100 E. SEEBOTH ST PROJECT

100 E. SEEBOTH ST. MILWAUKEE WI 53204

1 LOCATION MAP

N.T.S.

PROJECT ZONING INFORMATION:

BLOCK: 2

LOT: 2 AND THAT PART OF Lot 1 COM W LI & 47.08' N OF SW COR SD LOT 1 TH N 29 DEG 35 MIN 30 SEC E 108.73' TO N LI SD LOT 1 TH W 53.75' TO NW COR SD LOT 1 TH S 94.92' TO BEG INCLUDES RIPARIAN RIGHTS

ZONING: IM

MAP: 12

CONSTRUCTION CLASSIFICATION: BUILDING

OCCUPANCY: RESIDENTIAL & COMMERCIAL (NO CHANGE)

LOT AREA: 11430 S.F.

LOT FRONTAGE: 62' - 6"

LOT DEPTH: 142' - 0"

1ST LEVEL: 8234 S.F. (EXISTING - NO CHANGE)

2ND LEVEL: 2810 S.F. (3448 S.F. / EXISTING)

BASEMENT: 3448 S.F. (EXISTING - NO CHANGE)

DUMPSTER AREA: 550 S.F. (ADDITIONAL)

STREET FACADE HEIGHT: 38' - 7" (NO CHANGE)

REAR FACADE HEIGHT: 43' - 4" (NO CHANGE)

DRAWING INDEX:

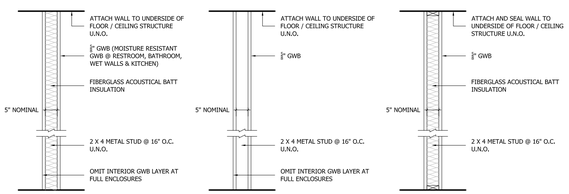
ARCHITECTURAL DRAWINGS

A000 COVER SHEET
A002 EXISTING CONDITIONS AND DEMO PLAN
A003 EXISTING CONDITIONS AND DEMO PLAN
A004 EXISTING CONDITIONS AND DEMO PLAN

A100 PROPOSED SITE PLAN
A101 PROPOSED FLOOR PLAN - 1ST FLOOR
A102 PROPOSED FLOOR PLANS - 2ND FLOOR & BASEMENT
A103 PROPOSED ROOF PLAN

A201 EXISTING STREET ELEVATIONS
A202 PROPOSED STREET ELEVATIONS

A301 BUILDING SECTIONS
A302 BUILDING SECTIONS



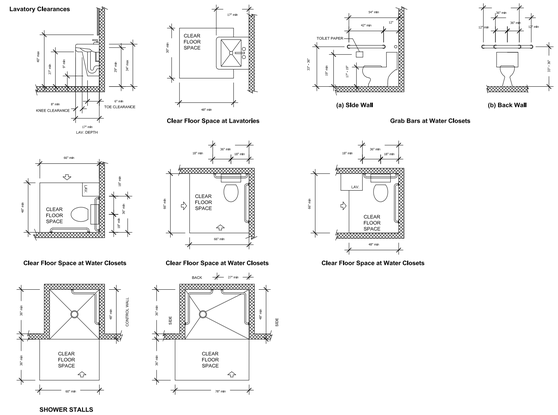
TYPE 1: LIFT ENCLOSURE PARTITION

TYPE 2: STANDARD MTL. STUD PARTITION

TYPE 3: STANDARD WOOD STUD PARTITION

2 PARTITION WALL TYPES

N.T.S.



3 ACCESSIBILITY DIAGRAMS

N.T.S.

FINISH NOTES

1. ENSURE THAT SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL SATISFACTORY CONDITIONS HAVE BEEN CORRECTED. COMMENCEMENT OF WORK SHALL INDICATE INSTALLER'S ACCEPTANCE OF SUBSTRATE.

