



Certificate of Appropriateness

Milwaukee Historic Preservation Commission/841 N Broadway/Milwaukee, WI 53202/phone 414-286-5722

Property **1135 W Historic Mitchell Street**

Description of work Alterations for apartment conversion per attached drawings. Approved as drawn.

Date issued 2/23/2026

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines. The following conditions apply to this certificate of appropriateness:

N/A

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations. If you require technical assistance, please contact Historic Preservation staff as follows: Phone: (414) 286-5722 E-mail: hpc@milwaukee.gov.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation
Copies to: Development Center

1135 APARTMENTS
1135 WEST HISTORIC MITCHELL STREET
MILWAUKEE, WI 53202

NEW APARTMENTS

CODE REVIEW: 2015 IBC AND IEBC
ALTERATION LEVEL 3
ALTERATION AREA: 7,192 SF PER FLOOR
21,576 SF TOTAL

USE AND OCCUPANCY: R2/ B - MIXED USE
TABLE 503.4: TYPE IIB; B AND R2 OCCUPANCY 55' /
TABLE 504.4: TYPE IIB; SPRINKLED 4 STORIES/ R2 SPRINKLED 5 STORIES
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903.2.8 GROUP R: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT
1004.2 MAXIMUM FLOOR AREA ALLOWANCES: R = 200 GROSS AT 107 OCCUPANTS,
R OCCUPANCY CONSISTS OF 14 2 BEDROOM AND 2 1 BEDROOM APARTMENTS,
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TABLE 1016.1: EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER 250 LF
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THE RUCHAM BUILDING RENOVATION
1135 WEST HISTORIC MITCHELL STREET
WAUKESHA, WI 53204

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REVISIONS

PROJECT NO. 24022.00
DATE 06/25/2024
DRAWN BY KJS
CHECKED BY KJS

SHEET CONTENTS
CODE SUMMARY
AND INDEX

SHEET
A0.1
1 OF 28

DIVISION 1 - GENERAL REQUIREMENTS

1.1 DEFINITIONS:

- 1.1.1 OWNER: AMIT
- 1.1.2 FURNISH: PURCHASE AND DELIVER MATERIAL TO JOB SITE AND LOCATE AT PROPER PLACE.
- 1.1.3 INSTALL: PLACE MATERIAL OR EQUIPMENT INTO FINAL POSITION INCLUDING ALL REQUIRED FASTENING, CUTTING, AND MECHANICAL/ELECTRICAL CONNECTIONS. INCLUDE ALL TOOLS, EQUIPMENT AND WORK REQUIRED FOR A COMPLETE INSTALLATION.
- 1.1.4 PROVIDE: FURNISH AND INSTALL COMPLETE.
- 1.1.5 AS REQUIRED, SHALL BE DEEMED TO INDICATE AN EXERCISE OF JUDGMENT. IN THE MOST OBVIOUS OF CASES, THIS SHALL BE A JUDGMENT OF THE SUBCONTRACTOR OR TRADE DOING THE WORK AS GOVERNED BY JOB CONDITIONS IN RELATION TO LOCATION AND CIRCUMSTANCES OF THE WORK TO PROVIDE A COMPLETE, GOOD QUALITY INSTALLATION. IN ALL CASES, THE FINAL EXERCISE OF JUDGMENT SHALL BE RESERVED FOR THE REPRESENTATIVE OF OWNER.

- 1.2 REMOVE DEBRIS FROM SITE ON A DAILY BASIS AND KEEP SITE "BROOM CLEAN."
- 1.3 ESTABLISH INFECTION CONTROL BARRIERS AND PROCEDURES CONSISTENT WITH THE REQUIREMENTS OF THE HOSPITAL.
- 1.4 ESTABLISH INTERIM LIFE SAFETY MEASURES AND BRIEF ALL WORKERS.
- 1.5 COORDINATE CONTROL AND LIFE SAFETY PLANS WITH OWNER.
- 1.6 MAINTAIN TRAFFIC: DO NOT CLOSE OR OBSTRUCT FLOW OF TRAFFIC IN OR ADJACENT TO THE PROJECT SITE.
- 1.7 EXECUTE WORK BY METHODS TO AVOID DAMAGE TO OTHER WORK, AND WHICH WILL PROVIDE APPROPRIATE SURFACES TO RECEIVE PATCHING AND FINISHING. EXECUTE PATCHING TO COMPLEMENT ADJACENT WORK.
- 1.8 SUBMIT OUTAGE REQUEST TO OWNER 48 HOURS IN ADVANCE OF REQUESTED OUTAGE DATE. FOLLOW FORMAT INCLUDING ATTACHING PLANS TO ILLUSTRATE NATURE OF REQUEST.
- 1.9 SUBMIT FOR OWNER APPROVAL LOGISTICS PLAN, MATERIAL STORAGE, CONSTRUCTION SCHEDULES AND SHOP DRAWINGS, CONSTRUCTION FIELD OFFICE, DUMPSTER LOCATION, ETC.
- 1.10 SUBMIT SHOP DRAWINGS FOR ITEMS BEING INSTALLED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

DIVISION 2 - SITE CONSTRUCTION

- 2.1 PROVIDE TEMPORARY DUST ENCLOSURES TO PREVENT MOVEMENT OF DIRT AND DUST INTO EXISTING FACILITIES.
- 2.2 PROVIDE FLOOR MAT OUTSIDE ANY ENTRANCE TO THE SITE FROM WITHIN THE BUILDING TO MINIMIZE THE TRACKING OF DIRT AND DUST INTO THE FACILITY.
- 2.3 PROVIDE POSITIVE EXHAUST FROM THE PROJECT SITE TO THE BUILDING EXTERIOR DURING THE REMOVAL PROCESS.
- 3.1 GENERAL CONTRACTOR AND EACH TRADE RESPONSIBLE FOR CLEANING UP THEIR OWN REFUSE AND CONSTRUCTION DEBRIS. WASTE MATERIAL TO BE REMOVED FROM THE SITE DAILY.

DIVISION 3 - CONCRETE

SEE STRUCTURAL SHEET S1 FOR CONCRETE FLOOR SLAB INFILL SPECIFICATIONS.

DIVISION 4 - MASONRY

REFER TO STRUCTURAL FOR MASONRY WORK

DIVISION 5 - METALS

- 5.1 PROVIDE METAL STUDS IN GAUGES AND IN WIDTHS AS INDICATED IN THE PARTITION TYPES AND DETAILS.

DIVISION 6 - WOOD AND PLASTICS (MILLWORK)

6.1 FINISH CARPENTRY STANDARDS:

- 6.1.1 THE ARCHITECTURAL WOODWORK INSTITUTES' (AWI) "QUALITY STANDARDS" SHALL APPLY AND BY REFERENCE IS HEREBY MADE A PART OF THIS SPECIFICATION. ANY REFERENCE TO PREMIUM, CUSTOM OR ECONOMY GRADE SHALL BE AS DEFINED IN THE LATEST EDITION OF AWI "QUALITY STANDARDS."

6.2 HIGH-PRESSURE LAMINATE

- 6.2.1 AWI QUALITY GRADE: PREMIUM.
- 6.2.2 NEMA PUBLICATION NO. LD-3-2005.
- 6.2.3 SURFACES SHALL BE HPL CONTRACTOR TO PROVIDE A STANDARD SELECTION FOR REVIEW, SELECTION AND APPROVAL.
 - A. PLASTIC LAMINATE BACKING: HIGH PRESSURE PAPER BASE LAMINATE WITHOUT A DECORATIVE FINISH; NOMINAL 0.030" THICK.
 - B. ADHESIVE: TYPE RECOMMENDED BY MILLWORK MANUFACTURER TO SUIT APPLICATION.

6.3 SOLID SURFACE

- 6.3.1 CONTRACTOR TO PROVIDE STANDARD COLOR SELECTION FOR REVIEW, SELECTION AND APPROVAL.
 - A. NOMINAL THICKNESS: 1" FINISHED THICKNESS UNLESS SHOWN OTHERWISE

6.4 CABINETS

- 6.4.1 DOOR AND DRAWER EDGES SHALL BE PLASTIC LAMINATE.
- 6.4.2 CABINETS SHALL BE CONSTRUCTED IN SUCH A MANNER THAT THEY CAN BE ATTACHED AND ANCHORED THROUGH THE BACK FRAMING WITH SCREWS.
- 6.4.3 DRAWER SUSPENSION SHALL PROVIDE A FRICTIONLESS AND NOISELESS OPERATION, AND SHALL PROVIDE FOR FULL EXTENSION, STOP AND REMOVABILITY.
- 6.4.4 FINISH HARDWARE AND ACCESSORIES REQUIRED FOR THE COMPLETE CABINET INSTALLATION SHALL BE FURNISHED BY THIS SECTION. CABINET HARDWARE SHALL INCLUDE:
 - A. PULLS - STANLEY #4484 SATIN ALUMINUM; HINGES - STANLEY #1511 SERIES;
 - B. ALUMINUM SHELF STANDARDS - STANLEY #1805.
 - C. DRAWER SLIDES - KV-1300
 - D. CABINET LOCKS - MATCH FACILITY STANDARD; FURNISH 2 KEY BLANKS PER LOCK.

- 6.4.5 CABINET COMPONENTS SHALL BE FINISHED IN PLASTIC LAMINATE COVERING AREAS EXPOSED TO VIEW. CORE SHALL BE 3/4", 5-PLY B/D GRADE OR BETTER PLYWOOD. NO PARTICLE BOARD OR COMPRESSED COMPOSITION BOARD ALLOWED.

6.4.6 ADJUSTABLE SHELVES

- A. PROVIDE 3/4" THICK SHELVING AS DETAILED, USING 3/4", 5-PLY B/D GRADE OR BETTER PLYWOOD. NO PARTICLE BOARD OR COMPRESSED COMPOSITION BOARD ALLOWED.
- B. SHELVES SHALL HAVE WHITE MELAMINE FINISH.

- 6.4.7 APPLY PLASTIC LAMINATE FINISH IN FULL UNINTERRUPTED SHEETS CONSISTENT WITH MANUFACTURED SIZES. CORNERS AND JOINTS SHALL BE HAIRLINE.

- 6.4.8 CAP EXPOSED PLASTIC LAMINATE EDGES WITH MATERIAL OF SAME FINISH AND PATTERN.

- 6.4.9 ALL FASTENINGS SHALL BE CONCEALED.

- 6.4.10 RESILIENT BASE SHALL BE INSTALLED AT TOE KICKS.

6.5 COUNTERTOPS:

- 6.5.1 FABRICATE, DELIVER AND INSTALL SOLID SURFACE COUNTERTOPS AS SHOWN ON DRAWINGS AND AS SPECIFIED.
- 6.5.2 DEPTH: AS INDICATED IN DRAWINGS
- 6.5.3 PROVIDE 4" HIGH INTEGRAL BACK AND SIDE SPLASHES, NOT LESS THAN 3/4" THICK, WHERE COUNTERTOP ABUTS WALL SURFACES.
- 6.5.4 EDGES: JOIN EDGES IN A CHEMICAL RESISTANT WATERPROOF CEMENT OR EPOXY CEMENT. CUT DRIP GROOVE ON UNDERSIDE OF OVERHANGING EDGE.
- 6.5.5 JOINTS: FABRICATE WITH JOINTS FLUSH ON TOP SURFACE, EPOXY TYPE.
- 6.5.6 USE ONE PIECE COUNTERS FOR STRAIGHT RUNS.
- 6.5.7 FABRICATE COUNTERTOPS TO OVERHANG FRONT OF CABINETS AND END ASSEMBLIES 1" EXCEPT WHERE AGAINST WALLS OR CABINETS.
- 6.5.8 OBTAIN TEMPLATE FOR FITTINGS AND COUNTERTOP CUTOUTS.

DIVISION 7 - MOISTURE AND THERMAL PROTECTION

- 7.1 FURNISH AND INSTALL RIGID AND BATT INSULATION AS CALLED OUT AND SPECIFIED.
- 7.2 PROVIDE FIRE CAULKING TO ACHIEVE A FIRE STOPPING OF ALL WALL AND FLOOR PENETRATIONS WITHIN THE PROJECT SITE OR OTHER AREAS OF THE FACILITY WHEN PURSUING UTILITIES FOR THE PROJECT.
- 7.3 PROVIDE SEALANT WORK AROUND ALL EXTERIOR AND INTERIOR OPENINGS, JOINTS AND SPACES. PROVIDE SEALANT AT BOTH SIDES OF OPENINGS WHICH NORMALLY REQUIRE SEALANTS, INCLUDING JOINTS AROUND EXTERIOR VENTS AND LOUVERS AND ALL JOINTS BETWEEN DISSIMILAR MATERIALS.

DIVISION 8 - DOORS AND WINDOWS

8.1 HOLLOW METAL WORK

- 8.1.1 MATERIALS AND FABRICATION

8.2 FRAMES

- 8.2.1 DOOR FRAMES SHALL BE 16 GAUGE, HOLLOW METAL FRAMES, FACTORY-ASSEMBLED WITH BONDERIZED, BAKED-ON PRIME COAT ON ALL ACCESSIBLE SURFACES. SIZES AND SHAPES AS DETAILED AND REQUIRED; STUD, MASONRY ANCHORS OR SPACER CLIPS AND GLAZING STOPS AS REQUIRED. EXTERIOR FRAMES, STOPS AND ACCESSORIES SHALL BE GALVANIZED STEEL.
- 8.2.2 DOOR FRAMES SHALL HAVE 5" X 10" X 7 GAUGE REINFORCEMENT FOR BUTTS, 12 GAUGE REINFORCEMENT FOR STRIKES, OVERHEAD DOOR HOLDERS, CLOSERS, AND ALL OTHER ITEMS OF HARDWARE. FRAMES OVER 42" WIDE SHALL HAVE 12 GAUGE FORMED CONTINUOUS CHANNEL FULL WIDTH OF FRAME AT HEAD.
- 8.2.3 FRAMES SHALL BE SAW-MITERED AND CONTINUOUSLY WELDED AT THE RETURN, FACE, RABBIT AND STOP. DOOR FRAMES SHALL BE PUNCHED IN AT LEAST 2 PLACES IN EACH JAMB FOR BOTH DOOR AND TRANSOM PANELS TO RECEIVE G-J 64 RUBBER SILENCERS. PROVIDE DOUBLE TEMPORARY SPREADERS AND A MINIMUM OF 2 HOLES IN FLOOR ANCHORS. KNOCKDOWN TYPE FRAMES ARE NOT ACCEPTABLE.
- 8.2.4 PROVIDE SINKAGES OR MORTISES IN ACCORDANCE WITH DETAILED HARDWARE SCHEDULE AND TEMPLATES SUPPLIED BY HARDWARE SUPPLIER. FORM ACCURATELY TO TEMPLATE SO HARDWARE WILL FIT NEATLY INTO DEPRESSIONS WITH MEMBER FLUSH UNLESS OTHERWISE INDICATED.
- 8.2.5 PROVIDE ANGLE FRAME SUPPORTS AS NEEDED.
- 8.2.6 JAMB ANCHORS: FURNISH AS REQUIRED TO SECURE FRAMES TO ADJACENT CONSTRUCTION, FORMED OF NOT LESS THAN 18 GAUGE GALVANIZED STEEL.
- 8.2.7 STUD PARTITIONS: INSERT TYPE WITH NOTCHED CLIP TO ENGAGE METAL STUD, WELDED TO BACK OF FRAMES. PROVIDE AT LEAST 4 ANCHORS FOR EACH JAMB UP TO 7'-6" DOOR HEIGHT.
- 8.2.8 PROVIDE TEMPORARY WOOD SPREADERS IN ALL DOOR FRAMES TO PREVENT BENDING, WARPING OR DISTORTING OF FRAMES.

- 8.2.5 PROVIDE ANGLE FRAME SUPPORTS AS NEEDED.

- 8.2.6 JAMB ANCHORS: FURNISH AS REQUIRED TO SECURE FRAMES TO ADJACENT CONSTRUCTION, FORMED OF NOT LESS THAN 18 GAUGE GALVANIZED STEEL.

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- 8.2.8 PROVIDE TEMPORARY WOOD SPREADERS IN ALL DOOR FRAMES TO PREVENT BENDING, WARPING OR DISTORTING OF FRAMES.

8.3 METAL DOORS

- 8.3.1 DOORS SHALL BE 1-3/4" THICK, 18 GAUGE, FULLY INSULATED FULL FLUSH WITHOUT EXPOSED SEAMS. TOP OF EXTERIOR DOORS SHALL BE FLUSH AND SEALED. DOORS SHALL BE BEVELED 1/8" IN 2" ON SIDE OPPOSITE HINGES. EXTERIOR DOORS SHALL BE GALVANIZED STEEL.
- 8.3.2 DOORS SHALL BE OF TYPES, DESIGN AND SIZES INDICATED AND REQUIRED.
- 8.3.3 ALL DOORS SHALL BE 16 GAUGE VERTICAL CHANNELS ON 6" CENTERS. HINGE AND LOCK EDGE OF DOORS SHALL HAVE CONTINUOUS CHANNELS WITH 1/8" REINFORCEMENT FOR HARDWARE, AND WITH EDGE JOINTS CONTINUOUSLY WELDED AND GROUND SMOOTH. PROVIDE 12 GAUGE REINFORCEMENT FOR ALL ITEMS OF SURFACE-APPLIED HARDWARE. PROVIDE 7 GAUGE REINFORCEMENT FOR ALL BUTT (HINGE) LOCATIONS AND DRILL AND TAP TO RECEIVE ALL ITEMS OF MORTISE HARDWARE.
- 8.3.4 ALL DOORS SHALL HAVE BONDERIZED, BAKED-ON PRIME COAT. PROVIDE REQUIRED FILLER COATS TO CONCEAL ALL SPOT WELDS. FOLLOW MANUFACTURER'S SPECIFICATIONS. BOTTOM OF DOORS SHALL BE 5/8" ABOVE HIGHEST ADJACENT FLOOR FINISH MATERIAL WITH EXTERIOR DOOR BOTTOMS 1/8" ABOVE TOP OF THRESHOLD.

- 8.3.5 CLEAN SURFACES OF FABRICATED UNITS OF MILL SCALE, RUST, OIL, GREASE, DIRT AND OTHER FOREIGN MATTER.

- 8.3.6 PRETREAT CLEANED SURFACE IN ACCORDANCE WITH SSPC-PT2, PT3 OR PT4.

- 8.3.7 APPLY SMOOTH, UNIFORM COAT OF PRIMER NOT LESS THAN 2.0 MILS DRY FILM THICKNESS.

8.4 WOOD DOORS

- 8.4.1 PROVIDE SITE-FIT AND SITE-FINISHED DOORS AS MANUFACTURED BY ALGOMA HARDWOODS INC., GRAHAM MANUFACTURING, INC., EGGERS HARDWOOD PRODUCTS CORP., MORGAN CO., MASONITE INTERNATIONAL CORP., OR APPROVED EQUIVALENT.

- 8.4.2 WHERE FIRE RESISTANCE CLASSIFICATIONS ARE SCHEDULED, PROVIDE UL LABEL ON EACH DOOR AND PANEL.

- 8.4.3 FLUSH DOORS SOLID CORE (SITE-FINISHED): COMPLY WITH WINDOW AND DOOR MANUFACTURERS ASSOCIATION (WDMA) STANDARDS I.S. 1A-21 (EXTRA HEAVY-DUTY), T.M. 7-23, T.M. 8-23, T.M. 10-23, AND T.M. 15-23.

- 8.4.4 FACE VENEERS: GRADE A, MATCH VENEER OF EXISTING ADJACENT WOOD DOORS

- 8.4.5 CROSSBANDS: ONE PIECE HIGH DENSITY FIBERBOARD (HDF)

- 8.4.6 DOOR EDGES: SAME SPECIES AS FACE VENEER. PROVIDE LAMINATED EDGE CONSTRUCTION WITH IMPROVED SCREW-HOLDING CAPABILITY AND SPLIT RESISTANCE AT HINGE STILES.

- 8.4.7 CORE: STRUCTURAL COMPOSITE LUMBER, EXCEPT WHEN MINERAL CORE IS REQUIRED FOR FIRE RATING.

- 8.4.8 THICKNESS: 1-3/4" UNLESS OTHERWISE SHOWN OR SPECIFIED.

- 8.4.9 STILES AND RAILS: STILES SHALL BE 1-3/8" TOTAL THICKNESS AND RAILS SHALL BE 1-1/8" TOTAL THICKNESS.

- 8.4.10 ADHESIVES: TYPE I ONLY

- 8.4.11 FIRE RATED DOORS: PROVIDE METAL LABELS WITH RAISED OR INCISED MARKINGS, COMPLYING WITH NFPA 252, UL 10C. LABELED BY QUALIFIED TESTING AND INSPECTION COMPANY AGENCY SHOWING FIRE RESISTANCE RATING.

- 8.4.12 UNDERCUT DOORS A MINIMUM OF 5/8" ABOVE HIGHEST ADJACENT FLOOR COVERING MATERIAL. CLEARANCE AT JAMBS AND TOP SHALL BE 3/32".

8.5 FINISH HARDWARE

- 8.5.1 MANUFACTURER: TO THE GREATEST EXTENT POSSIBLE, OBTAIN EACH KIND OF HARDWARE (LATCH AND LOCK SETS, HINGES, CLOSERS, ETC.) FROM ONLY ONE MANUFACTURER, EVEN THOUGH SEVERAL MAY BE SPECIFIED AS ACCEPTABLE.

- 8.5.2 FINISHES: IN GENERAL, FINISH SHALL MATCH EXISTING.

8.5.3 BUTT HINGES:

- A. SPECIFICATIONS ARE BASED ON HINGES MANUFACTURED BY IVES, STYLE 5BB1HW, 4-1/2" X 4-1/2".
- B. BUTT HINGES SHALL BE BALL BEARING WITH NON-REMOVABLE PINS. FURNISH UL-LISTED HINGES ON LABELED DOORS.
- C. EXTRA HEAVY DUTY BALL BEARING (HDBB): DOORS 42" WIDE OR WIDER, ALL EXTERIOR DOORS AND HIGH FREQUENCY USE DOORS.
- D. REGULAR WEIGHT BALL BEARING (BB): INTERIOR DOORS WITH CLOSERS NOT REQUIRING EXTRA-HEAVY WEIGHT TYPES.

8.5.4 CONTINUOUS HINGES:

- A. SPECIFICATIONS ARE BASED ON CONTINUOUS HINGES MANUFACTURED BY SELECT, STYLE SL24CL X LL CONCEALED GEARED HINGE, ALUMINUM.
- B. MINIMUM 0.120-INCH THICK HINGE LEAVES WITH MINIMUM OVERALL WIDTH OF 4 INCHES, FABRICATED TO FULL HEIGHT OF DOOR AND FRAME, AND TO TEMPLATE SCREW LOCATIONS.
- C. PROVIDE WITH MANUFACTURER'S CUTOUTS FOR SEPARATE MORTISED POWER TRANSFERS. WHERE THRU-WIRRE POWER TRANSFERS ARE INTEGRAL TO THE HINGE, PROVIDE HINGE WITH EASILY REMOVABLE PORTION TO ALLOW EASY ACCESS TO WIRING CONNECTION.

8.5.5 LOCKS AND LATCHES:

- A. BASIS OF DESIGN: SARGENT MORTISE LOCK, 8200 SERIES SMALL FORMAT INTERCHANGEABLE CORE HANDLES: "B" LEVER DESIGN WITH "O" ROSE DESIGN
- B. LOCKS, LATCHES AND CYLINDERS SHALL BE BY ONE MANUFACTURER.

8.5.6 KICKPLATES AND MOP PLATES:

- A. PROVIDE KICKPLATES AT PUSH SIDES OF DOORS WITH CLOSERS. PLATES SHALL BE 2" LESS THAN DOOR WIDTH. KICKPLATES SHALL BE 16" H. PLATES SHALL BE .050" THICK STAINLESS STEEL. EDGES OF ALL PLATES SHALL BE BEVELED. COUNTERSINK SCREW HOLES AND PROVIDE STAINLESS STEEL WOOD SCREWS.
- B. MATERIALS AS MANUFACTURED BY IVES, OR APPROVED EQUAL.

8.5.7 STOPS AND BUMPERS:

- A. PROVIDE WHEREVER OPENED DOOR STRIKES ON ANY PART OF BUILDING CONSTRUCTION AND AS SCHEDULED.
- B. WHERE FLOOR OR WALL STOPS ARE NOT APPLICABLE, FURNISH MORTISE TYPE OVERHEAD HOLDER/STOPS.

8.5.8 OVERHEAD CLOSERS:

- A. SHALL BE AS MANUFACTURED BY LCN OR APPROVED EQUAL.
- B. CLOSER SHALL HAVE MINIMUM 50 PERCENT ADJUSTABLE CLOSING FORCE OVER MINIMUM VALUE FOR THAT CLOSER, AND HAVE ADJUSTABLE HYDRAULIC BACK CHECK EFFECTIVE BETWEEN 60 DEGREES AND 85 DEGREES OF DOOR OPENING.
- C. PROVIDE MULTI-SIZED CLOSERS, SIZES 1 THROUGH 6, EXCEPT WHERE MULTI-SIZE CLOSER IS NOT AVAILABLE FOR THE REQUIRED APPLICATION.
- D. MATERIAL OF CLOSER BODY SHALL BE FORGED OR CAST.
- E. ARM AND BRACKETS FOR CLOSERS SHALL BE STEEL, MALLEABLE IRON, OR HIGH STRENGTH DUCTILE CAST IRON.
- F. CLOSERS SHALL HAVE FULL SIZE METAL COVERS; PLASTIC COVERS WILL NOT BE ACCEPTED.
- G. PROVIDE PARALLEL ARM CLOSERS WITH HEAVY DUTY RIGID ARM.

8.5.9 RUBBER SILENCERS:

- A. GLYNN JOHNSON GJ-64 AT ALL HOLLOW METAL FRAMES.

8.5.10 SCREWS AND FASTENINGS:

- A. FURNISH PHILLIPS HEAD SCREWS AND BOLTS FOR ALL ITEMS OF HARDWARE WITH 5% SURPLUS FOR EACH TYPE OF SCREW AND FASTENER.

8.5.11 HARDWARE SETS:

- A. SEE DOOR SCHEDULE ON SHEET A601.

DIVISION 9 - FINISHES

- 9.1 PROVIDE DRAW DOWN SAMPLES OF FINISHED PAINTS AS SELECTED BY ARCHITECT.
 - A. PRIME ALL WALLS WITH ONE COAT. PROVIDE SHOP DRAWINGS FOR APPROVAL. COLOR AS CHOSEN BY ARCHITECT.
 - B. PROVIDE TWO FINISH COATS; FINAL COAT TO HAVE A SAND TEXTURE - TO WALL AND CEILINGS. PROVIDE SHOP DRAWINGS OF FINAL MATERIALS TO BE USED. COLOR AS CHOSEN BY ARCHITECT
 - C. METAL SURFACES SHOULD BE SHOP PRIMED AND RECEIVE TWO FINISH COATS IN THE FIELD
 - D. WOOD DOORS TO BE PREPARED TO RECEIVE A STAIN AND VARNISH AND SEAL COAT. FINISH COLOR TO BE CHOSEN BY ARCHITECT.

DIVISION 211 - AUTOMATIC SPRINKLER SYSTEMS AND STANDPIPES

The system shall be designed and installed in accordance with NFPA 13. Pipe sizes shall be determined by hydraulic calculation. Design all portions of the sprinkler system within the area of work indicated on the drawings including locating sprinklers, piping and equipment. The design of the sprinkler system shall be based on hydraulic calculations.

