

Finney Mercantile + Future Restaurant



Project Narrative:
Existing building was most recently a public municipal library. Building is to be renovated to become a multi-use building with shared mercantile areas at the front of the building and future restaurant spaces at the rear. This will be a change of occupancy. Uses will be separated, building will not be sprinklered.

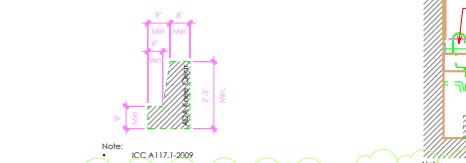
Zoning and Code Data:
Project Zoning: L&Z
Aesthetic District: 15
Code: 2015 IBC + EBC (Wisconsin Enacted)
Classification of Work: change of occupancy, Alteration II
Sinker: None
Occupancy: A-3 (Library / Original); M/A-2 Separated Proposed
Class of Construction: IB (Non-Combustible assembly - no rated assemblies)
Toliet Counts:
Mercantile
1 W/C : 500 (Male and Female, each)
1 Lav : 750 (Male and female, each)
1 D/F : 1,000 (Total)
1 Service Sink : Minimum

Owner: Mail Bohannon
Finney Incubator
mailbohnann@cat.net
414.889.6459
4245 West North Avenue
Milwaukee, WI 53258

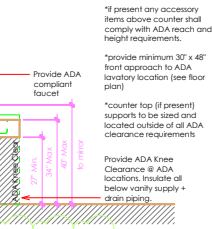
Architecture: Solid State Architecture
Jeffrey P. Fustola
www.solidstatearch.com
414.231.3861
1422 North 4th Street
Milwaukee, WI 53212

Sheet List:

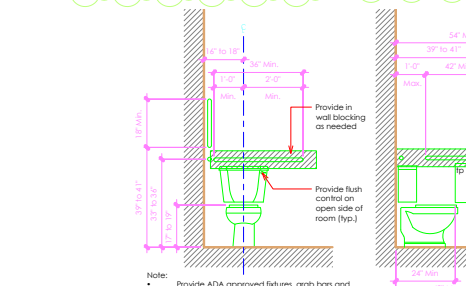
Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date
TS&D	Title + Details	0	Assemblies 02	10.23.18
AD-0	Site	0	Assemblies 02	10.23.18
AD-1	Area Construction	0	Assemblies 02	10.23.18



8 Section - ADA Knee Clear
Typical Detail - ADA | 1/2" = 1'-0"

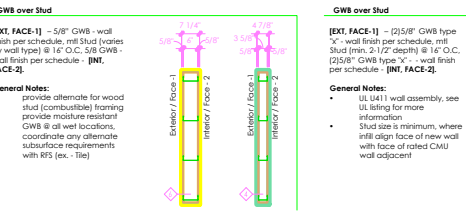


9 ADA Wall Mount Lavatory / Sink
Typical Detail - ADA | 1/2" = 1'-0"

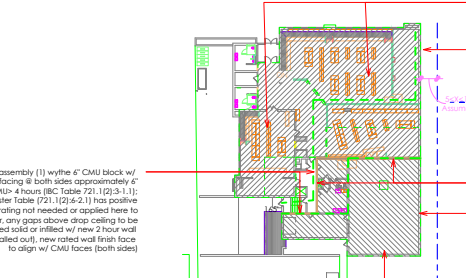


7 Toilet Grab Bar + Accessory
Typical Detail - ADA | 1/2" = 1'-0"

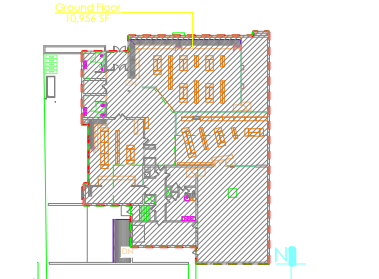
Interior Walls:



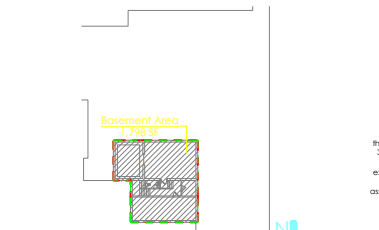
4 Wall Types
Wall Types | 1/2" = 1'-0"