2. REPAIR AND PREPARE EXISTING SURFACES SCHEDULED TO REMAIN AS NECESSARY FOR APPLICATION OF NEW FINISHES.

3. PREPARE SUBFLOOR AS NECESSARY FOR APPLICATION OF NEW FLOOR FINISHES, U.N.O.

4. TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT CENTER OF DOORS IN CLOSED POSITIONS U.N.O. OR SPECIFIED ON THE CONSTRUCTION DRAWINGS.

5. ALL CODE-RELATED LABELS SUCH AS "U.L.", FACTORY MUTUAL, OR ANY EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLACES SHALL REMAIN READABLE AND NOT PAINTED

6. FIRE EXTINGUISHER CABINETS, SPEAKER GRILLES, AND HVAC DIFFUSERS SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE, U.N.O.

7. PRIOR TO PURCHASE OR INSTALLATION OF ANY FINISH MATERIALS, SUBMIT SAMPLES TO DESIGNER FOR REVIEW AND APPROVAL. ALLOW TIME FOR SUBMITTAL REVIEW AND FOR RESUBMITTALS IF REQUIRED.

8. ALL MATERIALS USED FOR INTERIOR WALL, CEILING, AND FLOOR FINISHES, INCLUDING INTERIOR TRIM, SHALL HAVE THE FOLLOWING FLAME SPREAD RATINGS: STAIRWAYS, LOBBIES, PUBLIC CORRIDORS, KITCHEN, AND DINING AREA-CLASS 1(0-25), INTERIOR OFFICE AND SPACES CLASS 2 (26-75).

TENANTS SAFETY PLAN:

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE WITH THE MILWAUKEE CITY BUILDING CODE, AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.

2. STRUCTURAL: CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED, COORDINATE. WITH STRUCTURAL PLANS AND ENGINEER SPEC.

3. FIRE SAFETY: ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING AREA AND PROPERTY TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.

4. DUST CONTROL: DEBRIS, DIRT, AND DUST TO BE KEPT TO A MINIMUM, AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA; AND BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID ANY EXCESSIVE ACCUMULATION.

5. NOISE AFTER HOURS: CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS; 8 A.M. TO 5 P.M. MONDAYS THROUGH FRIDAYS, EXCEPT LEGAL HOLIDAYS.

6. CONSTRUCTION WORK WILL BE CONFINED TO THE PROPOSED CONSTRUCTION SITE, CONTRACTOR WILL LIMIT TO THE MINIMAL, AND THE AMOUNT OF DUST, DIRT, OR OTHER SUCH INCONVENIENCES CREATED TO ALL AREAS WITHIN THE BUILDING.

7. THERE WILL BE NO ONE OCCUPYING THE PROPOSED CONSTRUCTION AREA TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK.

CONTROLLED INSPECTIONS

1. FIRE STOPPING
2. MECHANICAL VENTILATION
3. STRUCTURAL STABILITY
4. HIGH STRENGTH BOLTS
5. WELDING

CONTROLLED INSPECTIONS

6. VENTILATION SYSTEM
7. LIGHT GAUGE STEEL
8. SPRINKLER TO BE FILED UNDER SEPARATE APPLICATION

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MILWAUKEE CITY BUILDING CODE, FIRE DEPARTMENT REGULATION, UTILITY COMPANY REQUIREMENTS, AND THE BET TRADE PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL PERMITS AND INSPECTIONS, AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL, STATE OR LOCAL) COVERING THE WORK. THE MOST STRINGENT SHALL APPLY.

3. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE DRAWINGS AND SPECIFICATIONS, ALL ADDENDUMS AND MODIFICATIONS ISSUED BY THE DESIGNER AND ENGINEER.

4. THE CONTRACTORS SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY CONFLICTS OR OMISSIONS, ETC, SHALL BE IMMEDIATELY REPORTED TO THE DESIGNER OR ENGINEER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE IN THE DRAWING.

5. IN CASE OF CONFLICT BETWEEN THE DESIGNER'S AND CONSULTING ENGINEER'S DRAWINGS IN LOCATING MATERIALS OR EQUIPMENT, THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.

