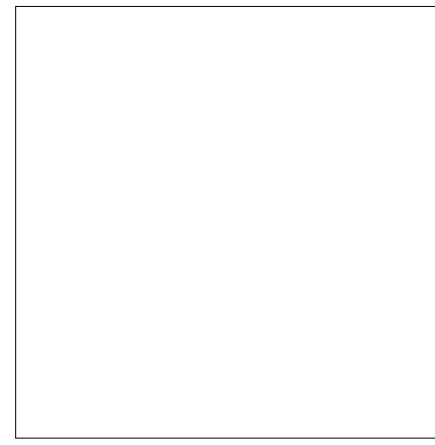


PROJECT TEAM



ARCHITECTURAL + INTERIOR DESIGN JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188
PHONE: (262) 513-9800

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

JAY A. KNETTER, AIA
(262) 278-4383
jayk@jaknetter.com

ABBREVIATIONS

A air condition	C (continued) CL centerline CLG ceiling CLR clear CM construction management	E filler FA fire alarm FA fluid applied FAB fabric FC file cabinet FD floor drain FE back mt'd fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FLR floor FM factory mutual FO finished opening FP fire protection FPL fireplace FT feet, foot FTG footing	L laminate LAM lavatory LL live load LVT luxury vinyl tile	P (continued) PSI pounds per square inch PT paint, painted PTN partition	I (continued) TKBD tackboard TO top of TOB top of beam TOC top of concrete TOJ top of joist TOPO topography TOS top of slab TOS top of steel TP toilet partition TV television TYP typical
ADDL addendum AFC above finished AFF above finished AFG above finished ALT alternate ALUM aluminum APD approved APT apartment AP acoustic panel ASC above suspended ceiling	CMU concrete masonry unit CO cleanout COL column CONC concrete CONT continuous CPT carpet CSWK casework CT ceramic tile CTB ceramic tile base	F filler FA fire alarm FA fluid applied FAB fabric FC file cabinet FD floor drain FE back mt'd fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FLR floor FM factory mutual FO finished opening FP fire protection FPL fireplace FT feet, foot FTG footing	M maximum MC modular carpet tile MECH mechanical MFR manufacturer MICRO microwave oven MIN minimum MIN minute MISC miscellaneous MO masonry opening MS mop sink MTD mounted MTL metal	Q quarry tile QT quarry tile base QTB quarry tile base R reflected RB rubber base RCP reflected ceiling plan RC roof conductor RD roof drain REBAR reinforcing steel bars REC recess REF reference REF refrigerator RF resilient flooring REV revision RFS room finish S schedule RO rough opening	U unless noted otherwise VCT vinyl composition tile VEND vending machine VERT vertical VFCI vendor furnished, contractor installed VFI vendor furnished, owner installed VFM vendor furnished, vendor installed VNR veneer VIF verify in field VWC vinyl wall covering
B baseboard BB bulletin board BLDG building BL borrowed light BLW below BPL base plate BO bottom of BOS bottom of steel	DEMO demolition DEPT department DFS drinking fountain DF door and frame DIA diameter DP decorative panel DR door DR FR door frame DTL detail DS downspout DW dishwasher DWG drawing	G gauge GA galvanized GALV galvanized GB grab bar GC general contractor GL glass GLU LAM glue laminated wood GR grade, grading GT grout GYP BD gypsum board	N north NA not applicable NIC not in contract NO number NM nominal NTS not to scale	S south SAN sanitary SC sealed concrete SC solid core SF square foot SIM similar SP spandrel SS solid surface SST stainless steel ST stain ST stair STN stone STNB stone base STRUCT structure	W west W with W/O without WC water closet WC wall covering WD wood WDB wood base WDV wood veneer WH water heater WM walk-off mat WP wall protection WP workpoint WT window treatment
C catch basin CB construction bulletin CF/CI contractor furnished, contractor installed CF/OI contractor furnished, owner installed CFMI contractor furnished, vendor installed CG corner guard CH BD chalkboard CIP cast-in-place CI control joint CNI construction joint	E east EIFS exterior insulation & finish system EL elevation EJ expansion joint ELEC electric, electrical ELEV elevator EPS expanded polystyrene board EQ equal EW eyewash EXIST existing EXP expand, expansion EXT exterior	H hose bibb HC hollow core HCP handicapped contractor installed HM hollow metal HORIZ horizontal HSPD housekeeping HGT height HVAC heating, ventilating & air conditioning HW hot water HWY highway	O on center OC outside diameter OD owner furnished, contractor installed OF/OI owner furnished, owner installed OF/VI owner furnished, vendor installed OH DR overhead (coiling) door OPH opposite hand OPNG opening	T time & materials TEMP temperature TER terrazzo TERB terrazzo base TFF top of finish floor	X extruded polystyrene board (insulated)

ISSUANCES

CITY OF MILWAUKEE - DIZ SUBMITTAL 2022 SEPTEMBER 1

COMMUNITY MEDICAL SERVICES-MILWAUKEE, INTERIOR ALTERATIONS

INTERIOR ALTERATIONS

2610 W. NORTH AVENUE MILWAUKEE, WI 53205

PROJECT DATA

OWNER	COMMUNITY MEDICAL SERVICES
LOCATION	
MUNICIPALITY:	MILWAUKEE
COUNTY:	MILWAUKEE
STATE:	WISCONSIN
APPLICABLE BUILDING CODES	
BUILDING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE:	2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362 / 2003 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE:	2015 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE:	2015 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316
ENERGY CODE:	2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
FIRE CODE:	2015 INTERNATIONAL FIRE CODE ADOPTED PER MILWAUKEE CODE OF ORDINANCES (MCO 214-3)
CONSTRUCTION CLASSIFICATION	TYPE II B
OCCUPANCY GROUP	(B) BUSINESS
PROJECT TYPE	INTERIOR ALTERATION - 140 SQ FT
NUMBER OF STORIES	1
AREA OF ALTERATION (SQ FT)	159 SQUARE FEET

PROJECT DATA

FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION:	COMPLETE
MONITORING TYPE	
NFPA STANDARD USED	13

GENERAL PROJECT NOTES

- THIS INTERIOR ALTERATION CONSISTS OF THE GROUND FLOOR OF AN EXISTING SINGLE-USER OFFICE BUILDING. THE USE AND OCCUPANCY OF THIS ALTERATION WILL MAINTAIN THE EXISTING (B) BUSINESS OFFICE USE FROM THE ORIGINAL OCCUPANCY. THIS IS A MINOR INTERIOR ALTERATION AND FUNCTION AS AN ACCESSORY USE TO THE CURRENT (WCS) WISCONSIN COMMUNITY SERVICES TENANT SPACE WHICH WILL CONTINUE TO OPERATE UNCHANGED.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES OF EXISTING WALLS AND BUILDING SYSTEMS.
- ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
- THIS BUILDING IS COMPLETELY SPRINKLERED.
- ALL CONTRACTORS AND/OR TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.
- ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATIONS WITH OTHER CONTRACTORS AND/OR TRADES.
- THIS INTERIOR ALTERATION WILL HAVE EXIT LIGHT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARMS, STROBES, AND FIRE EXTINGUISHERS AS REQUIRED BY CODE AND MATCH THE REST OF THE BUILDING.
- MEP AND FIRE PROTECTION WILL BE DESIGN/BUILD.

PROJECT INFORMATION:

COMMUNITY MEDICAL SERVICES

2610 W. NORTH AVENUE
MILWAUKEE, WI



DRAWING ISSUANCE:

CITY OF MILWAUKEE DIZ SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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INDEX

SHEET INDEX	
TS100	COVER
AS100	EXISTING SITE INFORMATION
ARCHITECTURAL DEMOLITION	
AD100	DEMOLITION FLOOR PLAN
ARCHITECTURAL	
A001	LIFE SAFETY PLAN
A010	WALL TYPES
A100	GROUND LEVEL FLOOR PLAN