CONTRACTOR TO PROVIDE SHOP DRAWINGS AND LAYOUT OF SYSTEM FOR REVIEW BY ARCHITECT AND SHOULD BE SUBMITTED TO THE GOVERNING AUTHORITIES FOR PLAN REVIEW AND APPROVAL.

FURNISH, INSTALL AND CONNECT AND TEST SYSTEM AS DESIGNED AND APPROVED BY THE GOVERNING AUTHORITIES.

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ARCHITECT:
KEITH SCHULTZ, AIA, ASID



REVISIONS

PROJECT NO. 24022.00
DATE 06/25/2024
DRAWN BY KJS
CHECKED BY KJS

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SPECIFICATIONS

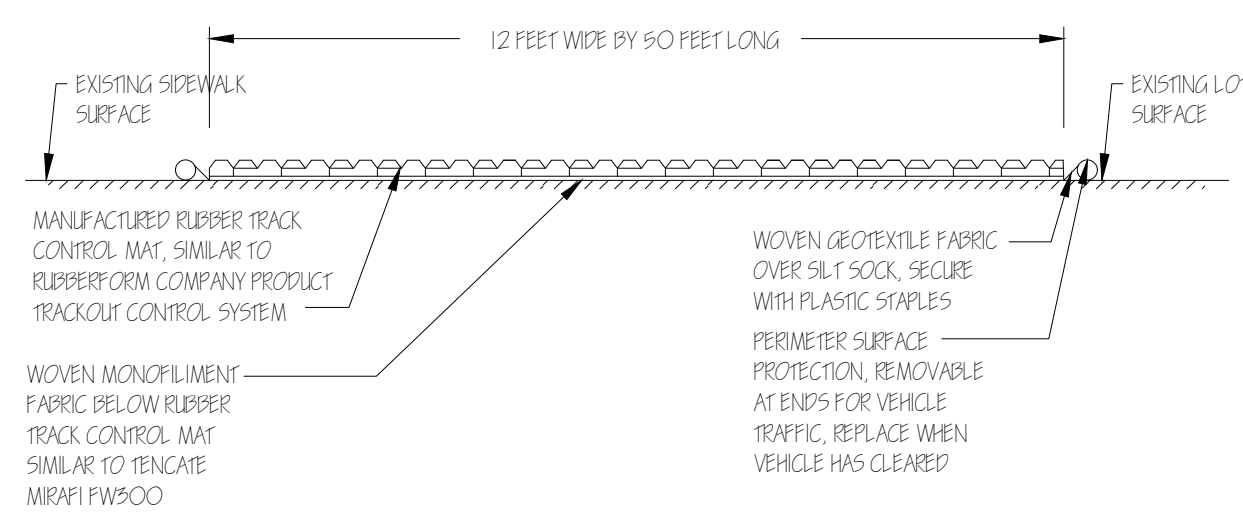
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THE RUCHAM BUILDING RENOVATION
1135 WEST HISTORIC MITCHELL STREET
WAUKESHA, WI 53204

WEST HISTORIC MITCHELL STREET

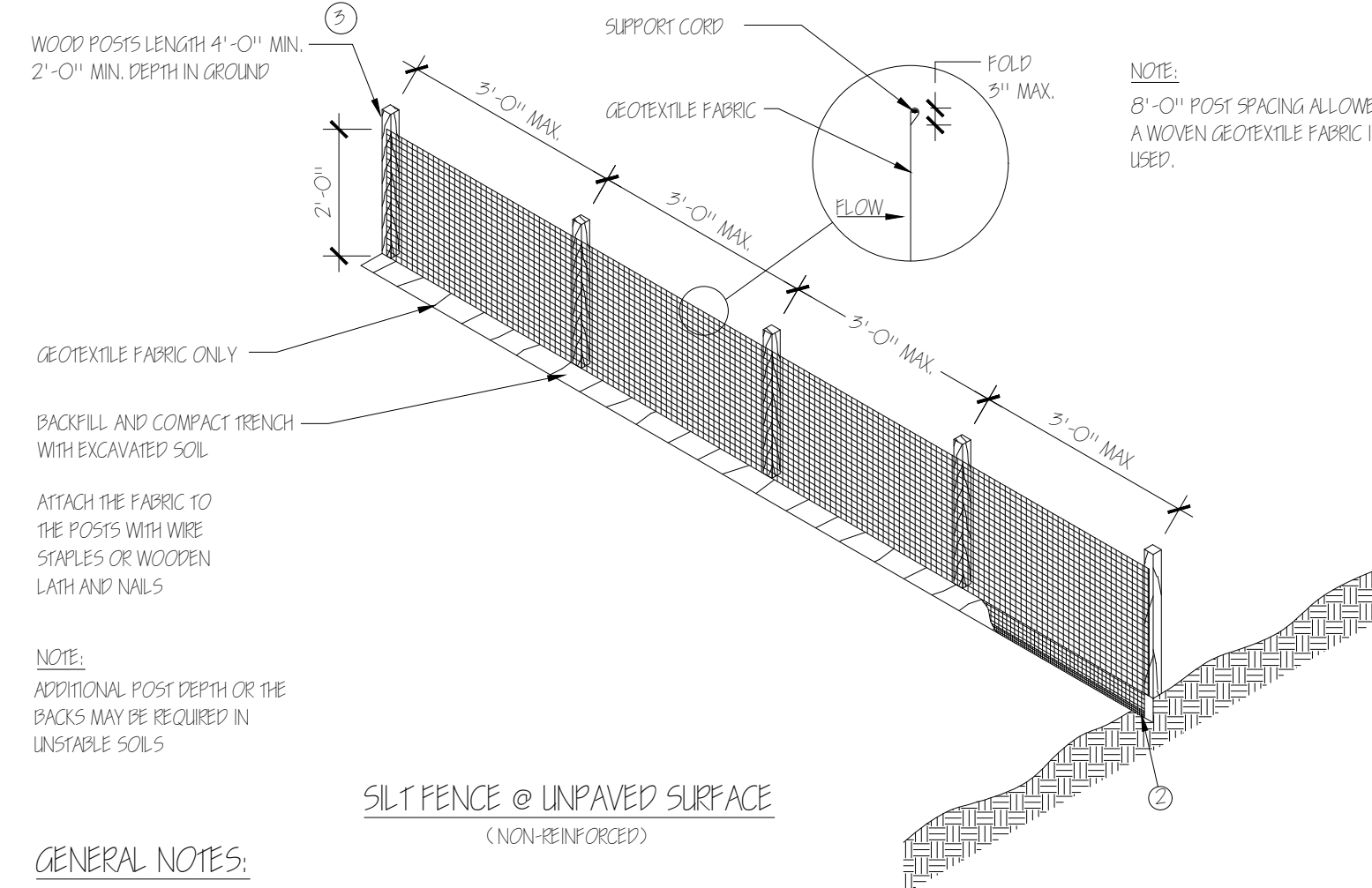


- GENERAL NOTES FOR TYPICAL STONE TRACKING PADS:**
- CONSTRUCTION ENTRANCE TRACKOUT CONTROLS MUST BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
 - THE AGGREGATE FOR THE CONSTRUCTION ENTRANCE SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE FOLLOWING GRADATION, LISTED BY SIEVE SIZE IN INCHES (CRESENT BY WEIGHT PASSING): 5" (100% PASSING), 2.5" (90-100% PASSING), 1.5" (25-60% PASSING), 5/8" (10-20% PASSING), AND 3/8" (0-5% PASSING).
 - UNDERLAY THE STONE TRACKING PAD WITH GEOTEXTILE FABRIC TO MINIMIZE MIGRATION OF UNDERLYING SOIL INTO THE STONE. SELECT FABRIC TYPE OR GEOTEXTILE FABRIC BASED ON SOIL CONDITIONS AND VEHICLE LOADS. UNDERLAY IS REQUIRED AND SHALL BE INCLUDED IN CONSTRUCTION ENTRANCE COSTS.
 - INSTALL THE STONE TRACKING PAD TO ENSURE VEHICLES THAT DRIVE OVER EXPOSED SOIL EXIT ALONG THE FULL LENGTH OF THE PAD.
 - AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK, DO NOT COMPACT, GRIND, OR CAUSE SMOOTHERING OF TRACKING PAD SURFACE.
 - INSTALL THE TRACKING PAD ACROSS THE FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED LANE WITH DRAINAGE SURFACE AT LEAST 12 FEET WIDE.
 - SURFACE WEIBERS MUST BE PREVENTED FROM PASSING THROUGH THE CONSTRUCTION ENTRANCE. FLOWS SHALL BE DIVERTED AWAY FROM THE CONSTRUCTION ENTRANCE OR CONVEYED UNDER AND AROUND BY USE OF A CULVERT, PASSAGE UNDER OR OTHER PRACTICES AS APPROVED BY THE CONSTRUCTION ENGINEER.
 - RUNOFF FROM TRACKING PAD MUST BE DIRECTED TO SEDIMENT CONTROL PRACTICES.
 - MAINTAIN ACCESSIBLE, ROUGH SURFACE BY SCOWING, LOOSENING, OR TOP-PRESSING WITH ADDITIONAL AGGREGATE.
 - AN ALTERNATE TRACKOUT CONTROL DEVICE MUST MEET THE REQUIREMENTS OF WISCONSIN FOR TRACKOUT CONTROL PRACTICES (105.17) AND HAVE APPROVAL OF CITY OF EDGEMOND ENGINEERING PRIOR TO IMPLEMENTATION.
 - FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
 - REMOVE MUD, DIRT, STONE, AND ALL CONSTRUCTION RELATED MATERIAL FROM VEHICLE BEFORE EXITING CONSTRUCTION SITE.
 - CLEAN CONSTRUCTION SITE DAILY FOR ANY LOOSE MUD, DIRT, STONE OR CONSTRUCTION MATERIAL.
 - VEHICLE TRACKING PADS REQUIRE CONTINUOUS MONITORING, ESPECIALLY DURING AND AFTER RAIN EVENTS AND DURING SNOWMELT, DUE TO THE RISKS POSED BY MUD, SOIL, AND OTHER DEBRIS ON ROADWAYS.
 - CHECK CONTROLS FOR MUD AND SOIL DEPOSITS ON OFF-SITE ROADS AND OTHER AREAS.
 - INSPECT SEDIMENT DEPOSITION AREA FOR ACCUMULATIONS THAT AFFECT EXIT PAD PERFORMANCE.
 - ENSURE THAT EXIT PAD AREA HAS POSITIVE DRAINAGE TOWARD TREATMENT BMP DEVICE / AREA.
 - INSPECT EXIT PAD DRAINAGE DITCH OR SWALE TO ENSURE PROPER VEGETATION OR OTHER STABILIZATION.
 - DURING COLD WEATHER, MONITOR ANY SNOW-INDUCED ICE BUILDUP ON OFF-SITE PAVED SURFACES.

2 TRACK PAD DETAIL AND NOTES
SCALE: N.T.S.

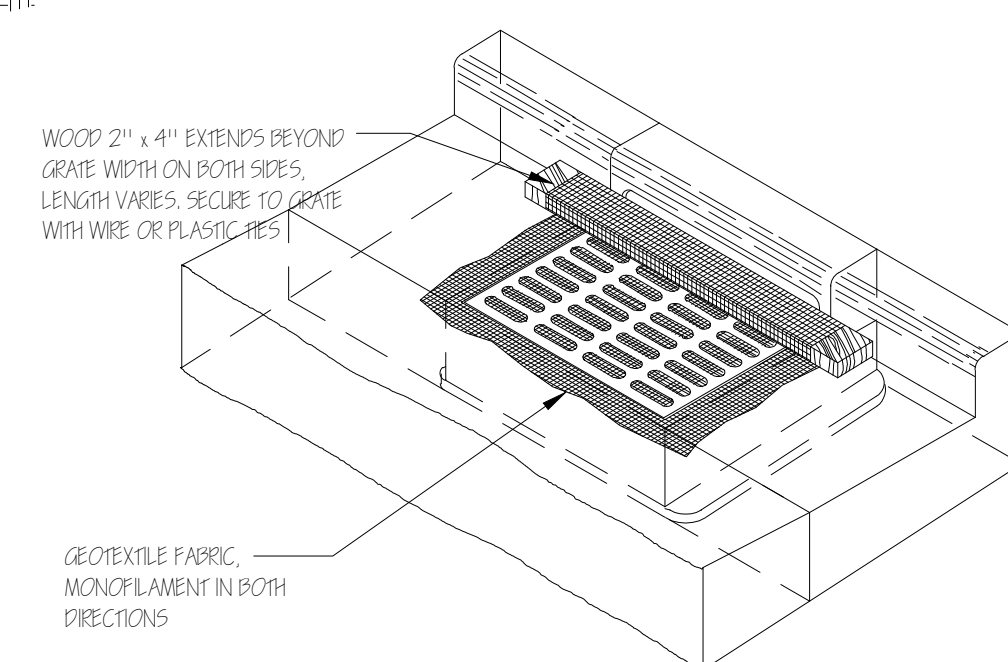
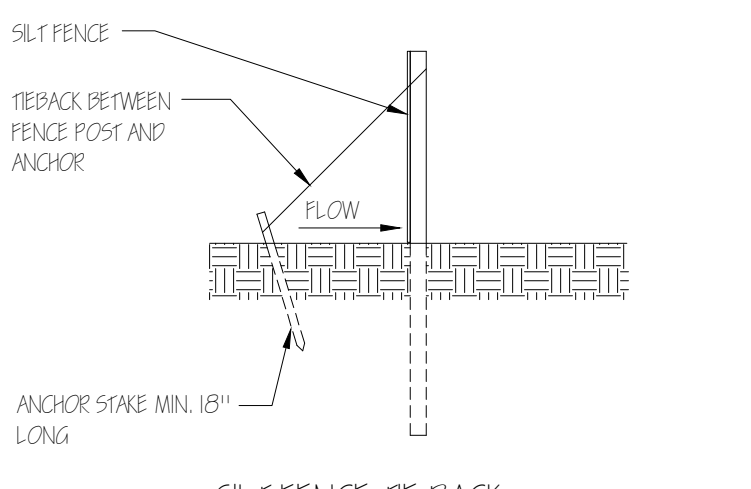
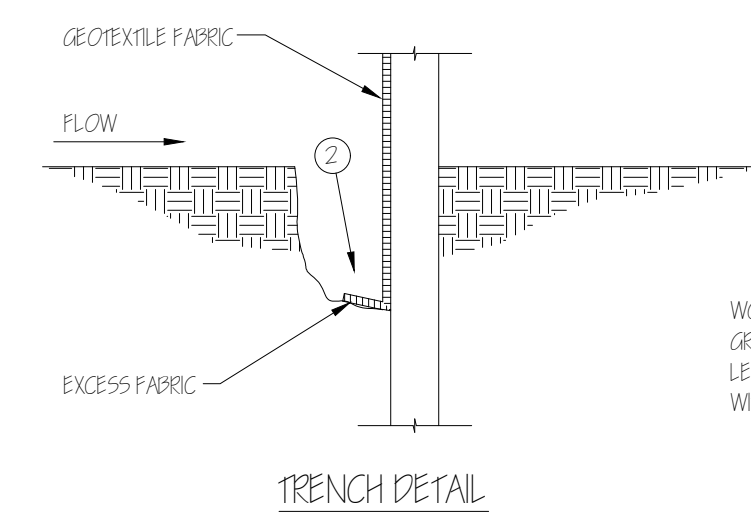
- CONSTRUCTION SEQUENCE:**
- OBTAIN PERMITS FOR SITE WORK.
 - EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED OR INSTALLED BEFORE LAND-DISTURBING CONSTRUCTION ACTIVITIES BEGIN.
 - EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION.
 - FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND-DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
 - CONSTRUCT TRACK PAD.
 - REMOVE EXISTING CONCRETE AS NOTED.
 - CLARE SITE/ BUILDING FRAGMENTS AS NECESSARY AND NOTED.
 - COORDINATE SURVEY POINTS TO WISCONSIN AND COUNTY COORDINATES. SET STAKES.
 - INSTALL SILT FENCE BASED ON STAKING.
 - THE CONTRACTOR'S SUPERVISOR WILL "STAKE-OUT" PROPOSED FEATURES OF THE PROJECT USING VARIOUS FORMS OF FIELD MARKERS, INCLUDING BUT NOT LIMITED TO WOODEN STAKES, PLY NAILS, REDDON FLAGS, AND PAINT. THE SUPERVISOR WILL SET FIELD MARKERS TO LOCATE THE BUILDING, THE CURB, AND ALL SITE FEATURES INCLUDING PROPOSED ELEVATIONS.
 - ADD UTILITIES GAS AND WATER LINES, UTILITIES, OVERHEAD AND UNDERGROUND POWER, CABLE, AND TELEPHONE THAT INTERFERE WITH PROPOSED FEATURES OF THE PROJECT WILL BE RELOCATED BY EACH RESPECTIVE UTILITY OWNER.
 - REVIEW EROSION CONTROL PERFORMANCE STANDARDS.
 - PHASE I IMPLEMENTATION OF EFFECTIVE, PRACTICABLE EROSION CONTROL MEASURES INSTALLED BEFORE FOUNDATION WORK STARTS.
 - MAINTAIN EROSION CONTROL MEASURES.
 - PREVENT SOIL FROM BEING TRACKED ONTO STREETS BY VEHICLES.
 - SETUP CONCRETE WASH AREAS BEFORE FOUNDATION CONCRETE WORK BEGINS.
 - POUR FOOTINGS AND FOUNDATIONS.
 - FORM AND POUR CURB AND GUTTERS.
 - FILL INSIDE FOUNDATION.
 - CONSTRUCT ADDITION.
 - FINAL GRADE THE LOT.
 - POUR BUILDING FLOOR.
 - SET BASE FOR PARKING LOT.
 - FINAL TOP CORNER FOR PARKING LOT.
 - REMOVE TRACK PAD AND FRESHENITY.
 - REMOVE SILT FENCE AND ALL BMP EROSION CONTROL DEVICES.
 - STRIP PARKING LOT.
 - LANDSCAPE DEVELOPMENT.
 - IF WINTER SUSPENSION IS REQUIRED: WINTER DORMANT INSPECTION REQUIREMENTS. WHEN A PERMITTED CONSTRUCTION SITE IS SHUT DOWN AND DORMANT OVER THE WINTER SEASON, THE APPLICANT SHALL BE EXEMPT FROM WINTER INSPECTIONS AS REQUIRED IN SEC. 10.02 (5) (3) UPON APPROVAL OF THE ADMINISTRATIVE AUTHORITY. IN ORDER FOR A PERMITTED SITE TO BE CLASSIFIED AS WINTER DORMANT, THE APPLICANT MUST INSTALL EROSION CONTROL MEASURES TO THE SATISFACTION OF THE ADMINISTRATIVE AUTHORITY. PROVIDE AN INSPECTION OF THESE MEASURES AND THEN CEASE ALL CONSTRUCTION ACTIVITIES EXCEPT FOR MAINTENANCE ACTIVITIES. ONCE A SITE IS CLASSIFIED AS WINTER DORMANT BY THE ADMINISTRATIVE AUTHORITY, INSPECTIONS ARE ONLY REQUIRED WITHIN TWENTY-FOUR (24) HOURS OF A RAIN OR SNOW EVENT AS DETERMINED BY THE ADMINISTRATIVE AUTHORITY. IF AT ANY TIME THE CONSTRUCTION RESUMES OR AN EROSION CONTROL FAILURE OCCURS AT THE SITE, THE SITE SHALL LOSE THE WINTER DORMANT CLASSIFICATION AND THE APPLICANT MUST RESUME NORMAL INSPECTION REQUIREMENTS. THE WINTER DORMANT CLASSIFICATION ONLY APPLIES TO INSPECTIONS REQUIRED AND AT NO TIME DOES THE WINTER DORMANT CLASSIFICATION EXEMPT THE APPLICANT FROM ANY OTHER PERMITS THE APPLICANT MAY HAVE OBTAINED SUCH AS ROCK COUNTY OR WISCONSIN DISTURBANCE PERMITS.

3 GENERAL CONSTRUCTION SEQUENCE NOTES
SCALE: N.T.S.



- GENERAL NOTES:**
- DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.
- HORIZONTAL BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
 - TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD FABRIC TO THE TRENCH AND BACKFILL AND CONTACT TRENCH WITH ENHANCED SOIL.
 - WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/2" x 1 1/2" x 8' OF OAK OR HICKORY.

4 TEMPORARY SILT FENCE
SCALE: 1/8" = 1'-0"



- INSTALLATION NOTES:**
- STAY EXCESS FABRIC IN THE FLOW LINE TO WITHIN 5" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEAM FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
 - WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
 - FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
 - FOR INLET PROTECTION, CURB TYPE, AN ADDITIONAL 10" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB POST OPENING.

5 INLET SEDIMENT BARRIER
SCALE: 1/8" = 1'-0"

SOUTH 12TH STREET

N07°01'02"E 120.90'

EXISTING BUILDING

12' PUBLIC ALLEY

N88°28'02"E 140.04'

S88°25'29"W 140.15'

S001°56'E 120.79'

CONCRETE
4" WOOD WALK

CONCRETE
2 STORY BRICK BUILDING

1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

DEMOLITION NOTES

- REMOVE EXISTING ASPHALT
- REMOVE EXISTING AC PAD, DISCONNECT CONDENSER, REMOVE
- EXISTING LANDSCAPING AND PENDING TO REMAIN

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REVISIONS

PROJECT NO. 24022.00
DATE 06/25/2024
DRAWN BY KJS
CHECKED BY KJS

SHEET CONTENTS
EXISTING SITE PLAN
DEMOLITION

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SOUTH 12TH STREET

N0°01'02"E 120.90'

EXISTING BUILDING

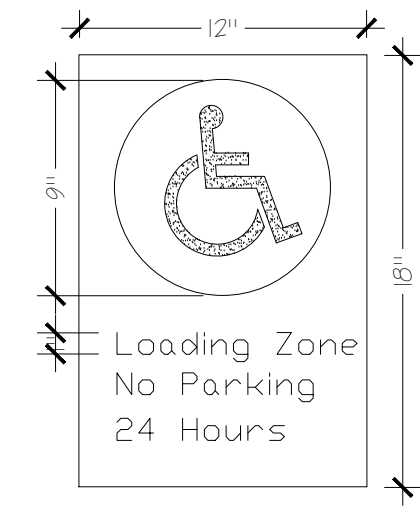
12' PUBLIC ALLEY

N88°28'02"E 140.04'

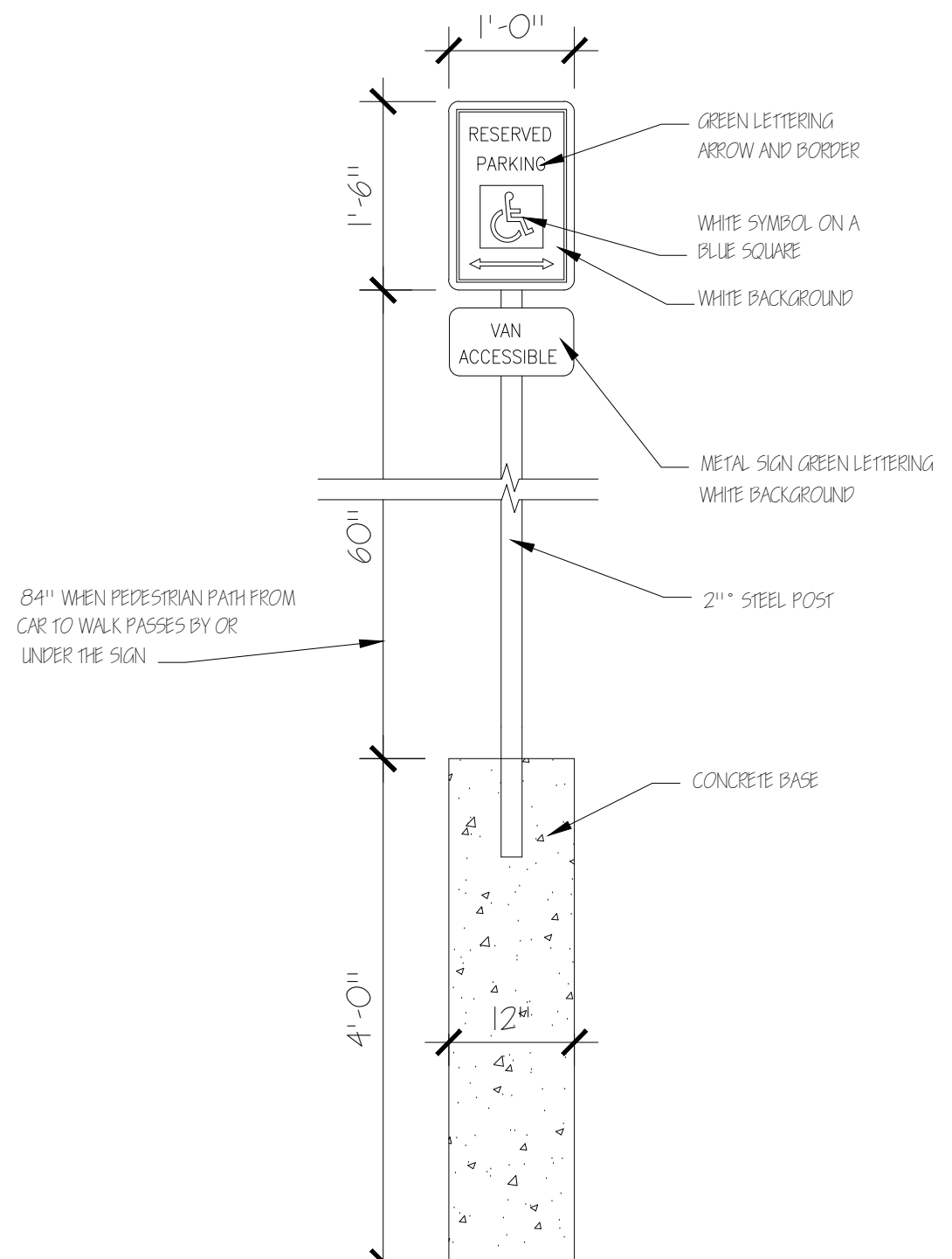
S88°25'29"W 140.15'

S0°01'56"E 120.79'

