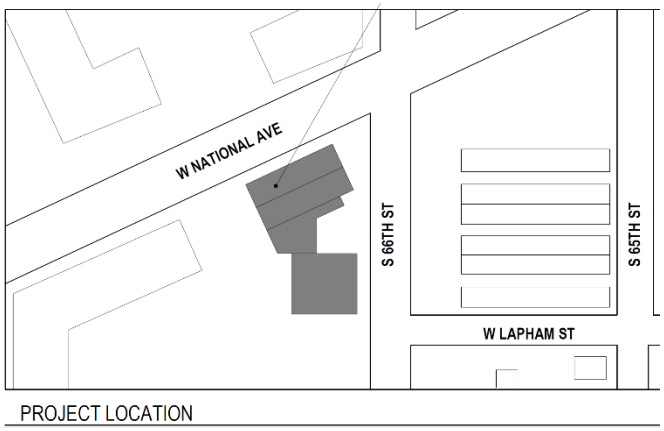
PLAN COMMISSION STAFF REPORT
WEDNESDAY, 10-22-25 @ 6PM
WEST ALLIS CITY HALL, ROOM 128
7525 W. GREENFIELD AVE.

3A. Conditional Use Permit for Fork Farms, proposed Production use, at 6601 W National Ave.

3B. Site, Landscaping, and Architectural Design Review for Fork Farms, a proposed Production use, at 6601 W National Ave (Tax Key No. 454-0653-001).

Overview and Zoning



Construction of Makers Row was substantially completed in 2023, the building consists of about 11,400 sq. ft. of newly constructed gray box commercial space. The property owner/developer of Makers Row is Bob Monat/Mandel Group who has marketed the property for food-centric commercial space to the adjacent broader mixed-use development of SoNa Lofts (a 110-unit residential and commercial mixed use building to the west, and the West Living to the north). The West Allis Farmers Market is located directly across S. 66 St. and east of Makers Row. This location will help amplify the regional value of the West Allis Farmer's Market and create cross-marketing with high-draw, creative food venues. It will also make the area more attractive to residents who want more things to do within walking distance of their neighborhood. In other words, to keep people in the neighborhood longer to enjoy the local amenities and business that the area has to offer.

The developer/property owner has received letters of intent from tenants and is working with the prospective tenants that include include restaurants, catering, food

producers, and event space. Scope of work, cost estimates, and bank financing are in process. The emphasis of filling the available space at Makers Row has been to attract local and new businesses from the region looking to make their mark on the industry (creative destinations), not necessarily national chains.

Tenant – Hydroponic Farming Food Producer. The subject property, 6601 W. National Ave., is zoned C-3. The intended tenant is a propsed indoor hydroponic farming use that would also include educational conference and business office area within their intended 5,000-sf space.

The businesses mission is to have more schools, companies and communities join the table to provide fresh food to everyone, everywhere, with the power of hydroponic growing. The farm will be home to rows of leafy greens and lettuces, grown indoors with Fork Farms' hydroponic technology. When fully up and running in 2026, the farm will produce up to 34,000 pounds of food every year, making it one of the largest sources of fresh, locally grown greens in the area.

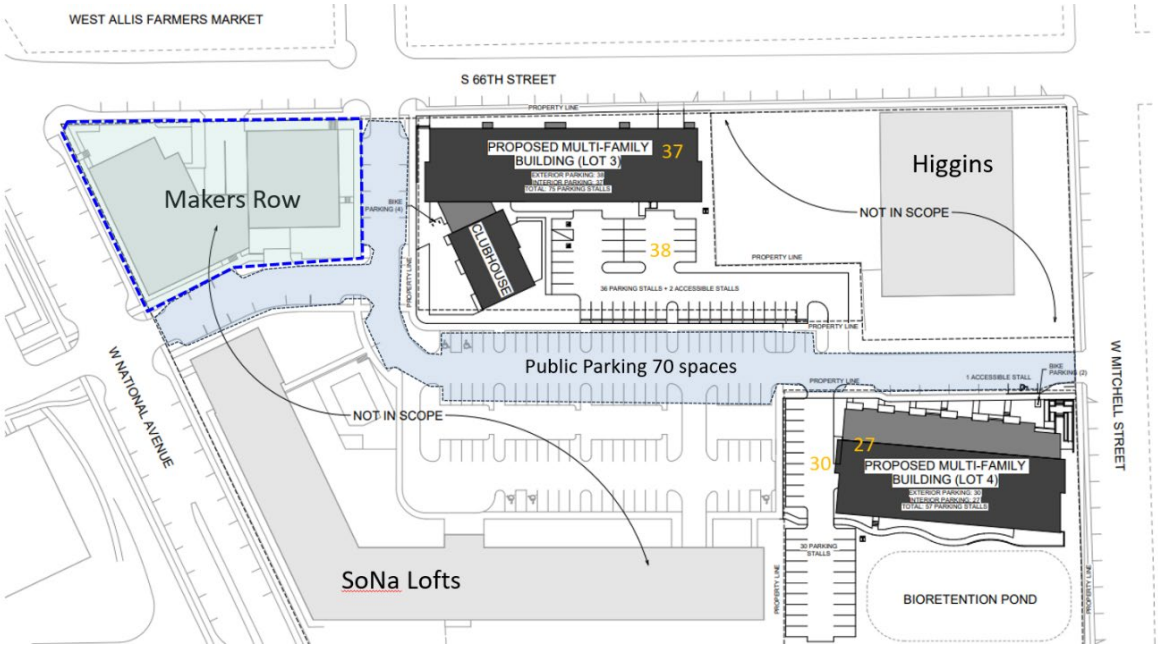
This is more than just a farm. Fork Farms will also open its Milwaukee-area headquarters and hydroponic showroom within Makers Row, a hub dedicated to supporting Wisconsin-based, food-focused businesses. Together, the partnership creates a powerful model for how neighborhoods can bring food production back home—strengthening the local food system, creating jobs, and offering new ways for people to connect with where their food comes from.

Expected hours of operationare 6am – 10pm daily.

A public hearing has not yet been scheduled to come before the Common Council, but is being brought before Plan Commission for consideration of the use and tenant and landlord improvements.

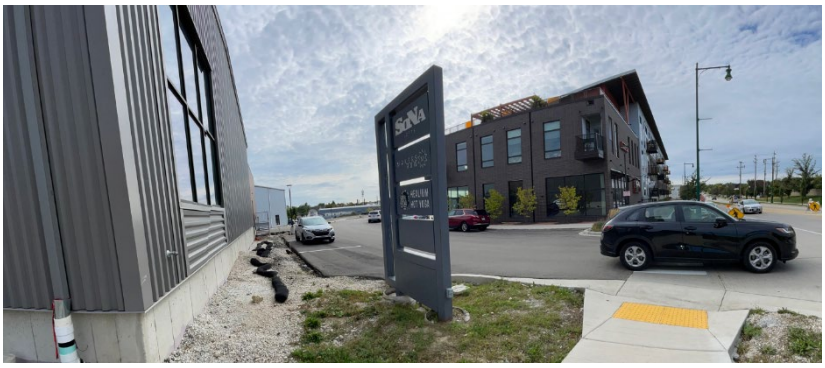
Site and Landscaping Plan

The site and landscaping plan for Makers Row was previously approved in 2020, then built/developed in 2023, and designed to concentrate activity along street frontages closest to the Farmer's Market and offer parking and building services within the interior of the site.



The existing buildings are located along the North and East edges of the lot. The floor plan shown below shows outdoor dining.

Parking and building services are located along the west side of the building, and also available within a shared parking area offering about 70 parking spaces west of lot 3 (the SoNa Phase 2 site). A service court directly behind the buildings will house trash collection and space for loading and delivery vehicles. Additional off-street parking is available within the neighborhood (meaning a short walk). Parking will be open to the public, including for the Farmer's Market.



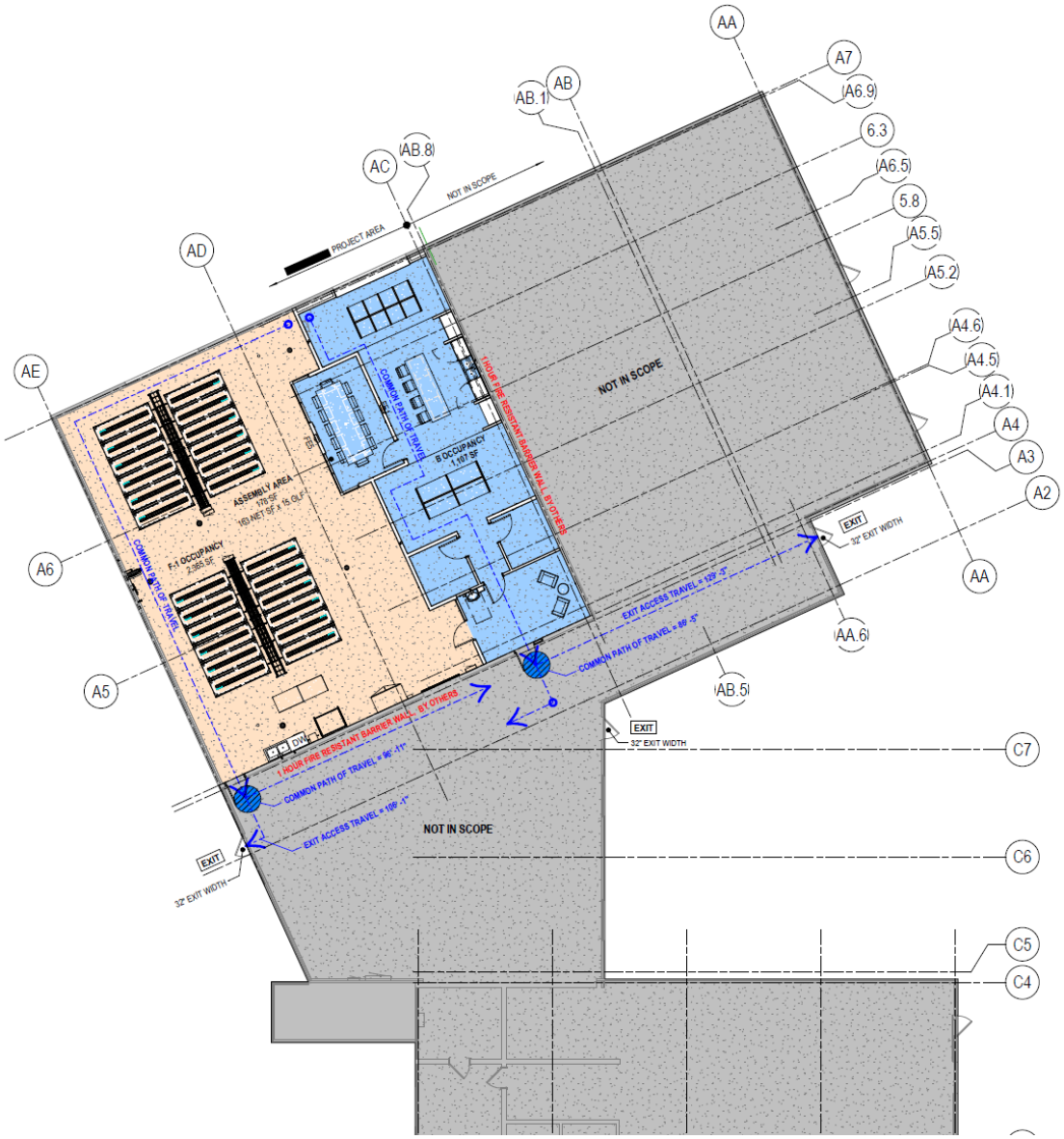
The overall development area including SoNa Lofts, SoNa Phase two (lots 3 and 4), and Makers Row site is accessed by existing driveway openings along S. 66 St., W. National Ave, and W. Mitchell St. Pedestrian walkways connect each property and all connect to city Right-of-Way/public sidewalks to improve walkability as common place for West Allis neighborhoods. While a landscaping plan was previously approved, staff is recommending that those details or any changes be refreshed and submitted in the form of an updated plan set.

Architectural Plan

The existing 1-story building will be divided into potentially 4 tenant spaces, each with a different – but complementary tenant. The existing building includes a pre-engineered metal building. The work on the construction of the core and shell is

approximately 90% complete. The remaining balance will be completed prior to occupancy of each tenant space.

Clear, storefront-style glass is used prominently on the North and East façades.



Floor Plan

This is an existing gray box space at the Makers Row Development and will include buildout of approximately 5,000 square feet and will include hydroponic farming production area, workspace, a kitchenette/educational area, office and conference room areas.

Recommendation: Common Council approval of the Conditional Use Permit for Fork Farms, proposed Production use, at 6601 W National Ave. and Site, Landscaping, and Architectural Design plans (Tax Key No. 454-0653-001), subject to the following conditions:

(Item 1-2 are required to be satisfied prior to the issuance of building permits associated with the proposed work reviewed by Plan Commission. Contractors applying for permits should be advised accordingly.)

1. Common Council approval of the Conditional Use Permit (Schedule to be determined)

2. A revised site and landscaping plan being submitted to show the following: (a) details of the exterior building shell improvements, (b) site and landscaping plan details and changes/improvements (landscaping elements such as planter boxes, trellis', patio/seating details, walkways, or other features on the site); (c) refuse location and screening plan; (d) location of an outdoor bicycle racks in accordance with WAMC 19.44.

3. Building permits being applied for with the Code Enforcement Department for review.

4. Signage and Lighting plan being submitted for permitting.

5. Signage and lighting plans being submitted for permit review.

Fork Farms to bring hydroponic farm, Milwaukee-area headquarters to Makers Row in West Allis

Adrienne Davis
Milwaukee Journal Sentinel

Aug. 26, 2025, 4:58 p.m. CT

Gil Shaw, a partner in Fork Farms, makes a slight adjustment to a vertical hydroponics unit at Butte des Morts Elementary School in Menasha. Fork Farms is entering into a partnership with Makers Row in West Allis to bring one of the largest hydroponic farms to the area. *Mark Hoffman / Milwaukee Journal Sentinel*

DEMAIN
Building Tomorrow

[redacted] - MAKER'S ROW

6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

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ARCHITECTURAL

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ARCHITECT
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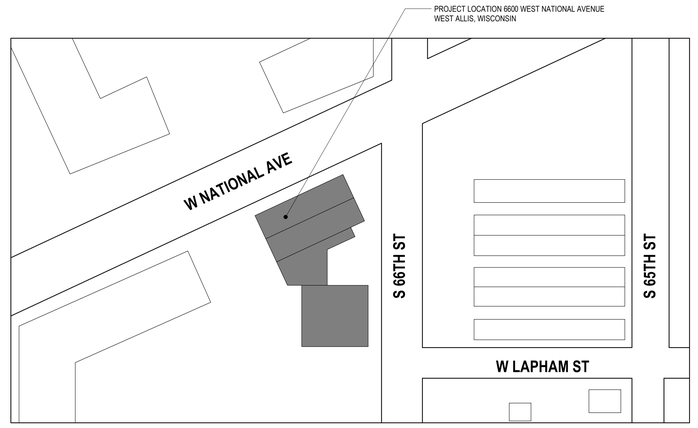
FT. THOMAS
KY
PROFESSIONAL ENGINEER
9/26/2025



PROJECT LOCATION

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

CLIENT:

DEMAIN
Building Tomorrow

PROJECT TITLE:

[redacted] - MAKER'S ROW

6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

ISSUE:

1	09/26/2025	PERMIT REVIEW SET

PROJECT INFORMATION:

PROJECT NUMBER:	2025-0210.00
DATE:	08/22/2025
DRAWN BY:	BAD
CHECKED BY:	RRJ
APPROVED BY:	CWH
SCALE:	AS NOTED

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

G-001

GENERAL NOTES

1. GRAPHICS: EXISTING CONSTRUCTION (PARTITIONS, DOORS, PLUMBING FIXTURES, CASEWORK, EQUIPMENT, ETC.) IS INDICATED ON THE FLOOR PLANS, WITH LINES IN A LIGHTER SHADE (SCREENED). EXISTING WALLS TO REMAIN ARE POCHED. NEW CONSTRUCTION IS INDICATED BY FULL INTENSITY (SOLID) LINES. ITEMS TO BE DEMOLISHED ARE INDICATED IN LIGHT FINELY DASHED LINES.

2. INTERPRETATION: THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

3. DOCUMENT DISCREPANCIES: WHENEVER THERE ARE DISCREPANCIES IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BASE HIS BID UPON THE BETTER QUALITY OR GREATER QUANTITY OF THE MATERIAL OR WORK DESCRIBED.

4. DRAWING SCALE: THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

5. FIELD CONDITIONS: THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

6. CONSTRUCTION MEANS... PROCEDURES: THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. ANY WORK THAT MUST BE REMOVED OR RELOCATED DUE TO LACK OF COORDINATION OF THE TRADES IS SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MAINTAIN A SECURE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

7. BUILDING SYSTEMS: THE GC SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE GC SHALL COORDINATE ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY CODE, THESE DOCUMENTS, OR MANUFACTURER'S RECOMMENDATIONS ARE MET OR EXCEEDED. LACK OF SPECIFIC DETAILS SHALL NOT BE AN EXCUSE FOR IMPROPER INSTALLATION OF ANY MATERIAL, DEVICE OR SYSTEM. WHERE DETAILS ARE NOT PROVIDED, THE GC SHALL REFER TO THE PRINTED MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION GUIDELINES. ALL INSTALLED SYSTEMS AND DEVICES ARE TO OPERATE QUIETLY AND WITHOUT EXCESSIVE VIBRATION. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS: MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, AND TELEPHONE EQUIPMENT.

8. CLEARANCES: THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT FOR PREPARATION OF COMPOSITE SHOP DRAWINGS FOR EACH FLOOR TO INSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC., WHILE MAINTAINING THE SPECIFIED CEILING HEIGHTS NOTED ON THE DRAWINGS. CLARIFY ANY CONFLICTS WITH ARCHITECT.

9. LOCATIONS: ELECTRICAL PANELS, TELEPHONE EQUIPMENT, FIRE EXTINGUISHERS, FIRE PULLS, LIGHTS/HORNS, SMOKE DETECTORS, THERMOSTATS, ETC., SHALL BE LOCATED IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING AGENCIES. ANY LOCATION NOT SPECIFICALLY SHOWN SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-OUT AND INSTALLATION. UNLESS OTHERWISE NOTED, THE ABOVE PANELS AND/OR EQUIPMENT SHALL BE FULLY RECESSED AND SHALL MAINTAIN THE INTEGRITY OF WALL FIRE RATING REQUIREMENTS.

10. GOVERNING AGENCIES: THE GC AND ALL OF THEIR FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.

11. PERMIT/INSPECTIONS: UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN AN OCCUPANCY PERMIT AS REQUIRED FROM THE GOVERNING CODES. SUBMIT ONE COPY OF THE PERMIT TO THE OWNER WITH FINAL APPLICATION OF PAYMENT.

12. LIFE SAFETY TESTING: THE GC SHALL PROVIDE THE OWNER AND THE LOCAL FIRE DEPARTMENT WRITTEN NOTICE NINETY-SIX (96 HOURS) IN ADVANCE OF ANY LIFE SAFETY SYSTEM SHUT DOWN OR TESTING. THE GC SHALL TELEPHONE THE FIRE DEPARTMENT IMMEDIATELY PRIOR TO SUCH TESTING OR SHUT DOWN TO INFORM THEM OF THE EXACT TIME OF THE ANTICIPATED ALARM CONDITION. THE GC SHALL NOTIFY THE FIRE DEPARTMENT IMMEDIATELY UPON COMPLETION OF THE TEST OR SHUT DOWN TO RE-ESTABLISH EMERGENCY RESPONSE TO ALARM CONDITIONS.

13. DOORS: UNDERCUTTING OF DOORS SHALL BE DONE IN ACCORDANCE WITH NFPA 80 (CURRENT ISSUE) TABLE 1-1.1.4.

14. BLOCKING: PROVIDE METAL STUD BLOCKING IN PARTITIONS BEHIND ALL WALL-HUNG OR WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING OR OTHER DEVICES.

15. TOXIC MATERIAL: IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED, SEAL OFF THE PERIMETER, AND REPORT THE CONDITION TO THE OWNER AND ARCHITECT IN WRITING. NO NEW BUILDING MATERIAL SHALL CONTAIN ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL AS DEFINED BY STATE AND FEDERAL REGULATORY AGENCIES.

16. PARTITIONS: PARTITIONS EXTENDING TO THE STRUCTURE ABOVE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED ASSEMBLIES AND SMOKE BARRIERS SHALL BE MAINTAINED AT CORNERS AND INTERSECTIONS OF LOWER PRIORITY PARTITIONS. ALL HORIZONTAL AND VERTICAL FIRE AND/OR SMOKE BARRIERS, INCLUDING ALL FLOOR STRUCTURES, SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ONE BARRIER TO ANOTHER, OR COMBINATION THEREOF. BARRIERS MUST BE CONTINUOUS THROUGH CONCEALED SPACES AND INTERSTITIAL SPACES. SEAL COMPLETELY ALL OPENINGS WITH UL (OR OTHER TESTING AGENCY) APPROVED ASSEMBLIES WHERE FIRE BARRIERS ARE PENETRATED OR ABUT OTHER FIRE BARRIERS, EXTERIOR WALLS, AND FLOORS ABOVE AND BELOW BARRIER. ALL FIRE BARRIERS ARE TO BE CONSTRUCTED ACCORDING TO THE TESTING LABORATORY SPECIFICATIONS. ALL SMOKE BARRIERS SHALL BE A MINIMUM OF 1-HOUR FIRE RESISTANT CONSTRUCTION. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND ALL FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. STENCILING TO BE IN RED LETTERS, NO LESS THAN 4" TALL WITH A RED BAND EXTENDING THE LENGTH OF THE PARTITION. STENCILED IDENTIFICATION TO READ "(X) HOUR RATED FIRE AND/OR SMOKE BARRIER, PROTECT ALL OPENINGS". STENCILED IDENTIFICATION TO BE POSITIONED TO BE READILY VISIBLE FROM BOTH SIDES OF THE BARRIER AND SUCH THAT FROM ANY ACCESS POINT AT LEAST ONE IDENTIFICATION MARKER MAY BE READ.

17. PENETRATIONS: PENETRATIONS OF PIPES, TUBES, CONDUIT, WIRES, CABLES, DUCTS, VENTS, CABINETS, LIGHTING, AND OTHER FIXTURES THROUGH FIRE RATED ASSEMBLIES SHALL BE INSTALLED AND PROTECTED TO MAINTAIN FIRE RATING.

18. PROTECTION OF FLOOR SURFACES: CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL FINISHED FLOOR SURFACES, EXISTING OR NEW INCLUDING BUT NOT LIMITED TO, CERAMIC TILE, VINYL TILE, CONCRETE, ETC., THROUGHOUT THE CONSTRUCTION PERIOD.

19. COMMUNICATION EQUIPMENT: THE GC SHALL COORDINATE THE WORK THEY ARE RESPONSIBLE FOR WITH THE OWNER'S COMMUNICATION SERVICE PROVIDERS. COORDINATE THE LOCATION OF ALL SYSTEM CONTROLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER, AND THE ARCHITECT PRIOR TO INSTALLATION. OWNER'S COMMUNICATION PROVIDER TO ASSURE THAT JUXTAPOSING OF ELECTRICAL AND DATA LINES WILL NOT RESULT IN INTERFERENCE, STATIC, OR IN ANY OTHER WAY DISRUPT THE NORMAL FUNCTION OF THE DATA/COMMUNICATION SYSTEM(S).