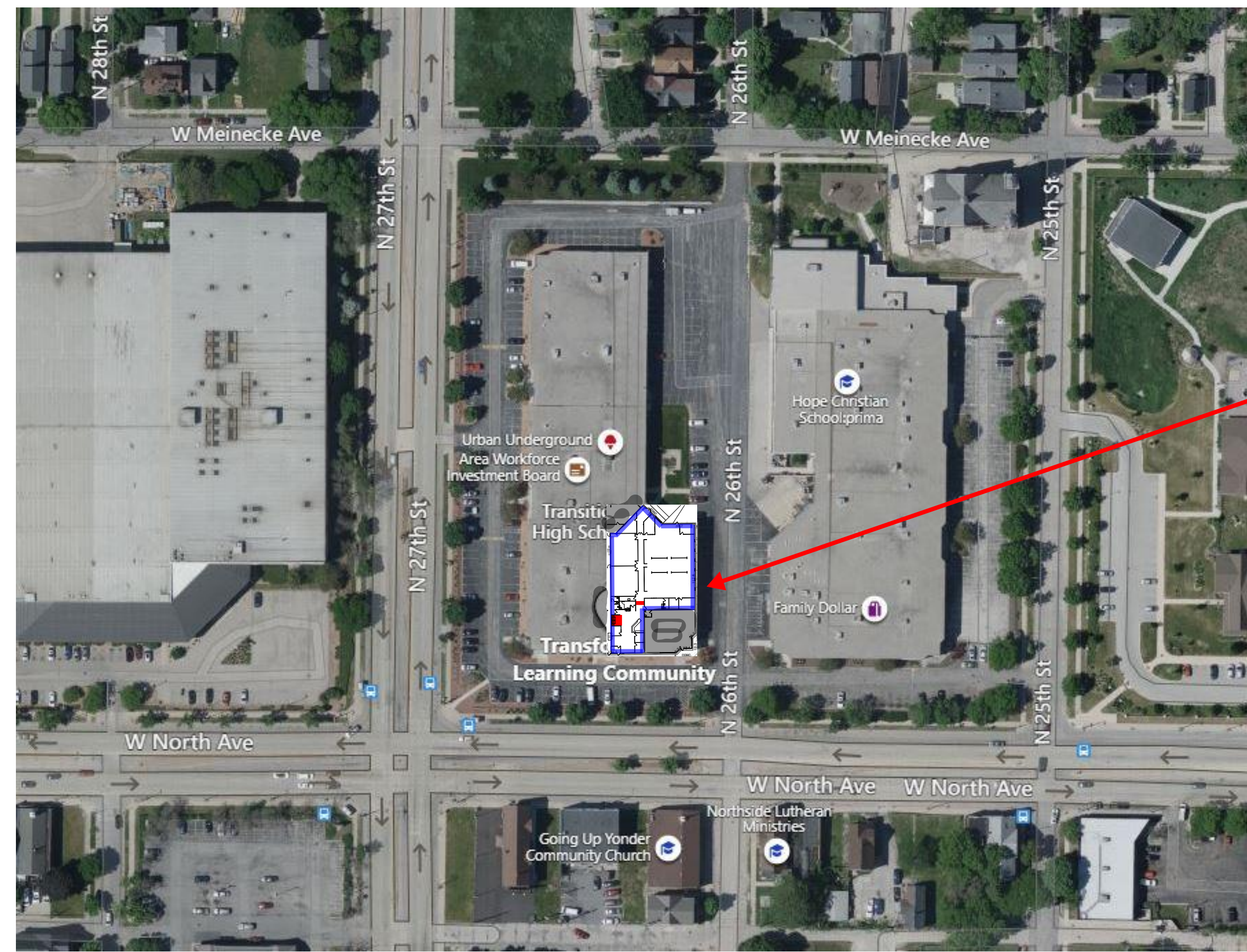
2022 SEPTEMBER 1

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21042-00 JAK/LS

COVER

TS100



EXISTING SITE AERIAL FOR REFERENCE

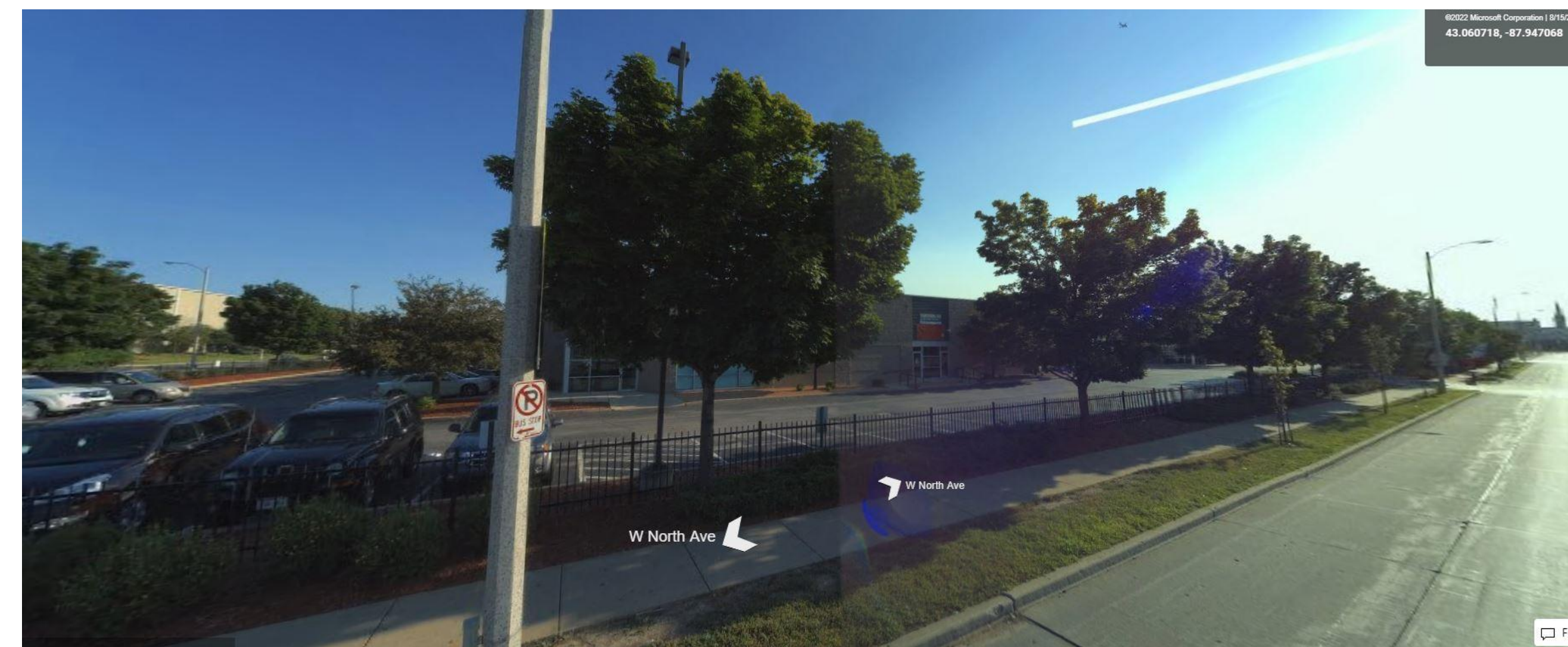

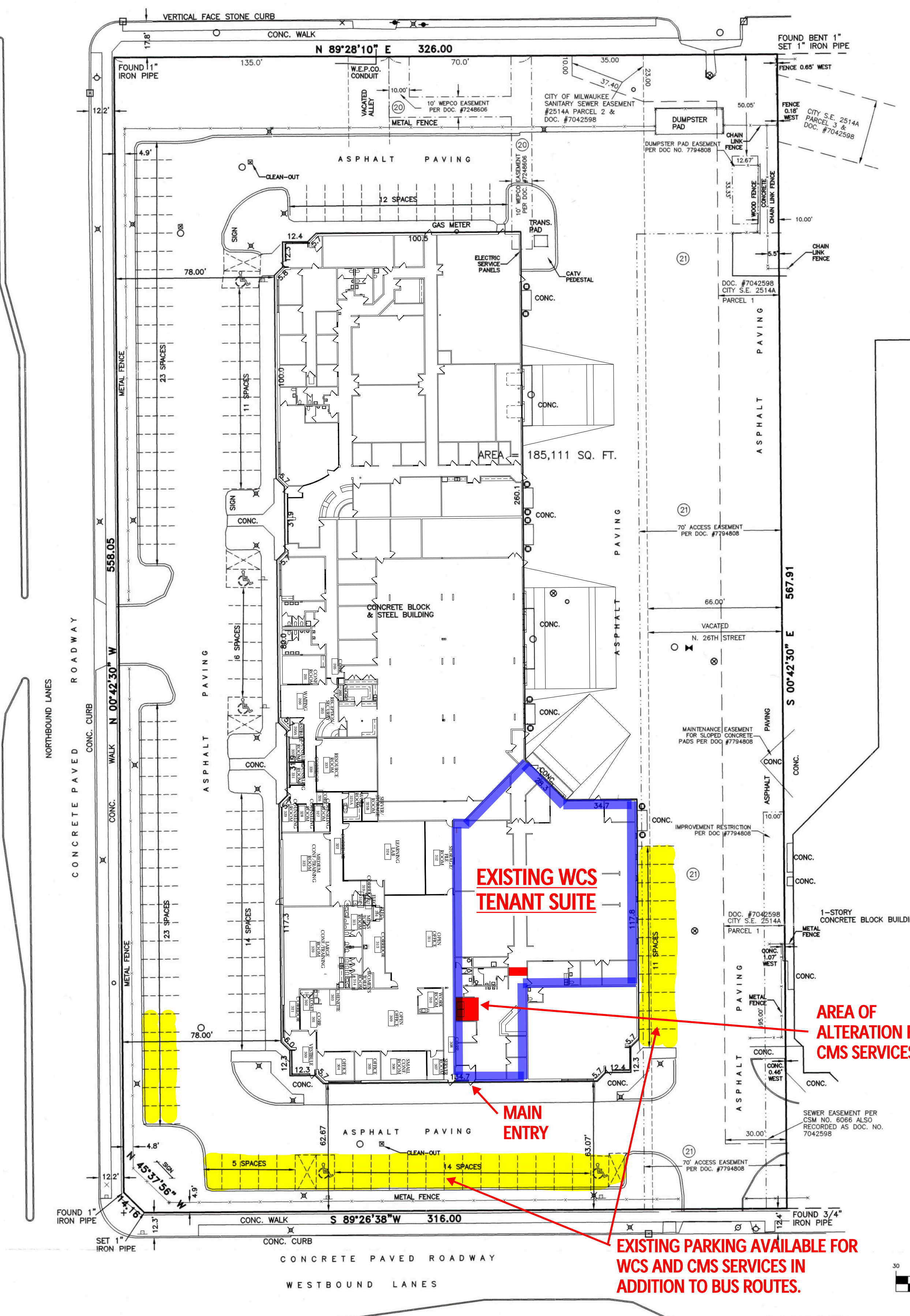


PHOTO FROM NORTH AVENUE LOOKING AT FRONT OF EXISTING BUILDING

EXISTING WCS LOCATION



N. 27th STREET
(102' R.O.W.)



W. NORTH AVENUE
(98.0' R.O.W.)

1 EXISTING SITE PLAN FOR REF.
1/8" = 1'-0"



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2610 W. NORTH AVENUE
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PROJECT NUMBER: 21042-00
PROJECT MANAGER: JAK/LS

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EXISTING SITE INFORMATION

AS100

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2022 SEPTEMBER 1

DEMOLITION FLOOR PLAN

AD100

DEMOLITION PLAN LEGEND

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED

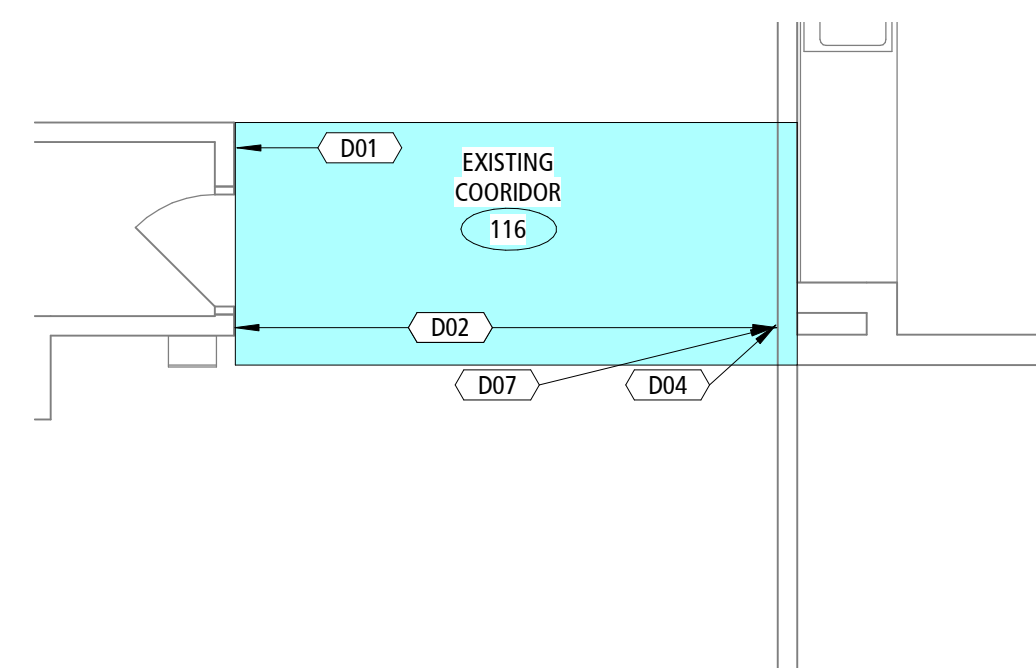
LEGEND - DEMOLITION PLAN
 1/4" = 1'-0"

GENERAL NOTES - DEMOLITION

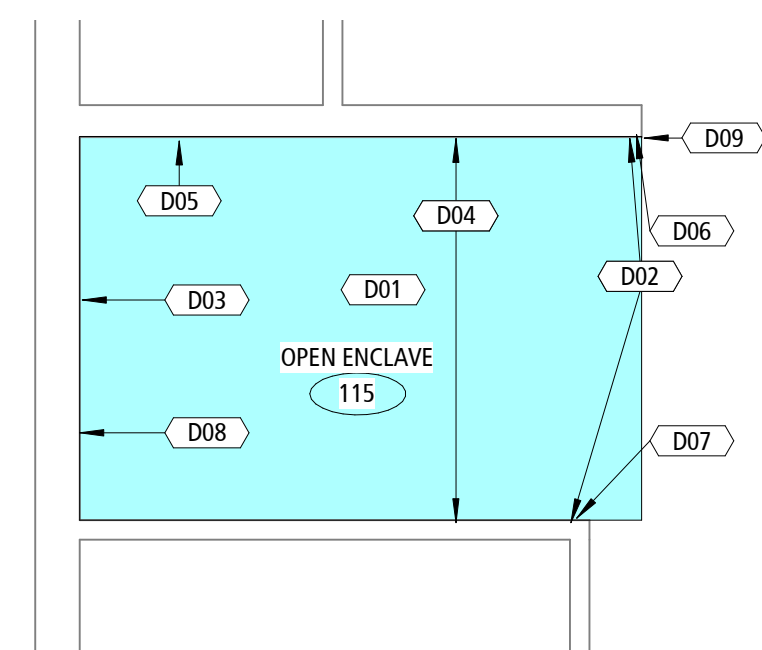
- COORDINATE REMOVAL OF EXISTING CABINETS AND CASEWORK WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
- COORDINATE REMOVAL OF EXISTING DOORS, FRAMES, AND HARDWARE WITH OWNER. SALVAGE OR REMOVE AS DIRECTED.
- REFER TO ROOM FINISH SCHEDULE TO IDENTIFY ALL AREAS BEING ALTERED INCLUDING ROOMS WHERE ALTERATIONS ARE LIMITED TO NEW FINISHES. AT ALL ALTERED LOCATIONS, REMOVE ALL INTERIOR AND WALL MOUNTED ITEMS. REMOVE ALL FINISHES AND RESIDUAL GLUE. PREPARE SURFACES FOR NEW FINISH APPLICATION.
- SEE MEP AND HVAC PLANS (IF AVAILABLE) FOR ADDITIONAL DEMOLITION ITEMS AND NOTES. DESIGN / BUILD CONTRACTOR SHALL COORDINATE AND PERFORM WORK.
- PATCH AND REPAIR FLOOR IN PREPARATION FOR NEW FLOORING WHERE WALLS HAVE BEEN REMOVED.
- PATCH AND REPAIR CEILING GRID SYSTEM WHERE WALLS AND PARTITIONS HAVE BEEN REMOVED.

