SECOND FLOOR  
LIFE SAFETY PLANS

SCALE - 1/16" = 1'-0"



### BUILDING CODE INFORMATION

|  |  |                    |
|--|--|--------------------|
| APPLICABLE CODES   | WISCONSIN COMMERCIAL BUILDING CODE/IBC 2015          |                    |
| INTERNATIONAL EXISTING BUILDING CODE                     | CHAPTER 4 - CLASSIFICATION OF WORK                   |                    |
|  | LEVEL 2 ALTERATION                                   |                    |
| CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION             | WISCONSIN COMMERCIAL BUILDING CODE                   |                    |
| OCCUPANCY CLASSIFICATION:                                | EXISTING USE   | BUSINESS GROUP "B" |
| NAME AND GROUP:  |  |                    |
| CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS           |  |                    |
| BUILDING HEIGHT  | 2 STORIES  |                    |
| FIRST FLOOR AREA   | 2,868 SF   |                    |
| SECOND FLOOR AREA  | 2,654 SF   |                    |
| AREA OF REMODEL:   | 1,862 SQ FT  |                    |
| CHAPTER 6 - TYPES OF CONSTRUCTION                        | CONSTRUCTION CLASSIFICATION:                         |                    |
|  | TYPE VB  |                    |
| FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601) |  |                    |
| STRUCTURAL FRAME:  | 0 HOURS  |                    |
| EXTERIOR BEARING WALLS:                                  | 0 HOURS  |                    |
| INTERIOR BEARING WALLS:                                  | 0 HOURS  |                    |
| FLOOR CONSTRUCTION:                                      | 0 HOURS  |                    |
| ROOF CONSTRUCTION:                                       | 0 HOURS  |                    |
| CHAPTER 9 - FIRE PROTECTION SYSTEMS                      | SPRINKLER TYPE:                                      |                    |
|  | NON-SPRINKLED  |                    |
| CHAPTER 10 - MEANS OF EGRESS                             | DESIGN OCCUPANT LOAD (TABLE 1004.1.1):               |                    |
| FIRST FLOOR:   | 24 OCCUPANTS   |                    |
| SECOND FLOOR:  | 25 OCCUPANTS   |                    |
| TOTAL OCCUPANT LOAD:                                     | 49 OCCUPANTS   |                    |
| MINIMUM STAIR REQUIRED EGRESS WIDTH (SECTION 1005.1)     | 13 OCCUPANTS X .03 INCHES = .39 INCHES               |                    |
|  | PROVIDED:  | 48 INCHES          |
| EXIT ACCESS TRAVEL DISTANCE (SECTION 1017.2):            | BUSINESS: MAXIMUM: 200 FEET                          |                    |
|  | PROVIDED:  | 140 FEET           |
| COMMON PATH OF EGRESS TRAVEL (SECTION 1006.2.1):         | BUSINESS: MAXIMUM: 75 FEET                           |                    |
|  | PROVIDED:  | 30 FEET            |
| DEAD END CORRIDOR LIMIT:                                 | (SECTION 1020.4):                                    |                    |
|  | 20 FEET  |                    |
| CORRIDOR FIRE-RESISTANCE RATING: (SECTION 1020.1):       | 1 HOUR   |                    |
| CHAPTER 29 - PLUMBING SYSTEMS                            | NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1): |                    |
| FIRST FLOOR:   |  |                    |
| WATERCLOSETS (MALE)                                      | REQUIRED: 1  | PROVIDED: 1        |
| WATERCLOSETS (FEMALE)                                    | REQUIRED: 1  | PROVIDED: 1        |
| LAVATORIES   | REQUIRED: 1  | PROVIDED: 1        |
| SERVICE SINKS  | REQUIRED: 1  | PROVIDED: 1        |
| SECOND FLOOR:  |  |                    |
| WATERCLOSETS (MALE)                                      | REQUIRED: 1  | PROVIDED: 1        |
| WATERCLOSETS (FEMALE)                                    | REQUIRED: 1  | PROVIDED: 1        |
| LAVATORIES   | REQUIRED: 1  | PROVIDED: 1        |

