VLIET STREET LOFTS

1220 W. VLIET STREET MILWAUKEE, WI 53205

HISTORIC SUBMITTAL

DATE: MAY 7, 2025 PROJECT NUMBER: 10031.07

LOCATION MAP

W Calena St W Cherry St W Che

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A1.6B ENLARGED FIRST FLOOR PLAN — EAST A1.6C ENLARGED FIRST FLOOR PLAN — LOFTS	A1.5B	ENLARGED LOWER LEVEL PLAN — EAST
A1.6C ENLARGED FIRST FLOOR PLAN - LOFTS	A1.6A	ENLARGED FIRST FLOOR PLAN — WEST
	A1.6B	ENLARGED FIRST FLOOR PLAN — EAST
A1.7A ENLARGED SECOND FLOOR PLAN — WEST	A1.6C	ENLARGED FIRST FLOOR PLAN — LOFTS
	A1.7A	ENLARGED SECOND FLOOR PLAN — WEST

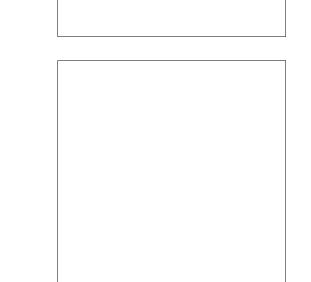
LANDSCAPE

A1.7B	ENLARGED	SECOND FLOOR PLAN - EAST
A1.8A	ENLARGED	THIRD FLOOR PLAN - WEST
A1.8B	ENLARGED	THIRD FLOOR PLAN — EAST

DEMOLITION SITE PLAN

NORTH PLAZA SITE PLAN

A1.8B	ENLARGED THIRD FLOOR PLAN — EAST
A1.9A	ENLARGED ROOF PLAN — WEST
A1.9B	ENLARGED ROOF PLAN — EAST
A1.9C	ENLARGED ROOF PLAN - PENTHOUSE
A2.0	LOWER LEVEL REFLECTED CEILING PLAN
A2.1	FIRST FLOOR REFLECTED CEILING PLAN
A2.2	SECOND FLOOR REFLECTED CEILING PLA
A2.3	THIRD FLOOR REFLECTED CEILING PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A4.0	BUILDING SECTIONS
A4.1	BUILDING SECTIONS
A5.0	NORTH ELEVATION EXTERIOR DETAILS



Quorum Architects, Inc.

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PRELIMINARY NOT FOR

VLIET STREET LOFTS

HISTORIC SUBMITTAL

roject No.:10031.07 Date:2025/05/0

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2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) WITH WISCONSIN AMENDMENTS SPS 366 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN AMENDMENTS SPS 362 2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH WISCONSIN AMENDMENTS SPS 363 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH WISCONSIN AMENDMENTS SPS 365 2023 WISCONSIN PLUMBING CODE SPS 381-387

2017 NFPA NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 316

ZONING ORDINANCE OF THE CITY OF MILWAUKEE: PROPERTY IS ZONED LB2 NATIONAL PARK SERVICE: THE SECRETARY OF THE INTERIOR'S "STANDARDS FOR REHABILITATION OF

CITY OF MILWAUKEE HISTORIC PRESERVATION COMMISSION: BUILDING IS LOCALLY DESIGNATED WHEDA LIGHTC DESIGN REQUIREMENTS: APPENDIX M WISCONSIN 2025-26 QUALIFIED ALLOCATION PLAN - APPENDIX W: ENERGY EFFICIENCY AND SUSTAINABILITY; ENTERPRISE 2020 GREEN COMMUNITIES FOR MODERATE & SUBSTANTIAL REHAB WISCONSIN FAIR HOUSING LAW AS REQUIRED BY SPS 366.0100.

PROJECT DESCRIPTION:

HISTORIC BUILDINGS"

IEBC ALTERATION - LEVEL 3: MORE THAN 50% OF BUILDING AREA INVOLVED AND AS REQUIRED BY CHANGE OF OCCUPANCY (IEBC 1012.1.1). IEBC CHAPTER 10 - CHANGE OF OCCUPANCY: CHANGE OF CLASSIFICATION AT BASEMENT AREA FROM STORAGE S-2 TO ENCLOSED PARKING GARAGE S-2; CHANGE OF USE AT PORTION OF 1ST FLOOR AND ALL OF FLOORS 2-3 FROM GROUP B TO GROUP R-2. IEBC CHAPTER 11 - ADDITION: ADDITION AT NORTH SIDE OF BUILDING FOR TENANT ACCESS IEBC CHAPTER 12 - HISTORIC BUILDING.

ADAPTIVE REUSE PROJECT OF A BUILDING LISTED ON THE NATIONAL HISTORIC REGISTER. THE FORMER COGGS COUNTY SOCIAL SERVICES BUILDING IS BEING RENOVATED INTO 62 UNITS OF RESIDENTIAL MULTI-FAMILY APARTMENTS (GROUP R-2) AND RENOVATION OF LOWER-LEVEL AREAS TO ACCOMMODATE ON-SITE INTERIOR PARKING. A PORTION OF THE GROUND FLOOR WILL BE MAINTAINED AS OFFICES FOR COUNTY SERVICES. WORK INCLUDES CUTTING (1) NEW INTERIOR ATRIUM OPENING BETWEEN 2ND AND 3RD FLOORS; NEW ELEVATOR TO PROVIDE ACCESS TO ALL OCCUPIED LEVELS FROM THE PARKING GARAGE, NEW FINISHES, NEW ACCESSIBILITY FEATURES, AND NEW MECHANICAL/ELECTRICAL/PLUMBING UTILITIES AND SYSTEMS. THE EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM WILL BE RECONFIGURED AS REQUIRED FOR THE NEW LAYOUTS AND

SITE DEVELOPMENT INCLUDES MODIFICATION OF EXISTING BELOW-GRADE BASEMENT ON THE NORTH SIDE TO ACCOMMODATE A NEW 2-WAY VEHICULAR RAMP TO ACCESS BASEMENT PARKING, FENCED OUTDOOR PLAZA FOR RESIDENTS & EMPLOYEES, AND EXTERIOR TRASH ENCLOSURE.

USE AND OCCUPANCY CLASSIFICATION PER IBC CHAPTER 3 PREVIOUS USE GROUPS: B BUSINESS, S-2 STORAGE

PROPOSED PRIMARY: BUSINESS GROUP B: (CIVIC ADMINISTRATION) RESIDENTIAL GROUP R-2: (APARTMENTS)

PROPOSED ACCESSORY: ASSEMBLY GROUP A-2: (CAFE)

ASSEMBLY GROUP A-3: (COMMUNITY ROOM) STORAGE GROUP S-2: (MODERATE-HAZARD STORAGE AND ENCLOSED PARKING

CONSTRUCTION TYPE PER IBC TABLE 601

YPE IIB: NONCOMBUSTIBLE CONSTRUCTION; CONCRETE FRAME, FLOOR & ROOF STRUCTURE WITH EXTERIOR BRICK AND CLAY TILE MASONRY INFILL AND BRICK CLADDING; SOME AREAS OF UNPROTECTED STEEL STRUCTURE: ROOF HAS WOOD OVER-FRAMING AND WOOD DECK FOR DRAINAGE ABOVE A CONCRETE STRUCTURAL DECK; THE NORTH FAÇADE HAS AN EIFS EXTERIOR FINISH.

FIRE PROTECTION SYSTEMS PER IBC CHAPTER 9

FULL AUTOMATIC SPRINKLER SYSTEM PER NFPA 13. CLASS 1 STANDPIPE SYSTEM PER IBC 905.3; EXCEPTION 1 MANUAL FIRE ALARM FOR R-2 USE; INTERCONNECTED, MULTIPLE-STATION SMOKE ALARMS AND DETECTION SYSTEM PER IBC 907

ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PER IBC TABLE 504.3 MAXIMUM ALLOWABLE: 75 FEET (GROUP R / SPRINKLERED)

ACTUAL HEIGHT: 74 FEET (TO TOP OF MECHANICAL PENTHOUSE AT NORTH SIDE) 52 FEET AT R-2 FLOORS

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PER IBC TABLE 504.4

MAXIMUM ALLOWABLE: 5 STORIES (GROUP R-2 / SPRINKLERED) ACTUAL NUMBER OF STORIES: 4 STORIES INCLUDING PENTHOUSE AT ROOF LEVEL. ADDITIONAL MEZZANINE LEVEL ABOVE THE 4TH FLOOR PENTHOUSE WAS ELEVATOR MACHINE ROOM.

ALLOWABLE AREA PER FLOOR PER IBC TABLE 506.2 DETERMINED BY SEPARATED USES: ALL FLOORS ARE SEPARATED BY HORIZONTAL FIRE BARRIERS. THE CORRIDORS SERVING RESIDENTIAL UNIT PORTIONS OF THE FIRST FLOOR ARE SEPARATED FROM THE COMMON RESIDENTIAL/COMMERCIAL BUSINESS AREAS BY A 1-HOUR FIRE SEPARATION.

MAX. ALLOWABLE FIRE AREA: 48,000 SF (GROUP R-2; SM; NO FRONTAGE INCREASE TAKEN) 78,000 SF (GROUP S-2; SM; NO FRONTAGE INCREASE TAKEN) 50,000 SF (GROUP B; SM; NO FRONTAGE INCREASE TAKEN) 28,500 SF (GROUPS A-2 & A-3; SM; NO FRONTAGE INCREASE TAKEN)

FRONTAGE INCREASE CALCULATION

0.4 = 40%

AREA FACTOR INCREASE BASED ON FRONTAGE = [F/P - 0.25] W/30 [642/986 - 0.25] 30/30

MAX. ALLOWABLE FIRE AREA: 67,200 SF (GROUP R-2; SM; W/ FRONTAGE INCREASE) 109,200 SF (GROUP S-2; SM; W/ FRONTAGE INCREASE) 70,000 SF (GROUP B; SM; W/ FRONTAGE INCREASE)

39,900 SF (GROUPS A-2 & A-3; SM; W/ FRONTAGE INCREASE)

ACTUAL BUILDING AREA PER FLOOR

LOWER LEVEL: 58,406 SF (GROUP S-2) TOTAL FIRST FLOOR: 51,971 SF (GROUPS B, A-2, A-3, & R) GROUP R-2: ??,??? SF GROUP B: 19,708 SF ? GROUP A-2: 1,417 SF ? GROUP A-3: 975 SF ? SECOND FLOOR: 51,370 SF (GROUP R-2) THIRD FLOOR: 51,370 SF (GROUP R-2)

PENTHOUSE 1: 6,363 SF (GROUP S-2) PENTHOUSE 2: 2,523 SF (GROUP S-2) TOTAL 222,005 SF

BUILDING ADDITION AREA (IF REQUIRED): 240 SF (GROSS) ALTERATION WORK AREA: (TOTAL BUILDING AREA): 222,005 SF FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER IBC TABLE 601

PRIMARY STRUCTURAL FRAME: BEARING WALLS EXTERIOR (TABLE 602): O HOUR BEARING WALLS INTERIOR: 0 HOUR

NONBEARING WALLS EXTERIOR: X ≤ 30 FEET) 1 HOUR (BUT NOT LESS THAN EXT.

X ≥ 30 FEET) 0 HOUR NONBEARING WALLS INTERIOR 0 HOUR FLOOR AND SECONDARY MEMBERS 0 HOUR ROOF AND SECONDARY MEMBERS 0 HOUR

OCCUPANT LOAD PER IBC TABLE 1004.1.2

WALL)

LOWER LEVEL (S-2 PARKING & STORAGE)55,277 SF ÷ 200 SF (GROSS) SF/PERSON = 276.4 OCCUPANTS

FIRST FLOOR (GROUP R-2 - DWELLINGS) 25,473 SF ÷ 200 SF (GROSS) SF/PERSON = 127.4 OCCUPANTS

FIRST FLOOR (GROUP B - OFFICE) 23,801 SF ÷ 100 SF (GROSS) SF/PERSON = 238 OCCUPANTS

FIRST FLOOR (GROUP A-2 - CAFÉ) 1,417 SF : 15 SF (NET) SF/PERSON = 94.5 OCCUPANTS

FIRST FLOOR (GROUP A-3 - COMMUNITY ROOM) 975 SF : 15 SF (NET) SF/PERSON = 65 OCCUPANTS

SECOND FLOOR (GROUP R-2 - DWELLINGS)

TOTAL FIRST OCCUPANT LOAD = 464.7 PERSONS

51,370 SF ÷ 200 SF (GROSS) SF/PERSON = 256.85 OCCUPANTS

THIRD FLOOR (GROUP R-2 - DWELLINGS) 51,370 SF ÷ 200 SF (GROSS) SF/PERSON = 256.85 OCCUPANTS

TOTAL OCCUPANT LOAD (BY FLOOR) = ??,??? PERSONS

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PRELIMINARY CONSTRUCTION QUORUM ARCHITECTS, INC.

GENERAL SYMBOLS AND NOMENCLATURE **CEILING SYMBOLS** EXISTING CEILING GRID WALL SCONCE NEW DOOR (WITH OR WITHOUT FRAME) EXTERIOR ELEVATION MARKER STEEL OR METAL EXISTING WALLS TO REMAIN DEMOLITION NOTE WALL MOUNTED FIXTURE EXISTING CEILING GRID TO BE REMOVED CONSTRUCTION NOTE EXISTING DOOR (WITH OR WITHOUT FRAME) BATT INSULATION EXISTING WALLS TO BE REMOVED INTERIOR ELEVATION MARKER (SINGLE) NEW SUPPLY AIR GRILLE WINDOW OR GLAZING TYPE NEW CEILING GRID RIGID INSULATION EXISTING DOOR TO BE REMOVED (WITH OR NEW RETURN AIR GRILLE NEW METAL STUD AND GYP BD WALLS PARTITION TYPE WITHOUT FRAME) INTERIOR ELEVATION MARKER (MULTIPLE) GYPSUM BOARD GYPSUM BOARD CEILING EXISTING EMERGENCY LIGHT REVISION NOTE NEW BI-FOLDING DOOR (SINGLE SIMILAR) NEW MASONRY WALL EXISTING EMERGENCY LIGHT TO BE REMOVED SECTION MARKER FINISHED WOOD EXISTING 2x4 LIGHT FIXTURE TO BE REMOVED SIGN OR SIGNAGE TYPE NEW SLIDING DOOR NEW EMERGENCY LIGHT EXISTING COLUMN ROUGH CUT WOOD EXISTING COLUMN LINE HEAD NEW 2x4 FLUORESCENT LIGHT FIXTURE DETAIL MARKER NEW POCKET DOOR EXISTING SPRINKLER HEAD NEW 2x4 24 HOUR FLUORESCENT LIGHT FIXTURE (3) NEW COLUMN LINE HEAD WOOD BLOCKING OR SHIM NEW DOUBLE POCKET DOOR FURNITURE OR OTHER ITEMS NEW SPRINKLER HEAD SHOWN FOR REFERENCE ENLARGED PLAN OR DETAIL MARKER NEW SURFACE MOUNTED 2x4 FLUORESCENT ← — CENTER LINE ROOM NAME AND NUMBER TAG SINGLE POLE SWITCH NEW TRIPLE SLIDING TELESCOPIC DOOR (ROOM SF AS NEEDED) D= DIMMER NEW MILLWORK NEW 2x2 FLUORESCENT LIGHT FIXTURE 3 = 3 - WAY9'-0" A.F.F. CEILING TYPE MARKER 2= DOUBLE DOOR NUMBER NEW REVOLVING DOOR RECESSED CAN DOWNLIGHT **LIGHTING ABBREVIATIONS** CONCRETE TOP ELEV BOT ELEV EXISTING SPOT ELEVATION 100.00' EXISTING SPOT ELEVATION N= NEW FIXTURE RECESSED CAN DIRECTIONAL DOWNLIGHT R= REUSED SALVAGED FIXTURE E= EXISTING TO REMAIN PENDANT LIGHT FIXTURE STONE NEW OVERHEAD DOOR TOP ELEV BOT ELEVATION D= REMOVE AND SALVAGE 100.00' NEW SPOT ELEVATION EXIT LIGHT