20. SUBSTRATE PREPARATIONS: ALL SUBSURFACES SHALL BE PROPERLY PREPARED BEFORE APPLICATION OF FINISHES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUBSTRATE CONDITIONS WHERE FINISHES ARE APPLIED.

21. DIMENSION STANDARDS: DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A +/- SYMBOL. ONLY NORMAL INDUSTRY STANDARD TOLERANCES ARE ACCEPTABLE DEVIATIONS FROM DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS. ALL DIMENSIONS NOTED AS "CLEAR" SHALL MAINTAIN THE FULL SPACE INDICATED WITHOUT ENCROACHMENTS. ALL VERTICAL HEIGHTS INDICATED ARE FROM THE FINISH FLOOR ELEVATION AT THE BASE OF THE ITEM INDICATED, UNLESS NOTED OTHERWISE. WHERE WALLS, JAMBS, OR OTHER ITEMS ARE NOTED TO "ALIGN", THE FACE OF ITEMS INDICATED SHALL BE IN LINE WITH EACH OTHER TO FORM A STRAIGHT LINE, FREE OF OFFSETS OR DEVIATIONS. FIELD VERIFY ALL DIMENSIONS. UNLESS NOTED OTHERWISE, DIMENSIONS ARE ACTUAL, NOT NOMINAL, AS FOLLOWS:
COLUMNS - FROM CENTER LINE TO CENTERLINE
INTERIOR PARTITIONS - FROM STUD FACE TO STUD FACE
CONCRETE/MASONRY - FROM FINISH FACE TO FINISH FACE
EXTERIOR WALLS - FROM EXTERIOR FACE TO INTERIOR FINISH FACE OF WALL

CONTRACTOR NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UNDERGROUND UTILITIES LOCATED AND MARKED PRIOR TO CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ALL UTILITIES, VEGETATION, AND EXISTING CONDITIONS WITHIN THE PROJECT LIMITS DURING CONSTRUCTION.

3. CONTRACTOR TO LAY OUT ALL NEW IMPROVEMENTS AND RECEIVE APPROVAL PRIOR TO CONSTRUCTION.

4. CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION.

RENOVATION GENERAL NOTES

1. PROTECTION OF EXISTING TO REMAIN: THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR. IN PARTICULAR, THE CONTRACTOR SHALL MAINTAIN A DUST-FREE ENVIRONMENT.

2. SCHEDULING: THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:
   A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
   B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

3. CLEARANCES: THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

4. MATERIAL ALIGNMENT: THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.

5. AS BUILT VERIFICATION: THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

6. REMOVAL SURVEY: THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING, AND ELECTRICAL WORK.

7. CONSTRUCTION DEFECTS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.

8. CORRECTING DEFECTIVE WORK: THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR GYPSUM BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

9. PIPING: ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.

10. FIXTURE REMOVAL: REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.

11. COORDINATION: COORDINATE PLANS FOR NEW CONSTRUCTION WITH DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC. NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

DEMOLITION GENERAL NOTES

1. ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN, AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.

2. COMPLY WITH EPA REGULATIONS AND HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

3. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.

4. DEMOLISH ITEMS AS INDICATED ON THE DEMOLITION DRAWING.

5. MAINTAIN SERVICES/SYSTEMS NOT INDICATED TO BE DEMOLISHED AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. BEFORE PROCEEDING WITH DEMOLITION, PROVIDE TEMPORARY SERVICES/SYSTEMS THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICES/SYSTEMS TO OTHER PARTS OF THE BUILDING.

6. LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.

7. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

8. PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN OR CONSTRUCTION BEING DEMOLISHED.

9. PROVIDE TEMPORARY WEATHER PROTECTION TO PREVENT WATER LEAKAGE AND DAMAGE TO STRUCTURE AND INTERIOR AREAS.

10. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FURNITURE, FURNISHINGS, AND EQUIPMENT THAT HAVE NOT BEEN REMOVED.

    A. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
    B. PROMPTLY REMOVE DEMOLISHED MATERIALS FROM OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM. DO NOT BURN DEMOLISHED MATERIALS.

DEFINITIONS AND TERMINOLOGY

"TYPICAL": UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH ORIGINAL CONDITION INDICATED.

"SIMILAR": MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS, WHICH VARY FROM TYPICAL OR SIMILAR CONDITION INDICATED.

"OPPOSITE HAND": MEANS CONDITION IS MIRROR IMAGE OF DETAIL REFERENCED.

"ALIGN": MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS, ETC.), WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS VOIDS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.

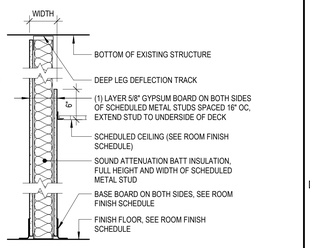
"OFOI": MEANS "OWNER FURNISHED, OWNER INSTALLED"

"UNO": MEANS "UNLESS NOTED OTHERWISE"

"OFCI": MEANS "OWNER FURNISHED, CONTRACTOR INSTALLED"

REFERENCES: ALL REFERENCES TO CONTRACTOR SHALL REFER TO GENERAL CONTRACTOR AND/OR SUB CONTRACTOR. ALL REFERENCES TO THE OWNER SHALL MEAN THE OWNER OR THE OWNER'S AGENT.

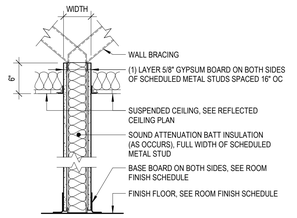
NON-RATED PARTITION: (2) SIDES 5/8" GYPSUM BOARD FULL HEIGHT WITH DEFLECTION TRACK



PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
G1A	1 5/8" MTL STUDS	2 7/8"		35 / 40
G2A	2 1/2" MTL STUDS	3 3/4"		40 / 45
G3A	3 5/8" MTL STUDS	4 7/8"		43 / 48
G4A	4" MTL STUDS	5 1/4"		44 / 49
G6A	6" MTL STUDS	7 1/4"		46 / 51

NOTE:
1. "" AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.
2. STC RATING BASED ON WALLS WITH INSULATION AND 20 GA / 25 GA METAL STUDS

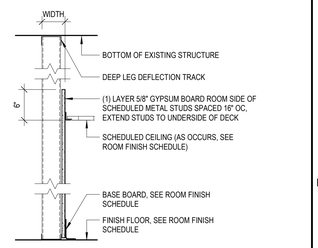
NON-RATED PARTITION: (2) SIDES 5/8" GYPSUM BOARD PARTIAL HEIGHT



PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
G1D	1 5/8" MTL STUDS	2 7/8"		
G2D	2 1/2" MTL STUDS	3-3/4"		
G3D	3 5/8" MTL STUDS	4-7/8"		
G4D	4" MTL STUDS	5 1/4"		
G6D	6" MTL STUDS	7 1/4"		

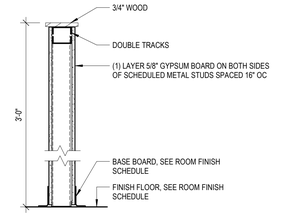
NOTE:
1. "" AFTER THE PARTITION # INDICATES WALL WITHOUT INSULATION.

NON-RATED PARTITION: (1) SIDE 5/8" GYPSUM BOARD PARTIAL HEIGHT



PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
G0F	7/8" MTL FURRING CHANNELS	1 1/2"		
G1F	1 5/8" MTL STUDS	2 1/4"		
G2F	2 1/2" MTL STUDS	3 1/8"		
G3F	3 5/8" MTL STUDS	4 1/4"		
G4F	4" MTL STUDS	4 5/8"		
G6F	6" MTL STUDS	6 5/8"		

NON-RATED PARTITION: (2) SIDE 5/8" GYPSUM BOARD PARTIAL HEIGHT



PARTITION #	DESCRIPTION	WIDTH	REF TEST	STC
G0B	7/8" MTL FURRING CHANNELS	1 1/2"		
G1B	1 5/8" MTL STUDS	2 1/4"		
G2B	2 1/2" MTL STUDS	3 1/8"		
G3B	3 5/8" MTL STUDS	4 1/4"		
G4B	4" MTL STUDS	4 5/8"		
G6B	6" MTL STUDS	6 5/8"		

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CLIENT:

DEMAIN
Building Tomorrow

PROJECT TITLE:

[redacted] - MAKER'S ROW

6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

ISSUE:

1	09/26/2025	PERMIT REVIEW SET

PROJECT INFORMATION:

PROJECT NUMBER:	2025-0210.00
DATE:	08/22/2025
DRAWN BY:	BAD
CHECKED BY:	RRJ
APPROVED BY:	CWH
SCALE:	AS NOTED

SHEET TITLE:

GENERAL INFORMATION

SHEET NUMBER:

A-001

REFLECTED CEILING PLAN SYBMOLS KEY

- 2'x2' CEILING GRID WITH ACOUSTICAL TILE
- 2'x4' CEILING GRID WITH ACOUSTICAL TILE
- 2'x2' CEILING GRID WITH VINYL FACE GYPSUM BOARD TILE
- 2'x4' CEILING GRID WITH VINYL FACE GYPSUM BOARD TILE
- GYPSUM BOARD CEILING
- MOISTURE RESISTANT GYPSUM BOARD CEILING (MR)
- GYPSUM BOARD SOFFIT/HEADER WITH HEIGHT (9'-0")
- 2'x4' LAY-IN LIGHT FIXTURE
- TYPICAL - SHADED FIXTURE REPRESENTS EMERGENCY OR NIGHT LIGHTING CIRCUIT
- 1'x4' LAY-IN LIGHT FIXTURE
- 2'x2' LAY-IN LIGHT FIXTURE
- 2'x4' SURFACE MOUNTED LIGHT FIXTURE
- 1'x4' SURFACE MOUNTED LIGHT FIXTURE
- 2'x2' SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED EXIT SIGN - SHADING REPRESENTS FACE OF SIGNAGE - ARROW INDICATES DIRECTION TO EXIT
- CEILING MOUNTED EXIT SIGN - SHADING REPRESENTS FACE OF SIGNAGE - ARROW INDICATES DIRECTION TO EXIT
- HVAC SUPPLY AIR GRILLE
- HVAC RETURN AIR GRILLE
- HVAC TRANSFER AIR GRILLE
- HVAC EXHAUST AIR GRILLE
- HVAC LINEAR SLOT DIFFUSER
- RECESSED DOWN LIGHT FIXTURE
- SURFACE MOUNTED TRACK LIGHTING
- CEILING ACCESS PANEL
- SP SPEAKER
- SPRINKLER HEAD

NOTE:
- SEE ELECTRICAL DRAWINGS FOR SPECIFIC LIGHT FIXTURE INFORMATION AND CIRCUITING.
- SEE MECHANICAL DRAWINGS FOR LOUVER AND GRILLE SIZES.

SYMBOL LEGEND

LINE
- BEYOND
- BATT INSULATION
- CENTER, GRID
- DEMOLITION
- EXISTING (HALFTONE)
- HIDDEN
- MATCHLINE
- NEW (CUT)
- NEW (PROJECTION)
- OVERHEAD

MATERIAL
- ALUMINUM
- BRICK
- CONCRETE
- CONCRETE MASONRY UNIT
- EARTH
- GRAVEL
- GYPSUM BOARD, MORTAR, GROUT, BLOWN INSULATION
- WOOD
- STEEL
- RIGID INSULATION, SPRAY APPLIED FOAM
- ACOUSTIC TILE (SECTION CUT)
- ACOUSTIC TILE (SECTION CUT)

REFERENCE
- N — NORTH INDICATOR
- A3 / A-501 — DETAIL VIEW INDICATOR
- A1 / D1 / A-301 / B1 / C1 — ELEVATION VIEW INDICATOR
- 1 / A-002 — SECTION VIEW INDICATOR
- 1/A-002 — VIEW INDICATOR
- 1 — GRID INDICATOR
- 1 — EXISTING GRID INDICATOR
- 101 — WINDOW TYPE INDICATOR
- BREAK LINE
- SPAN DIRECTION INDICATOR
- OPENING (FLOOR, ROOF OR WALL)
- TOC 100'-0" — ELEVATION INDICATOR
- KEYED NOTE INDICATOR (DEMOLITION WORK)
- 1 — KEYED NOTE INDICATOR (NEW OR PROPOSED WORK)
- GF3A — WALL TYPE INDICATOR
- REVISION CLOUD
- 1 — REVISION INDICATOR
- 101 — DOOR TYPE INDICATOR

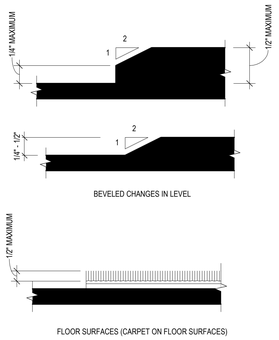
VIEW LOCATION LEGEND

D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

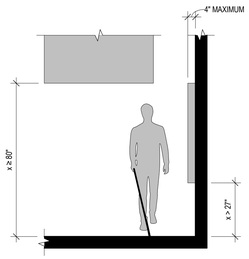
LIST OF SHEETS

A-001	GENERAL INFORMATION
A-002	GENERAL INFORMATION
A-003	LIFE SAFETY AND BUILDING CODE
A-101	OVERALL AND ENLARGED PLANS
A-103	REFLECTED CEILING PLAN
A-201	INTERIOR ELEVATIONS
A-301	SECTIONS
A-501	DETAILS
A-601	SCHEDULES
A-701	SPECIFICATIONS

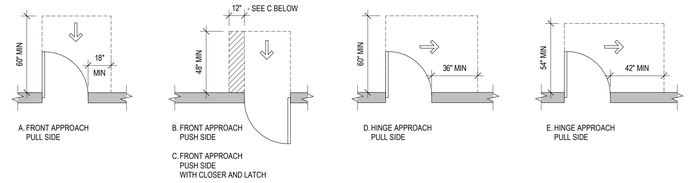
ADA FLOOR TRANSITIONS

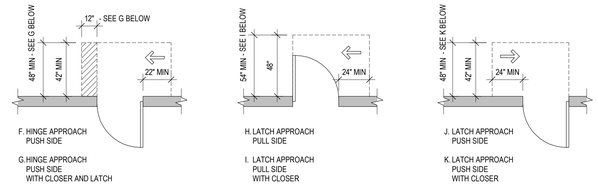


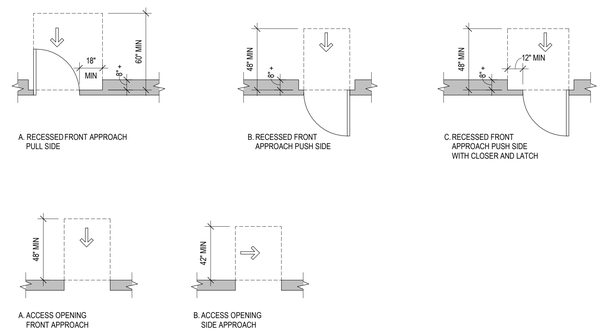
LIMITS OF PROTRUDING OBJECTS



TYPICAL ADA MANEUVERING CLEARANCES AT DOORS AND DOORWAYS



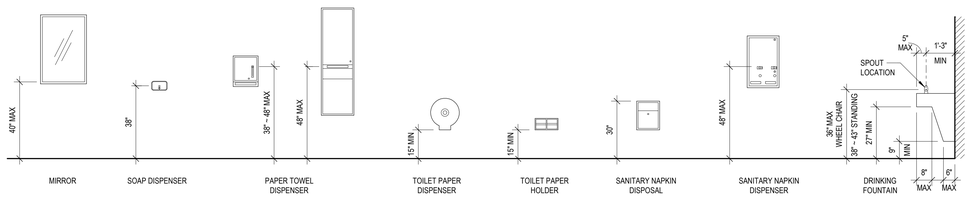




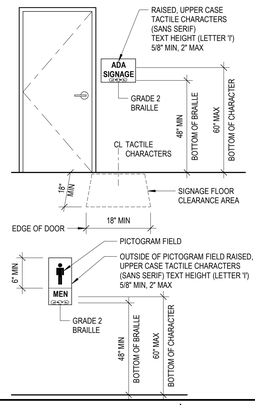
ABBREVIATIONS

A/V	AUDIO VISUAL
AC	ACOUSTIC
ACT	ACOUSTICAL TILE CEILING
ACU	AIR CONDITIONING UNIT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
BLDG	BUILDING
BO	BOTTOM OF
BOE	BOTTOM OF EXISTING
BRG	BEARING
CAB	CABINET
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONTR	CONTRACTOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CTRL	CONTROL
CU FT	CUBIC FOOT
CU IN	CUBIC INCH
CU YD	CUBIC YARD
DEG	DEGREES
DBL	DOUBLE
DEMO	DEMOLISH/DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DF	DRINKING FOUNTAIN
DN	DOWN
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EJ	EXPANSION JOINT
ENGR	ENGINEER
EOD	EDGE OF DECK
EOS	EDGE OF SLAB
EPX	EPOXY
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EXPOSED STRUCTURE
ETR	EXISTING TO REMAIN
EWH	ELECTRICAL WATER HEATER
EX	EXISTING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FLR	FLOOR
FT	FEET
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GB	GYPSUM BOARD
GC	GENERAL CONTRACTOR
GL	GLASS
GWB	GYPSUM WALLBOARD
HM	HOLLOW METAL
HP	HORSEPOWER
HR	HOUR
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
IE	INVERT ELEVATION
ILO	IN LIEU OF
IN	INCHES
INSUL	INSULATION
IT	INFORMATION TECHNOLOGY
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVR	LOUVER
MAU	MAKEUP AIR UNIT
MAX	MAXIMUM
MECH	MECHANICAL
MEP	MECHANICAL, ELECTRICAL, AND PIPING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MP	METAL PANEL
MTL	METAL
MW	MICROWAVE
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NP	NAPKIN DISPOSAL
NTS	NOT TO SCALE
OC	ON CENTER
OLF	OCCUPANT LOAD FACTOR
PF	PREFINISHED
PLBG	PLUMBING
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFRIGERATOR
REQD.	REQUIRED
REV	REVISION
RTU	ROOF TOP UNIT
SAN	SANITARY
S&V	STAIN AND VARNISH
SCHD	SCHEDULE
SD	SOAP DISPENSER
SF	SQUARE FOOT
SIM	SIMILAR
SPEC	SPECIFICATION
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUC	STRUCTURAL
SUSP	SUSPENDED
STM	STORMWATER
TD	TOWEL DISPENSER
TO	TOP OF
TOC	TOP OF CONCRETE
TOE	TOP OF EXISTING
TOF	TOP OF FOUNDATION
TOS	TOP OF STEEL
TOW	TOP OF WALL
TP	TOILET PAPER
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V	VARNISH
VIF	VERIFY IN FIELD
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
VFGT	VINYL FACED GYPSUM TILE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WND	WINDOW
WR	WASTE RECEPTACLE
WS	WORKSTATION
WTR	WATER

TYPICAL TOILET ACCESSORIES ADA MOUNTING HEIGHTS



ACCESSIBLE TACTILE SIGN LOCATION



TACTILE SIGNAGE REQUIREMENTS:

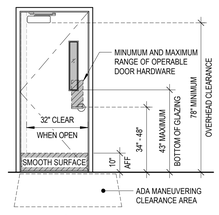
- SIGNAGE REQUIRED AT DOORS INCLUDING BUT NOT LIMITED TO:
  - AREA OF REFUGE
  - EXTERIOR AREA FOR ASSISTED RESCUE
  - EXIT STAIRWAY
  - EXIT RAMP
  - EXIT PASSAGE WAY
  - EXIT DISCHARGE
- SIGNAGE REQUIRED AT PERMANENT ROOMS AND SPACES INCLUDING BUT NOT LIMITED TO:
  - TOILET ROOMS
  - VENDING AREAS
  - CONFERENCE ROOMS
  - MECHANICAL ROOMS
- DOOR SIGNAGE LOCATIONS:
  - ON WALL ADJACENT TO LATCH SIDE OF DOOR AS SHOWN IN ELEVATION
  - ON WALL RIGHT OF BOTH ACTIVE DOUBLE DOORS
  - ON INACTIVE LEAF OF DOUBLE DOORS
  - ON PUSH SIDE OF DOORS WITH CLOSERS BUT WITHOUT HOLD-OPEN DEVICES
  - WHERE NO WALL SPACE OCCURS AT LATCH SIDE OF SINGLE DOOR, OR RIGHT SIDE OF BOTH ACTIVE DOUBLE DOORS, LOCATE SIGNAGE AT NEAREST ADJACENT WALL
- COMPLY WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1 REGARDING REQUIREMENTS FOR:
  - RAISED CHARACTERS
  - STYLE
  - CHARACTER PROPORTIONS AND HEIGHT
  - STROKE THICKNESS
  - SPACING
  - BRAILLE REQUIREMENTS

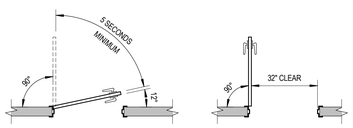
NON-TACTILE SIGNAGE REQUIREMENTS:

(VISUAL CHARACTERS WITHOUT BRAILLE)

- SIGNAGE AT LOCATIONS WHERE TACTILE SIGNAGE IS NOT REQUIRED BY CODE.
- ANY SIGNAGE PROVIDED THAT'S NOT REQUIRED BY CODE, SHALL CONFORM TO THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND ICC/ANSI A117.1 FOR VISUAL CHARACTERS REQUIREMENTS.
- SIGNAGE SHALL COMPLY WITH THE 2010 ADA AND ICC/ANSI A117.1 FOR:
  - FINISH AND CONTRAST
  - CHARACTER CASE, STYLE, PROPORTIONS, HEIGHT AND SPACING
  - STROKE THICKNESS
  - CHARACTER HEIGHT AND VIEWING DISTANCE

ACCESSIBLE DOOR COMPLIANCE





COMPLIANCE REQUIREMENTS:

- CLOSER: CLOSING SPEED 5 SECONDS MINIMUM FROM 90° TO 12° (SPRING HINGES: 1.5 SECONDS MINIMUM FROM 70° TO 0°). SEE PLAN VIEW BELOW.
- OPENING FORCE: 5 LBS MAXIMUM (EXCLUDING EXTERIOR HINGED DOORS AND FIRE DOORS).
- VISION LITES: 43" MAXIMUM ACCESSIBLE VIEWING HEIGHT AFF.
- SMOOTH SURFACE: FULL WIDTH OF DOOR ON PUSH SIDE FROM 10" MINIMUM AFF.
- THRESHOLD: 1/2" MAXIMUM HEIGHT.