### PROJECT NAME

729 W. MITCHELL ST  
PATTEE GROUP

729 W HISTORIC MITCHELL ST  
MILWAUKEE, WI 53204

### DRAWING ISSUE HISTORY

CD 07-16-2020 PERMIT SET

SET TYPE  
CONSTRUCTION SCOPE  
DOCUMENTS

AA PROJECT NUMBER  
20010

DATE  
07-16-2020

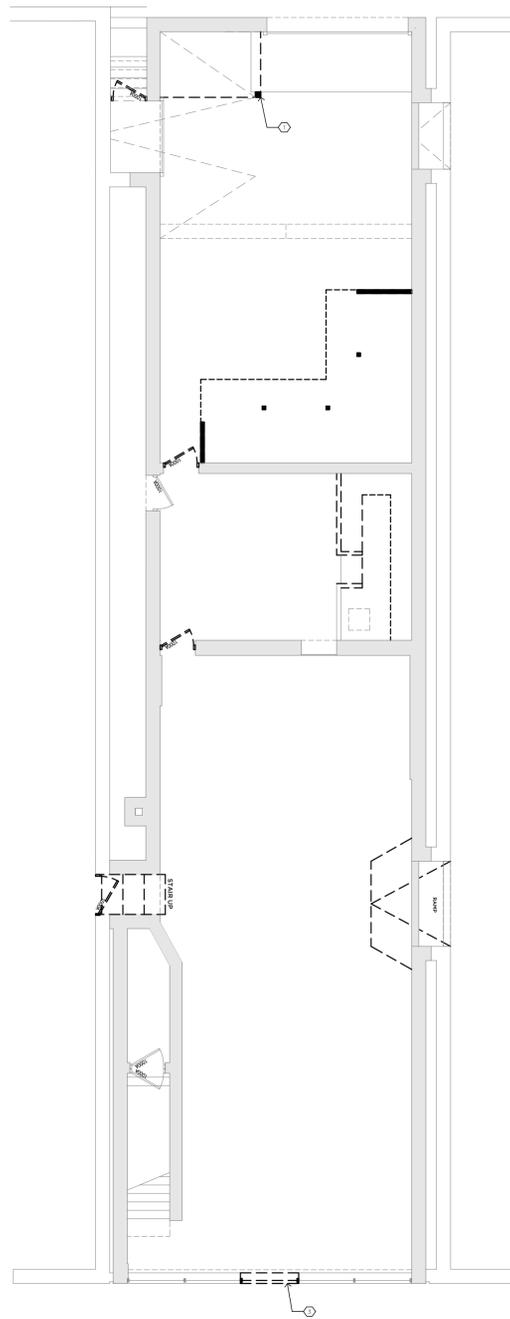
SHEET TITLE  
DEMOLITION +  
FLOOR PLANS

