

## PROJECT INFORMATION:

**CLIENT:**  
2 PLUS 2 SUCCESS, LLC  
104 S. MAIN STREET  
THIENSVILLE, WI 53092  
CONTACT: ANTHONY BURGARINO  
PHONE: 920-323-1364  
EMAIL: tonyb@battagliafoods.com

**GENERAL CONTRACTOR:**  
TBD

**HVAC CONTRACTOR:**  
TBD

**ELECTRICAL CONTRACTOR:**  
TBD

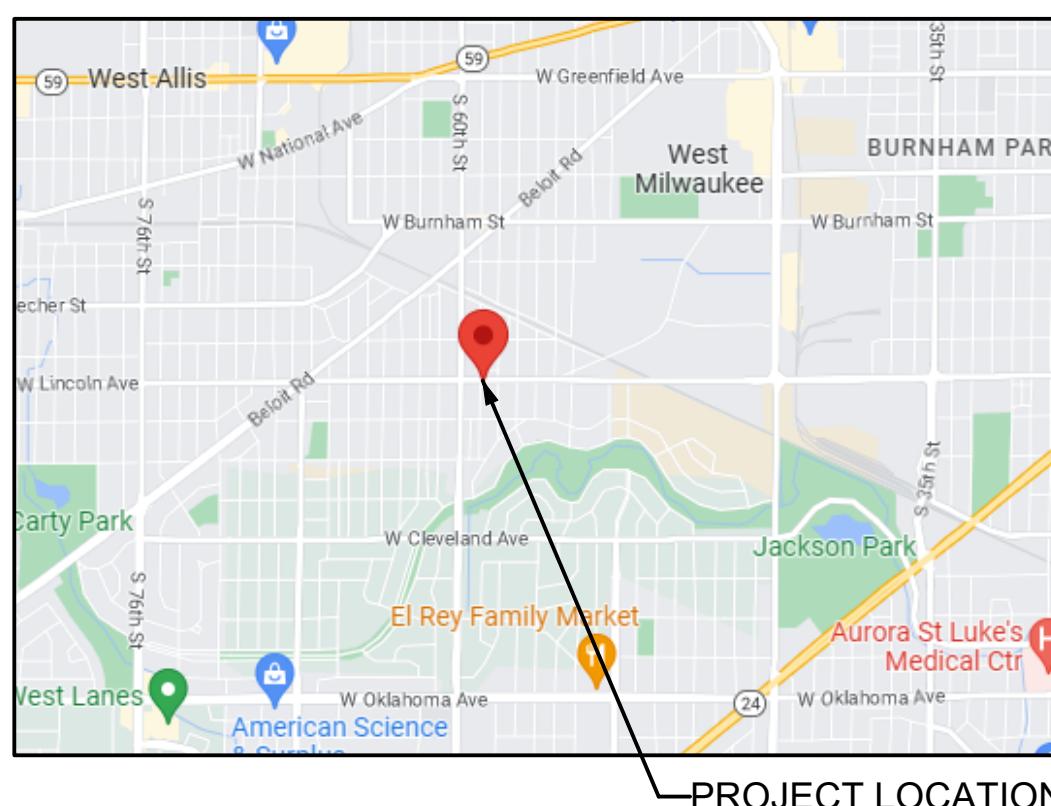
**PLUMBING CONTRACTOR:**  
TBD

## SCOPE OF WORK:

THIS PROJECT INVOLVES INTERIOR ALTERATIONS TO THE EXISTING BUILDING. CONSTRUCT NEW BAR AND KITCHEN AREAS. CONSTRUCT NEW ADA TOILET ROOMS. RELOCATE STAIRS TO BASEMENT.

REPAIR MASONRY PARAPET AT SOUTH WALL.

CREATE NEW OUTDOOR SEATING AREA ON RAISED CONCRETE PATIO WITH INTEGRAL RAMP TO PROVIDE ACCESSIBILITY TO INTERIOR OF BUILDING AND PATIO SEATING.