ABI	BRE \	/IAT	IONS	

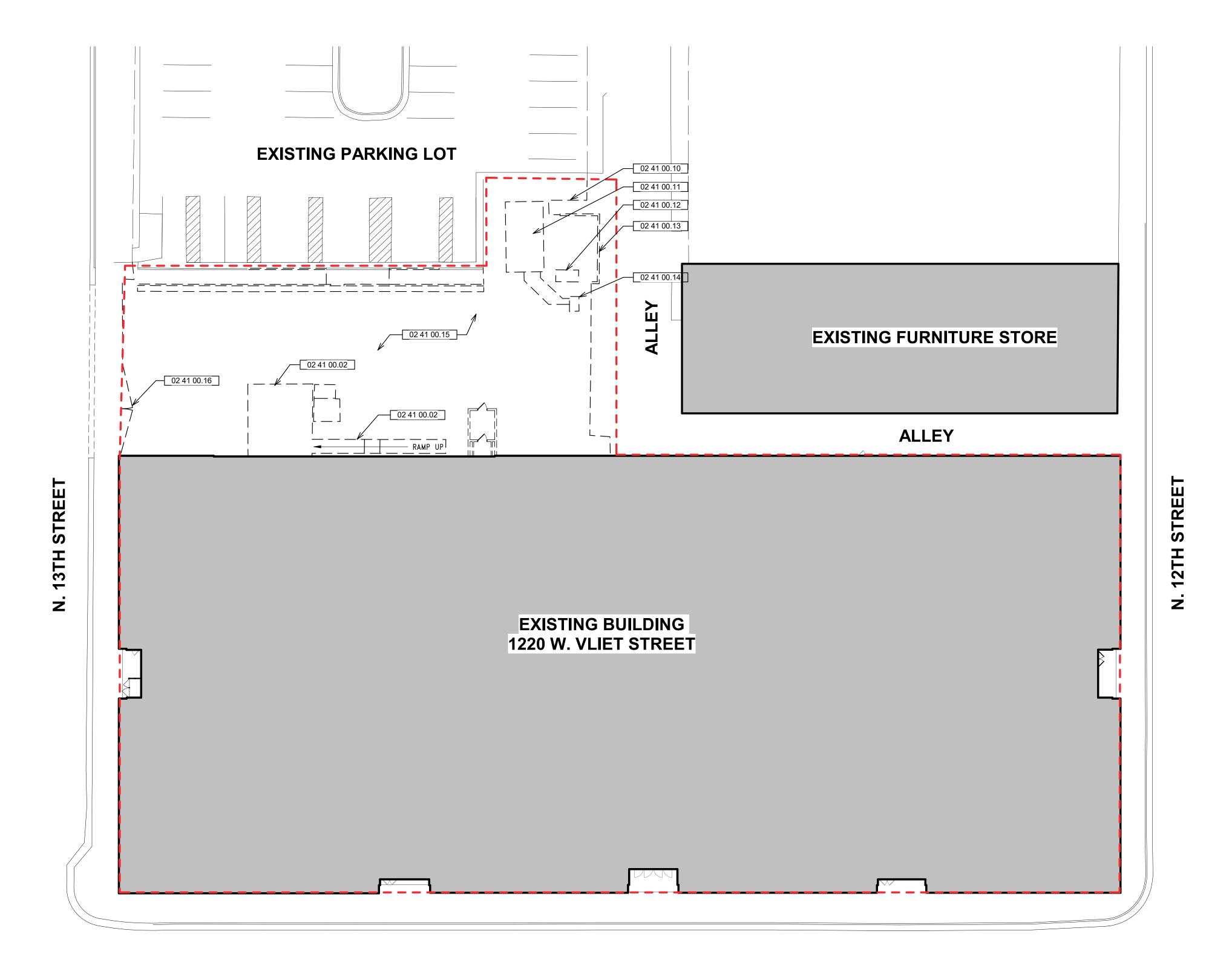
ABE	REVIATIONS																							
AB	ANCHOR BOLT	BOF	BOTTOM OF FOOTING	CONTR	CONTRACTOR	EB	ELECTRIC BASEBOARD	FH	FIRE HYDRANT	H/C	HOT/COLD	LBS	POUND(S)	N/A	NOT APPLICABLE	PNL	PANEL	RND	ROUND	SUSP	SUSPENDED	VEST	VESTIBULE	
ABV	ABOVE	ВОТ	воттом	COORD	COORDINATE	EC	ELECTRICAL CONTRACT(OR)	FHC	FIRE HOSE CABINET	НDС	HANDICAP	LBL	LABEL	, NAT	NATURAL	PT	PAINT	RO	ROUGH OPENING	SW	SWITCH BOARD	VG	VERTICAL GRAIN	
A/C	AIR CONDITIONING	BRA	BRICK RELIEF ANGLE	CORR	CORRIDOR	EDF	ELECTRIC DRINKING FOUNTAIN	FIN	FINISH	HDR	HEADER	LDR	LEADER	NIC	NOT IN CONTRACT	POC	POINT OF CONNECTION	ROW	RIGHT OF WAY	SWLK	SIDEWALK	VP	VAPOR PROOF	
ÁČ	ACOUSTIC	BRDG	BRIDGING	CPT	CARPET	EF	EXHAUST FAN	FIXT	FIXTURE	HDWD	HARDWOOD	LF	LINEAR FOOT	NRC	NOISE REDUCTION	PR	PAIR	RT	RESILIENT TILE	SY	SQUARE YARD	VT	VINYL TILE	
ACT	ACOUSTICAL CEILING TILE	BRK	BRICK	CR	COAT RACK	EG	EXHAUST GRILLE	FL	FLOOR LINE	HDWR	HARDWARE	LH	LEFT HAND	С	COEFFICIENT	PRCST	PRECAST	RTU	ROOF TOP UNIT	SYM	SYMMETRICAL	VTR	VENT THROUGH ROOF	
ACP	ACOUSTICAL CEILING PANEL	B.S.	BOTH SIDES	CRS	COURSE	EIFS	EXTERIOR INSUL. & FINISH	FLR	FLOOR	НМ	HOLLOW METAL	LIN	LINEAR, LINEAL	NO	NUMBER	PREFAB	PREFABRICATE(D)			SYN	SYNTHETIC	VWC	VINYL WALL COVERING	
ACU	AIR CONDITIONING UNIT	BSMT	BASEMENT	СТ	CERAMIC TILE		SYSTEM	FLASH	FLASHING	HOR	HORIZONTAL	LKR	LOCKER	NOM	NOMINAL	PREFIN	PREFINISH(ED)			SYS	SYSTEM			
AD	AREA DRAIN	BTWN	BETWEEN	CTR	CENTER	EJ	EXPANSION JOINT	FLEX	FLEXIBLE	HP	HORSE POWER	LL	LIVE LOAD	NTS	NOT TO SCALE	PRELIM	PRELIMINARY	S	SOUTH					
ADDL	ADDITIONAL	BUR	BUILT-UP ROOF(ING)	CTSK	COUNTERSINK	ELEV	ELEVATION	FLU	FLUORESCENT	HR	HOUR	LLH	LONG LEG HORIZONTAL			PREP	PREPARE	SB	SUPPORT BRACKET			W	WEST	
ADDM	ADDENDUM	BVL	BEVEL	COP	COPPER	ELEC	ELECTRIC, ELECTRICAL	F.O.	FACE OF <u>(ITEM)</u>	HT	HEIGHT	LLV	LONG LEG VERTICAL			PRV	POWER ROOF VENTILATOR	SC	SOLID CORE	T	TREAD	w/	WITH	
ADJ	ADJUSTABLE	BW	BOTH WAYS	CU	CONDENSING UNIT	ELT	ELEVATOR	FOC	FACE OF CONCRETE	HTG	HEATING	LT	LIGHT	0/	OVER	PSF	POUNDS PER SQUARE FOOT	SCD	SEAT COVER DISPENSER	T&B	TOP AND BOTTOM	WC	WATER CLOSET	
AFF	ABOVE FINISHED FLOOR			CUFT	CUBIC FOOT (FEET)	EMER	EMERGENCY	FOF	FACE OF FINISH	HTR	HEATER	LTWT	LIGHTWEIGHT	OA	OVERALL	PSI	POUNDS PER SQUARE INCH	SCHED	SCHEDULE	TB	TOWEL BAR	WD	WOOD	
AFG	ABOVE FINISHED GRADE			CUYD	CUBIC YARD	ENCL	ENCLOSE, ENCLOSURE	FOM	FACE OF MASONRY	HVAC	HEATING, VENTILATING, AND	LVL	LEVEL	OBS	OBSCURE	PT	POINT	SCR	SCREW	TEL	TELEPHONE	WDW	WINDOW	Re
AGGR	AGGREGATE	С	CONDUIT	CUH	CABINET UNIT HEATER	ENGR	ENGINEER(ED)	FOS	FACE OF STUD	Al	R CONDITIONING	LVR	LOUVER	OC	ON CENTER	PTD	PAPER TOWEL DISPENSER	SDG	SIDING	TEMP	TEMPORARY	WF	WIDE FLANGE	
AHU	AIR HANDLING UNIT	c/c	CENTER TO CENTER	CYL	CYLINDER	EP	ELECTRICAL PANEL	FP	FIREPROOF(ING), FIRE	HW	HOT WATER	LW	LIGHTWEIGHT	OD	OUTSIDE DIAMETER/	PTDR	PAPER TOWEL DISPENSER	SDS	SOAP DISPENSER SURFACE	TER	TERRAZZO	WH	WATER HEATER	
AL	ALUMINUM	CAB	CABINET	CW	COLD WATER	EQ	EQUAL		PROTECTION			LWC	LIGHTWEIGHT CONCRETE		DIMENSION	W	ITH RECEPTACLE	SDR	SOAP DISPENSER RECESSED	TERM	TERMINATE	WI	WROUGHT IRON	
ALT	ALTERNATE	СВ	CATCH BASIN			EQUIP	EQUIPMENT	FR	FIRE RATED					OFCI	OWNER FURNISHED	PTN	PARTITION	SECT	SECTION	T&G	TONGUE & GROOVE	w/o	WITHOUT	
ANO	ANODIZED	CEM	CEMENT			ES	EXPOSED STRUCTURE	FRM	FRAME	IBC	ISTALLED BY CONTRACTOR			C	CONTRACTOR INSTALLED	PTR	PAPER TOWEL RECEPTACLE	SEL	SELECT	TG	TRANSFER GRILLE	WP	WATERPROOF(ING)	
AP	ACCESS PANEL	CER	CERAMIC	D	PENNY (NAIL SIZE)	ESMT	EASMENT	FS	FULL SIZE	ID	INSIDE DIAMETER/DIMENSION	MAINT	MAINTENANCE	OFOI	OWNER FURNISHED OWNER	PVC	POLYVINYL CHLORIDE	SF	SQUARE FOOT (FEET)	THK	THICK	WR	WATER RESISTANT	
APPRO	. APPROXIMATE	CFCI	CONTRACTOR FURNISHED	DB	DECIBELS	EST	ESTIMATE	FT	FOOT OR FEET	ΙE	INVERT ELEVATION	MAS	MASONRY	IN	NSTALLED	PVG	PAVING	SG	SUPPLY GRILLE	THLD	THRESHOLD	WS	WORK STATION	
ARCH	ARCHITECT(URAL)	C	ONTRACTOR INSTALLED	DBL	DOUBLE	ERL	EXISTING RELOCATED	FTC	FOOTING	IN	INCH	MATL	MATERIAL	OFD	OVERFLOW DRAIN	PVMT	PAVEMENT	SH	SHELF	THRM	THERMAL	WSCT	WAINSCOT	
ASB	ASBESTOS	CFOI	CONTRACTOR FURNISHED	DEMO	DEMOLITION	ETR	EXISTING TO REMAIN	FURN	FURNITURE, FURNISH	INCAND	INCANDESCENT	MAX	MAXIMUM	OFF	OFFICE			SHWR	SHOWER	TKB	TACK BOARD	WT	WEIGHT	
ASPH	ASPHALT		OWNER INSTALLED	DEPT	DEPARTMENT	EW	EACH WAY	FURR	FURRING	INCL	INCLUDE	MC	MECHANICAL CONTRACTOR	OFS	OVERFLOW SCUPPER			SHT	SHEET	TLT	TOILET	WWF	WELDED WIRE FABRIC	
ASSY	ASSEMBLY	CG	CORNER GUARD	DEP	DEPRESSED	EWC	ELECTRIC WATER COOLER	FUT	FUTURE	INFO	INFORMATION	MCJ	MASONRY CONTROL JOINT	ОН	OVERHEAD	QT	QUARRY TILE	SHTHG	SHEATHING	T.O.	TOP OF <u>(ITEM)</u>	WWM	WELDED WIRE MESH	
ATTN	ATTENUATION	СН	COAT HOOK	DF	DRINKING FOUNTAIN	EXH	EXHAUST	FV	FIELD VERIFY	INSUL	INSULATE(D), INSULATION	MB	MOP BASIN	OHG	OVERHANG	QTY	QUANTITY	SI	SQUARE INCH	TOB	TOP OF BEAM			
AUTO	AUTOMATIC	CI	CAST IRON	DIA	DIAMETER	EXPO	EXPOSED			INT	INTERIOR	MBR	MEMBER	OPH	OPPOSITE HAND			SIM	SIMILAR	TOC	TOP OF CONCRETE, CURB			
AUX	AUXILIARY	CIP	CAST IN PLACE	DIAG	DIAGONAL	EXP	EXPAND(ED), EXPANSION			INV	INVERT	MC	MEDICINE CABINET	OPNG	OPENING			SLDG	SLIDING	TOF	TOP OF FOOTING	YRD	YARDS	
AV	AUDIO VISUAL	CIR	CIRCLE	DIM	DIMENSION	EXT	EXTERIOR	GA	GAUGE	IP	IRON PIPE	MECH	MECHANICAL	OPP	OPPOSITE	R	RISER	SM	SMOOTH	ТОМ	TOP OF MASONRY			
AVG	AVERAGE	CIRC	CIRCUMFERENCE	DISP	DISPENSER			GAL	GALLON	IRRIC	IRRIGATE, IRRIGATION	MED	MEDIUM	ORD	OVERFLOW ROOF DRAIN	RA	RETURN AIR	SMT	SHEET METAL	TOS	TOP OF STEEL			
AWP	ACOUSTICAL WALL PANEL	CJ	CONTROL JOINT	DIV	DIVISION			GALV	GALVANIZED			MEMB	MEMBER			RAD	RADIUS	SND	SANITARY NAPKIN DISPENSER	TOW	TOP OF WALL	XFMR	TRANSFORMER	
		CKBD	CHALKBOARD	DL	DEAD LOAD	FA	FIRE ALARM	GB	GRAB BAR			MEZZ	MEZZANINE			RBR	RUBBER	SNR	SANITARY NAPKIN	TPD	TOILET PAPER DISPENSER			
		CKT	CIRCUIT	DN	DOWN	FAB	FABRICATE(D)	GC	GENERAL CONTRACTOR	JAN	JANITOR	MFR	MANUFACTURE(R)	PAR	PARALLEL	RCP	REFLECTED CEILING PLAN		ECEPTACLE	TS	TUBE STEEL			
BD	BOARD	CL	CENTER LINE	DO	DOOR OPENING	FACP	FIRE ALARM CONTROL PANEL	GEN	GENERAL	JB	JUNCTION BOX	МН	MANHOLE	PC	PLUMBING CONTRACTOR	RD	ROOF DRAIN	SPEC	SPECIFICATION	TV	TELEVISION			
BG	BUMPER GUARD	CLG	CEILING	DP	DAMP PROOFING	FBO	FURNISHED BY OWNER	GFRC	GLASS FIBER REINFORCED	JST	JOIST	MID	MIDDLE	PCC	PRECAST CONCRETE	RDWD	REDWOOD	SPKR	SPEAKER	TYP	TYPICAL			Sh
ВН	BULKHEAD	CLKG	CAULKING	DPR	DAMPER	FC0	FLOOR CLEAN OUT		CONCRETE	JT	JOINT	MIN	MINIMUM	PED	PEDESTAL	REC	RECESS(ED)	SPL	SPLASH	UCR	UNDER COUNTER			
BITUM	BITUMINOUS	CLO	CLOSET	DR	DOOR	FCU	CAN COIL UNIT	GFRG	GLASS FIBER REINFORCED			MIR	MIRROR	PERP	PERPENDICULAR	REF	REFERENCE	SQ	SQUARE	REF	RIGERATOR			
BJ	BUTT JOINT	CLR	CLEAR	DS	DOWNSPOUT	FD	FLOOR DRAIN		GYPSUM			MISC	MISCELLANEOUS	PERF	PERFORATED	REFL	REFLECTED	SVS	SERVICE SINK	UL	UNDERWRITERS LABORATORY			
BLDG	BUILDING	CMU	CONCRETE MASONRY UNIT	DSP	DRY STANDPIPE	FDN 	FOUNDATION	GI	GALVANIZED IRON	KB	KNOX BOX	MKB	MARKER BOARD	PRIM	PERIMETER	REFRIG	REFRIGERATOR	SS	STAINLESS STEEL	UNF	UNFINISHED			
BLK	BLOCK	CNTR	COUNTER	DT	DRAIN TILE	FE 	FIRE EXTINGUISHER	GL	GLASS, GLAZING, GLAZE(D)	KD	KNOCKED DOWN	МО	MASONRY OPENING	PG -	PAGE	REG	REGISTER	SSS	STAINLESS STEEL SHELF	UNO	UNLESS NOTED OTHERWISE			
BLKG	BLOCKING	CO	CASED OPENING	DTL	DETAIL(ED)	FEC	FIRE EXTINGUISHER CABINET	GND	GROUND	KIT	KITCHEN	MOD	MODULAR	PJ	PANEL JOINT	REINF	REINFORCED	S&P	SHELF & POLE	UR	URINAL			
BW	BEAM	COL	COLUMN	DW	DISHWASHER	F F	FINISH FLOOR	GRD	GRADE	KO	KNOCK OUT	MPH	MOP HOLDER	PKG	PARKING	REQD	REQUIRED	SI	STREET	US	URINAL SCREEN			Da
В.В.	BENCH MARK	COMB	COMBINATION	DWG	DRAWING(S)	FFE	FINISHED FLOOR ELEVATION	GWB	GYPSUM WALLBOARD	KS	KNEE SPACE	MTD	MOUNTED	PLT	PLATE	RESIL	RESILIENT	STA	STATION	UTIL	UTILITY			
BRG	BEARING	CONC.	CONCRETE	DWR	DRAWER	FG	FINISH GRADE	GYP	GYPSUM			MIL	METAL	PL	PROPERTY LINE	RET	RETURN	STC	SOUND TRANSMISSION					Dr
BRK	BRICK	COND	CONDENSATE					GYP. BD.	GYPSUM BOARD		1010 1510711	MULT	MULTIPLE	PLBG	PLUMBING	REV	REVISE(D), REVISION	2==	COEFFICIENT	.,	VENT			
B.O.	BOTTOM OF <u>(ITEM)</u>	CONF	CONFERENCE	-	FACT					L	LONG, LENGTH	MWS	MIRROR WITH SHELF	PLAM, P		RFG	ROOFING	STD	STANDARD	γ	VENT			Pr
RO	BY OTHERS	CONN	CONNECTION	E EV EVE	EAST			115	HOCE DID	LAB	LABORATORY			PLAS	PLASTER	RGH	ROUGH	STG	SEATING	VAV	VARIABLE AIR VOLUME			
ВОС	BACK OF CURB	CONST	CONSTRUCTION		FACULE EXISTING			HR	HOSE BIB	LAM	LAMINATE(D)	.	NORTH	PLAST	PLASTIC	KH	RIGHT HAND	STL	STEEL	VCP	VITREOUS CLAY PIPE			
		CONT	CONTINUOUS, CONTINUE	EA	EACH			HC	HOLLOW CORE	LAV	LAVATORY	N	NORTH	PLYWD	PLYWOOD	KI	ROUGH IN	STOR	STORAGE	VCI	VINYL COMPOSITION TILE			Sh
																км	ROOM	STRUCT	STRUCTURE, STRUCTURAL	VERT	VERTICAL			

ABBREVIATIONS, SYMBOLS, **BUILDING INFORMATION AND GENERAL NOTES** Date: 2025/05/07 Drawn By: ECH/MK

STREET

Revisions:

Project No.: 10031.07



W. VLIET STREET

DEMOLITION SITE PLAN

SCALE: 1" = 20'-0"

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	Keynote Legend
Key Value	Keynote Text
02 41 00.02	REMOVE LOADING DOCK AND RAMP
02 41 00.10	REMOVE GAS SERVICE AND ALL RELATED PIPING
02 41 00.11	REMOVE COOLING TOWER AND ALL RELATED PIPING
02 41 00.12	REMOVE GENERATOR AND ALL RELATED PIPING AND CONDUIT
02 41 00.13	REMOVE CONCRETE BLOCK SCREENING WALL AND ALL RELATED FOOTING
02 41 00.14	REMOVE DOG HOUSE AND DUCT BANK
02 41 00.15	REMOVE ASPHALT / CONCRETE CAP OVER PLAZA
02 41 00.16	REMOVE FENCE





PRELIMINARY
NOT FOR
CONSTRUCTION
QUORUM ARCHITECTS, INC.

DEMOLITION SITE PLAN

Date: 2025/05/07 Drawn By: ECH/CGH/TL

Project No.: 10031.07

Revisions:

Sheet Name:

Date: 2025/05/07

Drawn By: CGH/JC

Project No.: 10031.07

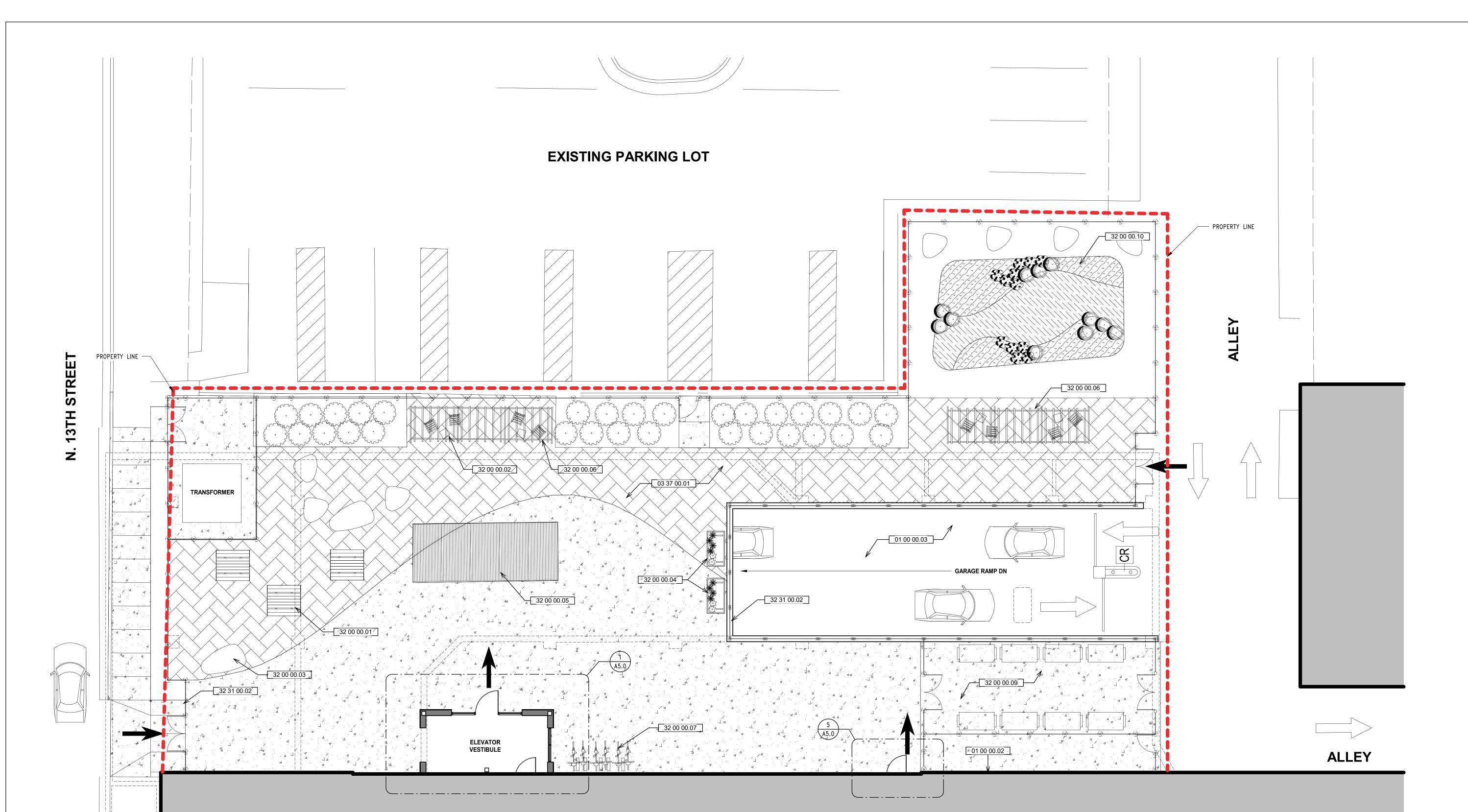
Sheet No.

EXISTING PARKING LOT EXISTING FURNITURE STORE ALLEY EXISTING BUILDING 1220 W. VLIET STREET

W. VLIET STREET

SITE PLAN

SCALE: 1" = 20'-0"



Keynote Legend							
Key Value	Keynote Text						
01.00.00							
01 00 00.02	PROPOSED LOCATION OF NEW GAS SERVICE						
01 00 00.03	NEW RAMP TO LOWER LEVEL PARKING						
03 37 00.01	STAMPED AND STAINED CONCRETE						
32 00 00.01	PICNIC TABLES FIXED TO CONCRETE						
32 00 00.02	FIXED TABLES AND CHAIRS						
32 00 00.03	CONCRETE STONES						
32 00 00.04	PLANTERS						
32 00 00.05	WOOD AND STEEL SEATING PLATFORM / FLOATING DECK						
32 00 00.06	DECORATIVE WOOD PERGOLA						
32 00 00.07	BIKE RACKS						
32 00 00.09	TRASH AND RECYCLING						
32 00 00.10	RAIN GARDEN						
32 31 00.02	6' HIGH PAINTED ALUMINUM HORIZONTAL SLAT FENCE						





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QUORUM ARCHITECTS, INC.

VLIET STREET LOFTS

Revisions:

eet Name:

NORTH PLAZA SITE PLAN

Date: 2025/05/07

Drawn By: CGH/JC

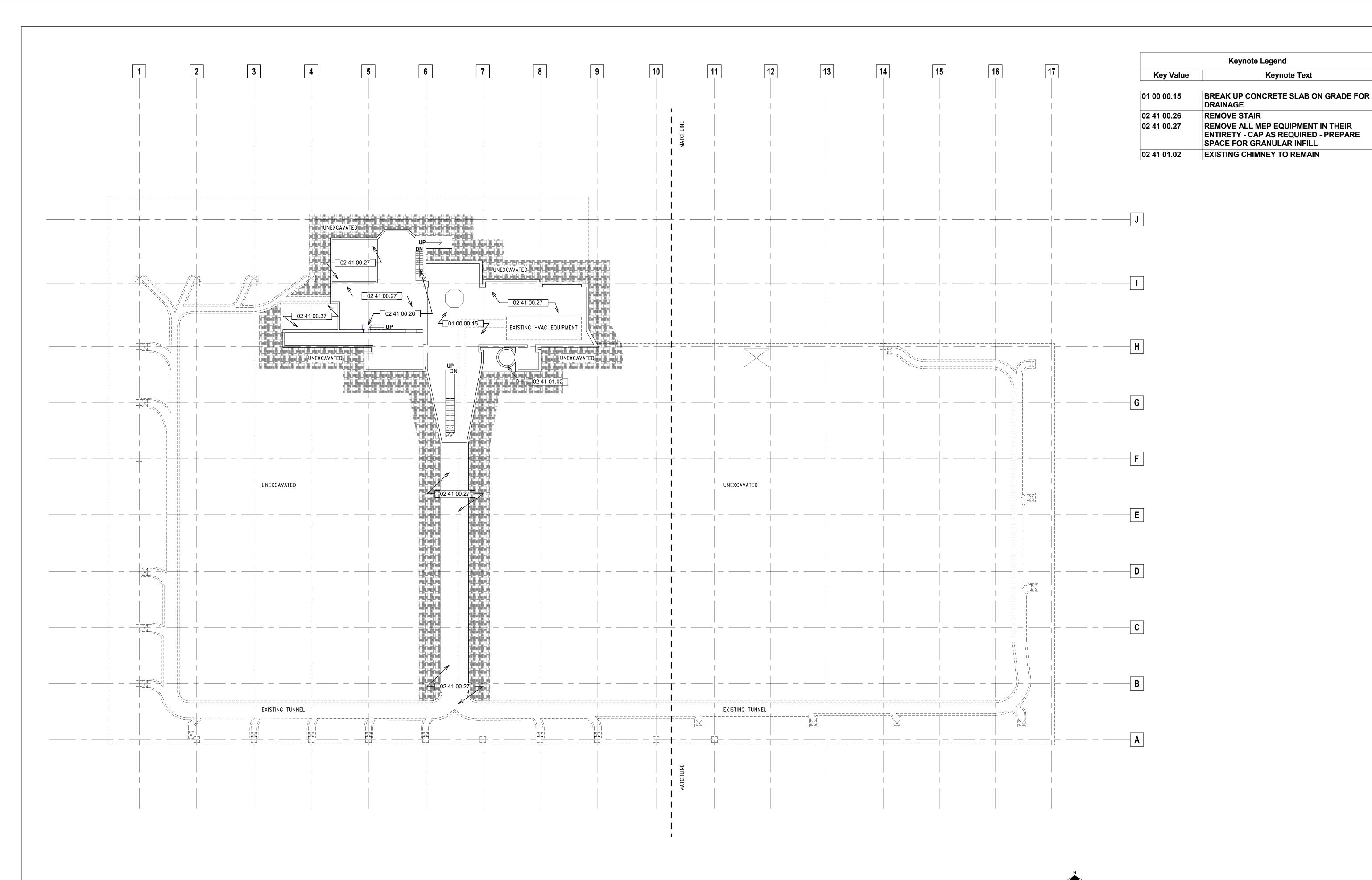
Project No.: 10031.07

Sheet No.

NORTH PLAZA SITE PLAN

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

Autodesk Do



SUB BASEMENT DEMOLITION PLAN

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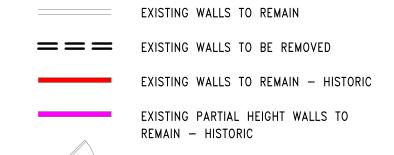
GENERAL DEMOLITION NOTES

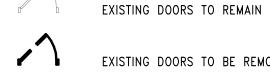
Keynote Legend

Keynote Text

- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE
- EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- 3. EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE
- 4. TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
- 5. TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THIS WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND





EXISTING DOORS TO BE REMOVED







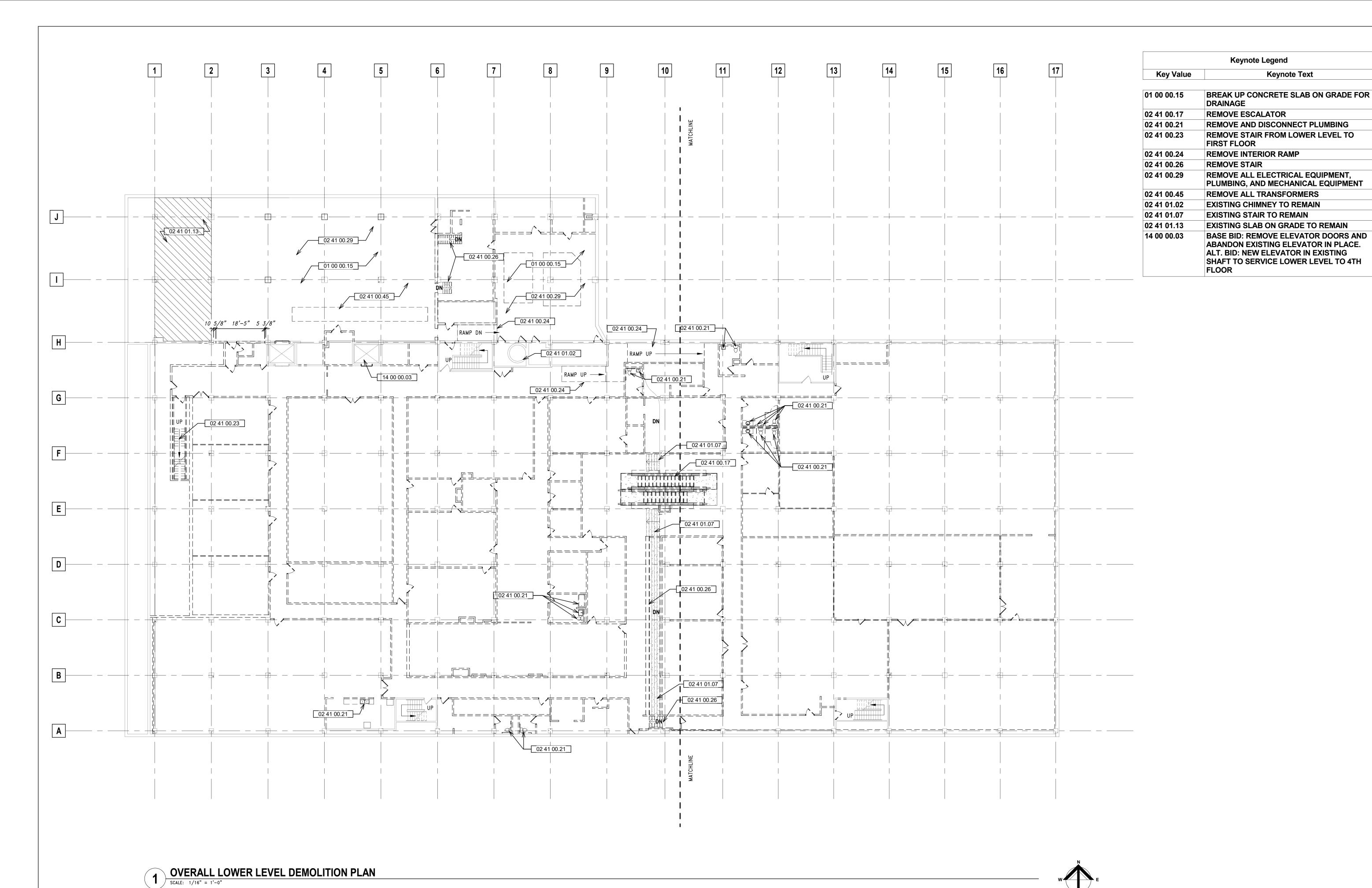
Revisions:

OVERALL SUB BASEMENT DEMOLITION PLAN

Date: 2025/05/07 Drawn By: ECH/TL

Sheet No.