KEYNOTES - DEMOLITION PLAN

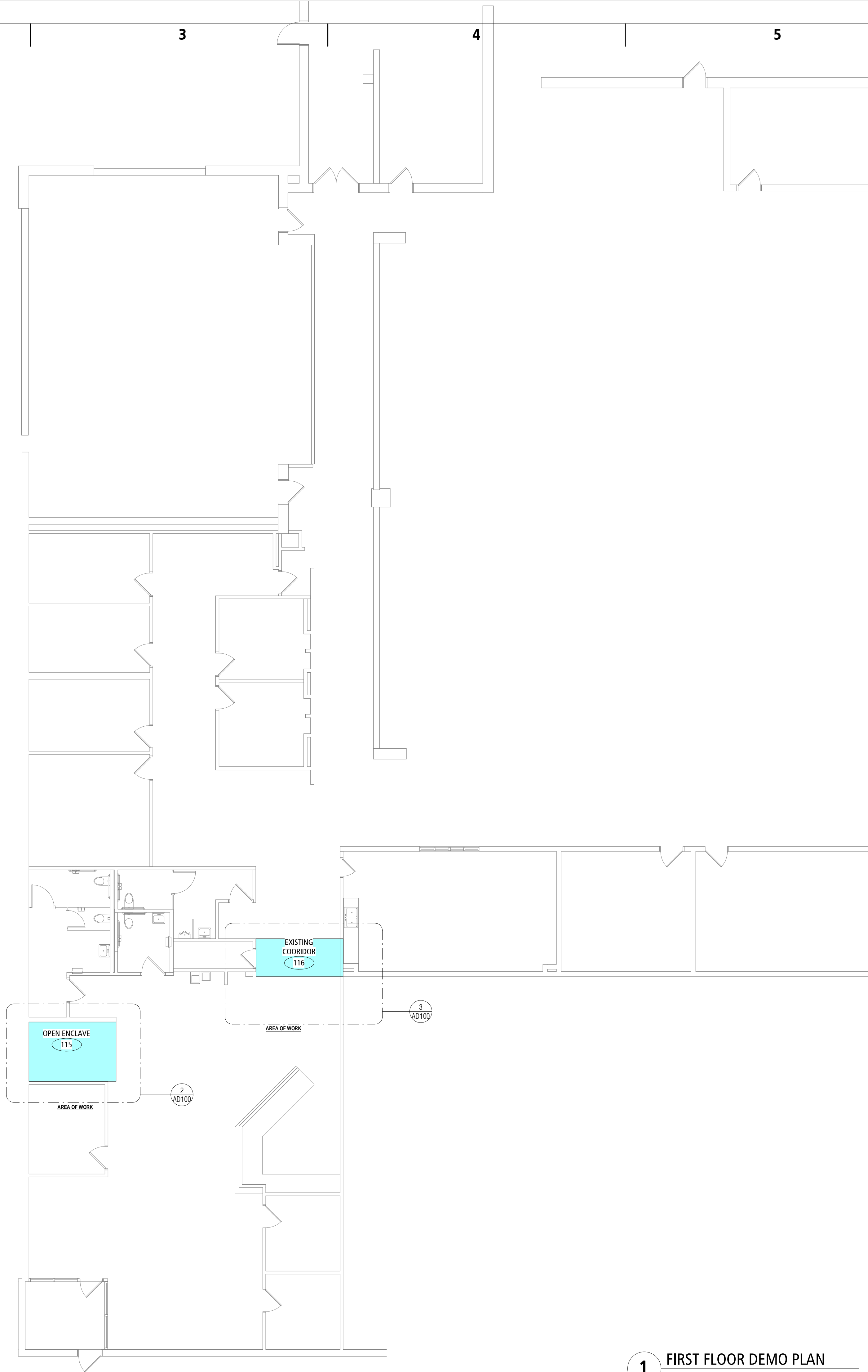
KEY	KEYNOTE DESCRIPTION
D01	EXISTING FLOOR TO REMAIN. PATCH AND REPAIR AS NECESSARY.
D02	KEEP EXISTING PARTITIONS. PREPARE EXISTING WALLS TO RECEIVE NEW PARTITIONS.
D03	MOVE PLENUM AIR RETURN AND ADD TENANT STANDARD LAMP FIXTURES.
D04	PREPARE SPACE FOR ADDITIONAL ELECTRICAL.
D05	PREPARE SPACE FOR A BASE CABINET, LINE, AND WATER LINES.
D06	PREPARE NEW PARTITION FOR A PASS-THRU OPENING/WINDOW.
D07	PREPARE NEW PARTITION FOR NEW DOOR OPENING AND CARD READER.
D08	PREPARE SPACE FOR NEW SAFE.
D09	ALIGN NEW PARTITION TO EXISTING PARTITION.



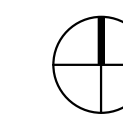
3 FIRST FLOOR DEMO PLAN - AREA OF WORK II
 1/4" = 1'-0" 1 / AD100

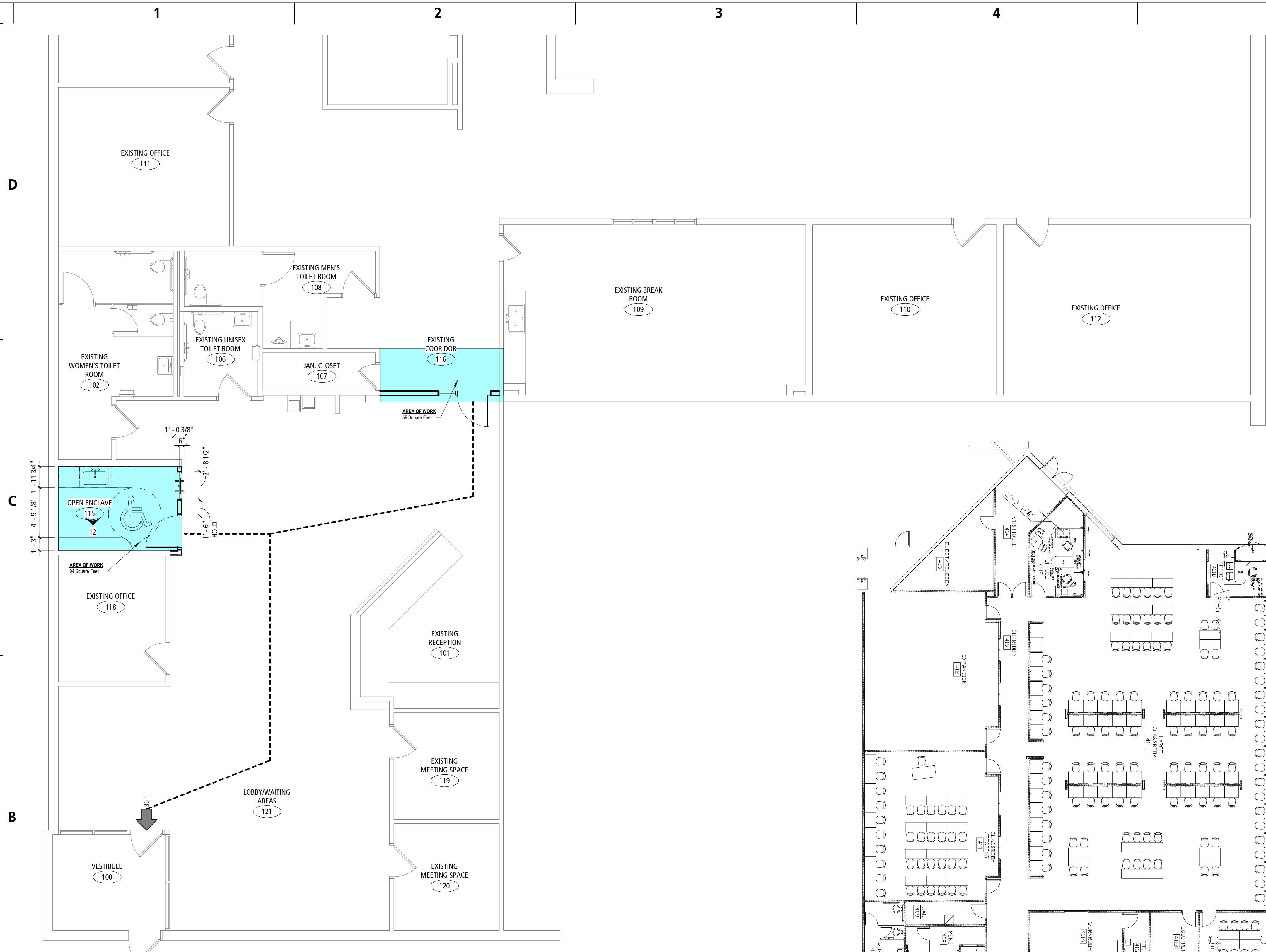


2 FIRST FLOOR DEMO PLAN - AREA OF WORK I
 1/4" = 1'-0" 1 / AD100

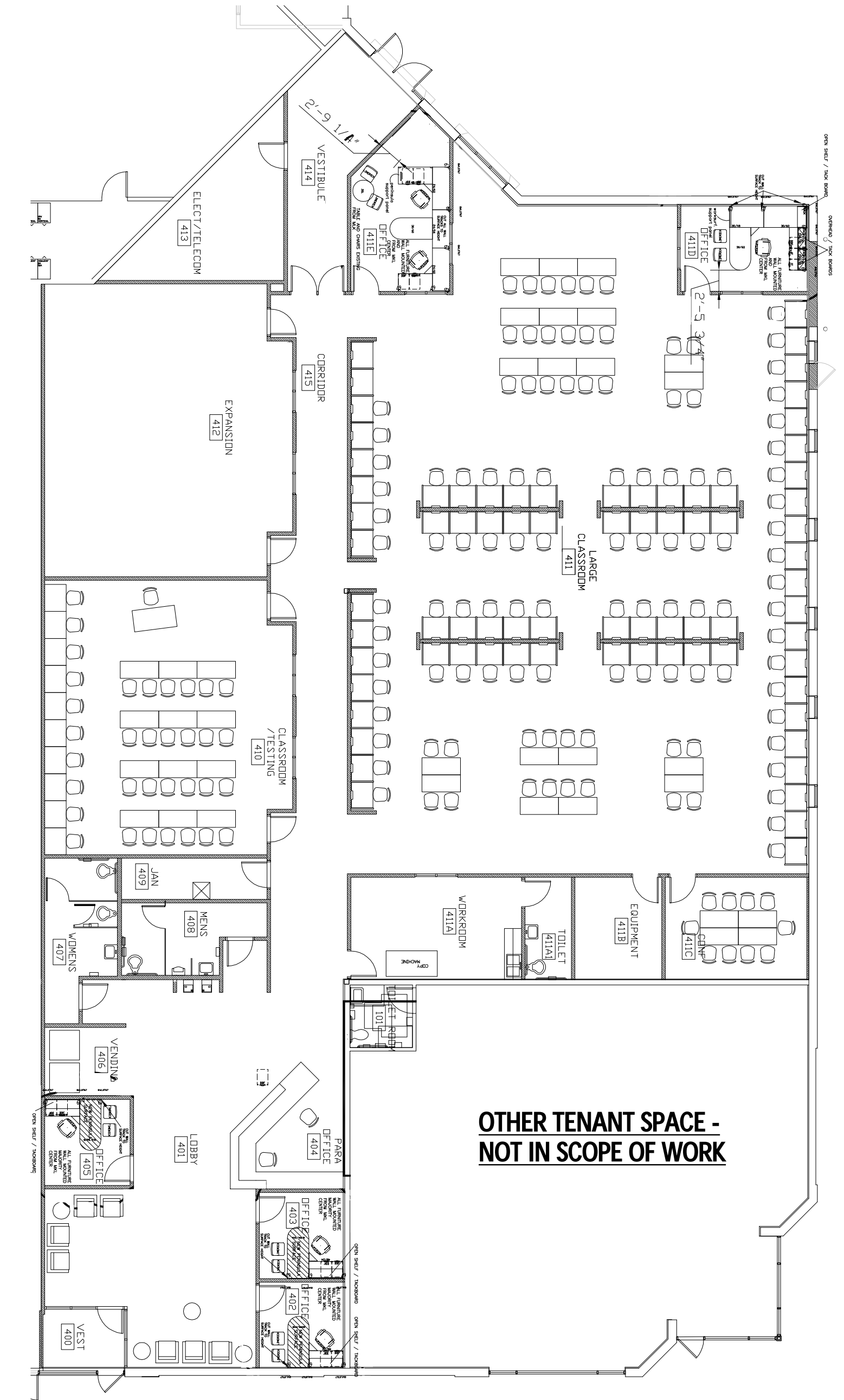


1 FIRST FLOOR DEMO PLAN
 1/8" = 1'-0"





1 FIRST FLOOR - Safety Plan
3/16" = 1'-0"



1 EXISTING OVERALL WCS FLOOR PLAN FOR REFERENCE
N.T.S.

LIFE SAFETY PLAN LEGEND

- ← 000" EGRESS EXIT DISCHARGE WIDTH
- - - EGRESS PATH OF TRAVEL
- FEC ACADEMY, CLEAR ALUMINUM VERTICAL DUO, SEMI-ACCESSIBLE FIRE EXTINGUISHER CABINET BY SL INDUSTRIES OR EQUAL
- AED BATTERY OPERATED AED DEVICE
- 75' EGRESS COVERAGE AREA
MAXIMUM TRAVEL DISTANCE, PER IBC