## VICINITY MAP :

NOT TO SCALE

## GENERAL NOTES:

- THE ARCHITECT / ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS OR THOSE WORKING IN SUCH CAPACITIES, FOR THE MEANS OR METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
- CONTRACTORS SHALL COMPLY WITH THE LATEST (OSHA) OCCUPATIONAL SAFETY AND HEALTH ACT REQUIREMENTS.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, BRACING, SCAFFOLDING, FORMWORK ERECTION, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT / ENGINEER. WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT / ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS AND CONDITIONS ELSEWHERE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT / ENGINEER ON THE DRAWINGS "FOR DETAILING" OR "FOR CONSTRUCTION". THESE DRAWINGS ARE NOT TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- ARCHITECT / ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT / ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- SEE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, INSERTS, FLOOR FINISHES AND OTHER EMBEDDED ITEMS.
- UNLESS OTHERWISE NOTED OR SHOWN, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND PLACEMENT OF ANY INSERTS, HANGERS, ANCHOR BOLTS, HOLES OR PIPE SLEEVES THAT ARE REQUIRED BY THE MECHANICAL, ELECTRICAL, OR PLUMBING EQUIPMENT.
- ALL DIMENSIONS ON STRUCTURAL DRAWINGS ARE TO BE CHECKED BY THE CONTRACTORS AGAINST ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND RESPECTIVE TRADES.
- THIS PROJECT IS BEING DESIGNED AND CONSTRUCTED UTILIZING A DESIGN / BUILD DELIVERY PROCESS FOR THE MAJOR SUBCONTRACTOR TRADES OF MECHANICAL (HVAC), ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS. EACH SUBCONTRACTOR IS RESPONSIBLE TO SUBMIT PLANS AND OBTAIN PERMITS FOR THEIR RESPECTIVE SPECIALTY TRADES. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE ALL WORK WITHIN THE SCOPE OF THIS PROJECT FOR SYSTEMS INSTALLATION, INTERFERENCE CONTROL AND PROJECT CONSTRUCTION SCHEDULE.
- INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES SHALL BE:
  - CLASS A: FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450
  - CLASS B: FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450
  - CLASS C: FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450
- INTERIOR WALL AND CEILING FINISHED SHALL COMPLY WITH TABLE 805.9 WITH A MINIMUM RATING OF CLASS C.
- INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL COMPLY WITH THE DOC F-1 "PILL TEST".
- FIRE EXTINGUISHERS WITH A MINIMUM 2-A RATING PER NFPA 10 SHALL BE PROVIDED, INSTALLED AND MAINTAINED AS REQUIRED BY LOCAL GOVERNING CODES. THE NUMBER AND TYPE OF EXTINGUISHERS SHALL BE DETERMINED BY THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE CARRIER MAXIMUM TRAVEL DISTANCE TO EXTINGUISHERS SHALL BE 75 FEET. FIRE EXTINGUISHERS SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

## CODE INFORMATION:

REFERENCED CODES ARE: IBC 2015; IEBC 2015; ICC/ANSI A117.1-2009

USE AND OCCUPANCY CLASSIFICATION:  
ASSEMBLY, GROUP A-2 (SECTION 303.3)

TYPE OF CONSTRUCTION:  
TYPE IIB (CHAPTER 6); CONCRETE MASONRY

CLASSIFICATION OF WORK:  
ALTERATION - LEVEL 3 (CHAPTER 9)  
EXISTING BUILDING IS ONE STORY IN HEIGHT

BUILDING IS NOT EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM (NFPA 13)

ALLOWABLE BUILDING HEIGHT (TABLE 504.3 & 504.4):  
ASSEMBLY GROUP A-2 (TYPE IIB) 55 FEET/ 2 STORIES ABOVE GRADE PLANE

ALLOWABLE BUILDING AREA (TABLE 506.2):  
ASSEMBLY GROUP A-2 TYPE IIB 9,500 SQ. FT. OF FLOOR AREA PER STORY

ACTUAL BUILDING FLOOR AREA:  
FIRST FLOOR: 1,919 GROSS SQ. FT.  
BASEMENT: 1,560 GROSS SQ. FT.  
TOTAL FLOOR AREA: 3,479 GROSS SQ. FT.

FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601 & 602):

PRIMARY STRUCTURAL FRAME	0 HOUR RATING
BEARING WALLS (EXTERIOR)	2 HOUR RATING
BEARING WALLS (INTERIOR)	0 HOUR RATING
NONBEARING WALLS & PARTITIONS (EXTERIOR)	
FIRE SEPARATION DISTANCE 0 - 5 FT	1 HOUR RATING
FIRE SEPARATION DISTANCE 5 - 10 FT.	1 HOUR RATING
FIRE SEPARATION DISTANCE 10 - 30 FT.	1 HOUR RATING
FIRE SEPARATION DISTANCE ≥ 30 FT.	0 HOUR RATING
NONBEARING WALLS & PARTITIONS (INTERIOR)	0 HOUR RATING
FLOOR CONSTRUCTION & SECONDARY MEMBERS	0 HOUR RATING
ROOF CONSTRUCTION & SECONDARY MEMBERS	0 HOUR RATING

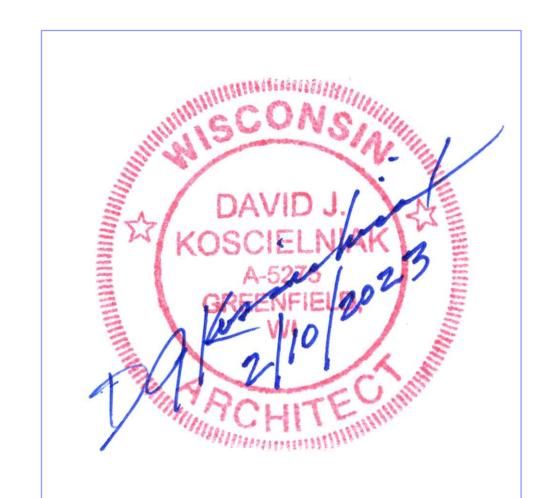
OCCUPANT LOAD (MAXIMUM NUMBER OF OCCUPANTS): 80 OCCUPANTS