Project No.: 10031.07



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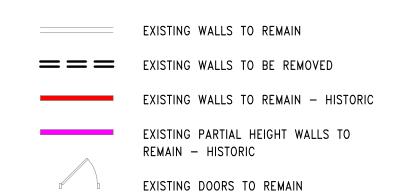
GENERAL DEMOLITION NOTES

Keynote Legend

Keynote Text

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DEMO LEGEND



EXISTING DOORS TO BE REMOVED



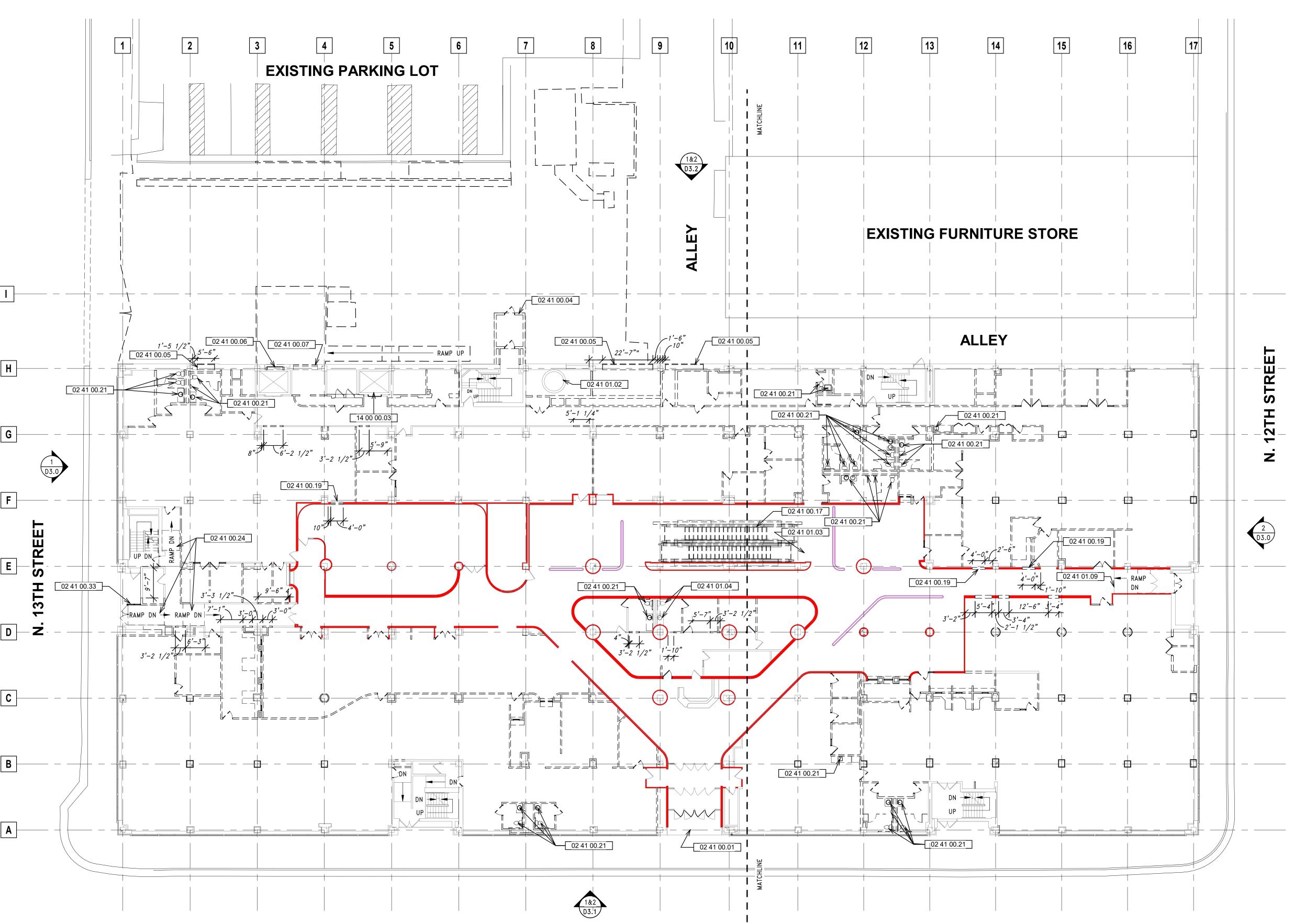




OVERALL LOWER LEVEL DEMOLITION PLAN

Date: 2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07



W. VLIET STREET

1 OVERALL FIRST FLOOR DEMOLITION PLAN

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

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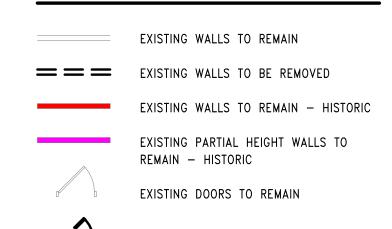
Keynote Legend Key Value Keynote Text 02 41 00.01 **REMOVE CANOPY** 02 41 00.04 REMOVE VESTIBULE IN IT'S ENTIRETY -**EXISTING BRICK PILASTER AND LIMESTONE** PEDIMENT TO REMAIN REMOVE PORTION OF EXTERIOR WALL FOR 02 41 00.05 **NEW WINDOW** 02 41 00.06 REMOVE EXTERIOR ELEVATOR DOORS 02 41 00.07 REMOVE EXTERIOR VENT 02 41 00.17 REMOVE ESCALATOR 02 41 00.19 REMOVE PORTION OF INTERIOR BRICK WALL 02 41 00.21 REMOVE AND DISCONNECT PLUMBING 02 41 00.24 REMOVE INTERIOR RAMP 02 41 00.33 REMOVE EXTERIOR DOORS AND STOREFRONT SYSTEM 02 41 01.02 **EXISTING CHIMNEY TO REMAIN EXISTING SOFFIT TO REMAIN** 02 41 01.03 02 41 01.04 **EXISTING PLUMBING TO REMAIN EXISTING RAMP TO REMAIN** 02 41 01.09 14 00 00.03 BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. **ALT. BID: NEW ELEVATOR IN EXISTING** SHAFT TO SERVICE LOWER LEVEL TO 4TH

FLOOR

GENERAL DEMOLITION NOTES

- 1. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY
 OPERATING SERVICES SHALL BE DONE AT SUCH A TIME
 THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER
 AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO
 DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE
 OWNER.
- 2. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- 3. EACH CONTRACTOR SHALL PROVIDE ADEQUATE,
 NECESSARY AND REQUIRED BARRICADES, FENCES
 AND SAFETY PRECAUTIONS FOR THE GENERAL
 PUBLIC'S SAFETY NEAR THE SITE. GENERAL
 CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY
 BARRICADES AND DUST BARRIERS AS REQUESTED BY THE
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- 5. TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THIS WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND



EXISTING DOORS TO BE REMOVED







LIET STREET LOFTS

Revisions:

et Name:

OVERALL FIRST FLOOR

Date: 2025/05/07

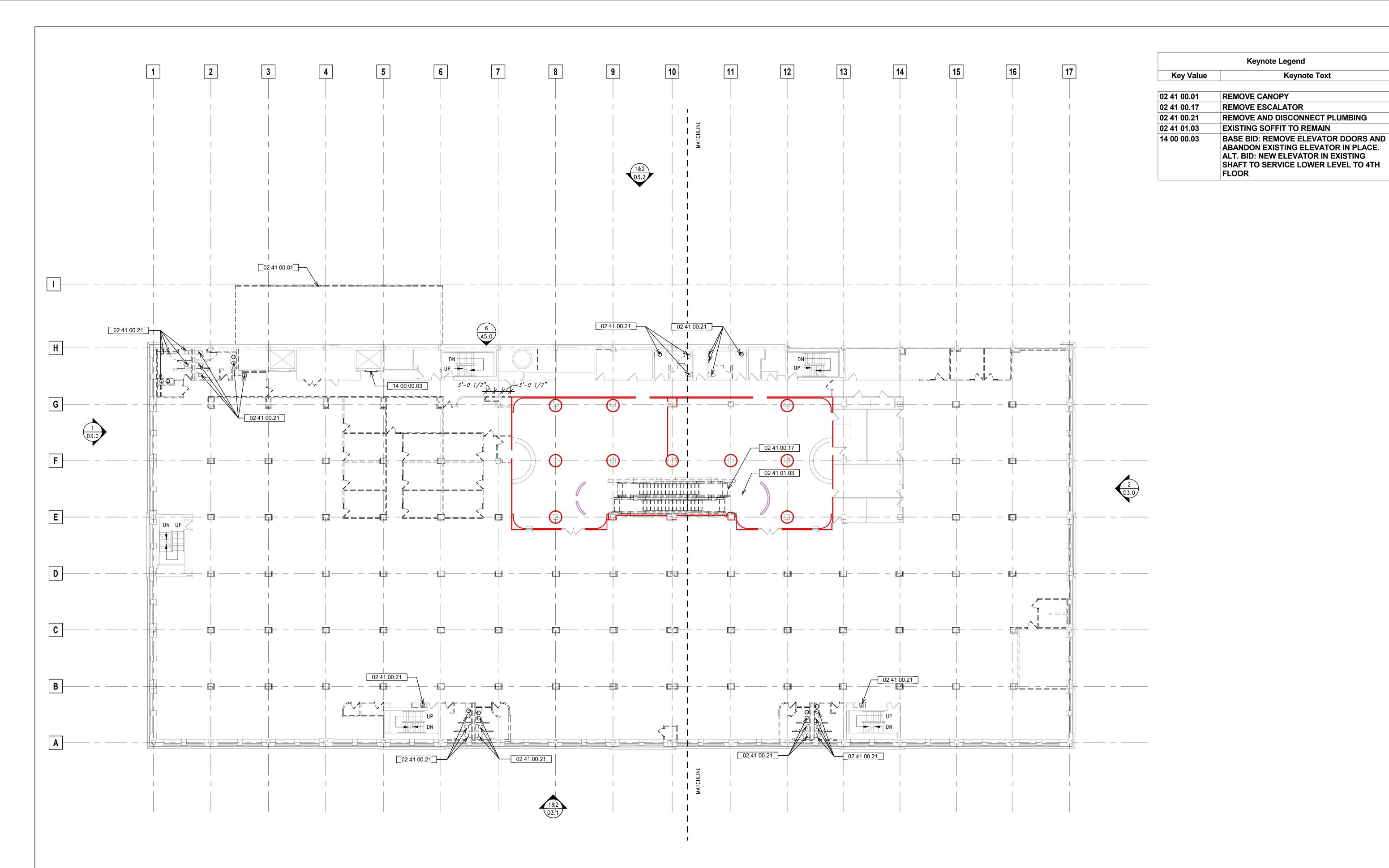
Drawn By: ECH/TL

DEMOLITION PLAN

et No.

Project No.: 10031.07

D1.1



1 OVERALL SECOND FLOOR DEMOLITION PLAN

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

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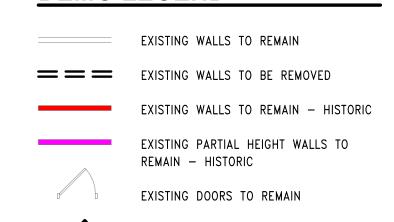
GENERAL DEMOLITION NOTES

Keynote Legend

Keynote Text

- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE
- EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- 3. EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE
- 4. TEMPORARY FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY GENERAL DEMOLITION CONTRACTOR AS REQUIRED BY CODE.
- 5. TENANT WILL CONTRACT SEPARATELY FOR HAZARDOUS MATERIAL TESTING. ANY REMOVAL OF HAZARDOUS MATERIALS WILL BE CONTRACTED FOR SEPARATELY AND WILL NOT BE A PART OF THIS WORK. CONTRACTOR SHALL BID THIS PROJECT AS IF NO HAZARDOUS MATERIALS EXIST. VERIFY WITH TENANT.

DEMO LEGEND



EXISTING DOORS TO BE REMOVED







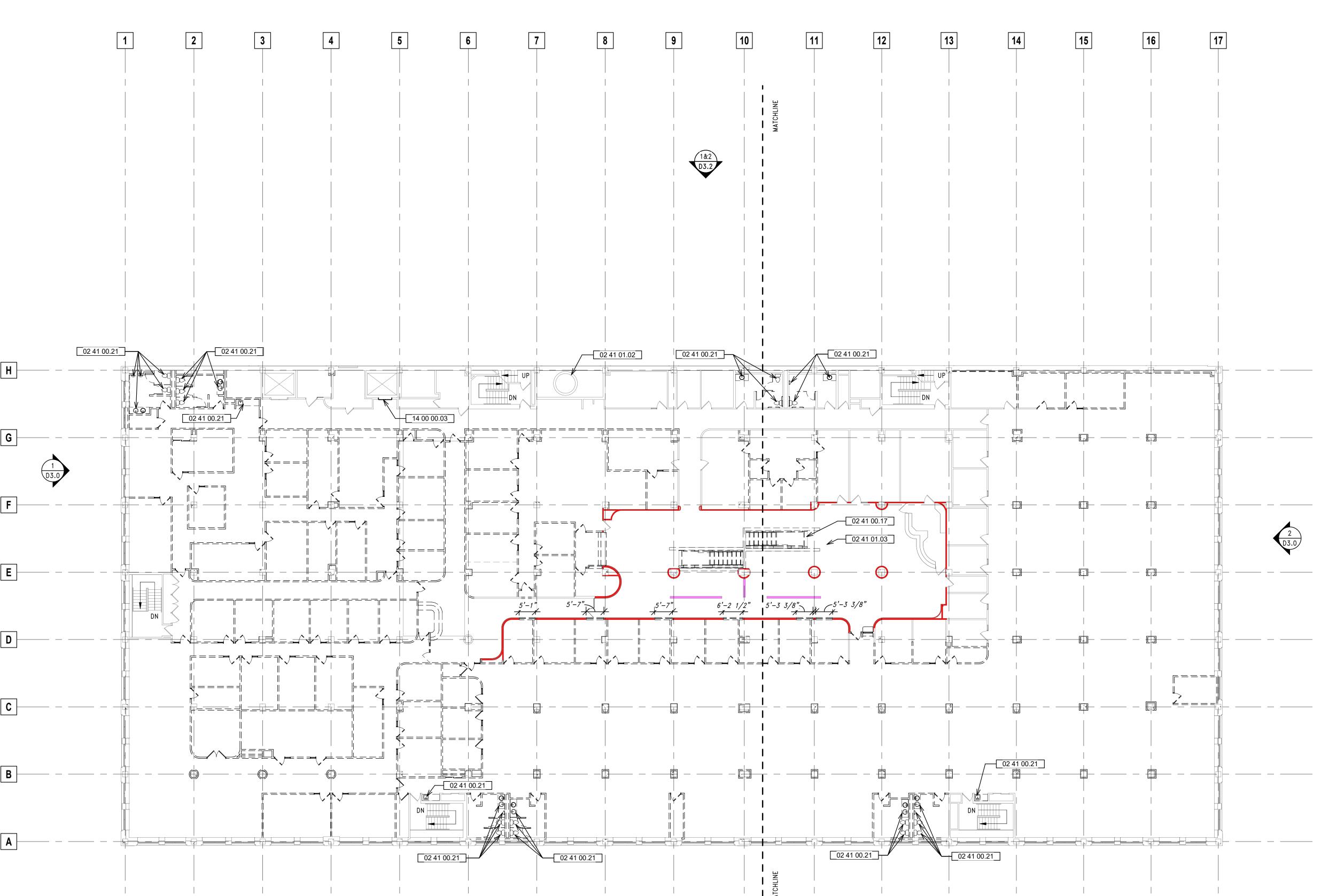
Revisions:

OVERALL SECOND FLOOR

Date: 2025/05/07 Drawn By: ECH/TL

DEMOLITION PLAN

Project No.: 10031.07



1 OVERALL THIRD FLOOR DEMOLITION PLAN

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

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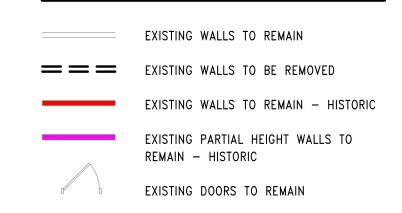
Keynote Legend Keynote Text REMOVE ESCALATOR REMOVE AND DISCONNECT PLUMBING **EXISTING CHIMNEY TO REMAIN EXISTING SOFFIT TO REMAIN**

Key Value 02 41 00.17 02 41 00.21 02 41 01.02 02 41 01.03 14 00 00.03 BASE BID: REMOVE ELEVATOR DOORS AND ABANDON EXISTING ELEVATOR IN PLACE. ALT. BID: NEW ELEVATOR IN EXISTING SHAFT TO SERVICE LOWER LEVEL TO 4TH FLOOR

GENERAL DEMOLITION NOTES

- WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH THE
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DEMO LEGEND



EXISTING DOORS TO BE REMOVED





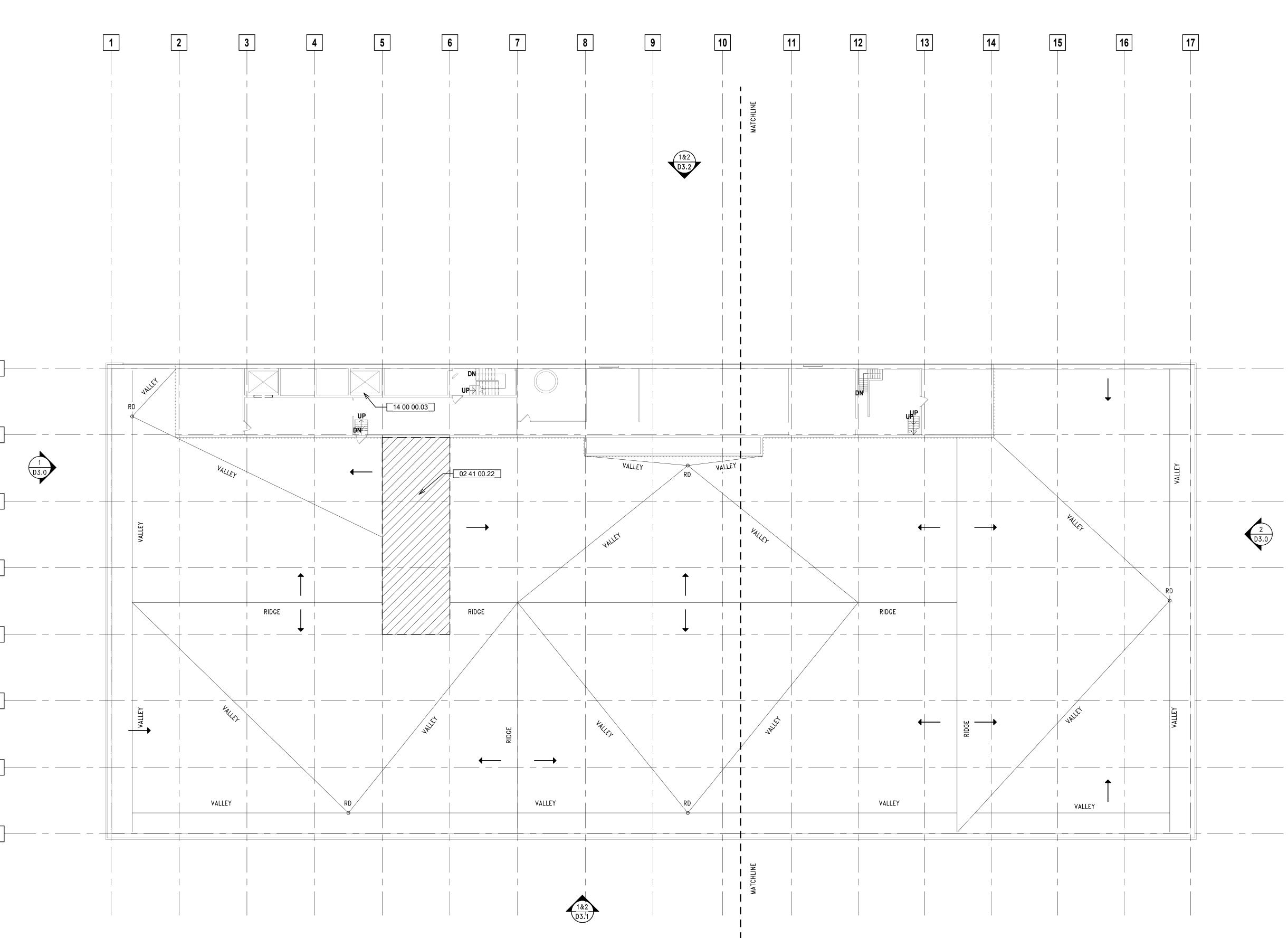


Revisions:

OVERALL THIRD FLOOR **DEMOLITION PLAN**

Date: 2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07 Sheet No.

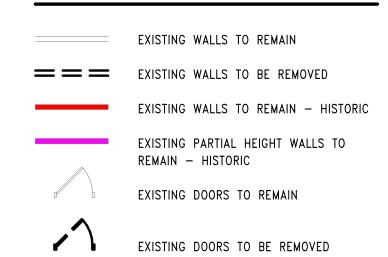


Keynote Legend Key Value Keynote Text 02 41 00.22 REMOVE PORTION OF ROOF FOR NEW SKYLIGHT 14 00 00.03 **BASE BID: REMOVE ELEVATOR DOORS AND** ABANDON EXISTING ELEVATOR IN PLACE. **ALT. BID: NEW ELEVATOR IN EXISTING** SHAFT TO SERVICE LOWER LEVEL TO 4TH

GENERAL DEMOLITION NOTES

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DEMO LEGEND







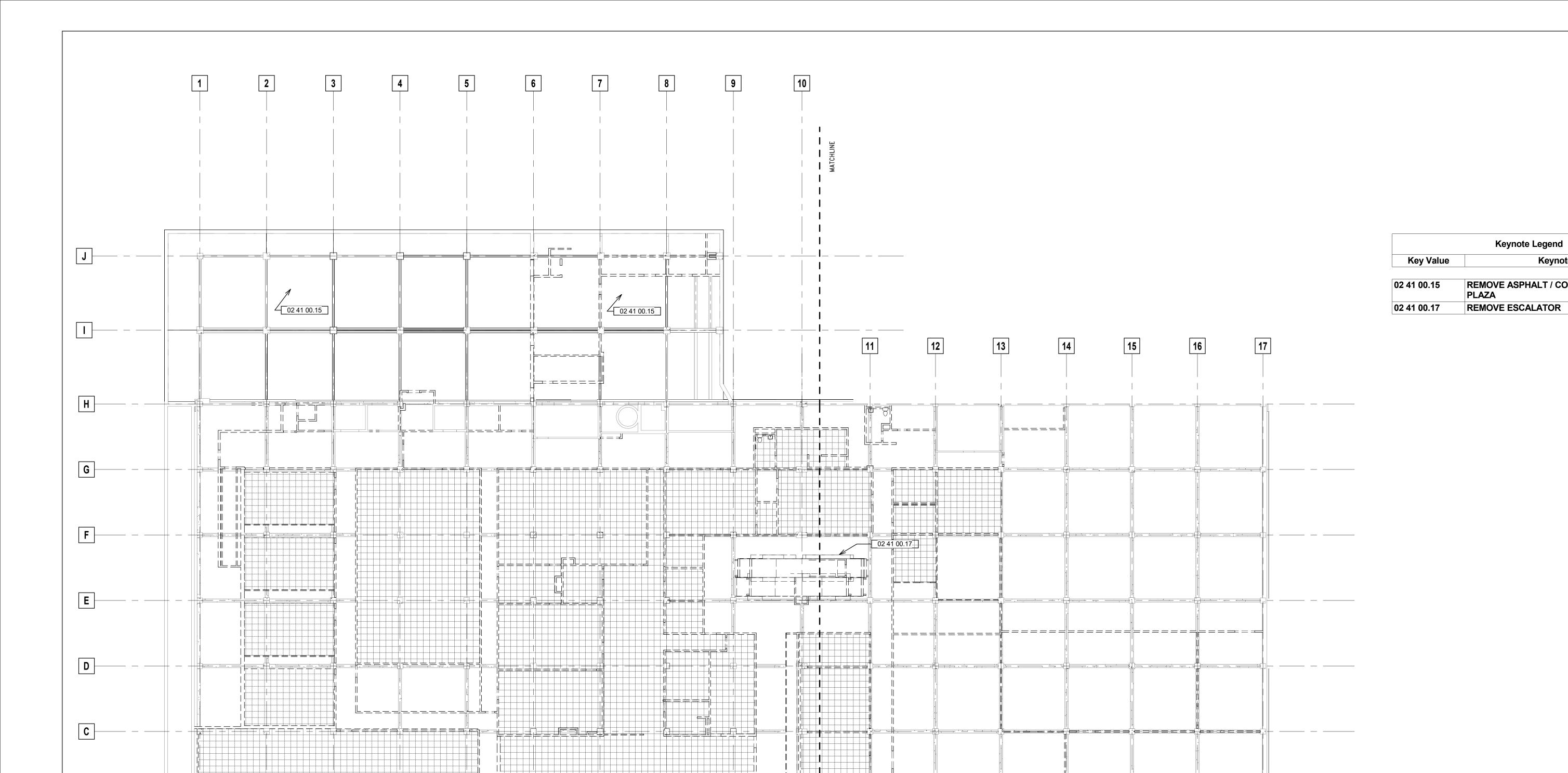


Date: 2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07

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1 OVERALL ROOF DEMOLITION PLAN
SCALE: 1/16" = 1'-0"



CEILING DEMO LEGEND Keynote Text REMOVE ASPHALT / CONCRETE CAP OVER

REMOVE ACOUSTICAL CEILING, TILE, GRID, LIGHTING, MECHANICAL AND ELECTRICAL DEVICES

PRELIMINARY NOT FOR CONSTRUCTION

QUORUM ARCHITECTS, INC.

Quorum Architects, Inc. 3112 West Highland Blvd Milwaukee, Wisconsin 53208 Phone: 414,265,9265 www.quorumarchitects.com

Sheet Name: LOWER LEVEL REFLECTED **CEILING DEMOLITION PLAN**

Date: 2025/05/07 Drawn By: TL

Project No.: 10031.07

Sheet No.