2 STORY BRICK BUILDING

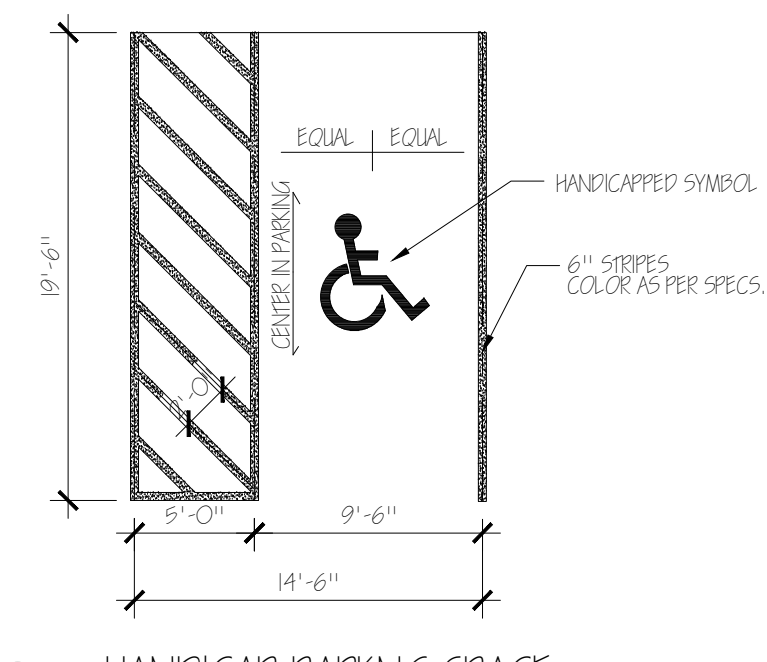


2 HANDICAP PARKING SIGNAGE
SCALE: 1/2" = 1'-0"

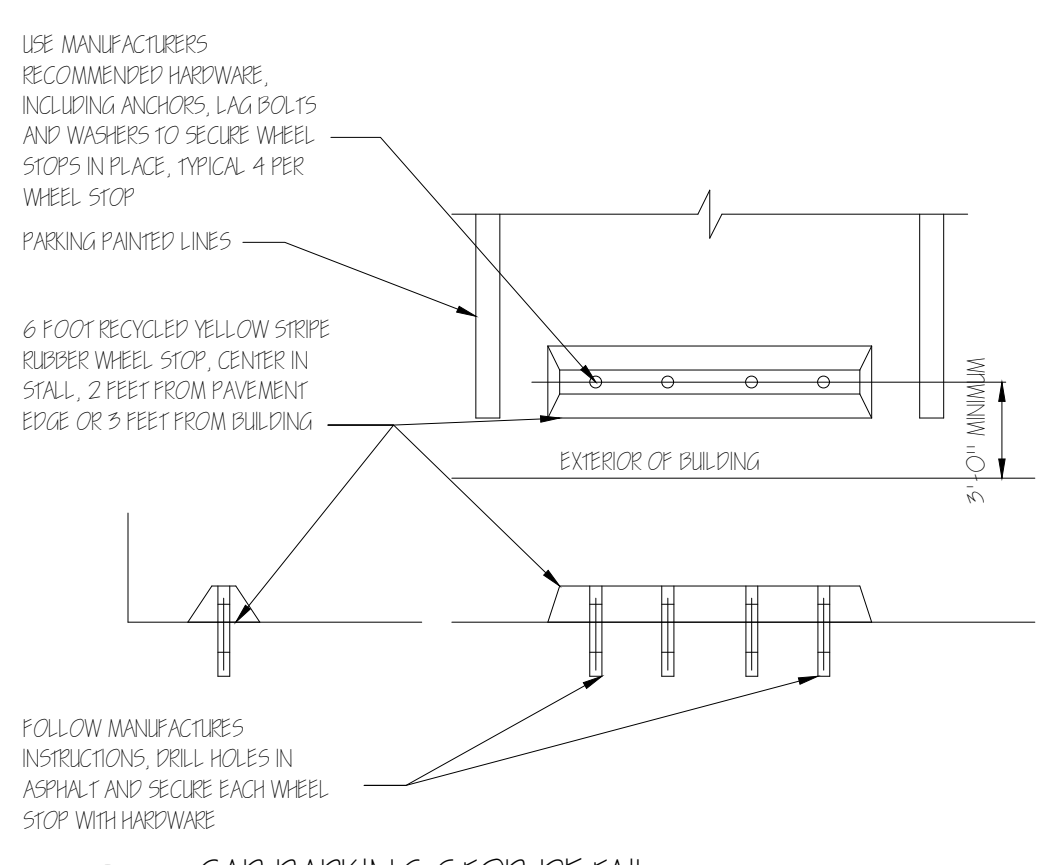


3 ACCESSIBLE PARKING SIGNAGE
SCALE: 3/4" = 1'-0"

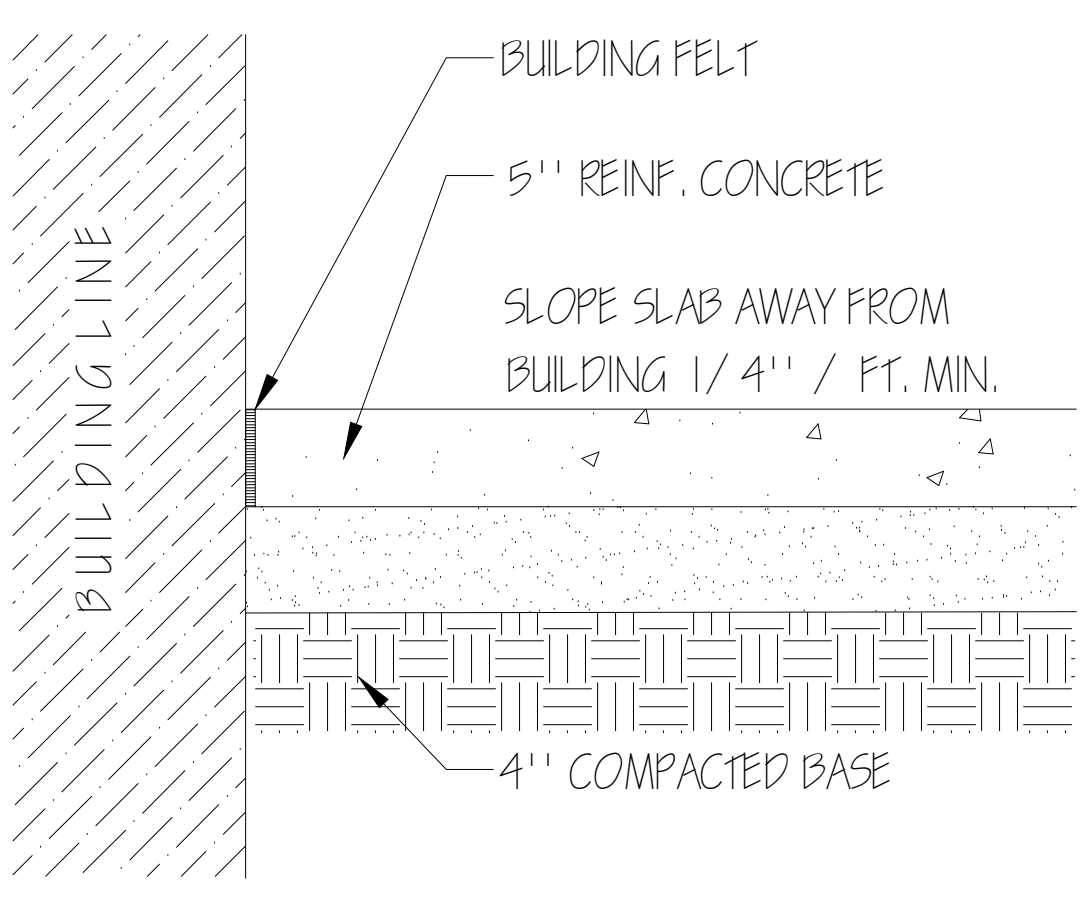
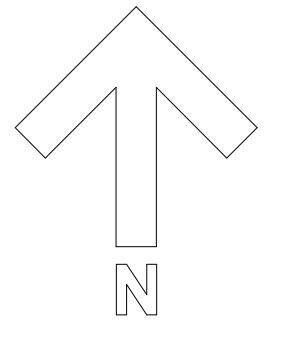
1 REVISED SITE PLAN
SCALE: 1/8" = 1'-0"



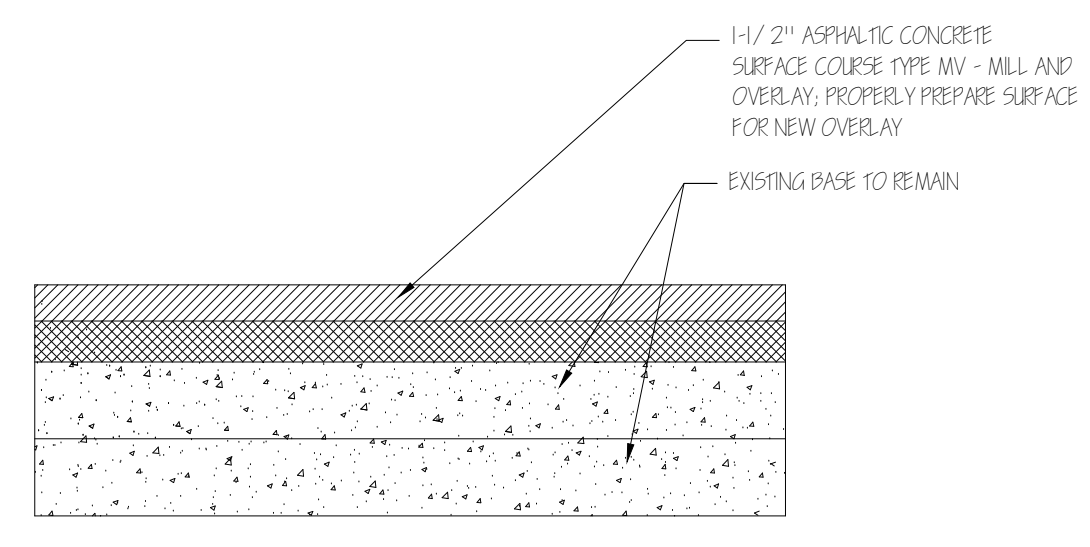
4 HANDICAP PARKING SPACE
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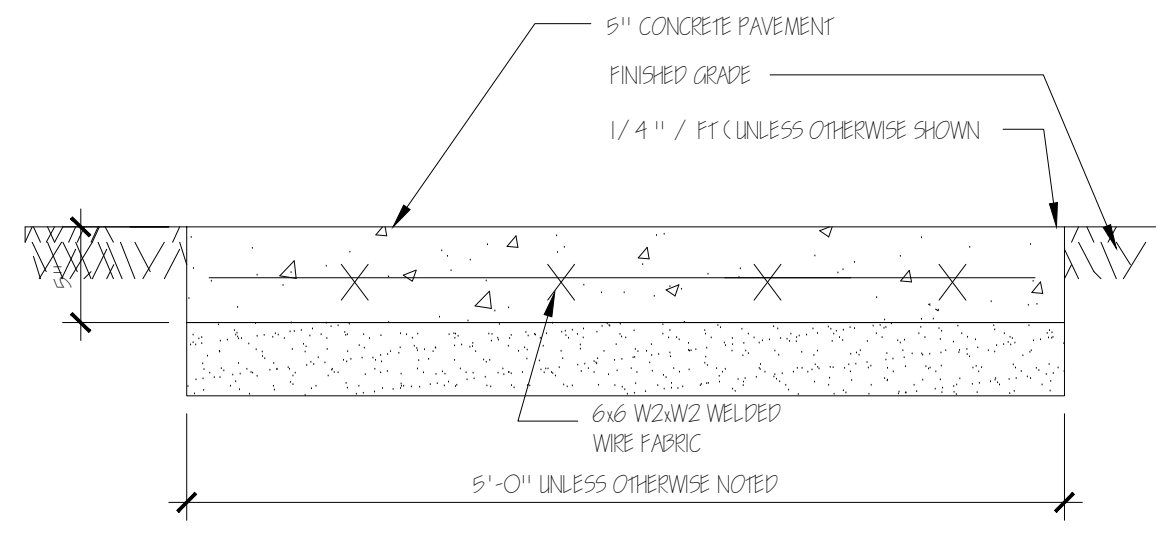
5 CAR PARKING STOP DETAIL
SCALE: N.T.S.



6 JOINT AT BUILDING
SCALE: 1/2" = 1'-0"



7 ASPHALT LOT MILL AND OVERLAY
SCALE: 1/2" = 1'-0"



8 SIDEWALK DETAIL
SCALE: 1/2" = 1'-0"

- CONSTRUCTION NOTES:
- 1 POUR NEW ASPHALT SURFACE
 - 2 NEW PARKING SPOTS
 - 3 NEW CONCRETE STOOP AND RAMP
 - 4 NEW STEEL STAIRCASE

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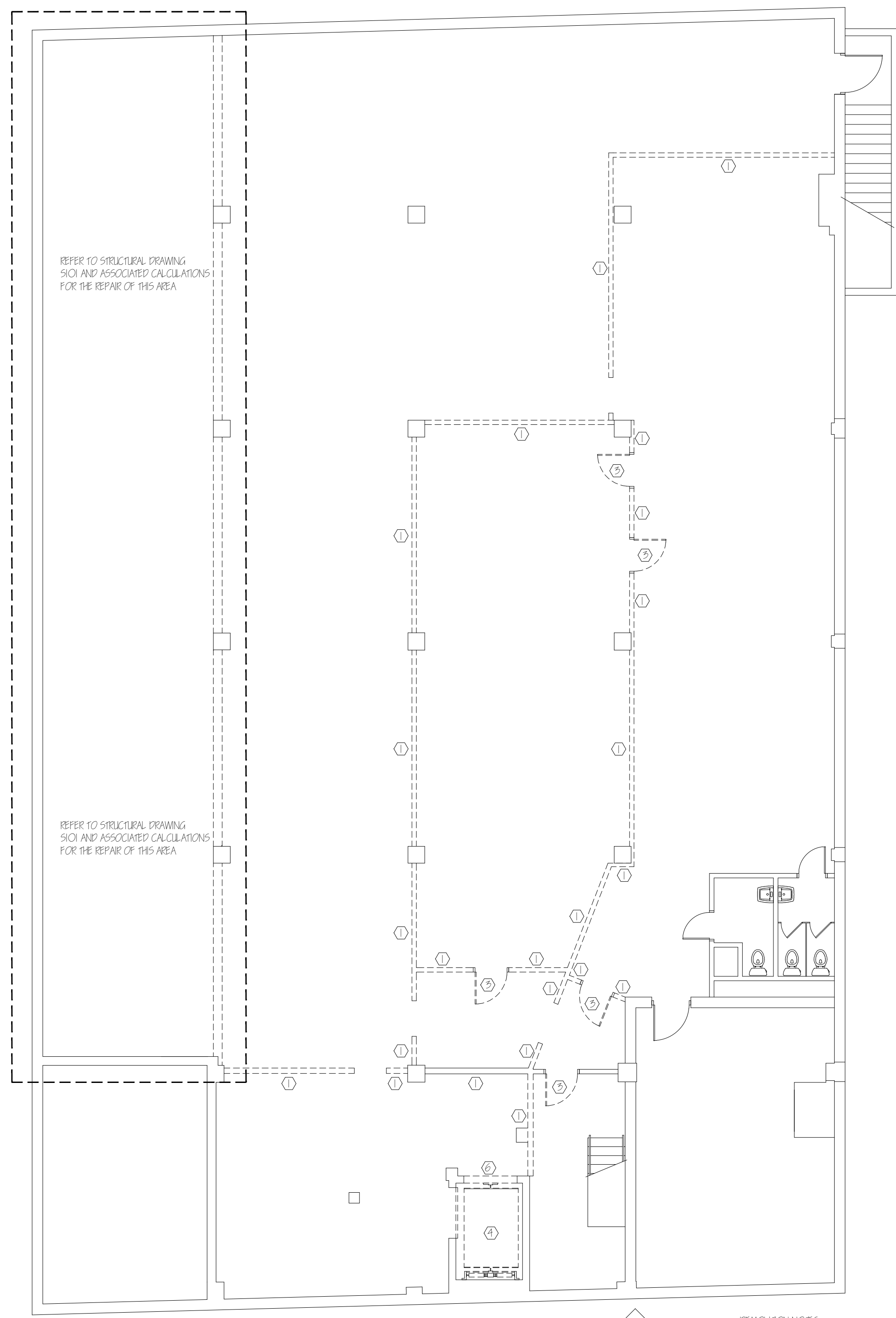
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 EXISTING FLOOR PLANS
 ELEVATIONS DEMOLITION

SHEET

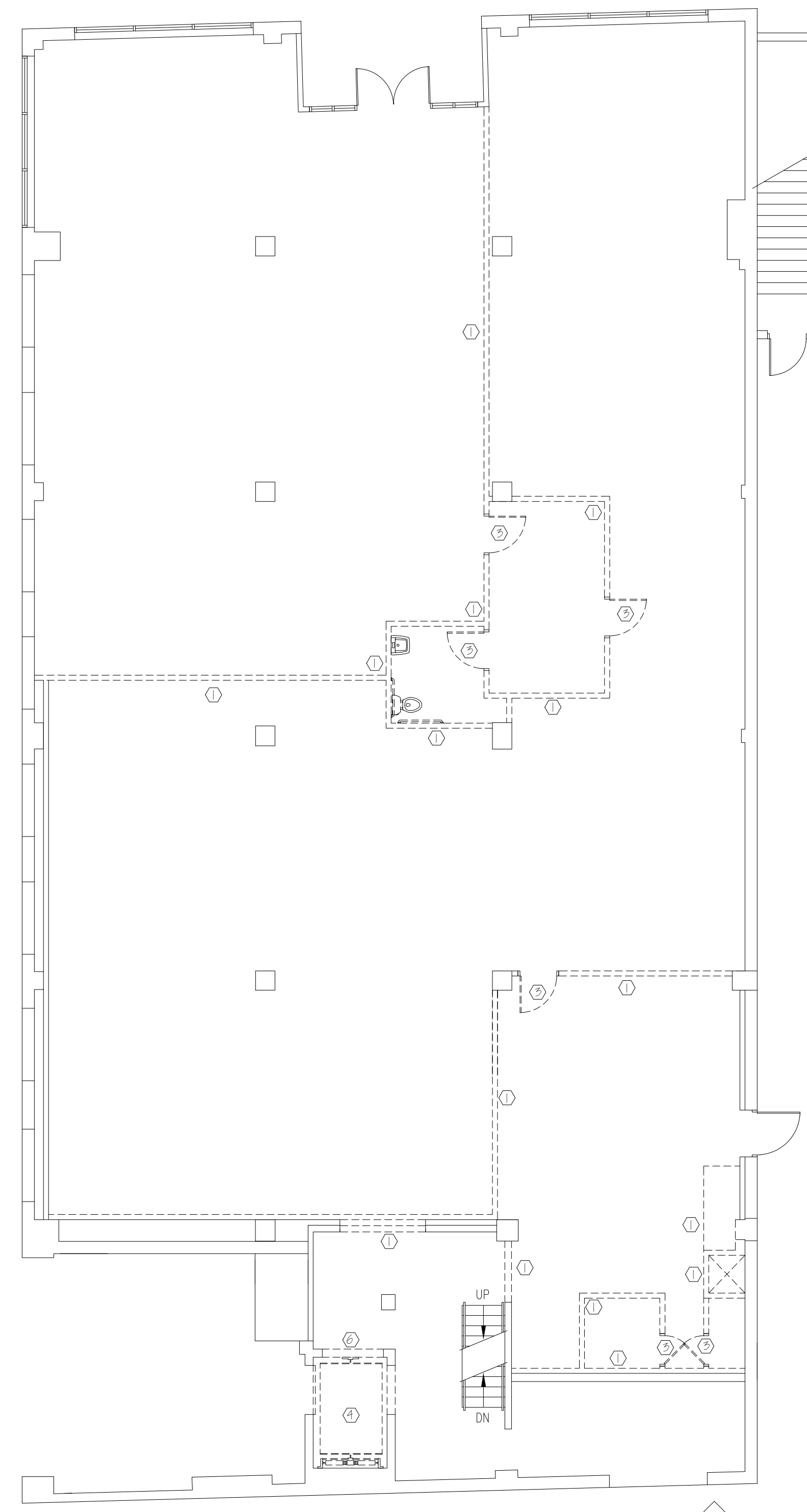
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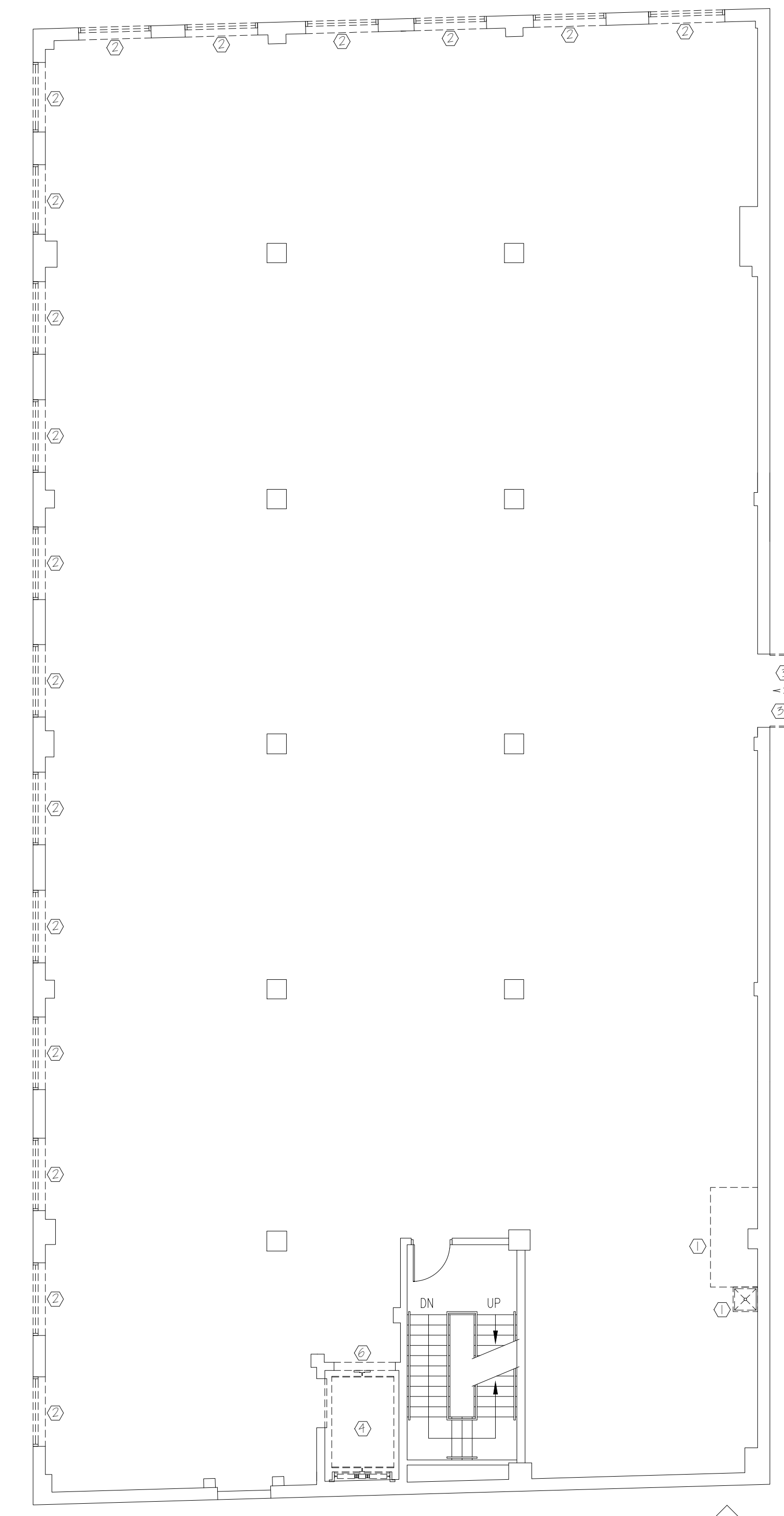


1 EXISTING BASEMENT
 SCALE: 1/8" = 1'-0"

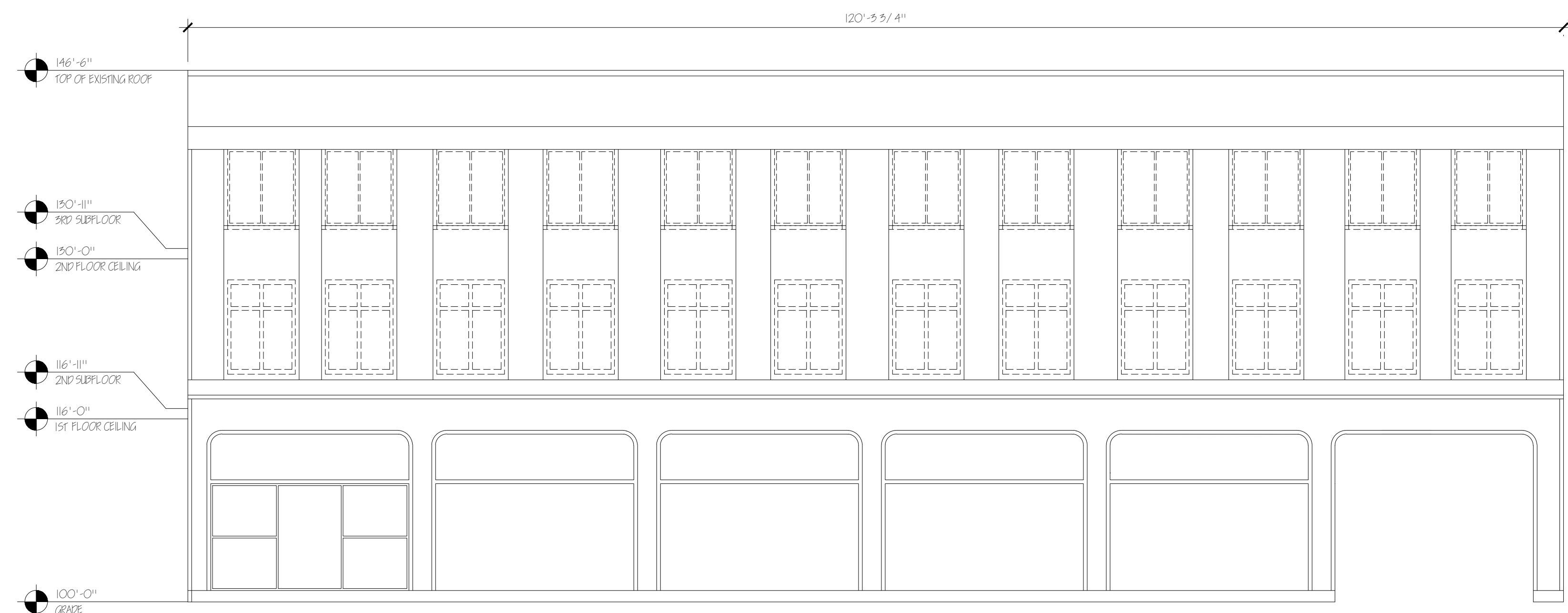
- DEMOLITION NOTES:
- 1 REMOVE EXISTING WALLS
 - 2 REMOVE EXISTING WINDOWS
 - 3 REMOVE EXISTING DOORS AND FRAMES
 - 4 REMOVE EXISTING ELEVATOR - CAB AND EQUIPMENT
 - 5 REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR ADDITIONAL REQUIRED DEMOLITION
 - 6 CUT OPENING FOR NEW ELEVATOR DOOR