SHEET NUMBER

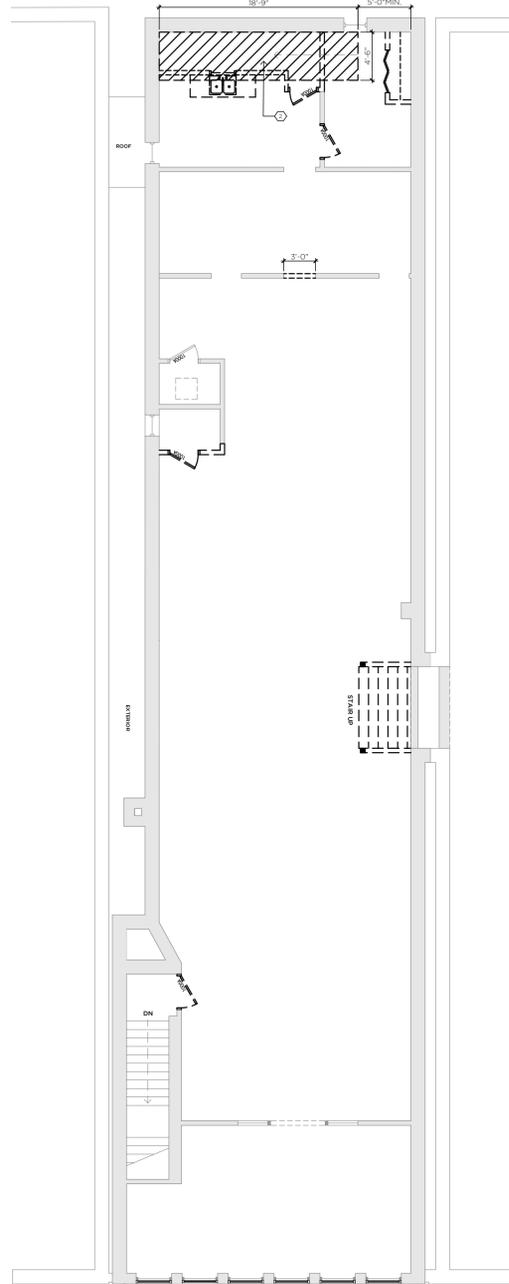
A100



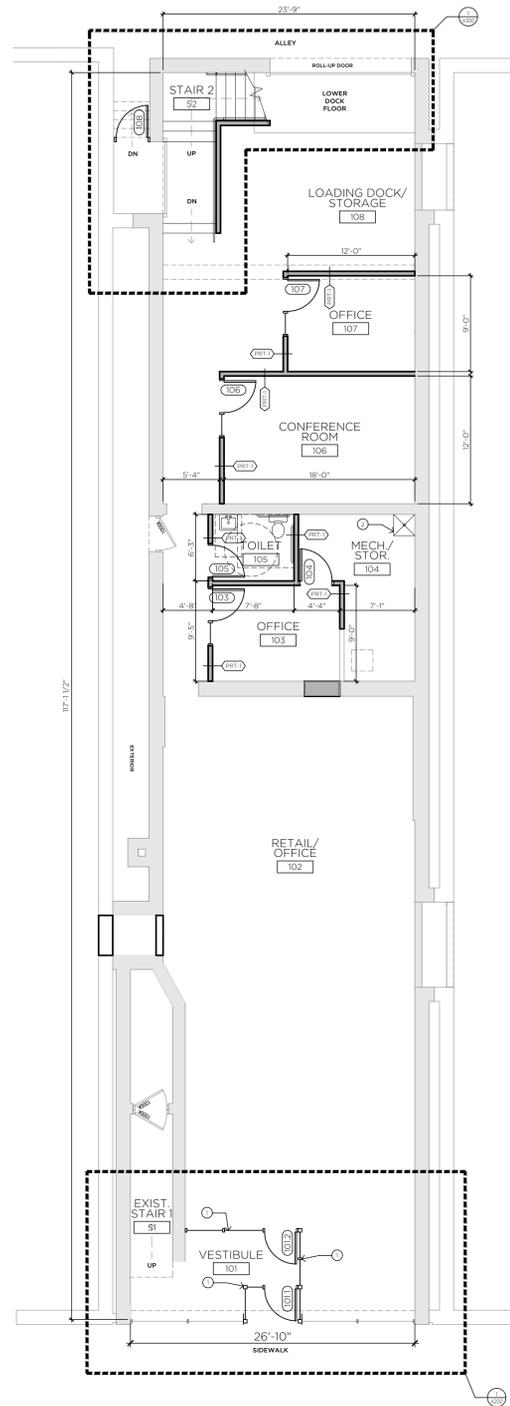
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 219 N MILWAUKEE ST  
 SUITE 630  
 MILWAUKEE WISCONSIN  
 53202  
 (414) 539 3336  
 TREDOGROUP.COM



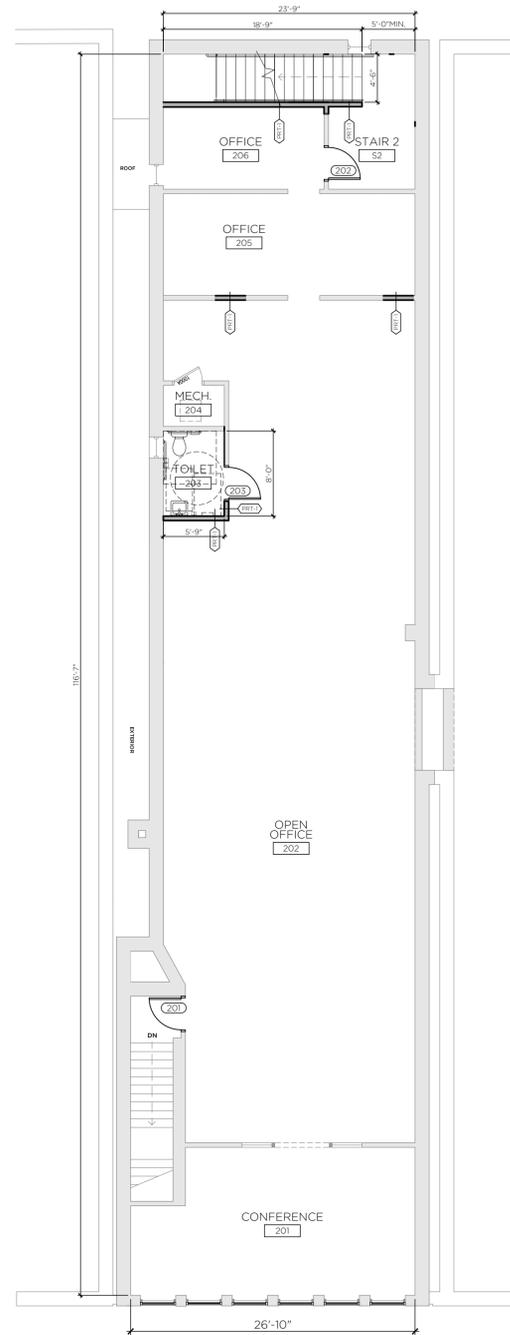
**04 SECOND FLOOR DEMOLITION PLAN** SCALE - 1/8" = 1'-0"