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LOWER LEVEL REFLECTED CEILING DEMOLITION

FIRST FLOOR REFLECTED CEILING DEMOLITION

PLAN

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

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REMOVE ACOUSTICAL CEILING, TILE, GRID, LIGHTING, MECHANICAL AND ELECTRICAL

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FIRST FLOOR REFLECTED **CEILING DEMOLITION PLAN**

Date: 2025/05/07 Drawn By: TL

Project No.: 10031.07 Sheet No.

CEILING DEMO LEGEND

DEVICES

REMOVE ACOUSTICAL CEILING, TILE, GRID, LIGHTING, MECHANICAL AND ELECTRICAL

Keynote Legend

EXISTING CHIMNEY TO REMAIN

EXISTING SOFFIT TO REMAIN

REMOVE ESCALATOR

Key Value

02 41 01.03

Keynote Text

LIET STREET LOFTS

W. VLIET STREET

Revisions:

Sheet Name:

SECOND FLOOR REFLECTED

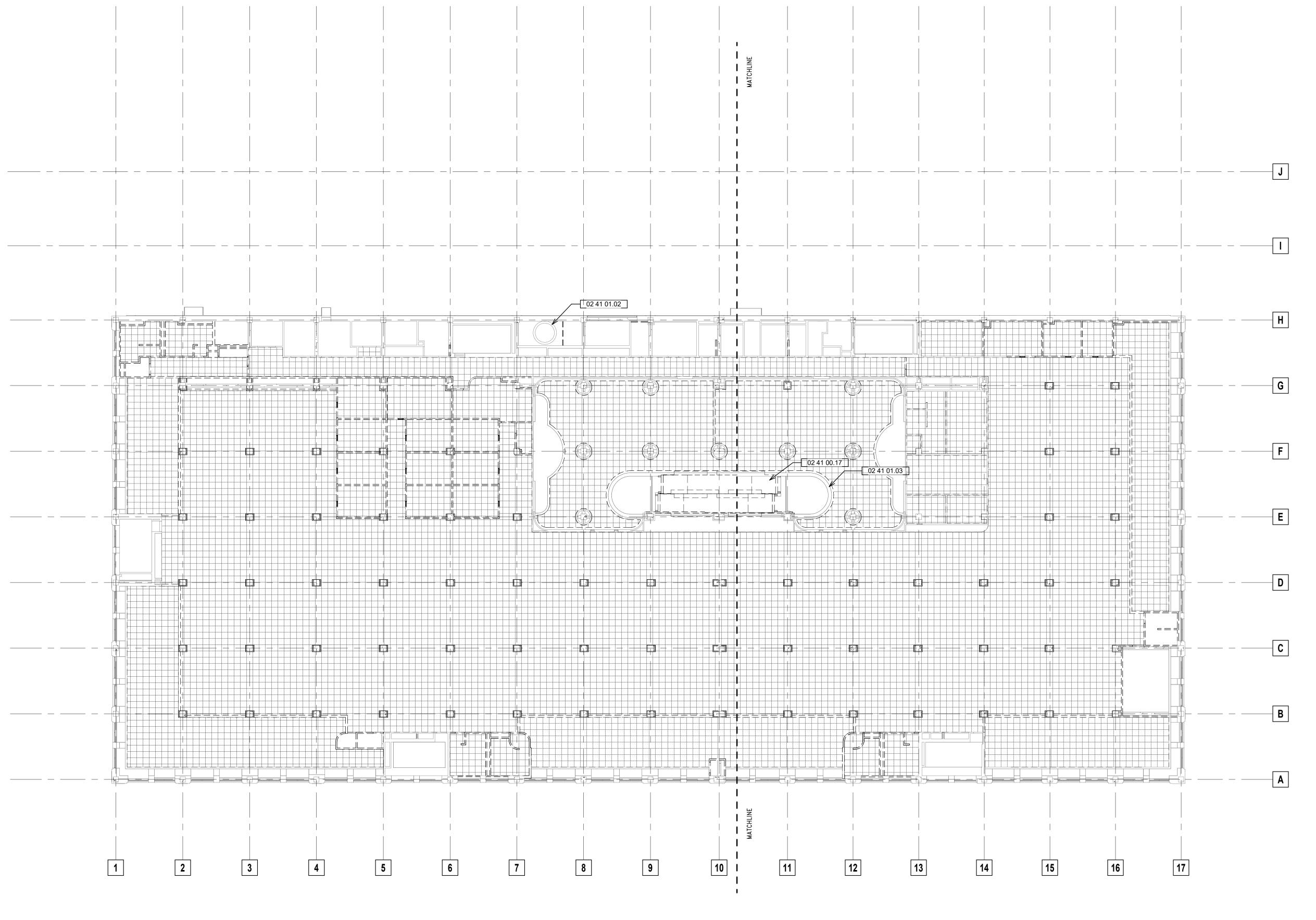
CEILING DEMOLITION PLAN

Date: 2025/05/07

Drawn By: Author

Project No.: 10031.07

D2.2



SECOND FLOOR REFLECTED CEILING

1 DEMOLITION PLAN
SCALE: 1/16" = 1'-0"

CEILING DEMO LEGEND

REMOVE ACOUSTICAL CEILING, TILE, GRID,
LIGHTING, MECHANICAL AND ELECTRICAL
DEVICES

Keynote Legend

EXISTING CHIMNEY TO REMAIN

EXISTING SOFFIT TO REMAIN

Keynote Text

LIET STREET LOFTS
20 W. VLIET STREET

Revisions:

Sheet Name:
THIRD FLOOR REFLECTED
CEILING DEMOLITION PLAN

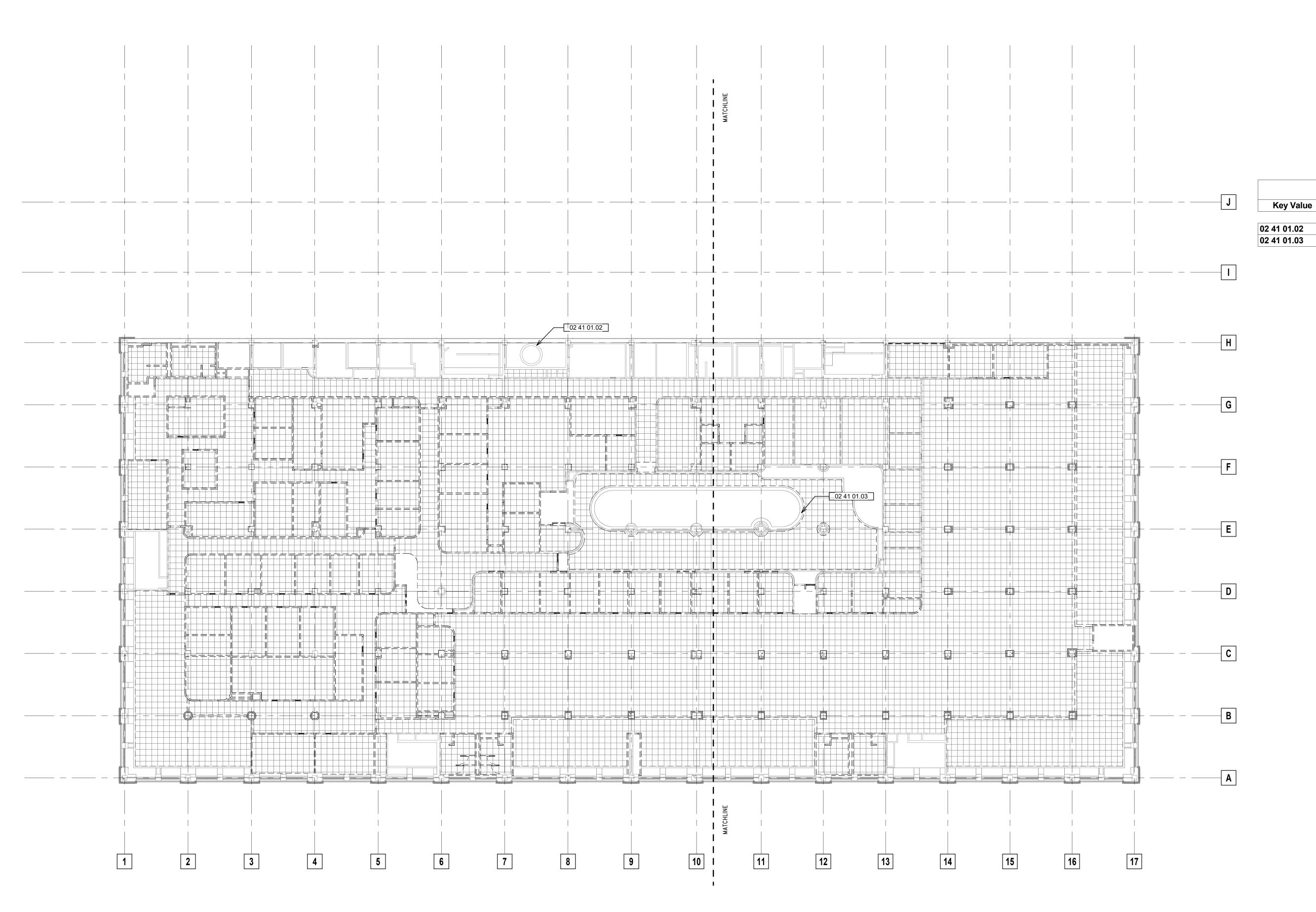
Date: 2025/05/07

Drawn By: TL

Drawn By: TL

Project No.: 10031.07

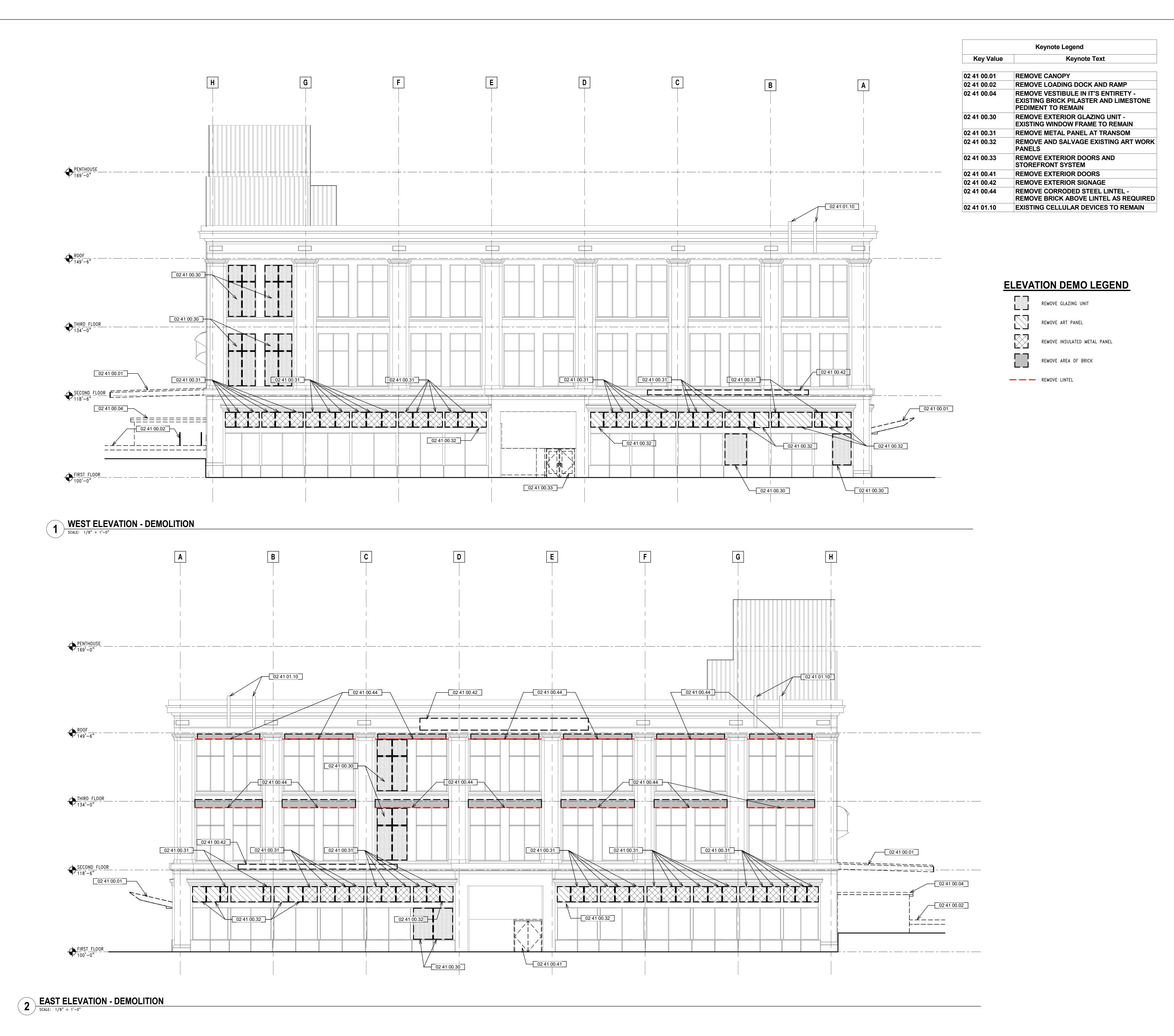
D2.3



THIRD FLOOR REFLECTED CEILING DEMOLITION

PLAN

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



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Revisions:

Sheet Name:

DEMOLITION EXTERIOR
ELEVATIONS

 Date:
 2025/05/07

 Drawn By:
 ECH

Project No.: 10031.07

Sheet No.

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Revisions:

et Name:

DEMOLITION EXTERIOR

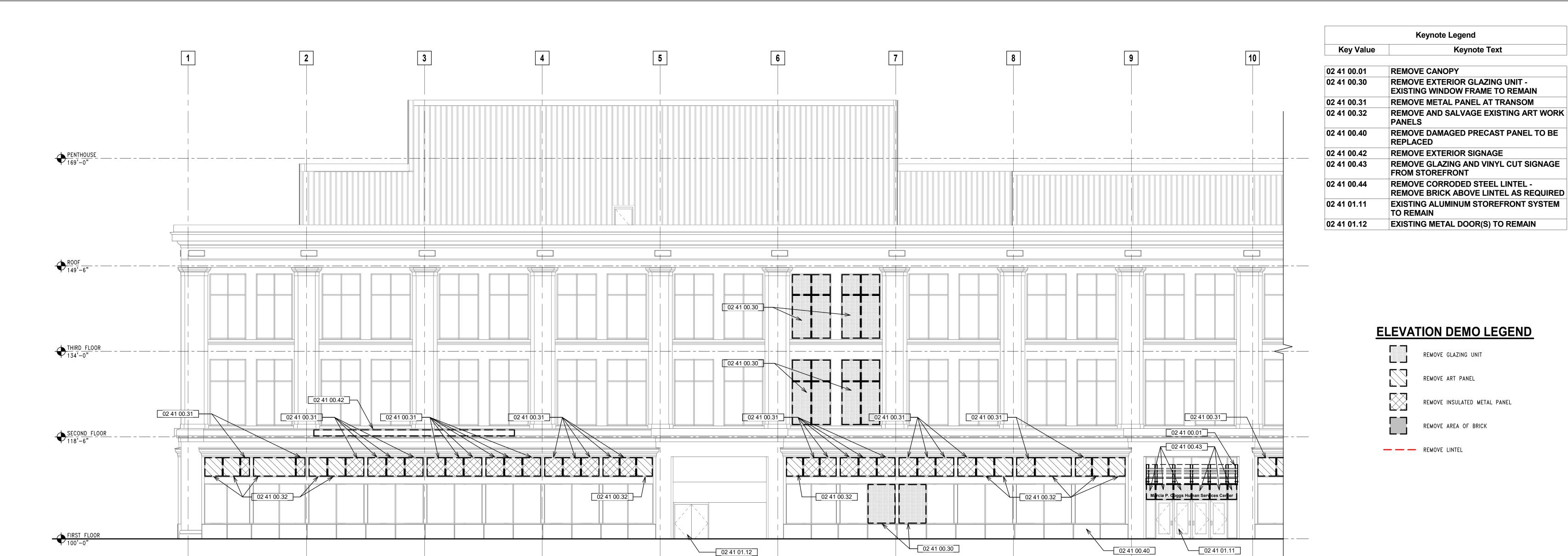
ELEVATIONS

Date: 2025/05/07

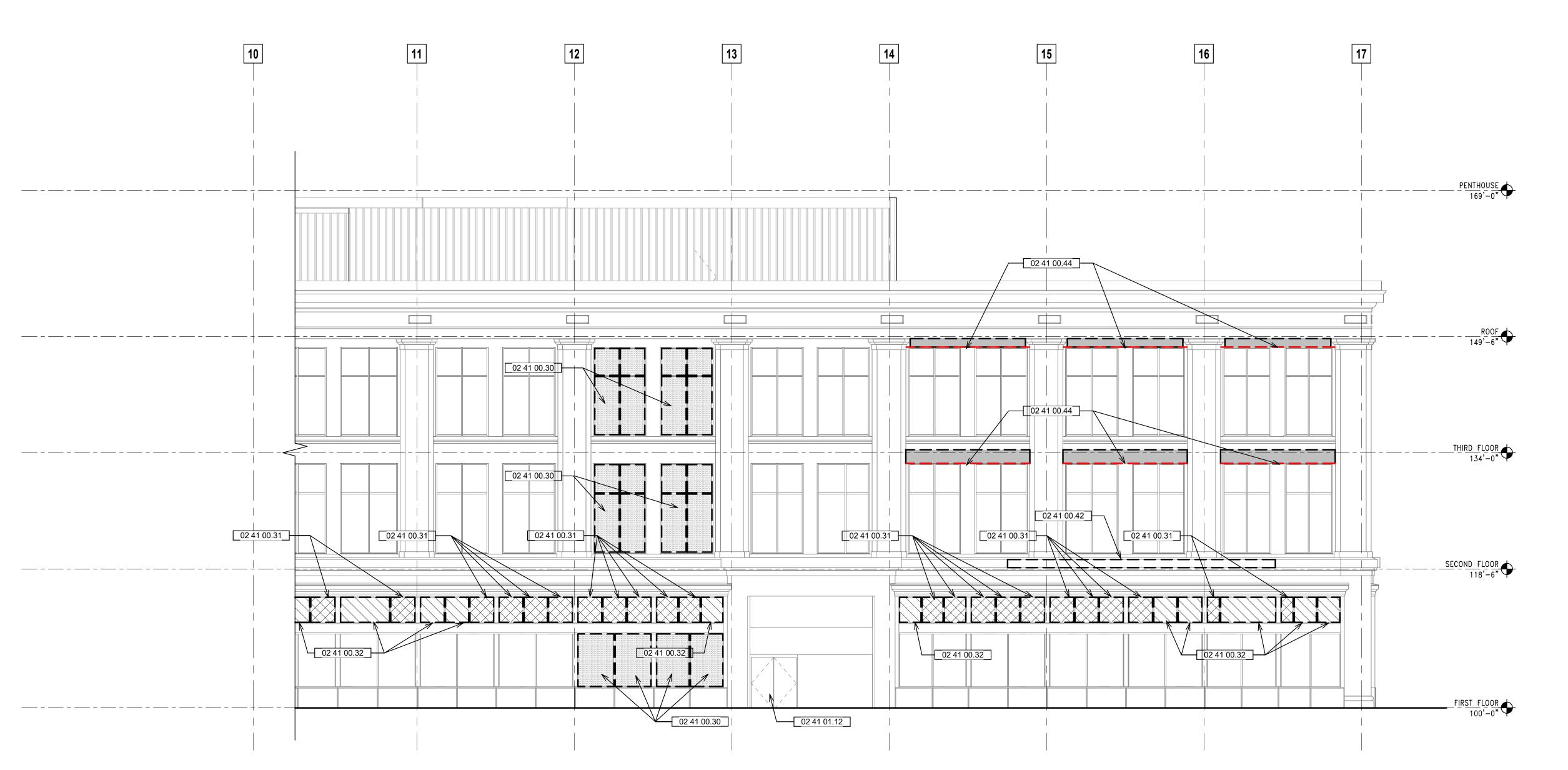
Drawn By: ECH

Drawn By: ECH
Project No.: 10031.07

Sheet No.

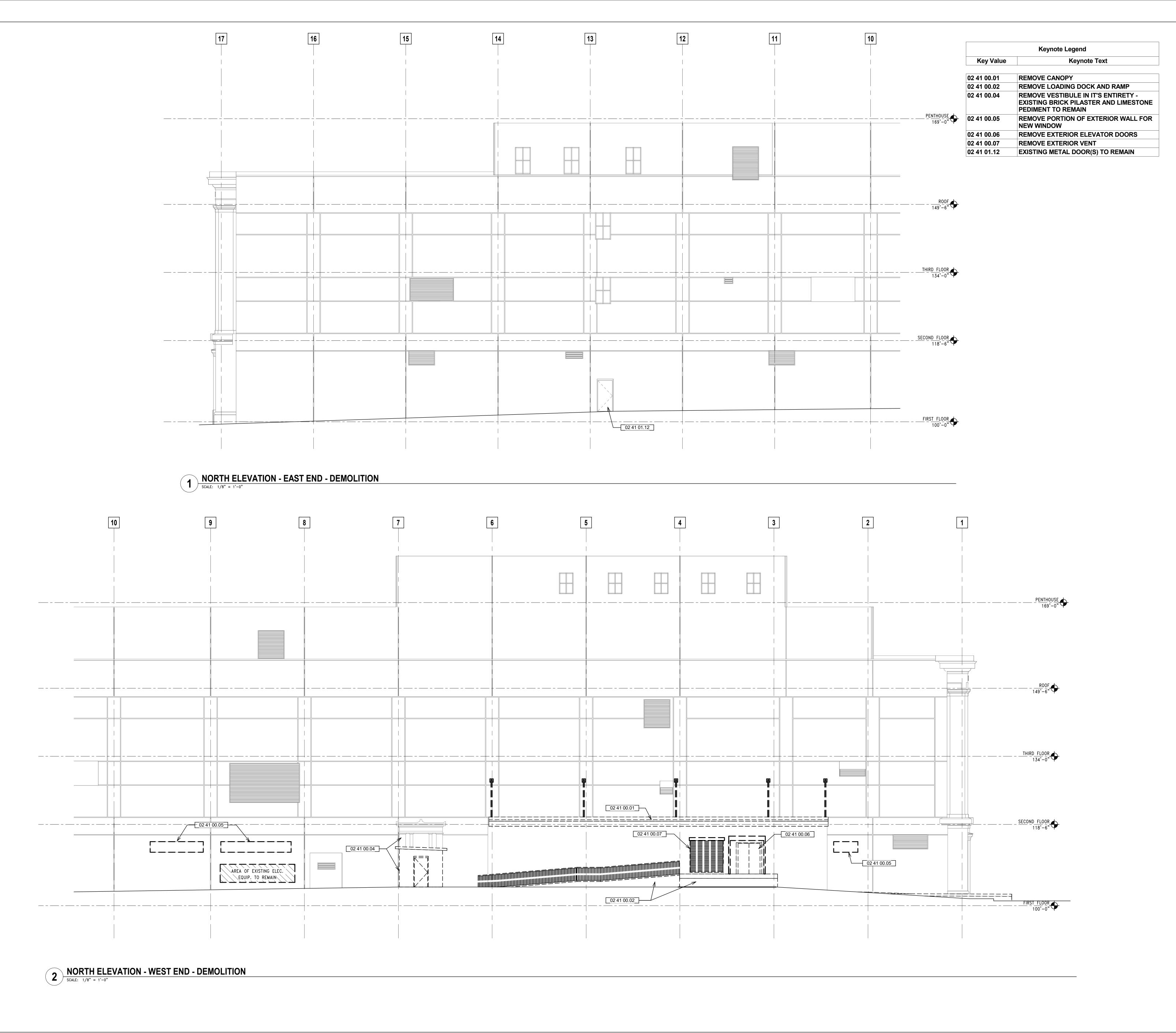


SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - EAST END - DEMOLITION

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



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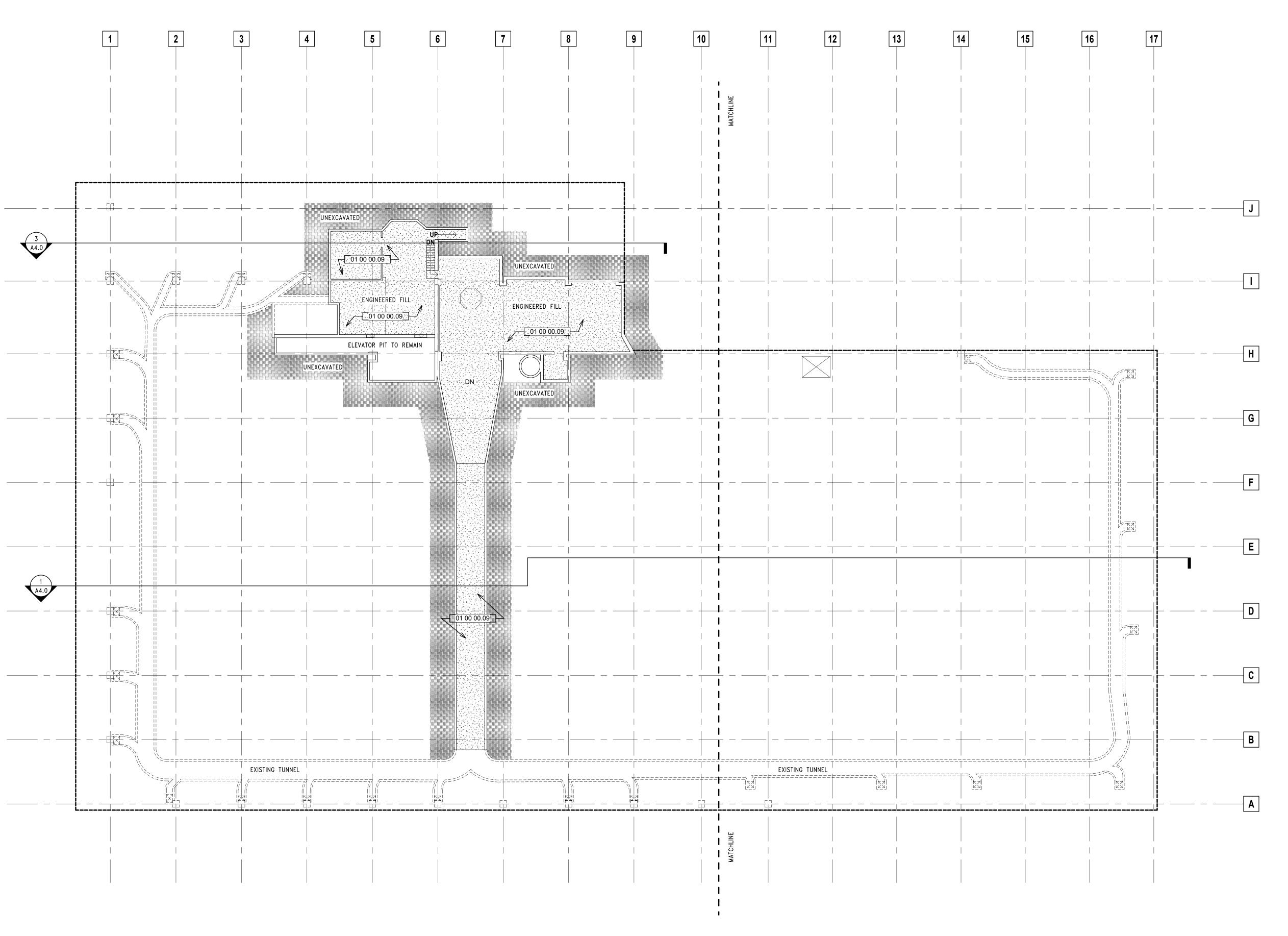
DEMOLITION EXTERIOR
ELEVATIONS

Date: 2025/05/07

Drawn By: ECH

Project No.: 10031.07
Sheet No.

