

344 W BROADWAY WHITEBOX - INTERIOR ALTERATION

344 W BROADWAY | WAUKESHA, WI 53186

THRIVE ARCHITECTS
 Architect
 259 South Street, Suite A
 Waukesha, WI 53186
 p: 833-380-6180

SHEET INDEX	
SHEET	DESCRIPTION
T1.0	TITLE SHEET
ARCHITECTURAL	
SP1.0	SITE PLAN AND SITE DETAILS
D1.0	DEMOLITION PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A9.0	CONCEPTUAL RENDERINGS
STRUCTURAL	
FORTHCOMING	
PLUMBING, MECHANICAL AND ELECTRICAL PLANS TO BE A DEFERRED REVIEW AND SUBMITTAL BY DESIGN-BUILD CONTRACTOR	

BUILDING CODE SUMMARY	
BASED ON THE	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/ WI AMENDMENTS) 2015 INTERNATIONAL EXISTING BUILDING CODE 2009 ANSI A117.1 ACCESSIBILITY CODE
ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES	
AREA OF ALTERATION	TOTAL AREA OF ALTERATION: 1,358 SF
FIRE ALARM:	EXISTING CONDITION TO REMAIN
OCCUPANCY	B - BUSINESS (NO CHANGE IN USE)
OCCUPANCY SEPARATION	NOT REQUIRED
CONSTRUCTION TYPE	III B
SPRINKLER SYSTEM	NOT SPRINKLERED
NUMBER OF FLOOR LEVELS	1 STORY
ALTERATION LEVEL	LEVEL 2
FLAME SPREAD & SMOKE INDEX	CLASS C (ROOMS AND ENCLOSED SPACES) PER TABLE 803.11
CODE EXCEPTION	BOTTLED WATER PROVIDED IN LIEU OF DRINKING FOUNTAIN

PROJECT CONTACT INFO		
OWNER: LUCKY LAND LLC P.O. BOX 648 WAUKESHA, WI 53187	ARCHITECT: THRIVE ARCHITECTS 259 SOUTH STREET, SUITE A WAUKESHA, WI 53186 P: 833-380-6180 PROJECT MANAGER: ASHLEY POLLEX	ENGINEER: PIERCE ENGINEERS 181 N BROADWAY MILWAUKEE, WI 53202 P: 414-278-6060 ATTN: SHILAK SHAKYA
CONTRACTOR: STIER CONSTRUCTION INC. N8W22195 JOHNSON DRIVE WAUKESHA, WI 53186 P: 262-574-0306 ATTN: PAUL TORWEIHE, PROJECT MANAGER	ATTN: JEREMY BARTLETT, ARCHITECT OF RECORD	

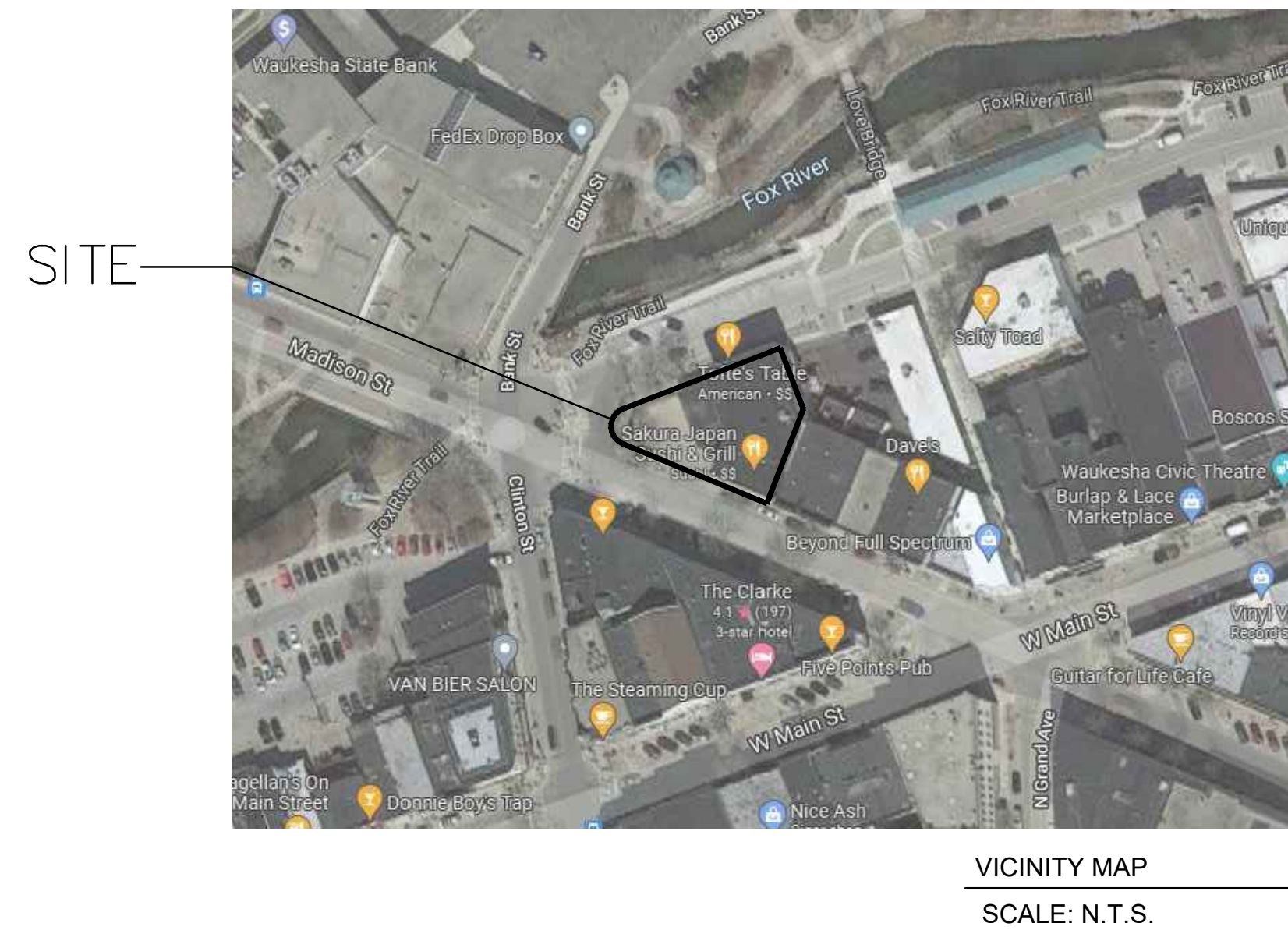
STIER CONSTRUCTION INC.
 Contractor
 N8 W22195 Johnson Drive
 Waukesha, WI 53186
 p: 262-574-0306
 e: ptorweihe@stierconstruct.com