2 EXISTING FIRST FLOOR
 SCALE: 1/8" = 1'-0"



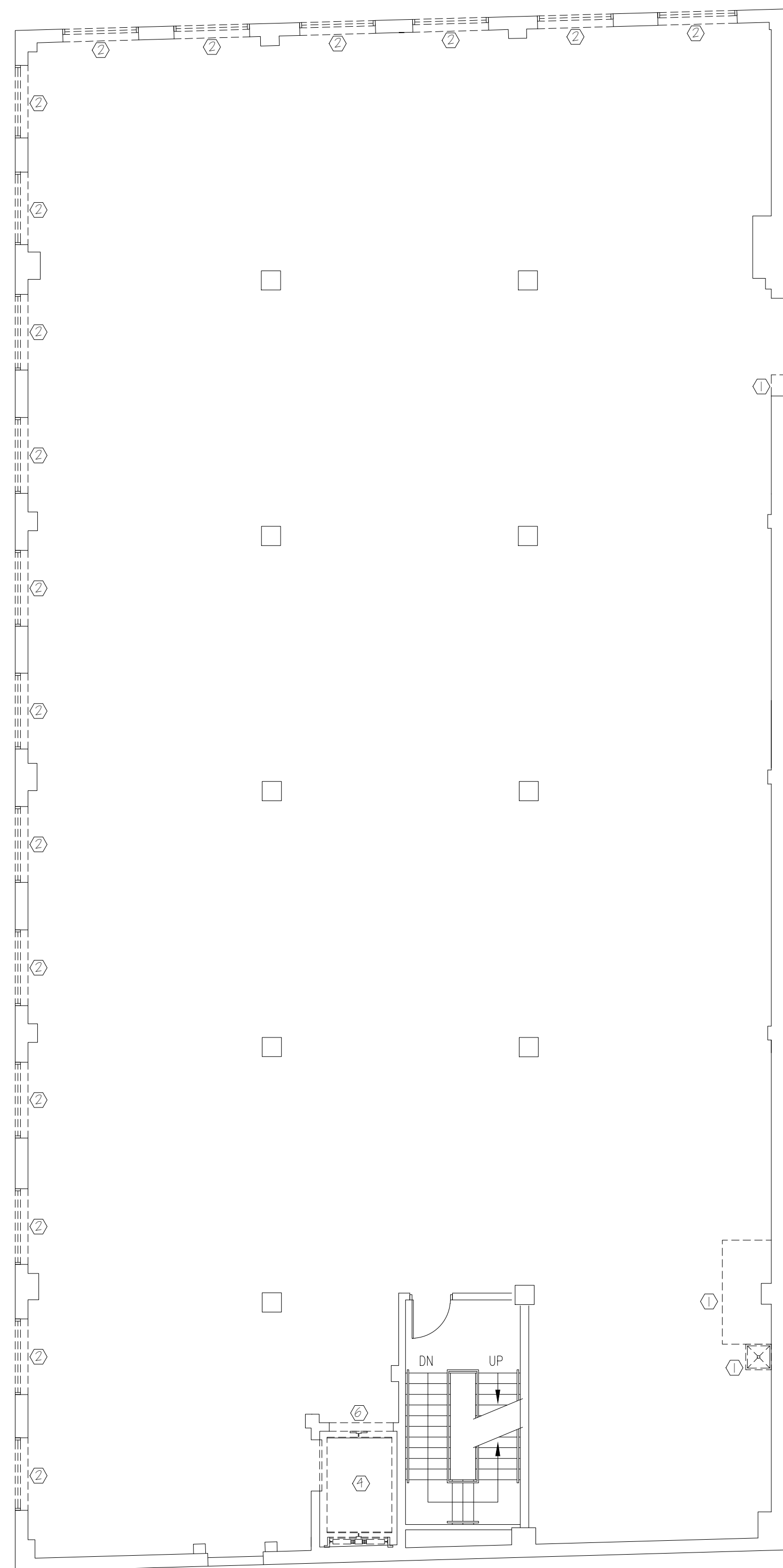
3 EXISTING SECOND FLOOR
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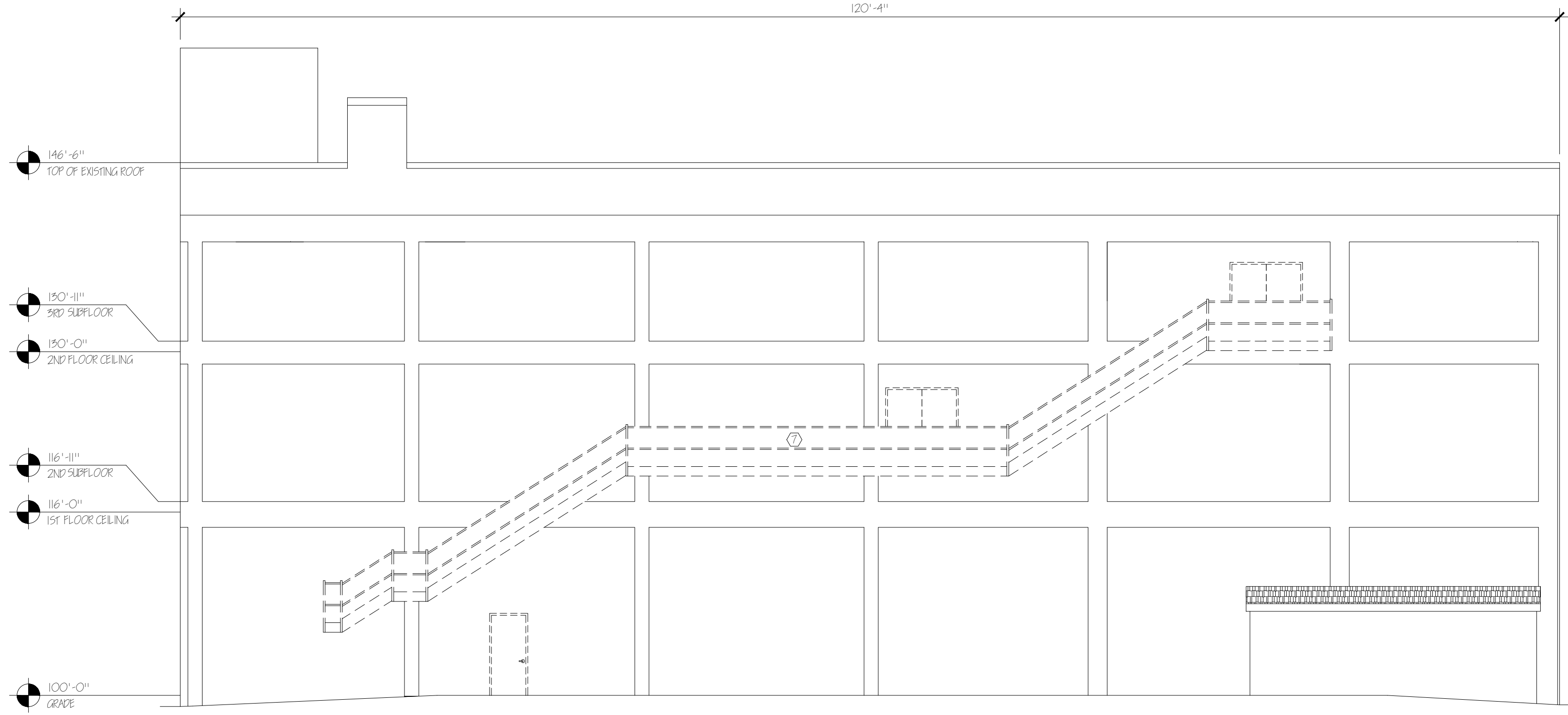
4 EXISTING WEST ELEVATION
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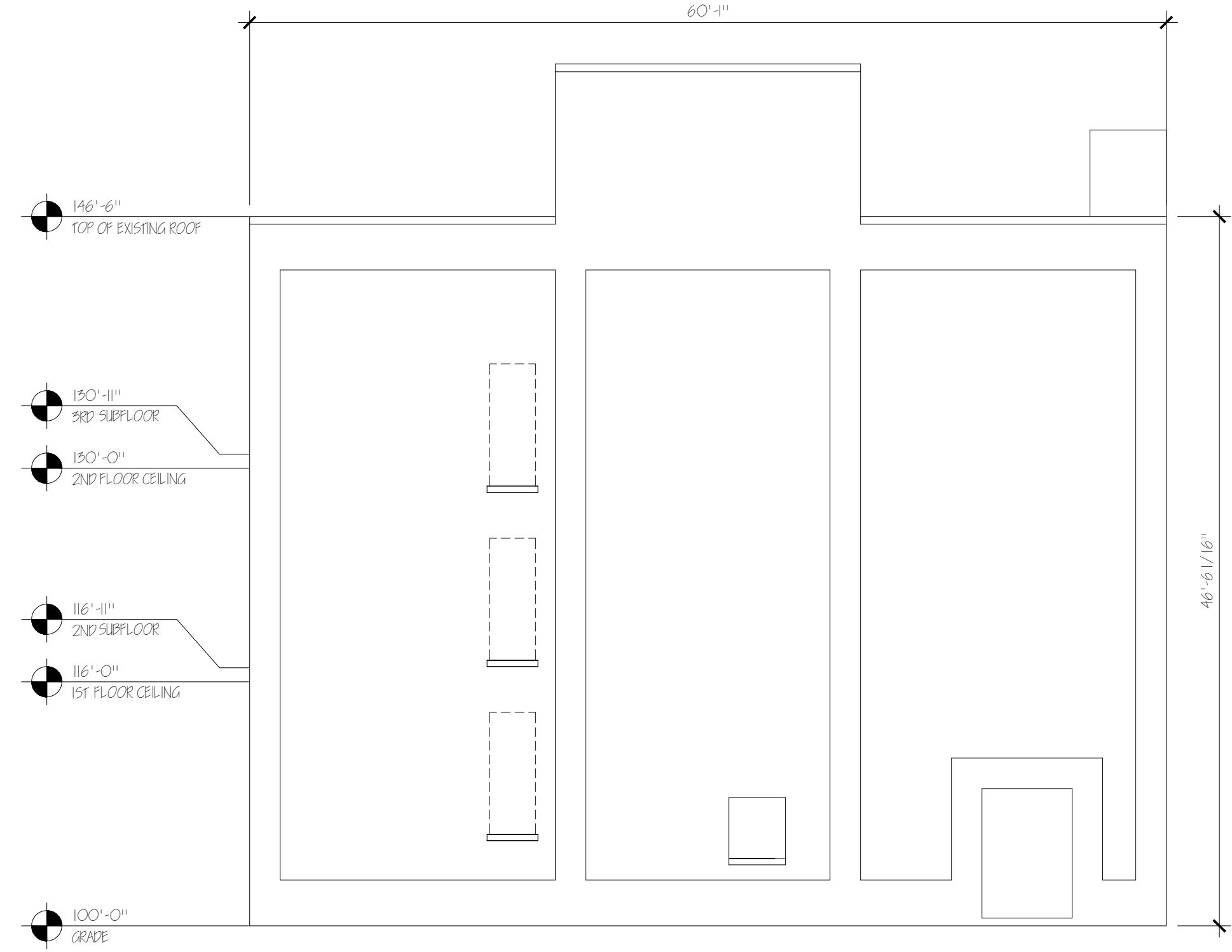
5 EXISTING SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



7 EXISTING THIRD FLOOR
SCALE: 1/8" = 1'-0"

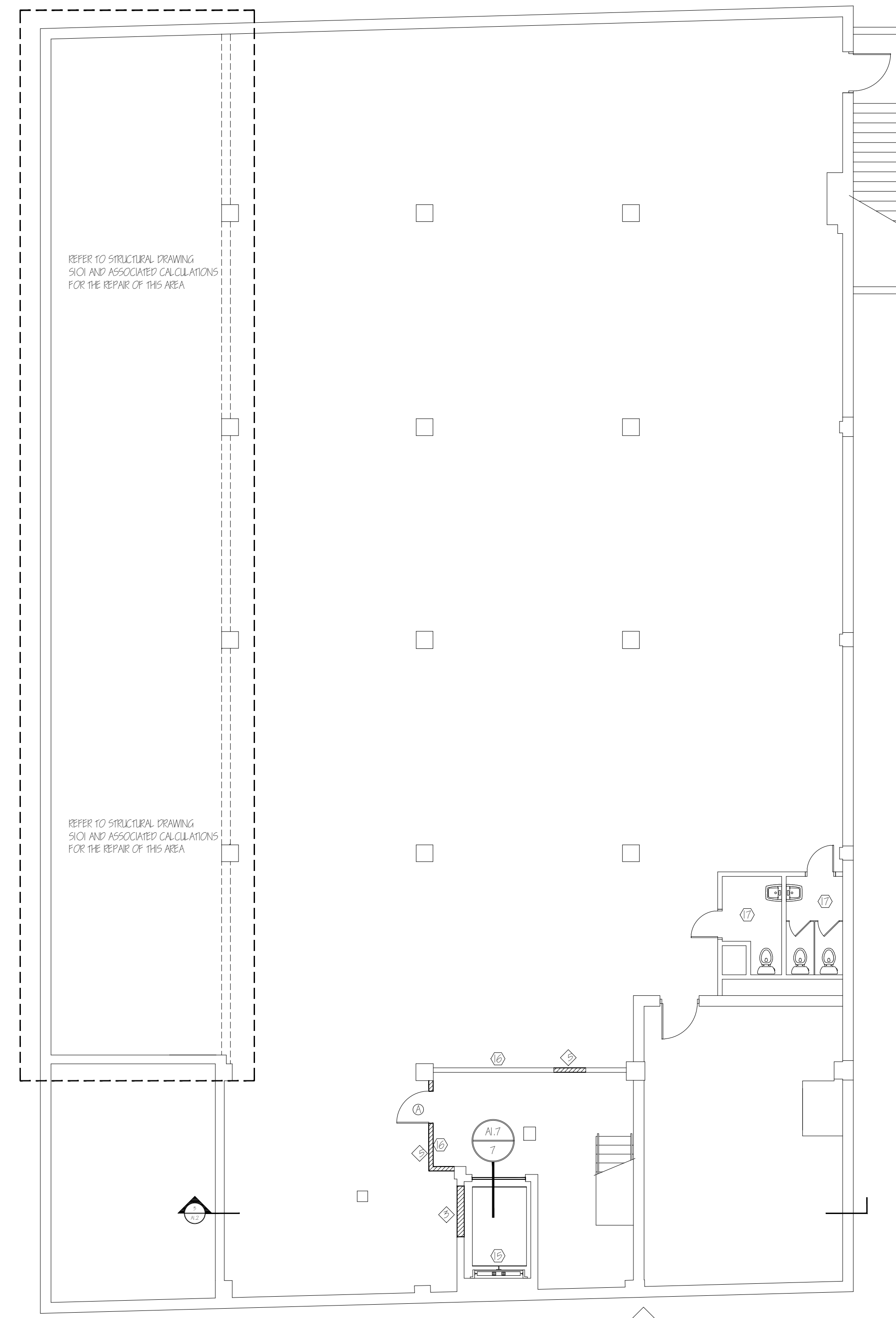


8 EXISTING EAST ELEVATION
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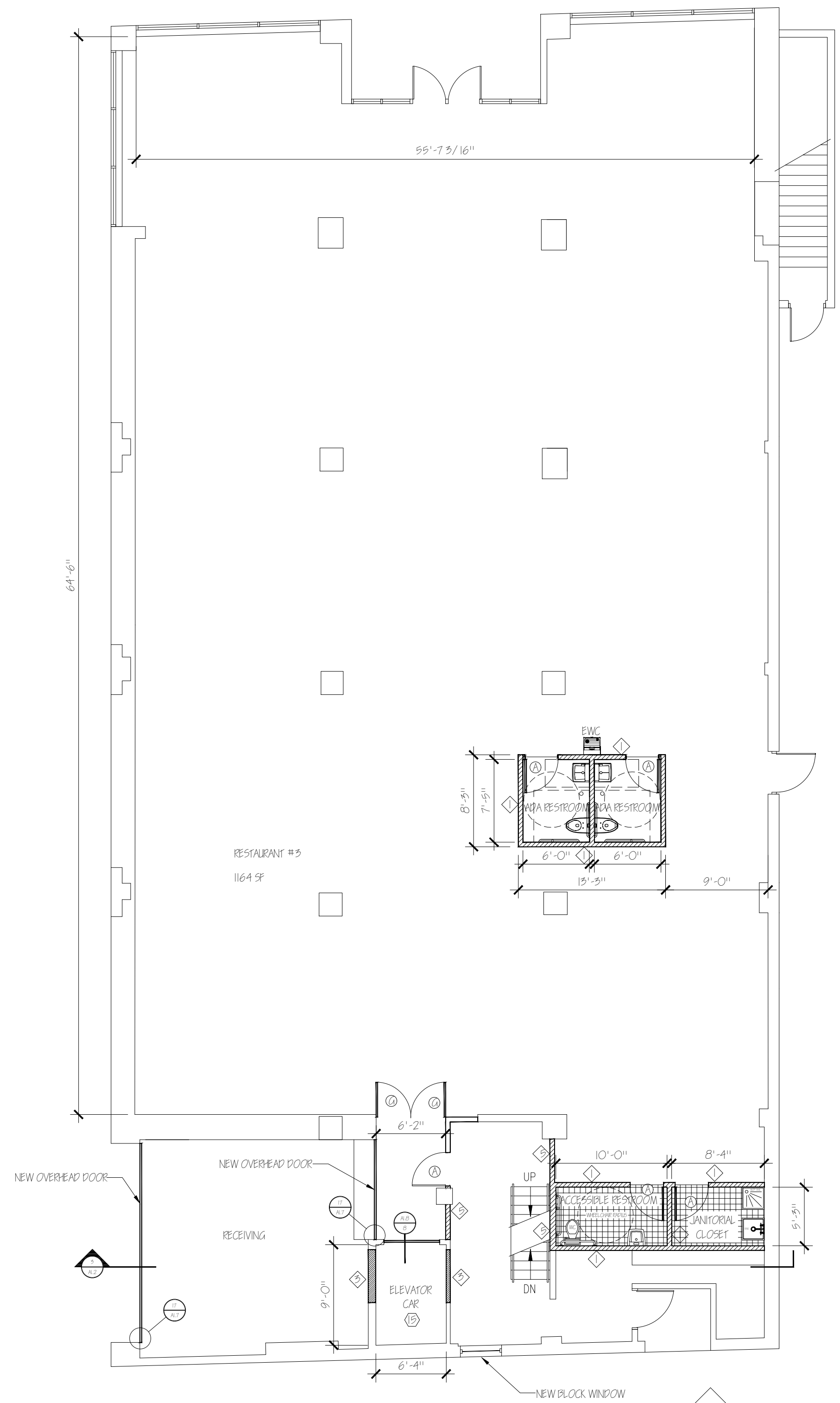


9 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"

- DEMOLITION NOTES:
- 1 REMOVE EXISTING WALLS
 - 2 REMOVE EXISTING WINDOWS
 - 3 REMOVE EXISTING DOORS AND FRAMES
 - 4 REMOVE EXISTING ELEVATOR CAR AND EQUIPMENT
 - 5 REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR ADDITIONAL REQUIRED DEMOLITION.
 - 6 CUT OPENING FOR NEW ELEVATOR DOOR
 - 7 REMOVE EXISTING METAL FIRE ESCAPE STAIRS



15 REVISED BASEMENT
SCALE: 1/8" = 1'-0"



12 REVISED FIRST FLOOR
SCALE: 1/8" = 1'-0"

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SHEET CONTENTS
EXISTING FLOOR PLAN
ELEVATIONS DEMOLITION
REVISED FLOOR PLANS