**03 FIRST FLOOR DEMOLITION PLAN** SCALE - 1/8" = 1'-0"



**02 SECOND FLOOR PLAN** SCALE - 1/8" = 1'-0"



**01 FIRST FLOOR PLAN** SCALE - 1/8" = 1'-0"

**DEMOLITION PLAN GENERAL NOTES**

- A. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- B. COORDINATE DEMOLITION OF LOAD BEARING WALLS, FLOORS AND COLUMNS WITH THE STRUCTURAL PLANS.
- C. VERIFY EXACT COMPOSITION OF EXISTING WALLS TO BE REMOVED.
- D. REMOVE FLOOR FINISHES, INCLUDING SETTING BED IN CERAMIC TILE AREAS, WHERE NEW FLOORING IS INDICATED IN ROOM FINISH SCHEDULE.
- E. REMOVE SUSPENDED CEILINGS AND RELATED HANGERS, OR GYPSUM BOARD/PLASTER CEILINGS WHERE NEW CEILINGS ARE INDICATED ON REFLECTED CEILING PLAN OR ROOM FINISH SCHEDULE.
- F. REMOVE ALL COLUMN FINISHES, INCLUDING GYPSUM BOARD AND FURRINGS, FROM EXISTING STRUCTURAL COLUMNS.
- G. REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS IN AREAS TO BE REMODELED (REFER TO ROOM FINISH SCHEDULE) INCLUDING BUT NOT LIMITED TO, CABINETRY, EQUIPMENT, LOCKERS, TOILET PARTITIONS, SHELVING, HOOKSTRIPS, HANDRAILS, CLOSET POLES, CHALK AND TACK BOARDS, MIRRORS, WALL AND CEILING TRIM, AND BASE.
- H. REFER TO PLUMBING, HVAC AND ELECTRICAL PLANS FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. COORDINATE WORK WITH PLUMBING, HVAC AND ELECTRICAL REQUIREMENTS.
- I. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- J. CONSTRUCT A DUST-PROOF PARTITION TO SEPARATE AREAS OF CONSTRUCTION FROM ADJACENT OCCUPIED AREAS OUTSIDE SCOPE OF CONSTRUCTION.

**DEMOLITION PLAN KEYED NOTES**

1. REMOVE EXISTING COLUMN. REFER TO STRUCTURAL DRAWINGS.
2. REMOVE EXISTING PORTION OF FLOOR FOR NEW STAIR. REFER TO STRUCTURAL DRAWINGS.
3. REMOVE EXISTING PORTION OF STOREFRONT.

**FLOOR PLAN GENERAL NOTES**

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. REFER TO SHEET XXX FOR DOOR SCHEDULES, DOOR TYPES, AND NOTES.

**FLOOR PLAN KEYED NOTES**

1. NEW STOREFRONT AT ENTRY
2. NEW MOP /SERVICE SINK

**INTERIOR PARTITION TYPE SCHEDULE GENERAL NOTES**

- A. ALL MASONRY PARTITION SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED ON FLOOR PLANS.
- B. DIMENSIONS OF PARTITIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- C. PROVIDE TYPE "X" FIRE RATED GYPSUM BOARD AT ALL FIRE RATED GYPSUM BOARD PARTITIONS.
- D. PROVIDE UL FIRE RATED CONCRETE BLOCK AT ALL FIRE RATED CONCRETE BLOCK PARTITIONS.
- E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.
- F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK OR STRUCTURAL STEEL MEMBER ABOVE.
- F. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

**INTERIOR PARTITION TYPE SCHEDULE**

- PRT-1 ACOUSTICAL WOOD STUD PARTITION
- 
- (1) LAYER 5/8" TYPE "X" GYPSUM BOARD
  - 2x4 OR 2x6 WOOD STUDS AT 16" OC WITH SOUND ATTENUATING BATT INSULATION
  - (1) LAYER 5/8" TYPE "X" GYPSUM BOARD

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DRAWING ISSUE HISTORY  
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 CONSTRUCTION SCOPE DOCUMENTS