Project Info. — 23123
344 W Broadway Whitebox
 INTERIOR ALTERATION
 344 W Broadway
 Waukesha, WI 53186

GENERAL NOTES	
1.	CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
2.	ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE TO GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS, SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
3.	GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OR DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK.
4.	SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK.
5.	MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT ASSUMES NO LIABILITY.
6.	ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPERATION UPON OCCUPANCY.
7.	THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF THE GC.
8.	PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW; IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER PRIOR TO INSTALLATION.
9.	ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

PROJECT NOTES	
ELECTRICAL NOTES:	1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.
HVAC NOTES:	1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.
PLUMBING NOTES:	1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

TYPICAL ABBREVIATIONS									
ABV: Above	B/O: By Others	DW: Dishwasher	FTC: Footing	LB: Pound	NO, #: Number	REFR: Ref	TEMP: Tempered		
ACOUS: Acoustical	BC: Bottom Of	DW: Division	FND: Foundation	LAM: Laminated(d)	O: Non-Operable Window	REG: Register	TK: Tight Knot		
ADDL: Additional	BR: Bedroom	DR: Door	FRM: Fram(d), (mg)	LAV: Lavatory	RE: Reinforced	RE: Reinforced	T&G: Tongue and Groove		
ADH: Adhesive		DR: Door	FUR: Furnished by Others	LH: Left Hand	REQD: Required	REQD: Required	T/O: Top of		
ADJ: Adjustable		DS: Downspout		L: Length	RA: Return Air	REV: Revision	TOC: Top of Concrete		
AFF: Above Finish Floor	CAB: Cabinet	DRWR: Drawer	GA: Gage, Gauge	LOA: Length Overall	OC: On Center	R: Riser	TOP: Top of Wall		
AGG: Aggregate	CALC: Calculation	DT: Drain Tile	GAL: Gallon	LT: Light	OP: Opening	RD: Rod	TB: Towel Bar		
AHL: Authority Having Jurisdiction	CC: Cabinet, Door	DWG: Drawing	GL: Glass, Glazing	LF: Lineal Feet	ORF: Oriented Strand Board	R&S: Rod and Shelf	T: Tread		
A/C: Air Conditioning (Concrete)	CCP: Cast-in-Place	D: Nail Size	GLB: Galvanized Iron	LL: Live Load	OSB: Oriented Strand Board	RFS: Roofing	TS: Tubular Steel		
ALT: Alternate	CL: Centerline	EW: Each Way	GLBK: Glass Block	LVL: Laminated Veneer Lumber	RO: Room	RM: Room	TYP: Typical		