PLUMBING FIXTURE REQUIREMENTS: (80 TOTAL OCCUPANTS)

WATER CLOSETS REQUIRED:	1 PER 40, THEREFORE 2 REQUIRED
WATER CLOSETS PROVIDED:	2 WATER CLOSETS
LAVATORIES REQUIRED:	1 PER 75, THEREFORE 2 REQUIRED
LAVATORIES PROVIDED:	2 LAVATORIES
DRINKING FOUNTAIN REQUIRED:	1 PER 500, THEREFORE 1 REQUIRED
DRINKING FOUNTAIN PROVIDED:	1 WATER COOLER PER SPS 362.2902(1)(a)2/EXEMPT
SERVICE SINKS REQUIRED:	1 SINK
SERVICE SINKS PROVIDED:	1 SINK

## SHEET INDEX

Sheet Number	Sheet Title
T1.0	TITLE SHEET
C1.1	PROPOSED SITE PLAN
A1.0	EXISTING FLOOR PLANS
A1.1	PROPOSED FLOOR PLANS
A2.0	EXISTING ELEVATIONS
A3.0	EXISTING WALL SECTION; GENERAL NOTES; ROOM AND DOOR SCHEDULES
A4.1	ADA DETAILS



PLAN EXAM SET 2/10/2023

Project  
Sheet Title  
TITLE SHEET

Revisions

Date: 2/10/2023  
Job NO.: 22-154  
Sheet No.

T1.0

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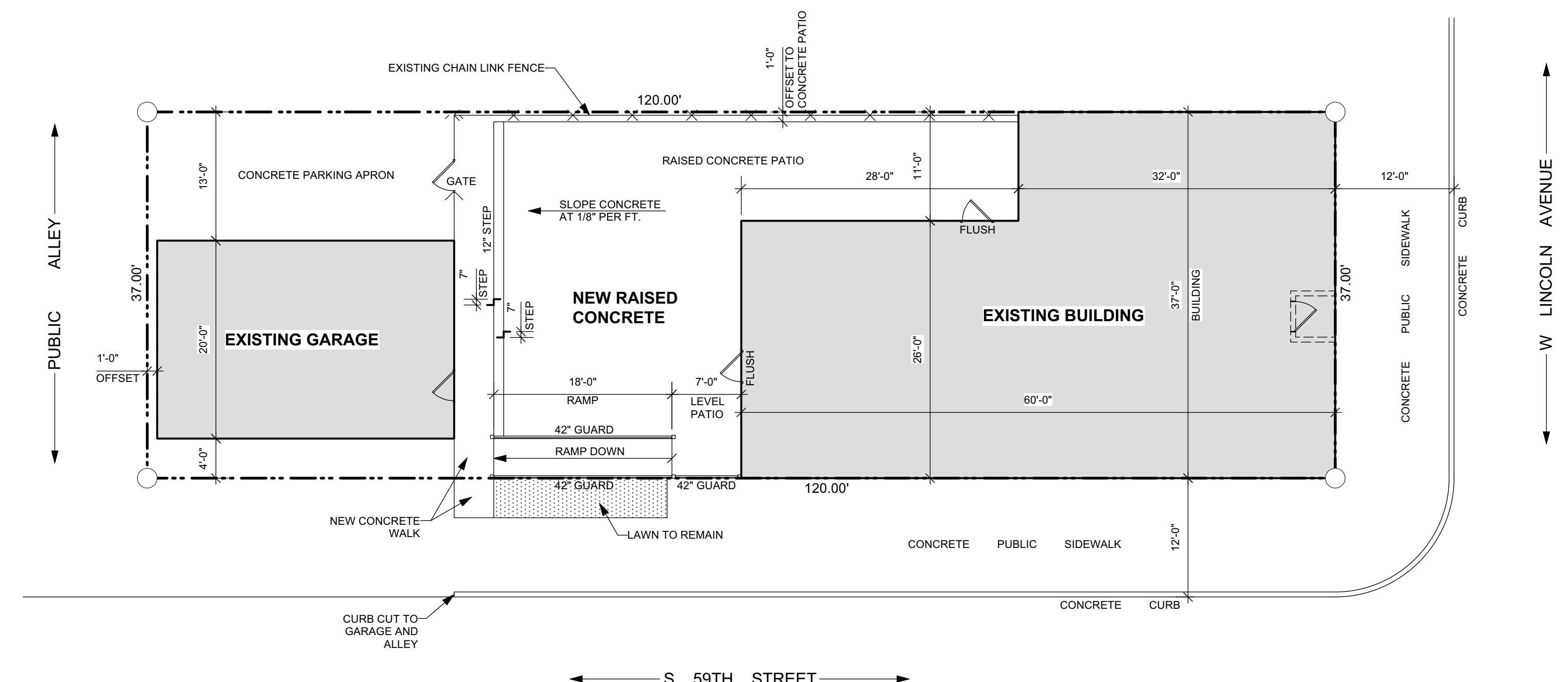
## INTERIOR ALTERATIONS and FAÇADE RECONSTRUCTION

5832 W. LINCOLN AVENUE  
WEST ALLIS, WI 53219

PLAN EXAM SET 2/10/2023

Project	PROPOSED SITE PLAN
Sheet Title	PROPOSED SITE PLAN
Revisions	-----
Date:	2/10/2023
Job No.:	22-154
Sheet No.	