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 20010

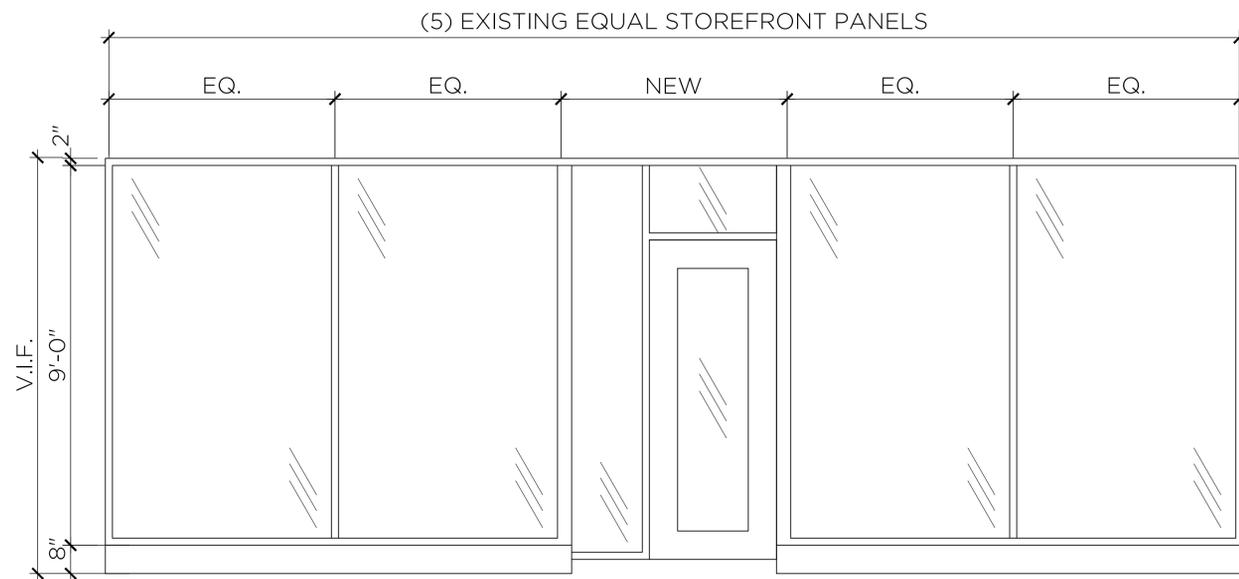
DATE  
 07-16-2020

SHEET TITLE  
 DEMOLITION + FLOOR PLANS

SHEET NUMBER

**A100**

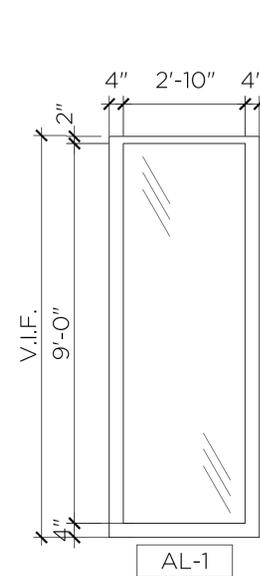
**APPROVED**  
 By Tim Askin - Milwaukee HPC at 12:22 pm, Sep 02, 2020



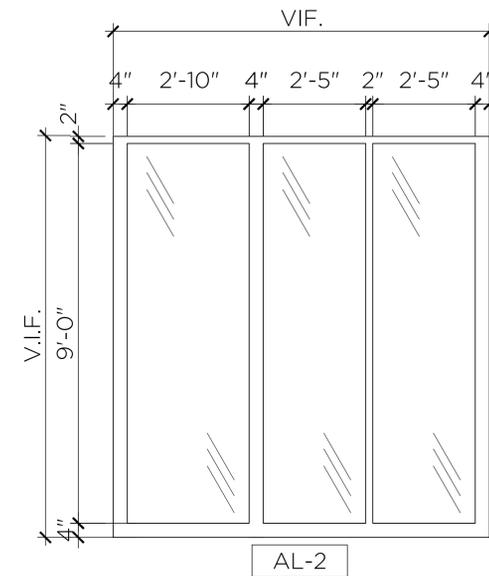
**02** STOREFRONT ELEVATION SCALE - 1/2" = 1'-0"