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2610 W. NORTH AVENUE
MILWAUKEE, WI



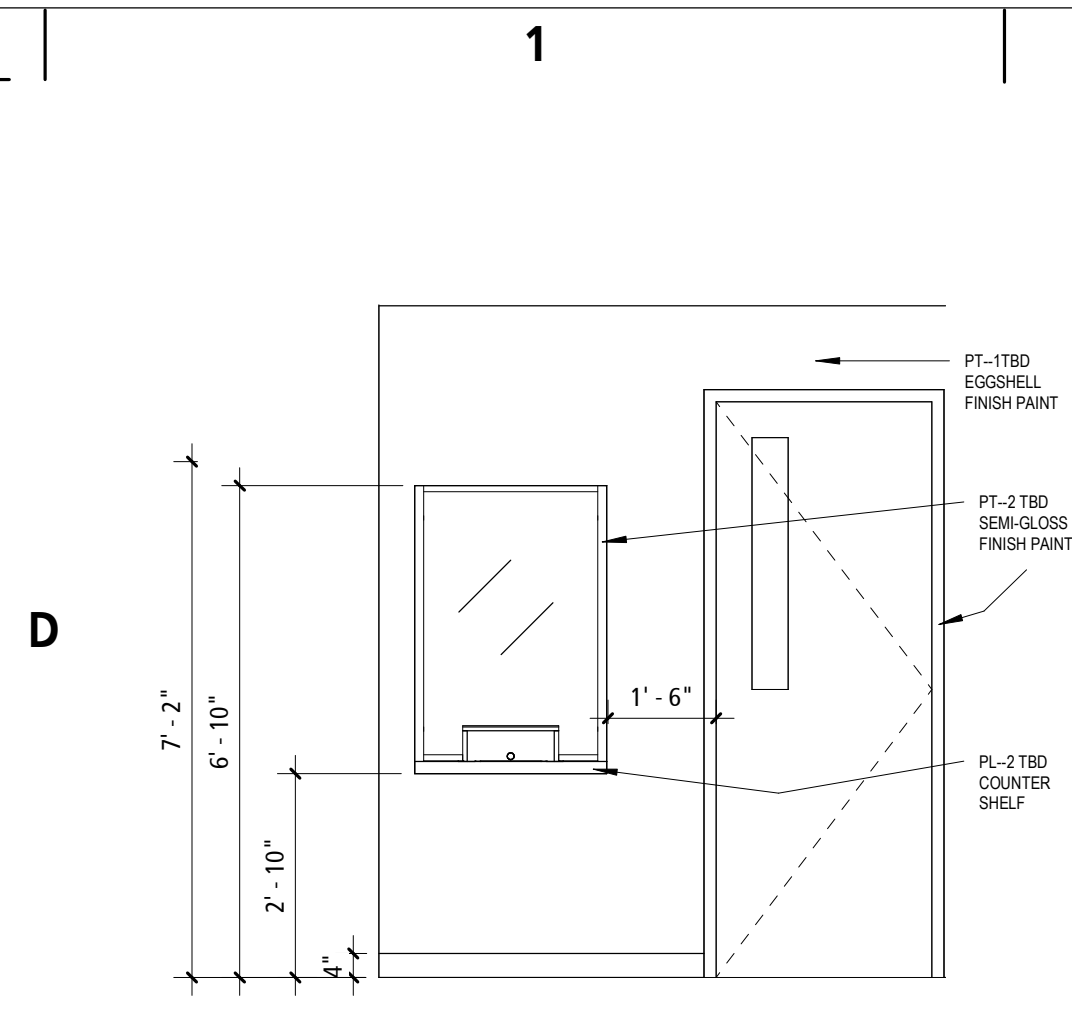
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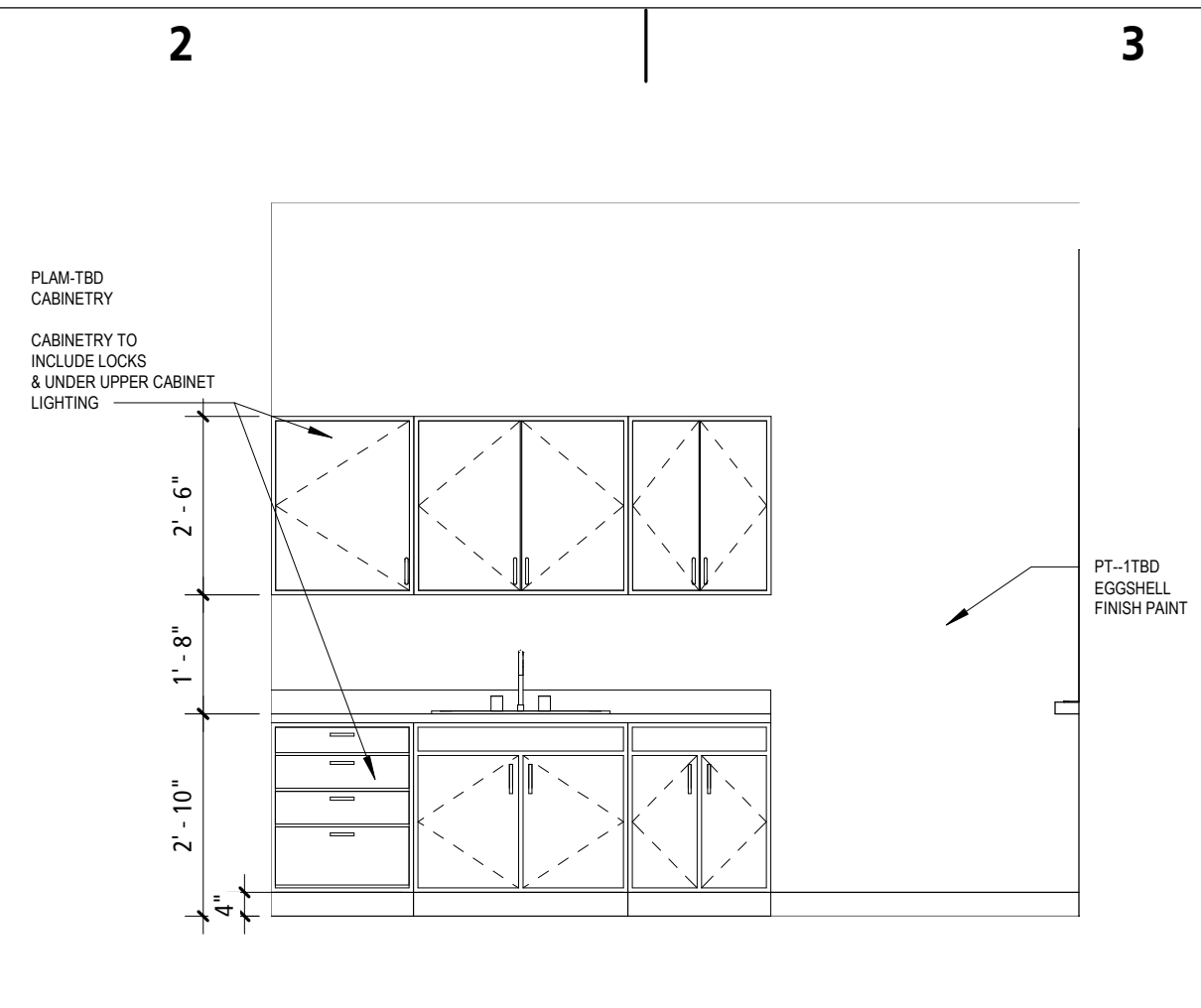
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LIFE SAFETY PLAN
A001