**C1.1**

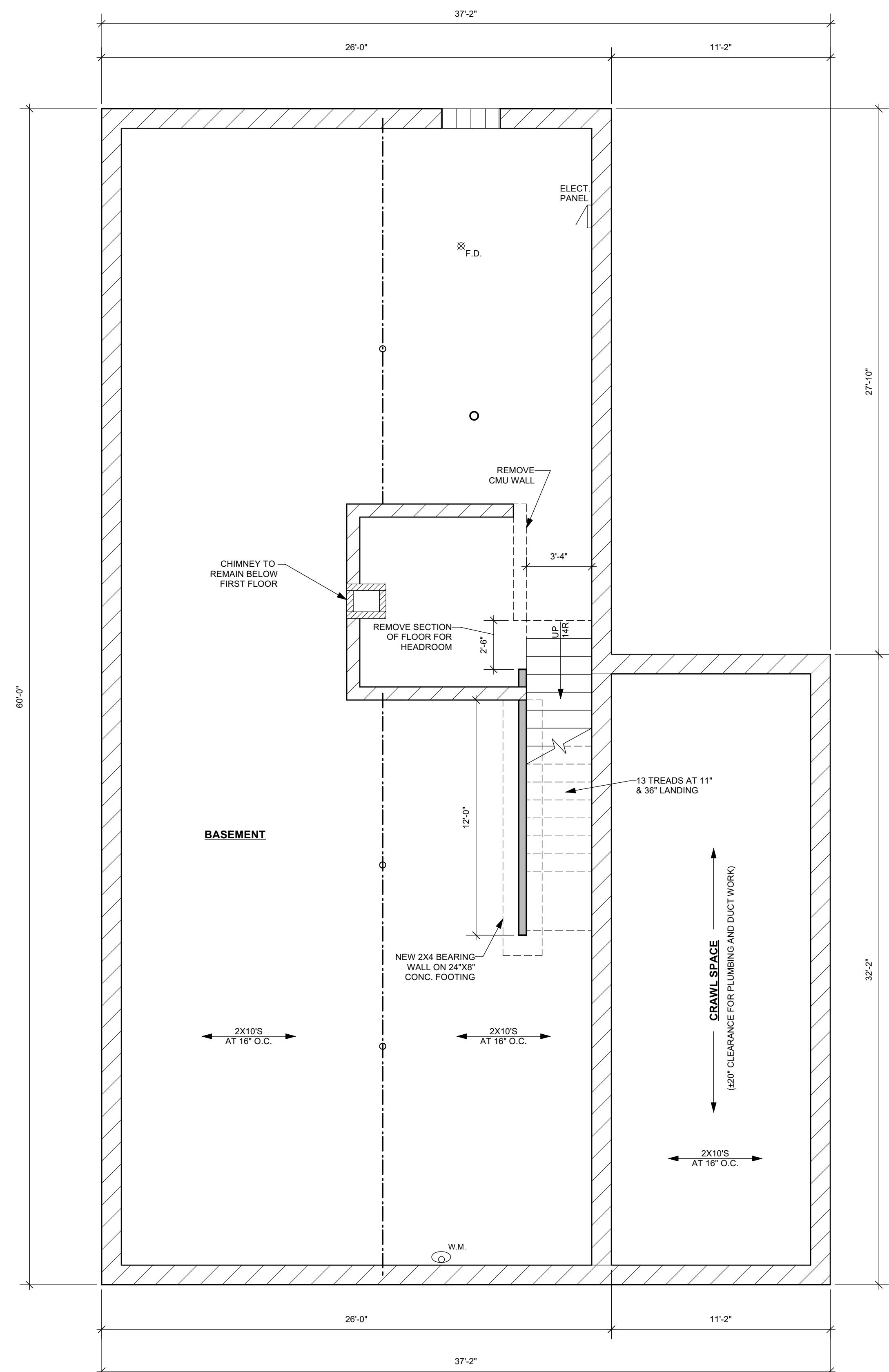


1 PROPOSED SITE PLAN

SCALE: 1" = 10'