**NEW STOREFRONT COLOR AND PROFILE TO MATCH EXISTING.**

**NEW STOREFRONT INSTALL DOUBLE 1/4" TEMPERED GLASS. LOW E. PER TABLE 502.3 ZONE 6 REQ'D U VALUE = .45**

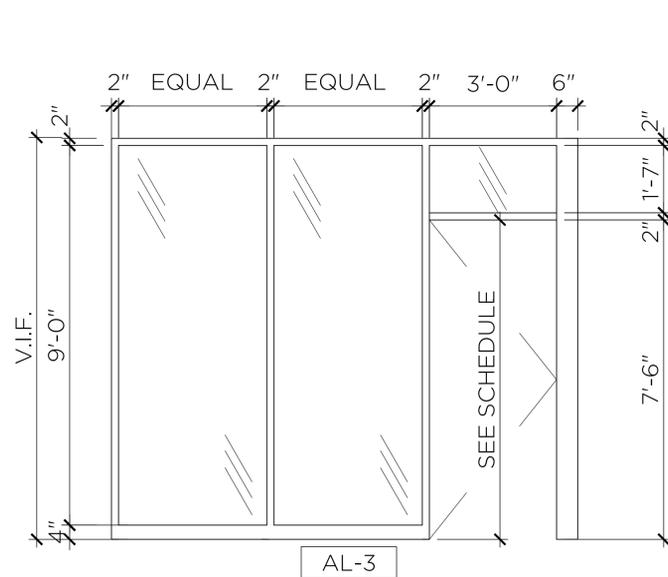


**03** STOREFRONT ELEVATION SCALE - 1/2" = 1'-0"

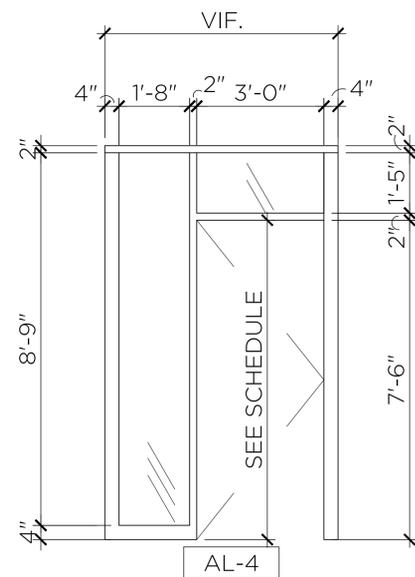


**04** STOREFRONT ELEVATION SCALE - 1/2" = 1'-0"

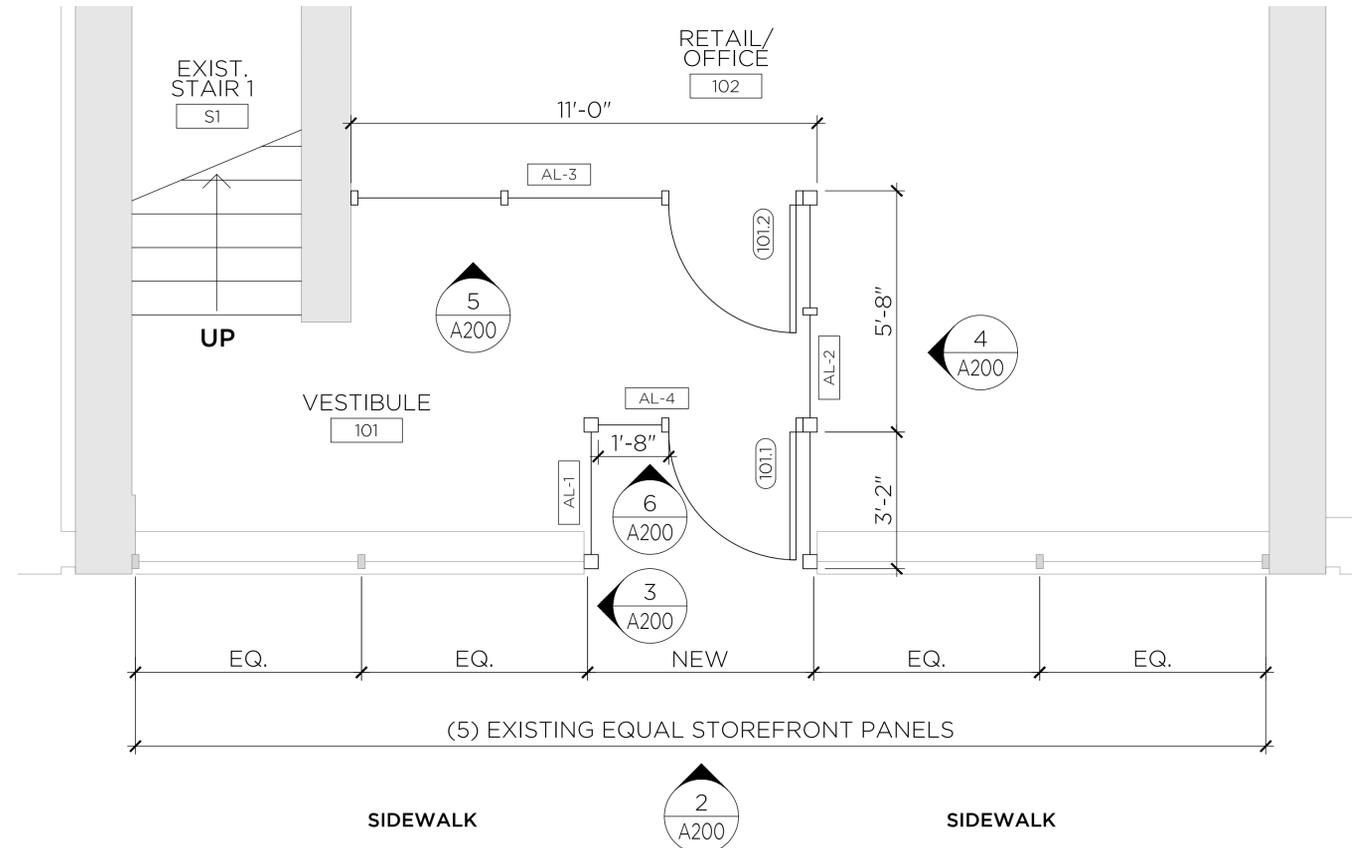
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**05** STOREFRONT ELEVATION SCALE - 1/2" = 1'-0"