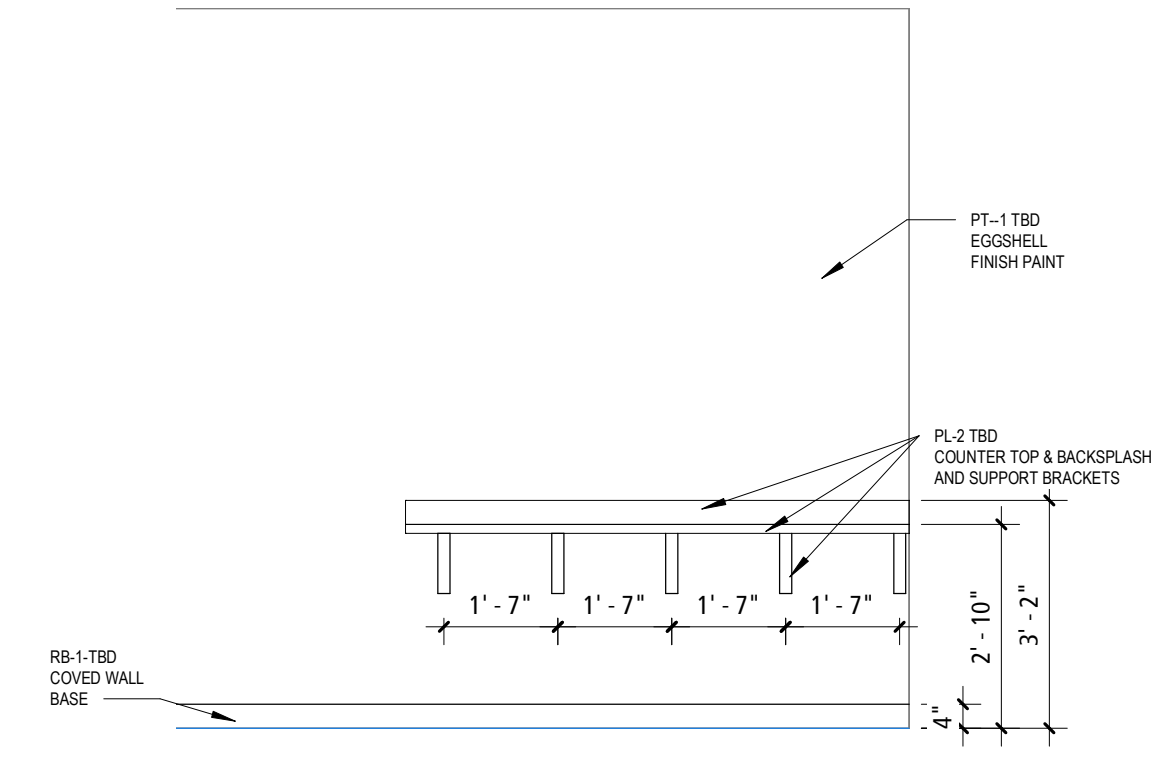


8 EAST WALL-DOSING ROOM ELEVATION
3/8" = 1'-0" 4 / A100

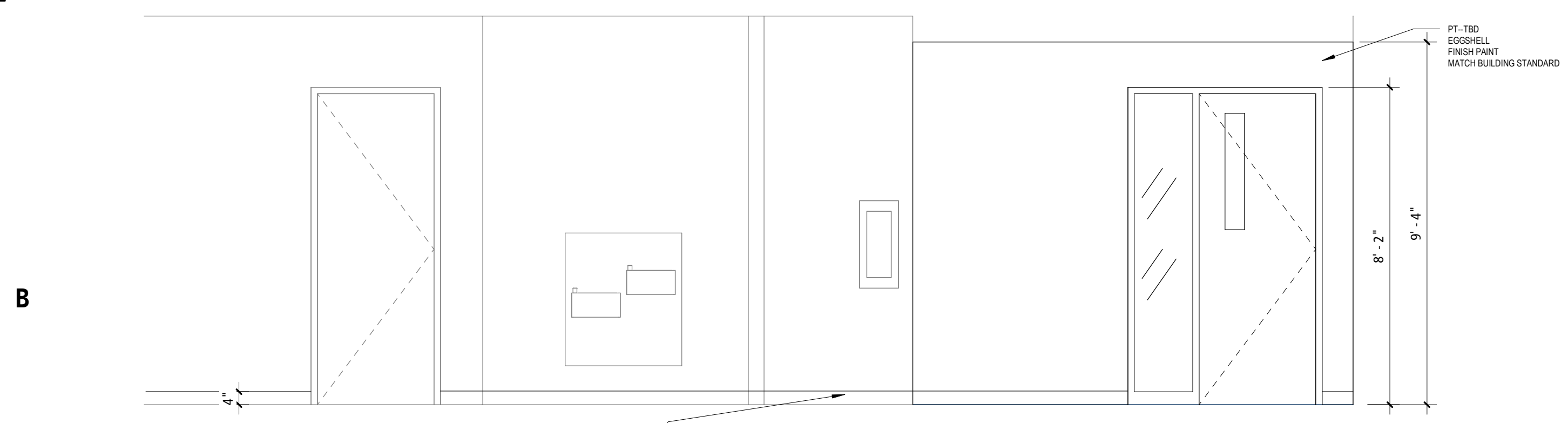


11 NORTH WALL-DOSING ROOM ELEVATION
3/8" = 1'-0" 4 / A100

NUMBER	NAME	FLOOR	BASE	WALLS					CASEWORK		REMARKS
				NORTH	EAST	SOUTH	WEST	CABINET	COUNTER		
115	OPEN ENCLAVE	EXISTING TO REMAIN	MATCH BUILDING	PT-	PT-	PT-	PT-	PLAM-	PLAM-	MATCH BUILDING STANDARD FOR PAINT, PATCHING & REPAIR OF FLOOR & CEILING	
116	EXISTING COORIDOR	EXISTING TO REMAIN	MATCH BUILDING	EXISTING TO REMAIN	PT-	PT-	PT-	-	-	PAINT AND REPAIR WHERE NEW PARTITION AND DOOR INSTALLED. ALL OTHER EXISTING FINISHES TO REMAIN	
118	EXISTING OFFICE	EXISTING TO REMAIN	--	EXISTING TO REMAIN	--	--	--	--	--	NO WORK TO BE DONE-EXISTING TO REMAIN	
119	EXISTING MEETING SPACE	EXISTING TO REMAIN	--	EXISTING TO REMAIN	--	--	--	--	--	NO WORK TO BE DONE-EXISTING TO REMAIN	
120	EXISTING MEETING SPACE	EXISTING TO REMAIN	--	EXISTING TO REMAIN	--	--	--	--	--	NO WORK TO BE DONE-EXISTING TO REMAIN	
121	LOBBY/WAITING AREAS	EXISTING TO REMAIN	MATCH BUILDING	PT-	PT-	--	--	--	--	PAINT AND REPAIR WHERE NEW PARTITION AND DOOR INSTALLED. ALL OTHER EXISTING FINISHES TO REMAIN	



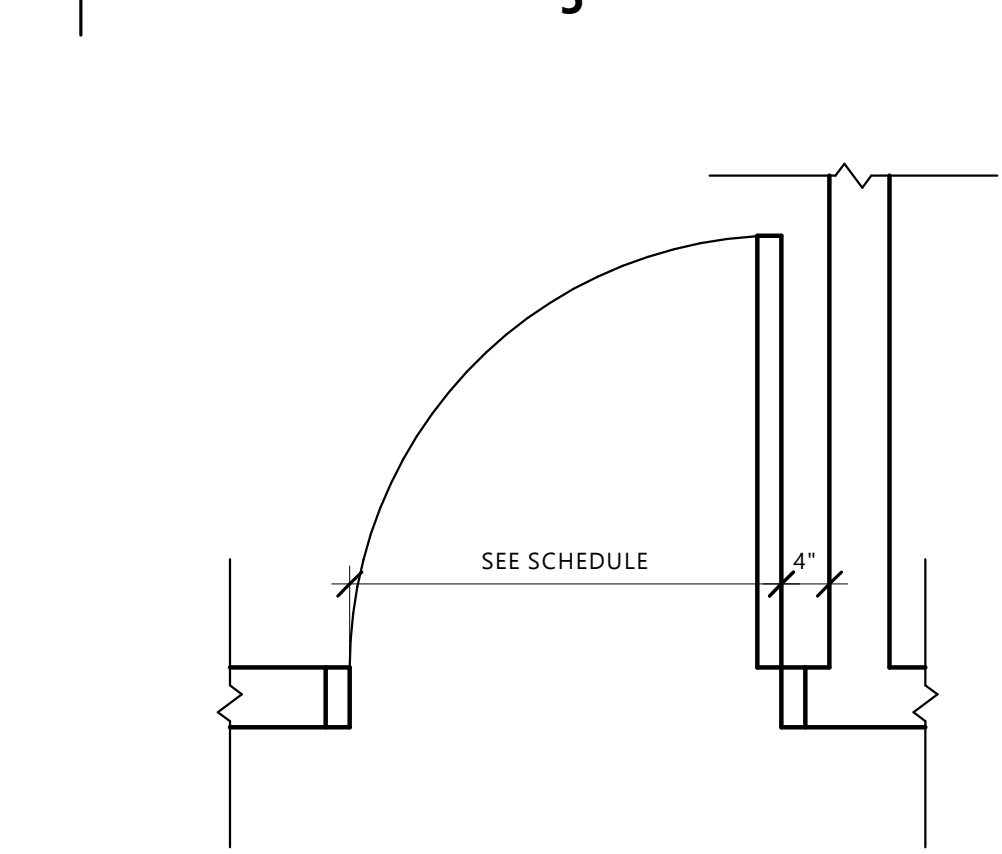
12 WEST WALL - DOSING ROOM ELEVATION
3/8" = 1'-0" 1 / A001



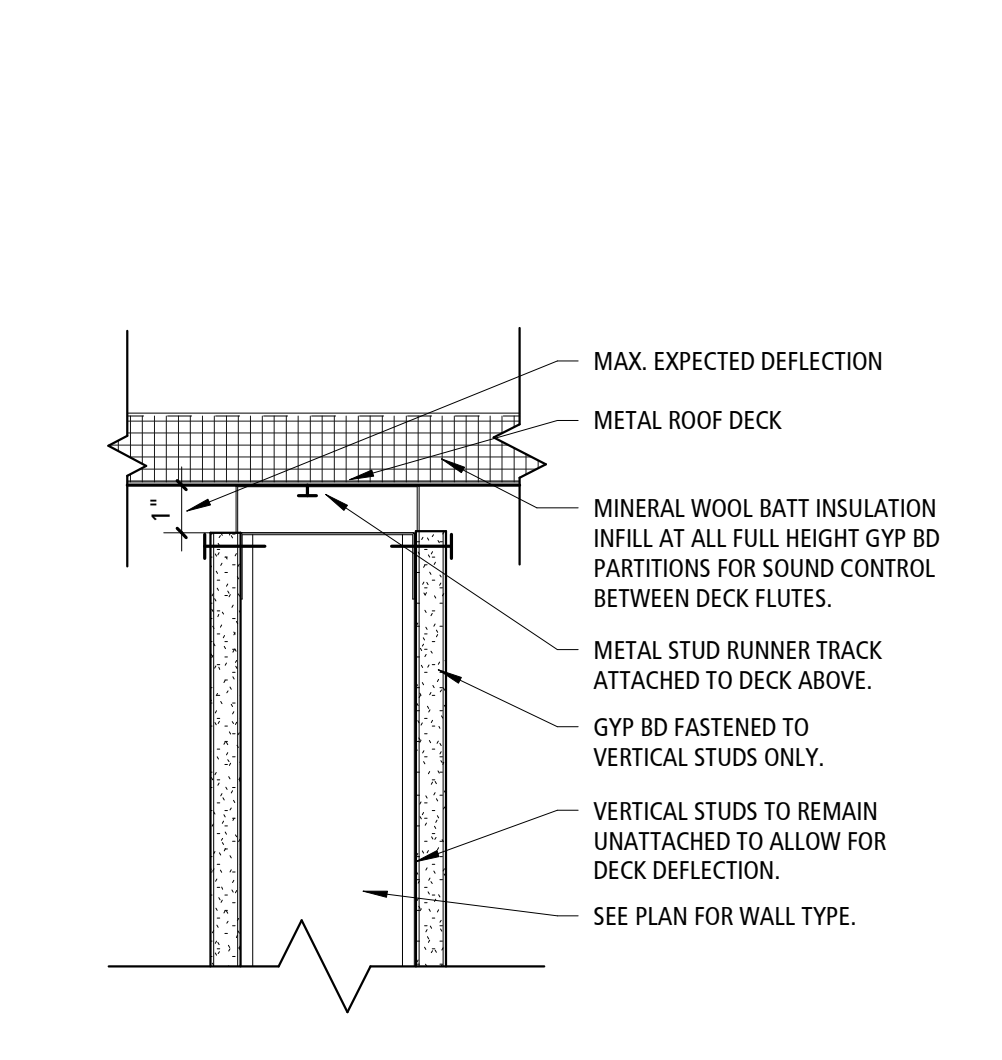
14 Elevation - NORTH WALL LOBBY CORRIDOR
3/8" = 1'-0" 1 / A100

MATERIAL SCHEDULE										
Material Sorting	Key Name	CODE	MANUFACTURER	PATTERN / STYLE	COLOR	FINISH	SIZE	CONTACT	COMMENTS	
PAINT										
P	PAINT	PT-1	--	--	--	SEMI-GLASS EGG-SHELL	--	--	HOLLOW METAL FRAMES - DOORS, WINDOWS, AND TRIMS	
P	PAINT	PT-2	--	--	--	EGG-SHELL	--	--	WALL PAINT	
PLASTIC LAMINATE										
P	PLASTIC LAMINATE	PL-1	TBD	TBD	TBD	--	--	--	TO BE USED ON BASE & UPPER CABINETS. ADJUSTABLE SHELVES & LOCKING HARDWARE	
P	PLASTIC LAMINATE	PL-2	TBD	TBD	TBD	--	--	--	TO BE USED AS COUNTER TOPS	
RESILIENT BASE										
R	RESILIENT BASE	RB-1	MATCH EXISTING	--	--	--	--	--	WALL BASE-MATCH EXISTING/BUILDING STANDARD	
RESILIENT FLOORING										
R	RESILIENT FLOORING	RF-1	MATCH EXISTING	MATCH BUILDING STANDARD	--	--	--	--	WALL BASE-MATCH EXISTING/BUILDING STANDARD	
TRANSITION STRIP										
T	TRANSITION STRIP	TR-1	SCHLUTER	--	ALUMINUM	--	--	--	TRANSITION BETWEEN FLOORING TYPES AT NEW DOOR LOCATIONS	
WOOD SPECIES										
W	WOOD SPECIES	WOOD	MATCH EXISTING	MATCH BUILDING STANDARD	MATCH BUILDING STANDARD	--	--	--	MATCH THE BUILDING STANDARD	

