

Simply Irresistible

Dine, Take Out, Cater

Tenant Build Out & Deck

453 West Main Street
Waukesha, Wisconsin 53186

INDEX

- T-1 INDEX, NOTES, RENDERING LANDSCAPE & SITE PLAN
- A-1 FLOOR & CEILING PLANS
- A-2 SECTION & ELEVATIONS
- A-3 DETAILS & SPECIFICATIONS

BUILDING INFORMATION

THE SCOPE CONSISTS OF PREPARING AN EXISTING 'WHITE BOXED' RETAIL SUITE FOR A FIRST TIME TENANT. THE WORK IS TO BUILD A NEW RESTAURANT & BAR WITH AN OUTDOOR DECK DINING AREA AND LANDSCAPED. THE OPEN CEILING WILL RECEIVE NEW 1HR RATED LAYIN CEILINGS AND LIGHTING.

LEVEL 2 - ALTERATION TO AN EXISTING TENANT SPACE.

ZONED: COMMERCIAL
INTERIOR ALTERATION
BLDG. TYPE: IIIIB - NON-SPRINKLED
USE: A-2 - RESTAURANT

AREA OF BUILDING: APPROX 2,550sqft
TOTAL BUILDING VOLUME: LESS THAN 50,000cuft

AREA OF WORK: INDOOR: 2,500sqft
OUTDOOR: 920sqft
TOTAL: 3,420sqft

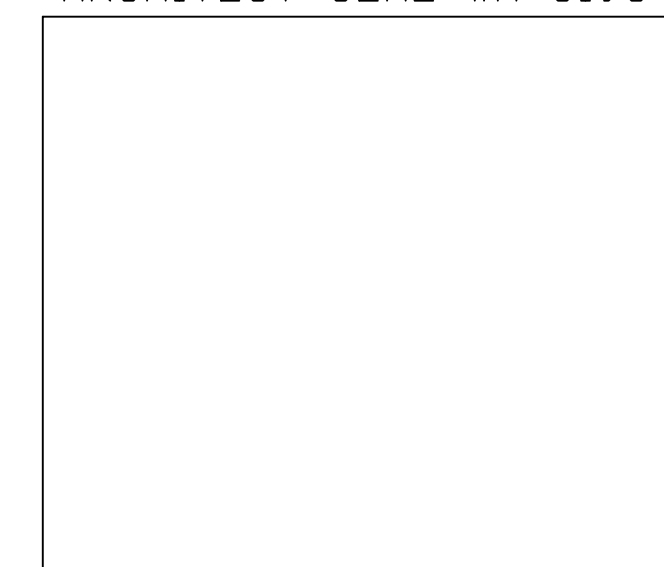
POPULATION OF SPACE INDOOR 99 (POSTED)
EXIT DISTANCE: 75'MAX.

CODES: INTERNATIONAL EXISTING BUILDING CODE 2009
WISCONSIN COMMERCIAL BUILDING CODE
ICC/ANSI A117.1-2003 ACCESSIBILITY CODE