GRÄEF

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Suite 300
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CLIENT:

DEMAIN
Building Tomorrow

PROJECT TITLE:

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6600 WEST NATIONAL AVENUE
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PROJECT INFORMATION:

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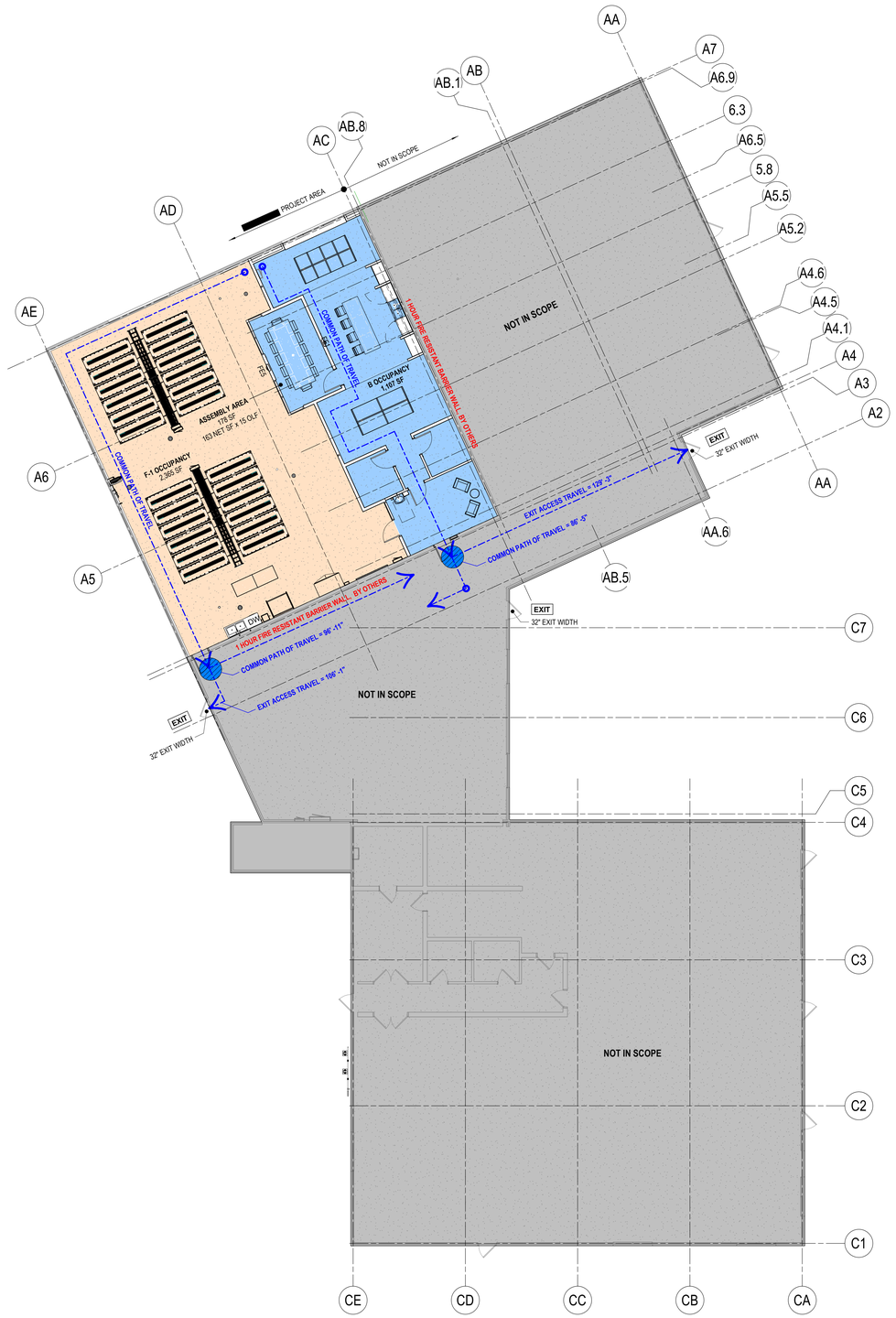
DRAWN BY:	BAD
CHECKED BY:	RRJ
APPROVED BY:	CWH
SCALE:	AS NOTED

SHEET TITLE:

GENERAL INFORMATION

SHEET NUMBER:

A-002



A1 OVERALL LIFE SAFETY PLAN
1" = 10'-0"

N
TRUE NORTH

FIRE EXTINGUISHER KEY

1. FOR FIRE EXTINGUISHERS LESS THAN 40LBS:
   A. TOP OF FIRE EXTINGUISHER SHALL NOT EXCEED 5'-0" ABOVE FINISH FLOOR.
   B. BOTTOM OF FIRE EXTINGUISHER SHALL BE 4" MINIMUM ABOVE FINISH FLOOR.

2. FOR FIRE EXTINGUISHERS GREATER THAN OR EQUAL TO 40LBS:
   A. TOP OF FIRE EXTINGUISHER SHALL NOT EXCEED 3'-6" ABOVE FINISH FLOOR.
   B. BOTTOM OF FIRE EXTINGUISHER SHALL BE 4" MINIMUM ABOVE FINISH FLOOR.

3. FOR FIRE EXTINGUISHER CABINETS AND ADA COMPLIANCE:
   A. CENTER CABINET PULL MAXIMUM 48" ABOVE FINISH FLOOR.
   B. MAXIMUM 4" PROJECTION FOR SEMI-RECESSED WALL CABINETS.

REFER TO ICC A117.1-2009, OSHA 29 CFR 1910.157 AND NFPA-10 FOR ADDITIONAL INFORMATION.

PORTABLE FIRE EXTINGUISHERS

FE1 CLASS A TYPE (ORDINARY COMBUSTIBLES) SEMI-RECESSED FIRE EXTINGUISHER.

FE2 **NOT APPLICABLE**
CLASS A, B TYPE (ORDINARY COMBUSTIBLES AND FLAMMABLE LIQUIDS) FIRE EXTINGUISHER.

FE3 **NOT APPLICABLE**
CLASS A, C TYPE (ORDINARY COMBUSTIBLES AND ELECTRICAL EQUIPMENT) FIRE EXTINGUISHER.

FE4 **NOT APPLICABLE**
CLASS B, C TYPE (FLAMMABLE LIQUIDS AND ELECTRICAL EQUIPMENT) FIRE EXTINGUISHER.

FE5 CLASS A, B, C TYPE (ORDINARY COMBUSTIBLES, FLAMMABLE LIQUIDS AND ELECTRICAL EQUIPMENT) SEMI-RECESSED FIRE EXTINGUISHER.

FE6 **NOT APPLICABLE**
CLASS K TYPE (COOKING MEDIA) FIRE EXTINGUISHER.

FE7 **NOT APPLICABLE**
CLASS A, K TYPE (ORDINARY COMBUSTIBLES AND COOKING MEDIA) FIRE EXTINGUISHER.

FE8 **NOT APPLICABLE**
CLASS D TYPE (COMBUSTIBLE METALS) FIRE EXTINGUISHER.

FIRE EXTINGUISHER CALCULATIONS

NFPA 13: OCCUPANCY HAZARD CLASSIFICATION

LIGHT HAZARD OCCUPANCY:
WORKSPACE, CONFERENCE, KITCHENETTE, HUDDLE, ENTRY WAITING, VESTIBULE

ORDINARY HAZARD OCCUPANCY:
ACRE CONNECT FARM AREA

EXTRA HAZARD OCCUPANCY:
NOT APPLICABLE

NFPA 10: CLASSIFICATION OF FIRE

CLASS A TYPE (ORDINARY COMBUSTIBLES)
LOCATION: ACRE CONNECT FARM AREA, WORKSPACE, CONFERENCE, KITCHENETTE, HUDDLE, ENTRY WAITING, VESTIBULE

FIRE EXTINGUISHER DISTRIBUTION

KITCHENETTE: LIGHT HAZARD
(1) FE1 = 4A FIRE EXTINGUISHER
11,250 SQUARE FEET COVERAGE PER FIRE EXTINGUISHER.
75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER.

ACRE CONNECT FARM AREA: ORDINARY HAZARD
(1) FE5 = 4A:10B:C FIRE EXTINGUISHER
6,000 SQUARE FEET COVERAGE PER FIRE EXTINGUISHER.
75'-0" MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER.

CLASS ABC FIRE EXTINGUISHER KEY

ADEQUATE FOR ORDINARY FIRES
PROVIDES APPROXIMATELY 4 GALLONS OF WATER
PROVIDES 80 SQ/FT OF COVERAGE
ADEQUATE FOR FLAMMABLE LIQUID FIRES
ADEQUATE FOR ELECTRICAL FIRES

4A:80B:C

PARTITION LEGEND

GF3A1

1. MATERIAL
2. FIRE RATED ASSEMBLY
3. MATERIAL SIZE
4. ASSEMBLY SERIES
5. HOURLY RATING (MASONRY)

1. MATERIAL
THIS CHARACTER DENOTES THE CONSTRUCTION MATERIAL FOR THE WALL ASSEMBLY.

2. FIRE RESISTANT RATED WALL ASSEMBLY (WHERE SHOWN)
DENOTES THAT THE WALL ASSEMBLY IS FIRE RATED IF THE LETTER 'F' IS PRESENT AFTER THE MATERIAL.

3. MATERIAL SIZE
THIS CHARACTER DENOTES THE CONSTRUCTION MATERIAL'S SIZE WITH THE NUMBER USUALLY CORRELATING WITH THE MATERIAL'S WIDTH.

4. ASSEMBLY SERIES
THIS CHARACTER DENOTES THE ASSEMBLY SERIES FOR THAT MATERIAL TO WHICH THE WALL BELONGS.

5. HOURLY RATING (MASONRY ONLY)
INDICATES HOURLY FIRE RATING AT MASONRY WALL ASSEMBLY ONLY.

PARTITION KEY

1. MATERIAL

STANDARD WALLS
A ACOUSTIC WALL (METAL STUD)
C CONCRETE
G GYPSUM BOARD (METAL STUD)
GW GYPSUM BOARD (WOOD STUD)
L LEAD LINED GYPSUM (METAL STUD)
M CONCRETE MASONRY UNIT (CMU)
MP METAL PANEL
P PRECAST CONCRETE

ASSEMBLY WALLS
BG BRICK VENEER / GYPSUM
BM BRICK VENEER / CONCRETE MASONRY
BX BRICK VENEER / CONCRETE MASONRY / GYPSUM
MG CONCRETE MASONRY / GYPSUM
SM STONE / CONCRETE MASONRY
SX STONE / CONCRETE MASONRY / GYPSUM
SG STONE / GYPSUM

3. MATERIAL SIZE

METAL STUDS
0 7/8" FURRING CHANNEL
1 1 5/8" METAL STUD
2 2 1/2" METAL STUD
3_ 3 1/2" METAL STUD
3 3 5/8" METAL STUD
4 4" METAL STUD
6 6" METAL STUD

MASONRY WALLS
2 1 5/8" CMU
4 3 5/8" CMU
6 5 5/8" CMU
8 7 5/8" CMU
10 9 5/8" CMU
12 11 5/8" CMU

BUILDING CODE DATA

APPLICABLE CODE RESOURCE:
WISCONSIN COMMERCIAL BUILDING CODE (BASED ON 2015 IBC)

MIX USE OCCUPANCY: *IBC chapter 3*
MAIN OCCUPANCY: GROUP F-1 GROUP B

EXISTING TYPE OF CONSTRUCTION: *IBC chapter 6* IIB

FIRE-RESISTANT RATING REQUIRED: *IBC section 601*

PRIMARY STRUCTURE:	0 HOUR
EXTERIOR BEARING WALLS:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
EXTERIOR NON-BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

SEPARATION OF OCCUPANCIES REQUIRED: *IBC section 508.4*
■ NO ☐ YES

FIRE WALL SEPARATION PROVIDED TO CREATE SEPARATE BUILDINGS:
■ NO ☐ YES

FIRE WALL(S) REQUIRED: *IBC section 706*
■ NO ☐ YES

FIRE BARRIER(S) REQUIRED: *IBC section 707*
■ NO ☐ YES

SHAFT ENCLOSURE(S) REQUIRED: *IBC section 713*
■ NO ☐ YES

SPRINKLER SYSTEM: NO ☐ YES NFPA 13 ■

SMOKE AND HEAT REMOVAL: *IBC section 910*
GROUP F1 OR S1
> 50,000 SF OF UNDIVIDED AREA NO ■ YES ☐

IF AREA(S) OVER 50,000 SF IS UNDIVIDED, PROVIDE MEANS FOR SMOKE AND HEAT MITIGATION:
☐ SMOKE AND HEAT VENTS
☐ MECHANICAL SMOKE REMOVAL SYSTEM
☐ SPRINKLERS ARE ESFR
☐ SPRINKLERS ARE CONTROL MODE SPECIAL APPLICATION
☐ AREA WILL BE DIVIDED WITH THE USE OF DRAFT CURTAINS

HIGH PILED COMBUSTIBLE STORAGE:
IBC section 910 AND IFC chapter 32
■ NO ☐ YES

EXISTING BUILDING AREA (ONE STORY): *IBC section 506* 15,164 SF

ACTUAL TENANT SPACE AREA: 3,650 SF **(SEE NOTE 1)**

OCCUPANT LOAD: *IBC section 1004*

SQUARE FOOTAGE BASED ON FUNCTION OF SPACE **(SEE NOTE 2)**

OCCUPANCY	AREA	SF / OLF	OCCUPANTS
A-3	163 SF	15/SF	10.86
B	1,107 SF	100/SF	11.07
F-1	2,365 SF	100/SF	23.65
TOTAL	3,635 SF **(SEE NOTE 3)**	TOTAL OCCUPANTS	46

COMMON PATH OF EGRESS : *IBC section 1006.2.1*
GROUP B AND F-1 100' - 0"

MAXIMUM EXIT DISTANCE ALLOWED: *IBC section 1017.2*
GROUP: B 300' - 0"
GROUP: F-1 Most Restrictive 250' - 0"

MAXIMUM EXIT DISTANCE PROVIDED:
GROUP: B 129' - 3"
GROUP: F-1 106' - 1"

AGGREGATE EXIT WIDTH REQUIRED: *IBC section 1005*
46 x .15" = 6.9"

AGGREGATE EXIT WIDTH PROVIDED:
3 Existing Egress Doors x 32" = 96" **(SEE NOTE 4)**

MINIMUM EXITS REQUIRED: *IBC section 1006.3.1* 2

EXITS PROVIDED: 3

SANITARY REQUIREMENTS: *IBC Section 2901*

MAXIMUM TOILET FACILITY TRAVEL DISTANCE ALLOWED: *IBC Section 2902.3.2* 500' - 0"

PLUMBING FIXTURES REQUIRED: *IBC Section 2902.1*
PER OCCUPANCY OCCUPANT LOAD

A-3 OCCUPANCY CLASSIFICATION 10.86 OCCUPANT LOAD

MALE (6)		FEMALE (6)	
WATERCLOSETS	1	WATERCLOSETS	1
LAVATORIES	1	LAVATORIES	1

B OCCUPANCY CLASSIFICATION 11.07 OCCUPANT LOAD

MALE (6)		FEMALE (6)	
WATERCLOSETS	1	WATERCLOSETS	1
LAVATORIES	1	LAVATORIES	1

F-1 OCCUPANCY CLASSIFICATION 23.65 OCCUPANT LOAD

MALE (12)		FEMALE (12)	
WATERCLOSETS	1	WATERCLOSETS	1
LAVATORIES	1	LAVATORIES	1

TOTAL REQUIRED

MALE		FEMALE	
WATERCLOSETS	3	WATERCLOSETS	3
LAVATORIES	3	LAVATORIES	3
DRINKING FOUNTAINS	1		

PLUMBING FIXTURES PROVIDED:
SEE NOTE 5

PURPOSE FOR PROJECT:

THE CLIENT WILL BE LEASING A PORTION OF THE EXISTING MAKER'S ROW BUILDING FOR THEIR OPERATIONS. THE SPACE WILL CONSIST OF A PRODUCTION SPACE WITH SUPPORT AREAS.

NOTES:

1. THE TENANT SPACE SQUARE FOOTAGE WAS CALCULATED FROM THE OUTSIDE FACE OF THE EXTERIOR WALLS, TO THE CENTER OF THE EXISTING FIRE RATED DEMISING WALLS. THIS SQUARE FOOTAGE SHALL NOT BE CONSIDERED THE TENANT'S USABLE FLOOR AREA. NOR SHALL IT BE CONSIDERED THE TENANT'S RENTABLE SQUARE FOOTAGE.
2. PER 2015 IBC SECTION 303.1.2, THE CONFERENCE ROOM (ASSEMBLY SPACE) SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY. HOWEVER IN DETERMINING THE OCCUPANT LOAD, THE OCCUPANT LOAD FACTOR ON TABLE 1004.1.2 IS USED.
3. THE OCCUPANT LOAD CALCULATIONS ARE BASED ON THE FUNCTION OF THE SPACE AND IS CALCULATED ACCORDING TO THE GROSS SQUARE FOOTAGE OR THE NET SQUARE FOOTAGE OF THE SPACE AS DEFINED ON TABLE 1004.1.2. THE TOTAL SQUARE FOOTAGE USED TO CALCULATE THE OCCUPANT LOAD WILL DIFFER FROM THE TENANT SPACE'S TOTAL SQUARE FOOTAGE.
4. PER SECTION 1005.3.2, EXCEPTION 1 OF THE 2015 IBC, THE EXIT WIDTH CAPACITY FACTOR MAY BE REDUCED TO 0.15 INCHES WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.
5. THE TOTAL NUMBER OF PLUMBING FIXTURES FOR THIS TENANT SPACE IS CALCULATED BASED ON THE OCCUPANT LOADS FOR EACH FUNCTION OF SPACE. ALL REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED BY THE OWNER AND SHALL BE ACCESSIBLE TO THE TENANT AS REQUIRED PER THE WISCONSIN BUILDING CODES.

OCCUPANCY CLASIFICATION KEY

GROUP B (BUSINESS OCCUPANCY)

GROUP F-1 MODERATE HAZARD (FACTORY INDUSTRIAL OCCUPANCY)

EXISTING MIXED USE OCCUPANCIES (GROUPS A, B, F AND S)

INTERIOR PARTITION NOTES

GENERAL

1. TYPICAL FLOOR PLAN DIMENSIONS FOR PARTITIONS ARE TO FINISH FACE OF GYPSUM BOARD OR MASONRY UNLESS NOTED OTHERWISE. MAINTAIN DIMENSIONS BETWEEN FACE OF FINISHES.
2. TYPICAL GYPSUM BOARD PARTITION WIDTH IS BASED ON 5/8" GYPSUM BOARD UNLESS NOTED OTHERWISE.
3. TYPICAL MASONRY UNIT WIDTH IS BASED ON ACTUAL UNIT DIMENSIONS UNLESS SHOWN OTHERWISE.
4. PARTITION WALL TYPES SHOW GENERAL REQUIREMENTS FOR PARTITIONS. REFER TO SPECIFICATIONS, PRODUCT TECHNICAL DATA AND REQUIREMENTS OF APPLICABLE TESTING AGENCIES FOR SPECIFICS OF PARTITION CONSTRUCTION REQUIREMENTS.
5. PARTITION REQUIREMENTS SHOWN ARE MINIMUM STANDARDS. WHERE ACTUAL CONDITIONS CAUSE PARTITION(S) TO EXCEED THE LIMITS PER THE MANUFACTURER'S RECOMMENDATIONS, REINFORCE PARTITION(S) AS REQUIRED.
6. PROVIDE BLOCKING OR BACKER MATERIAL FOR ATTACHMENT AND MOUNTING OF WALL-HUNG ITEMS OR EQUIPMENT. PROVIDE FIRE RETARDANT TREATED BLOCKING WHERE REQUIRED AT FIRE RESISTANT RATED WALLS AND AS REQUIRED BY CODE.
7. PROVIDE WATER RESISTANT GYPSUM BOARD AT AREAS REQUIRED BY CODE AND WHERE WALL FINISHES CONTAIN CERAMIC TILE, UNLESS NOTED OTHERWISE.
8. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRINGS ARE COPLANAR.

SOUND TRANSMISSION CLASS RATED PARTITIONS

1. THE STC RATINGS SHOWN ON THE PARTITION WALL TYPES ARE ONLY AN APPROXIMATION OF WHAT CAN BE POTENTIALLY ACHIEVED. STC RATINGS ARE INDICATED ON THE PARTITION WALL TYPES TABLE WHEN APPLICABLE.
2. FOR AN ACCURATE STC RATING, A PROPRIETARY WALL ASSEMBLY MAY BE APPROPRIATE. REFERENCE TESTS FOR STC RATED ASSEMBLIES ARE TYPICALLY PROPRIETARY AND MAY RESULT IN A HIGHER OR LOWER STC RATING THAN INDICATED.
3. REFERENCE TESTS AND STC RATINGS MAY DIFFER FROM MANUFACTURER TO MANUFACTURER AND PRODUCT TO PRODUCT, SO AS A RESULT, REFERENCE TEST NUMBERS ARE NOT INDICATED ON THE PARTITION WALL TYPES.
4. FILL EACH JOINT AND PENETRATION WITH SOUND ATTENUATED INSULATION AND SEAL TO ACHIEVE ACOUSTIC RATING.
5. IF DESIRED, TO ACHIEVE HIGHER STC RATINGS, BATT INSULATION SHOULD BE REPLACED WITH A HEAVIER, DENSER MATERIAL SUCH AS MINERAL WOOL.

FIRE RESISTANT RATED WALL ASSEMBLY

1. FIRE RATED ASSEMBLY TEST REFERENCES SHOWN ARE PER UNDERWRITERS LABORATORY.
2. PARTITION WALL TYPES SHOWN INDICATING A FIRE RESISTANT RATED ASSEMBLY PER UNDERWRITERS LABORATORY'S APPROVED UL DESIGN ARE FOR REFERENCE ONLY AND ARE PROVIDED TO SHOW DESIGN INTENT. OTHER TESTED AND APPROVED FIRE RESISTANT RATED ASSEMBLIES SIMILAR TO WHAT IS SHOWN MAY BE USED AS LONG AS THE ASSEMBLY'S FIRE RESISTANT RATING, WALL THICKNESS, AND MATERIAL ARE NOT CHANGED. PROVIDE ARCHITECT WITH APPLICABLE DATA FOR APPROVAL OF ALL SUBSTITUTIONS.
3. PROVIDE FIRE STOPPING AT PENETRATIONS AND CONNECTIONS TO ADJACENT ASSEMBLIES COMPLIANT WITH APPLICABLE TESTING AGENCY REQUIREMENTS.