ALUM: Aluminum	CO: Clean Out	E: East	GR: Gypsum Wall Board	LVR: Louver	RO: Rough Opening	UL: Underwriters Laboratory	UNF: Unfinished		
ANC: Anchor, Anchorage	CONTR: Contract (or)	EL: Elevation	GRD: Grout	MFR: Manufacturer	SCH: Schedule	UNO: Unless Noted Otherwise			
AB: Anchor Bolt	COORD: Coordinate	ELEV: Elevation	GRD: Grout	MFO: Masonry Opening	SCN: Screen				
ANOD: Anodized	CIP: Cast-in-place	EQ: Equipment	HWD: Hardware	MFR: Manufacturer	SECT: Section				
APK: Approximate	CLK: Caulking	EXC: Excavate	HDR: Header	MHC: Medicine Cabinet	SGD: Sliding Glass Door				
APT: Apartment	CAS: Casement	EXH: Exhaust	HIS: Heating	MED: Medium	SH: Sheath, Shelving				
ARCH: Architect (architectural)	CB: Catch Basin	EXT: Existing	HVC: Heating, Ventilation-Air Conditioning Circle	MDF: Medium Density Fiberboard	SK: Skylight				
ASPH: Asphalt	CT: Ceramic Tile	FOC: Face of Concrete	HWC: Hollow Core	MD: Medium Density Overlay	SKL: Skylight				
AUTO: Automatic	CIR: Circle	FOF: Face of Finish	HT: Height	MDB: Membrane	SLB: Slab				
AVC: Avenue	CLR: Clear	FOM: Face of Masonry	HC: Hollow Core	MOR: Member	SLD: Slider(ng)				
AVR: Average	COL: Column	FOS: Face of Studs	HO: Hose Bib	MMB: Membrane	SPC: Specification				
AWN: Awning	CONC: Concrete	FW: Face of Wall	IN: Inch	MTL: Metal	SQ: Square				
BSMT: Basement	CMTU: Concrete Masonry Unit	FBD: Face of Board	INCL: Include	MW: Milwork	STD: Standard				
BM: Beam	CONSTR: CONSTRUCTION	FCB: Fiber Cement Board	ID: Inside Diameter	MIR: Mirror	STR: Structural				
BMTU: Bituminous	CONT: Continuous	FGL: Fiberglass	INS: Insulate	MISC: Miscellaneous	STL: Stove				
BLK: Block	CJT: Control Joint	FGE: Finished Floor Elevation	INT: Interior	MOD: Module	STR: Structural				
BLKG: Blocking	CORR: Corrugated	FA: Fire Alarm	INV: Invert	MOL: Moulding	SA: Supply Air				
BLW: Below	CUBT: Cubic Foot	FE: Fire Extinguisher	INT: Interior	MLB: Micro Laminated Beam	SC: Solid Core				
BLDV: Boulevard	CUDY: Cubic Yard	FPL: Fireplace	INT: Interior		SW: Shear Wall				
BTV: Between		FLSH: Flashing	INT: Interior		SS: Stainless Steel				
BD: Board	DP: Dampproofing	FLR: Floor	INT: Interior		SYS: System				
BDT: Bottom	DTL: Detail	FLR: Fluorescent	INT: Interior						
BLDG: Building	DIA: Diameter	FT: Foot, Feet	INT: Interior						
BUR: Built Up Roofing	DIM: Dimension		INT: Interior						



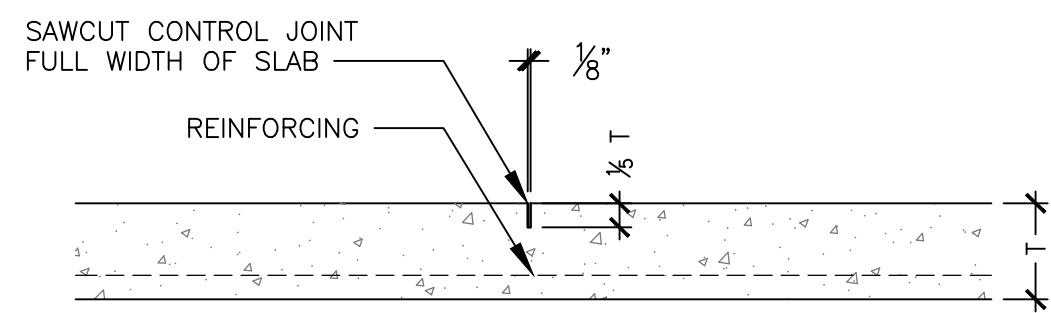
Revisions		
No.	Date	Description
	10.12.23	PC Submittal