6. ALL WORK SHALL BE PERFORMED DURING REGULAR BUSINESS HOURS WHENEVER POSSIBLE. WORK INVOLVING EXCESSIVE NOISE OR DUST, OR WHICH WOULD OTHERWISE INTERFERE WITH THE NORMAL OPERATION OF THE FACILITY/TENANTS SHALL BE DONE ON AN OVERTIME, NON-REGULAR BUSINESS HOURS TO BE COORDINATED WITH THE PROPERTY MANAGER.

7. THE CONTRACTORS SHALL NOTIFY THE DESIGNER OF ANY EXISTING UTILITIES, NOT COVERED IN THE CONSTRUCTION/DEMOLITION DOCUMENTS, WHICH MAY INTERFERE WITH COMPLETION OF THEIR SCOPE OF WORK. THE DESIGNER AND GENERAL CONTRACTOR SHALL DISCUSS THE REMOVAL OF THESE UTILITIES. WHEN REMOVAL IS APPROVED, THE CONTRACTORS SHALL DISCONNECT THE SPECIFIED UTILITY. CUT BACK TO SOURCE OR PERIMETER OF LEASE SPACE, AND CAP. ALL PENETRATIONS RESULTING FROM THE REMOVAL SHALL BE SEALED WITH THE NEW CONSTRUCTION TO MATCH EXISTING ADJACENT BUILDING FINISHES.

8. "ALIGN" SHALL MEAN ACCURATELY WHERE NEW WORK ADJOINS EXISTING, SUCH NEW WORK SHALL BE PROPERLY INTEGRATED WITH THE EXISTING TO ENSURE UNIFORM APPEARANCE NEW SURFACES SHALL ALIGN WITH EXISTING ADJACENT SURFACES U.N.O.

9. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITIONS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE (U.N.O.) DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.

10. "SIMILAR "OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATIONS ON PLANS AND ELEVATIONS.

11. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN AT ALL LOCATIONS (U.N.O.).

12. SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW PRIOR TO PURCHASE, FABRICATION, OR INSTALLATION.

13. THE SCOPE OF WORK AND ADJACENT AREAS SHALL BE PROTECTED FROM ANY DAMAGE THAT MIGHT OCCUR BECAUSE OF THIS WORK. ANY DAMAGE THAT OCCURS SHALL BE THE FINANCIAL RESPONSIBILITY OF THE RESPONSIBLE CONTRACTOR.

14. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, CLEANED, AND CONDITIONED PER MANUFACTURER'S INSTRUCTIONS.

15. ACCESS PANELS, CLEANOUTS, AND THE LIKE SHALL BE MAINTAINED FOR EXISTING BUILDING SYSTEMS.

16. THE CONTRACTORS, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR INSPECTIONS AND SIGN-OFFS AS REQUIRED TO OBTAIN A CERTIFICATE OF OCCUPANCY.

17. SUBSTANTIAL COMPLETION SHALL BE AS DEFINED IN THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

18. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE GENERAL CONTRACTOR'S ACKNOWLEDGEMENT OF ALL WORK TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT DOCUMENTS AND SCHEDULE. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE ORDERS, SUBMITTALS, AND IMPLEMENTATION OF LONG LEAD-TIME ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE G.C.'S FAILURE TO MAKE LONG LEAD-TIME ORDERS IN A TIMELY FASHION.

19. FIRE RETARDANT WOOD BLOCKING REQUIRED FOR MILLWORK LIGHTING FIXTURE, FASTENING OF COAT RODS, SHELVING, PANEL STANDARDS OR ANY PORTION OF THE WORK SHALL BE PERFORMED AND COORDINATED WITH OTHER TRADES BY THE G.C..

20. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL DRAWINGS WITH ARCHITECTURAL SCHEDULES AND ENGINEERING DRAWINGS WITH ENGINEERING SCHEDULE. ANY DISCREPANCY REASONABLY DISCOVERABLE WITH DUE DILIGENCE SHALL BE NOTED AS A QUALIFICATION TO THE CONTRACTOR'S BID SUBMISSION. ANY REASONABLE DISCOVERABLE DISCREPANCY NOT INDICATED AS A QUALIFICATION SHALL BE CONSTRUED IN FAVOR OF THE TENANT, AT NO ADDITIONAL COSTS.