LIFE SAFETY WALL RATINGS LEGEND

- STANDARD NON-RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 1 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 2 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 3 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 4 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** STANDARD NON-RATED CMU WALL
- **NOT APPLICABLE:** 1 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 2 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 3 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 4 HOUR FIRE-RESISTANT RATED CMU WALL

WALL RATINGS LEGEND

- STANDARD NON-RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 1 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 2 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 3 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** 4 HOUR FIRE-RESISTANT RATED GYPSUM BOARD WALL
- **NOT APPLICABLE:** STANDARD NON-RATED CMU WALL
- **NOT APPLICABLE:** 1 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 2 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 3 HOUR FIRE-RESISTANT RATED CMU WALL
- **NOT APPLICABLE:** 4 HOUR FIRE-RESISTANT RATED CMU WALL

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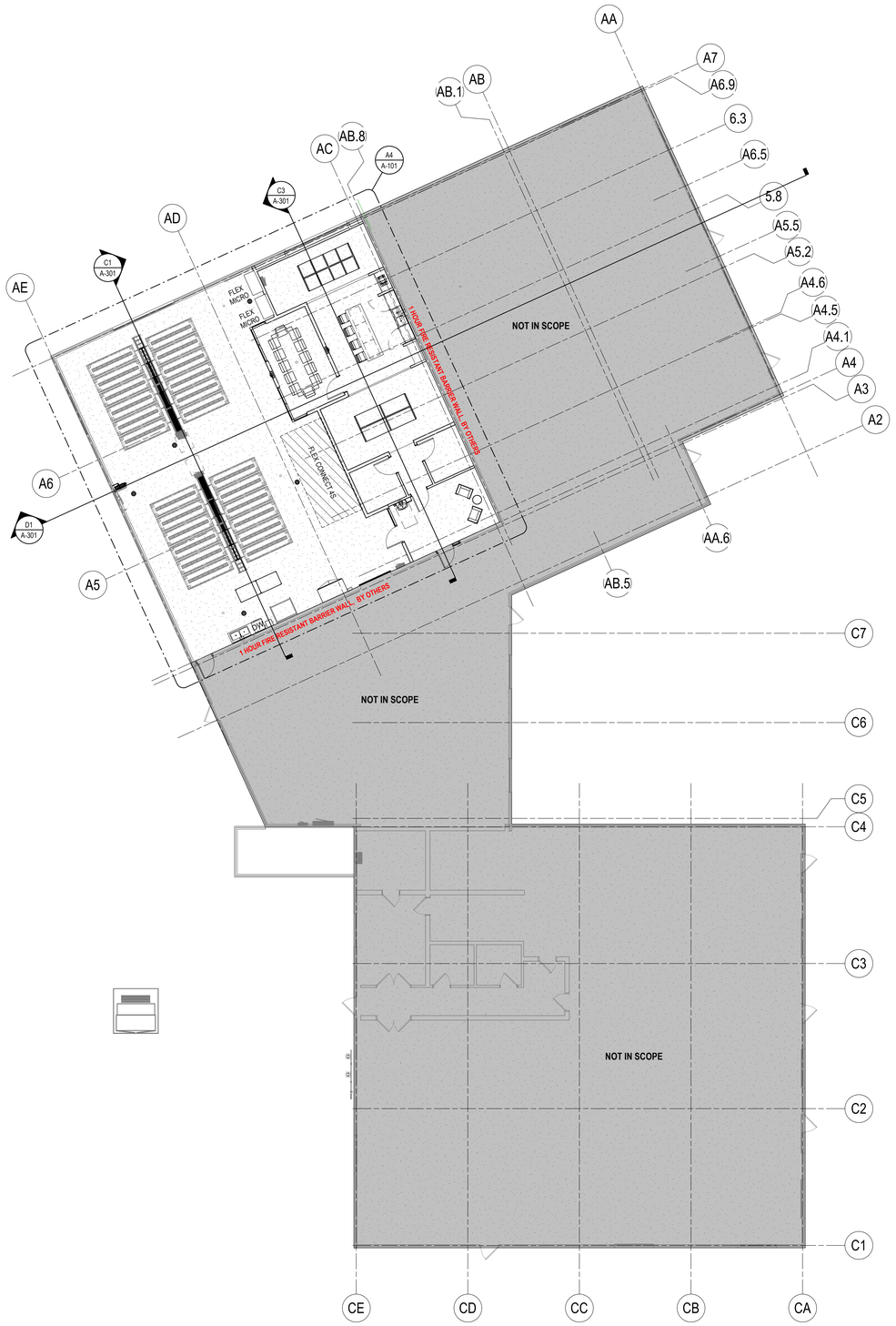
ISSUE:
1 09/26/2025 PERMIT REVIEW SET

PROJECT INFORMATION:

PROJECT NUMBER:	2025-0210.00
DATE:	08/22/2025
DRAWN BY:	BAD
CHECKED BY:	RRJ
APPROVED BY:	CWH
SCALE:	AS NOTED

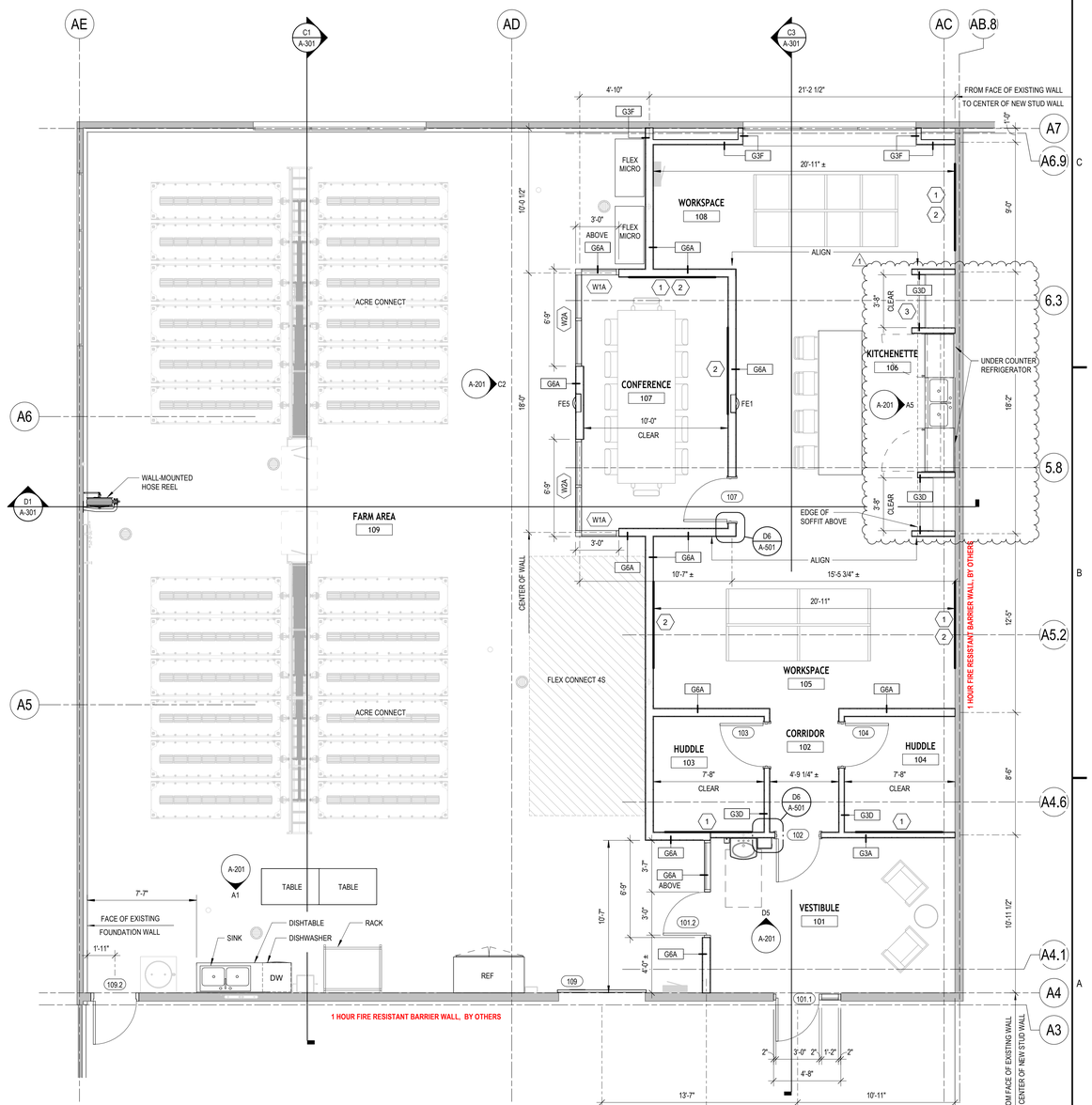
SHEET TITLE:
LIFE SAFETY AND BUILDING CODE

SHEET NUMBER:
A-003



A1 OVERALL FLOOR PLAN

1" = 10'-0"



A4 ENLARGED FLOOR PLAN

1/4" = 1'-0"

GENERAL SHEET NOTES

1. ALL APPLIANCE, EQUIPMENT AND FURNITURE SHOWN ARE BY OWNER.

SHEET KEYNOTES

1. PROVIDE RECESSED A/V BOX WITH 110V DUPLEX RECEPTACLE AND CAT6 DATA PORT, MOUNTED 60" A.F.F
2. PROVIDE IN-WALL BLOCKING, FIRE TREATED WOO, 3'-0" A.F.F TO 6'-0" A.F.F.
3. PROVIDE 110V DUPLEX RECEPTACLE AND CAT6 DATA PORTS, BOTH MOUNTED AT 3'-6" A.F.F.

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SHEET TITLE:

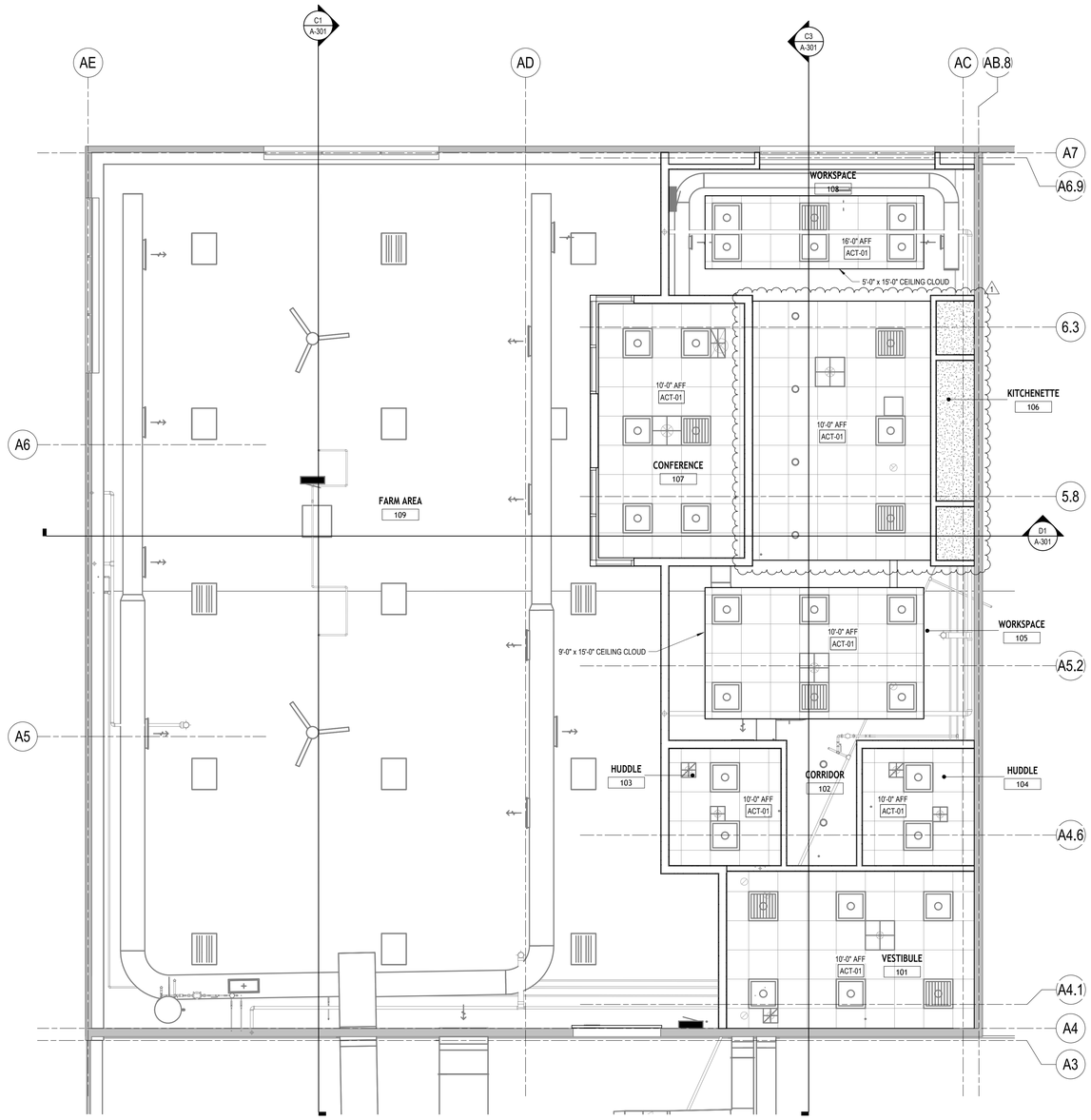
OVERALL AND ENLARGED PLANS

SHEET NUMBER:

A-101

GENERAL SHEET NOTES

1. CENTER ALL CLOUDS IN ROOM



A4 ENLARGED REFLECTED CEILING PLAN
1/4" = 1'-0"

N
TRUE NORTH

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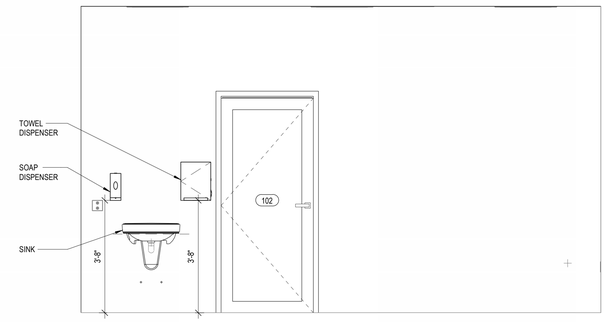
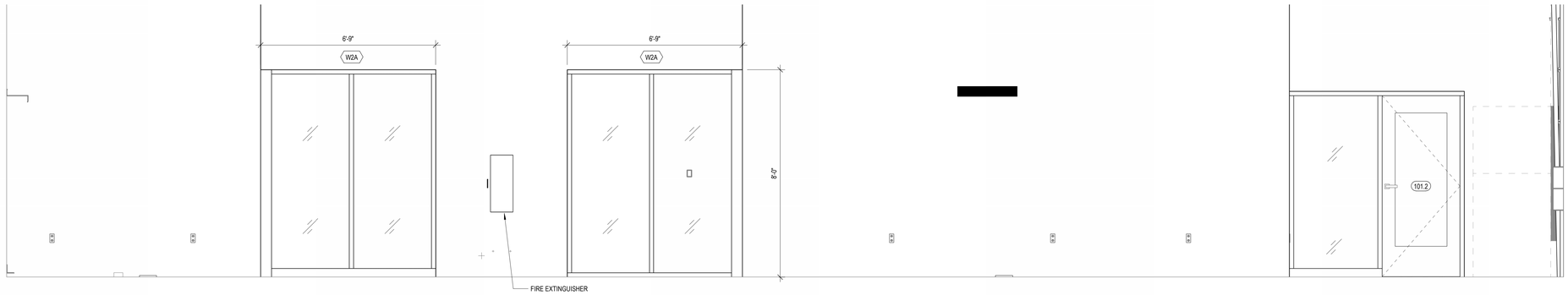
SHEET TITLE:
REFLECTED CEILING PLAN

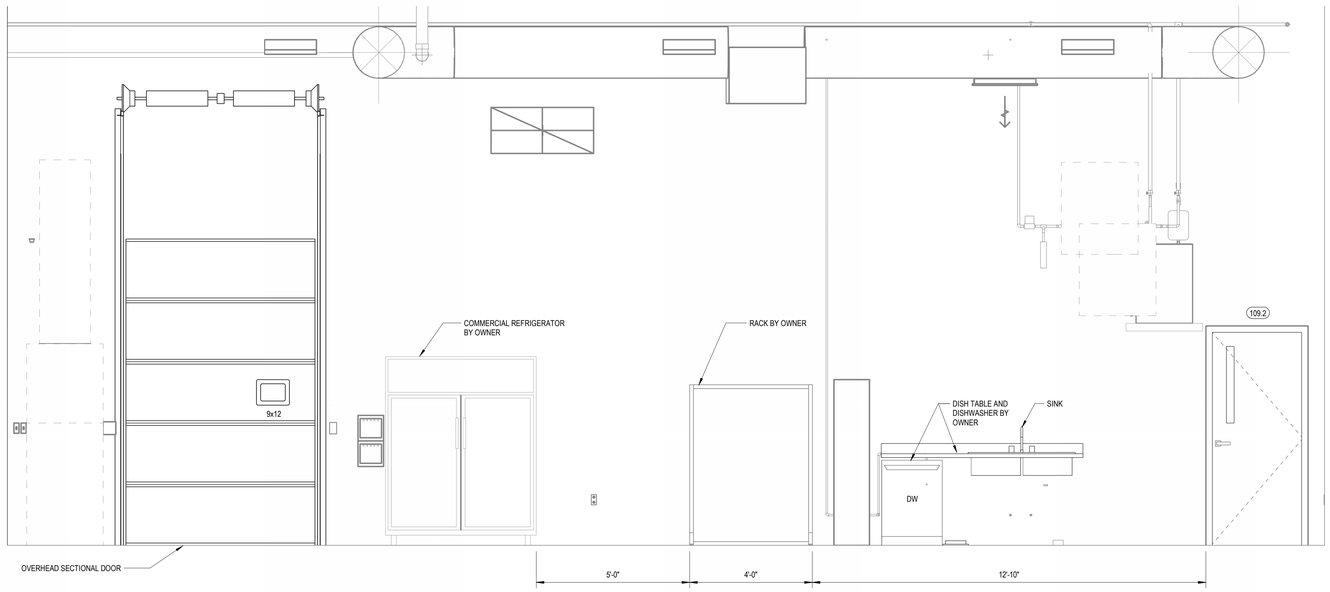
SHEET NUMBER:
A-103



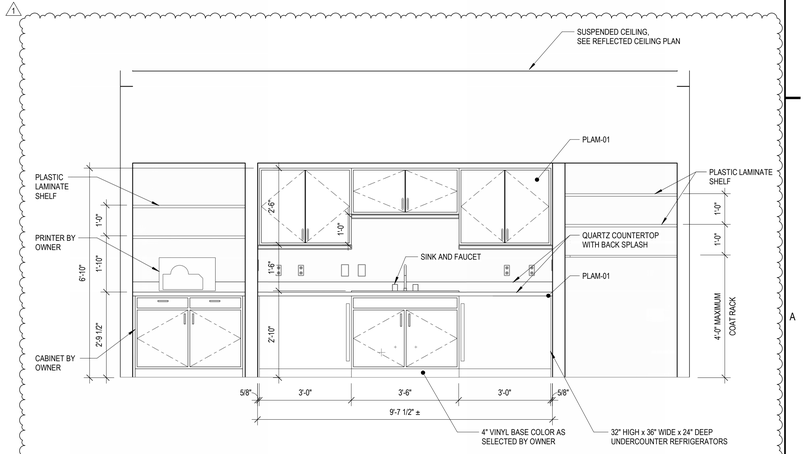
D5 VESTIBULE SINK - ELEVATION
1/2" = 1'-0"



C2 CONFERENCE AREA WINDOWS - ELEVATION
1/2" = 1'-0"



A1 FARM AREA - ELEVATION
1/2" = 1'-0"



A5 KITCHENETTE - SOUTHEAST ELEVATION
1/2" = 1'-0"

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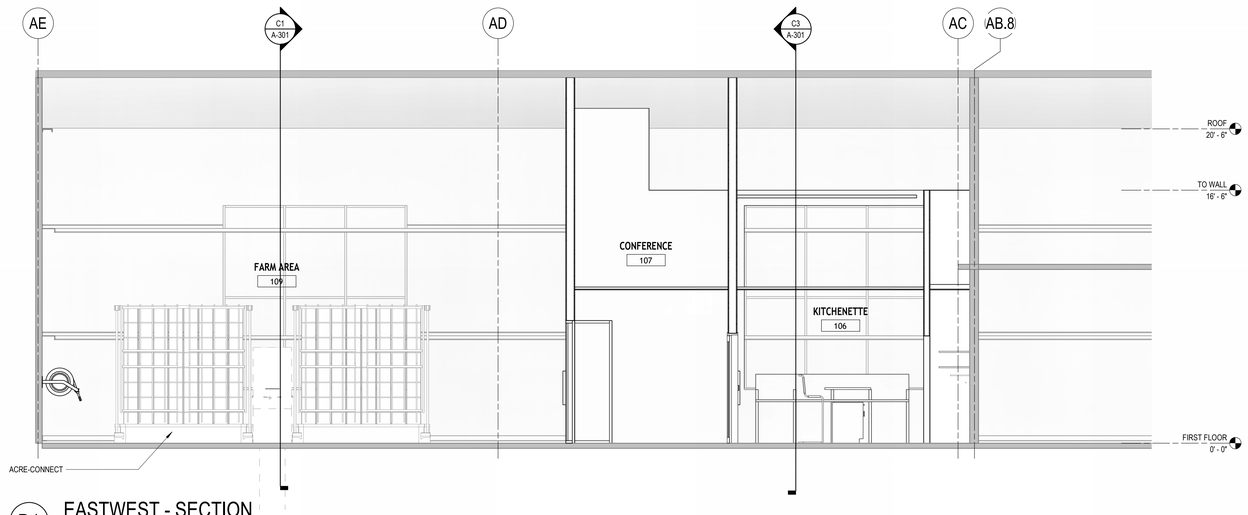
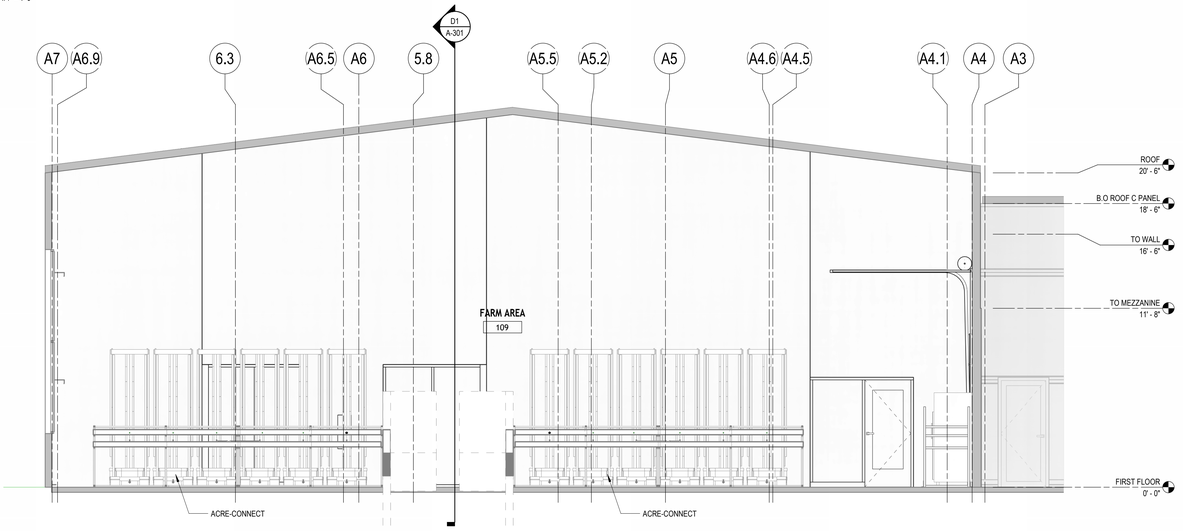
SHEET TITLE:
INTERIOR ELEVATIONS

SHEET NUMBER:
A-201



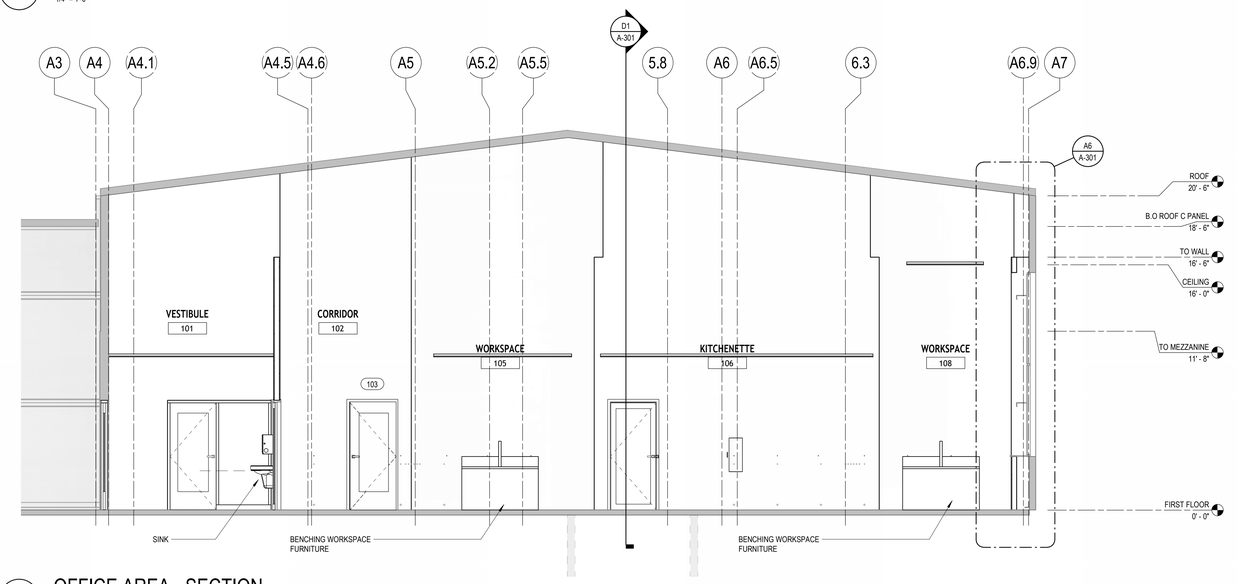
D1 EASTWEST - SECTION

1/4" = 1'-0"