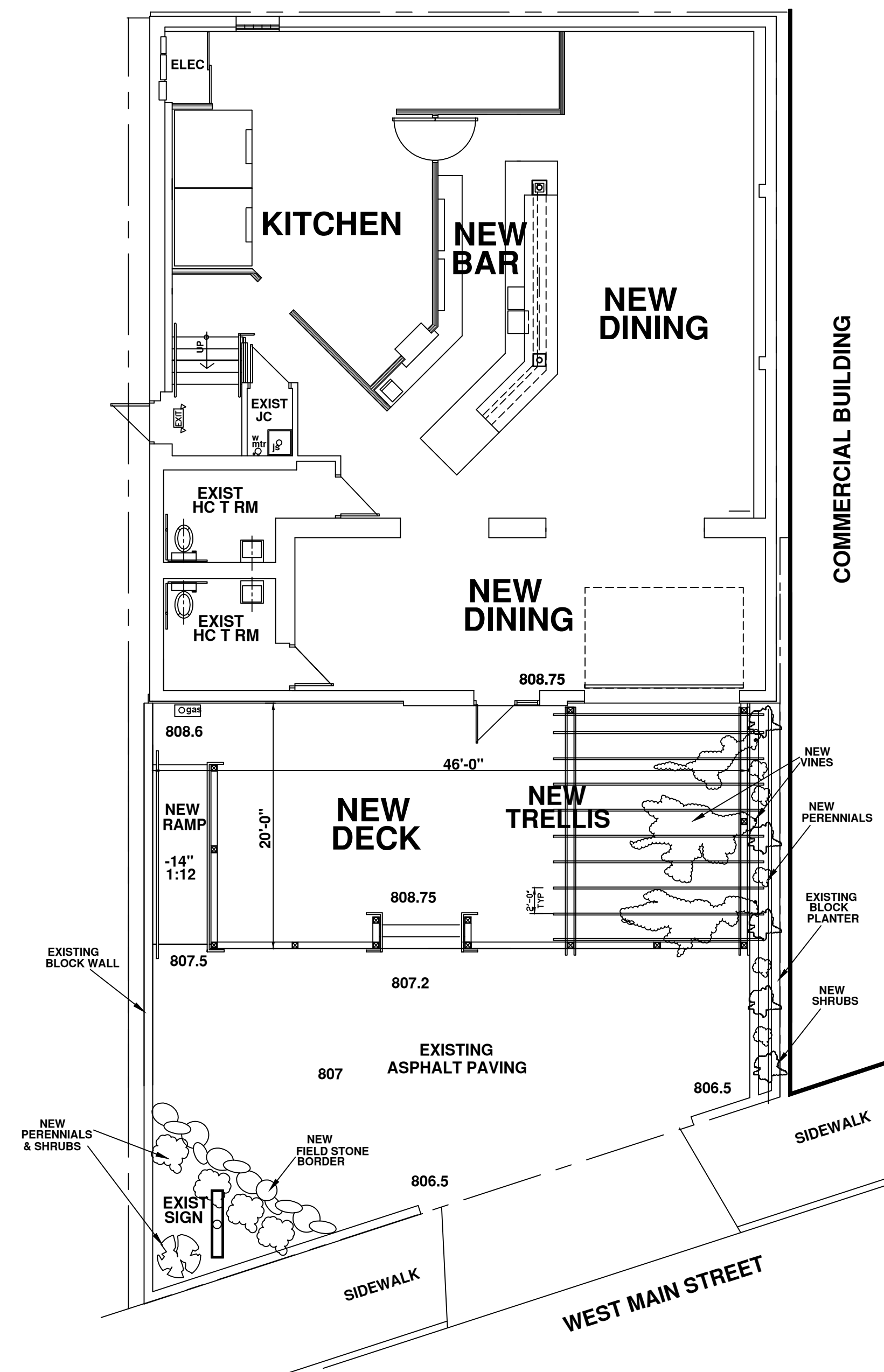
NOTES

1. Although every effort has been made in checking and preparing these plans for accuracy, all contractors must check, verify, and be responsible for all details and on new or existing structure.
2. All work on this project is to be governed by the latest edition of the codes applicable to the local ordinances.
3. All work shall be performed in accordance with accepted building practices and industry standards.
4. Verify and use only written dimensions. DO NOT scale or measure dimensions directly from the prints.
5. All contractors must be responsible for all and any damage to 'existing' structure caused either directly or indirectly by their trades.
6. Verify all uncertain items with owner, builder, and/or architect.
7. Architect will not be responsible for existing or pre-existing soil or structural conditions.
8. The architect shall not be required to make exhaustive or continuous on site inspections to check the quality or quantity of work performed.
9. The architect shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work and the architect shall not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
10. LIMITATION OF WARRANTY OF ARCHITECT'S WORK/PRODUCT
The architect and the architect's consultants do not warrant or guarantee the accuracy or completeness of the work/product therein beyond reasonable diligence. If any mistakes, omissions or discrepancies are found to exist within the work/product the architect shall be promptly notified so that the architect may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the architect of such conditions shall absolve the architect of such conditions and shall absolve the architect from any responsibility for the consequences of such failure. Actions taken without the knowledge and consent of the architect, or in contradiction to the architect's work/product or recommendations, shall become the responsibility, not of the architect, but of the parties responsible for taking such action.
11. The financial liability of the architect shall be limited to the amount of the contract.
12. It is assumed that all previous work on this building has been performed under permit and done according to the codes at that time.

ARCHITECT SEAL #A-6195



VALID SIGNATURE IN RED INK ONLY



LANDSCAPE & SITE PLAN

1/8"=1'-0"



NORTH ELEVATION

COLOR RENDERING

architect

Peine Design, LLC

8023 Currie Avenue
Wauwatosa, WI 53213
PH: (414) 476-3377
FX: (414) 259-9203
village@execpc.com

contractor

FORD CONSTRUCTION COMPANY, INC.
1419 POPLAR DRIVE
WALKESHA, WI 53188
PH: (262) 896-9370
FX: (262) 896-9371
fordcon@tds.net

Owner

Tenant

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T-1

REVISIONS