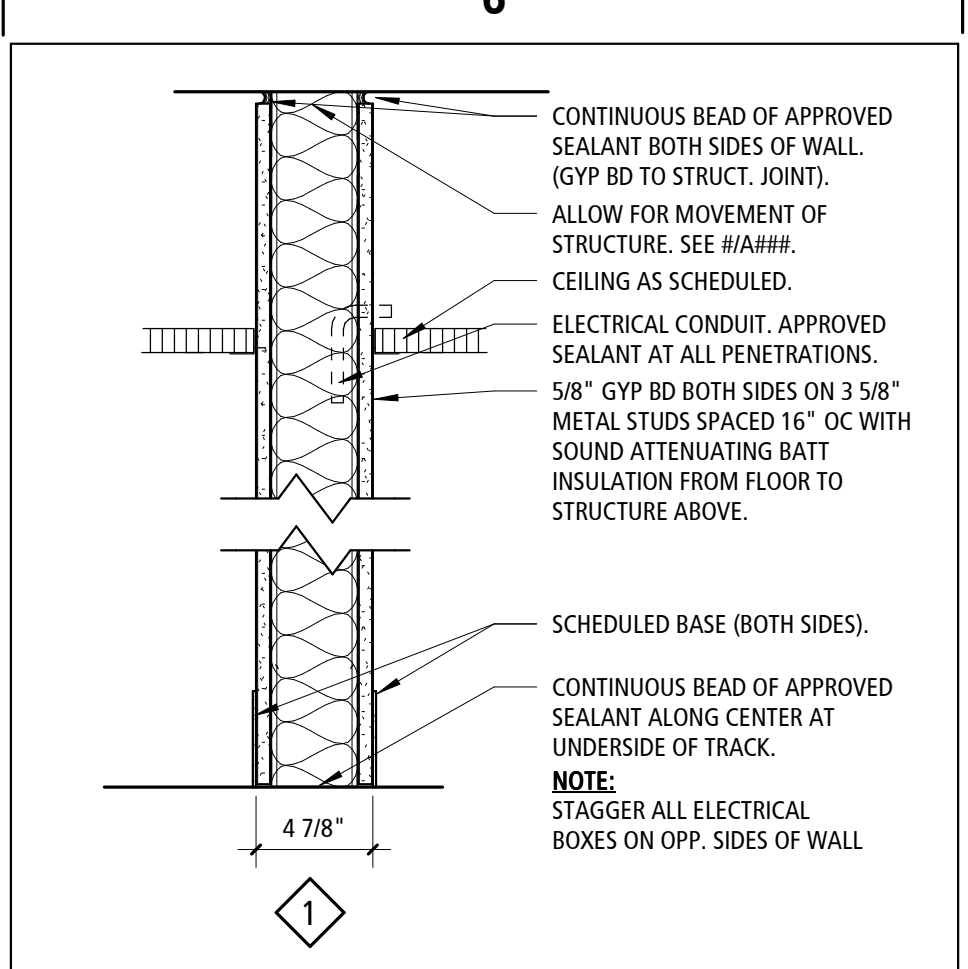
1 TYP. DOOR OFFSET
3/4" = 1'-0"



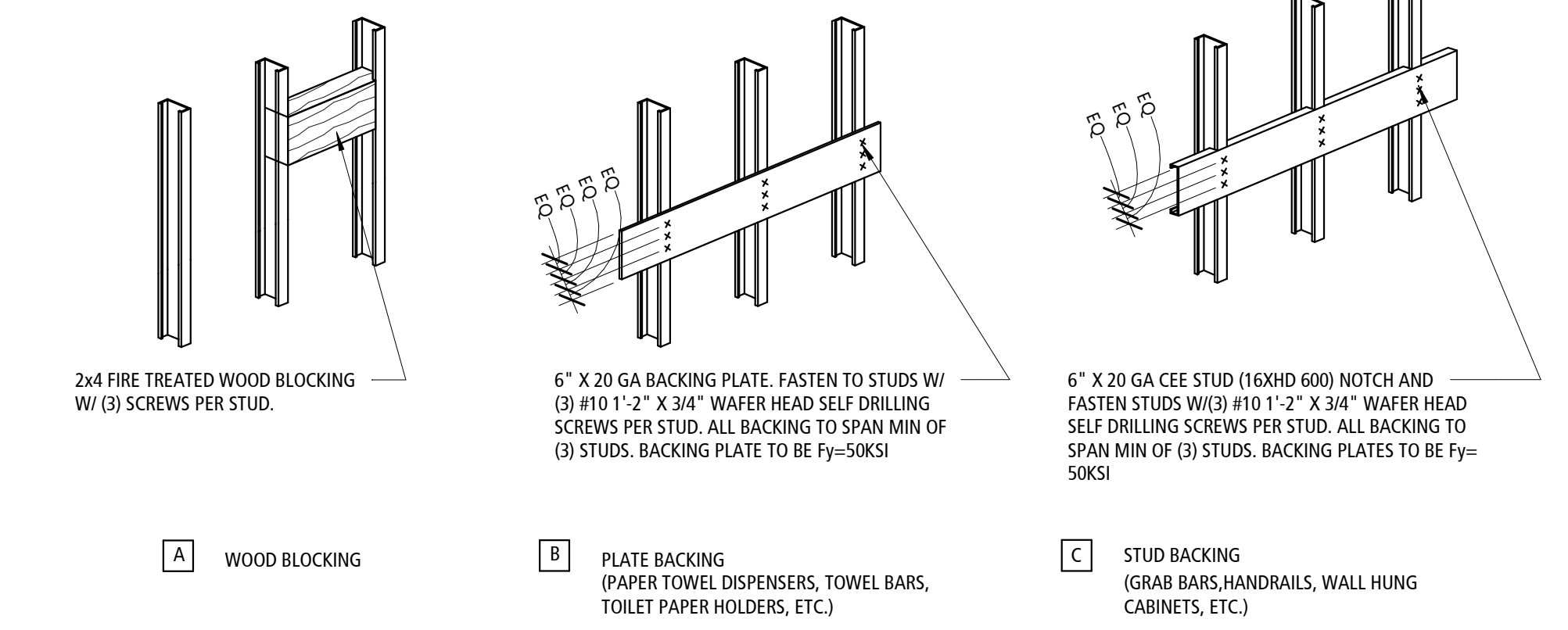
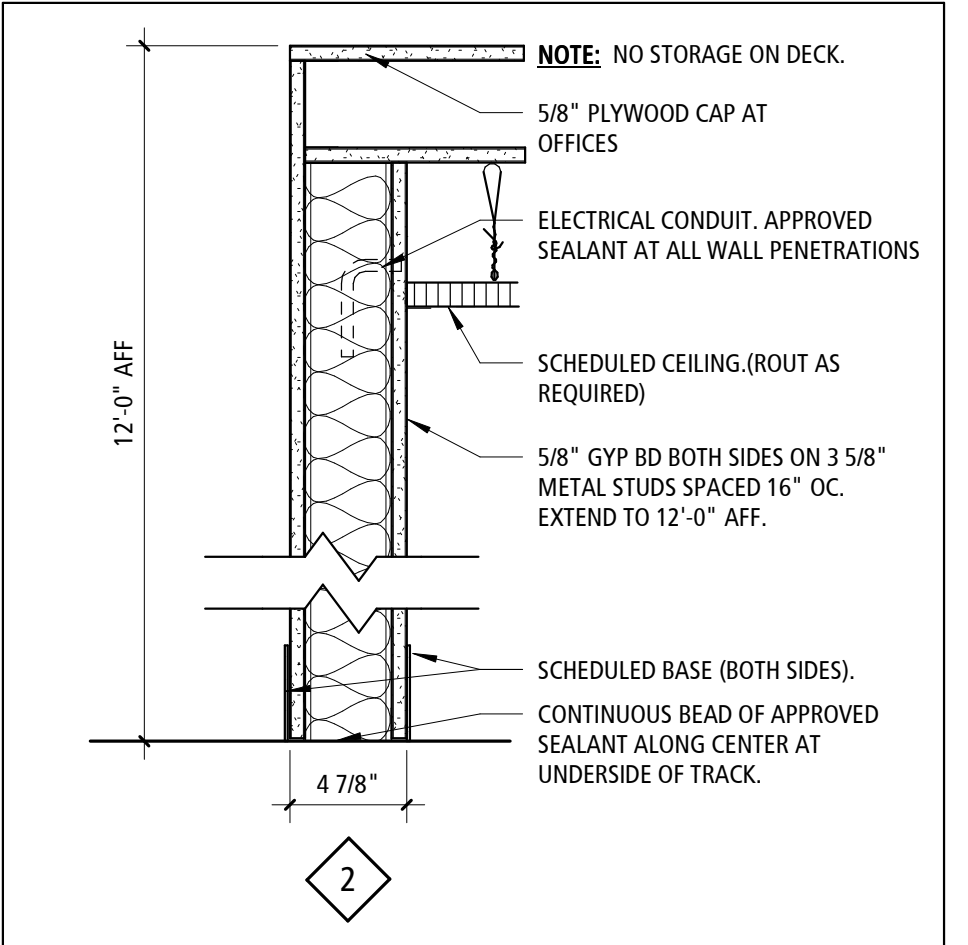
2 SLIP TRACK DETAIL
3" = 1'-0"



WALL TYPE: #1 DESCRIPTION: STRUCTURE TO STRUCTURE
<GENERAL LOCATION DESCRIPTION>



WALL TYPE: #2 DESCRIPTION: CAPPED AT CEILING
<GENERAL LOCATION DESCRIPTION>



3 TYP. BLOCKING & BACKING
3" = 1'-0"



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2610 W. NORTH AVENUE
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WALL TYPES, SCHEDULES AND INTERIOR ELEVATIONS