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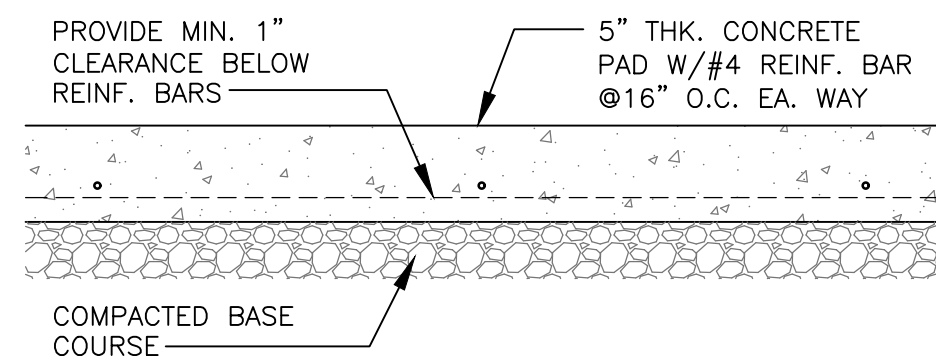
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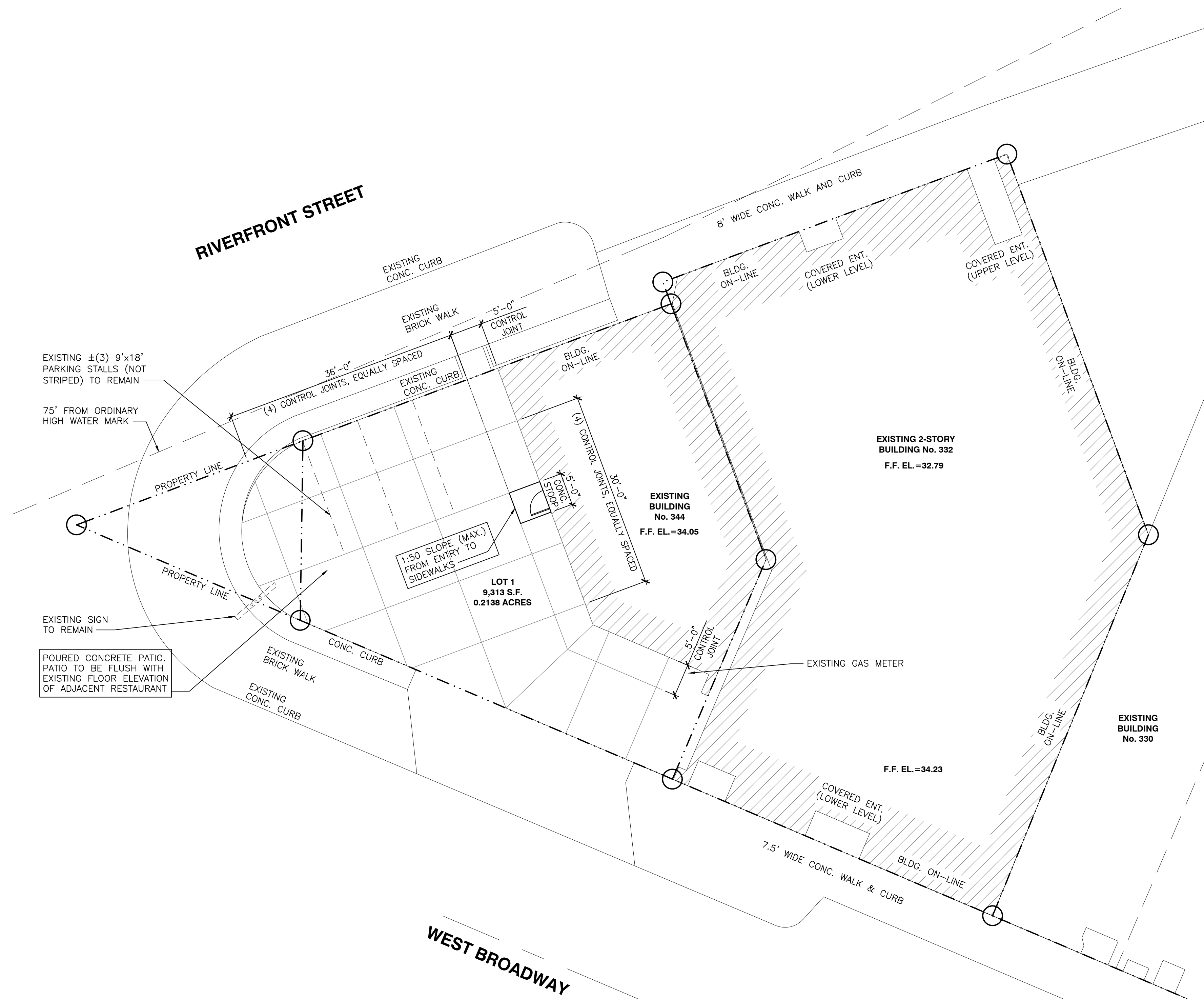
TITLE SHEET



TYPICAL CONTROL JOINT
SCALE: 1-1/2"=1'-0" (22x34); 3/4"=1'-0" (11x17) 3



POURED CONCRETE PATIO
SCALE: 1-1/2"=1'-0" (22x34); 3/4"=1'-0" (11x17) 2



SITE PLAN
SCALE: 1"=10'-0" (22x34); 1"=20'-0" (11x17) 1

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Sheet Title
SITE PLAN AND SITE DETAILS