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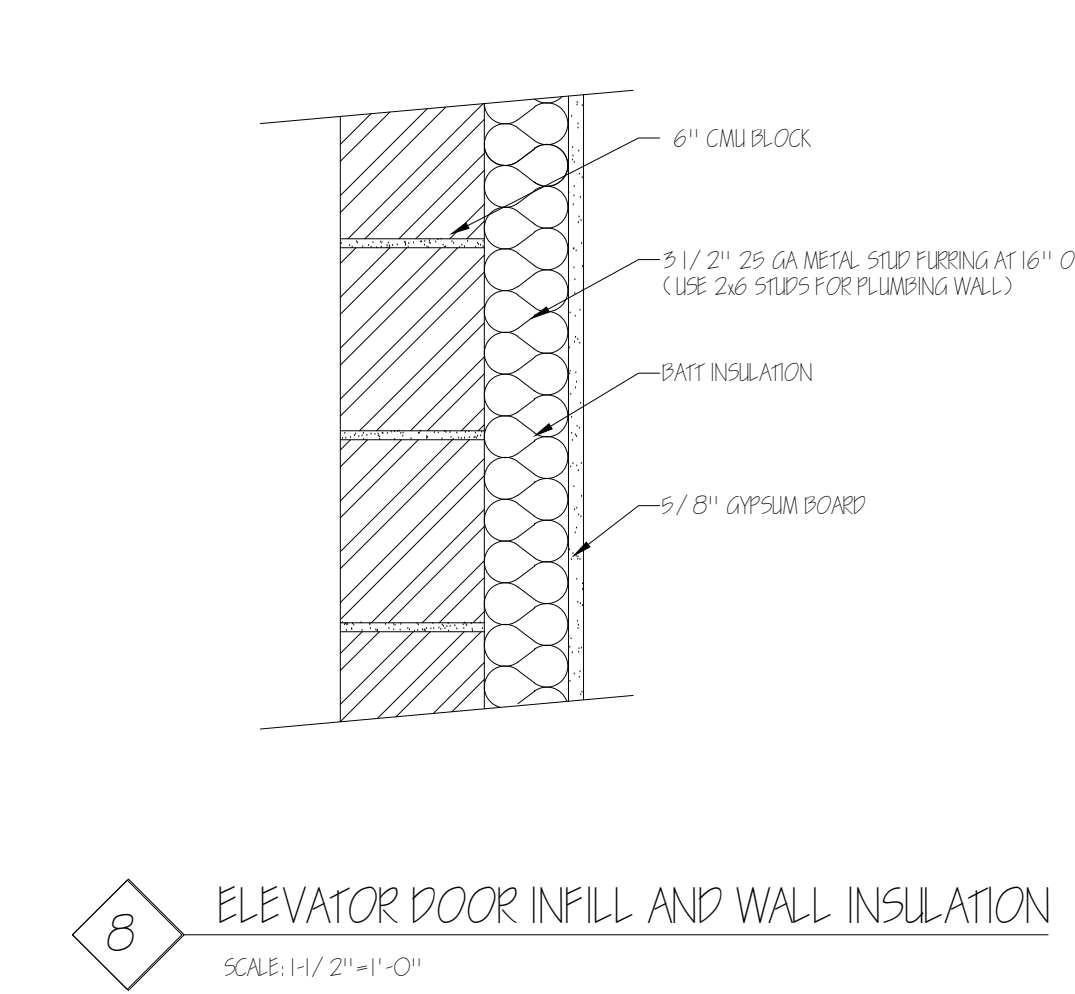
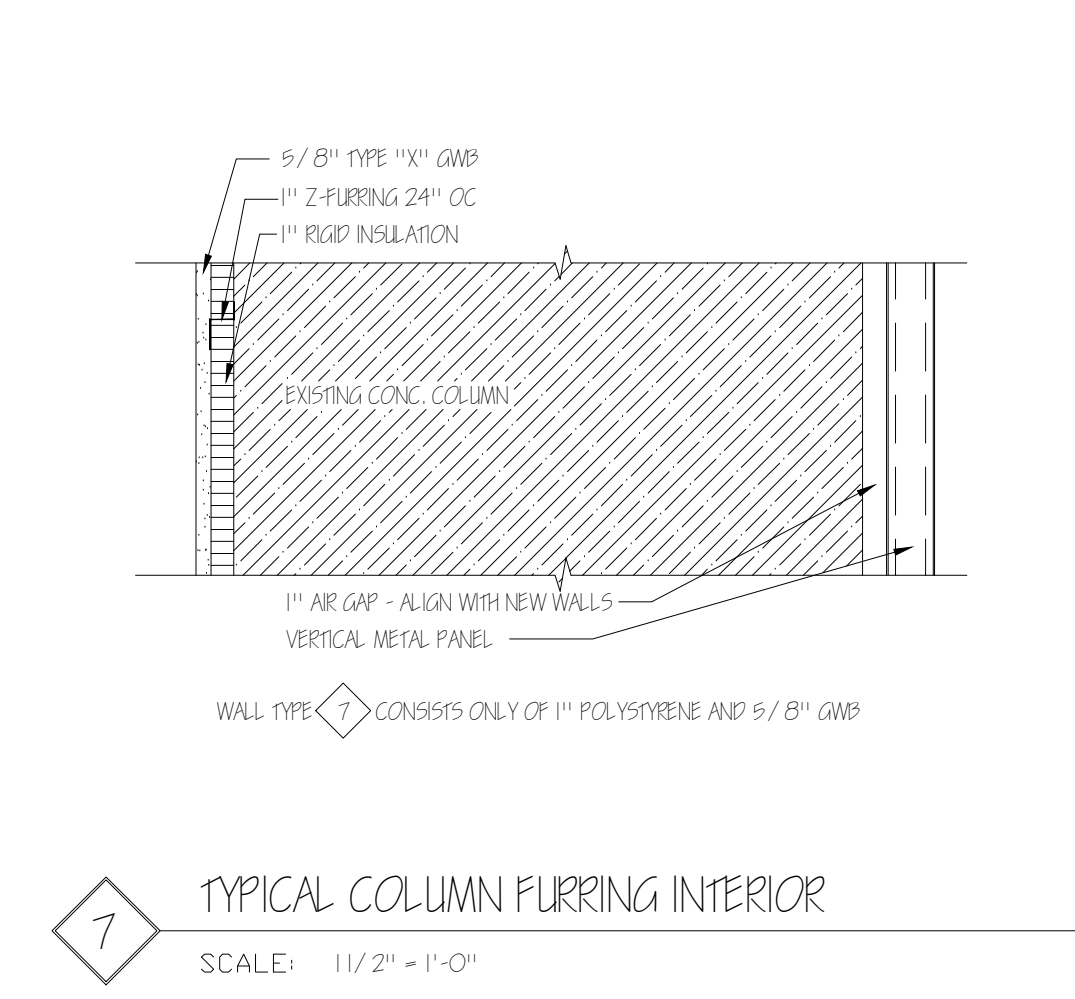
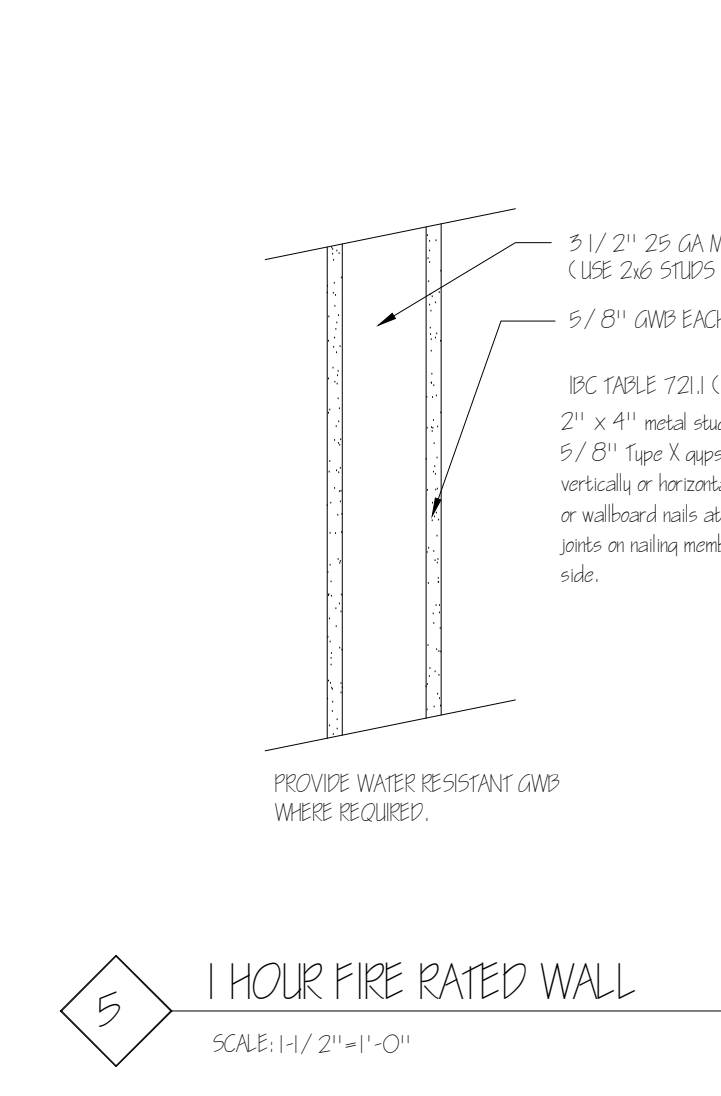
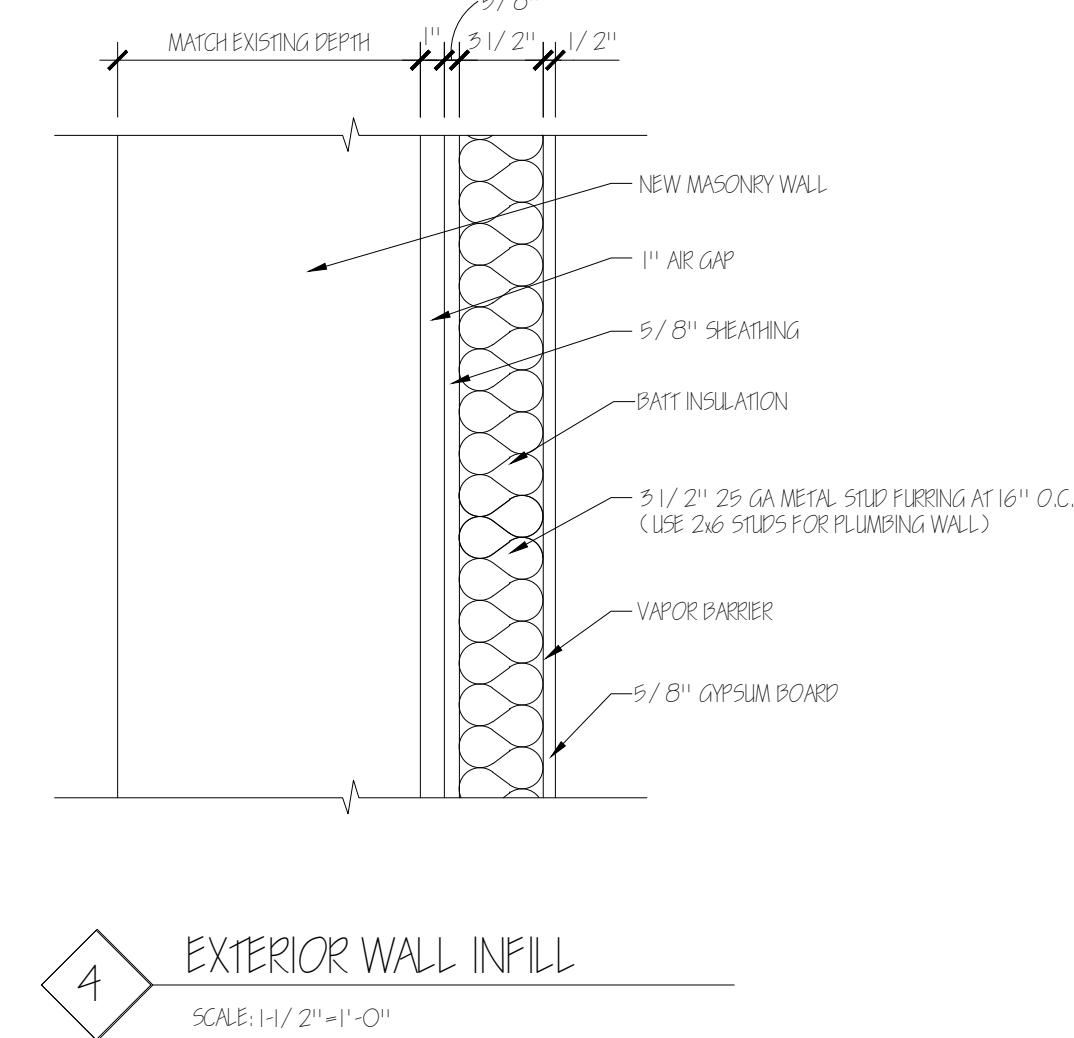
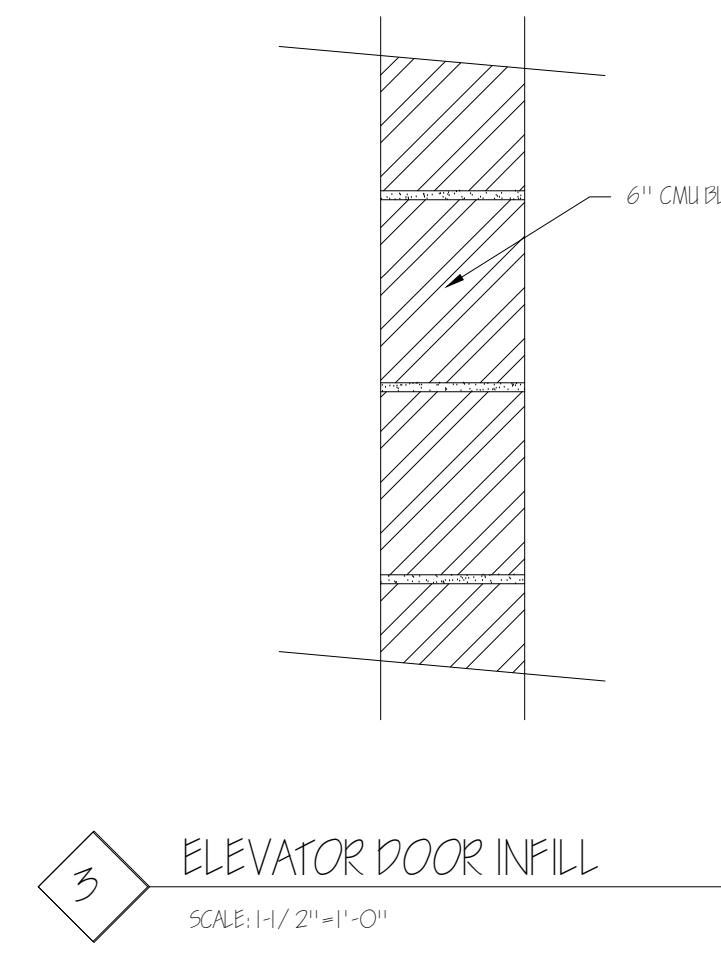
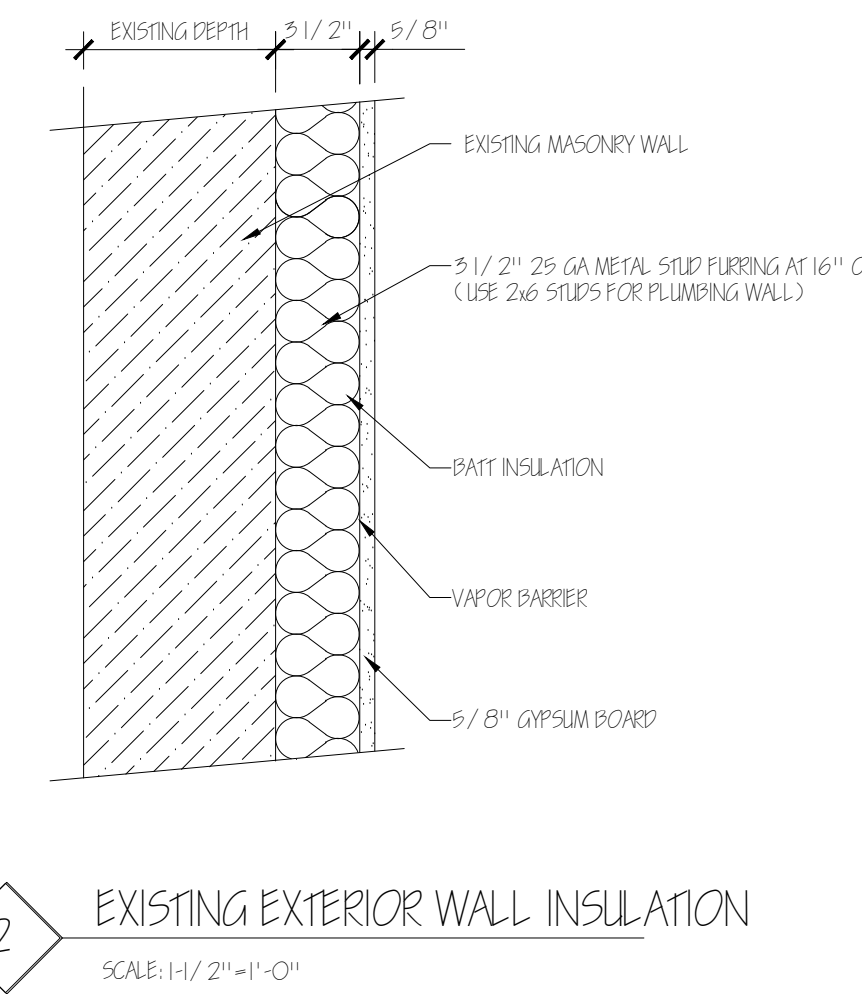
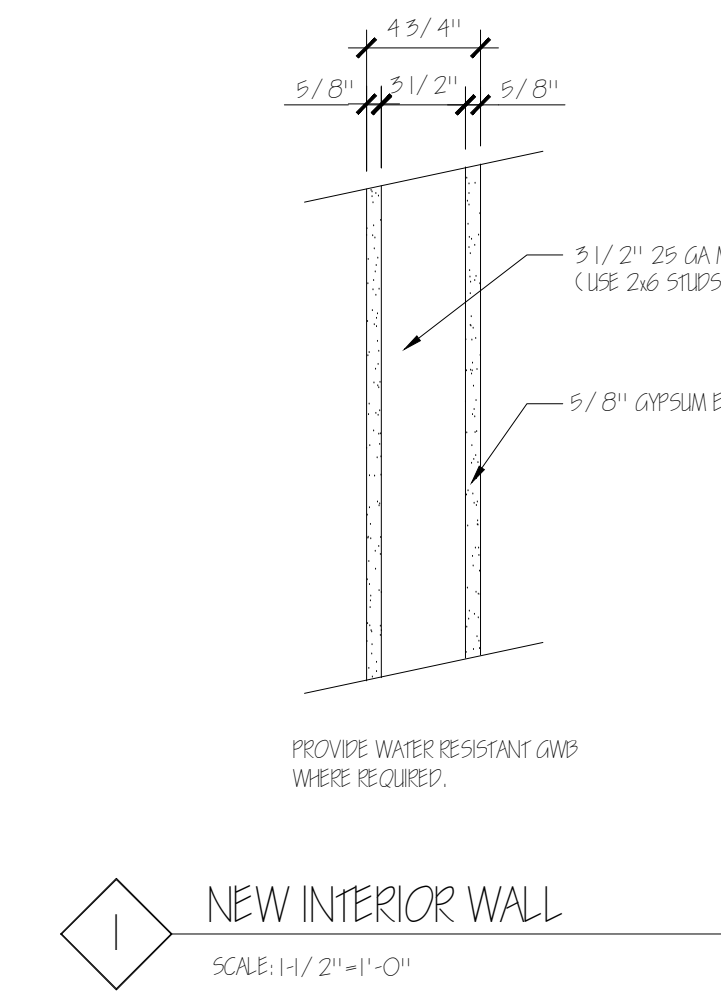
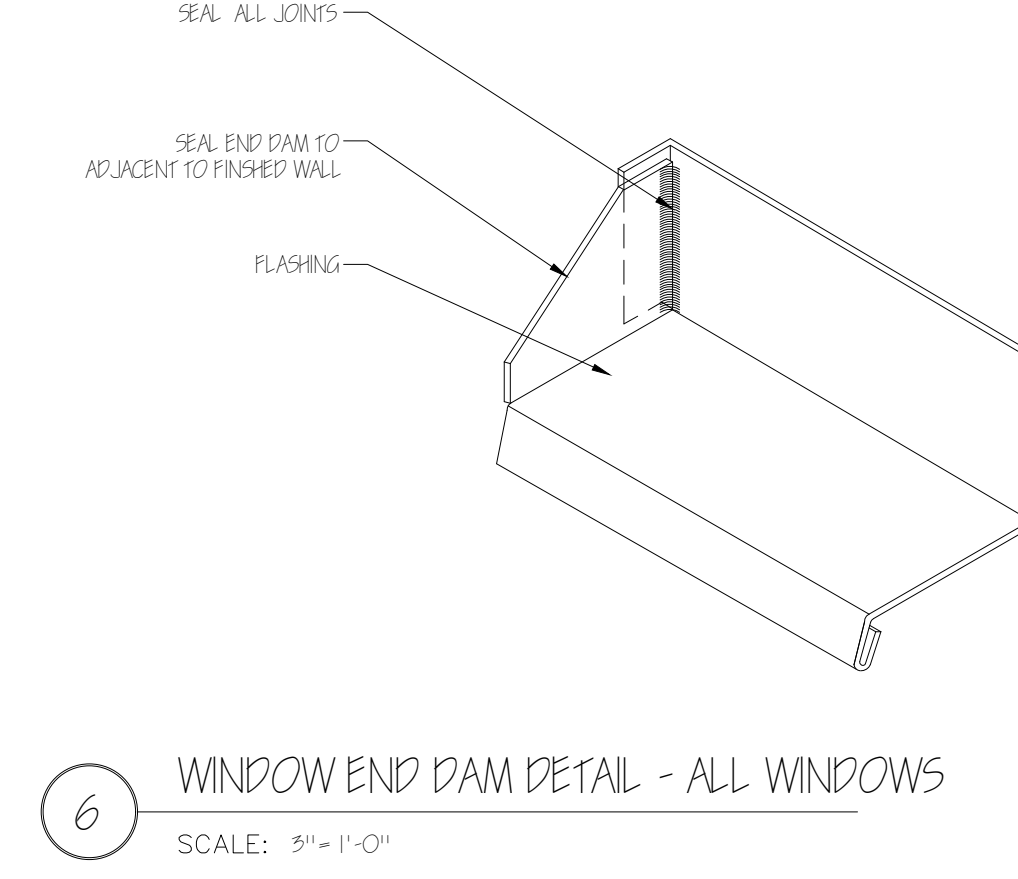
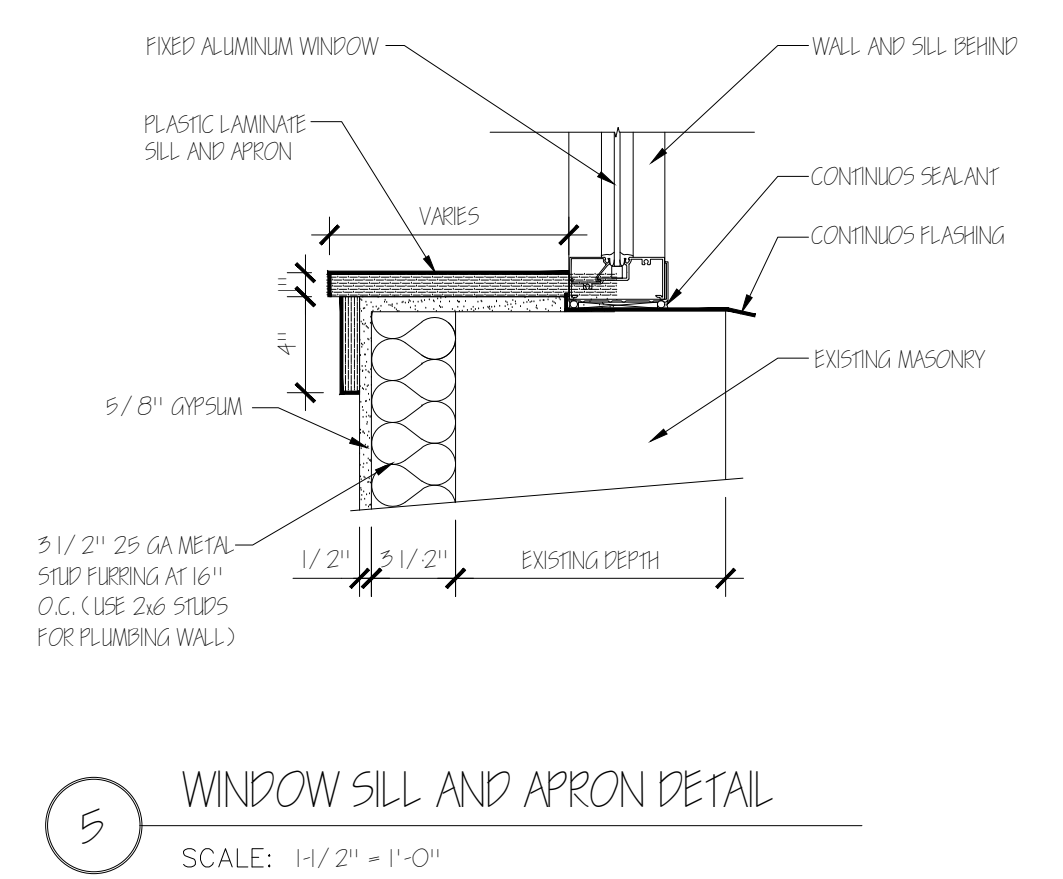
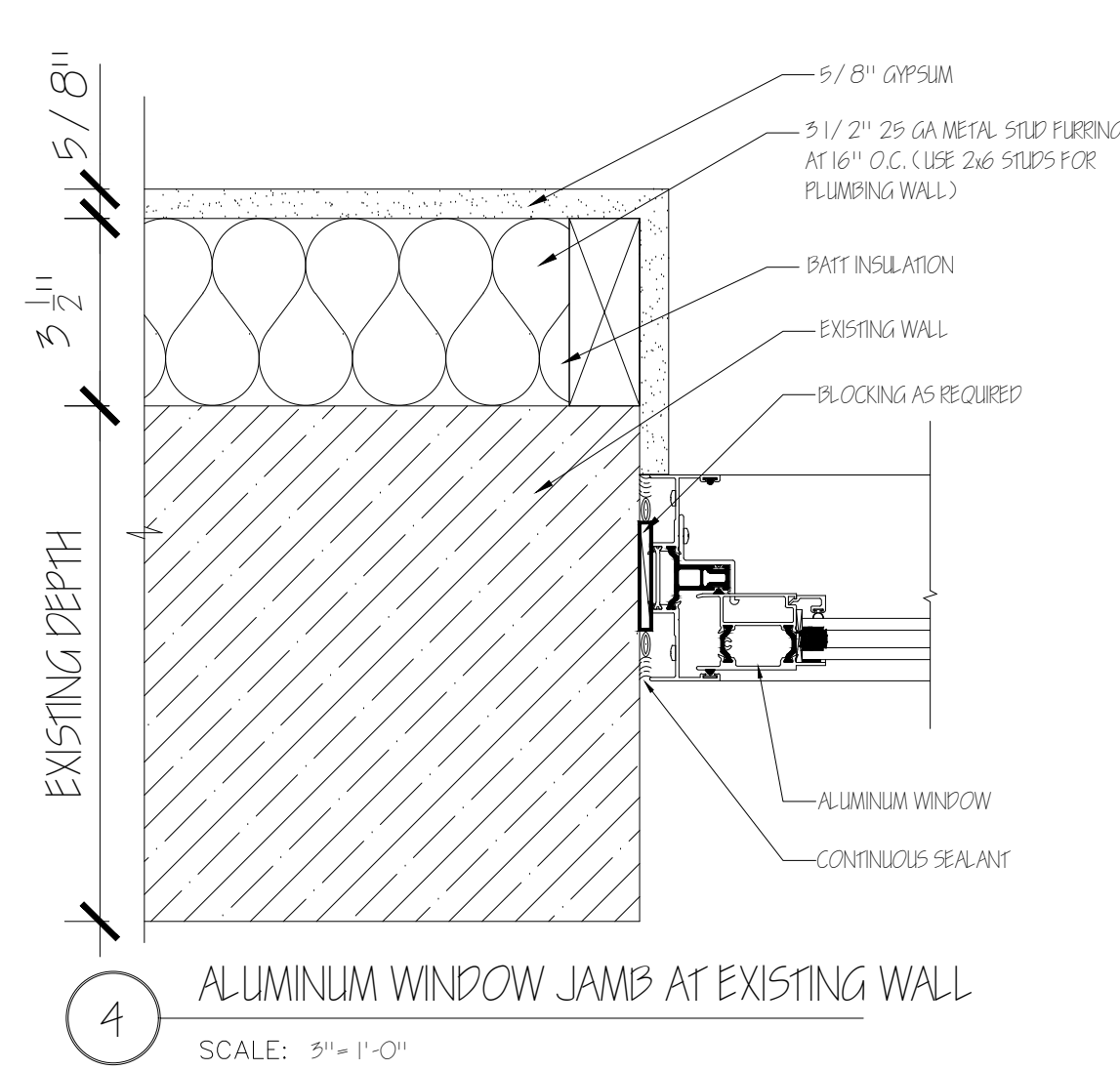
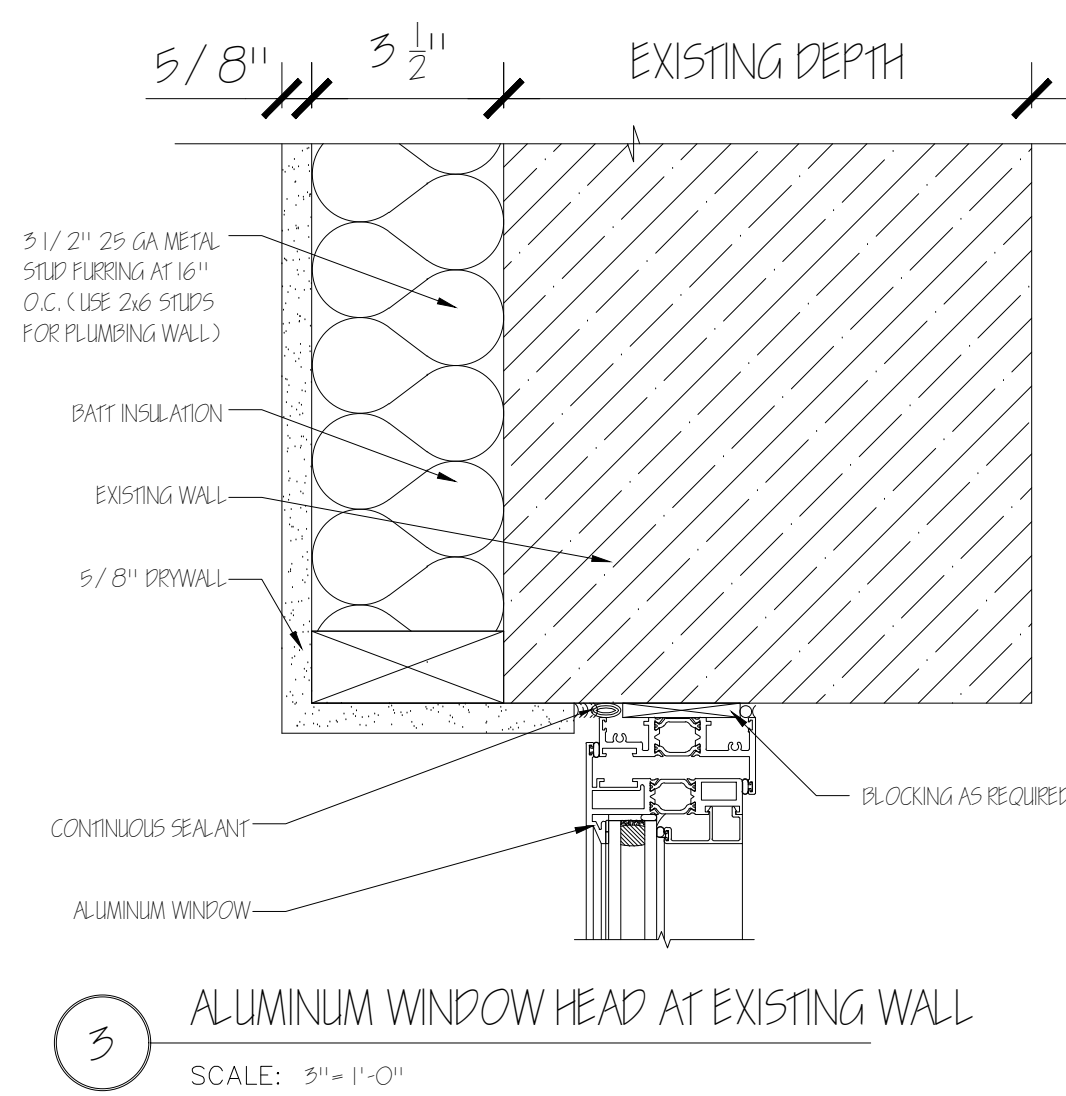
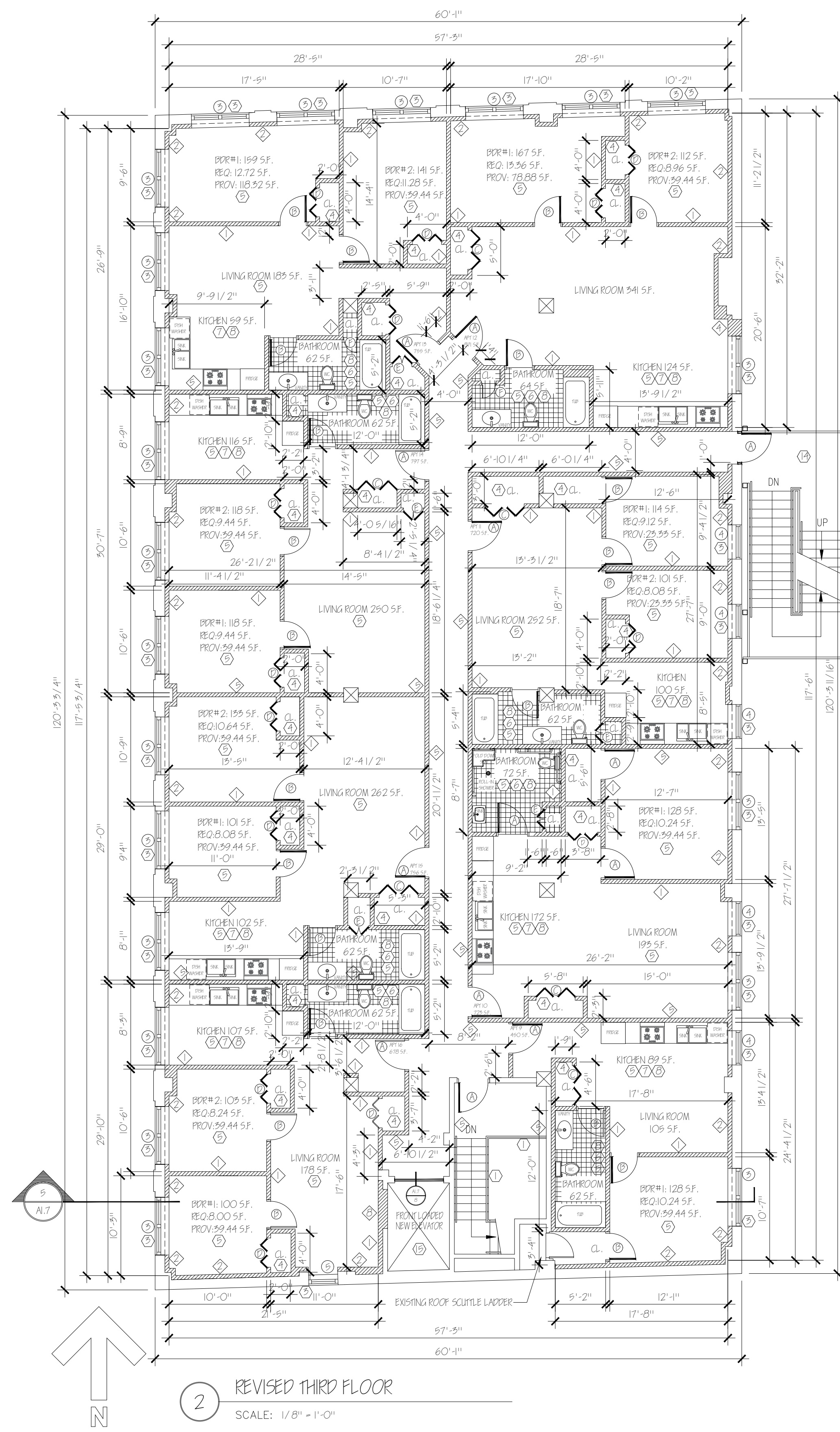
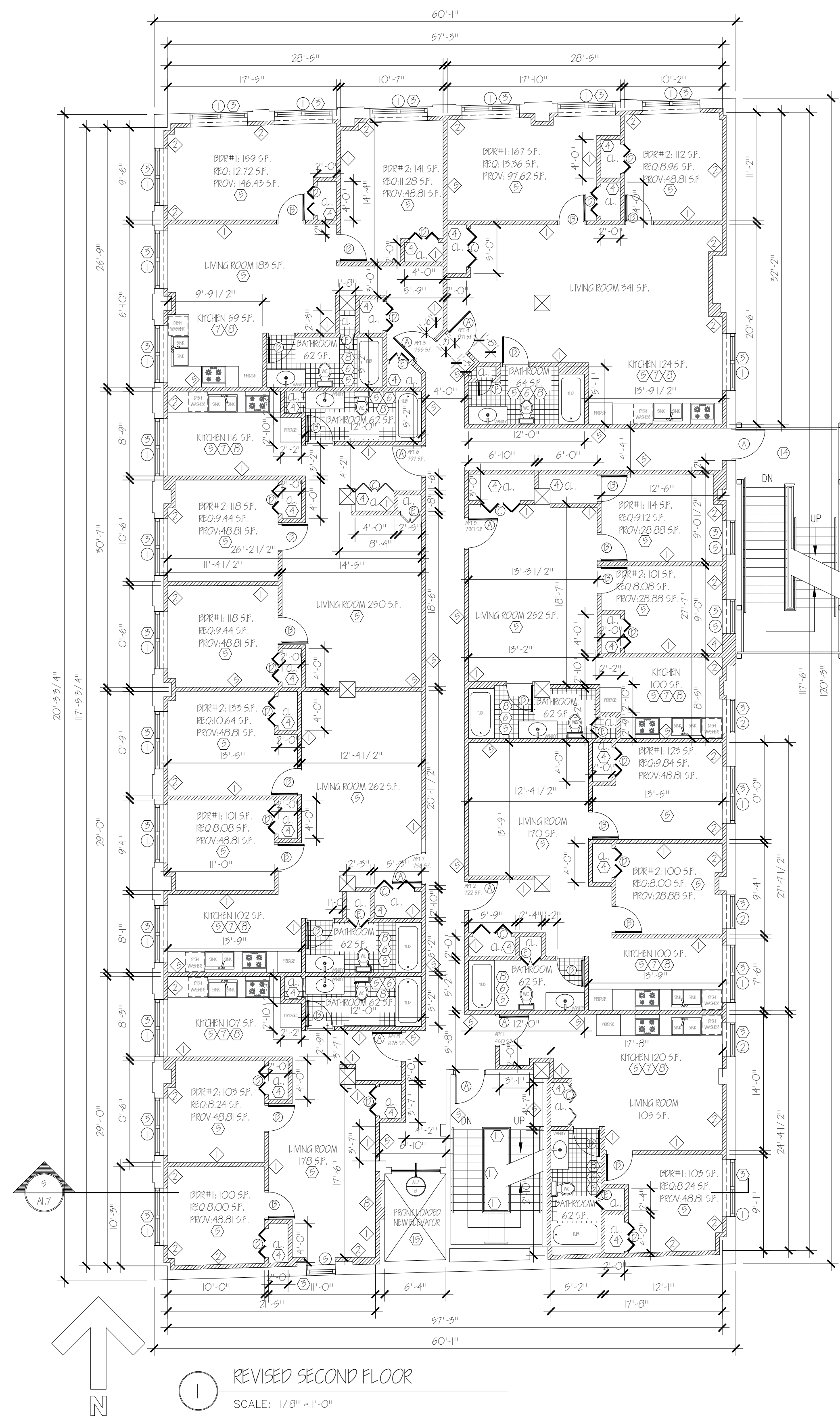