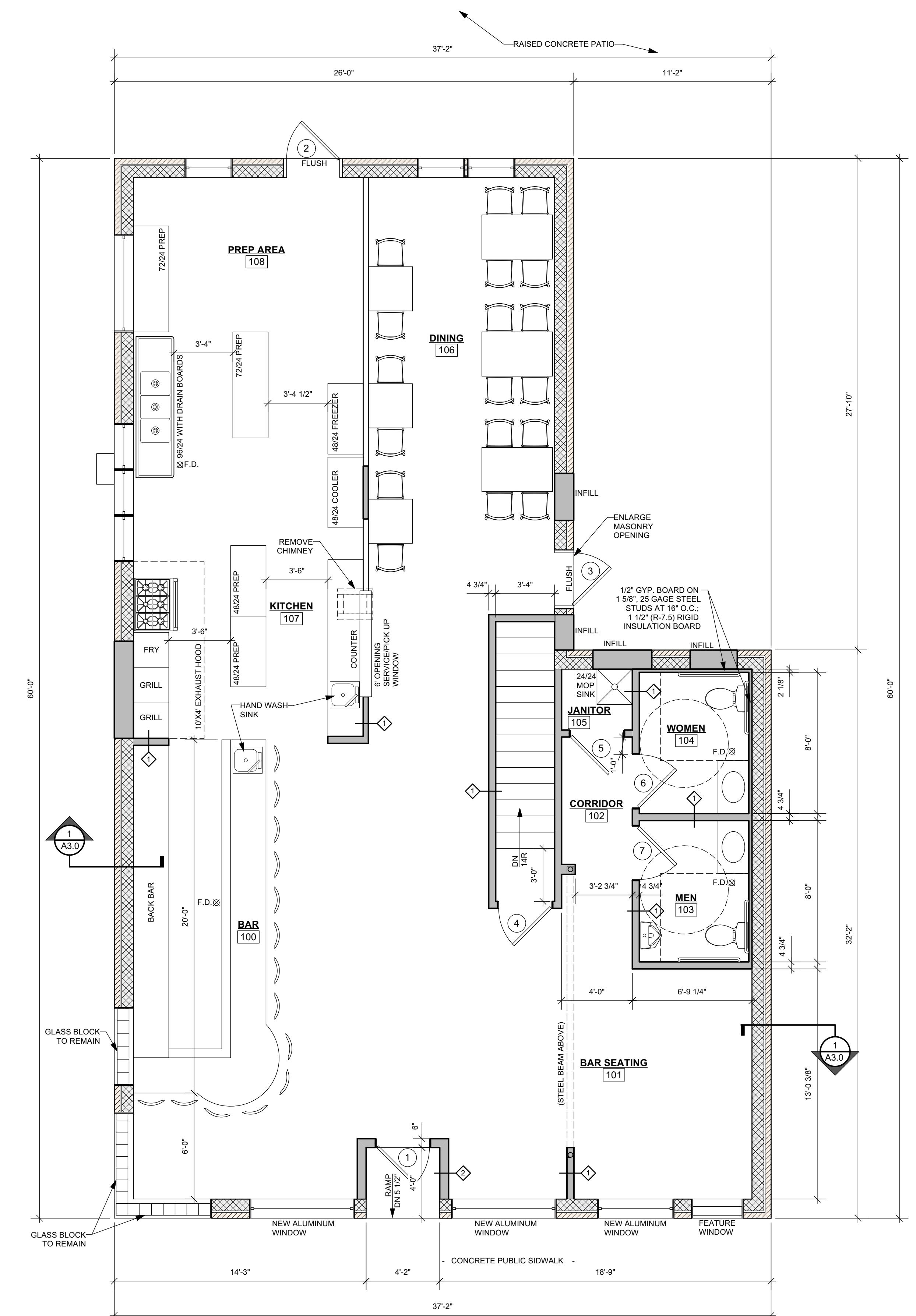
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**LEGEND:**

- CS = COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR
- S = SMOKE DETECTOR
- F = EXHAUST FAN
- = EXISTING WALLS TO REMAIN
- = NEW WALLS



PLAN EXAM SET 2/10/2023

## INTERIOR ALTERATIONS and FAÇADE RECONSTRUCTION

Project EXISTING FLOOR PLANS

Revisions --/---

Date: 2/10/2023  
Job No.: 22-154

Sheet No.