D3.2



SUB BASEMENT

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Keynote Legend

Key Value

Keynote Text

01 00 00.09 INFILL AREA OF SUB-BASEMENT

CONSTRUCTION LEGEND

REMAIN - HISTORIC

EXISTING DOORS TO REMAIN

EXISTING WALLS TO REMAIN - HISTORIC

FURNITURE BY TENANT — FOR REFERENCE

EXISTING PARTIAL HEIGHT WALLS TO

EXISTING WALLS TO REMAIN

NEW FULL HEIGHT WALLS

NEW MILLWORK

GENERAL NOTES

- ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- 3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- 4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- 5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
- 7. VOICE AND DATA CABLING BY TENANT.
- 8. FURNITURE IS SHOWN FOR REFERENCE ONLY.
- 9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
- 10. THE GENERAL CONTRACTOR AND ALL SUB—
 CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY,
 STATE OR FEDERAL CODES OR REGULATIONS WHICH
 HAVE JURISDICTION OVER THIS WORK AND AS CALLED
 OUT IN THESE PLANS. NO ALLOWANCES WILL BE
 MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH
 THESE REGULATIONS AND CODES.
- 11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- 12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.

13. THE DESIGN OF THE HEATING/VENTILATION & AIR

- CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL COORDINATION OF THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT.
- 18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY
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- 21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

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OW. VLIET STREET

Sheet Name:
SUB BASEMENT PLAN

Revisions:

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07
Sheet No.

A0.0

OVERALL LOWER LEVEL PLAN

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

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GENERAL NOTES

- ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
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- 3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- 4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- 5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
- 7. VOICE AND DATA CABLING BY TENANT.
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- 9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
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- 14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
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VLIET STREET LOFTS
1220 W. VLIET STREET

Revisions:

Sheet Name:

OVERALL LOWER LEVE
PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Δ1 (

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN

FURNITURE BY TENANT — FOR REFERENCE ONLY

EXISTING WALLS TO REMAIN - HISTORIC

NEW MILLWORK

Department Legend

COUNTY ELEVATOR

MKE COUNTY

RESIDENT ELEVATOR

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UNIT MATRIX G

1 BED UNITS

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

2 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR

2 BED UNITS

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

3 BED LOFT
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
2 BED & DEN

FIRST FLOOR SECOND FLOOR THIRD FLOOR

TOTAL UNITS: TOTAL HUD UNITS:

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMAIN — HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN — HISTORIC

NEW FULL HEIGHT WALLS

E E

EXISTING DOORS TO REMAIN

NEW MILLWORK

NEW DOORS

FURNITURE BY TENANT - FOR REFERENCE
ONLY

GENERAL NOTES

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- 13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS

- 15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL COORDINATION OF THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT.
- 18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
- 19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- 20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE,
 NECESSARY AND REQUIRED BARRICADES, FENCES AND
 SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S
 SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL
 PROVIDE ANY AND ALL TEMPORARY BARRICADES AND
 DUST BARRIERS AS REQUESTED BY THE OWNER.
- 21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CORMAN

Quorum Architects, Inc. 3112 West Highland Blvd Milwaukee, Wisconsin 53208

Phone: 414.265.9265

www.quorumarchitects.com

PRELIMINARY

NOT FOR

CONSTRUCTION

QUORUM ARCHITECTS, INC.

LIET STREET LOFI

Revisions:

Sheet Name:

OVERALL FIRST FLOOR

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

OVERALL SECOND FLOOR PLAN SCALE: 1/16" = 1'-0"

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UNIT MATRIX

1 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 3 BED LOFT FIRST FLOOR

SECOND FLOOR THIRD FLOOR

2 BED & DEN FIRST FLOOR SECOND FLOOR THIRD FLOOR

TOTAL UNITS: TOTAL HUD UNITS:

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN - HISTORIC EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN

NEW DOORS FURNITURE BY TENANT — FOR REFERENCE ONLY NEW MILLWORK

Department Legend

RESIDENT ELEVATOR

GENERAL NOTES

- 1. ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- 3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- 4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- 5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
- 7. VOICE AND DATA CABLING BY TENANT.
- 8. FURNITURE IS SHOWN FOR REFERENCE ONLY.
- 9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
- 10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY, STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THESE REGULATIONS AND CODES.
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PRELIMINARY NOT FOR CONSTRUCTION QUORUM ARCHITECTS, INC.

STREET

Revisions:

Date: 2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07

OVERALL THIRD FLOOR PLAN

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

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UNIT MATRIX

1 BED UNITS

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

2 BED LOFT
FIRST FLOOR
SECOND FLOOR
THIRD FLOOR
2 BED UNITS

FIRST FLOOR
SECOND FLOOR
THIRD FLOOR

3 BED LOFT
FIRST FLOOR

SECOND FLOOR
THIRD FLOOR

2 BED & DEN

FIRST FLOOR
SECOND FLOOR

TOTAL UNITS: 62
TOTAL HUD UNITS: 45

THIRD FLOOR

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMAIN — HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN — HISTORIC

NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN

NEW DOORS

FURNITURE BY TENANT — FOR REFERENCE
ONLY

NEW MILLWORK

Department Legend

RESIDENT ELEVATOR

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Milwaukee, Wisconsin 53208
Phone: 414.265.9265
www.quorumarchitects.com





LIET STREET LOFTS

O W. VLIET STREET

Revisions:

t Name:

OVERALL THIRD FLOO

Date: 2025/05/07

Drawn By: ECH/TL

neet No.

Project No.: 10031.07

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GENERAL NOTES

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- 7. VOICE AND DATA CABLING BY TENANT.

CONSTRUCTION LEGEND

REMAIN - HISTORIC

EXISTING DOORS TO REMAIN

NEW FULL HEIGHT WALLS

NEW MILLWORK

Department Legend

RESIDENT ELEVATOR

EXISTING WALLS TO REMAIN — HISTORIC

FURNITURE BY TENANT — FOR REFERENCE

EXISTING PARTIAL HEIGHT WALLS TO

EXISTING WALLS TO REMAIN

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PRELIMINARY
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QUORUM ARCHITECTS, INC.

/LIET STREET LOFT

Revisions:

et Name:

OVERALL ROOF PLAN

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.



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PRELIMINARY CONSTRUCTION QUORUM ARCHITECTS, INC.

Revisions:

EXISTING WALLS TO REMAIN — HISTORIC

FURNITURE BY TENANT - FOR REFERENCE

2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07

PLAN - WEST

ENLARGED LOWER LEVEL

Sheet No.

8. FURNITURE IS SHOWN FOR REFERENCE ONLY.

10. THE GENERAL CONTRACTOR AND ALL SUB-

THESE REGULATIONS AND CODES.

GOVERNING THE WORK.

EXECUTION OF WORK.

CONTRACTOR.

CONTRACTOR.

VOICE/DATA OUTLETS.

9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL

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12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY

13. THE DESIGN OF THE HEATING/VENTILATION & AIR

CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL

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ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN

COORDINATION OF THE WORK IS THE RESPONSIBILITY

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CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO

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LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED

EXISTING WALLS TO REMAIN — HISTORIC

FURNITURE BY TENANT - FOR REFERENCE

EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC

16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE

WORK IS THE RESPONSIBILITY OF THE GENERAL

17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE

BE USED, THE CONTRACTOR MAY PRESENT

18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY

19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING

20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE,

21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

NEW FULL HEIGHT WALLS

NEW MILLWORK

VERIFIED WITH OWNER.

BY CODE.



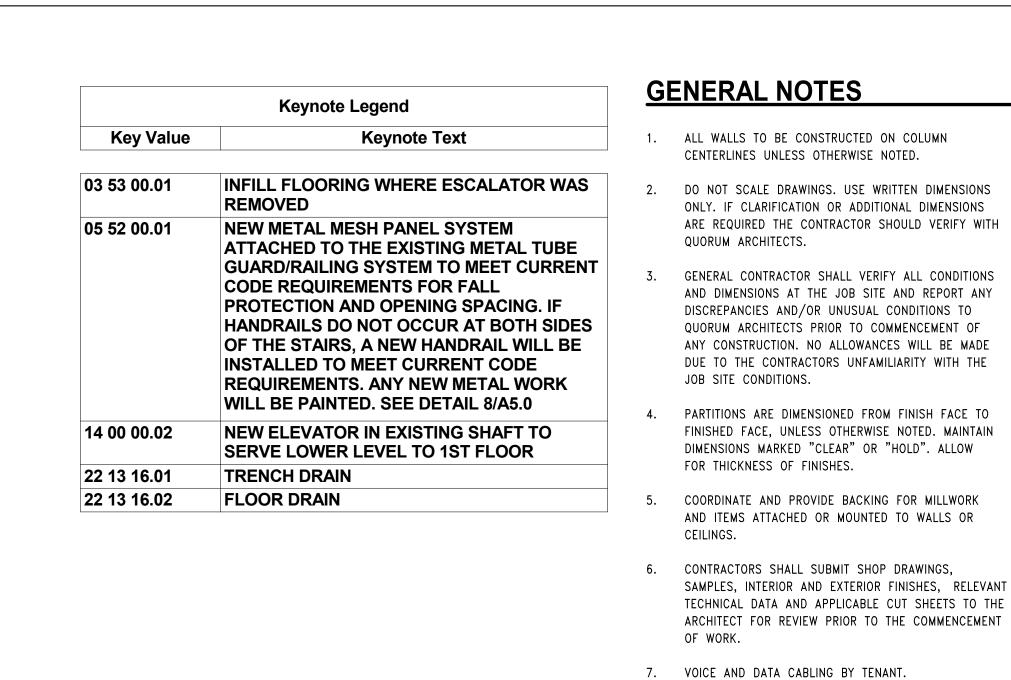
PRELIMINARY CONSTRUCTION QUORUM ARCHITECTS, INC.

ENLARGED LOWER LEVEL PLAN - EAST

Drawn By: ECH/TL

Revisions:

2025/05/07 Project No.: 10031.07



COUNTY ELEVATOR

Department Legend

MKE COUNTY

05 52 00.01

05 52 00.01

COUNTY PARKING

90

15

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1 ENLARGED LOWER LEVEL PLAN - EAST
SCALE: 1/8" = 1'-0"

A4.0

ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.

QUORUM ARCHITECTS.

JOB SITE CONDITIONS.

FOR THICKNESS OF FINISHES.

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS

ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS

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DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO

QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF

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PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO

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COORDINATE AND PROVIDE BACKING FOR MILLWORK

AND ITEMS ATTACHED OR MOUNTED TO WALLS OR

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ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING

WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL

CONTRACTOR. ALL COORDINATION OF THIS WORK IS

THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL

OF THE GENERAL CONTRACTOR.

ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN

COORDINATION OF THE WORK IS THE RESPONSIBILITY

AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION

PROTECTION CONTRACTOR. ALL COORDINATION OF THIS

CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF

QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO

SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR

THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS

MUST BE APPROVED BY THE OWNER AND ARCHITECT.

OPERATING SERVICES SHALL BE DONE AT SUCH A

OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND

TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE

AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR

TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.

NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL

PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.

LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED

SYSTEM, IS THE RESPONSIBILITY OF THE FIRE

WORK IS THE RESPONSIBILITY OF THE GENERAL

BE USED, THE CONTRACTOR MAY PRESENT

CONTRACTORS SHALL SUBMIT SHOP DRAWINGS,

VOICE AND DATA CABLING BY TENANT.

VOICE/DATA OUTLETS.

GOVERNING THE WORK.

EXECUTION OF WORK.

CONTRACTOR.

CONTRACTOR.

VERIFIED WITH OWNER.

THESE REGULATIONS AND CODES.

FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN

ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH



CONSTRUCTION

QUORUM ARCHITECTS, INC.

TREE

Revisions:



EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMAIN - HISTORIC EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC

NEW FULL HEIGHT WALLS

BY CODE.

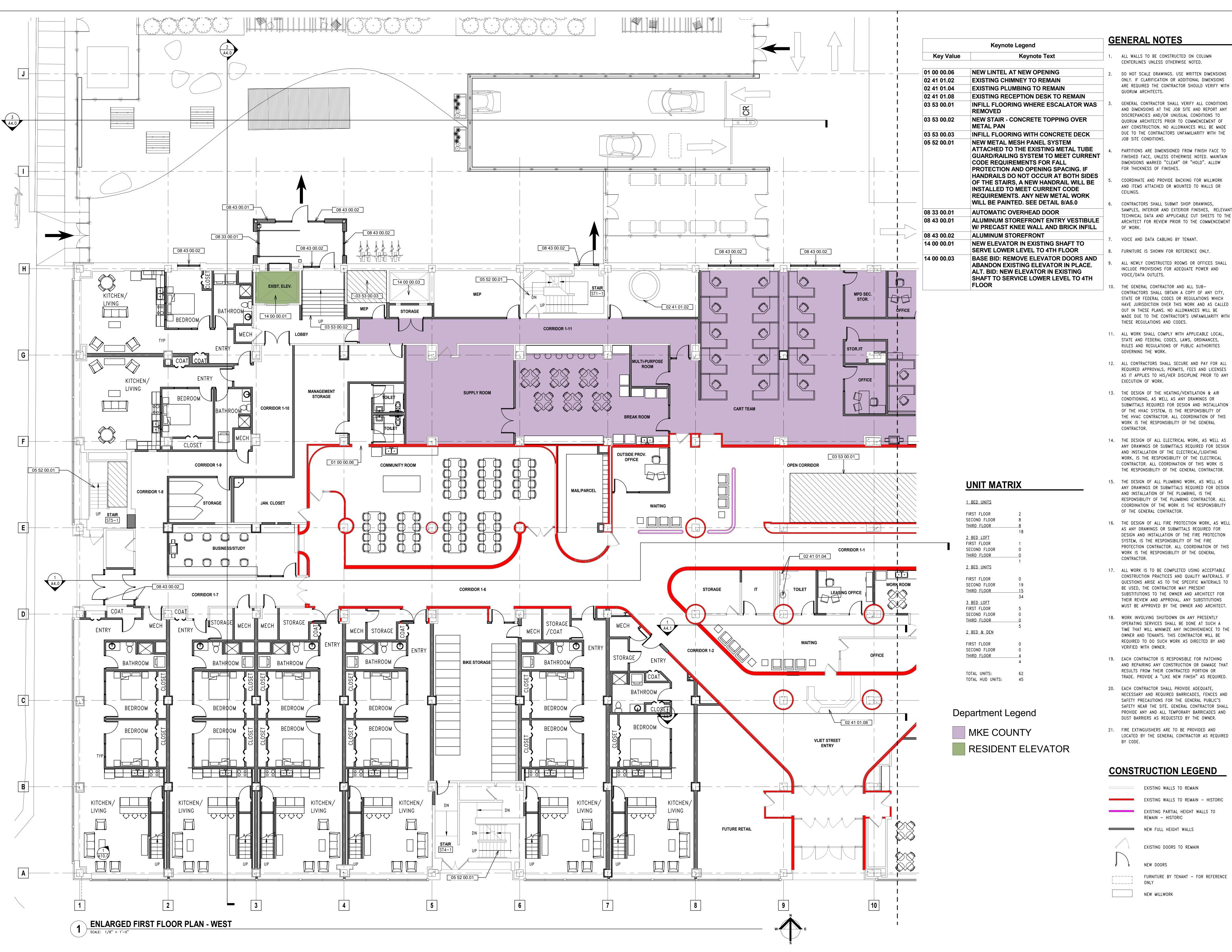
FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

PLAN - WEST 2025/05/07

ENLARGED FIRST FLOOR

Drawn By: ECH/TL Project No.: 10031.07



GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS

AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO

QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF

ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE

DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE

PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO

5. COORDINATE AND PROVIDE BACKING FOR MILLWORK

6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS,

7. VOICE AND DATA CABLING BY TENANT.

VOICE/DATA OUTLETS.

8. FURNITURE IS SHOWN FOR REFERENCE ONLY.

10. THE GENERAL CONTRACTOR AND ALL SUB-

THESE REGULATIONS AND CODES.

GOVERNING THE WORK.

EXECUTION OF WORK.

CONTRACTOR.

CONTRACTOR.

9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL

INCLUDE PROVISIONS FOR ADEQUATE POWER AND

CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY,

STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH

11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES,

RULES AND REGULATIONS OF PUBLIC AUTHORITIES

12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL

13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL

14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS

ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING

ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN

COORDINATION OF THE WORK IS THE RESPONSIBILITY

WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL

CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS

AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL

16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL

SYSTEM, IS THE RESPONSIBILITY OF THE FIRE

WORK IS THE RESPONSIBILITY OF THE GENERAL

17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE

BE USED, THE CONTRACTOR MAY PRESENT

18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY

19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING

20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE,

VERIFIED WITH OWNER.

AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION

PROTECTION CONTRACTOR. ALL COORDINATION OF THIS

CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF

QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO

SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS

MUST BE APPROVED BY THE OWNER AND ARCHITECT.

OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE

OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND

AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR

TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.

NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S

SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL

PROVIDE ANY AND ALL TEMPORARY BARRICADES AND

LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED

DUST BARRIERS AS REQUESTED BY THE OWNER.

21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND

OF THE GENERAL CONTRACTOR.

REQUIRED APPROVALS, PERMITS, FEES AND LICENSES

AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY

AND ITEMS ATTACHED OR MOUNTED TO WALLS OR

SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT

FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW

JOB SITE CONDITIONS.

CEILINGS.

OF WORK.

FOR THICKNESS OF FINISHES.



PRELIMINARY NOT FOR CONSTRUCTION QUORUM ARCHITECTS, INC.

Revisions:

Sheet Name:

ENLARGED FIRST FLOOR PLAN - EAST

2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07 Sheet No.



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Keynote Legend

NEW LINTEL AT NEW OPENING

NEW METAL MESH PANEL SYSTEM

CODE REQUIREMENTS FOR FALL

EXISTING RAMP TO REMAIN

REMOVED

Keynote Text

INFILL FLOORING WHERE ESCALATOR WAS

ATTACHED TO THE EXISTING METAL TUBE

PROTECTION AND OPENING SPACING. IF

INSTALLED TO MEET CURRENT CODE

WILL BE PAINTED. SEE DETAIL 8/A5.0

NEW ELEVATOR IN EXISTING SHAFT TO

SERVE LOWER LEVEL TO 1ST FLOOR

ALUMINUM STOREFRONT

GUARD/RAILING SYSTEM TO MEET CURRENT

HANDRAILS DO NOT OCCUR AT BOTH SIDES

OF THE STAIRS, A NEW HANDRAIL WILL BE

REQUIREMENTS. ANY NEW METAL WORK

UNIT MATRIX 1 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 3 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR

2 BED & DEN FIRST FLOOR SECOND FLOOR THIRD FLOOR

TOTAL UNITS: TOTAL HUD UNITS:

Department Legend

COUNTY ELEVATOR

MKE COUNTY

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN — HISTORIC EXISTING PARTIAL HEIGHT WALLS TO

BY CODE.

REMAIN - HISTORIC NEW FULL HEIGHT WALLS EXISTING DOORS TO REMAIN

FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

GENERAL NOTES

- ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- 3. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- 4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- 5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
- 7. VOICE AND DATA CABLING BY TENANT.
- 8. FURNITURE IS SHOWN FOR REFERENCE ONLY.
- 9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
- 10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY, STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THESE REGULATIONS AND CODES.
- 11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- 12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.

13. THE DESIGN OF THE HEATING/VENTILATION & AIR

UNIT MATRIX

1 BED UNITS

FIRST FLOOR

THIRD FLOOR

2 BED LOFT

FIRST FLOOR

2 BED UNITS

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

3 BED LOFT

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

2 BED & DEN

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

TOTAL UNITS:

TOTAL HUD UNITS: 45

SECOND FLOOR THIRD FLOOR

SECOND FLOOR

- CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL COORDINATION OF THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ARCHITECT.
- 18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
- 19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.
- 20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.
- 21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN — HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN

FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

Quorum Architects, Inc. 3112 West Highland Blvd Milwaukee, Wisconsin 53208 Phone: 414.265.9265 www.quorumarchitects.com



PRELIMINARY NOT FOR CONSTRUCTION QUORUM ARCHITECTS, INC.

TREE

Revisions:

Sheet Name: **ENLARGED FIRST FLOOR PLAN - LOFTS**

2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07 Sheet No.

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ENLARGED FIRST FLOOR PLAN - LOFTS

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GENERAL NOTES

1. ALL WALLS TO BE CONSTRUCTED ON CO

1. ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.

2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.

GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.

. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.

COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT

7. VOICE AND DATA CABLING BY TENANT.

OF WORK.

8. FURNITURE IS SHOWN FOR REFERENCE ONLY.

9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.

10. THE GENERAL CONTRACTOR AND ALL SUB—
CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY,
STATE OR FEDERAL CODES OR REGULATIONS WHICH
HAVE JURISDICTION OVER THIS WORK AND AS CALLED
OUT IN THESE PLANS. NO ALLOWANCES WILL BE
MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH
THESE REGULATIONS AND CODES.

11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.

12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.

13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL COORDINATION OF THE WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION SYSTEM, IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO BE USED, THE CONTRACTOR MAY PRESENT SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS

18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.

MUST BE APPROVED BY THE OWNER AND ARCHITECT.

19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT RESULTS FROM THEIR CONTRACTED PORTION OR TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.

20. EACH CONTRACTOR SHALL PROVIDE ADEQUATE,
NECESSARY AND REQUIRED BARRICADES, FENCES AND
SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S
SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL
PROVIDE ANY AND ALL TEMPORARY BARRICADES AND
DUST BARRIERS AS REQUESTED BY THE OWNER.

21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMAIN — HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN — HISTORIC

NEW FULL HEIGHT WALLS

EXISTING DOORS TO

FURNITURE BY TENANT — FOR REFERENCE

ONLY

NEW MILLWORK

Date: 2025/05/07

Drawn By: ECH/TL

Project No.: 10031.07

PLAN - WEST

Sheet Name:

Revisions:

Sheet No.
A1.7A

ENLARGED SECOND FLOOR

GORMAN & COMPANY

Quorum Architects, Inc.

3112 West Highland Blvd

Milwaukee, Wisconsin 53208

Phone: 414,265,9265

www.quorumarchitects.com

PRELIMINARY

NOT FOR

CONSTRUCTION

QUORUM ARCHITECTS, INC.

ET STREET LOFTS

GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS

AND DIMENSIONS AT THE JOB SITE AND REPORT ANY

DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO

QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF

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PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW

SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT

5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR

6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS,

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VOICE/DATA OUTLETS.

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10. THE GENERAL CONTRACTOR AND ALL SUB-

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GOVERNING THE WORK.

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CONTRACTOR.

CONTRACTOR.

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13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF

AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY

THE HVAC CONTRACTOR. ALL COORDINATION OF THIS

ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING

ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN

COORDINATION OF THE WORK IS THE RESPONSIBILITY

WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

WORK IS THE RESPONSIBILITY OF THE GENERAL

14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS

15. THE DESIGN OF ALL PLUMBING WORK, AS WELL AS

AND INSTALLATION OF THE PLUMBING, IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR. ALL

16. THE DESIGN OF ALL FIRE PROTECTION WORK, AS WELL

SYSTEM, IS THE RESPONSIBILITY OF THE FIRE

WORK IS THE RESPONSIBILITY OF THE GENERAL

17. ALL WORK IS TO BE COMPLETED USING ACCEPTABLE

BE USED, THE CONTRACTOR MAY PRESENT

18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY

19. EACH CONTRACTOR IS RESPONSIBLE FOR PATCHING

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RESULTS FROM THEIR CONTRACTED PORTION OR

VERIFIED WITH OWNER.

AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE FIRE PROTECTION

PROTECTION CONTRACTOR. ALL COORDINATION OF THIS

CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF

QUESTIONS ARISE AS TO THE SPECIFIC MATERIALS TO

SUBSTITUTIONS TO THE OWNER AND ARCHITECT FOR THEIR REVIEW AND APPROVAL. ANY SUBSTITUTIONS

MUST BE APPROVED BY THE OWNER AND ARCHITECT.

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AND REPAIRING ANY CONSTRUCTION OR DAMAGE THAT

TRADE. PROVIDE A "LIKE NEW FINISH" AS REQUIRED.

NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND DUST BARRIERS AS REQUESTED BY THE OWNER.

OF THE GENERAL CONTRACTOR.

JOB SITE CONDITIONS.

CEILINGS.

OF WORK.

FOR THICKNESS OF FINISHES.



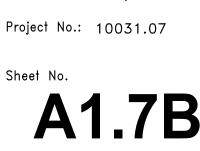
PRELIMINARY NOT FOR CONSTRUCTION QUORUM ARCHITECTS, INC.

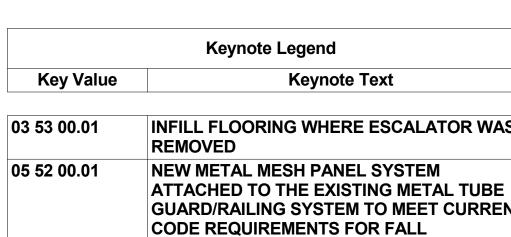
Revisions:

ENLARGED SECOND FLOOR PLAN - EAST

2025/05/07

Drawn By: ECH/TL





INFILL FLOORING WHERE ESCALATOR WAS 03 53 00.01 05 52 00.01 ATTACHED TO THE EXISTING METAL TUBE **GUARD/RAILING SYSTEM TO MEET CURRENT** PROTECTION AND OPENING SPACING. IF HANDRAILS DO NOT OCCUR AT BOTH SIDES OF THE STAIRS, A NEW HANDRAIL WILL BE INSTALLED TO MEET CURRENT CODE REQUIREMENTS. ANY NEW METAL WORK WILL BE PAINTED. SEE DETAIL 8/A5.0

05 52 00.01 STORAGE **MECHANICAL** BEDROOM BEDROOM SPACE SPACE _ BEDROOM UNPROGRAMMED SPACE ■ BEDROOM UNPRG. SPACE SPACE **STORAGE**

STORAGE

KITCHEN/ J BEDROOM

05 52 00.01

___ BEDROOM BEDROOM __ ___ BEDROOM | BEDROOM BEDROOM __ __ BEDROOM

ENLARGED SECOND FLOOR PLAN - EAST

BEDROOM

CORRIDOR 2-6

EXISTING TO

03 53 00.01

BEDROOM

BEDROOM

UNIT MATRIX

1 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED UNITS FIRST FLOOR SECOND FLOOR THIRD FLOOR 3 BED LOFT FIRST FLOOR SECOND FLOOR THIRD FLOOR 2 BED & DEN

D

TOTAL UNITS: TOTAL HUD UNITS:

FIRST FLOOR SECOND FLOOR THIRD FLOOR

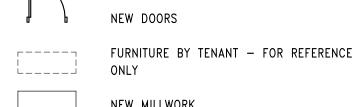
21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN - HISTORIC EXISTING PARTIAL HEIGHT WALLS TO

REMAIN - HISTORIC NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN



NEW MILLWORK

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PRELIMINARY NOT FOR CONSTRUCTION

QUORUM ARCHITECTS, INC.

Revisions:

EXISTING WALLS TO REMAIN — HISTORIC EXISTING PARTIAL HEIGHT WALLS TO

NEW FULL HEIGHT WALLS

FURNITURE BY TENANT - FOR REFERENCE

ENLARGED THIRD FLOOR PLAN - WEST

Sheet Name:

2025/05/07 Drawn By: ECH/TL Project No.: 10031.07

Sheet No.

WILL BE PAINTED. SEE DETAIL 8/A5.0

UNIT MATRIX

1 BED UNITS

FIRST FLOOR

THIRD FLOOR

2 BED LOFT

FIRST FLOOR

THIRD FLOOR

2 BED UNITS

FIRST FLOOR

THIRD FLOOR

3 BED LOFT

FIRST FLOOR SECOND FLOOR

THIRD FLOOR

2 BED & DEN

FIRST FLOOR

SECOND FLOOR THIRD FLOOR

TOTAL UNITS:

TOTAL HUD UNITS:

SECOND FLOOR

SECOND FLOOR

SECOND FLOOR

GENERAL NOTES

- 1. ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED.
- 2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH QUORUM ARCHITECTS.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND REPORT ANY DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE JOB SITE CONDITIONS.
- 4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW FOR THICKNESS OF FINISHES.
- 5. COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.
- 6. CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.
- 7. VOICE AND DATA CABLING BY TENANT.
- 8. FURNITURE IS SHOWN FOR REFERENCE ONLY.
- 9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.
- 10. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL OBTAIN A COPY OF ANY CITY, STATE OR FEDERAL CODES OR REGULATIONS WHICH HAVE JURISDICTION OVER THIS WORK AND AS CALLED OUT IN THESE PLANS. NO ALLOWANCES WILL BE MADE DUE TO THE CONTRACTOR'S UNFAMILIARITY WITH THESE REGULATIONS AND CODES.
- 11. ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF PUBLIC AUTHORITIES GOVERNING THE WORK.
- 12. ALL CONTRACTORS SHALL SECURE AND PAY FOR ALL REQUIRED APPROVALS, PERMITS, FEES AND LICENSES AS IT APPLIES TO HIS/HER DISCIPLINE PRIOR TO ANY EXECUTION OF WORK.
- 13. THE DESIGN OF THE HEATING/VENTILATION & AIR CONDITIONING, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE HVAC SYSTEM, IS THE RESPONSIBILITY OF THE HVAC CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 14. THE DESIGN OF ALL ELECTRICAL WORK, AS WELL AS ANY DRAWINGS OR SUBMITTALS REQUIRED FOR DESIGN AND INSTALLATION OF THE ELECTRICAL/LIGHTING WORK, IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL COORDINATION OF THIS WORK IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
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- 18. WORK INVOLVING SHUTDOWN ON ANY PRESENTLY OPERATING SERVICES SHALL BE DONE AT SUCH A TIME THAT WILL MINIMIZE ANY INCONVENIENCE TO THE OWNER AND TENANTS. THIS CONTRACTOR WILL BE REQUIRED TO DO SUCH WORK AS DIRECTED BY AND VERIFIED WITH OWNER.
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- 21. FIRE EXTINGUISHERS ARE TO BE PROVIDED AND LOCATED BY THE GENERAL CONTRACTOR AS REQUIRED BY CODE.

CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN - HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC

NEW FULL HEIGHT WALLS EXISTING DOORS TO REMAIN

FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

Quorum Architects, Inc. 3112 West Highland Blvd Milwaukee, Wisconsin 53208 Phone: 414.265.9265 www.quorumarchitects.com



PRELIMINARY NOT FOR CONSTRUCTION QUORUM ARCHITECTS, INC.

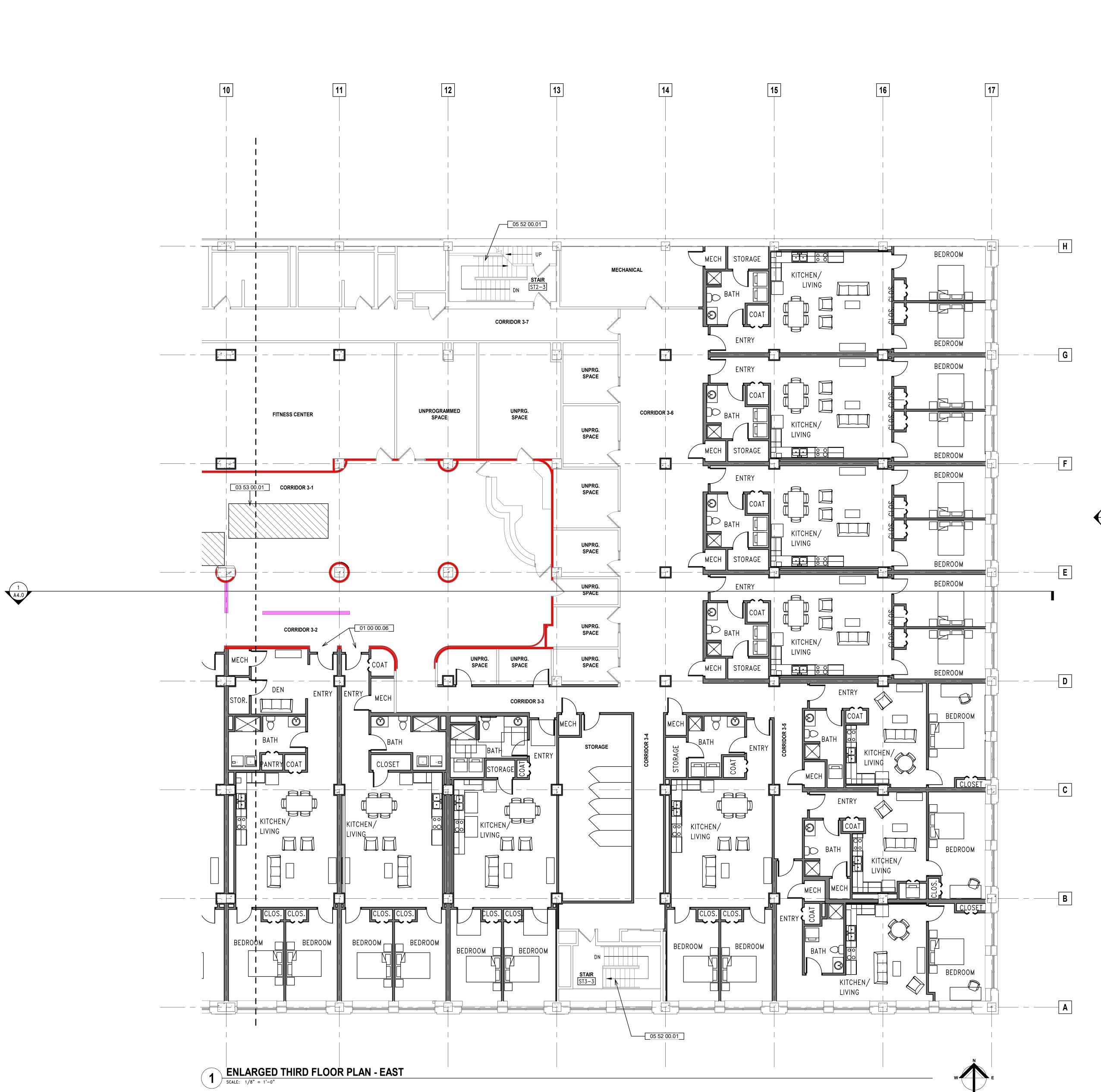
ENLARGED THIRD FLOOR

2025/05/07 Drawn By: ECH/TL Project No.: 10031.07

PLAN - EAST

Revisions:

Sheet No.



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GENERAL NOTES ALL WALLS TO BE CONSTRUCTED ON COLUMN CENTERLINES UNLESS OTHERWISE NOTED. Quorum Architects, Inc. 3112 West Highland Blvd DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS

DUE TO THE CONTRACTORS UNFAMILIARITY WITH THE PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISHED FACE, UNLESS OTHERWISE NOTED. MAINTAIN DIMENSIONS MARKED "CLEAR" OR "HOLD". ALLOW

Milwaukee, Wisconsin 53208

Phone: 414.265.9265

www.quorumarchitects.com

PRELIMINARY

NOT FOR

CONSTRUCTION

QUORUM ARCHITECTS, INC.

COORDINATE AND PROVIDE BACKING FOR MILLWORK AND ITEMS ATTACHED OR MOUNTED TO WALLS OR CEILINGS.

ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS

GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS

DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO QUORUM ARCHITECTS PRIOR TO COMMENCEMENT OF

ANY CONSTRUCTION. NO ALLOWANCES WILL BE MADE

AND DIMENSIONS AT THE JOB SITE AND REPORT ANY

QUORUM ARCHITECTS.

JOB SITE CONDITIONS.

FOR THICKNESS OF FINISHES.

ARE REQUIRED THE CONTRACTOR SHOULD VERIFY WITH

CONTRACTORS SHALL SUBMIT SHOP DRAWINGS, SAMPLES, INTERIOR AND EXTERIOR FINISHES, RELEVANT TECHNICAL DATA AND APPLICABLE CUT SHEETS TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT

7. VOICE AND DATA CABLING BY TENANT.

OF WORK.

Keynote Legend

Keynote Text

8. FURNITURE IS SHOWN FOR REFERENCE ONLY.

9. ALL NEWLY CONSTRUCTED ROOMS OR OFFICES SHALL INCLUDE PROVISIONS FOR ADEQUATE POWER AND VOICE/DATA OUTLETS.

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EXISTING WALLS TO REMAIN EXISTING WALLS TO REMAIN - HISTORIC EXISTING PARTIAL HEIGHT WALLS TO

NEW FULL HEIGHT WALLS

REMAIN - HISTORIC

EXISTING DOORS TO REMAIN

FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

ENLARGED ROOF PLAN -

Revisions:

2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

OF THE STAIRS, A NEW HANDRAIL WILL BE

REQUIREMENTS. ANY NEW METAL WORK

INSTALLED TO MEET CURRENT CODE

WILL BE PAINTED. SEE DETAIL 8/A5.0

Key Value

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EXISTING WALLS TO REMAIN EXISTING PARTIAL HEIGHT WALLS TO

EXISTING WALLS TO REMAIN — HISTORIC

REMAIN - HISTORIC NEW FULL HEIGHT WALLS

EXISTING DOORS TO REMAIN

FURNITURE BY TENANT - FOR REFERENCE

NEW MILLWORK

Quorum Architects, Inc.

3112 West Highland Blvd

Milwaukee, Wisconsin 53208

Phone: 414.265.9265

www.quorumarchitects.com

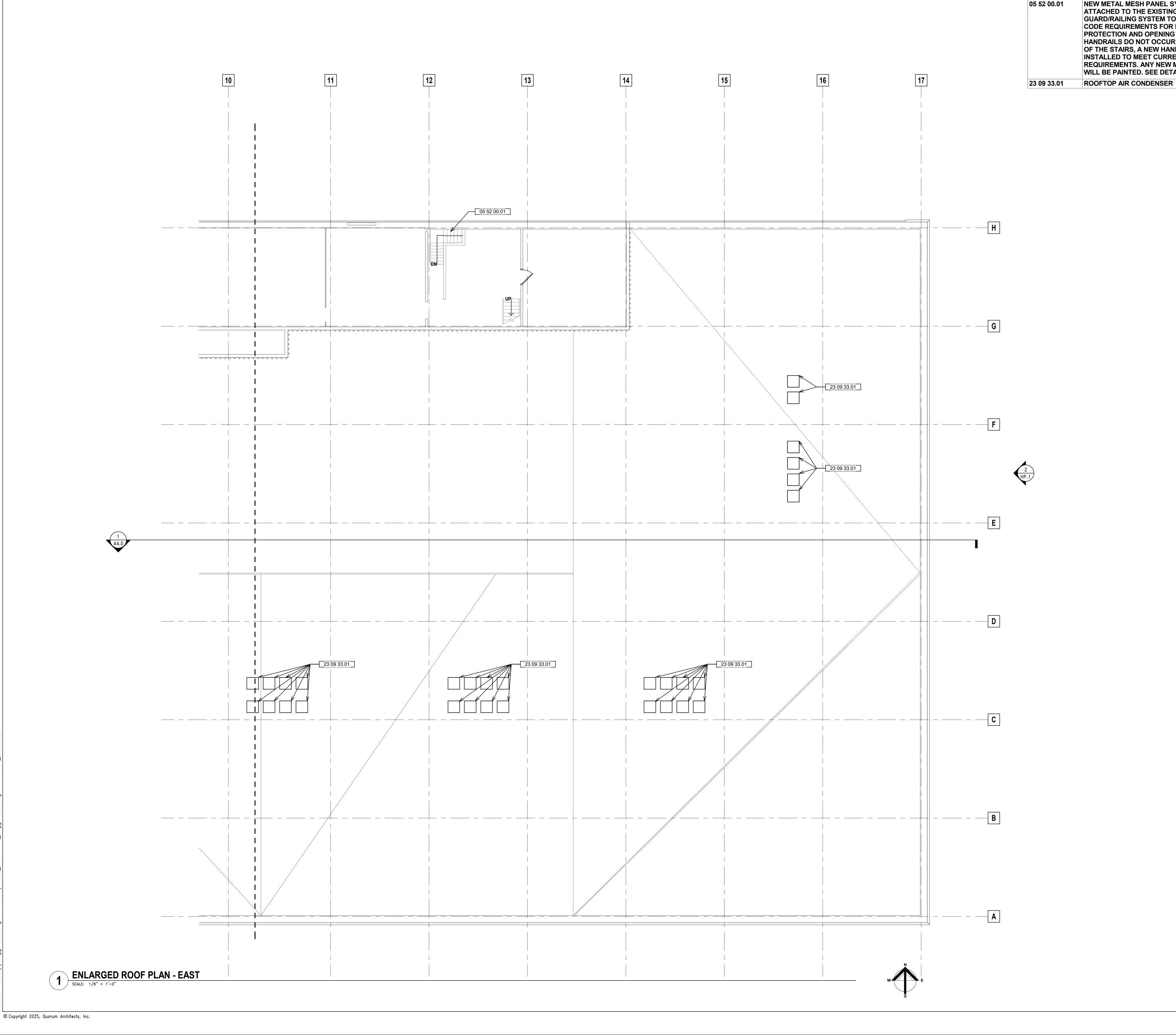
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Revisions:

ENLARGED ROOF PLAN -

Date: 2025/05/07

Drawn By: ECH/TL Project No.: 10031.07



- NO WORK PLANNED

1 ENLARGED ROOF PLAN - PENTHOUSE

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



Keynote Legend

Key Value Keynote Text

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CONSTRUCTION LEGEND

EXISTING WALLS TO REMAIN

EXISTING WALLS TO REMAIN - HISTORIC

EXISTING PARTIAL HEIGHT WALLS TO REMAIN - HISTORIC

NEW FULL HEIGHT WALLS

NEW MILLWORK

FURNITURE BY TENANT — FOR REFERENCE ONLY

Quorum Architects, Inc. 3112 West Highland Blvd Milwaukee, Wisconsin 53208 Phone: 414.265.9265 www.quorumarchitects.com



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STREE

ENLARGED ROOF PLAN -PENTHOUSE

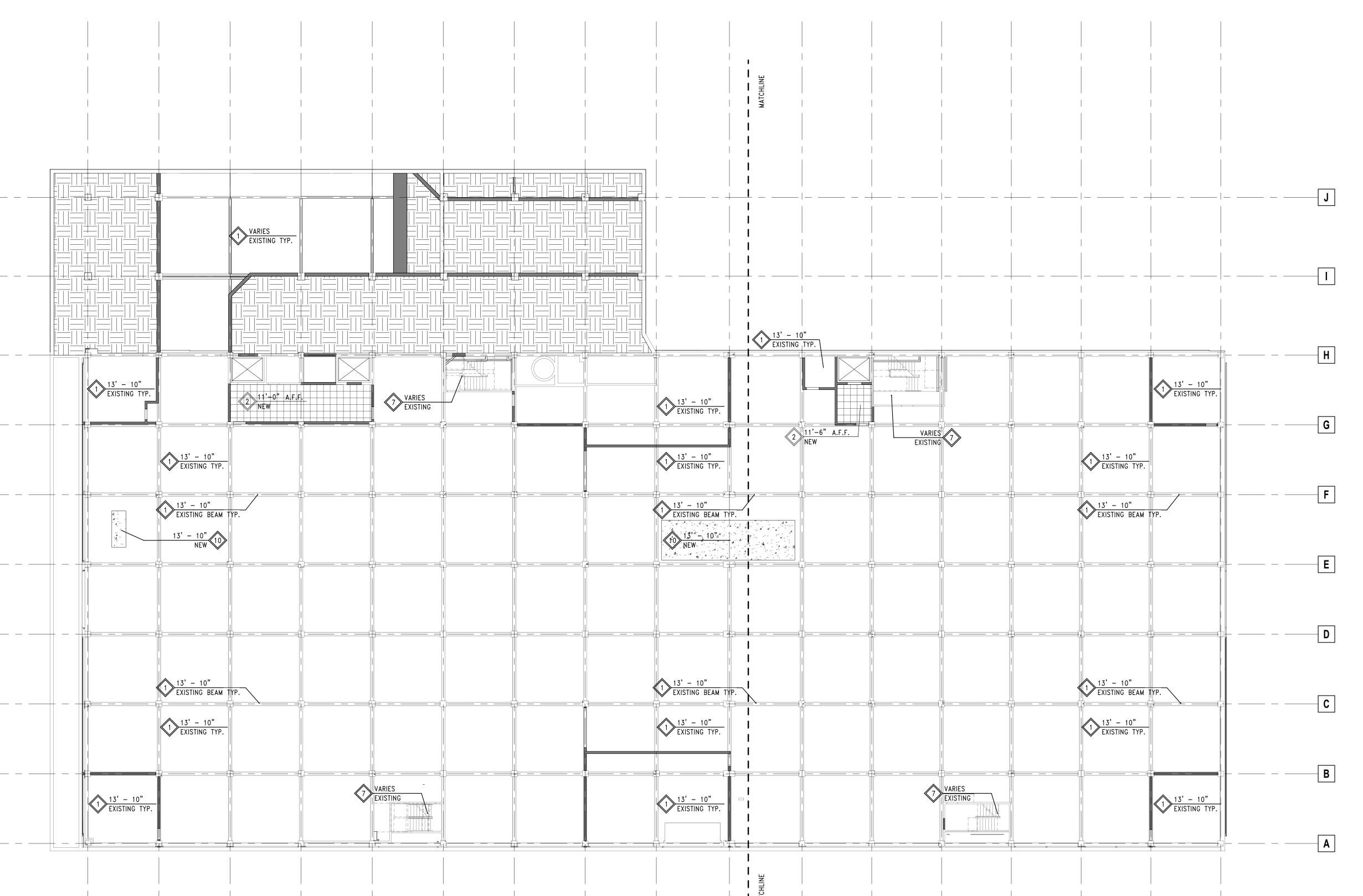
Revisions:

Date: 2025/05/07

Drawn By: ECH Project No.: 10031.07

Date: 2025/05/07 Drawn By: TL

Project No.: 10031.07



CEILING TYPES # HEIGHT A.F.F.
EXISTING

- 1. OPEN TO EXISTING STRUCTURE ABOVE
- 2. 2x2 LAY-IN ACOUSTICAL CEILING TILE SEE FINISH SCHEDULE.

GENERAL CEILING NOTES

MECHANCIAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.

2. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL

3. ELECTRICAL DESIGN/BUILD CONTRACTORS TO

CIRCUIT PER LOCAL CODE.

PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING

CONTROL AS REQUIRED TO COMPLY WITH STATE

FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY

ENERGY CODE AND SHALL PROVIDE STAMPED LIGHTING LOAD CALCULATIONS AND DOCUMENTATION

- 3. 2x2 LAY-IN VINYL COATED GYP. BOARD
- CEILING TILE SEE FINISH SCHEDULE.
- 4. 5/8" GYSPUM BOARD ON CHICAGO GRID. 5. 5/8" GYPSUM BOARD ON 1-1/2" METAL
- 6. 5/8" MOISTURE RESISTANT BOARD ON CHICAGO
- 7. EXISTING GYPSUM BOARD SOFFIT.
- 9. EXISTING GYPSUM BOARD CEILING.
- 10. CONCRETE INFILL MATCH EXISTING

OPEN TO ABOVE.

1 LOWER LEVEL REFLECTED CEILING PLAN

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

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CORMAN

PRELIMINARY
NOT FOR
CONSTRUCTION
QUORUM ARCHITECTS, INC.

ET STREET LOFT

Revisions:

Sheet Name:
FIRST FLOOR REFLECTED
CEILING PLAN

Date: 2025/05/07

Drawn By: TL

Project No.: 10031.07

Sheet No.

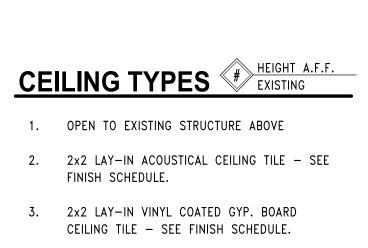


Sheet Name: SECOND FLOOR REFLECTED **CEILING PLAN**

2025/05/07 Date: Drawn By: TL

Project No.: 10031.07

Sheet No.