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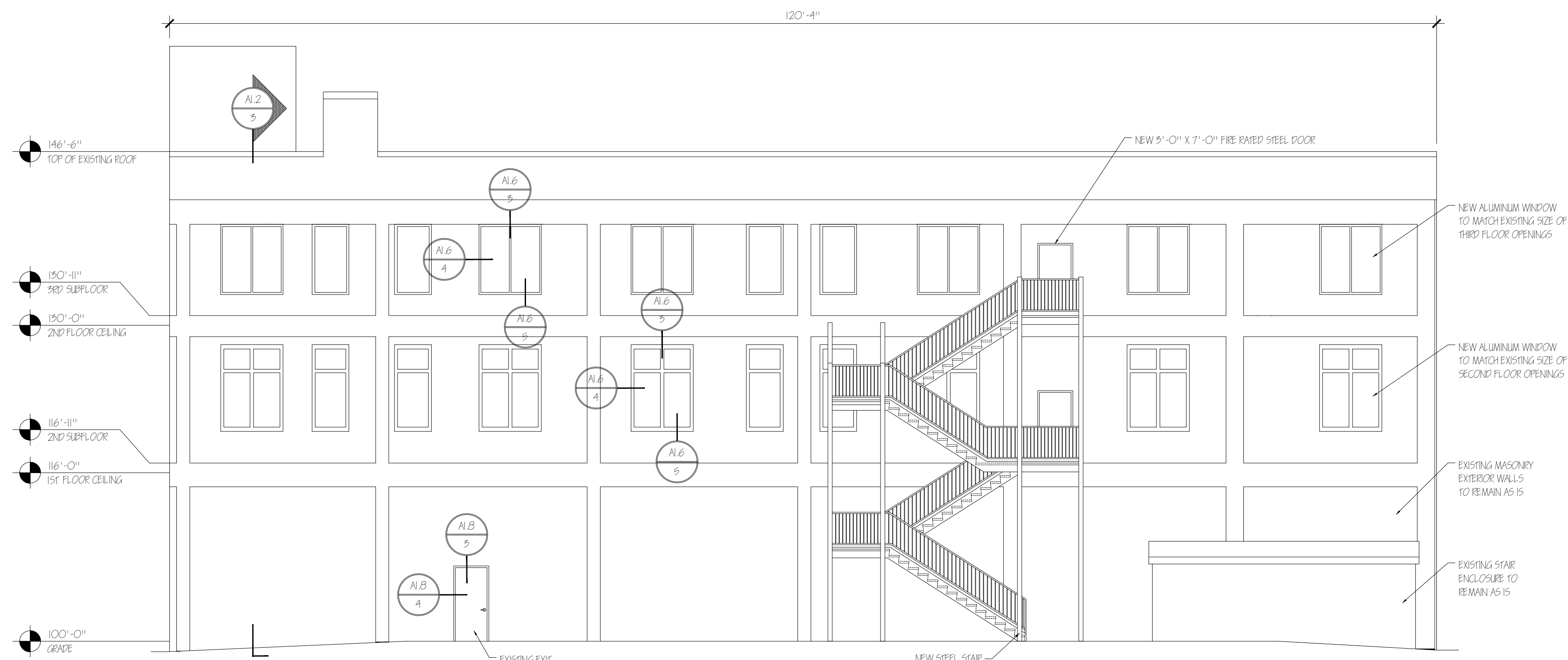
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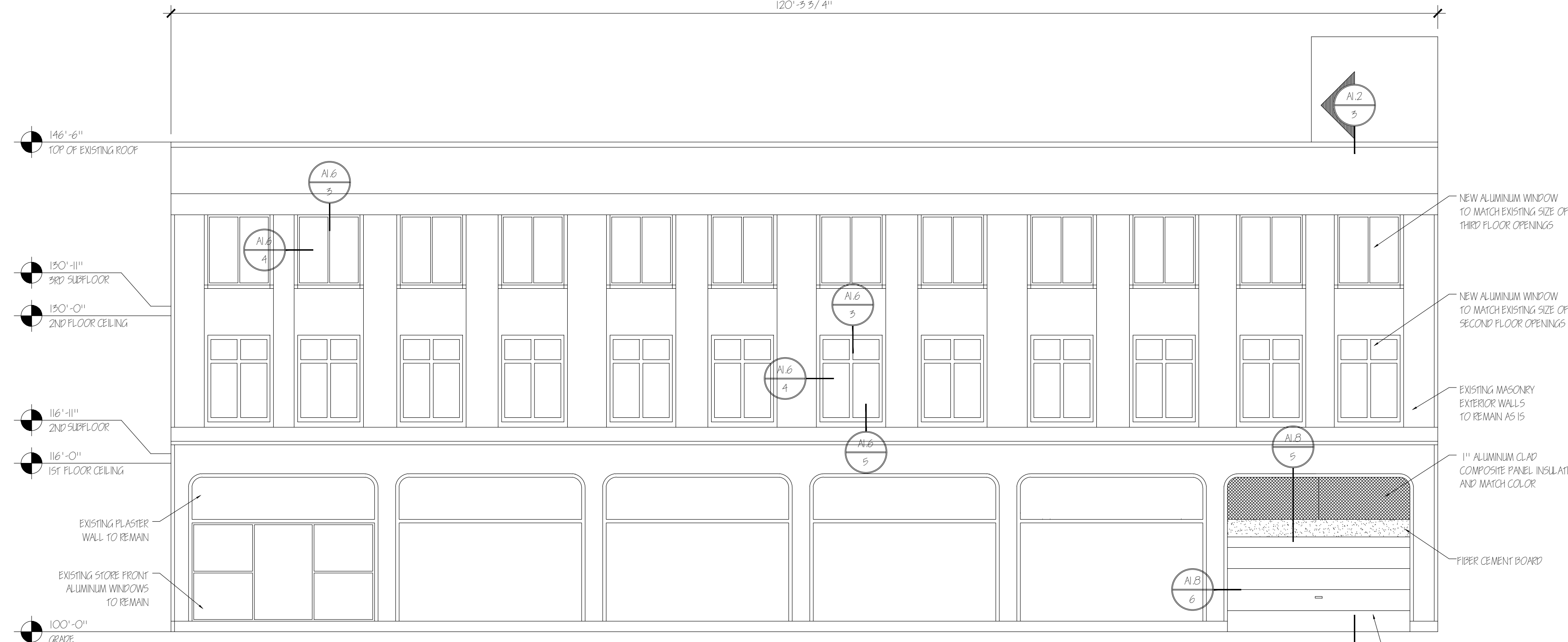
CONSTRUCTION NOTES

THE RUCHAM BUILDING RENOVATION
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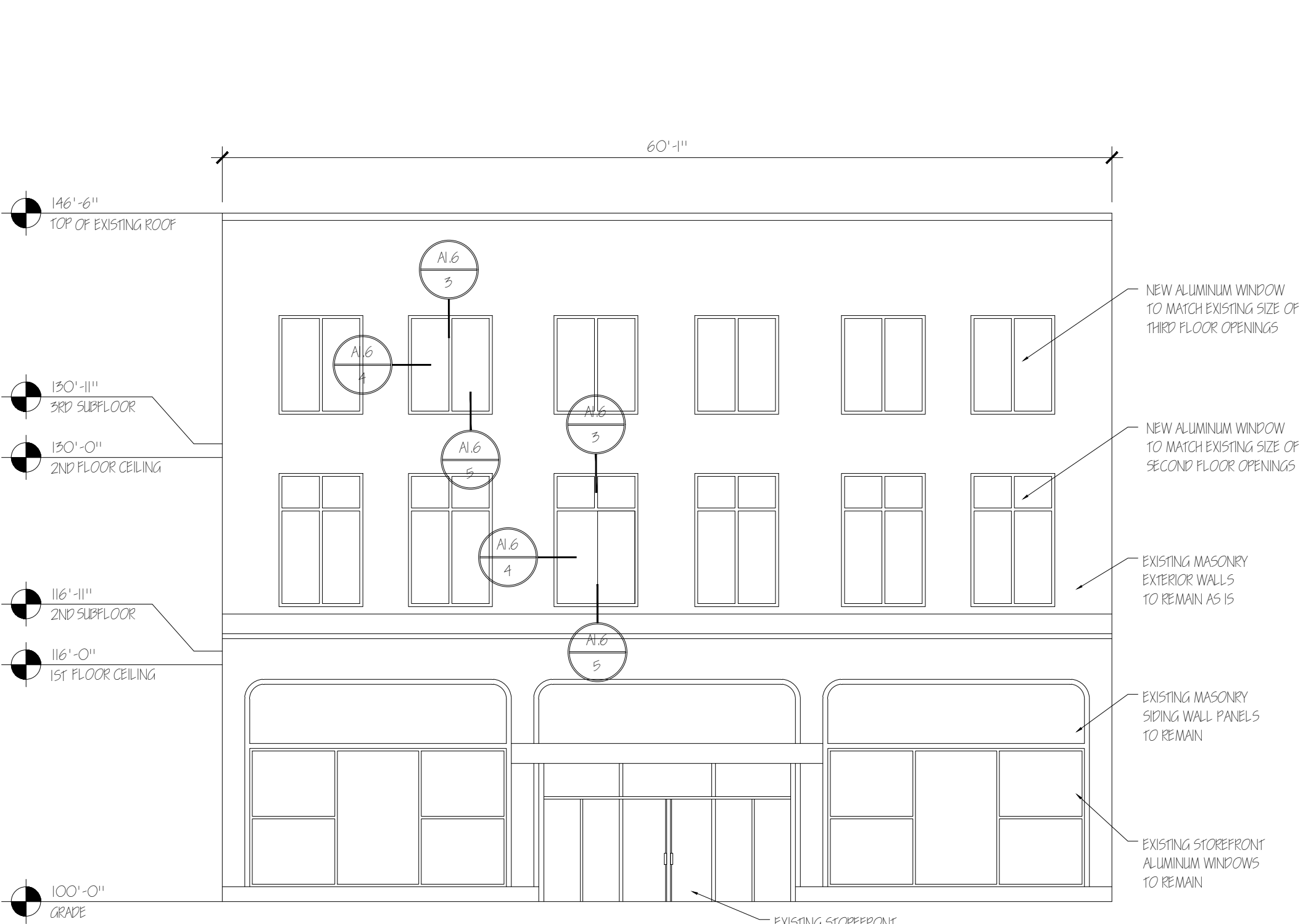
1 REVISED EAST ELEVATION

SCALE: 1/8" = 1'-0"



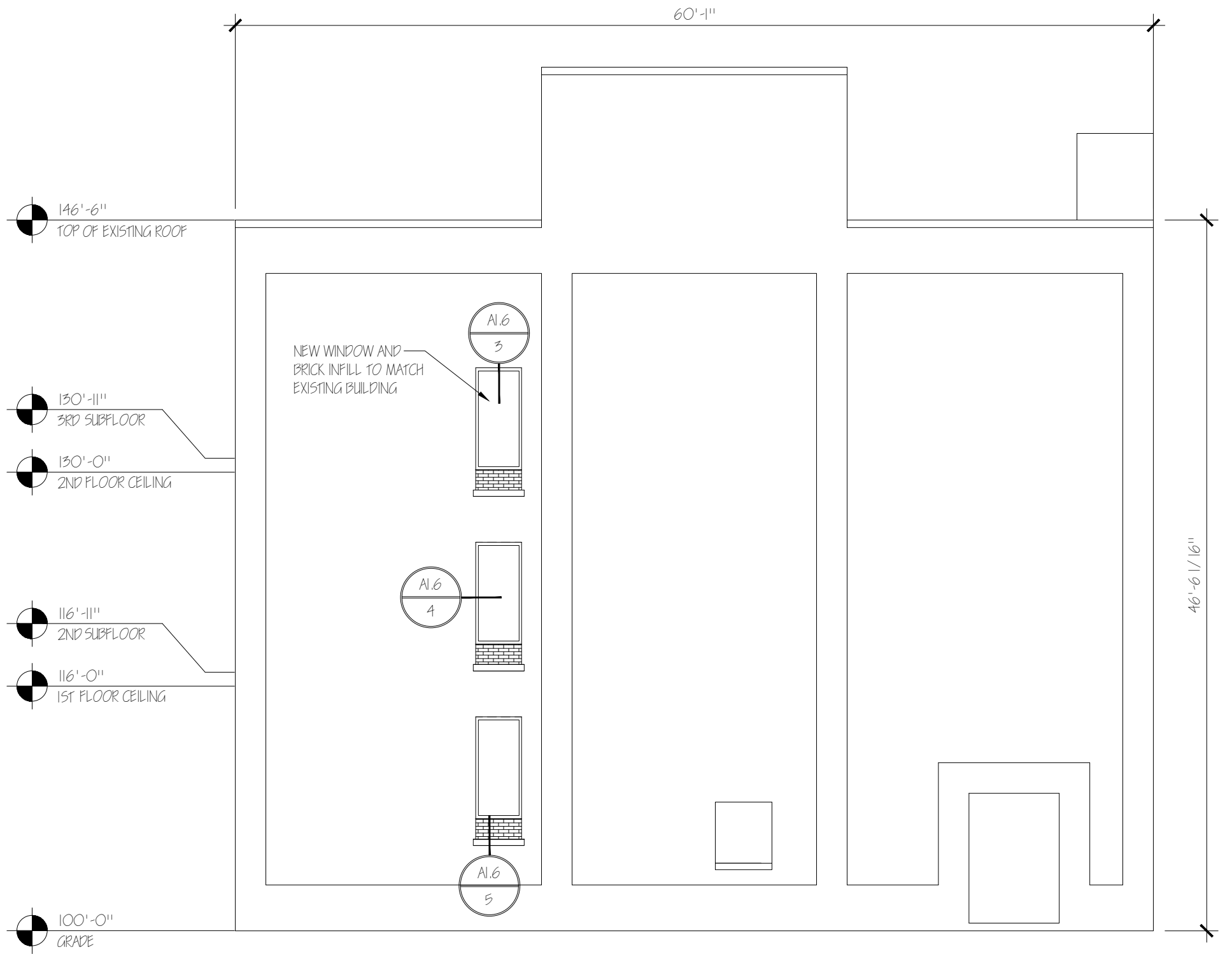
2 REVISED WEST ELEVATION

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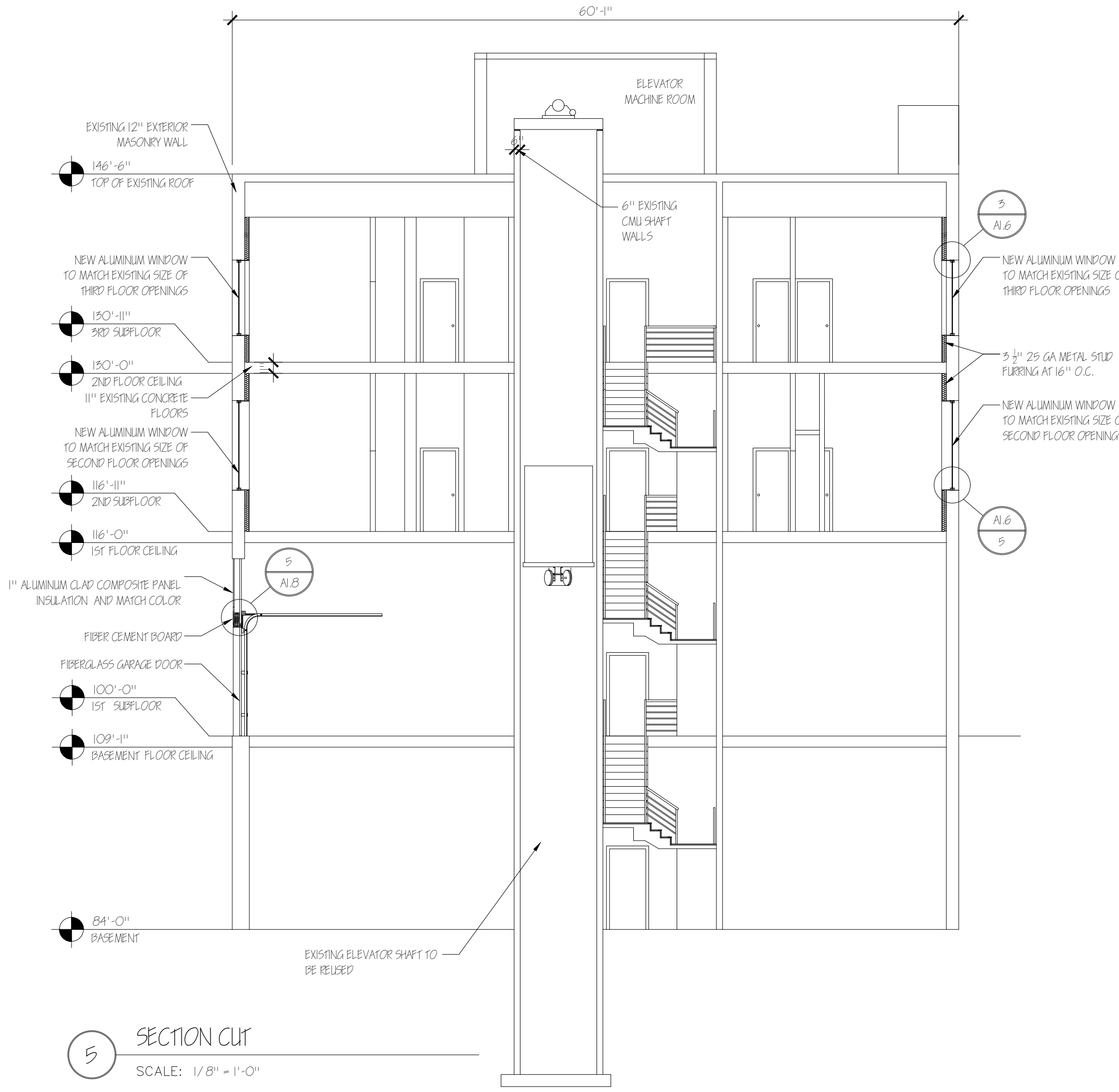
3 REVISED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



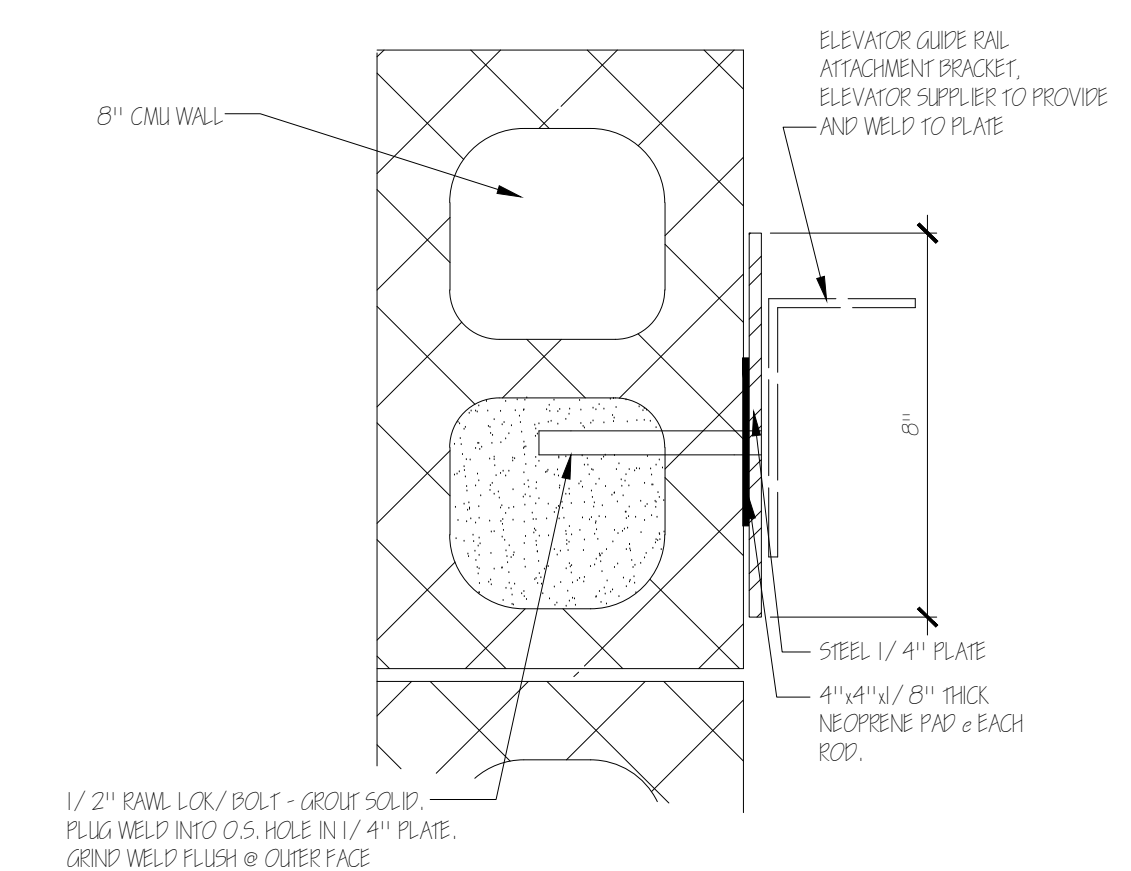
4 EXISTING NORTH ELEVATION

SCALE: 1/8" = 1'-0"



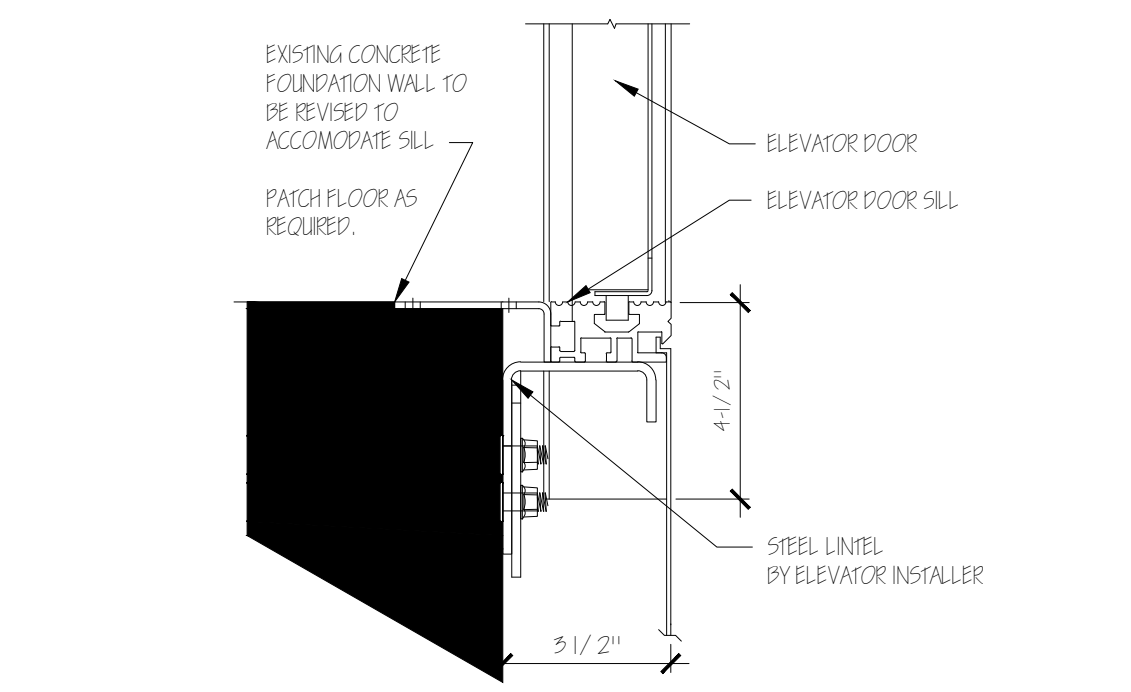
5 SECTION CUT

SCALE: 1/8" = 1'-0"