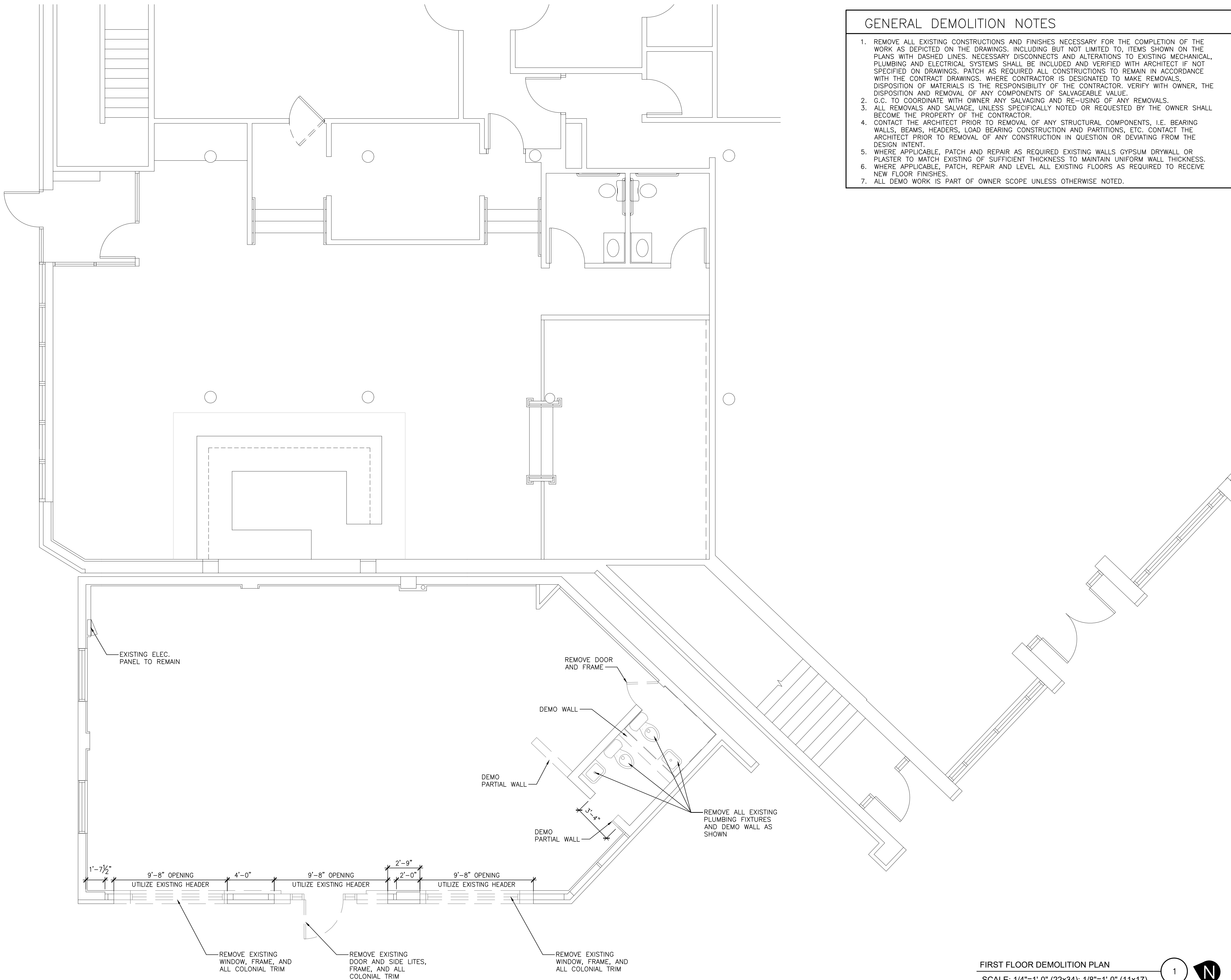
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Revisions

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SP1.0

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GENERAL DEMOLITION NOTES

1. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS. INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS SHALL BE INCLUDED AND VERIFIED WITH ARCHITECT IF NOT SPECIFIED ON DRAWINGS. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.
2. G.C. TO COORDINATE WITH OWNER ANY SALVAGING AND RE-USING OF ANY REMOVALS.
3. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR.
4. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, I.E. BEARING WALLS, BEAMS, HEADERS, LOAD BEARING CONSTRUCTION AND PARTITIONS, ETC. CONTACT THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT.
5. WHERE APPLICABLE, PATCH AND REPAIR AS REQUIRED EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS.
6. WHERE APPLICABLE, PATCH, REPAIR AND LEVEL ALL EXISTING FLOORS AS REQUIRED TO RECEIVE NEW FLOOR FINISHES.
7. ALL DEMO WORK IS PART OF OWNER SCOPE UNLESS OTHERWISE NOTED.