21. IF A CONTRADICTION OCCURS WITHIN THE CONTRACT DOCUMENT, THE FOLLOWING ORDER OF THE DOCUMENTS WILL BE USED ITEM 2 HAS PRECEDENCE OVER ITEM 1.

1. SMALL SCALE PLANS
2. ENLARGED SCALE PLANS
3. ELEVATIONS
4. DETAILS
5. SPECIFICATIONS

22. ALL DOORS USED IN CONJUNCTION WITH EXITS SHALL BE ARRANGED TO READILY OPEN WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE FROM THE SIDE OF EGRESS.

23. MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, WELDING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

PLUMBING AND DRAINAGE NOTES:

1. ALL PLUMBING AND GAS PIPING WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND REFERENCE STANDARDS OF THE MILWAUKEE BUILDING CODES.

2. PLUMBING FIXTURES SHALL BE OF TYPE AND MANUFACTURE APPROVED FOR USE IN MILWAUKEE CITY, AND SHALL BEAR BSA&A APPROVAL.

3. PLUMBING CONTRACTOR TO EXAMINE PROPOSED LAYOUT WITH REGARD TO EXISTING FIELD CONDITIONS, AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES BETWEEN ASSUMED FIELD CONDITIONS AND THOSE ENCOUNTERED DURING CONSTRUCTION. PLUMBING CONTRACTOR SHALL INFORM DESIGNER OF ANY REVISION TO PLAN WHICH SHALL BE NECESSARY, BASE ON CONDITIONS UNCOVERED IN THE FIELDS, IN ORDER TO INSTALL ALL FIXTURES, EQUIPMENT AND PIPING IN STRICT ACCORDANCE WITH THE REQUIREMENT OF THE MILWAUKEE BUILDING CODES.

4. PLUMBING CONTRACTOR SHALL ARRANGE AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.

NOTES: THIS PLAN IS APPROVED ONLY FOR WORK APPROVED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON, OR TO BE CONSIDERED AS EITHER APPROVED OR IN ACCORDANCE WITH APPLICABLE CODE.

PARTITION NOTES

1. ALL PARTITIONS ARE DIMENSIONED FROM THE FINISH FACE, UNLESS NOTED OTHERWISE. ALL DIMENSIONS MARKED "CLEAR" OR "HOLD" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHED, INCLUDING CARPET, VCT, ETC.

2. GRID LINES ARE SHOWN FOR VISUAL REFERENCE ONLY AND DO NOT NECESSARILY IMPLY COLUMN CENTER LINES OR EXISTING EDGES.

3. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, U.N.O.

4. EXISTING RATED PARTITIONS ADJACENT TO NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MAINTAIN WALL RATING.

5. DETAILS AND TYPES REFER TO A600'S DRAWINGS.

6. G.C. TO COORDINATE ALL WALL FIXTURE AND FINISH REINFORCEMENT REQUIREMENTS.

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NOTES:

1. DRAWING SET FOR SCOPE OF CONSTRUCTION WORK ONLY.

2. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND TELECOMMUNICATIONS FOR PROJECT ARE BY THE OTHERS UNDER A SEPARATE CONTRACT. COORDINATE WITH THE DESIGNER AND OWNER.

3. STRUCTURAL, MECHANICAL AND PLUMBING TO BE FILED UNDER SEPARATE APPLICATIONS.

100 E. SEEBOTH ST PROJECT
100 EAST SEEBOTH STREET
MILWAUKEE. WI 53204

ISSUES AND REVISIONS

7/01/2013	NPS PART TWO SUBMITTAL
8/01/2013	NPS PART TWO SUBMITTAL REVISED
9/14/2013	NPS PART TWO SUBMITTAL REVISED

SCALE: AS SHOWN

DRAWN BY: HS

CHECKED BY: CPC

COVER PAGE / ZONING DATA

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