3 Use, Occupancy, Separation Code Diagram
Code Diagram | 1/32" = 1'-0"



2 Ground Area Plan
Area Plan | hts



1 Basement Area Plan
Area Plan | hts

Project General Notes

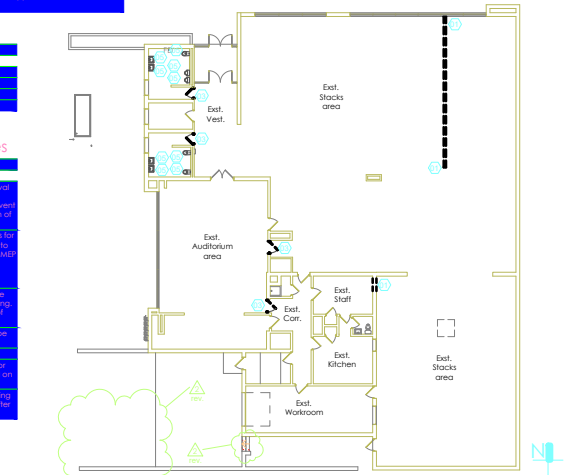
Letter	Note
A	Contractor shall have visited the site of work and become familiar with existing conditions prior to submitting a proposal. Claims for additional compensation due to unfamiliarity with existing conditions will not be considered.
B	Use of any excavations (to inspect slopes) shall be 100-300-25(1) and coordinate marking of all tie and tile adjacent utilities.
C	Dimensions from existing conditions are from face of finished wall to face of finished wall (horizontal).
D	Dimensions from new work is from face of framing to face of framing.
E	The project shall be kept clean and orderly. Coordinate regular debris removal with all trades. No burning of any materials is permitted.
F	Coordinate all portions of the work as described in the contract documents. Notify the owner in writing for resolution of all discrepancies prior to construction.
G	Contractor and subcontractor are responsible for obtaining current contract documents prior to commencement of work.
H	Refer to MEP trade drawings (by MEP designer or MEP design/build contractor) for design and scope of MEP work. Any MEP items or scope shown on architectural drawings are for design intention only. MEP designers or MEP design/build contractors are ultimately responsible for design and document their approved MEP work and coordinate final approval from the owner and relevant municipalities.

Demo Keyed Notes

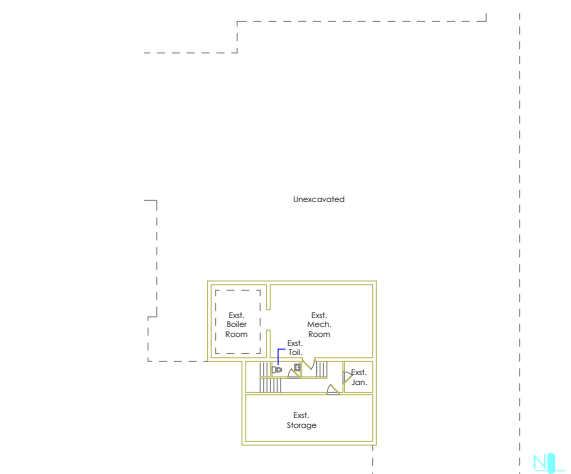
Letter	Note
10	Remove existing wall as shown.
11	Remove existing window as shown.
12	Remove existing door as shown.
13	Remove existing plumbing fixture.

Demolition General Notes

Letter	Note
14	The contractor are responsible for the removal of all demolition and construction debris generated from the work, taking care to prevent overloading of floor assembly and protection of adjacent existing construction.
15	Refer to plumbing, HVAC and Electrical plans for additional demolition items and notes. GC is to coordinate with MEP requirements and MEP Design Build Contractor. MEP work and MEP assemblies is not shown on architectural drawings.
16	Substantial portions of existing slab + substrate are to be removed for new floor and framing. Coordinate demolition location and scope of concrete floor demolition with plumbing.
17	Only removal of existing wall to be removed.
18	Shut off bearing elements as required.
19	Notify architect immediately if any asbestos or asbestos suspended materials are uncovered on site.
20	All copper and lead materials removed during demolition are to be turned over to owner after removal.



6 Ground Demolition
Demolition | 1/16" = 1'-0"



5 Basement Demolition
Demolition | 1/16" = 1'-0"