A010

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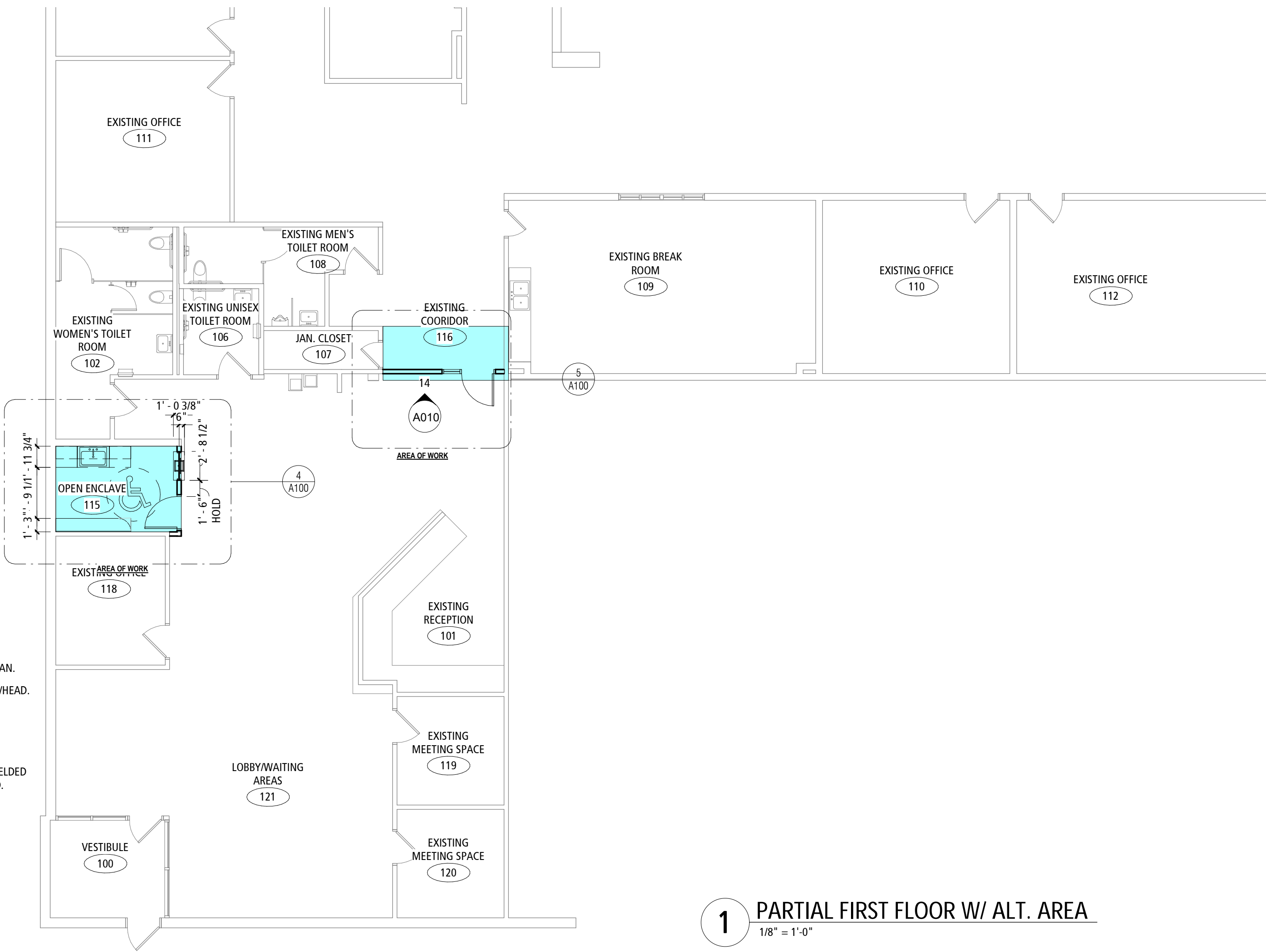
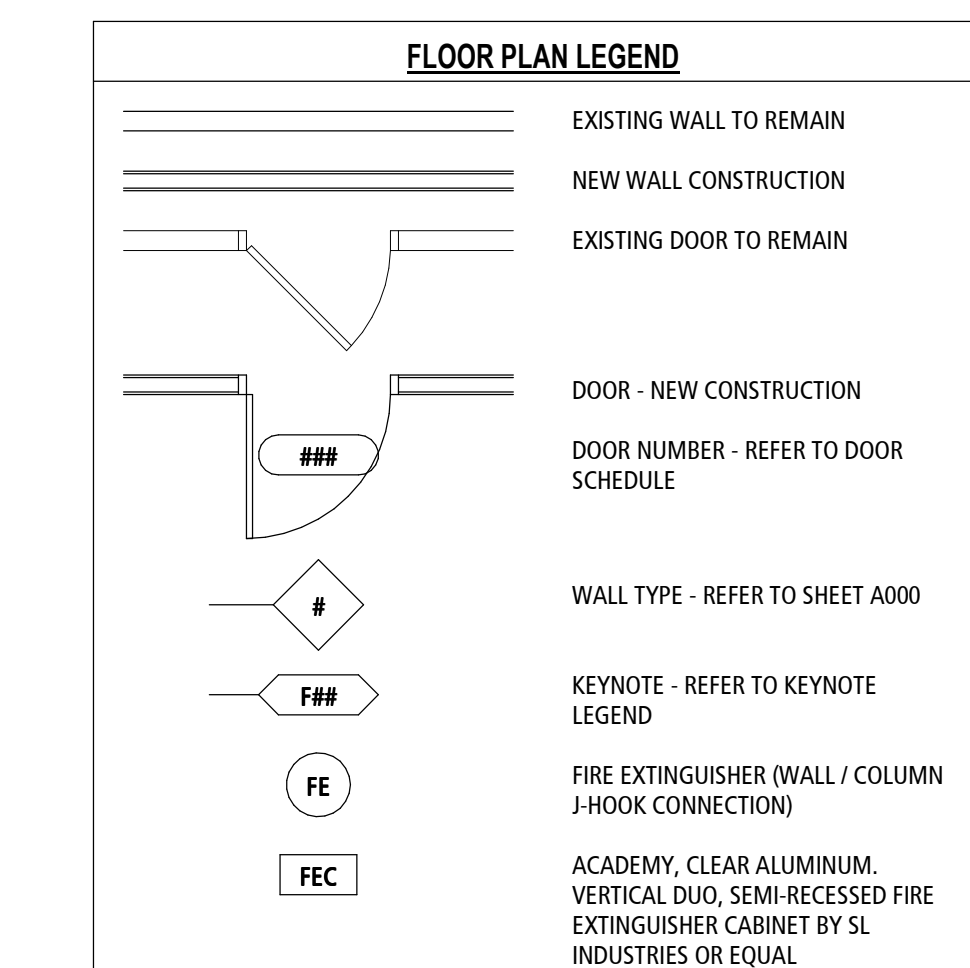
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GROUND LEVEL FLOOR PLAN

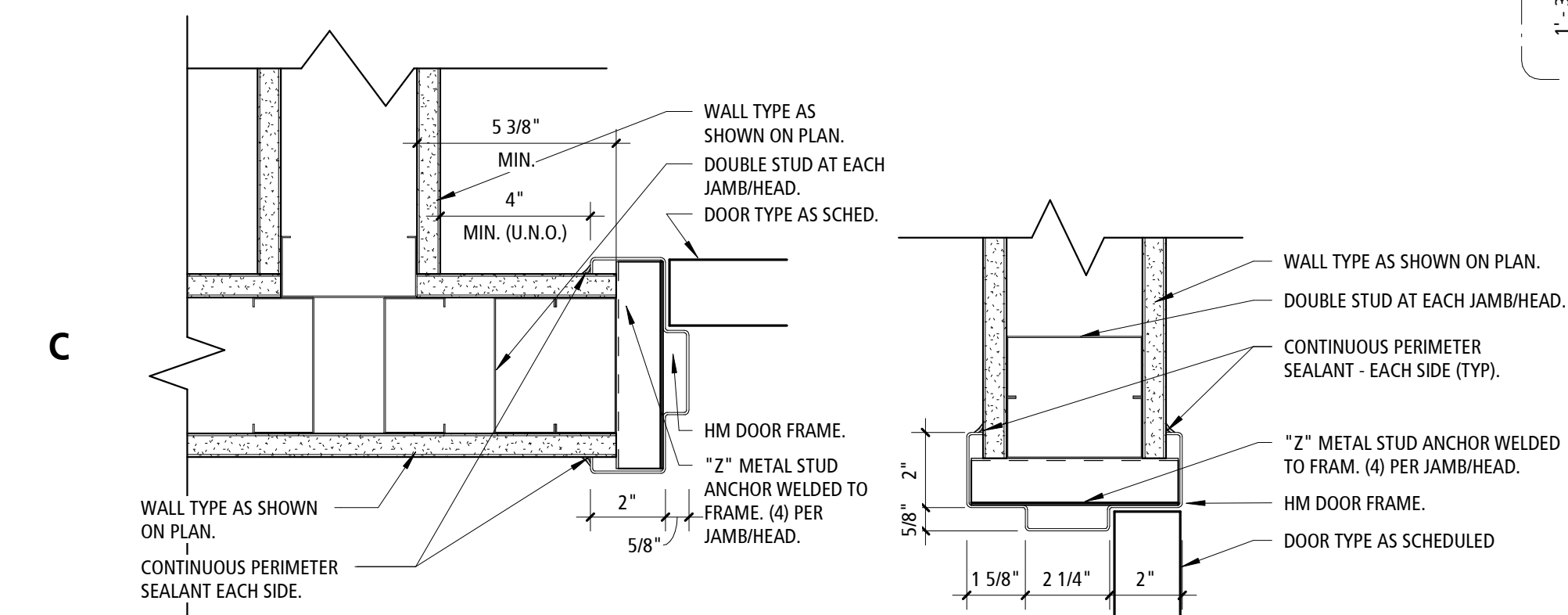
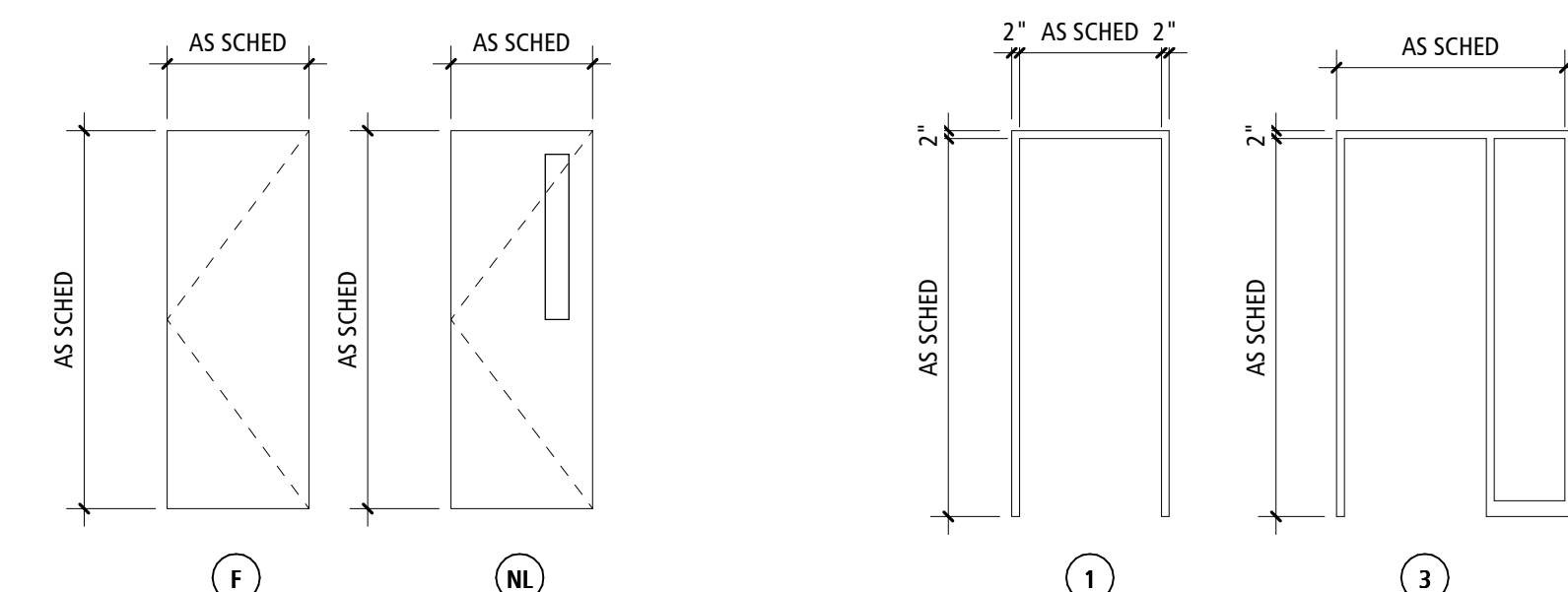
A100

- GENERAL NOTES - FLOOR PLAN**
- BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
 - DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
 - VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH OWNER.
 - PROVIDE ALL FINISH SAMPLES TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE.
 - ALL WALLS SHALL BE WALL TYPE 53A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES A010.
 - PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
 - LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
 - PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
 - PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH OWNER.