A1.1

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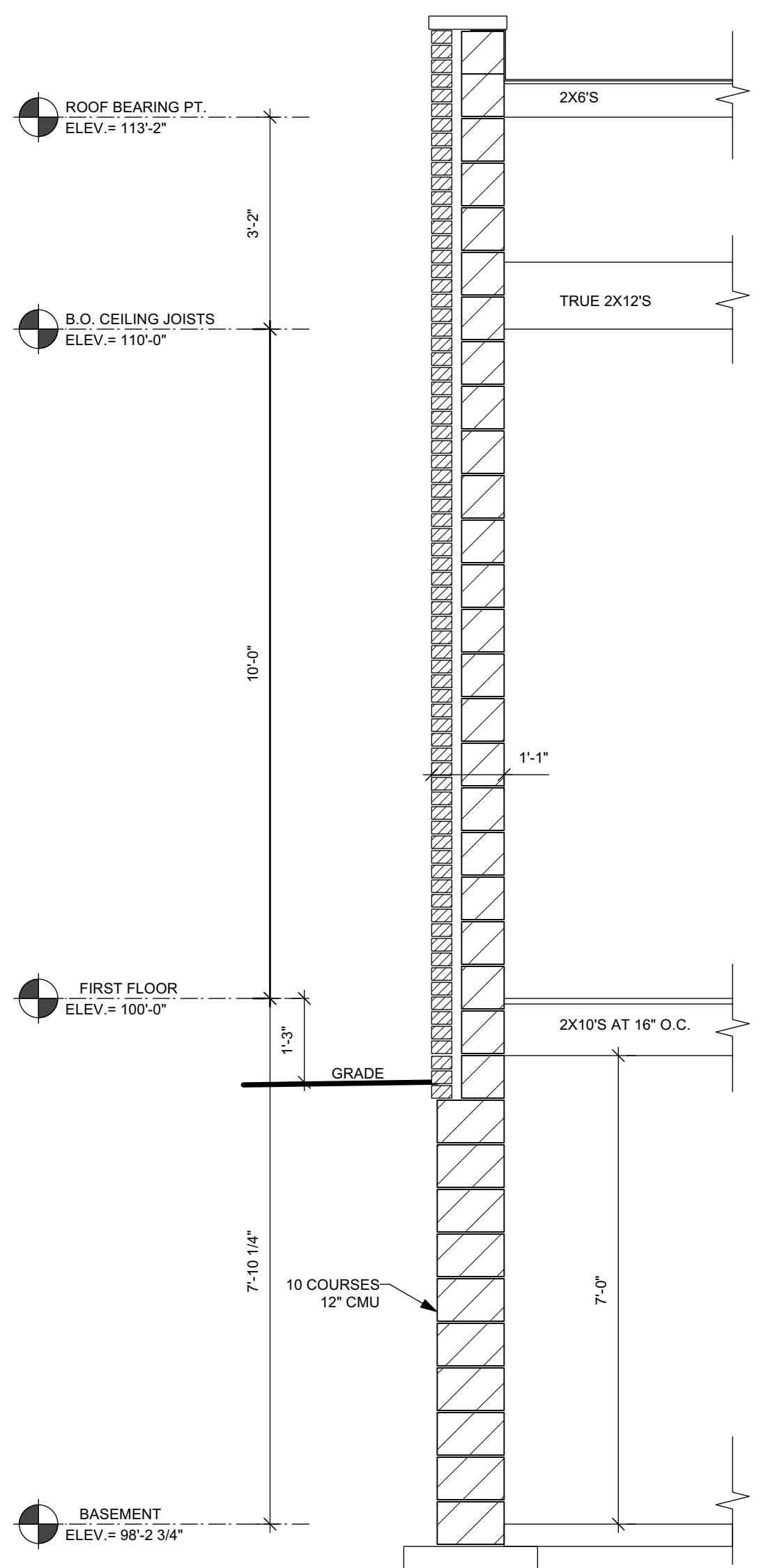
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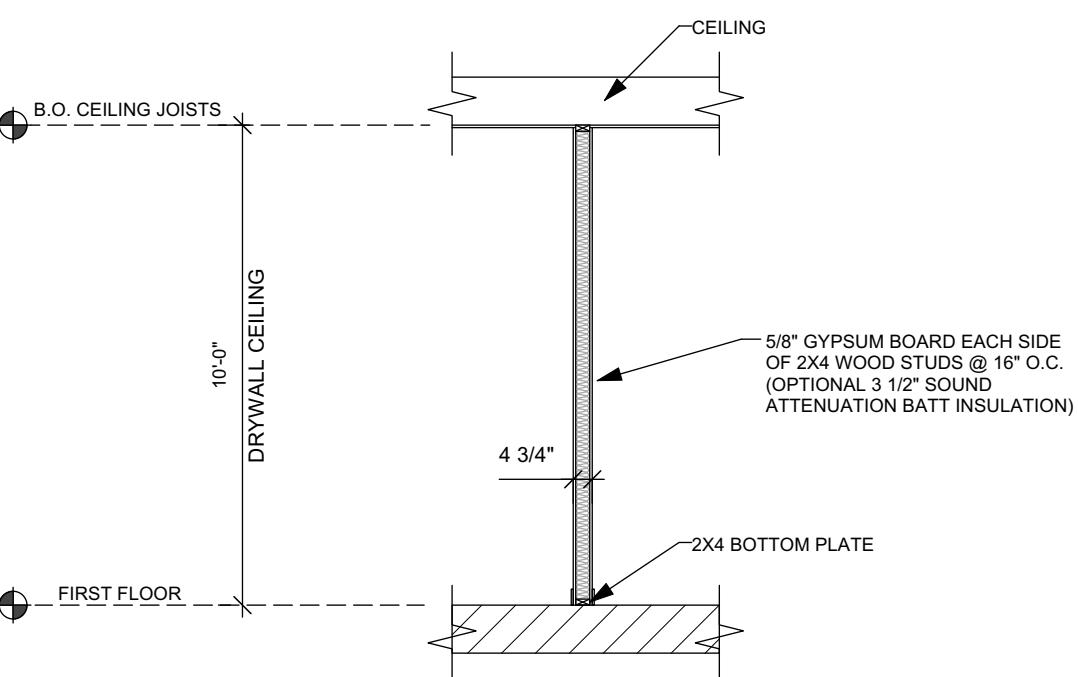