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DEMOLITION PLAN

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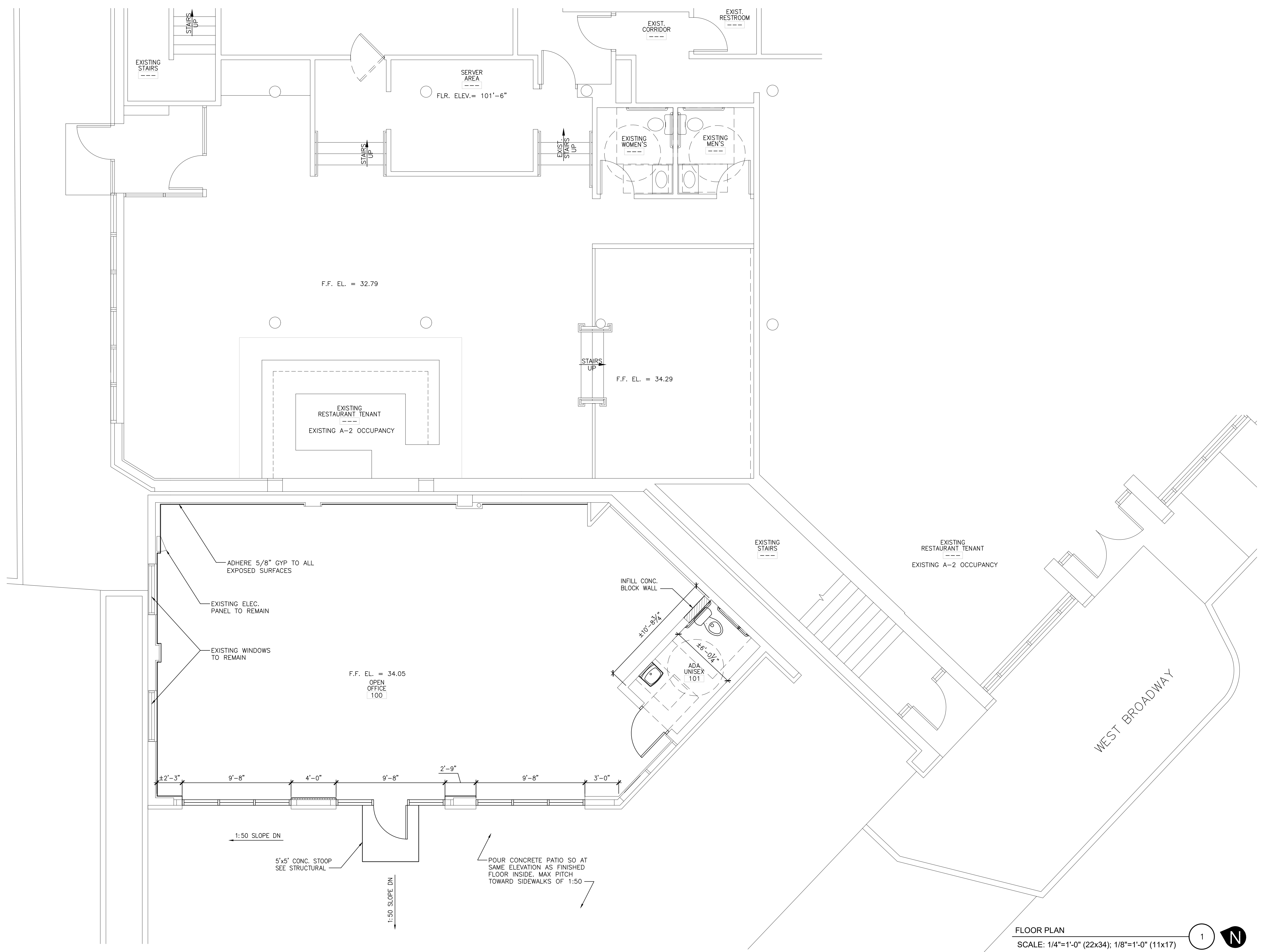