- KEYNOTES - FLOOR PLAN**
- | KEY | KEYNOTE DESCRIPTION |
|-----|--|
| F01 | PATCH & REPAIR WALLS WHERE NEW PARTITIONS HAVE BEEN ADDED. PAINT NEW WALLS. MATCH BUILDING STANDARD. |
| F02 | PATCH & REPAIR CEILING WHERE PARTITIONS HAVE BEEN ADDED. EXTEND GRID/TILE WHERE NEW WALLS HAVE BEEN ADDED. MATCH BUILDING STANDARD. |
| F03 | ADD NEW BASE CABINETRY. CABINETS TO LOCK. OVERALL HEIGHT TO MEET ADA CODE, 34" A.F.F. |
| F04 | ADD WATER LINES FOR NEW SINK. |
| F05 | ADD NEW UPPER CABINET STORAGE. ADD UNDER CABINET LIGHTING. CABINETS TO LOCK. |
| F06 | ADD NEW ADA HEIGHT LAMINATE COUNTER. USE WALL BRACKET SUPPORT FOR UPTO SOLBS. NO STORAGE BELOW. |
| F07 | ADD NEW PAST THROUGH WINDOW. SEE ELEVATION. |
| F08 | ADD NEW DOOR WITH A NARROW LITE. ADD A CARD READER AT EACH NEW DOOR. MATCH BUILDING STANDARD WOOD FINISH, DOOR HARDWARE, AND MANUFACTURER. |
| F09 | ADD NEW PARTITIONS TO MATCH/MET THE EXISTING PARTITIONS. ALIGN NEW PARTITION WITH THE EXISTING. |
| F10 | ADD ELECTRICAL FOR CARD READERS. |



1 PARTIAL FIRST FLOOR W/ ALT. AREA
 1/8" = 1'-0"

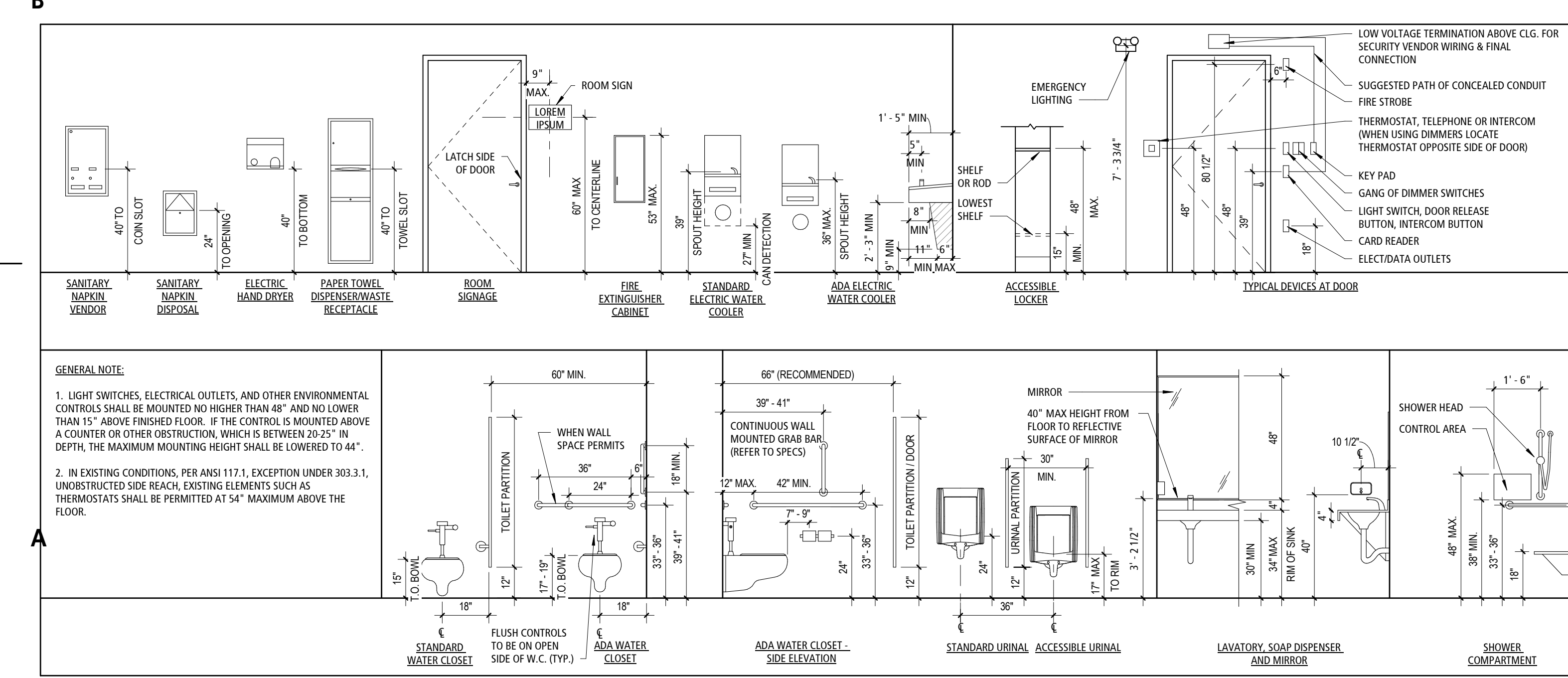


3 HM DOOR FRAME (Jamb Detail Hinge Side)
 3/8" = 1'-0"

2 HM DOOR FRAME (Head Detail)
 3/8" = 1'-0"

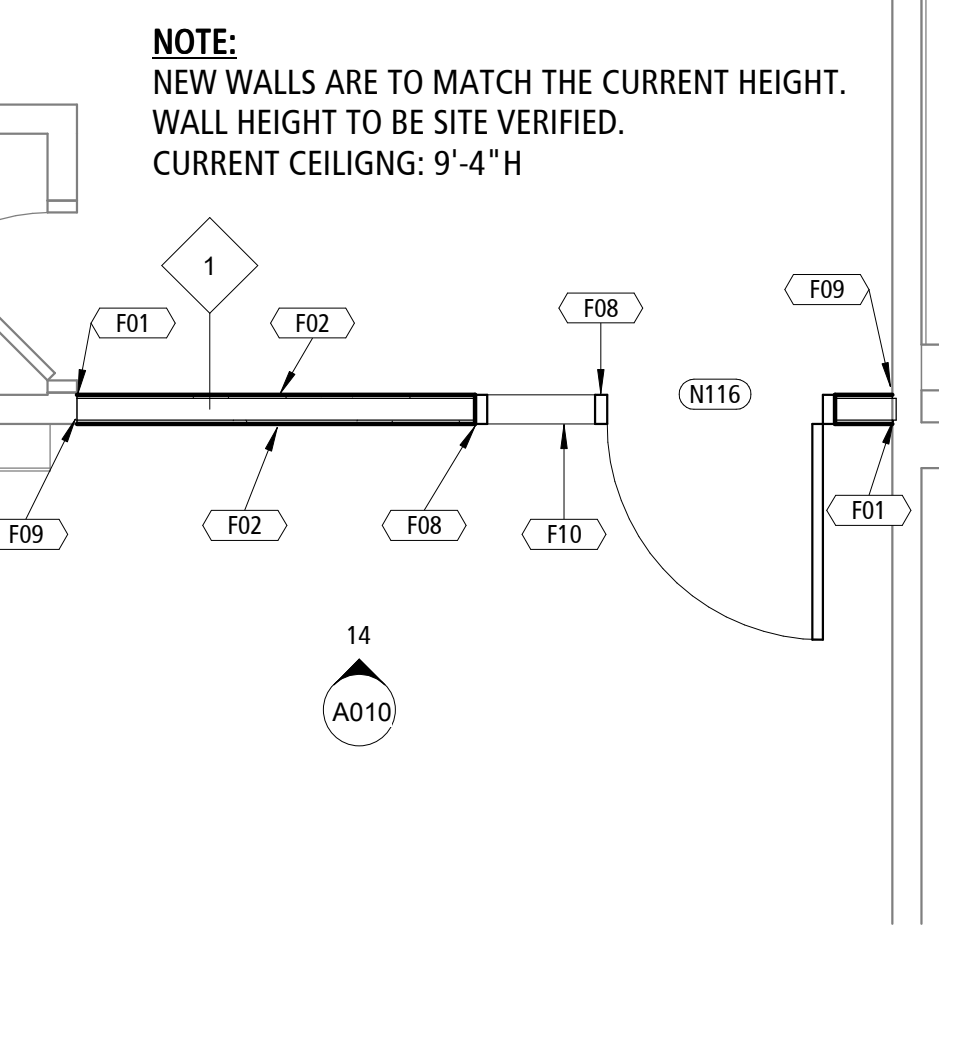
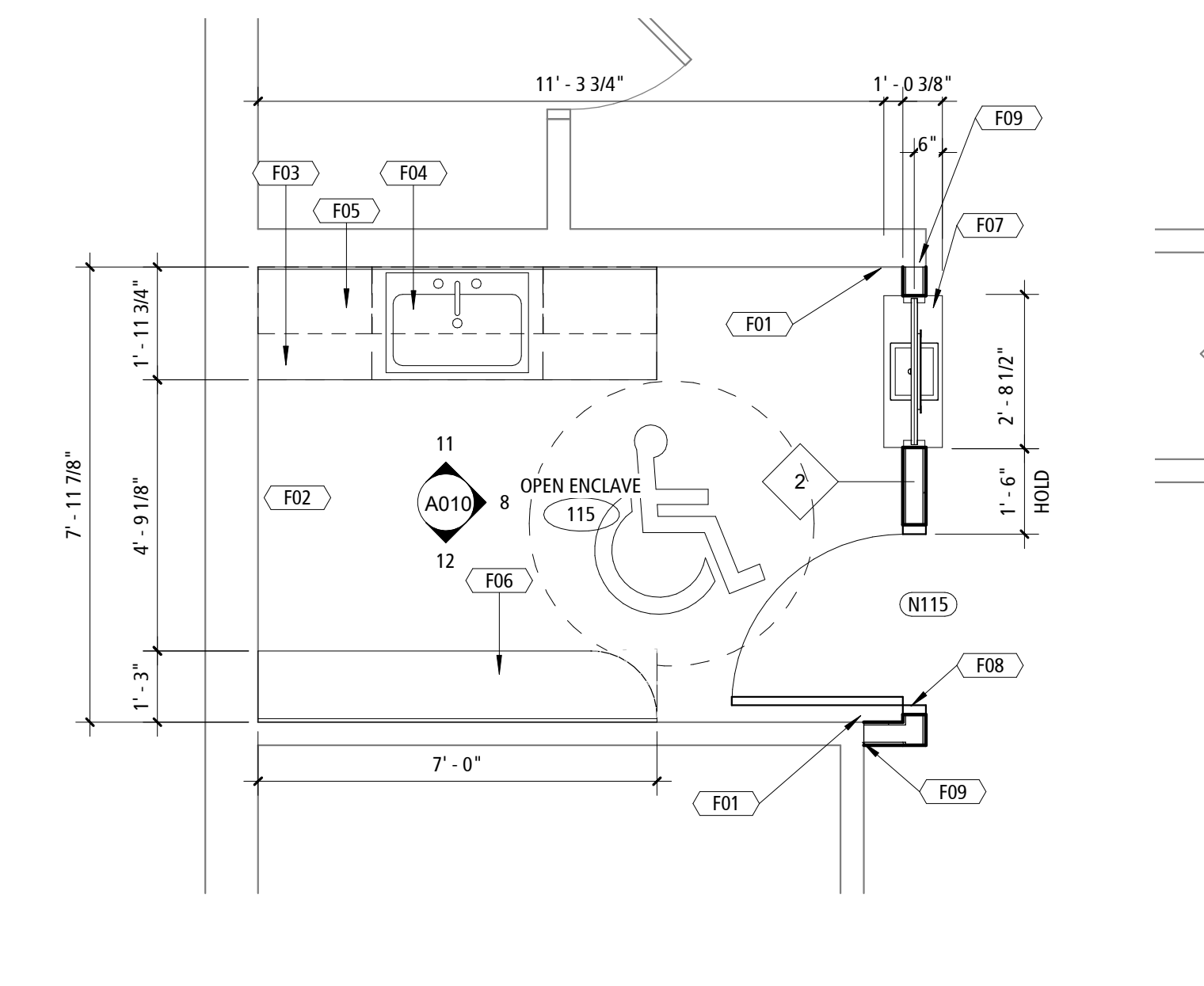
DOOR AND FRAME SCHEDULE

NUMBER	DOOR					FRAME					HDWE SET	RATING	REMARKS		
	LEAF QTY	LEAF WIDTH	HGT	TYP E	MAT	FIN	TYPE	MAT	FIN	HEAD				JAMB	SILL
N115	1	3'-0"	8'-0"	NL	WD	MATCH BUILDING	1	HM	PNT-2	00/A000	34.35/A600	00/A000			MATCH BUILDING STANDARD
N116	1	3'-0"	8'-0"	NL	WD	MATCH BUILDING	3	HM	PNT-2	00/A000	00/A000	00/A000			1'-6" SIDE LIGHT-HOLLOW MATCH BUILDING STANDARD W METAL FRAME



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2 Accessible Mounting Heights (ANSI - A117.1 - 2009 / 7.703.3.11)
 3/8" = 1'-0"



4 FIRST FLOOR - AREA OF NEW WORK I
 3/8" = 1'-0" 1/ A100

5 FIRST FLOOR - AREA OF NEW WORK II
 3/8" = 1'-0" 1/ A100