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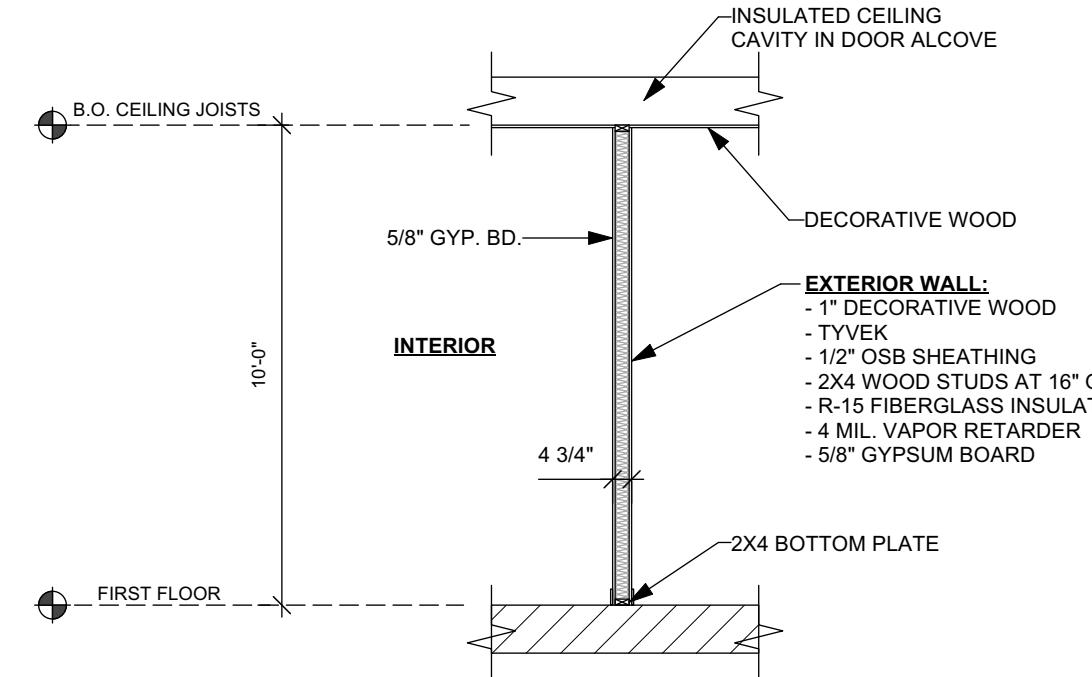
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- FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH NEW INTERIOR FINISHES TO EXISTING INTERIOR FINISHES AS CLOSE AS POSSIBLE.
- FIELD VERIFY ALL EXISTING EXTERIOR CONDITIONS TO MATCH NEW EXTERIOR FINISHES AND DETAILS AS CLOSE AS POSSIBLE.
- WINDOW DESIGNATIONS GIVEN ARE FOR GLASS SIZE NOTED IN INCHES (WIDTH X HEIGHT) PER SASH. MATCH WINDOW SIZES AS CLOSELY AS POSSIBLE TO SELECTED WINDOW MANUFACTURER'S STANDARD SIZES.
- CONTRACTOR SHALL OBTAIN AND VERIFY ROUGH OPENING SIZES FOR ALL WINDOWS AND DOORS FROM MANUFACTURER.
- FIELD VERIFY ALL EXISTING WINDOWS SHALL MEET THE CODE REQUIREMENT FOR LIGHT (8%) AND VENTILATION (3.5%) IN ALL HABITABLE ROOMS. MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
- NEW WINDOWS INSTALLED IN ANY OF THE LOCATIONS LISTED IN SPS 321.05 SHALL BE PROVIDED WITH SAFETY GLAZING.
- NEW WINDOWS SHALL MEET CODE REQUIREMENTS FOR LIGHT (8%) AND VENTILATION (3.5%) IN ALL HABITABLE ROOMS. MEET EGRESS REQUIREMENTS FOR CLEAR OPENING OF 20" X 24" (EITHER WIDTH X HEIGHT OR HEIGHT X WIDTH).
- INSTALL SMOKE ALARMS; INTERCONNECTED AND DIRECTLY WIRED TO THE DWELLING'S ELECTRICAL SERVICE WITH A BACK-UP BATTERY SUPPLY.
- INSTALL COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM; INTERCONNECTED AND DIRECTLY WIRED TO THE DWELLING'S ELECTRICAL SERVICE WITH A BACK-UP BATTERY SUPPLY.