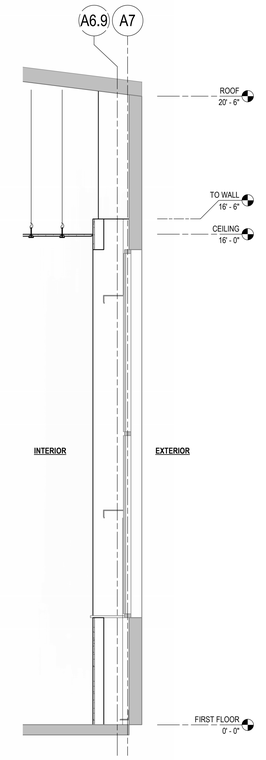
C1 FARM AREA - SECTION

1/4" = 1'-0"



C3 OFFICE AREA - SECTION

1/4" = 1'-0"



A6 WALL SECTION

1/2" = 1'-0"

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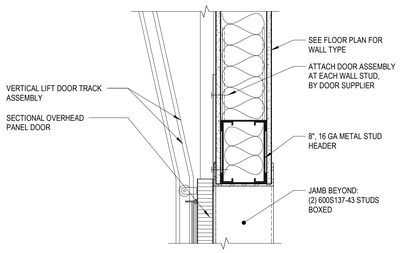
SCALE:	AS NOTED

SHEET TITLE:

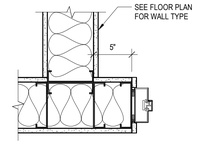
SECTIONS

SHEET NUMBER:

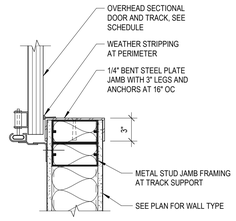
A-301



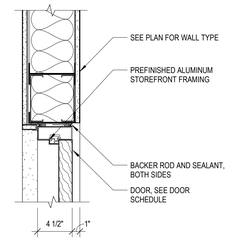
D5 OVERHEAD SECTIONAL DOOR HEAD
1 1/2" = 1'-0"



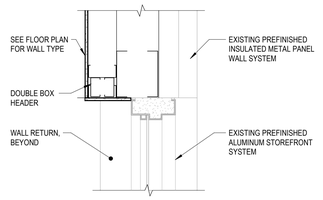
D6 DOOR PLACEMENT DETAIL AT STUD WALL
1 1/2" = 1'-0"



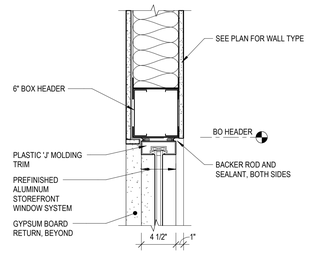
C5 OVERHEAD COILING DOOR JAMB
1 1/2" = 1'-0"



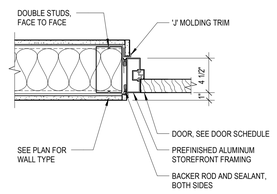
C6 DOOR HEAD AT STUD WALL
1 1/2" = 1'-0"



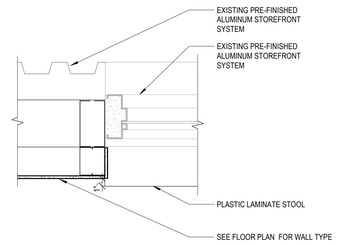
B4 WINDOW INFILL - HEAD DETAIL
1 1/2" = 1'-0"



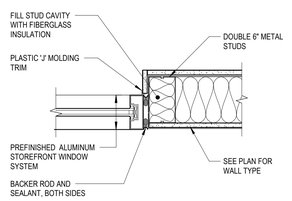
B5 ALUMINUM STOREFRONT HEAD DETAIL
1 1/2" = 1'-0"



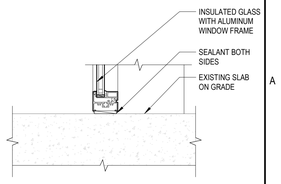
B6 DOOR JAMB AT STUD WALL
1 1/2" = 1'-0"



A4 WINDOW INFILL JAMB DETAIL
1 1/2" = 1'-0"



A5 ALUMINUM STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"



A6 ALUMINUM WINDOW SILL AT SIDE LITE
1 1/2" = 1'-0"

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CLIENT:

DEMAIN
Building Tomorrow

PROJECT TITLE:
[redacted] - MAKER'S ROW

6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

ISSUE:
1 09/26/2025 PERMIT REVIEW SET

PROJECT INFORMATION:

PROJECT NUMBER:	2025-0210.00
DATE:	08/22/2025
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APPROVED BY:	CWH
SCALE:	AS NOTED

SHEET TITLE:
DETAILS

SHEET NUMBER:
A-501

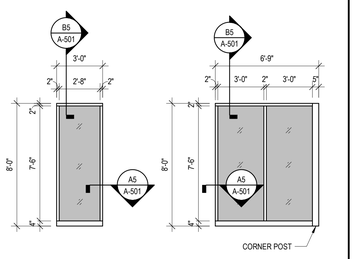
DOOR, FRAME, AND HARDWARE SCHEDULE

DOOR NO	ASSOCIATED ROOM	DOOR: PANEL DIMENSIONS: PRIMARY	SECONDARY	HEIGHT	THICKNESS	DOOR: SPECIFICATION: TYPE	GLAZING	MATL	FINISH	FRAME: SPECIFICATION: TYPE	MATL	FINISH	DETAIL: HEAD	JAMB	SILL	FIRE RATING LABEL	HARDWARE: SET	HINGES	CLOSER	STOP	BOLTS: AUTOMATIC	FOOT	HEAD	PLATES: ARMOR	KICK	PULL	PUSH	MISCELLANEOUS: ACOUSTIC SEAL	ASTRAGAL	RAIN DRIP	SMOKE SEAL	SWEEP	THRESHOLD	WEATHER STRIP	REMARKS
101.1	VESTIBULE	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	03	ALUM	PF	C6/A-501	B6/A-501	A6/A-501	45 MIN																			CARD READER
101.2	VESTIBULE	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	04	ALUM	PF	C6/A-501	B6/A-501	A6/A-501																					
102	CORRIDOR	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	C6/A-501	B6/A-501																					CARD READER
103	HUDDLE	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	C6/A-501	B6/A-501																					
104	HUDDLE	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	C6/A-501	B6/A-501																					
107	CONFERENCE	3' - 0"		7' - 0"	1 3/4"	FG	YES	WD	S&V	01	ALUM	PF	C6/A-501	B6/A-501																					
109	FARM AREA	6' - 0"		10' - 0"	2"	OSG1	YES	WD	S&V	10	ALUM	PF	D5/A-501	C5/A-501		45 MIN																			
109.2	FARM AREA	3' - 0"		7' - 0"	1 3/4"	N	YES	WD	S&V	01	ALUM	PF	C6/A-501	B6/A-501		45 MIN																			

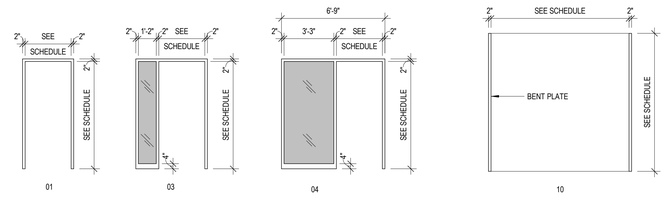
ROOM FINISH SCHEDULE

ROOM NO	ROOM NAME	FLOOR	BASE	WALLS: NORTH: MATL	NORTH: FINISH	EAST: MATL	EAST: FINISH	SOUTH: MATL	SOUTH: FINISH	WEST: MATL	WEST: FINISH	CEILING: MATL	CEILING: HEIGHT	NOTES
101	VESTIBULE	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10' - 0"	
102	CORRIDOR	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10' - 0"	
103	HUDDLE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10' - 0"	
104	HUDDLE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10' - 0"	
105	WORKSPACE	CPT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT/ES	10' - 0"	
106	KITCHENETTE	LVT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT/ES	10' - 0"	
107	CONFERENCE	CPT-02	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT	10' - 0"	
108	WORKSPACE	CPT-01	VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ACT/ES	16' - 0"	
109	FARM AREA	CONC	CONC/VB-1	GB	PT	GB	PT	GB	PT	GB	PT	ES		TROWEL AND SEAL CONCRETE SLAB

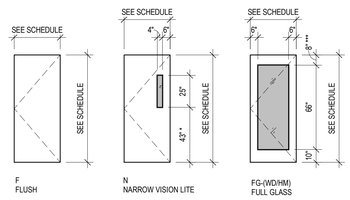
WINDOW TYPES



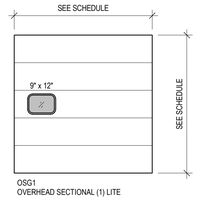
FRAME TYPES



DOOR TYPES



DOOR TYPES: SINGLE LEAF



DOOR TYPES: OVERHEAD DOOR

GENERAL DOOR NOTES:

* TO MEET ICC A117.1-2009 ACCESSIBLE DOOR VISION LITE REQUIREMENTS, 43" (3'-7") IS THE MAXIMUM HEIGHT TO THE BOTTOM OF THE VISION LITE FROM ABOVE THE FINISH FLOOR. DIMENSIONS SHOWN ON DOOR TYPES ARE FROM FINISH FLOOR.

***WHERE THE DOOR PANEL FOR A REQUIRED FIRE RATED DOOR IS TALLER THAN 7'-0", TO MAINTAIN THE MAXIMUM 100 SQUARE INCH ALLOWED FOR FIRE PROTECTIVE RATED GLAZING, THE RAIL DIMENSION OF 8" IS ALLOWED TO ADJUST TO ACHIEVE THE MAXIMUM VISION LITE AREA.

ACCESSIBLE DOOR NOTES: ICC A117.1-2009

404.2.9 DOOR SURFACE
DOOR SURFACES WITHIN 10" OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.

* 404.2.10 VISION LITES
DOORS AND SIDELITES ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL ON EITHER THE DOOR OR ADJACENT SIDE LITE 43" (3'-7") MAXIMUM ABOVE THE FLOOR.

** EXCEPTION: VISION LITES WITH THE LOWEST PART MORE THAN 66" (5'-6") ABOVE THE FLOOR SHALL NOT BE REQUIRED TO COMPLY.

FOR ADDITIONAL INFORMATION SEE THE "ACCESSIBLE DOOR COMPLIANCE" GUIDE ON SHEET A-002

DOOR HARDWARE KEY

HINGES

	DESCRIPTION / FINISH	HAGER	MCKINNEY	STANLEY	IVES
H1	STANDARD (626)	BB1279	TA2714	FBB179	5BB1
H2	HEAVY (626)	BB1168	T4A3786	FBB168	5BB1HW
H3	STANDARD (630)	BB1191	TA2314	FBB191	5BB1 SS
H4	HEAVY (630)	BB1199	T4A3386	FBB199	5BB1HW SS
	DESCRIPTION / FINISH	HAGER	MCKINNEY	PEMKO	SELECT
H5	CONTINUOUS HEAVY DUTY	780-224HD	MCK-25HD	CFMHD	SL-24HD

LOCKSETS

	DESCRIPTION / FINISH	BEST 9K SERIES	SARGENT 10 LINE	SCHLAGE ND SERIES (RHO)
LS1	ENTRANCE (626)	(AB) F109	10G05	ND53PD
LS2	STOREROOM (626)	(D) F86	10G04	ND80PD
LS3	CLASSROOM (626)	(R) F84	10G37	ND70PD
LS4	PRIVACY (626)	(L) F76	10L65	ND40S
LS5	EXIT (626)	(Y)	10G17	ND62PD
LS6	PASSAGE (626)	(N) F76	10U15	ND10S
LS7	RIM CYLINDER (626)	1E-72	34 SERIES	20-022
LS8	MORTISE CYLINDER (626)	1E-74	40 SERIES	20-001
LS9	DEADLOCK (626)	83T SERIES	480 SERIES	B660P
LS10	DUMMY TRIM (626)	(1DT)		

EXIT DEVICES

	DESCRIPTION / FINISH	SARGENT: MED./WIDE STILE	SARGENT: NARROW STILE	VONDUPRIN: MED./WIDE STILE	VONDUPRIN: NARROW STILE
ED1	RIM - EXIT ONLY (626)	8810	8400 Series	99EO	33EO
ED2	RIM - LEVER (626)	8813 ETL		99Lx996L	33Lx360L
ED3	SURF. RODS - LEVER (626)	8713 ETL		9927Lx996L	3327Lx360L
ED4	CON. RODS - LEVER (626)	8613 ETL		9947Lx996L	3347Lx360L

When a cylinder lockset is scheduled with an exit device, trim w/ cylinder should be provided. If no cylinder lockset is scheduled, trim shall be blank escutcheon (unless specified otherwise).

CLOSERS

	DESCRIPTION / FINISH	LCN	NORTON	SARGENT
CL1	PULL SIDE REG. (689)	4011	7501	351 O
CL2	PULL SIDE HOLD-OPEN (689)	4011 H	7501H	351 H
CL3	PUSH SIDE REG. (689)	4111 EDA	PR7501	351 P10
CL4	PUSH SIDE w/ STOP (689)	4111 CUSH PA	CLP7501	351 PS
CL5	PUSH SIDE HOLD-OPEN (689)	4111 H-CUSH	CLP7501H	351 PSH
CL6	PUSH SIDE EXT. DOORS (689)	4111 S-CUSH	UNI7501	351 OPS
CL7	DROP PLATE (689)	4110-18	7788	351-D

STOPS

	DESCRIPTION / FINISH	HAGER	IVES	ROCKWOOD
ST1	FLOOR MTD. (626)	241F	FS436	441
ST2	WALL MTD. (626)	236W	WS407CCV	409

OVERHEAD STOPS

	DESCRIPTION / FINISH	GLYNN-JOHNSON	RIXSON	SARGENT
ST3	HD SURFACE MTD. (630)	90 Series	9 Series	590
ST4	HD CONCEALED (630)	100 Series	1 Series	690
ST5	STD. SURFACE MTD. (630)	410 Series	5 Series	1530
ST6	STD. CONCEALED (630)	450 Series	55 Series	1540

PUSH-PULL / KICKPLATES

	DESCRIPTION / FINISH	HAGER	IVES	ROCKWOOD
PP1	PUSH PLATE (630)	30S	8200 4"x16"	70C
PP2	PULL w/ PLATE (630)	33E	8302	106x70C
PP3	PUSH-PULL BAR (630)	160D	9190-12	BF15847
KP1	KICKPLATE 8"x2"LDW (630)	190S	8400	K1050
KP2	ARMOR PLATE 36"x34" (630)	220S	8400	K1125

WEATHERSTRIP, SWEEPS, AND THRESHOLDS

	DESCRIPTION	NATIONAL GUARD	PEMKO	REESE
T1	THRESHOLD	8424	252x2 FG	S282A
SW1	SWEEP	200NA	315N	772
WS1	WEATHERSTRIP	190VA	294AV	DS106C
WS2	SMOKE SEAL	5050B	S88	797B

MISC. HARDWARE

	DESCRIPTION	IVES	MCKINNEY	ROCKWOOD
CO1	COORDINATOR (626)	COR SERIES	CSM SERIES	1600 SERIES
FB1	AUTO - METAL (626)	FB31P	FB06M	1842
FB2	AUTO - WOOD (626)	FB41P	FB10W	1942
FB3	MANUAL - METAL (626)	FB458	FB01M	555
FB4	MANUAL - WOOD (626)	FB358	FB02W	557
RL1	ROLLER LATCH (630)	RL32	RL1B	592
		HES	SECURITRON	VONDUPRIN
ES1	AT RIM EXIT DEVICE (630)	7000 Series	N/A	6111
ES2	AT STD. LOCKSET (630)	4500 Series	UNL	6211
		SARGENT	VONDUPRIN	
RM1	COORDINATOR (626)	L980	KR4954	
		NATIONAL GUARD	PEMKO	REESE
AB1	AUTOMATIC BUTTON	320V	420VL	S282A

METAL FINISH KEY

ANSI/BHMA CODE	DESCRIPTION	BASE MATERIAL
605	BRIGHT BRASS, CLEAR COATED	BRASS
606	SATIN BRASS, CLEAR COATED	BRASS
611	BRIGHT BRONZE, CLEAR COATED	BRONZE
612	SATINE BRONZE, CLEAR COATED	BRONZE
618	BRIGHT NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
619	SATIN NICKEL PLATED, CLEAR COATED	BRASS, BRONZE
625	BRIGHT CHROMIUM PLATED	BRASS, BRONZE
626	SATIN CHROMIUM PLATED	BRASS, BRONZE
627	SATIN ALUMINUM, CLEAR COATED	ALUMINUM
628	SATIN ALUMINUM, CLEAR ANODIZED	ALUMINUM
629	BRIGHT STAINLESS STEEL	STAINLESS STEEL 300 SERIES
630	SATIN STAINLESS STEEL	STAINLESS STEEL 300 SERIES
632	BRIGHT BRASS PLATED, CLEAR COATED	STEEL
633	SATIN BRASS PLATED, CLEAR COATED	STEEL
637	BRIGHT BRONZE PLATED, CLEAR COATED	STEEL
639	SATIN BRONZE PLATED, CLEAR COATED	STEEL
645	BRIGHT NICKEL PLATED, CLEAR COATED	STEEL
646	SATIN NICKEL PLATED, CLEAR COATED	STEEL
651	BRIGHT CHROMIUM PLATED	STEEL
652	SATIN CHROMIUM PLATED	STEEL
653	BRIGHT STAINLESS STEEL	STAINLESS STEEL 400 SERIES
654	SATIN STAINLESS STEEL	STAINLESS STEEL 400 SERIES
663	ZINC PLATED WITH CLEAR CHROMATE SEAL	STEEL
673	ALUMINUM CLEAR COATED	ALUMINUM
686	BLACK CHROME, BRIGHT	STEEL
687	BLACK CHROME, SATIN	STEEL

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SCALE:	AS NOTED

SHEET TITLE:

SCHEDULES

SHEET NUMBER:

A-601

SECTION 061000
ROUGH CARPENTRY

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide technical data on insulated sheathing and application instructions.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
   1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
   2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS

A. Sizes: Nominal sizes as indicated on drawings.

B. Moisture Content: S-dry or MC19.

C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
   1. Lumber: S4S, No. 2 or Standard Grade.
   2. Boards: Standard or No. 3.

2.03 ACCESSORIES

A. Metal and Finish of Fasteners:
   1. Fire-Retardant-Treated Wood:
      a. Nails, timber rivets, wood screws, and lag screws: Hot-dip galvanized steel complying with ASTM A153/A153M Class D.
   2. Preservative-Treated Wood:
      a. Nails, timber rivets, wood screws, and lag screws - general use: Hot-dip galvanized steel complying with ASTM A153/A153M Class D.
   3. High Humidity Wood Locations: Hot-dip galvanized steel complying with ASTM A153/A153M.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.

B. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

SECTION 072100
THERMAL INSULATION

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on product characteristics, performance criteria, and product limitations.

PART 2 PRODUCTS

2.01 APPLICATIONS

2.02 MINERAL FIBER BLANKET INSULATION MATERIALS

A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit.
   1. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.

B. Mineral Wool Blanket Thermal Insulation: Flexible or semi-rigid preformed insulation, complying with ASTM C665.
   1. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.

C. Mineral Fiber Enclosure for Recessed Ceiling Fixtures: Insulated box enclosure with foil facing on exterior side for placement over recessed ceiling light fixture; flame spread index of 25 or less, and smoke development index of 450 or less when tested in accordance with ASTM E84.
   1. Light Fixture Size: As indicated on drawings.

PART 3 EXECUTION

3.01 BATT INSTALLATION

A. Install insulation in accordance with manufacturer's instructions.

SECTION 079200
JOINT SEALANTS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
   1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
   2. List of backing materials approved for use with the specific product.
   3. Backing material recommended by sealant manufacturer.
   4. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
   5. Substrates the product should not be used on.

1.02 WARRANTY

A. Manufacturer Warranty: Provide 2-year manufacturer warranty for installed sealants and accessories that fail to achieve a watertight seal, exhibit loss of adhesion or cohesion, or do not cure. Complete forms in Owner's name and register with manufacturer.

B. Extended Correction Period: Correct defective work within 2-year period commencing on Date of Substantial Completion.

PART 2 PRODUCTS

2.01 JOINT SEALANT APPLICATIONS

A. Scope:
   1. Interior Joints:
      a. Seal the following joints:
         1) Joints between door frames and window frames and adjacent construction.
         2) In sound-rated wall and ceiling assemblies, gaps at electrical outlets, wiring devices, and piping penetrations.

2.02 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products having lower volatile organic compound (VOC) content than indicated in SCAQMD 1168.

2.03 ACCESSORIES

A. Sealant Backing Materials, General: Materials placed in joint before applying sealants; assists sealant performance and service life by developing optimum sealant profile and preventing three-sided adhesion; type and size recommended by sealant manufacturer for compatibility with sealant, substrate, and application.

B. Sealant Backing Rod, Closed-Cell Type:
   1. Cylindrical flexible sealant backings complying with ASTM C1330 Type C.
   2. Size: 25 to 50 percent larger in diameter than joint width.

C. Sealant Backing Rod, Open-Cell Type:
   1. Cylindrical flexible sealant backings complying with ASTM C1330 Type O.
   2. Size: 25 to 50 percent larger in diameter than joint width.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install bond breaker backing tape where backer rod cannot be used.

D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

E. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

SECTION 081116
ALUMINUM DOORS AND FRAMES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Manufacturer's descriptive literature for each type of frame; include information on fabrication methods.

B. Shop Drawings: Include elevations of each opening type.

C. Selection Samples: Complete set of color and finish options, using actual materials, for Architect's selection.

D. Verification Samples: Two actual pieces of products in each finish specified, not less than 6 inches (150 mm) square or 6 inches (150 mm) long for linear components. For finishes subject to color variation, include not less than two samples illustrating extreme range to be anticipated.

E. Test Report: Certified test reports from qualified independent testing agency indicating doors comply with specified performance requirements.

1.02 QUALITY ASSURANCE

1.03 WARRANTY

A. Correct defective Work within a five year period after Date of Substantial Completion.

PART 2 PRODUCTS

2.01 DOORS AND FRAMES

A. Accessibility: Comply with ICC A117.1 and ADA Standards.

B. Aluminum Frames for Doors, Sidelights, or Transoms: Extruded aluminum, non-thermally broken hollow or C-shaped sections; no steel components.
   1. Frame Depth: To fit wall thicknesses as indicated on drawings.
   2. Frames for Fire-Rated Doors Specified Elsewhere: Tested in accordance with NFPA 252, listed and labeled by UL (DIR), ITS (DIR), or testing agency acceptable to authorities having jurisdiction.
   3. Fire Door Frames: Comply with fire tests for door assemblies in accordance with UL 10C requirements.
      a. Fire Rating: As indicated on drawings.