GENERAL CEILING NOTES

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2. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL

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PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING

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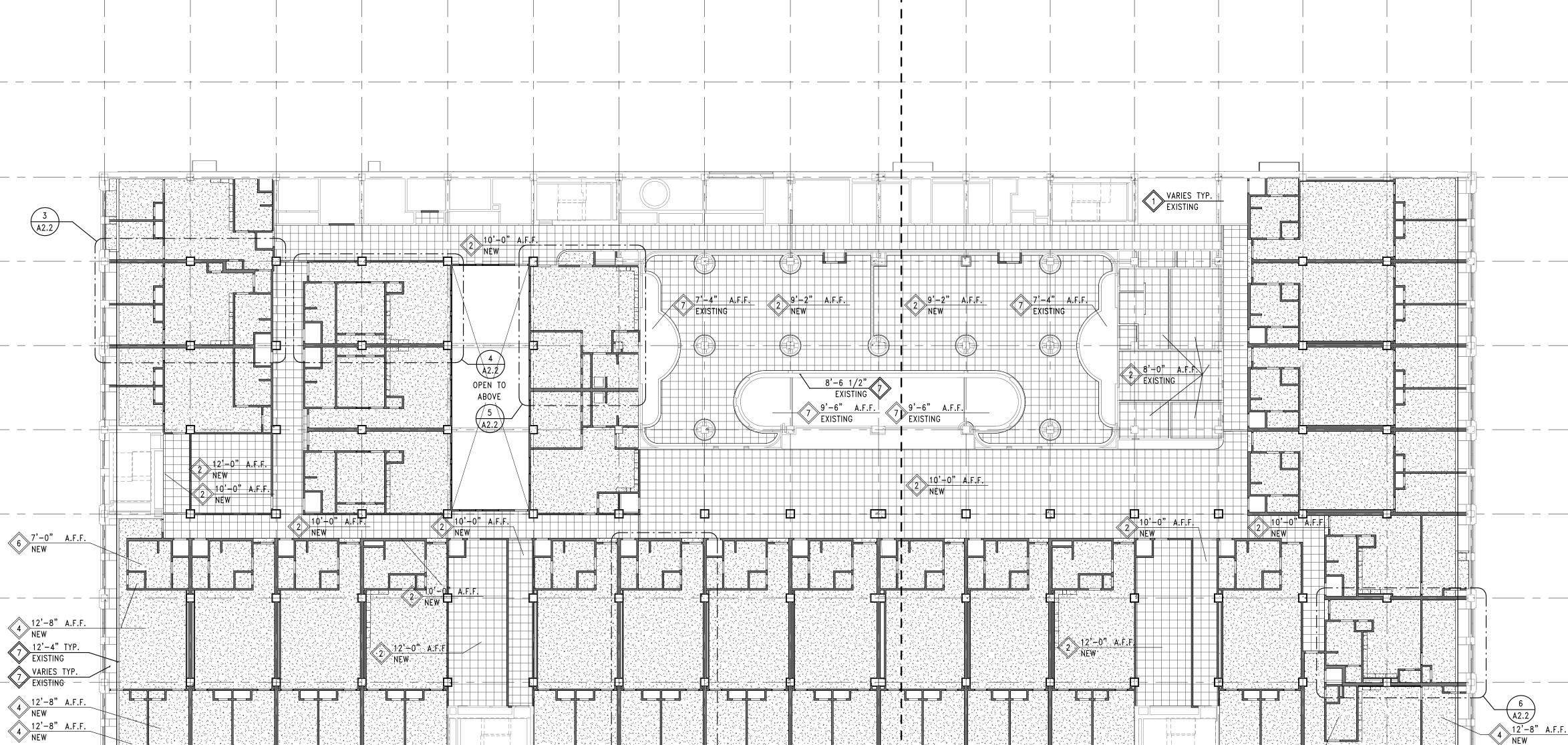
FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.

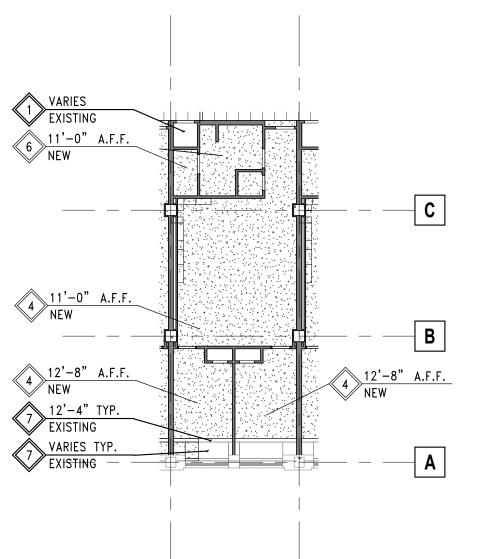
PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY

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- 7. EXISTING GYPSUM BOARD SOFFIT.
- 8. OPEN TO ABOVE.
- 4. 5/8" GYSPUM BOARD ON CHICAGO GRID.
- 5. 5/8" GYPSUM BOARD ON 1-1/2" METAL
- 6. 5/8" MOISTURE RESISTANT BOARD ON CHICAGO

- 9. EXISTING GYPSUM BOARD CEILING.
- CONCRETE INFILL MATCH EXISTING





8

UNIT 201-211, 221-224, 301-302, 309-312, 321-324

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1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/16" = 1'-0"

4 11'-0" A.F.F. / NEW 6 11'-0" A.F.F. NEW **UNIT 213-215, 313-315 SECOND FLOOR**

UNIT 216-218, 316-318 SECOND FLOOR REFLECTED CEILING PLAN





G

____**D**___





- MECHANCIAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION BY DESIGN / BUILD CONTRACTOR.
- 2. ELECTRICAL DESIGN/BUILD CONTRACTOR SHALL
- PROVIDE SWITCHING FOR EACH ROOM AND LIGHTING CONTROL AS REQUIRED TO COMPLY WITH STATE ENERGY CODE AND SHALL PROVIDE STAMPED LIGHTING LOAD CALCULATIONS AND DOCUMENTATION FOR CODE REVIEW. SUBMIT FOR LANDLORD REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
- 3. ELECTRICAL DESIGN/BUILD CONTRACTORS TO PROVIDE LIGHT FIXTURES ON BUILDING EMERGENCY CIRCUIT PER LOCAL CODE.

GENERAL CEILING NOTES

PRELIMINARY NOT FOR

CONSTRUCTION QUORUM ARCHITECTS, INC.

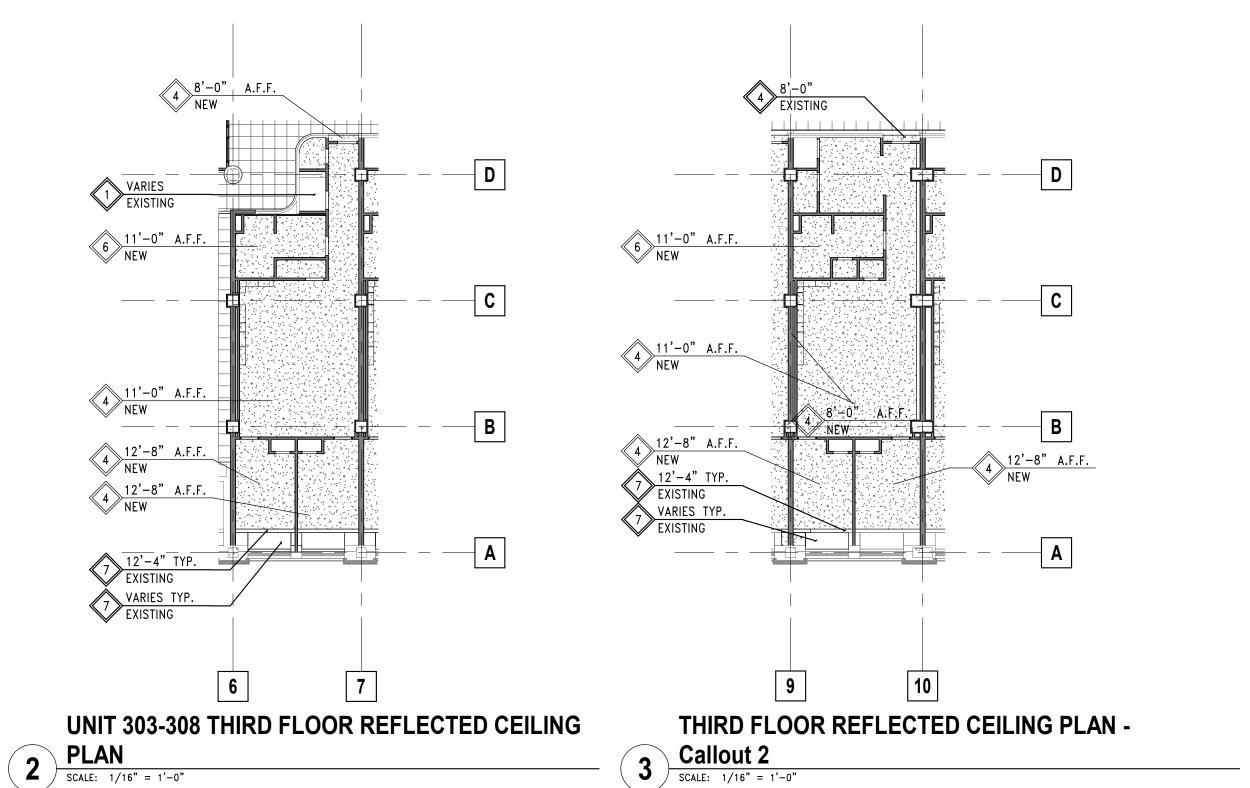
Revisions:

THIRD FLOOR REFLECTED **CEILING PLAN**

2025/05/07 Drawn By: TL

Project No.: 10031.07

Sheet No.



Keynote Legend

REPOINT 90-100% OF FACADE

REPOINT 10-20% OF FACADE

LIMESTONE REPAIR METHOD.

AUTOMATIC OVERHEAD DOOR

REPAIR CRACKING AND / OR STEP

CRACKING IN BRICK OR LIMESTONE REPLACE FRACTURED BRICK. SEE **GENERAL NOTE #8 FOR SPECIFIC**

Keynote Text

EXISTING CELLULAR DEVICES TO REMAIN

REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND **EXISTING PAINT. PRIME AND REPAINT WITH**

A RUST-INHIBITIVE PRIMER AND PAINT.

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.

COMPRISED OF INDIANA LIMESTONE.

MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.

5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND

6. REFER TO WRITTEN SPECIFICATION FOR SPECIFIC

7. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR

8. TYPES OF STONE REPAIR A. EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS), SEE SHEET A4.0. B. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0. C. RESTORATION MORTAR PATCH (TO REPAIR FACE DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS

B. REPLACE ALL FRACTURED BRICK.

C. USE MATCHING SALVAGED BRICK UNITS.

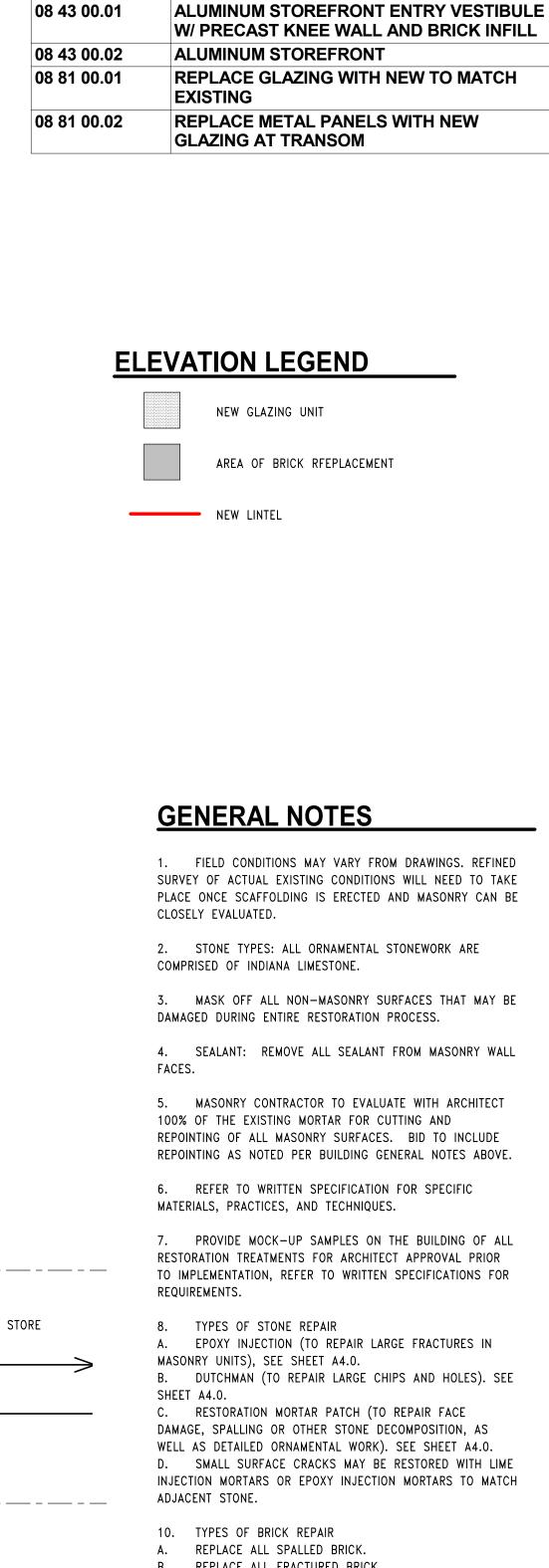
A. MORTAR JOINTS: 100% CUT AND REPOINTING. B. SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY). C. HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION. D. EFFLORESCENCE AND SUB-FLORESCENCE: NEUTRALIZE SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL. E. SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS WITH APPROPRIATE SEALANT (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A

LONGER TERM FIX CONSIDER LEAD JOINTS. 12. MORTAR JOINTS: 100% CUT AND REPOINT. MORTAR IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT BEHIND THE CURRENT FACE MORTAR.

14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)

15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER: TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO

NOT DAMAGE OR ETCH THE MASONRY. 16. CITY OF MILWAUKEE COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE, COMPOSITION AND COLOR OF THE ORIGINAL MORTAR, TO ENSURE THE BEST MARRIAGE BETWEEN THE TWO MATERIALS AND OVERALL APPEARANCE.



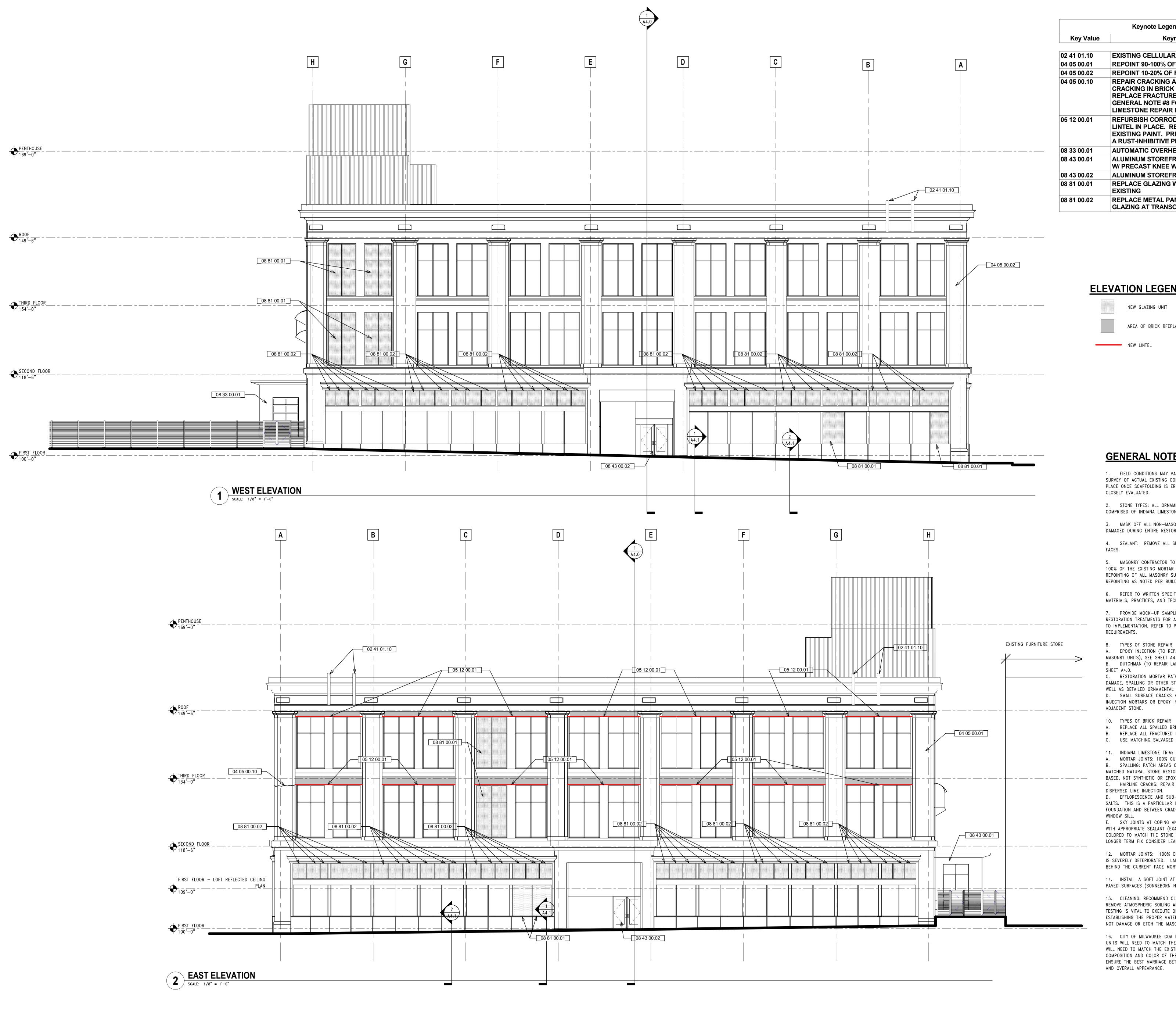
Revisions:

Sheet Name: **EXTERIOR ELEVATIONS**

Date: 2025/05/07

Drawn By: ECH/TL Project No.: 10031.07

Sheet No.



GENERAL NOTES

2. STONE TYPES: ALL ORNAMENTAL STONEWORK ARE

4. SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL

100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.

MATERIALS, PRACTICES, AND TECHNIQUES.

7. PROVIDE MOCK-UP SAMPLES ON THE BUILDING OF ALL RESTORATION TREATMENTS FOR ARCHITECT APPROVAL PRIOR TO IMPLEMENTATION, REFER TO WRITTEN SPECIFICATIONS FOR REQUIREMENTS.

TYPES OF STONE REPAIR A. EPOXY INJECTION (TO REPAIR LARGE FRACTURES IN MASONRY UNITS), SEE SHEET A4.0. B. DUTCHMAN (TO REPAIR LARGE CHIPS AND HOLES). SEE SHEET A4.0. C. RESTORATION MORTAR PATCH (TO REPAIR FACE

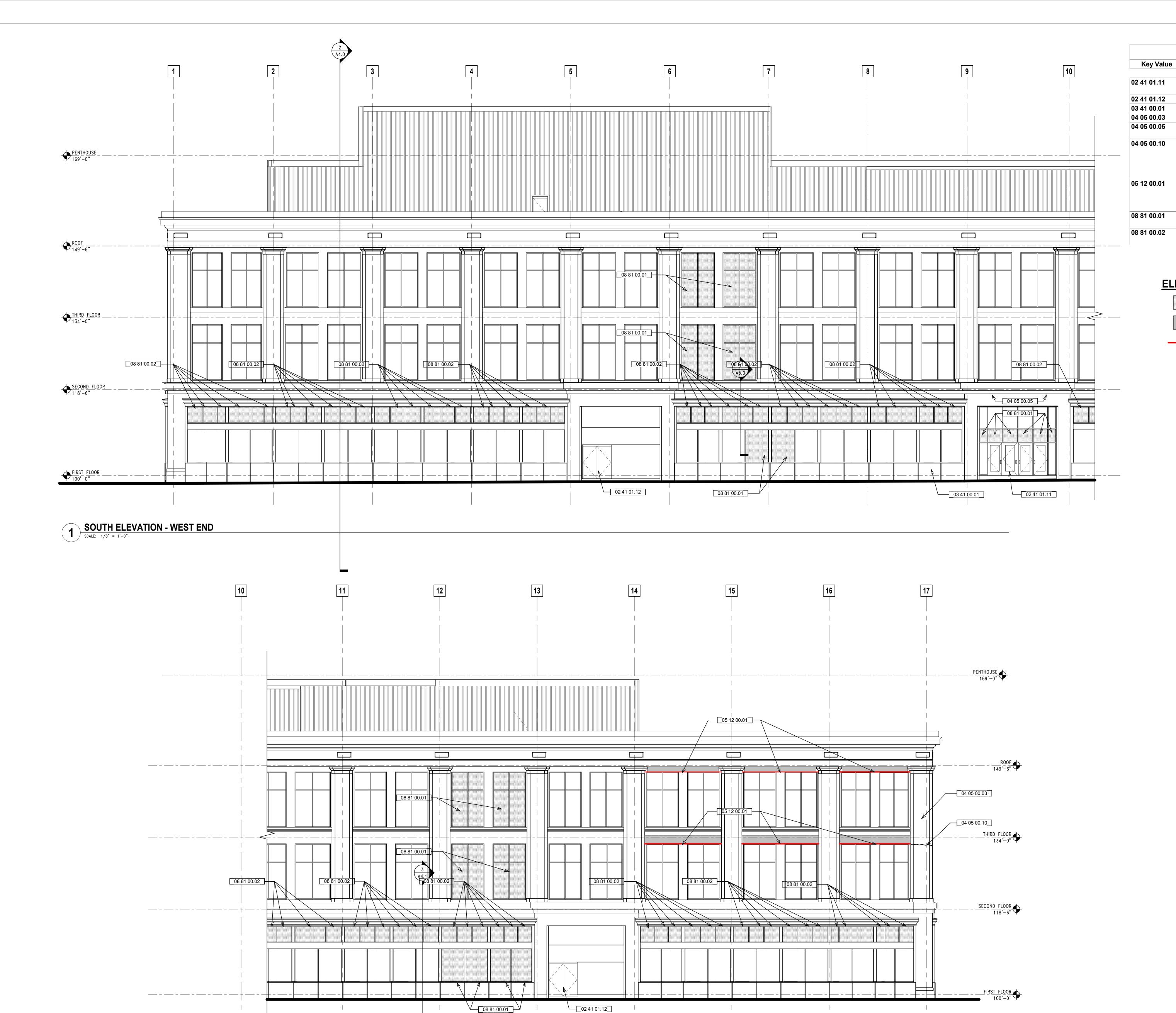
C. USE MATCHING SALVAGED BRICK UNITS.

11. INDIANA LIMESTONE TRIM:

C. HAIRLINE CRACKS: REPAIR WITH CUSTOM COLORED DISPERSED LIME INJECTION. SALTS. THIS IS A PARTICULAR ISSUE AT DOWNSPOUTS, THE FOUNDATION AND BETWEEN GRADE AND THE FIRST FLOOR WINDOW SILL. E. SKY JOINTS AT COPING AND TRIM: FINISH ALL JOINTS

LONGER TERM FIX CONSIDER LEAD JOINTS. 12. MORTAR JOINTS: 100% CUT AND REPOINT. MORTAR

BEHIND THE CURRENT FACE MORTAR.



2 SOUTH ELEVATION - EAST END
SCALE: 1/8" = 1'-0"

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1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.

COMPRISED OF INDIANA LIMESTONE.

Keynote Legend

TO REMAIN

WAS REMOVED

EXISTING

Keynote Text

EXISTING ALUMINUM STOREFRONT SYSTEM

REPAIR AND PATCH WHERE ENTRY CANOPY

REFURBISH CORRODED CONTINUOUS STEEL LINTEL IN PLACE. REMOVE CORROSION AND EXISTING PAINT. PRIME AND REPAINT WITH

A RUST-INHIBITIVE PRIMER AND PAINT.

REPLACE METAL PANELS WITH NEW

GLAZING AT TRANSOM

NEW GLAZING UNIT

AREA OF BRICK RFEPLACEMENT

ELEVATION LEGEND

REPLACE GLAZING WITH NEW TO MATCH

EXISTING METAL DOOR(S) TO REMAIN

PRECAST PANEL REPLACEMENT

REPAIR CRACKING AND / OR STEP

LIMESTONE REPAIR METHOD.

CRACKING IN BRICK OR LIMESTONE.

REPLACE FRACTURED BRICK. SEE **GENERAL NOTE #8 FOR SPECIFIC**

REPOINT 25-50% OF FACADE

MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.

5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT

6. REFER TO WRITTEN SPECIFICATION FOR SPECIFIC

DAMAGE, SPALLING OR OTHER STONE DECOMPOSITION, AS WELL AS DETAILED ORNAMENTAL WORK). SEE SHEET A4.0. D. SMALL SURFACE CRACKS MAY BE RESTORED WITH LIME INJECTION MORTARS OR EPOXY INJECTION MORTARS TO MATCH ADJACENT STONE.

TYPES OF BRICK REPAIR

A. REPLACE ALL SPALLED BRICK. B. REPLACE ALL FRACTURED BRICK.

A. MORTAR JOINTS: 100% CUT AND REPOINTING. B. SPALLING: PATCH AREAS OF SPALLING WITH CUSTOM MATCHED NATURAL STONE RESTORATION MORTAR (LIME PUTTY BASED, NOT SYNTHETIC OR EPOXY). D. EFFLORESCENCE AND SUB-FLORESCENCE: NEUTRALIZE

WITH APPROPRIATE SEALANT (EXAMPLE: SONNEBORN NP-1 COLORED TO MATCH THE STONE FINISHED WITH SAND). FOR A

IS SEVERELY DETERIORATED. LARGE VOIDS ARE EVIDENT

14. INSTALL A SOFT JOINT AT WALL FACE JUNCTIONS WITH PAVED SURFACES (SONNEBORN NP-1)

15. CLEANING: RECOMMEND CLEANING ALL MASONRY TO REMOVE ATMOSPHERIC SOILING AND ORGANIC MATTER: TESTING IS VITAL TO EXECUTE ON SITE PRIOR TO ESTABLISHING THE PROPER MATERIALS AND TECHNIQUES TO NOT DAMAGE OR ETCH THE MASONRY.