1 EXISTING WALL SECTION  
SCALE: 1/2" = 1'-0"

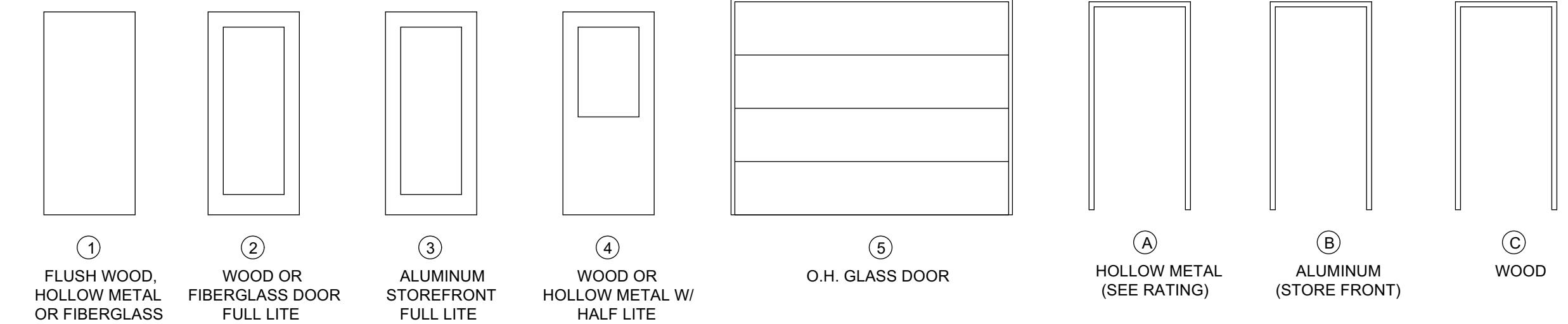


2 WALL TYPE 1  
SCALE: 1/4" = 1'-0" INTERIOR PARTITION WALL



3 WALL TYPE 2  
SCALE: 1/4" = 1'-0" EXTERIOR WALL

#	DOOR SIZE	DOOR		FRAME		HARDWARE	REMARKS
		DOOR SIZE-WxH	TYPE	MATL FINISH	TYPE		
1	3'-0" x 7'-0"	3	AL	ANOD	B	AL	ANOD
2	3'-0" x 6'-8"	1	HM	PT	A	HM	PT
3	3'-0" x 6'-8"	1	HM	PT	A	HM	PT
4	3'-0" x 6'-8"	1	WD	WD	C	WD	PT
5	3'-0" x 6'-8"	1	WD	WD	C	WD	PT
6	3'-0" x 6'-8"	1	WD	WD	C	WD	PT
7	3'-0" x 6'-8"	1	WD	WD	C	WD	PT



#	ROOM NAME	FLOOR	BASE	WALLS		CEILING		HEIGHT	NOTES
				N	S	E	W		
FIRST FLOOR									
100	BAR		EPOXY	V	PT	PT	PT	GYP	PT 10'-0" METAL PANELS OVER GYP.
101	BAR SEATING	VP	V	PT	PT	PT	PT	GYP	PT 10'-0" METAL PANELS OVER GYP.
102	CORRIDOR	VP	V	PT	PT	PT	PT	GYP	PT 10'-0" METAL PANELS OVER GYP.
103	MEN	CT	CT	PT	PT	PT	PT	GYP	PT 8'-0"
104	WOMEN	CT	CT	PT	PT	PT	PT	GYP	PT 8'-0"
105	JANITOR	CT	CT	FRP	FRP	FRP	FRP	GYP	PT 8'-0"
106	DINING	VP	V	PT	PT	PT	PT	GYP	PT 10'-0" METAL PANELS OVER GYP.
107	KITCHEN	EPOXY	V	FRP	FRP	FRP	FRP	VACT	-- 10'-0"
108	PREP AREA	EPOXY	V	FRP	FRP	FRP	FRP	VACT	-- 10'-0"

EXISTING CONCRETE FLOORS WILL BE REFINISHED AND POLISHED

BR									
BR	BRICK	QT	QUARRY TILE	ST	STEEL				
GYP	GYPSUM BOARD	CT	CERAMIC TILE	VACT	VINYL FACED ACOUSTIC TILE				
WD	WOOD	V	VINYL	FRP	FIBERGLASS REINFORCED PANELS				
PT	PAINT	VT	VINYL TILE	NON-SLIP	NON-SLIP / WATERPROOF SURFACE				
SV	STAIN & VARNISH	ACT	ACOUSTIC TILE	AQ	"AQUA TOUGH" GYPSUM BOARD				
C	CARPET	EX	EXISTING CONDITIONS	NCT	NON-SLIP CERAMIC TILE				
CONC.	CONCRETE	GL	Glass	CD	1/4" COMPOSITE DECKING				
LAM	LAMINATE	N.A.	NOT APPLICABLE	SS	STAINLESS STEEL				
VP	VINYL "PLANK STYLE"	EPOXY	EPOXY RESIN "POURED OR TROWEL APPLIED"						

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Project INTERIOR ALTERATIONS and FAÇADE RECONSTRUCTION  
Sheet Title GENERAL NOTES; EXISTING WALL SECTION; WALL TYPES; DOOR SCHEDULE; ROOM FINISH SCHEDULE

Revisions  
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PLAN EXAM SET 2/10/2023  
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