C. Dimensions and Shapes: As indicated on drawings; dimensions indicated are nominal.
   1. Provide vision lites as indicated on drawings.
   2. Provide the following clearances:
      a. Hinge and Lock Stiles: 1/8 inch (3.2 mm).
      b. Between Meeting Stiles: 1/4 inch (6.4 mm).
      c. At Top Rail and Bottom Rail: 1/8 inch (3.2 mm).

2.02 COMPONENTS

A. Frames: Extruded aluminum shapes, not less than 0.062 inch (1.6 mm) thick, reinforced at hinge and strike locations.
   1. Corner Brackets: Extruded aluminum, fastened with stainless steel screws.
   2. Trim: Extruded aluminum, not less than 0.062 inch (1.6 mm) thick, removable snap-in type without exposed fasteners.

B. Vision Lites: Extruded aluminum framed, gasket glazed.
   1. Glazing: Sealed insulating glass units, 1 inch (25.4 mm) thick, with two panes of clear 1/4 inch (6 mm) thick fully tempered glass.

2.03 PERFORMANCE REQUIREMENTS

A. Provide door assemblies that have been designed and fabricated in compliance with specified performance requirements.

B. Acoustical Performance: Sound Transmission Class (STC) of 25, minimum, when tested in accordance with ASTM E90.

2.04 FINISHES

A. Class I Color Anodized Finish: Electrolytically deposited colored anodic coating; AAMA 611 AA-M12C22A44, minimum dry film thickness (DFT) of 0.7 mils, 0.0007 inch (0.018 mm).

B. Touch-Up Materials: As recommended by coating manufacturer for field application.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and approved shop drawings.

B. Set frames plumb, square, level, and aligned to receive doors. Anchor frames to adjacent construction in strict accordance with manufacturer's recommendations and within specified tolerances.

C. Hang doors and adjust hardware to achieve specified clearances and proper door operation.

SECTION 081416
FLUSH WOOD DOORS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.

B. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.

C. Samples: Submit two samples of door veneer, 9 by 9 inches in size illustrating wood grain, stain color, and sheen.

1.02 WARRANTY

A. Manufacturer Warranty: Provide manufacturer's warranty on interior doors for the life of the installation. Complete forms in Owner's name and register with manufacturer.
   1. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

PART 2 PRODUCTS

2.01 DOORS AND PANELS

A. Doors: See drawings for locations and additional requirements.
   1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.
   2. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with WDMA I.S. 1A.
   3. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
   4. High Pressure Decorative Laminate (HPDL) Faced Doors: 5-ply unless otherwise indicated.

2.02 DOOR AND PANEL CORES

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.

B. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.

2.03 DOOR FACINGS

A. Veneer Facing for Transparent Finish: Red oak, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
   1. Vertical Edges: Any option allowed by quality standard for grade.
   2. "Pair Match" each pair of doors; "Set Match" pairs of doors within 10 feet (3 m) of each other when doors are closed.

2.04 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified.

B. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.

C. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

2.05 FINISHES - WOOD VENEER DOORS

A. Finish work in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), Section 5 - Finishing for grade specified and as follows:
   1. Transparent:
      a. System - 6, Oil, Synthetic Penetrating (transparent only).
      b. Stain: As selected by Architect.
      c. Sheen: Flat.

B. Finish work in accordance with WDMA I.S. 1A for grade specified and as follows:

C. Factory finish doors in accordance with approved sample.

D. Seal door top edge with color sealer to match door facing.

2.06 ACCESSORIES

A. Glazed Openings:
   1. Heat-Strengthened and Fully Tempered Glass: ASTM C1048.
   2. Fire-Protection-Rated Glass: Safety Certification, 16 CFR 1201, Category II.

B. Door Window Frames: Door window frames with glazing securely fastened within door opening.

C. Glazing Stops: Wood, of same species as door facing, butted corners; prepared for countersink style tamper proof screws.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and specified quality standard.
   1. Install fire-rated doors in accordance with NFPA 80 requirements.
   2. Install smoke and draft control doors in accordance with NFPA 105 requirements.

B. Coordinate installation of doors with installation of frames and hardware.

SECTION 083613
SECTIONAL DOORS - OVERHEAD DOOR

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Submit manufacturer's standard literature showing materials and details of construction and finish. Include data on electrical operation.

B. Shop Drawings: Indicate rough and actual opening dimensions, anchorage methods, hardware locations, and installation details.

1.02 WARRANTY

A. Manufacturer Warranty: Provide manufacturer warranty for counterbalance shaft assembly for years indicated under individual doors. Complete forms in Owner's name and register with manufacturer.

PART 3 EXECUTION

2.01 INSTALLATION

A. Install door unit assembly in accordance with manufacturer's instructions.

B. Anchor assembly to wall construction and building framing without distortion or stress.

C. Securely brace door tracks suspended from structure. Secure tracks to structural members only.

2.02 ADJUSTING

A. Adjust door assembly for smooth operation and full contact with weatherstripping.

SECTION 085113
ALUMINUM WINDOWS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Include component dimensions, information on glass and glazing, internal drainage details, and descriptions of hardware and accessories.

B. Shop Drawings: Indicate opening dimensions, elevations of different types, framed opening tolerances, anchorage locations, and installation requirements.

C. Grade Substantiation: Prior to submitting shop drawings or starting fabrication, submit one of the following showing compliance with specified grade:
   1. Evidence of AAMA Certification.
   2. Evidence of WDMA Certification.
   3. Evidence of CSA Certification.
   4. Test report(s) by independent testing agency itemizing compliance and acceptable to authorities having jurisdiction.

D. Test Reports: Prior to submitting shop drawings or starting fabrication, submit test report(s) by independent testing agency showing compliance with performance requirements in excess of those prescribed by specified grade.

1.02 WARRANTY

A. Correct defective work within a five year period after Date of Substantial Completion.

B. Manufacturer Warranty: Provide 5-year manufacturer warranty against failure of glass seal on insulating glass units, including interpane dusting or misting. Include provision for replacement of failed units. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.01 ALUMINUM WINDOWS

A. Aluminum Windows: Extruded aluminum frame and sash, factory fabricated, factory finished, with operating hardware, related flashings, and anchorage and attachment devices.
   1. Provide factory-glazed units.
   2. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors; fasteners and attachments concealed from view; reinforced as required for operating hardware and imposed loads.
   3. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
   4. Movement: Accommodate movement between window and perimeter framing and deflection of lintel, without damage to components or deterioration of seals.

B. Fixed, Non-Operable Type:
   1. Glazing: Single; clear; transparent.

2.02 PERFORMANCE REQUIREMENTS

A. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window type:
   1. Performance Class (PC): R.

B. Acoustic Performance: Minimum outdoor-indoor transmission class (OITC) rating of 34, when tested in accordance with ASTM E90 and ASTM E1332.

2.03 MATERIALS

A. Extruded Aluminum: ASTM B221 (ASTM B221M), 6063 alloy, T6 temper.

2.04 FINISHES

A. Class I Color Anodized Finish: AAMA 611 AA-M12C22A42, integrally colored anodic coating not less than 0.7 mil (0.018 mm) thick.

PART 3 EXECUTION

3.01 PRIME WINDOW INSTALLATION

A. Install windows in accordance with manufacturer's instructions.

B. Attach window frame and shims to perimeter opening to accommodate construction tolerances and other irregularities.

C. Align window plumb and level, free of warp or twist. Maintain dimensional tolerances and alignment with adjacent work.

3.02 ADJUSTING

A. Adjust hardware for smooth operation and secure weathertight closure.

SECTION 087100
DOOR HARDWARE

PART 1 GENERAL

1.01 ADMINISTRATIVE REQUIREMENTS

A. Furnish templates for door and frame preparation to manufacturers and fabricators of products requiring internal reinforcement for door hardware.

B. Keying Requirements Meeting:
   1. Schedule meeting at project site prior to Contractor occupancy.
   2. Attendance Required:
      a. Contractor.
      b. Owner.
      c. Architect.
      d. Owner's Security Consultant.
   3. Agenda:
      a. Establish keying requirements.
      b. Verify locksets and locking hardware are functionally correct for project requirements.
      c. Verify that keying and programming complies with project requirements.
      d. Establish keying submittal schedule and update requirements.
   4. Incorporate "Keying Requirements Meeting" decisions into keying submittal upon review of door hardware keying system including, but not limited to, the following:
      a. Access control requirements.
      b. Key control system requirements.

1.02 SUBMITTALS

A. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.

B. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as included in Contract Documents.
   1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
   2. List groups and suffixes in proper sequence.
   3. Provide complete description for each door listed.
   4. Provide manufacturer name, product names, and catalog numbers; include functions, types, styles, sizes and finishes of each item.
   5. Include account of abbreviations and symbols used in schedule.

1.03 WARRANTY

A. Manufacturer's Warranty: Provide warranty against defects in material and workmanship for period indicated. Complete forms in Owner's name and register with manufacturer.
   1. Closers: Five years, minimum.
   2. Locksets and Cylinders: Three years, minimum.
   3. Other Hardware: Two years, minimum.

PART 2 PRODUCTS

2.01 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.

B. Provide door hardware products that comply with the following requirements:
   1. Applicable provisions of federal, state, and local codes.
   2. Fire-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
   3. Listed and certified compliant with specified standards by BHMA (CPD).
   4. Hardware Preparation for Wood Doors with Wood or Steel Frames: BHMA A156.115W.
   5. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified.

C. Fasteners:
   1. Provide fasteners of proper type, size, quantity, and finish that comply with commercially recognized standards for proposed applications.

2.02 HINGES

A. Hinges: Comply with BHMA A156.1, Grade 1.
   1. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7 for templated hinges.
   2. Provide hinges on every swinging door.
   3. Provide five-knuckle full mortise butt hinges unless otherwise indicated.
   4. Provide non-removable pins on exterior outswinging doors.
   5. Provide non-removable pins on interior outswinging doors at locations as indicated.
   6. Provide following quantity of butt hinges for each door:
      a. Doors From 60 inches (1.5 m) High up to 90 inches (2.3 m) High: Three hinges.

2.03 EXIT DEVICES

A. Exit Devices: Comply with BHMA A156.3, Grade 1.
   1. Lever design to match lockset trim.
   2. Provide cylinder with cylinder dogging or locking trim.
   3. Provide exit devices properly sized for door width and height.
   4. Provide strike as recommended by manufacturer for application indicated.
   5. Provide UL (DIR) listed exit device assemblies for fire-rated doors and panic device assemblies for non-fire-rated doors.

2.04 LOCK CYLINDERS

A. Lock Cylinders: Provide key access on outside of each lock, unless otherwise indicated.
   1. Provide cylinders from same manufacturer as locking device.
   2. Provide cams and/or tailpieces as required for locking devices.

2.05 CYLINDRICAL LOCKS

A. Cylindrical Locks (Bored): Comply with BHMA A156.2, Grade 1, 4000 Series.
   1. Bored Hole: 2-1/8 inch (54 mm) diameter.
   2. Latchbolt Throw: 1/2 inch (12.7 mm), minimum.
   3. Backset: 2-3/4 inch (70 mm) unless otherwise indicated.
   4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
      a. Finish: To match lock or latch.

2.06 MORTISE LOCKS

A. Mortise Locks: Comply with BHMA A156.13, Grade 1, Security, 1000 Series.
   1. Latchbolt Throw: 3/4 inch (19 mm), minimum.
   2. Deadbolt Throw: 1 inch (25.4 mm), minimum.
   3. Backset: 2-3/4 inch (70 mm) unless otherwise indicated.
   4. Strikes: Provide manufacturer's standard strike for each latchset or lockset with strike box and curved lip extending to protect frame in compliance with indicated requirements.
      a. Finish: To match lock or latch.

2.07 CLOSERS

A. Closers: Comply with BHMA A156.4, Grade 1.
   1. Type: Surface mounted to door.
   2. Provide door closer on each exterior door.

2.08 FLOOR STOPS

A. Floor Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.
   1. Type: Manual hold-open, with pencil floor stop.
   2. Material: Aluminum housing with rubber insert.

2.09 WALL STOPS

A. Wall Stops: Comply with BHMA A156.16, Grade 1 and Resilient Material Retention Test as described in this standard.
   1. Type: Bumper, concave, wall stop.
   2. Material: Aluminum housing with rubber insert.

2.10 WEATHERSTRIPPING AND GASKETING

A. Weatherstripping and Gasketing: Comply with BHMA A156.22.
   1. Head and Jamb Type: Adjustable.
   2. Door Sweep Type: Encased in retainer.
   3. Material: Aluminum, with brush weatherstripping.

2.11 FINISHES

A. Finishes: Provide door hardware of same finish, unless otherwise indicated.
   1. Primary Finish: 625; bright chromium plated over nickel, with brass or bronze base material (former US equivalent US26); BHMA A156.18.
   2. Secondary Finish: 626; satin chromium plated over nickel, with brass or bronze base material (former US equivalent US26D); BHMA A156.18.
      a. Use secondary finish in kitchens, bathrooms, and other spaces containing chrome or stainless steel finished appliances, fittings, and equipment; provide primary finish on one side of door and secondary finish on other side if necessary.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes.

B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.

C. Use templates provided by hardware item manufacturer.

SECTION 092116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data:
   1. Provide data on metal framing, gypsum board, accessories, and joint finishing system.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.

2.02 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
   1. Application: Use for vertical surfaces, unless otherwise indicated.
   2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
      a. Mold resistant board is required at demising wall separating F-1 Occupancy and B Occupancy, See Life Safety Plan.
   3. Thickness:
      a. Vertical Surfaces: 5/8 inch (16 mm).

2.03 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: ASTM C665; preformed mineral-fiber, friction fit type, unfaced; thickness as indicated on wall types..

B. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

PART 3 EXECUTION

3.01 FRAMING INSTALLATION

A. Metal Framing: Install in accordance with ASTM C1007AISI S220 and manufacturer's instructions.

3.02 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.

3.03 JOINT TREATMENT

A. Paper Faced Gypsum Board: Use paper joint tape, embed with drying type joint compound and finish with drying type joint compound.

B. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
   1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
   2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.

SECTION 095100
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on suspension system components and acoustical units.

B. Samples: Submit two samples 4 by 4 inches in size illustrating material and finish of acoustical units.

C. Samples: Submit two samples each, 4" long, of suspension system main runner, cross runner, and perimeter molding.

1.02 QUALITY ASSURANCE

1.03 FIELD CONDITIONS

A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

PART 2 PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

2.02 ACOUSTICAL UNITS

A. Acoustical Units - General: ASTM E1264, Class A.
   1. VOC Content: Certified as Low Emission by one of the following:
      a. Product listing in UL (GGG).

B. Acoustical Panels: Painted mineral fiber, with the following characteristics:
   1. Classification: ASTM E1264 Type A.
   2. Size: 24 by 24 inches (610 by 610 mm).
   3. Thickness: 3/4 inch (19 mm).
   4. Panel Edge: Square.
   5. Tile Edge: Square.
      a. Joint: Kerfed and rabbeted.
   6. Color: White.
   7. Suspension System: Exposed grid.

2.03 SUSPENSION SYSTEMS

A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold-down clips, stabilizer bars, clips, and splices as required.

B. Exposed Suspension System: Hot-dip galvanized steel grid with steel cap.
   1. Structural Classification: Intermediate-duty, when tested in accordance with ASTM C635/C635M.
   2. Profile: Tee; 15/16 inch (24 mm) face width.
   3. Finish: Baked enamel.
   4. Color: White.

2.04 ACCESSORIES

A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.

B. Hanger Wire: 12 gauge, 0.08 inch (2 mm) galvanized steel wire.

C. Perimeter Moldings: Same metal and finish as grid.

D. Metal Edge Trim for Suspension Systems: Steel or extruded aluminum; provide attachment clips, splice plates, and preformed corner pieces for complete trim system.
   1. Trim Height: 6 inches (152 mm).

PART 3 EXECUTION

3.01 PREPARATION

A. Install after major above-ceiling work is complete.

B. Coordinate the location of hangers with other work.

C. Provide hanger clips during steel deck erection. Provide additional hangers and inserts as required.

3.02 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions, as supplemented in this section.

3.03 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.

B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.

SECTION 096500
RESILIENT FLOORING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.

B. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.

C. Verification Samples: Submit two samples, 6 by 6 inch in size illustrating color and pattern for each resilient flooring product specified.

PART 2 PRODUCTS

2.01 TILE FLOORING

A. Vinyl Tile: Solid vinyl with color and pattern throughout thickness.
   1. Minimum Requirements: Comply with ASTM F1700, of Class corresponding to type specified.
   2. Mold and Microbial Resistance: Highly resistant when tested in accordance with ASTM D6329; certified in accordance with UL 2824.
   3. Plank Tile Size: 4 by 36 inch (102 by 914 mm).
   4. Total Thickness: 0.125 inch (3 mm).
   5. Color: To be selected by Architect from manufacturer's full range.

2.02 RESILIENT BASE

A. Resilient Base: ASTM F1861, Type TP, rubber, thermoplastic; style as scheduled.
   1. Height: 4 inches (100 mm).
   2. Thickness: 0.125 inch (3.2 mm).
   3. Finish: Satin.
   4. Color: To be selected by Architect from manufacturer's full range.

2.03 ACCESSORIES

A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.

B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

C. Moldings, Transition and Edge Strips: Same material as flooring.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.

B. Install in accordance with manufacturer's written instructions.

C. Adhesive-Applied Installation:
   1. Fit joints and butt seams tightly.
   2. Set flooring in place, press with heavy roller to attain full adhesion.

3.02 INSTALLATION - TILE FLOORING

A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

B. Install plank tile with a random offset of at least 6 inches (152 mm) from adjacent rows.

3.03 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.

SECTION 096813
TILE CARPETING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.

B. Shop Drawings: Indicate layout of joints.

C. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.

D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
   1. Extra Carpet Tiles: Quantity equal to 5 percent of total installed of each color and pattern installed.

PART 2 PRODUCTS

2.01 MATERIALS

A. Tile Carpeting: Tufted, manufactured in one color dye lot.
   1. Tile Size: 18 by 18 inch (450 by 450 mm), nominal.
   2. Surface Flammability Ignition: Pass ASTM D2859 (the "pill test").
   3. Primary Backing Material: Polypropylene.
   4. Secondary Backing Material: Jute.

2.02 ACCESSORIES

A. Subfloor Filler: White premix latex; type recommended by flooring material manufacturer.

B. Edge Strips: Embossed aluminum, color as selected by Architect.

C. Adhesives:
   1. Compatible with materials being adhered; maximum VOC content of 50 g/L; CRI (GLP) certified; in lieu of labeled product, independent test report showing compliance is acceptable.

D. Carpet Tile Adhesive: Recommended by carpet tile manufacturer; releasable type.

PART 3 EXECUTION

3.01 INSTALLATION

A. Blend carpet from different cartons to ensure minimal variation in color match.

B. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.

C. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.

SECTION 099123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
   2. MPI product number (e.g., MPI #47).
   3. Cross-reference to specified paint system products to be used in project; include description of each system.

B. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.

C. Samples: Submit two paper chip samples, 2 by 2 inch in size illustrating range of colors and textures available for each surface finishing product scheduled.

PART 2 PRODUCTS

2.01 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. Provide materials that are compatible with one another and the substrates indicated under conditions of service and application, as demonstrated by manufacturer based on testing and field experience.
   3. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color.
   4. Supply each paint material in quantity required to complete entire project's work from a single production run.
   5. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

B. Colors: To be selected from manufacturer's full range of available colors.
   1. Selection to be made by Architect after award of contract.

2.02 PAINT SYSTEMS - INTERIOR

A. Paint I-OP - Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry units, brick, wood, plaster, uncoated steel, shop primed steel, galvanized steel, aluminum, and acoustical ceilings.
   1. Two top coats and one coat primer.
   2. Top Coat(s): High Performance Architectural Interior Latex; MPI #138, 139, 140, 141, or 142.
   3. Top Coat Sheen:
      a. Flat: MPI gloss level 1; use this sheen for ceilings and other overhead surfaces.
      b. Satin: MPI gloss level 4; use this sheen at all locations.
   4. Primer: As recommended by top coat manufacturer for specific substrate.

2.03 PRIMERS

A. Primers: Provide the following unless other primer is required or recommended by manufacturer of top coats.
   1. Alkali Resistant Water Based Primer; MPI #3.
   2. Interior/Exterior Latex Block Filler; MPI #4.
   3. Interior Latex Primer Sealer; MPI #50.
   4. Interior Drywall Primer Sealer.
   5. Interior Latex Enamel Undercoat.
   6. Stain Blocking Primer; MPI #136.
   7. Stain Blocking Primer, Water Based; MPI #137 or #172.
   8. Bonding Primer, Water Based; MPI #17.
   9. Clear, Odor Blocking Primer.

PART 3 EXECUTION

3.01 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.

B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.02 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".

B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.

SECTION 104400
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SUBMITTALS

A. Product Data: Provide extinguisher operational features.

B. Shop Drawings: Indicate locations of cabinets and cabinet physical dimensions.

PART 2 PRODUCTS

2.01 FIRE EXTINGUISHERS

A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
   1. Provide extinguishers labeled by UL (DIR) or FM (AG) for purpose specified and as indicated.

B. Water Type Fire Extinguishers: Stainless steel tank, pressurized, with premixed antifreeze solution, including hose and nozzle.
   1. Class: 4A type.
   2. Size and classification as scheduled.

C. Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge.
   1. Class: A:B:C type.
   2. Size and classification as scheduled.

2.02 FIRE EXTINGUISHER CABINETS

A. Cabinet Construction: Non-fire rated.
   1. Formed primed steel sheet; 0.036 inch (0.9 mm) thick base metal.

B. Cabinet Configuration: Recessed type.

C. Door: 0.036 inch (0.9 mm) metal thickness, reinforced for flatness and rigidity with nylon catch. Hinge doors for 180 degree opening with two butt hinges.

D. Door Glazing: Acrylic plastic, clear, 1/8 inch (3 mm) thick, flat shape and set in resilient channel glazing gasket.

E. Cabinet Mounting Hardware: Appropriate to cabinet, with pre-drilled holes for placement of anchors.

F. Finish of Cabinet Exterior Trim and Door: Baked enamel, color as selected.

G. Finish of Cabinet Interior: White colored enamel.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Secure rigidly in place.