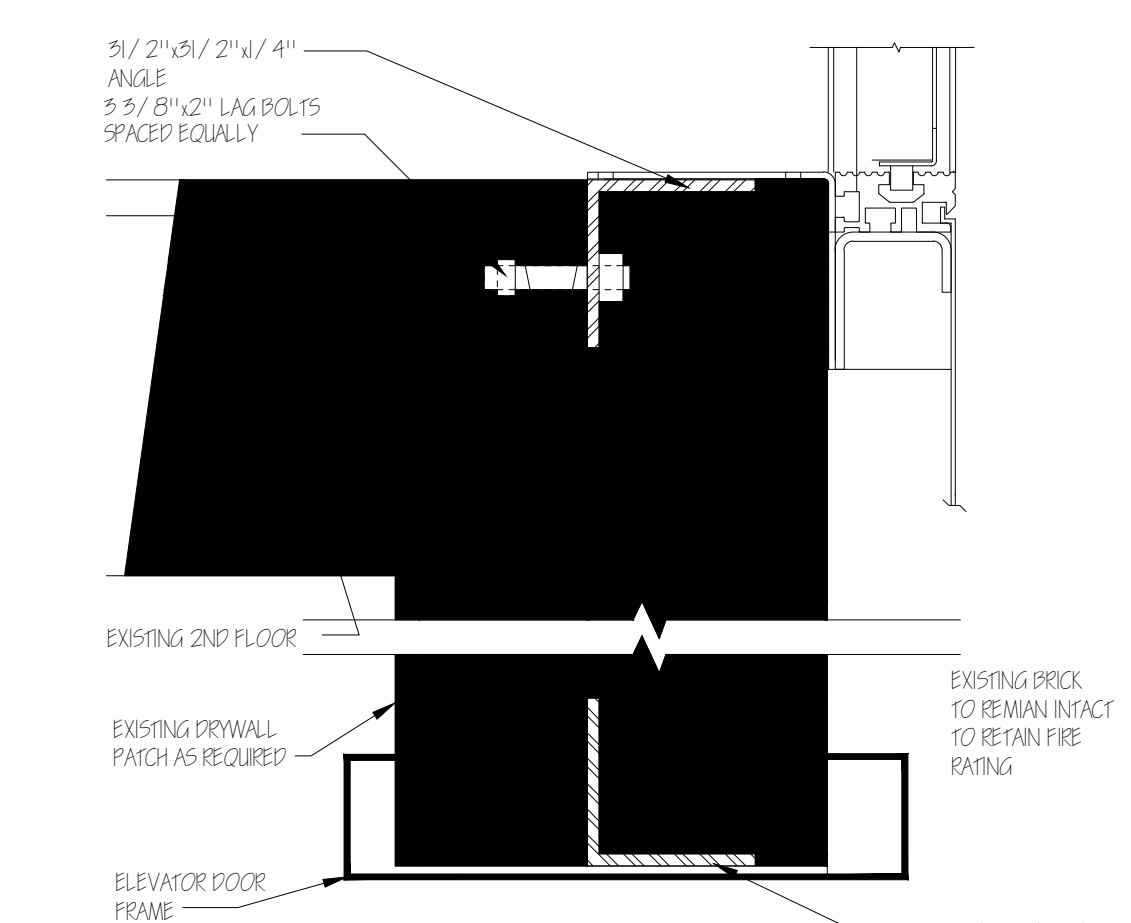
6 GLIDERAIL ATTACHMENT

SCALE: 3/4" = 1'-0"



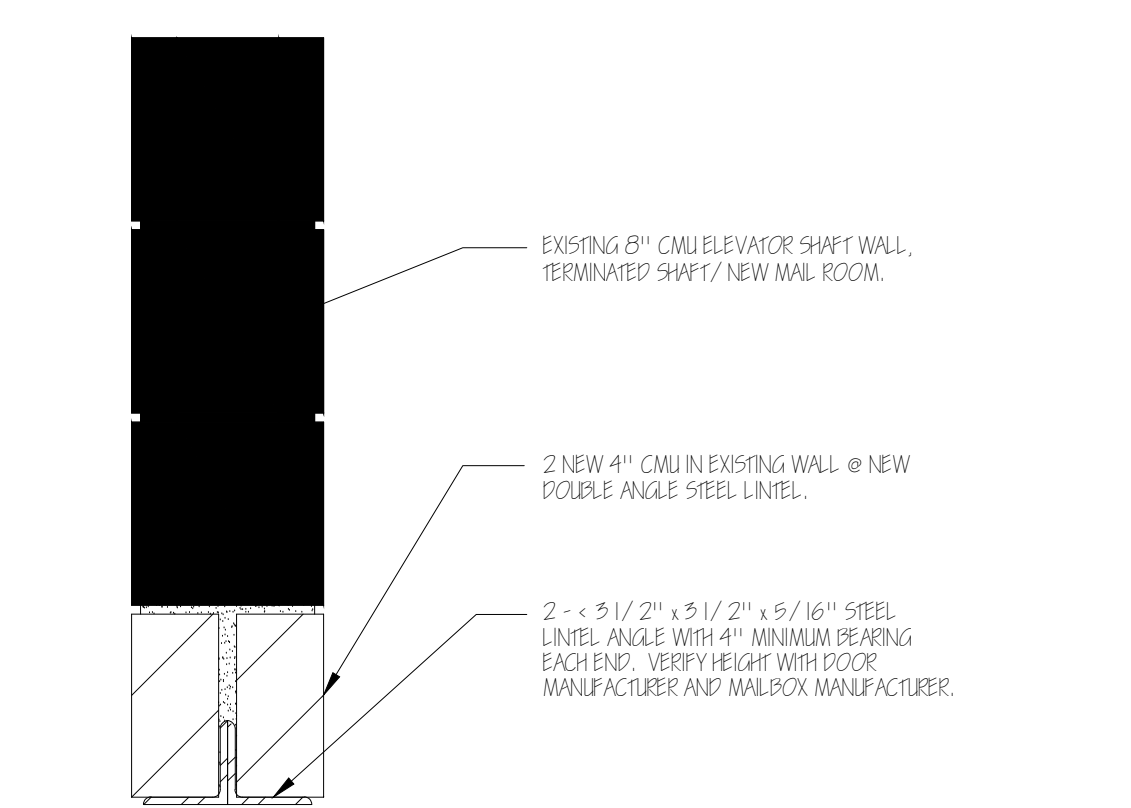
7 ELEVATOR SILL

SCALE: 3/4" = 1'-0"



8 ELEVATOR SILL AT FLOOR

SCALE: 3/4" = 1'-0"



9 NEW LINEL AT EXISTING CONDITION

SCALE: 1/2" = 1'-0"

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 Architecture, Inc.
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 swerk@jmo.com

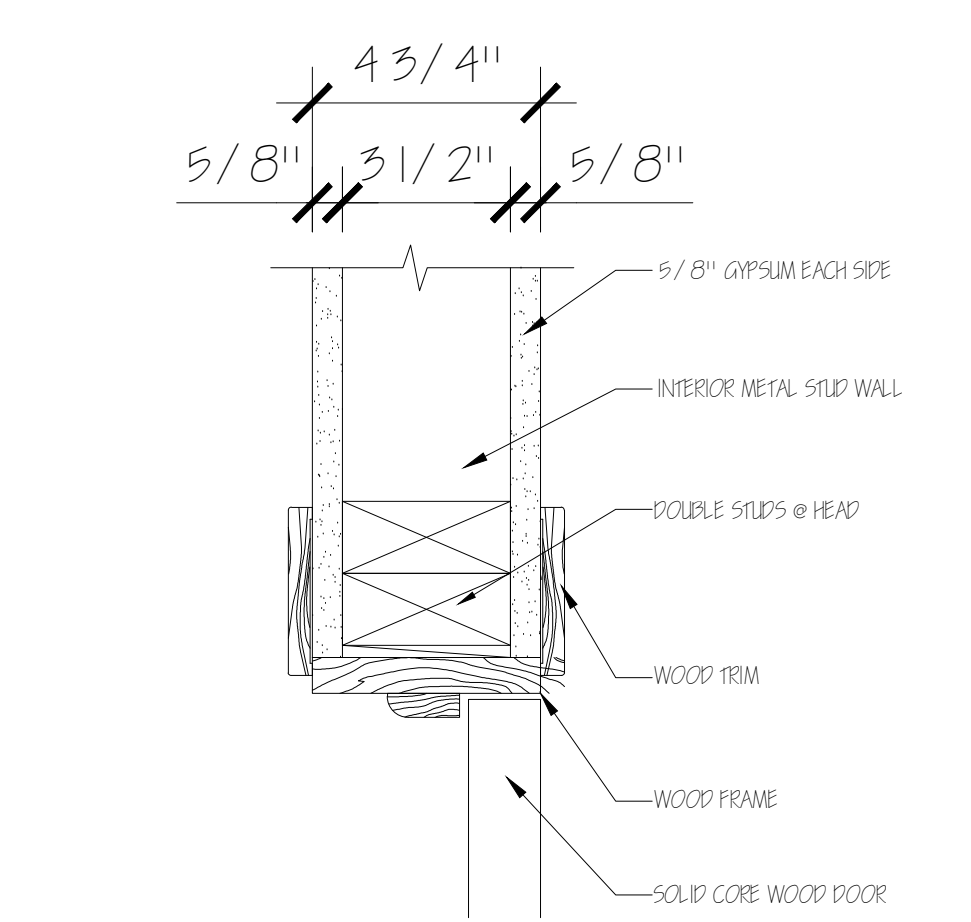
ARCHITECT:
 KEITH SCHULTZ, ALA, ASID



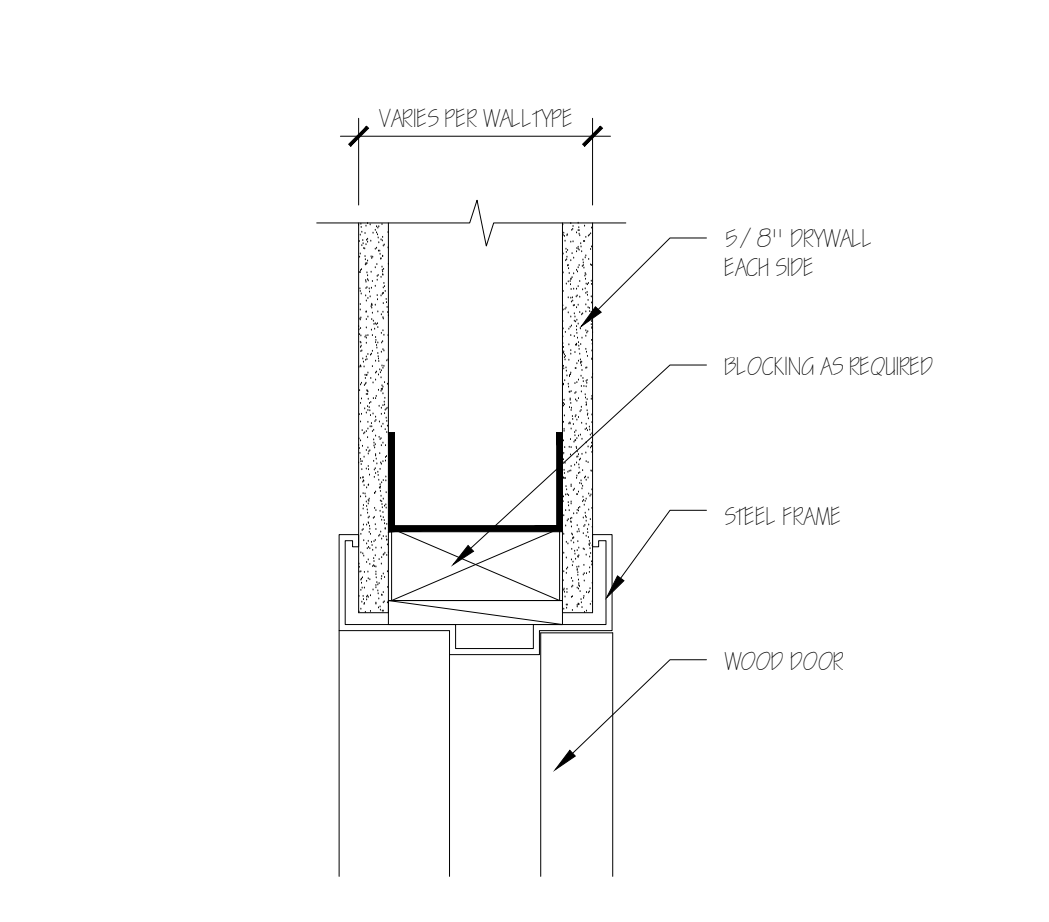
REVISIONS

PROJECT NO. 24022.00
 DATE 06/25/2024
 DRAWN BY KJS
 CHECKED BY KJS

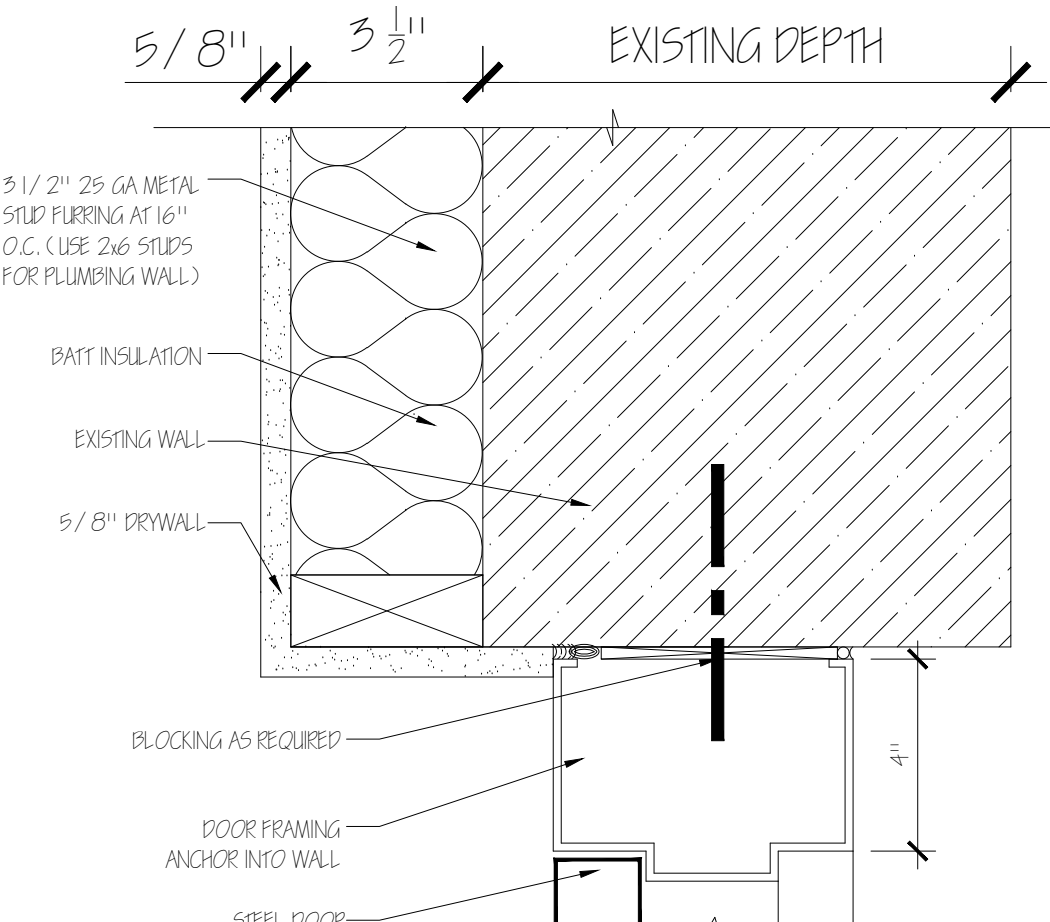
SHEET CONTENTS
 REVISED ELEVATIONS
 SECTION CUT AND DETAILS



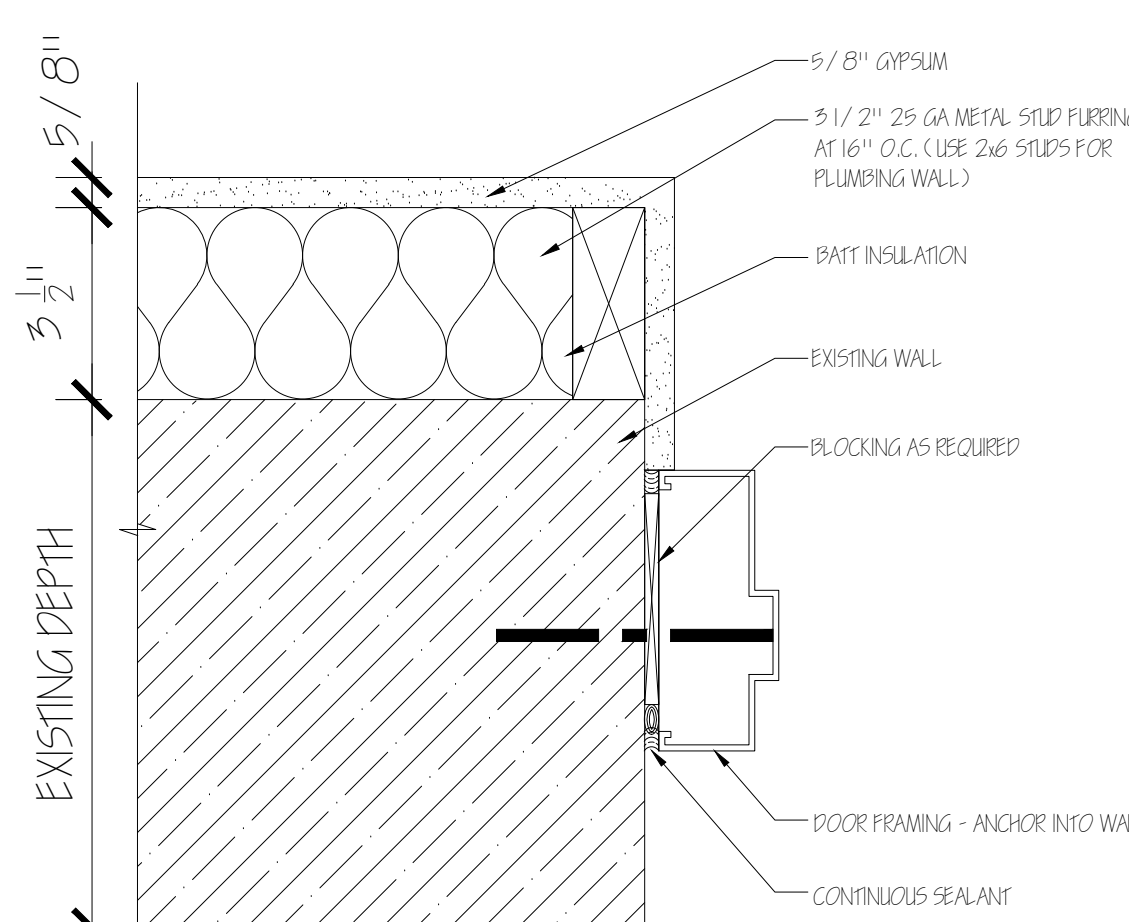
1 TYPICAL WOOD DOOR HEAD / JAMB INTERIOR
SCALE: 3/4" = 1'-0"



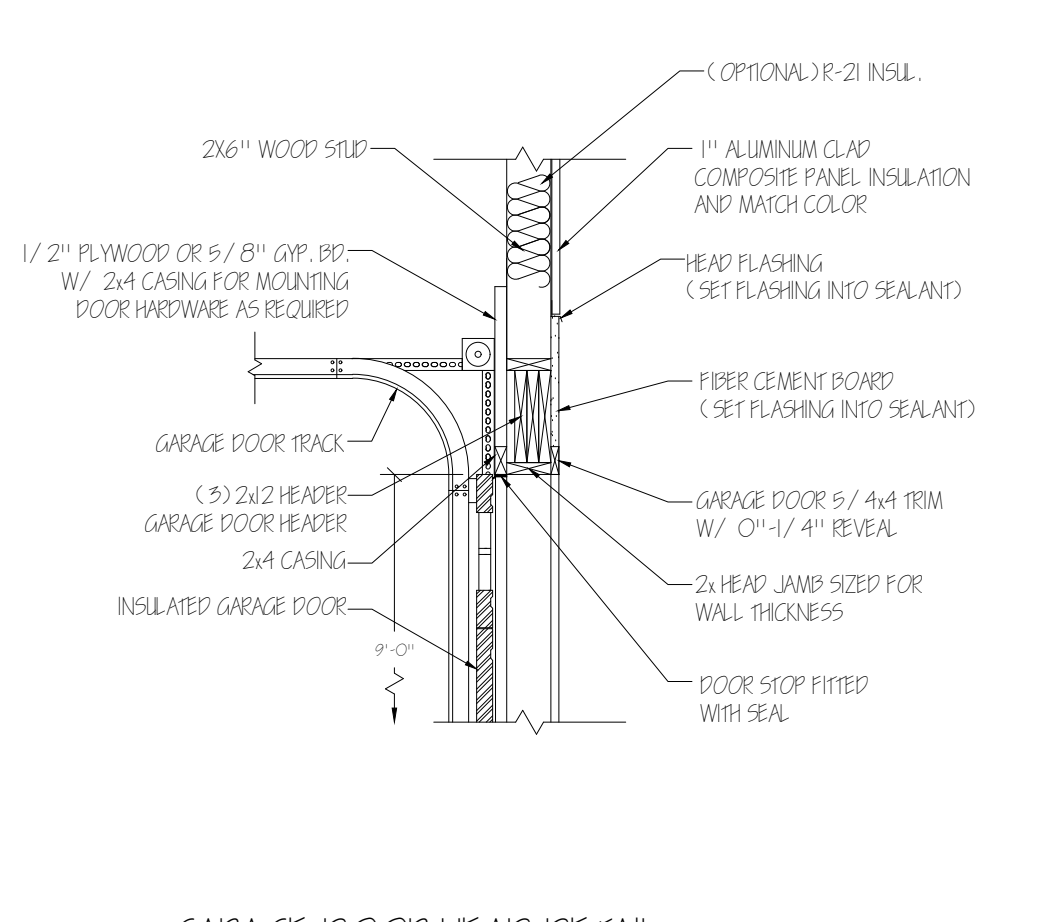
2 TYPICAL ALUMINIUM DOOR HEAD / JAMB INTERIOR
SCALE: 3/4" = 1'-0"



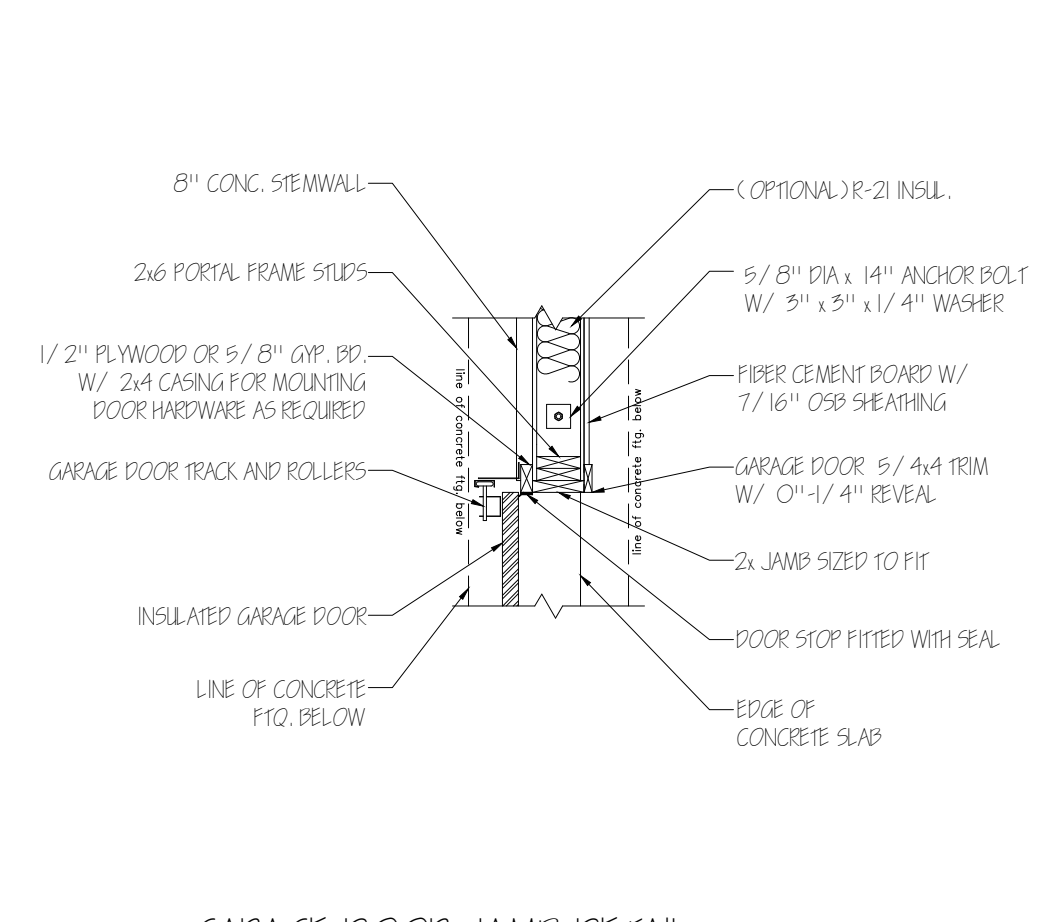
3 STEEL DOOR HEAD AT EXISTING WALL
SCALE: 3/4" = 1'-0"



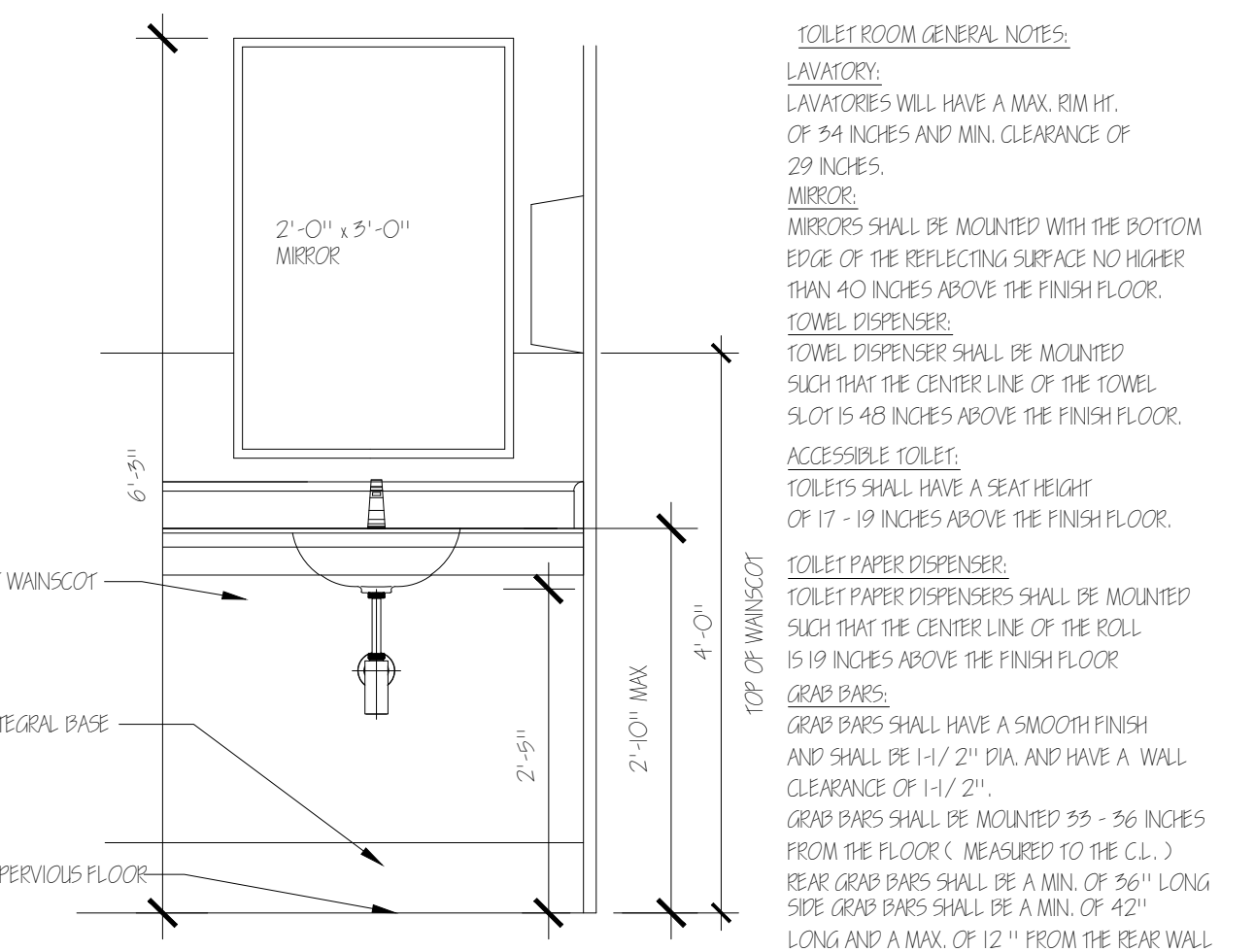
4 STEEL DOOR JAMB AT EXISTING WALL
SCALE: 3/4" = 1'-0"