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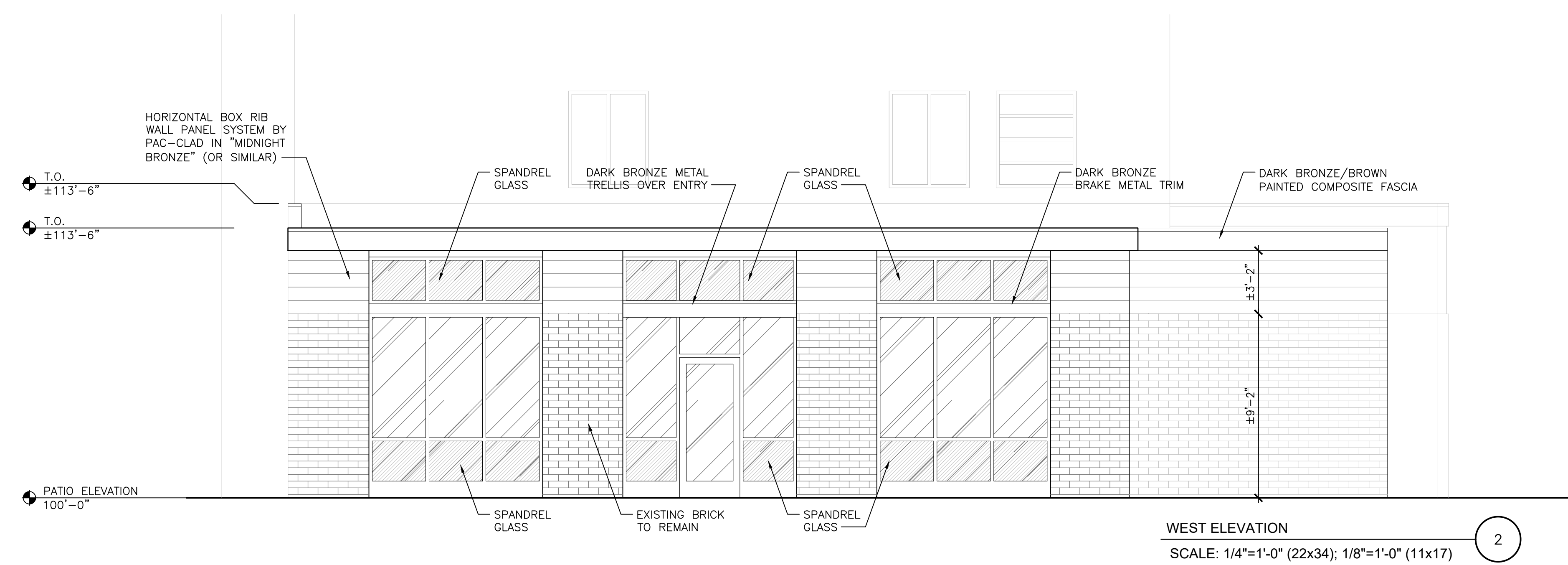
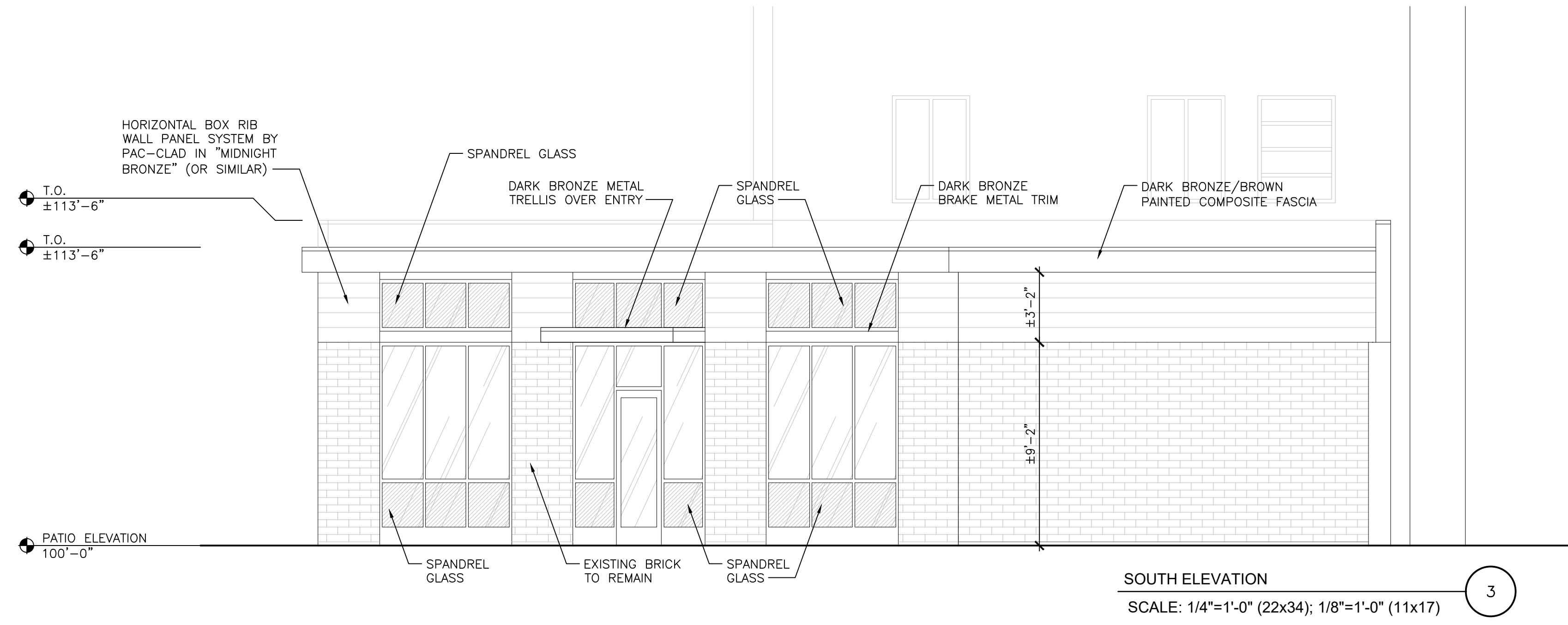
EXTERIOR ELEVATIONS