C. Place extinguishers in cabinets.

GRAEF

275 West Wisconsin Avenue,
Suite 300
Milwaukee, WI 53203
414 / 259 1500

www.graef-usa.com

[redacted] CLIENT:

DEMAIN
Building Tomorrow

[redacted] PROJECT TITLE:

[redacted] - MAKER'S ROW

6600 WEST NATIONAL AVENUE
WEST ALLIS, WISCONSIN

[redacted] ISSUE:

1 09/26/2025 PERMIT REVIEW SET

[redacted] PROJECT INFORMATION:

PROJECT NUMBER:	2025-0210.00
DATE:	08/22/2025
DRAWN BY:	RRJ
CHECKED BY:	RRJ
APPROVED BY:	CWH
SCALE:	AS NOTED

[redacted] SHEET TITLE:

SPECIFICATIONS

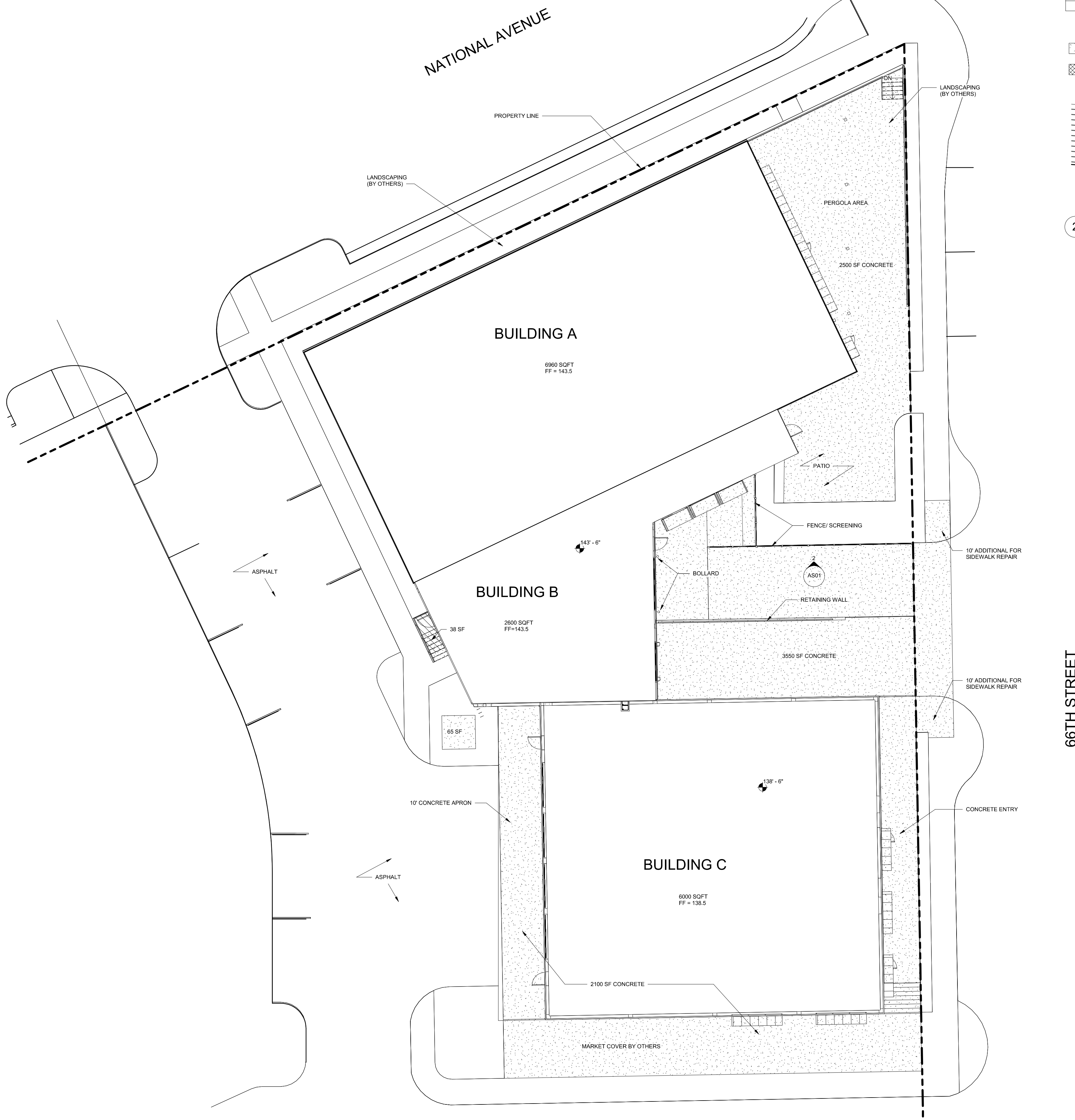
[redacted] SHEET NUMBER:

A-701

Site, Landscaping, Architecutral 2020 Plans------->>

ZONING

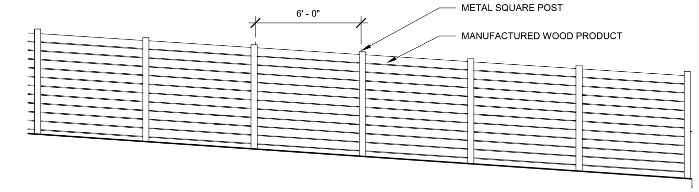
ZONED:	C-3 West Allis Community Commercial District
MIN. BUILDING SETBACKS (FT):	FRONT & STREET YARD: NONE
	INTERIOR SIDE YARD: 10'
	REAR YARD: 10'



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

▨ CONCRETE

▩ GREEN SPACE



2 SCREENING DETAIL
1/4" = 1'-0"

REVISIONS

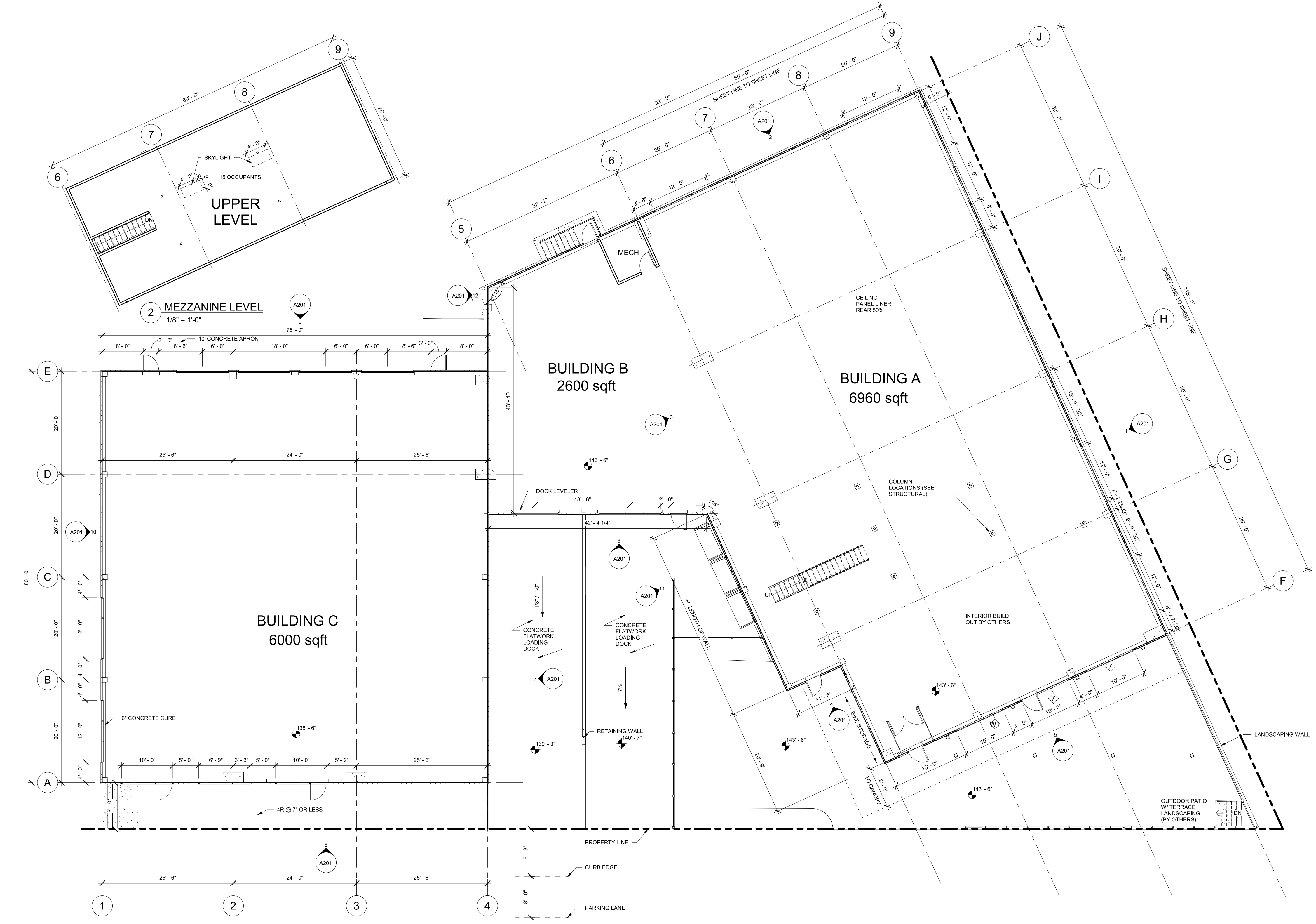
PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/6/20 10:27
SUBMITTAL DATE:	11/6
DESIGN NO.	
CONSTRUCTION NO.	

AS01



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

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

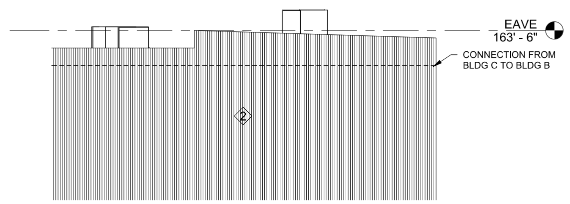
PROPOSED BUILDING FOR:
Mandel - Maker's Row
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/6/20 10:27
SUBMITTAL DATE:	11/6
DESIGN NO.	
CONSTRUCTION NO.	####

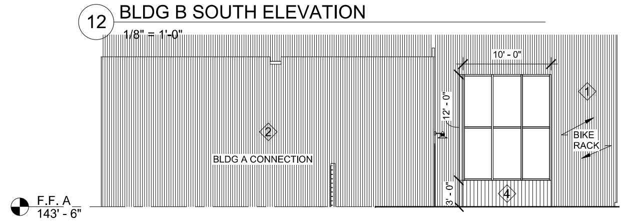
A101

ELEVATION KEY	MATERIAL / MANUFACTURER	COLOR (T.B.V)
1 METAL WALL PANEL (BLDG A)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK GREY METALLIC
2 METAL WALL PANEL (BLDG B)	FLAT METAL PANEL METL-SPAN	COR-TEN AZP RAW
3 METAL WALL PANEL (BLDG C)	VERTICAL MINIWAVE METAL PANEL	SILVER METALLIC
4 METAL WALL PANEL (BLDG A ACCENT)	7.2 INSUL RIB METL-SPAN METAL PANEL	DARK BROWN METALLIC
5 METAL WALL PANEL (BLDG C ACCENT)	VERTICAL MINIWAVE METAL PANEL	TBD
6 METAL COPING & CANOPIES	METAL	TO MATCH ASSOCIATED BUILDING
7 GLAZING	ALUMINUM STOREFRONT	TBD
8 ALZN (SILVER) FINISH (BLDG A & C)	BUTLER MR-24 ROOF	SILVER METALLIC

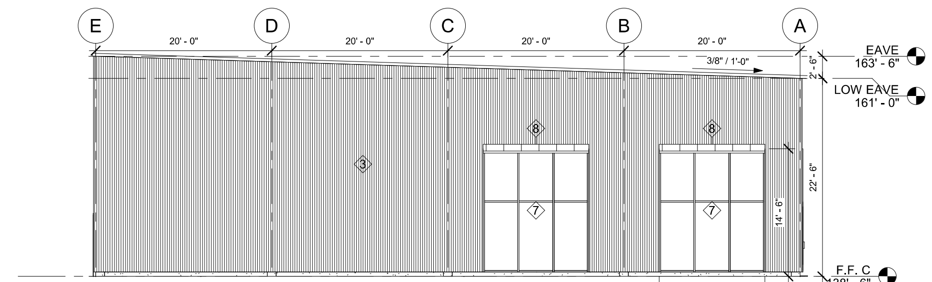
REVISIONS



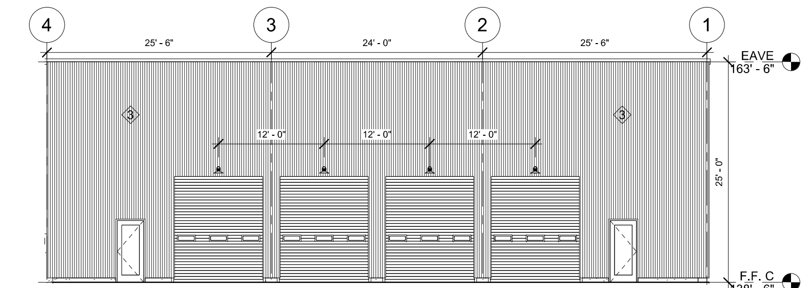
12 BLDG B SOUTH ELEVATION
1/8" = 1'-0"



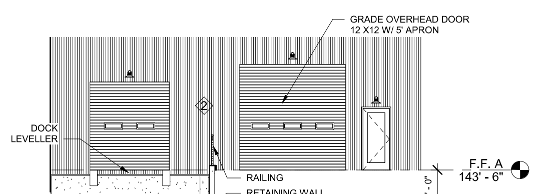
11 BLDG B SE ELEVATION
1/8" = 1'-0"



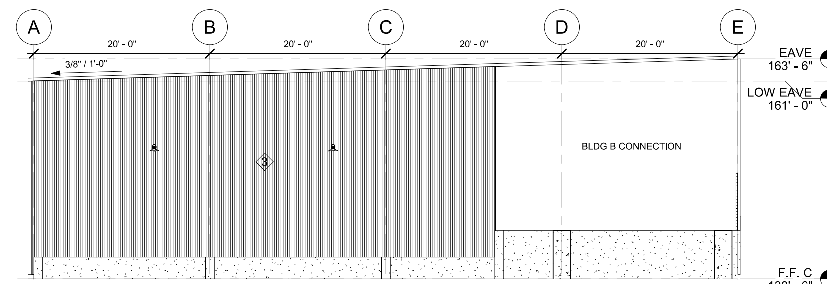
10 BLDG C SOUTH ELEVATION
1/8" = 1'-0"



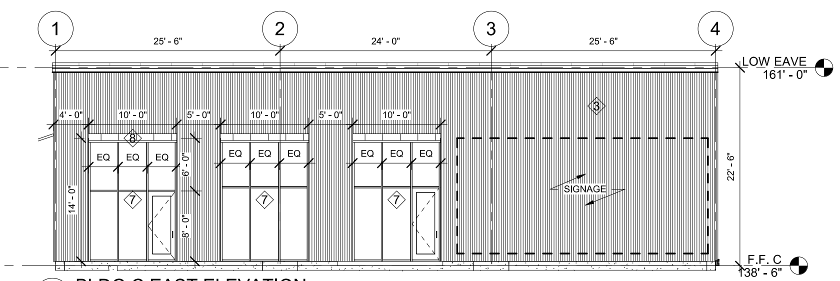
9 BLDG C WEST ELEVATION
1/8" = 1'-0"



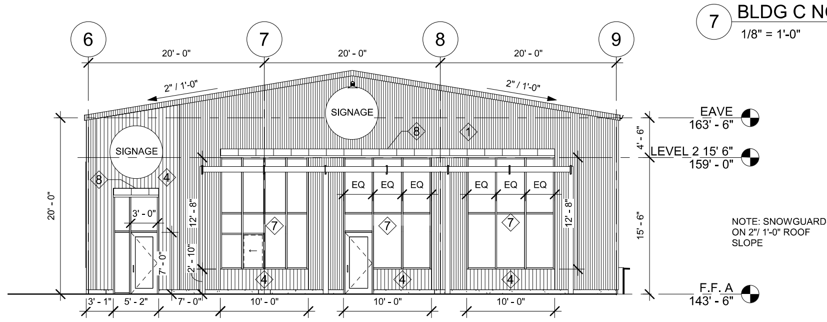
8 BLDG B EAST ELEVATION
1/8" = 1'-0"



7 BLDG C NORTH ELEVATION
1/8" = 1'-0"

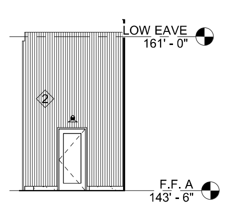


6 BLDG C EAST ELEVATION
1/8" = 1'-0"

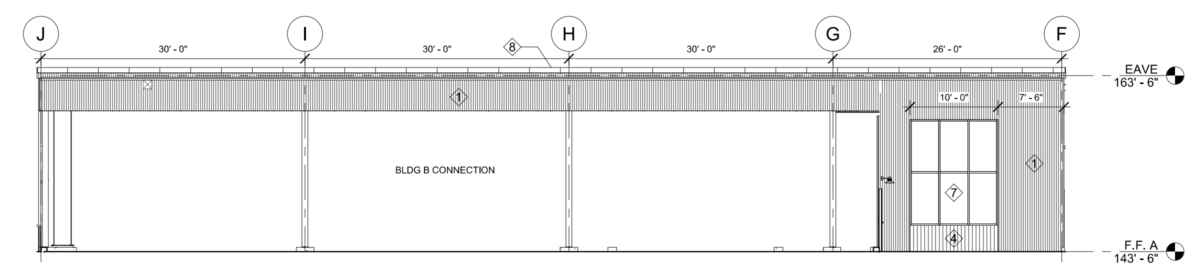


NOTE: SNOWGUARDS ON 2"/ 1'-0" ROOF SLOPE

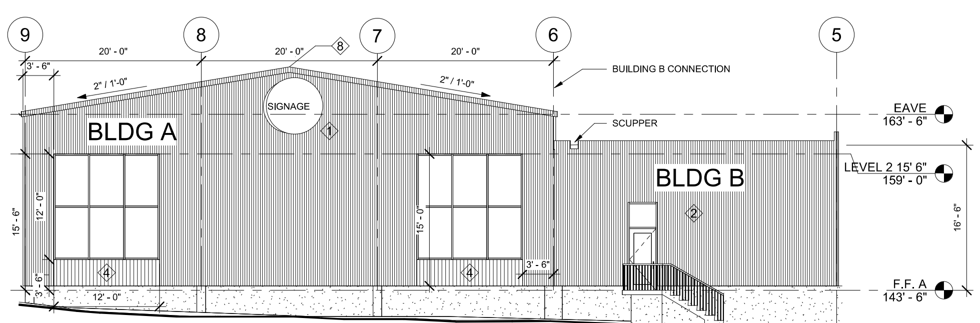
5 BLDG A EAST ELEVATION
1/8" = 1'-0"



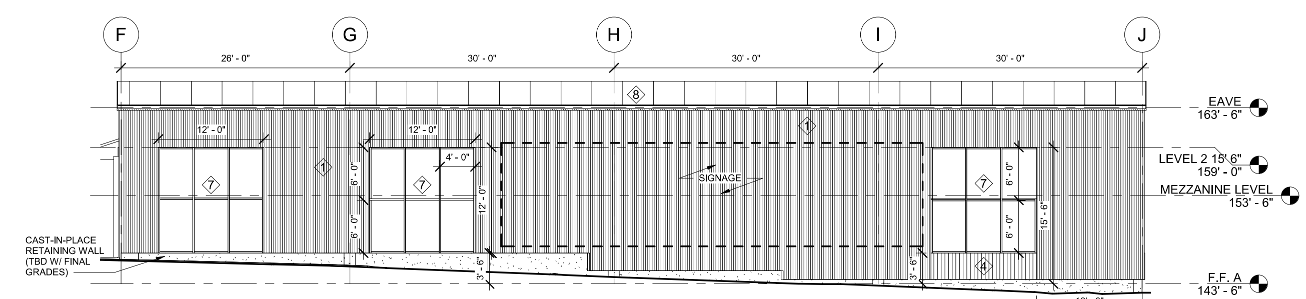
4 BLDG B NE ELEVATION
1/8" = 1'-0"



3 BLDG A SOUTH ELEVATION
1/8" = 1'-0"



2 BLDG A & BLDG B WEST ELEVATION
1/8" = 1'-0"



1 BLDG A NORTH ELEVATION
1/8" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

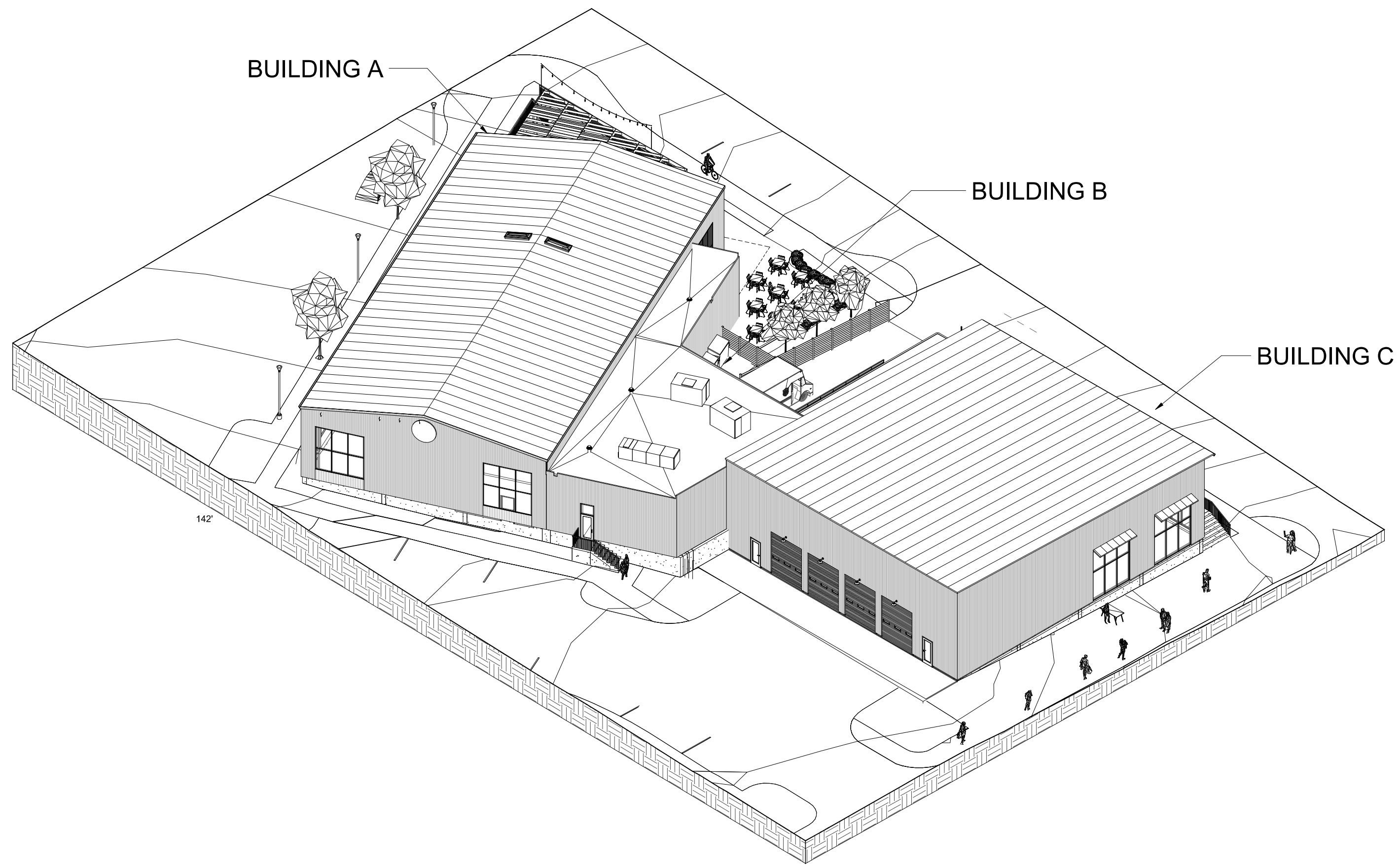
PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:

Mandel - Maker's Row

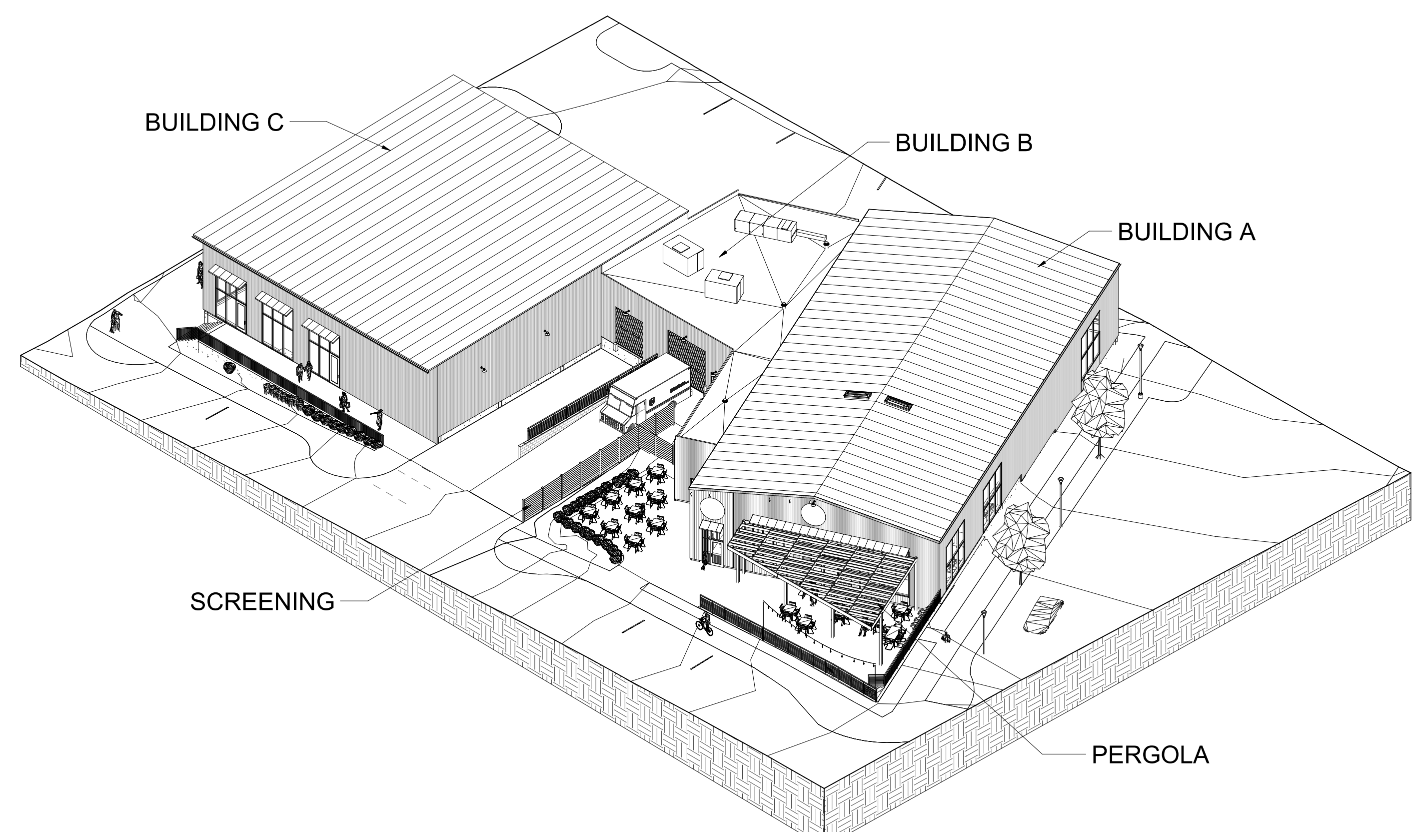
6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	JWN
DESIGNER:	
ISSUE:	11/6/20 10:27
SUBMITTAL DATE:	11/6
DESIGN NO.	
CONSTRUCTION NO.	3893

A201



2 OVERALL AXON REAR



1 OVERALL AXON

REVISIONS

PRELIMINARY NOT FOR CONSTRUCTION

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

Mandel - Maker's Row

6600 W. NATIONAL AVE. WEST ALLIS, WI

DRAFTED BY:	Author
DESIGNER:	
ISSUE:	11/6/20 10:27
SUBMITTAL DATE:	11/6
DESIGN NO.	
CONSTRUCTION NO.	

A901

VIEW FROM NATIONAL AVE. & S 66TH ST

VIEW FROM W. LAPHAM ST & S 66TH ST

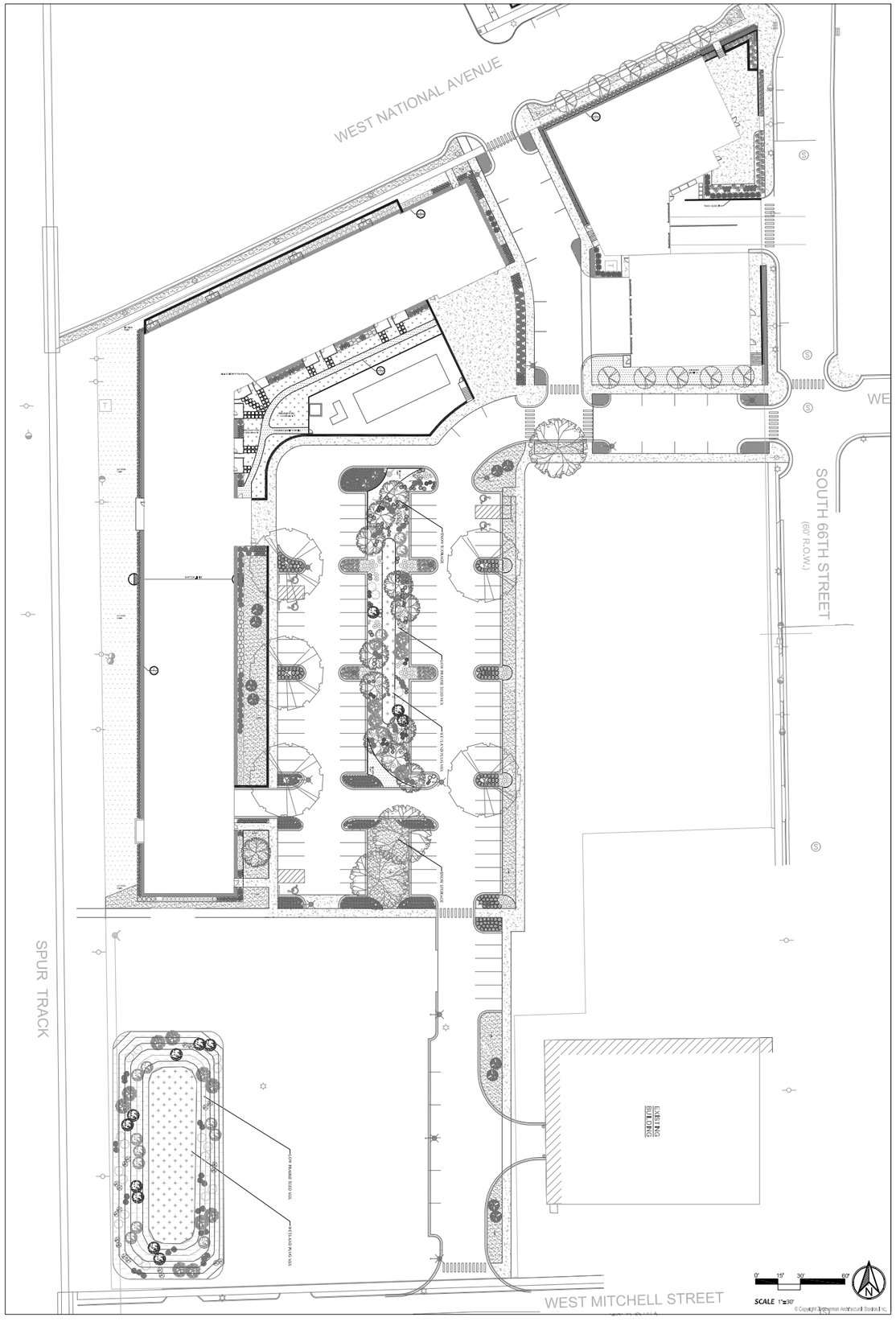
VIEW FROM NATIONAL AVE

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BR	Betula nigra	River Birch	2.5" Cal.	B&B	3
	BW	Betula populifolia `Whitespire`	Whitespire Birch	2.5" Cal.	B&B	12
	CJ3	Carpinus caroliniana `J.N. Upright` TM	Firespire American Hornbeam	2.5" Cal.	B&B	12
	QB	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	5
	QR3	Quercus robur x alba `Crimson Spire`	Crimson Spire Oak	2.5" Cal.	B&B	10
EVERGREEN TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	JC3	Juniperus chinensis `Spartan`	Spartan Juniper	6` Ht.	B&B	27
ANNUALS/PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Ah	Amsonia hubrichtii	Arkansas Bluestar	1 gal.	Pot	135
	AS4	Asclepias syriaca	Common Milkweed	1 gal.	B&B	13
	Am8	Aster macrophyllus	Bigleaf Aster	1 gal.	Pot	13
	CA2	Ceanothus americanus	New Jersey Tea	1 gal.	Pot	27
	EY	Eryngium yuccifolium	Rattlesnake Master	1 gal.	Pot	28
	EP2	Eupatorium purpureum `Little Joe`	Dwarf Joe-Pye Weed	1 gal.	Pot	17
	IV2	Iris virginica shrevei	Shreve`s Iris	1 gal.	Pot	21
	NM	Nepeta musssinii `Walker`s Low`	Walker`s Low Catmint	1 gal.	Pot	421
	SR3	Solidago rugosa `Fireworks`	Wrinkleleaf Goldenrod	1 gal.	Pot	22
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Am7	Aronia melanocarpa	Black Chokeberry	1.5` Ht.	B&B	62
	AM	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	1.5` Ht.	B&B	34
	CO2	Cephalanthus occidentalis	Buttonbush	1.5` Ht.	B.R.	25
	CT2	Cornus pumila	Dwarf Red Tipped Dogwood	1.5` Ht.	B&B	39
	CG	Cornus racemosa	Gray Dogwood	1.5` Ht.	B&B	15
	Fx	Fothergilla x `Mount Airy`	Mount Airy Fothergilla	1.5` Ht.	Pot	126
	HK	Hypericum kalmianum	St. John`s Wort	1.5` Ht.	Pot	96
	PO5	Physocarpus opulifolius `Dart`s Gold`	Yellow Ninebark	1.5` Ht.	B&B	15
	PO2	Physocarpus opulifolius `Diabolo`	Diablo Ninebark	1.5` Ht.	B&B	12
	SP	Salix purpurea `Nana`	Dwarf Arctic Willow	1.5` Ht.	Pot	103
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Cm2	Carex muskingumensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum `North Wind`	Northwind Switch Grass	1 gal.	Pot	142
	Sa	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot	632
	SH	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	869

LANDSCAPE NOTES

1. The contractor is required to notify Diggers Hotline (811 or 800-242-8511) to have site marked at least 2 business days prior to digging.
2. Contractor is required to confirm all plant quantities shown on Plant & Material List and landscape planting symbols and list any inconsistencies/concerns to General Contractor.
3. Plantings must comply with standards as defined in American Standard of Nursery Stock - Z60.1 ANSI. The Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, and diseased, improperly transported, installed incorrectly or damaged. Any potential plant substitutions that are "B Grade" or "Park Grade" plant material must be approved by Landscape Architect.
4. Plantings must be planted as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any deviations to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation
5. Plantings are to be watered comprehensively at the time of planting, through construction and upon completion of project as required. See planting specifications for clarifications
6. Topsoil ought to be placed to within 3" of finish grade by general / grading contractor during rough grading procedures. All parking lot islands if (applicable) to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to allow proper drainage (unless otherwise specified).
7. Mulching: All tree and shrub planting beds to receive a 3" deep layer of shredded hardwood bark mulch.
8. Mulching: perennial planting areas shall receive a 3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch.
9. Manual Edging: All planting beds will be bordered with a 3" deep spade edge using a flat landscape spade or a mechanical edger. A clean definition between landscape beds and lawn is required, Bed lines are to be cut crisp, smooth.
10. Aluminum Edging: to be placed in maintenance strip beds For material and installation see plantings specification
11. Stone maintenance strip to be installed 3-inches deep above weed material with (aluminum) edging. Contractor to install maintenance strip 2-feet wide along building edge, where indicated and in compliance to plantings specification
12. Plant bed amendment composition: All perennial, groundcover and annual areas are required to receive a blend of soil amendments before installation. For mixtures and installation see plantings specification
13. Seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Formulate the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Erosion control actions are to be used in swales and on slopes in excess of 1:3 and where applicable. Means of installation may differ and are at the discretion of the Landscape Contractor on his/her responsibility to establish and warranty a smooth, uniform, quality turf.
14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Nursery 608-296-3679) or approved comparable mix from a reputable seed mix provider with landscape architect endorsement. Prepare seed bed and soil as specified in plantings specification .
15. Native Low Prairie Seed Mix / Wetland Plug Mix: seed mixes as listed on the Plant and Material List or other seeding schedules outlined In naturalized seed spec Prepare soil and seed bed as in item #12 above.
16. The Landscape Contractor is accountable for the watering and maintenance of all landscape areas for a period of 90 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed. Work also includes weeding, edging, mulching fertilizing, and trimming, sweeping up grass clippings, pruning and deadheading.
17. Project Completion: Landscape Contractor is accountable to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative.



Zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE (414) 476.9500
FAX/CELL (414) 476.8602

Developer/Owner:

Consultant:

Project:
SoNa Lofts

Location:
W. National Avenue
West Allis, WI 53214

Key Plan:

Sheet:
OVERALL
LANDSCAPE PLAN

Phase:
Planning Commission Submittal

Scale: 1"=30'

Revisions:

No.	Date	Description
	11,06,20	Planning Commission Submittal

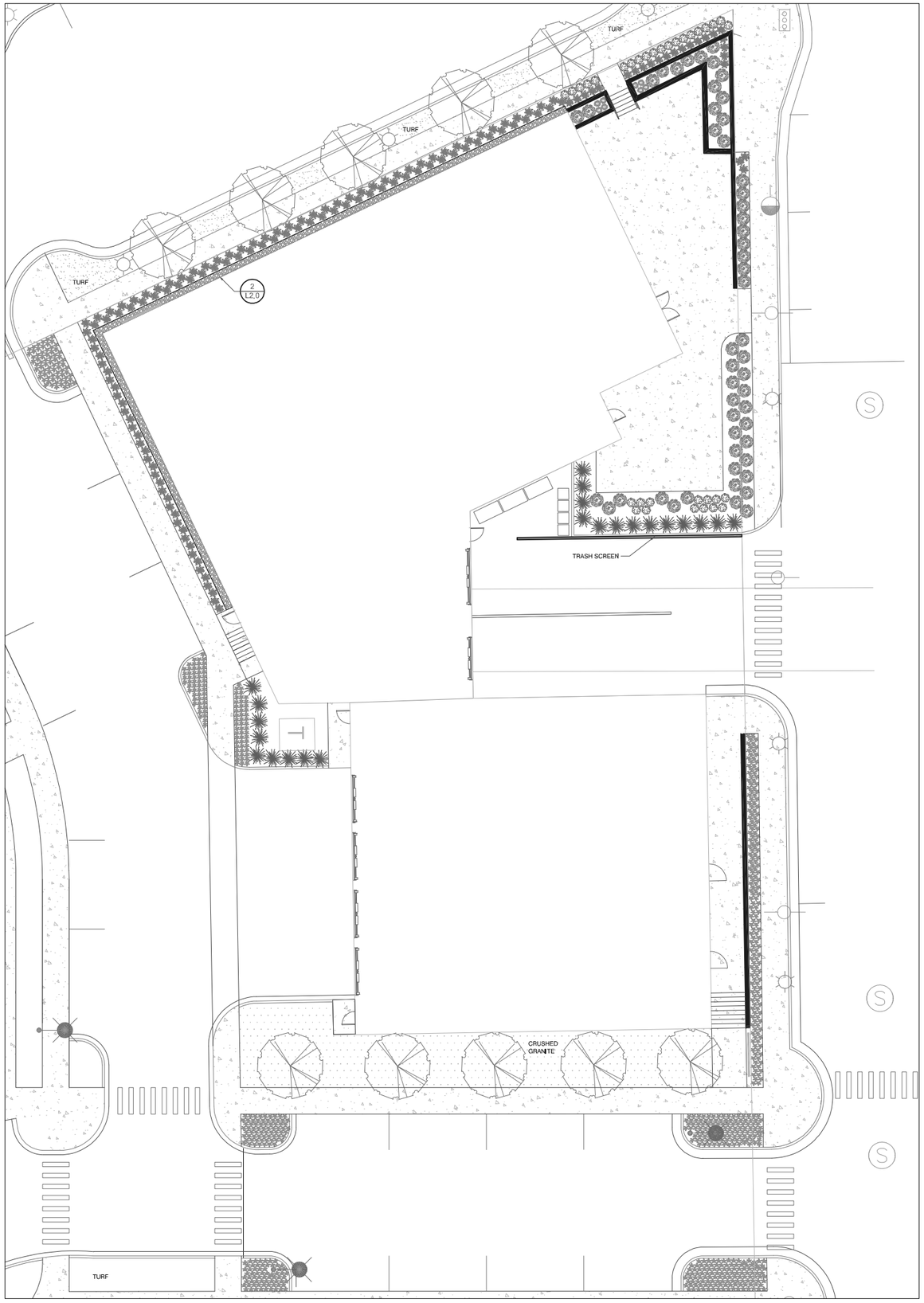
Date:
11,06,20

Project No:
200054.00

Sheet No:
L1.0

PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	QR3	Quercus robur x alba `Crimson Spire`	Crimson Spire Oak	2.5" Cal.	B&B	10
EVERGREEN TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	JC3	Juniperus chinensis `Spartan`	Spartan Juniper	6` Ht.	B&B	22
ANNUALS/PERENNIALS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	NM	Nepeta mussinii `Walker`s Low`	Walker`s Low Catmint	1 gal.	Pot	33
DECIDUOUS SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	HK	Hypericum kalleer	St. John`s Wort	1.5` Ht.	Pot	52
GRASSES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**QTY**
	Cm2	Carex muskingumensis	Palm Sedge	1 gal.	Pot	8
	PV3	Panicum virgatum `North Wind`	Northwind Switch Grass	1 gal.	Pot	141
	SH	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	737



0' 5' 10' 20'
SCALE 1"=10'

Zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zasstudios.com
TELEPHONE [414] 476.8500
FACSIMILE [414] 476.8502

Developer/Owner:

Consultant:

Project:
SoNa Lofts

Location:
W. National Avenue
West Allis, WI 53214

Key Plan:

Sheet:
VALENTINE COFFEE

Phase:
Planning Commission Submittal

Scale: 1"=10'

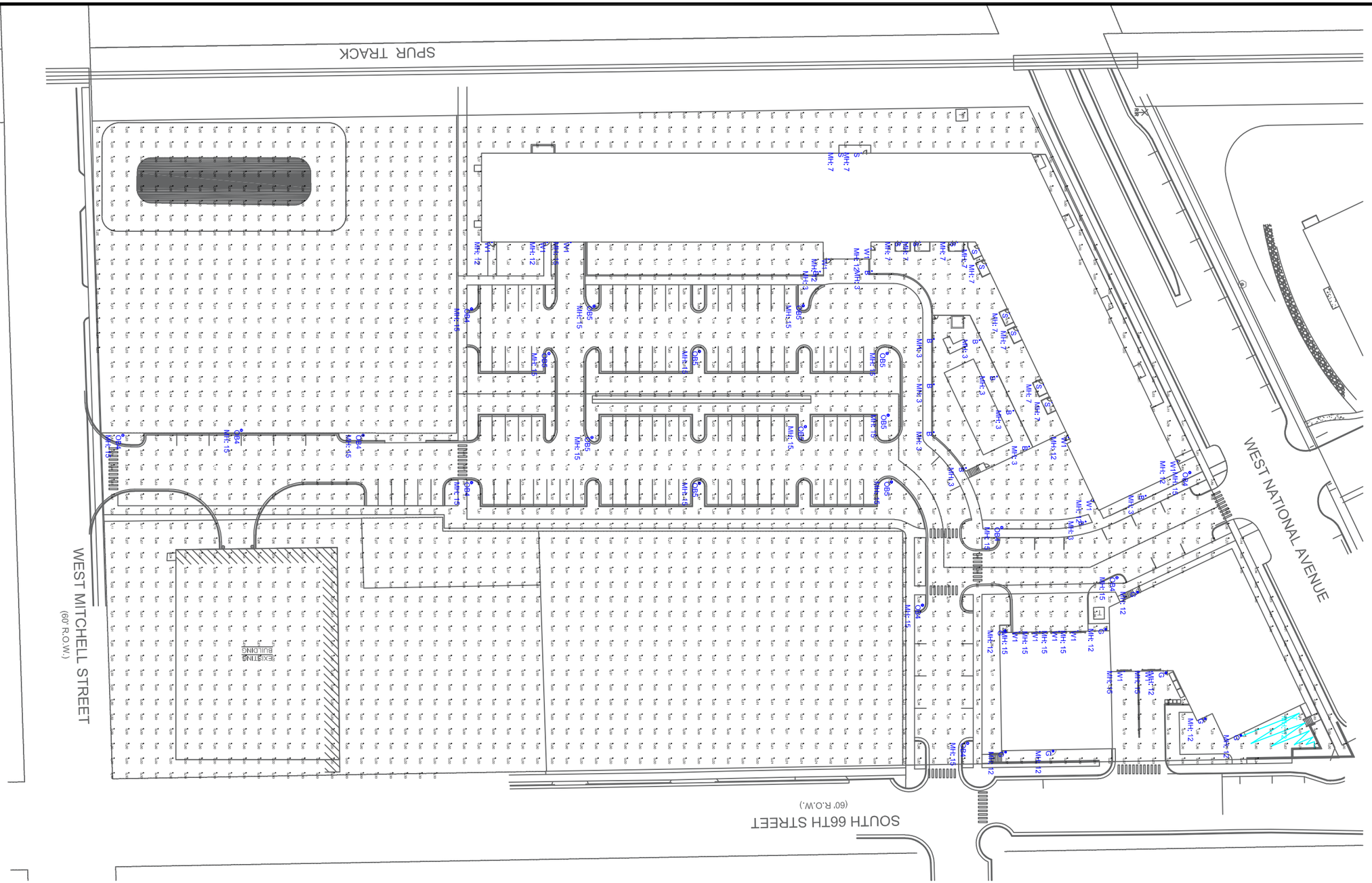
Revisions:

No.	Date	Description
	11.06.20	Planning Commission Submittal

Date:
11.06.20

Project No:
200054.00

Sheet No:
L1.1



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.51	4.64	0.00	N.A.	N.A.
PARKING AREA	Illuminance	Fc	1.34	4.0	0.2	6.70	20.00

Luminaire Schedule								
Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
12	B	SINGLE	0.950	KUZCO	EB3036-xx	11	132	562
8	G	SINGLE	0.950	BASELITE	W516-53-E1-14W LED-xK	12.9792	103.8336	1019
10	OB4	SINGLE	0.950	LITHONIA	RADPT P3 xxK ASY (13FT POLE 2FT BASE)	53.6184	536.184	6918
10	OB5	SINGLE	0.900	LITHONIA	RADPT P3 xxK SYM (13FT POLE 3FT BASE)	53.6184	536.184	7302
11	S	SINGLE	0.950	KUZCO	EW35404-BK	11.6	127.6	243
1	T	SINGLE	0.010	TIVOLI	LITESPHERE	11.6	11.6	243
14	W1	SINGLE	0.950	LITHONIA	WPX1 LED P1 xxK Mvolt	11.47	160.58	1568

ENTERPRISE
Lighting & Control

#	DATE	COMMENTS
REVISIONS		

DRAWN BY : AD

DATE :NOV 5, 2020

SCALE : 1" = 70'- 0"

SONA

WEST ALLIS, WISCONSIN

LIGHTING LAYOUT