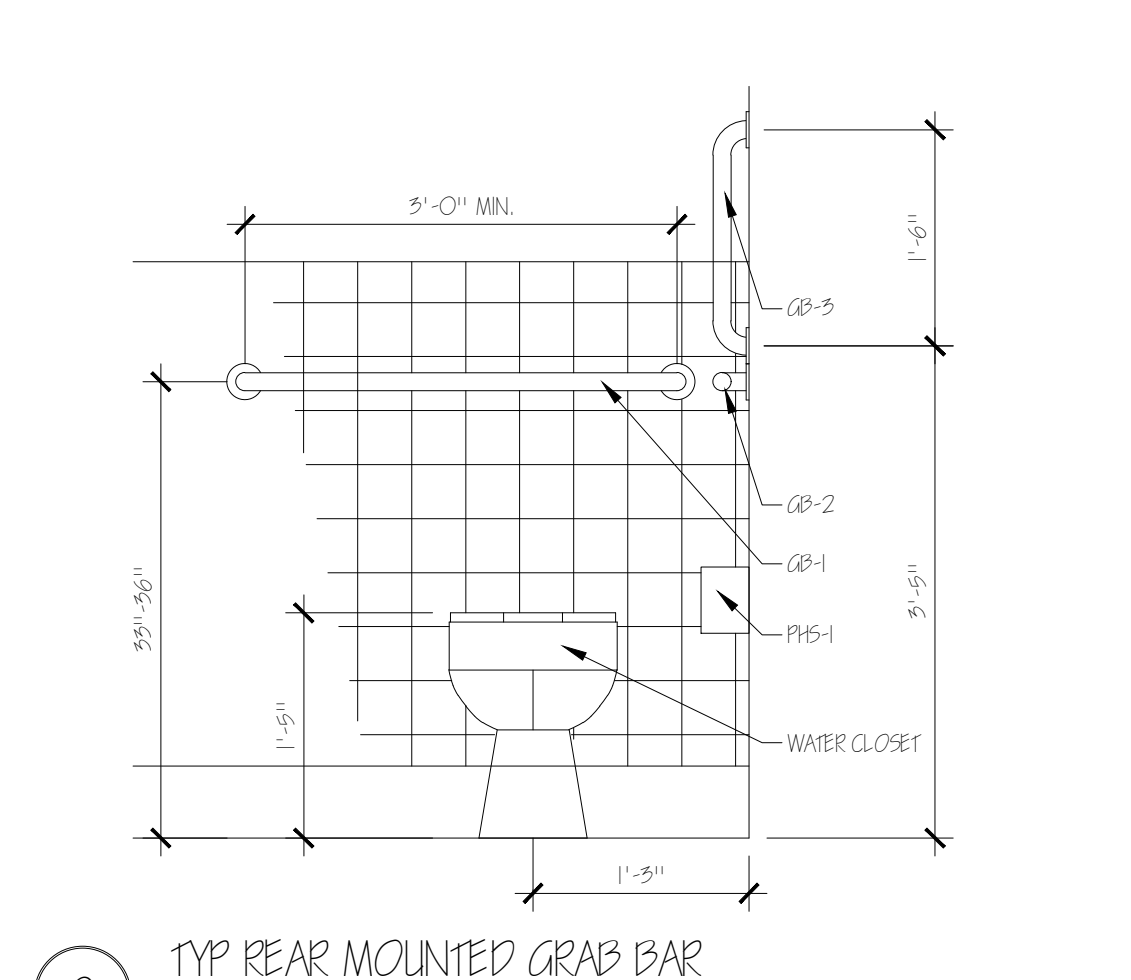
5 GARAGE DOOR HEAD DETAIL
SCALE: NTS



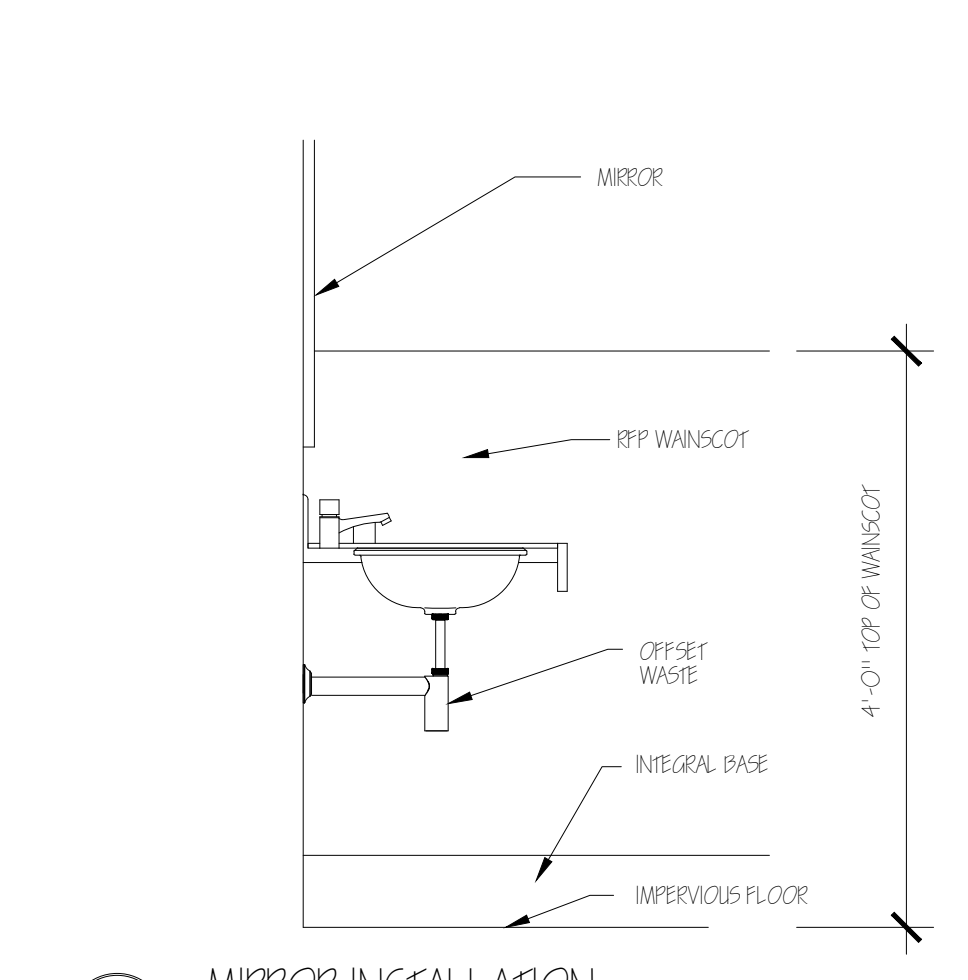
6 GARAGE DOOR JAMB DETAIL
SCALE: NTS



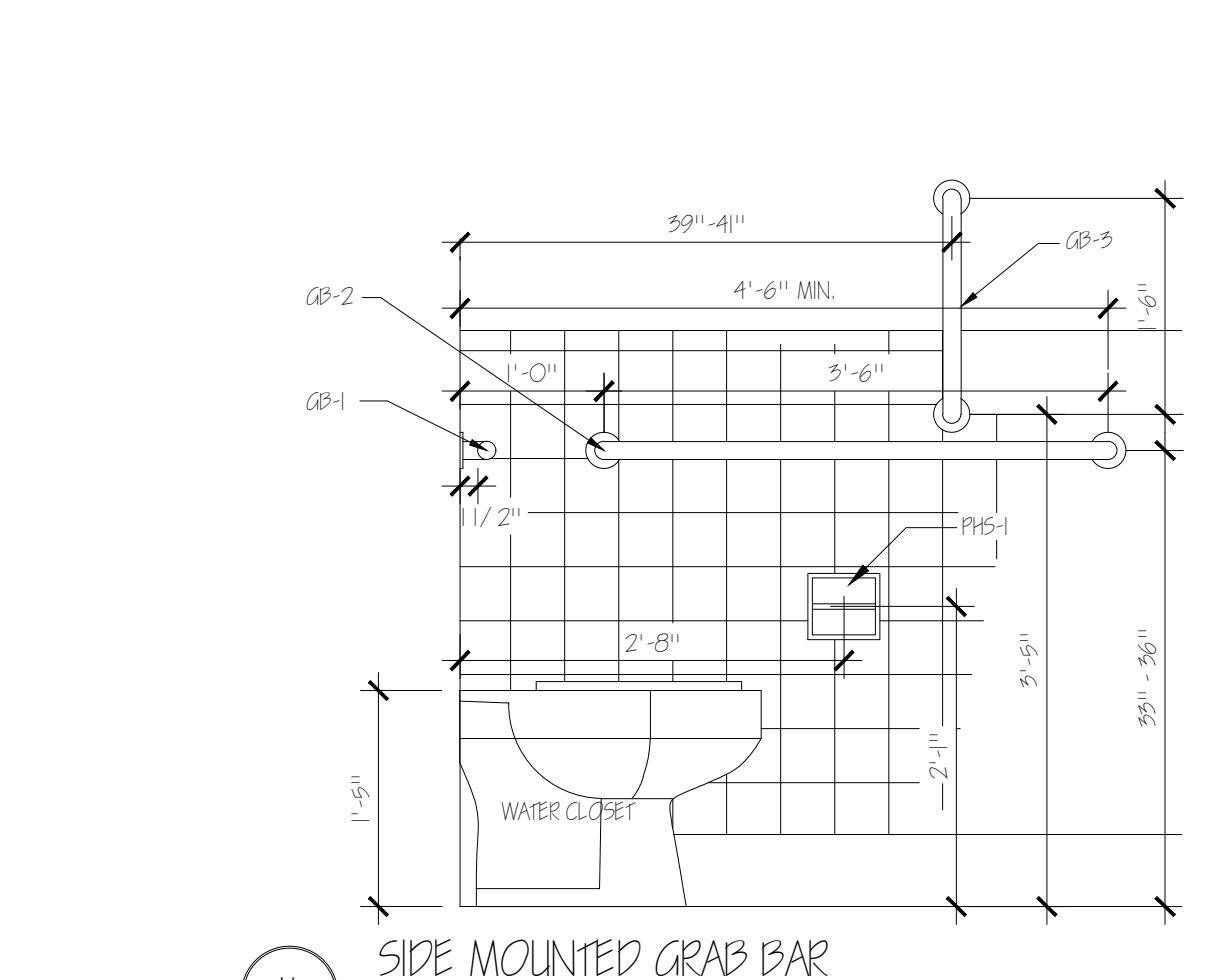
8 MIRROR / LAV ELEVATION
SCALE: 3/4" = 1'-0"



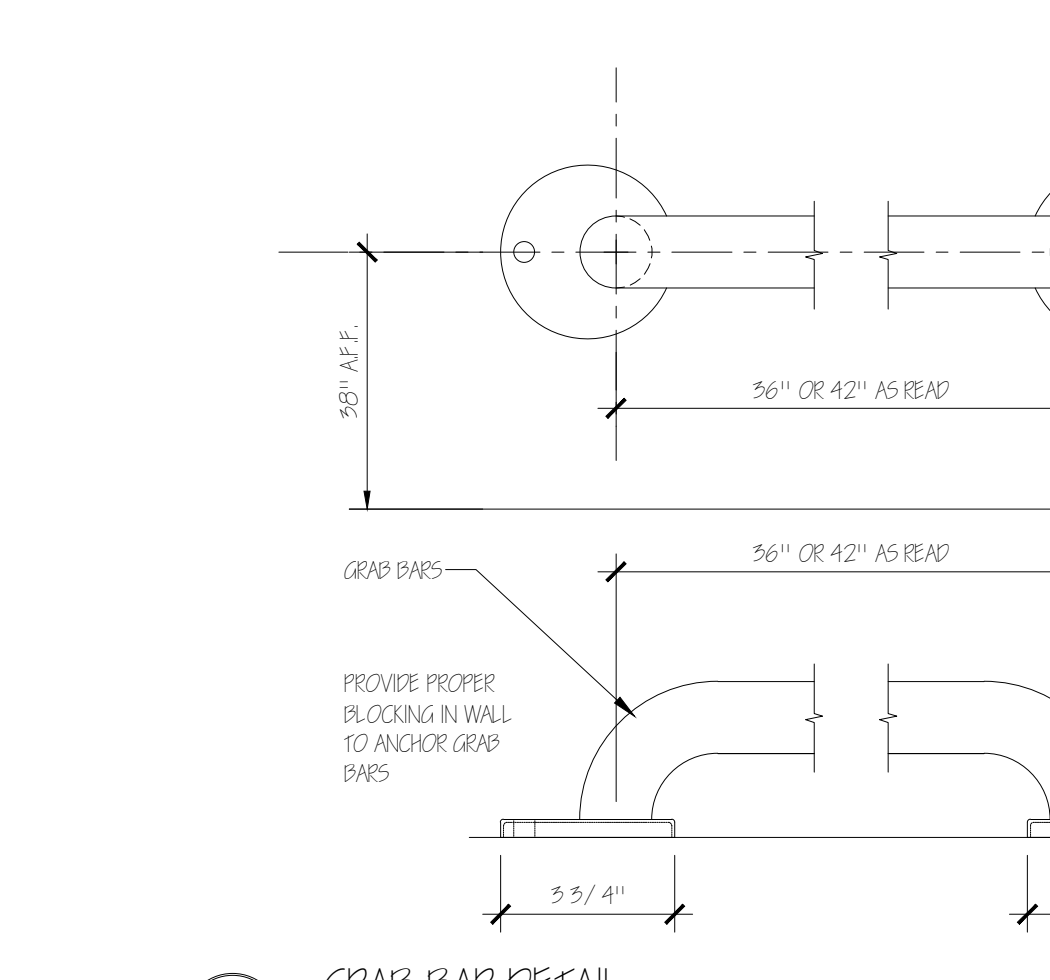
9 TYP REAR MOUNTED GRAB BAR
SCALE: 3/4" = 1'-0"



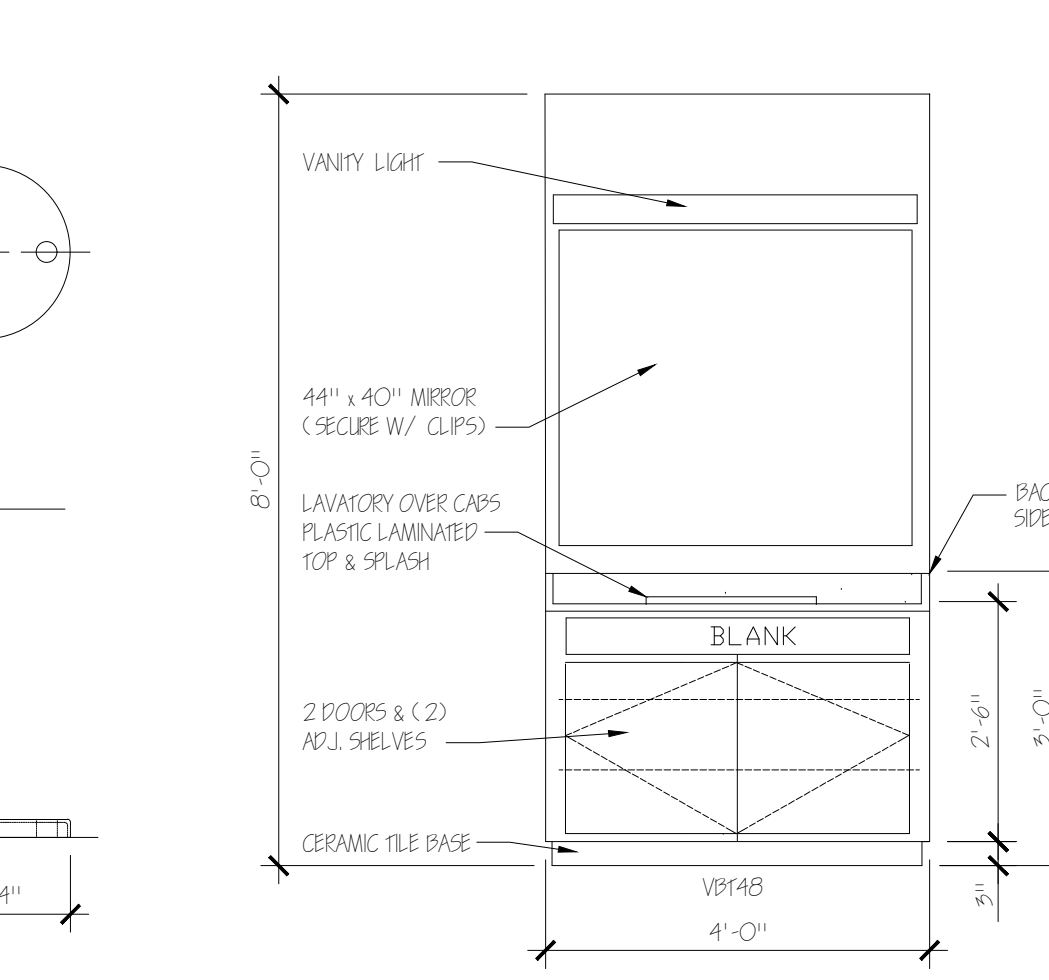
10 MIRROR INSTALLATION
SCALE: 3/4" = 1'-0"



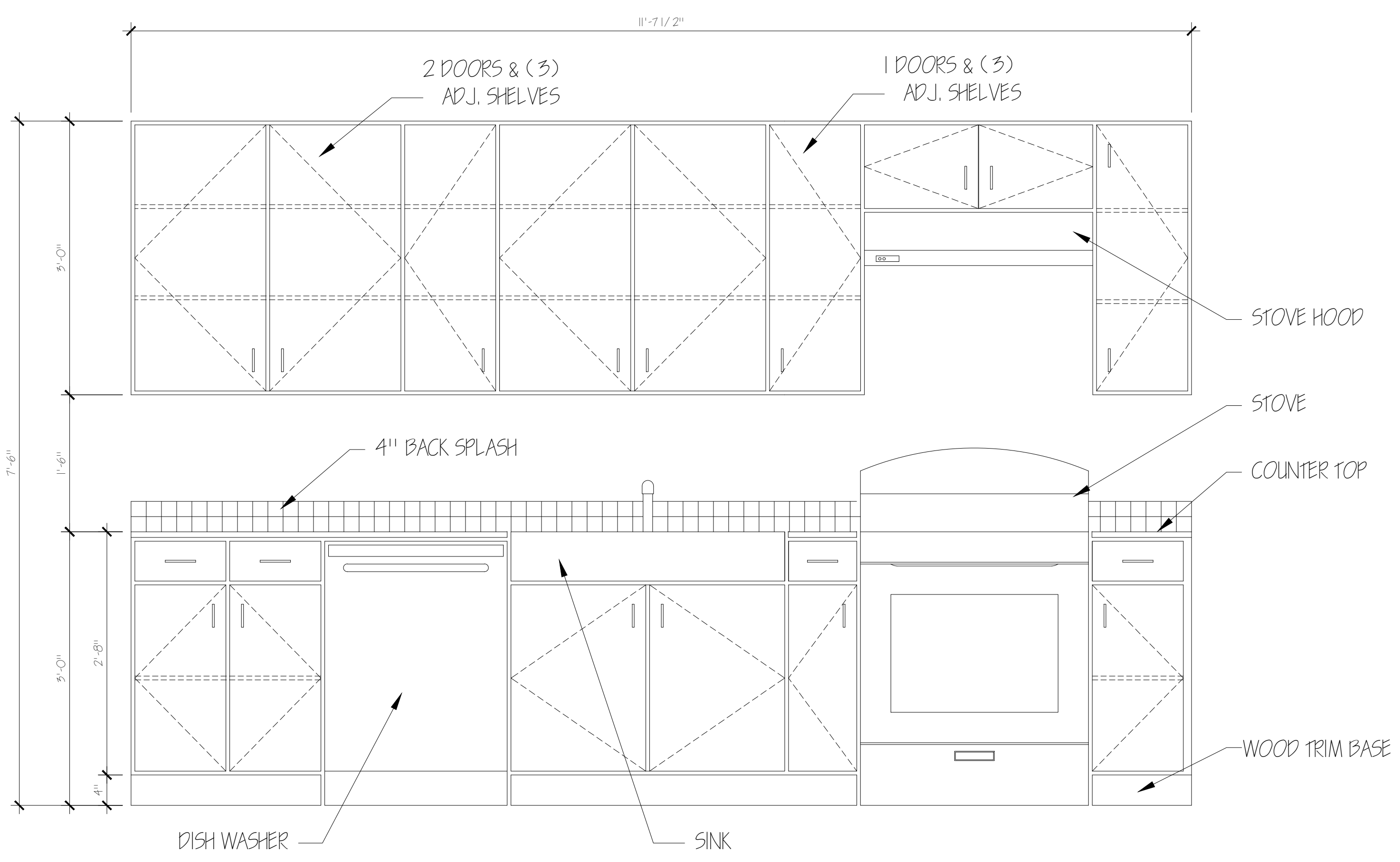
11 SIDE MOUNTED GRAB BAR
SCALE: 3/4" = 1'-0"



12 GRAB BAR DETAIL
SCALE: 3/4" = 1'-0"



13 VANITY 4'-0" WIDE
SCALE: 1/2" = 1'-0"

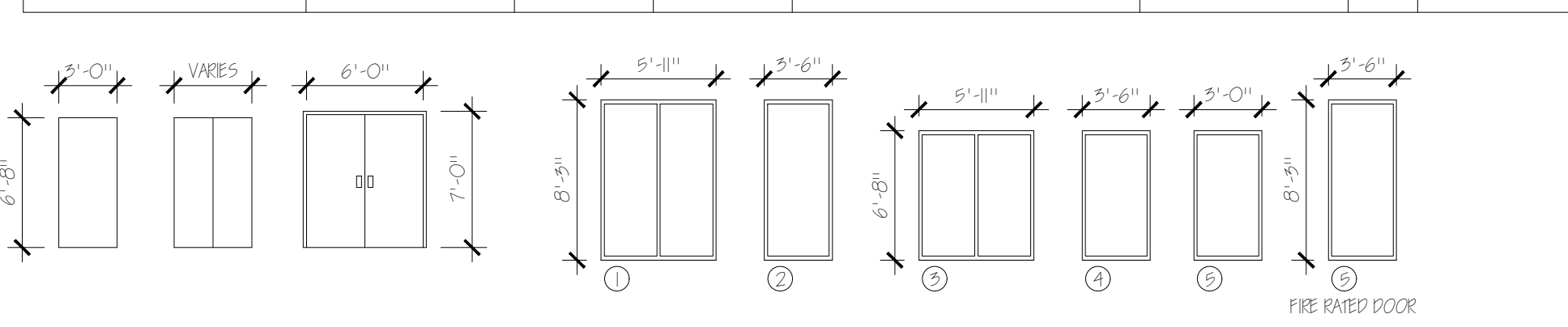


14 KITCHEN CABINET ELEVATION
SCALE: 1" = 1'-0"

NOTE: TYPICAL KITCHEN LENGTH WILL VARY BETWEEN (10'-6" - 11'-7 1/2"), CONTRACTOR TO V.I.F. ACTUAL

DOOR & FRAME SCHEDULE												
MARK	LOCATION	OPENING SIZE	TYPE	CONSTR.	FIN.	GLAZING	THRSH/WEATH HOLD STRIP	FRAME TYPE	DETAIL	WID	FIN	REMARKS
A	APARTMENT UNITS & STORES	5'-0" x 6'-8" x 1 3/4"	O	SOL. CORE	ST./VARN			HOL. MTL.		5 3/8"	20 MIL. LABEL	READ POLY/T/W / HUMB TYPN @ INJCE @ ALL DOORS USED @ STOR. & LIN. FIN LOCATIONS. SAF-LOCK, CHAIN LOCK & DOOR VIEWERS BY OWNER.
B	WAT BED / BATH	2'-8" x 6'-8" x 1 3/8" (CB-FOLD)	O	HOL. CORE	ST./VARN			HOL. MTL.		4 7/8"		PROVIDE PRIVACY LOCK HARDWARE
C	CLOSET DOOR	4'-0" x 6'-8" x 1 3/8" (CB-FOLD)	O	HOL. CORE	ST./VARN			HOL. MTL.		4 7/8"		2 EQ. PANELS, STANDARD PULL HARDWARE.
D	CLOSET DOOR	5'-0" x 6'-8" x 1 3/8" (CB-FOLD)	O	HOL. CORE	ST./VARN			HOL. MTL.		4 7/8"		2 EQ. PANELS, STANDARD PULL HARDWARE.
E	CLOSET DOOR	2'-0" x 6'-8" x 1 3/8" (CB-FOLD)	O	HOL. CORE	ST./VARN			HOL. MTL.		4 7/8"		2 EQ. PANELS, STANDARD PULL HARDWARE.
F	CLOSET DOOR	1'-6" x 6'-8" x 1 3/4"	O	HOL. CORE	ST./VARN			HOL. MTL.		4 7/8"		2 EQ. PANELS, STANDARD PULL HARDWARE.
G	STORES	(2) 5'-0" x 7'-0" x 1 3/4"	O	SOL. CORE	ST./VARN			HOL. MTL.		5 3/8"	20 MIL. LABEL	READ POLY/T/W / HUMB TYPN @ INJCE @ ALL DOORS USED @ STOR. & LIN. FIN LOCATIONS. SAF-LOCK, CHAIN LOCK & DOOR VIEWERS BY OWNER.

ROOM FINISH SCHEDULE							
NO.	ROOM NAME	FLOOR	BASE	WALLS	CEILING	HT.	REMARKS
1 THROUGH 16	APARTMENT LIVING ROOM	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	EXISTING	
1 THROUGH 16	APARTMENT BEDROOM	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	EXISTING	
1 THROUGH 16	APARTMENT HALL	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	EXISTING	
1 THROUGH 16	APART. HALL CLO.	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	8'-0"	
1 THROUGH 16	APART. BATH CLO.	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	8'-0"	
1 THROUGH 16	APARTMENT BATH	VINYL	4" COVERED VINYL BASE	OP. SP. - PAINTED	SPRAY TEXTURE FIN. ON OP.	8'-0"	



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REVISIONS

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CHECKED BY KJS

SHEET CONTENTS
SCHEDULES AND DETAILS