**06** STOREFRONT ELEVATION SCALE - 1/2" = 1'-0"



**01** ENLARGED PLAN AT ENTRY SCALE - 1/2" = 1'-0"



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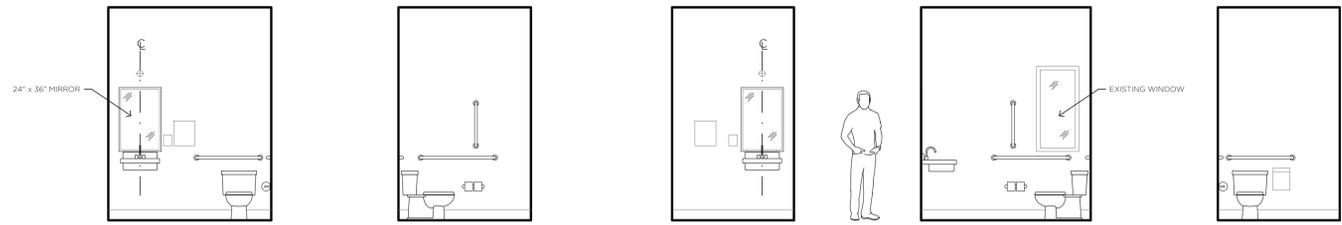
DATE  
07-16-2020

SHEET TITLE  
ENLARGED PLANS  
AND ELEVATIONS

SHEET NUMBER

**A200**

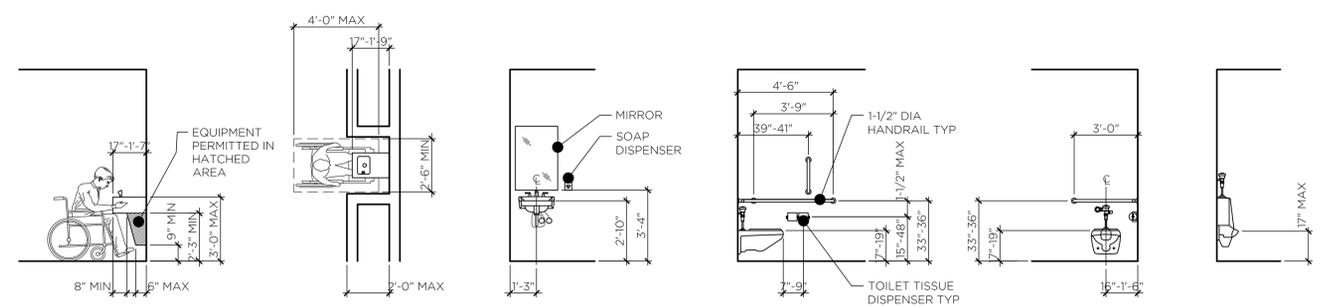




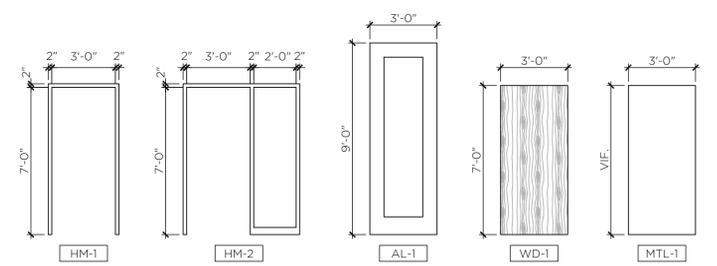
**02 TOILET 105**  
**INTERIOR ELEVATIONS** SCALE - 1/4" = 1'-0"