16. CITY OF MILWAUKEE COA REVIEW: BRICK REPLACEMENT UNITS WILL NEED TO MATCH THE EXISTING BRICK, MORTAR WILL NEED TO MATCH THE EXISTING APPEARANCE. COMPOSITION AND COLOR OF THE ORIGINAL MORTAR, TO ENSURE THE BEST MARRIAGE BETWEEN THE TWO MATERIALS AND OVERALL APPEARANCE.

Sheet Name: **EXTERIOR ELEVATIONS**

Revisions:

Date: 2025/05/07 Drawn By: ECH/TL

Project No.: 10031.07

Sheet No.

GENERAL NOTES

Key Value

08 43 00.02

PENTHOUSE 08 33 00.01

PEDIMENT REMAIN

WAS REMOVED

ALUMINUM STOREFRONT

W/ PRECAST KNEE WALL AND BRICK INFILL

1. FIELD CONDITIONS MAY VARY FROM DRAWINGS. REFINED SURVEY OF ACTUAL EXISTING CONDITIONS WILL NEED TO TAKE PLACE ONCE SCAFFOLDING IS ERECTED AND MASONRY CAN BE CLOSELY EVALUATED.

2. STONE TYPES: ALL ORNAMENTAL STONEWORK ARE COMPRISED OF INDIANA LIMESTONE.

3. MASK OFF ALL NON-MASONRY SURFACES THAT MAY BE DAMAGED DURING ENTIRE RESTORATION PROCESS.

4. SEALANT: REMOVE ALL SEALANT FROM MASONRY WALL

5. MASONRY CONTRACTOR TO EVALUATE WITH ARCHITECT 100% OF THE EXISTING MORTAR FOR CUTTING AND REPOINTING OF ALL MASONRY SURFACES. BID TO INCLUDE REPOINTING AS NOTED PER BUILDING GENERAL NOTES ABOVE.

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10. TYPES OF BRICK REPAIR

11. INDIANA LIMESTONE TRIM:

A. REPLACE ALL SPALLED BRICK. B. REPLACE ALL FRACTURED BRICK.

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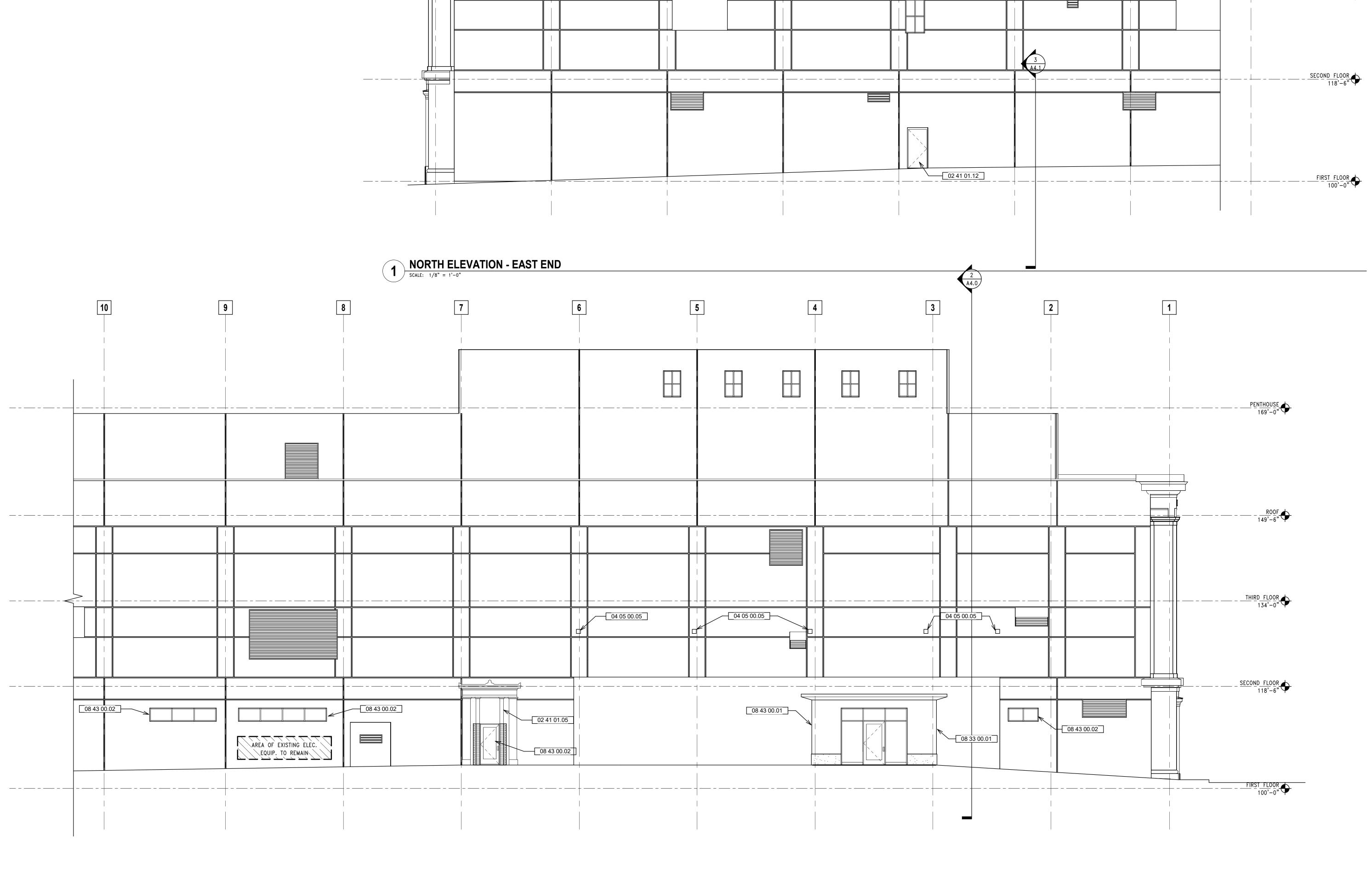
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NORTH ELEVATION - WEST END

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

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EXTERIOR ELEVATIONS

2025/05/07

Drawn By: ECH/TL Project No.: 10031.07

Sheet Name:

Revisions:

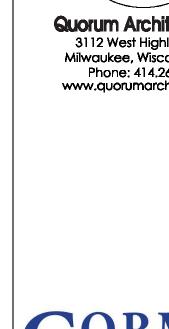
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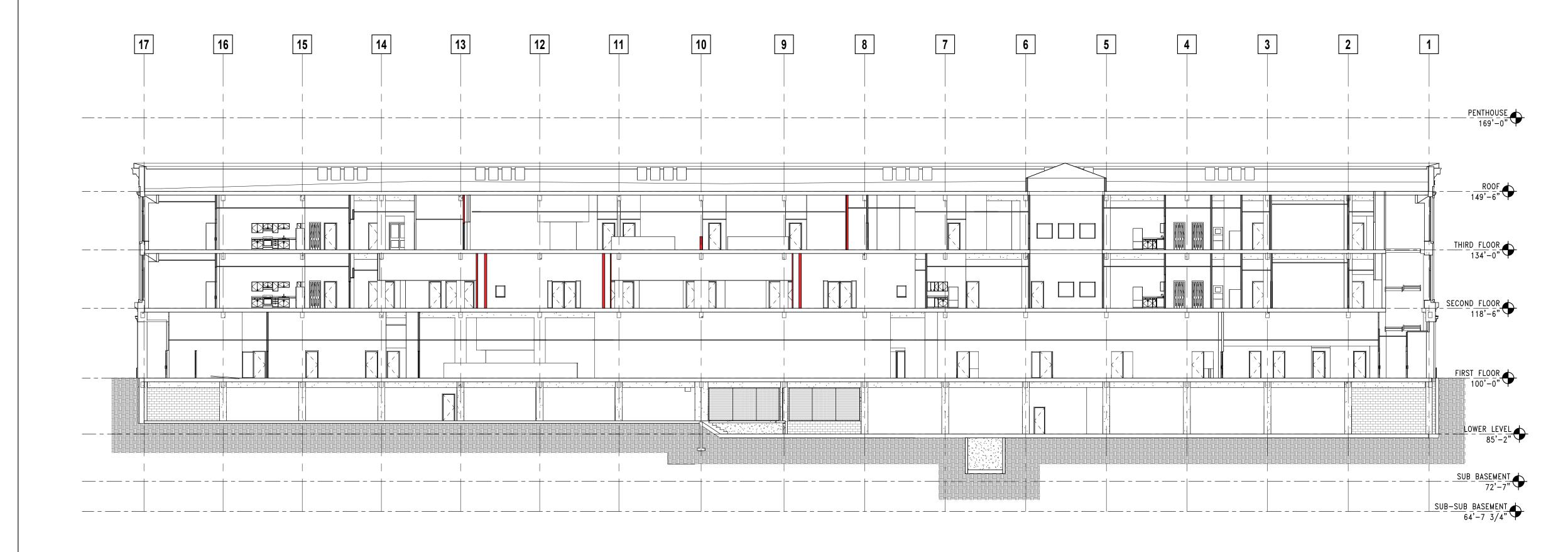
BUILDING SECTIONS

Date: 2025/05/07
Drawn By: Author

Project No.: 10031.07

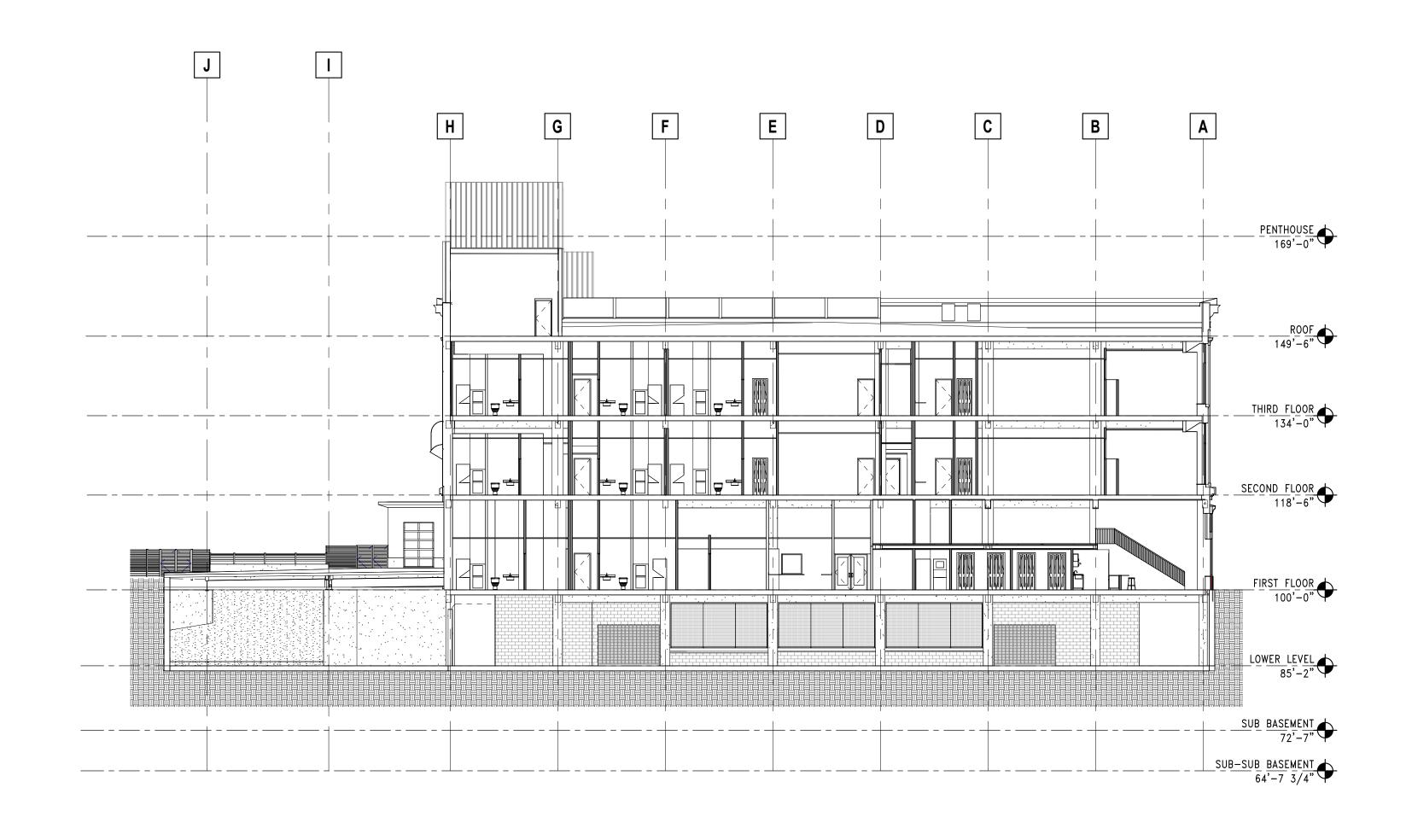
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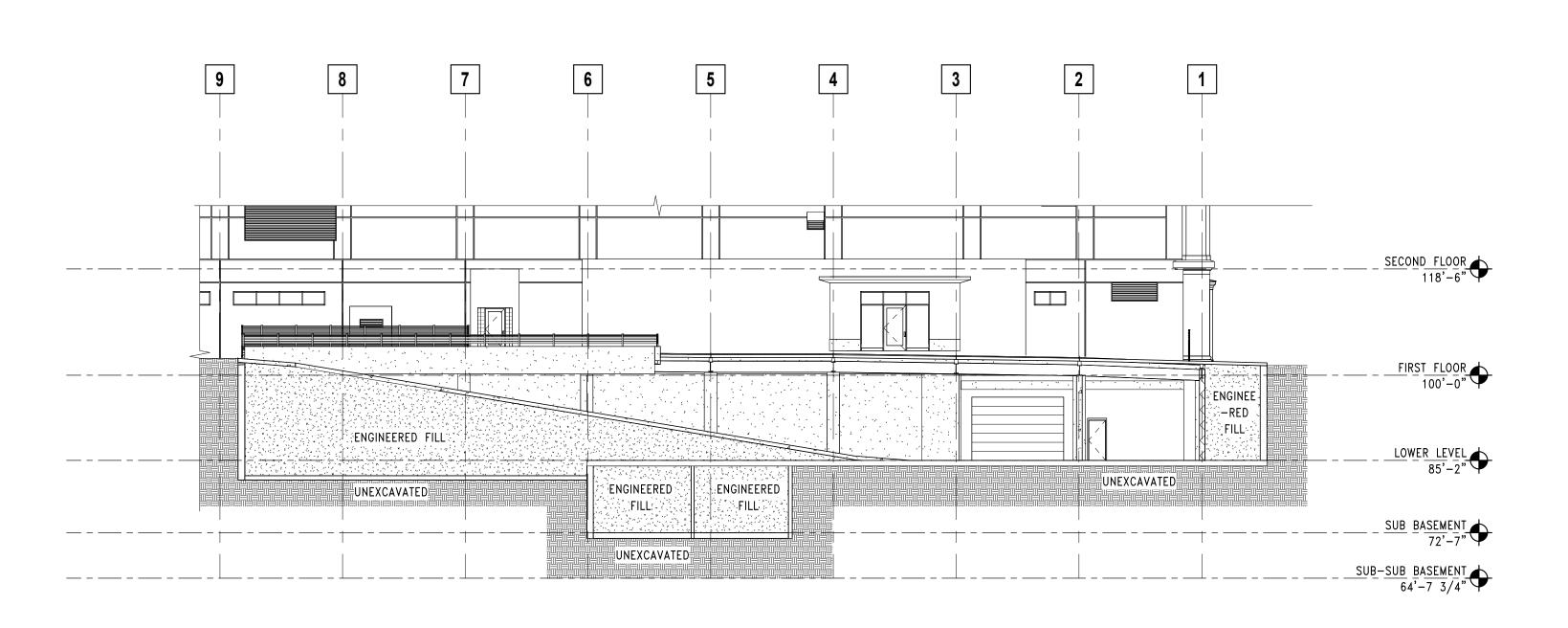




1 EAST WEST SECTION

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





3 EAST WEST SECTION AT GARAGE RAMP

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

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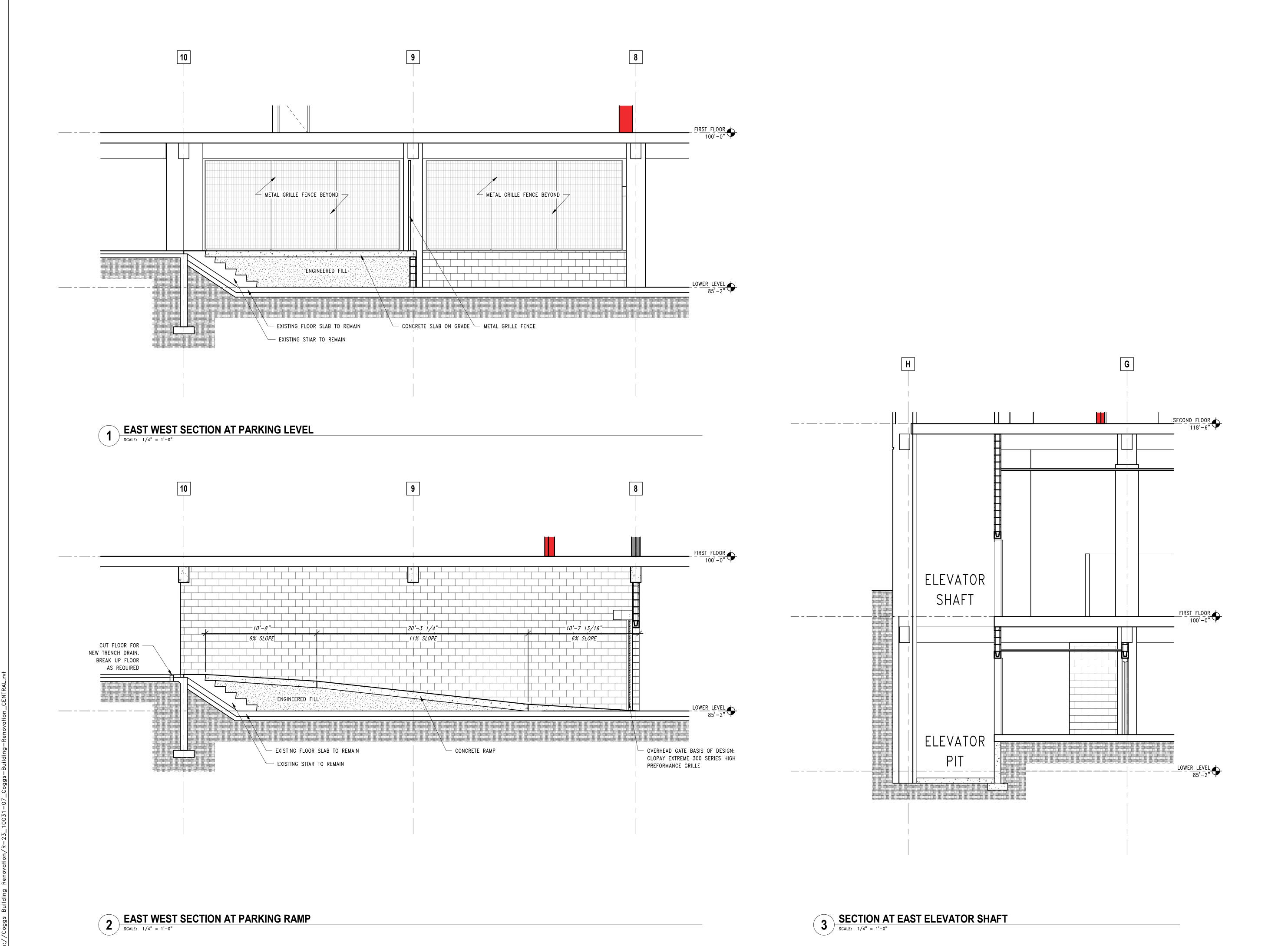


Revisions:

BUILDING SECTIONS

Date: 2025/05/07 Drawn By: Author Project No.: 10031.07

Sheet No.







PRELIMINARY
NOT FOR
CONSTRUCTION
QUORUM ARCHITECTS, INC.

LIET STREET LOFTS

Revisions:

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NORTH ELEVATION

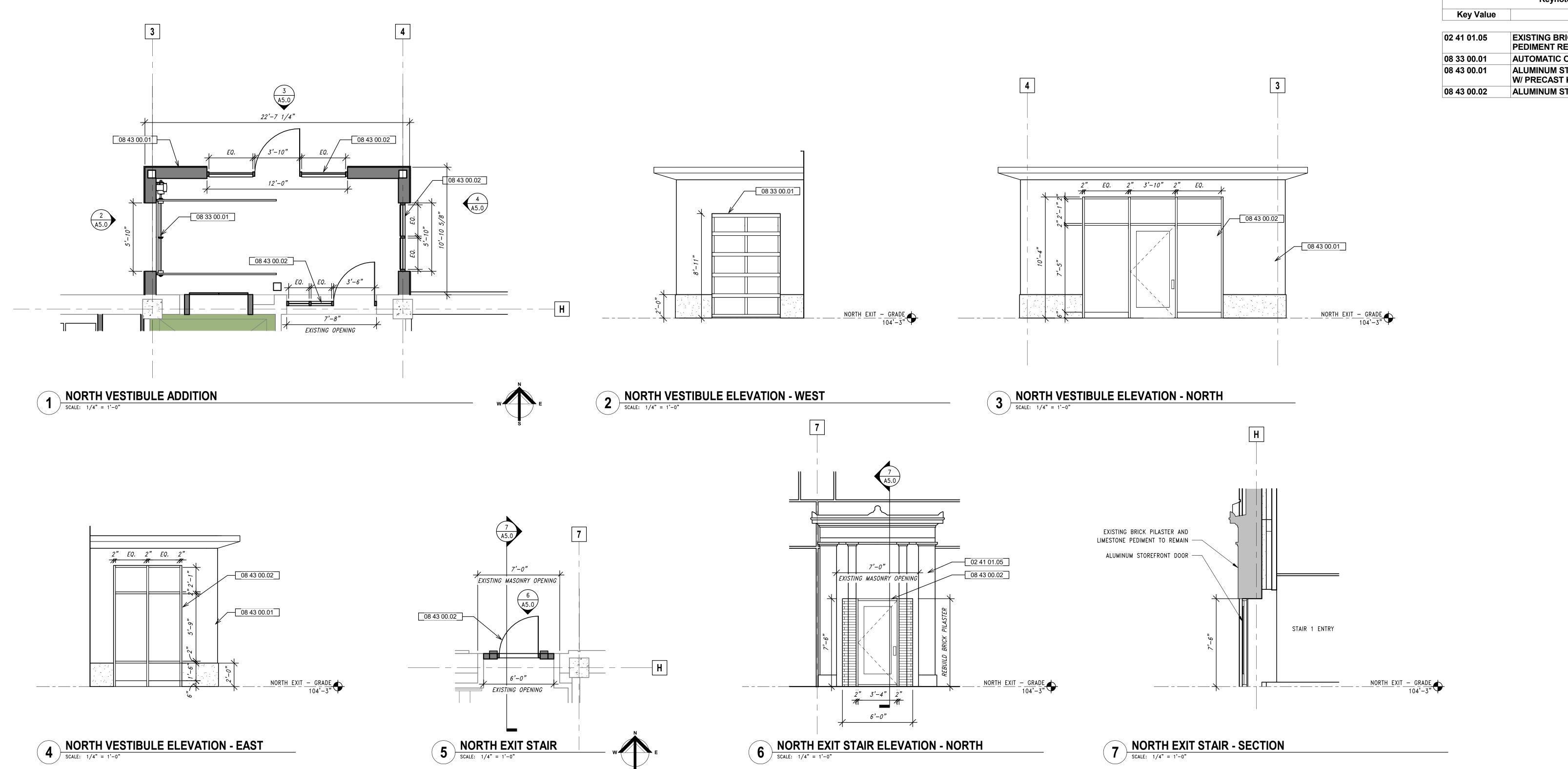
EXTERIOR DETAILS

Date: 2025/05/07

Drawn By: ECH

Drawn By: ECH
Project No.: 10031.07

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FIELD WELD TO — EXISTING HANDRAIL

- EASE ALL EXPOSED

CORNERS PRIOR TO

- EXISTING 2" DIA. HORIZ. STEEL PIPE

(TYP.) - REPAINT

HANDRAIL AT LANDING

- 14 GA. PAINTED STEEL

EXPOSED CORNERS 1/2"

- EXISTING STEEL RAILING

IN FOREGROUND SHOWN

TYPICAL MOUNTING

FIELD WELD TO EXIST.

DOTTED FOR CLARITY

BENT AND — RADIUSED

EXISTING PIPE —

SHEET METAL — SCREW INTO GUARD PANEL CHANNEL FRAME TAB CONNECTOR TO EXISTING RAILING

SYSTEM. RADIUS

PAINTING

FIELD WELD TAB TO -

FRAMING CHANNEL: 14 GA. — BENT STEEL SHEET

8 GA. WELDED WIRE MESH —

FIELD WELD TO EXISTING HANDRAIL —

SELF-TAPERING SHEET METAL —

SCREW FASTENING TAB TO

14 GA. CONNECTOR PLATE w/ —

(TOP AND BOTTOM). SEE

BENT AND RADIUSED FLANGE

CHANNEL FRAME

TYPICAL DETAIL

8 TYPICAL STAIR GUARD PANEL DETAIL

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

4" x 4" PATTERN

V.I.F.

CHANNEL FRAME

- EXISTIN VERTICAL PIPE

SUPPORT BEYOND -

V.I.F.

REPAINT