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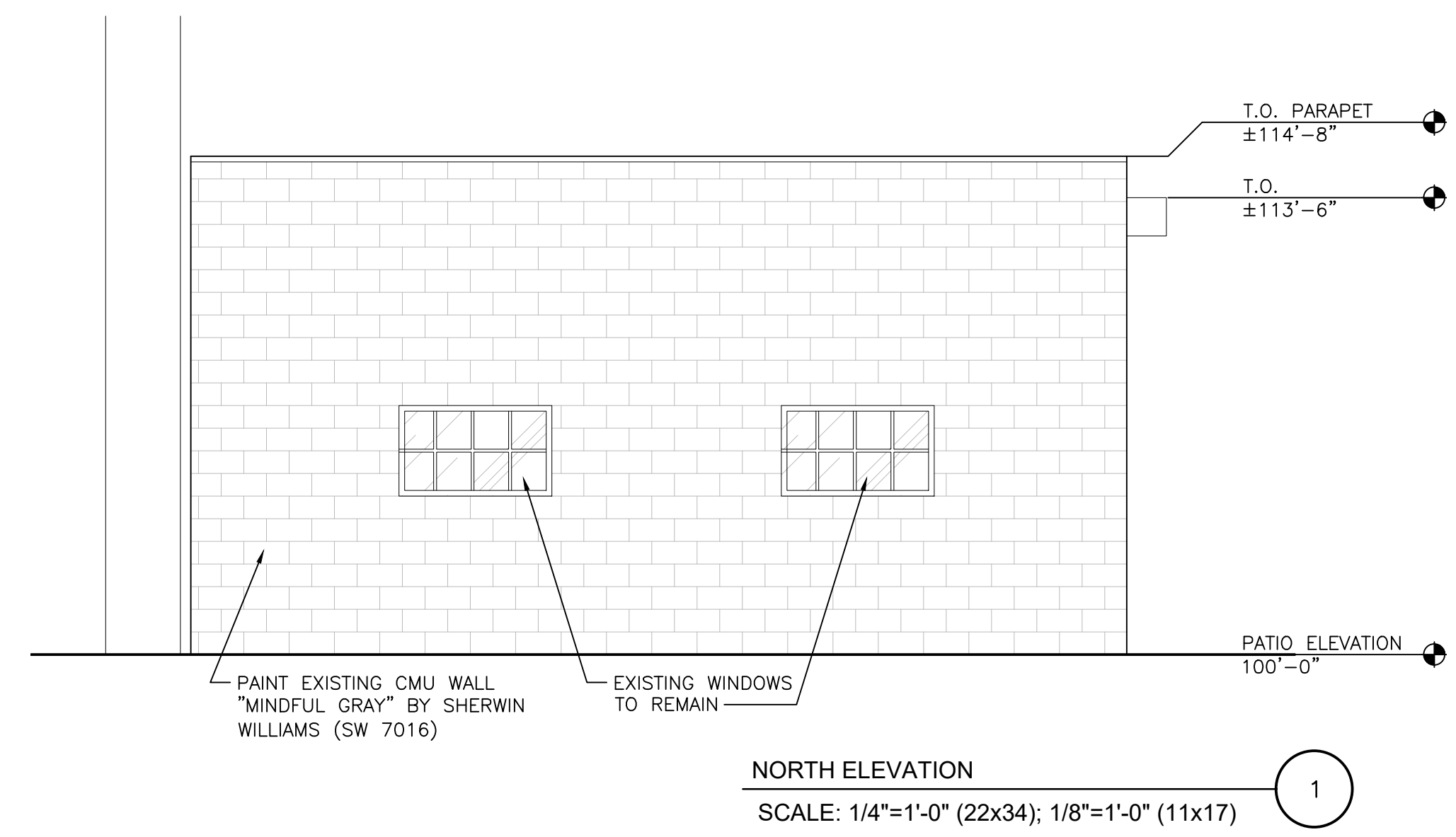
Revisions

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1	10.12.23	PC Submittal

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EXISTING WEST ELEVATION
NOT TO SCALE - FOR REFERENCE ONLY



NORTH ELEVATION
SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

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VIEW ALONG W. BROADWAY
SCALE: NOT TO SCALE

2



VIEW FROM INTERSECTION
SCALE: NOT TO SCALE

1

SW 7016

Mindful Gray

FULL DETAILS ^

LRV: 48 ①

RGB: 188 / 183 / 173

Hex Value: #BCB7AD

Location Number: 244-C2



EXISTING NORTH FACADE TO BE PAINTED
SCALE: NOT TO SCALE

3