**01 TOILET 203**  
**INTERIOR ELEVATIONS** SCALE - 1/4" = 1'-0"

**TYPICAL MOUNTING HEIGHTS**



**DOOR AND FRAME TYPES**



**APPROVED**  
 By Tim Askin - Milwaukee HPC at 12:22 pm, Sep 02, 2020

**INTERIOR ELEVATIONS**  
**GENERAL NOTES**

- A. INTERIOR ELEVATION DIMENSIONS ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
- B. REFER TO ELEVATION A400 FOR TYPICAL MOUNTING HEIGHT ELEVATIONS.

**ARCHITECTURAL WOODWORK AND CASEWORK**  
**GENERAL NOTES**

- A. REFER TO ROOM FINISH AND MATERIAL SCHEDULE OF PLASTIC LAMINATE SELECTIONS.
- B. PROVIDE BASE, AS LISTED IN ROOF FINISH SCHEDULE AT ALL CASEWORK.
- C. PROVIDE GROMMETS IN CASEWORK COUNTERTOPS WHEREVER ELECTRICAL OR COMMUNICATIONS OUTLETS ARE INDICATED IN KNEE SPACE BELOW. VERIFY LOCATIONS IN FIELD.
- D. ROUND ALL OUTSIDE CORNERS OF COUNTERTOPS WITH MINIMUM 1-1/2" RADIUS UNLESS NOTED OTHERWISE.
- E. PROVIDE 1-1/2" (MINIMUM) FILLERS AT PERPENDICULAR JUNCTION OF ALL CABINETS AND AT PERPENDICULAR JUNCTURE WITH ADJACENT WALLS, UNLESS NOTED OTHERWISE. SCRIBE ALL EDGES AND APPLY SEALANT TO JOINTS.
- F. PROVIDE SEALANT BETWEEN BACKSPLASH / SIDESPLASH OR COUNTERTOP AND WALL.
- G. ALL SHELVING IN CASEWORK TO BE ADJUSTABLE UNLESS NOTED OTHERWISE.

**DOOR, FRAME AND HARDWARE**  
**NOTES**

- A. ALL HOLLOW METAL FRAMES TO RECEIVE PAINT: TBD
- B. ALL WOOD FRAMES TO RECEIVE PAINT: TBD
- C. ALL WOOD DOORS TO RECEIVE PAINT: TBD
- D. ALL HARDWARE FINISH: TBD
- E. ALL KEYING, LOCKING/ELECTRIFIED ACCESS COORDINATED BY GENERAL CONTRACTOR WITH OWNER.
- F. [HM] - HOLLOW METAL
- G. [AL] - ALUMINUM
- H. [WD] - WOOD
- I. [MTL] - METAL

|   |   |
|---|---|
| DOOR 101.1<br>TYPE: AL-1<br>FRAME: HM-4<br>HARDWARE: ---<br>--- | DOOR 107<br>TYPE: WD-1<br>FRAME: HM-2<br>HARDWARE: ---<br>---               |
| DOOR 101.2<br>TYPE: AL-1<br>FRAME: AL-3<br>HARDWARE: ---<br>--- | DOOR 108<br>TYPE: MTL-1<br>FRAME: HM-1<br>HARDWARE: ---<br>- PANIC HARDWARE |
| DOOR 103<br>TYPE: WD-1<br>FRAME: HM-2<br>HARDWARE: ---<br>---   | DOOR 201<br>TYPE: WD-1<br>FRAME: HM-1<br>HARDWARE: ---<br>---               |
| DOOR 104<br>TYPE: WD-1<br>FRAME: HM-1<br>HARDWARE: ---<br>---   | DOOR 202<br>TYPE: WD-1<br>FRAME: HM-1<br>HARDWARE: ---<br>- PANIC HARDWARE  |
| DOOR 105<br>TYPE: WD-1<br>FRAME: HM-1<br>HARDWARE: ---<br>---   | DOOR 203<br>TYPE: WD-1<br>FRAME: HM-1<br>HARDWARE: ---<br>---               |
| DOOR 106<br>TYPE: WD-1<br>FRAME: HM-2<br>HARDWARE: ---<br>---   |   |



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**SHEET TITLE**  
 INTERIOR ELEVATIONS  
 DOOR SCHEDULE  
**SHEET NUMBER**

**A400**