



Fischer Creative Arts Center  
223 Maple ave  
Waukesha, WI 53186  
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Email: [fischer.center@yahoo.com](mailto:fischer.center@yahoo.com)

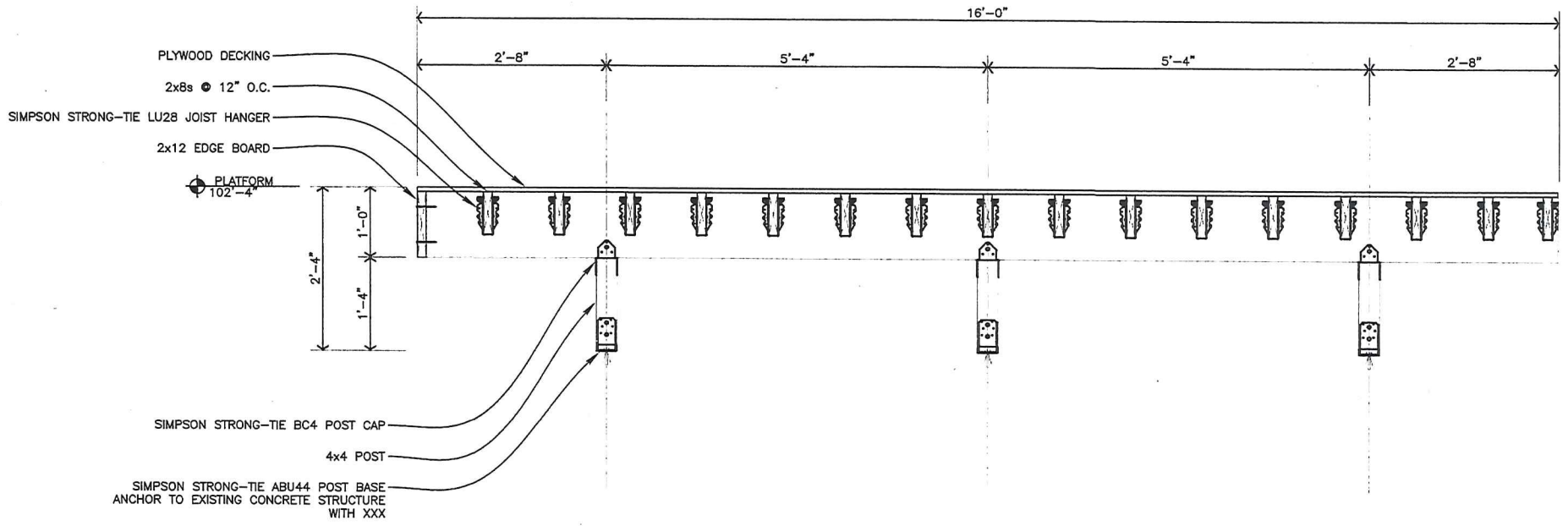
Date: 11/12/2019

David Buechl,

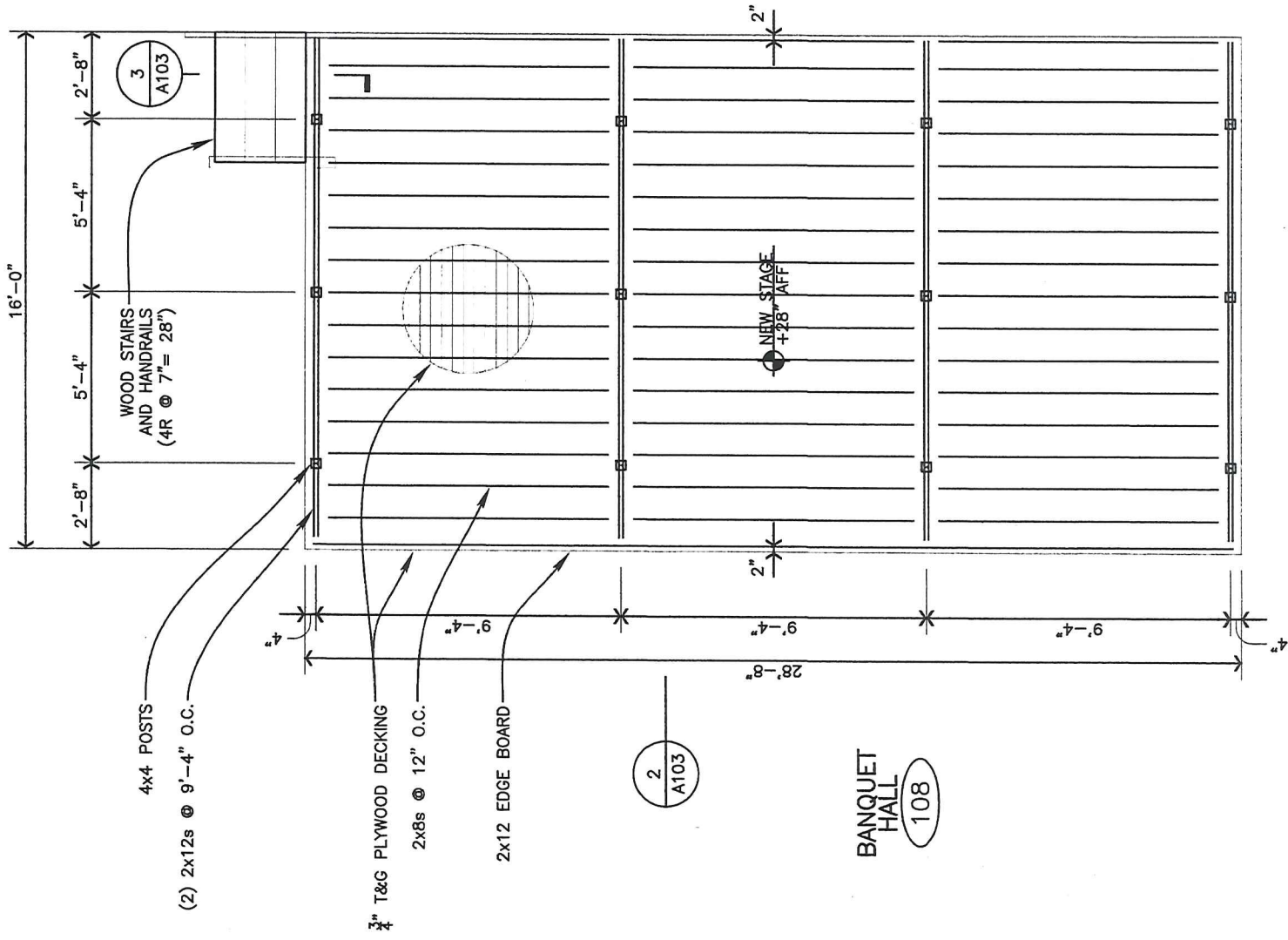
I am writing this letter in regards to the fence to be installed along the north side of the property along the rail road tracks. We talked about installing a lockable gate at the east end of the fence (facing grand Ave) that would allow foot traffic only. We will be installing this gate. I say there should be a gate because we do not want people to walk around the fencing and have the safety issue of someone getting struck by a train. This gate would allow myself and otherized personal to use to avoid a human loss.

Thank you, Dave

- Brian Chivers



1 DECK SECTION  
 A105 3/4" = 1'-0"  
 6" 0 1' 2' 3'

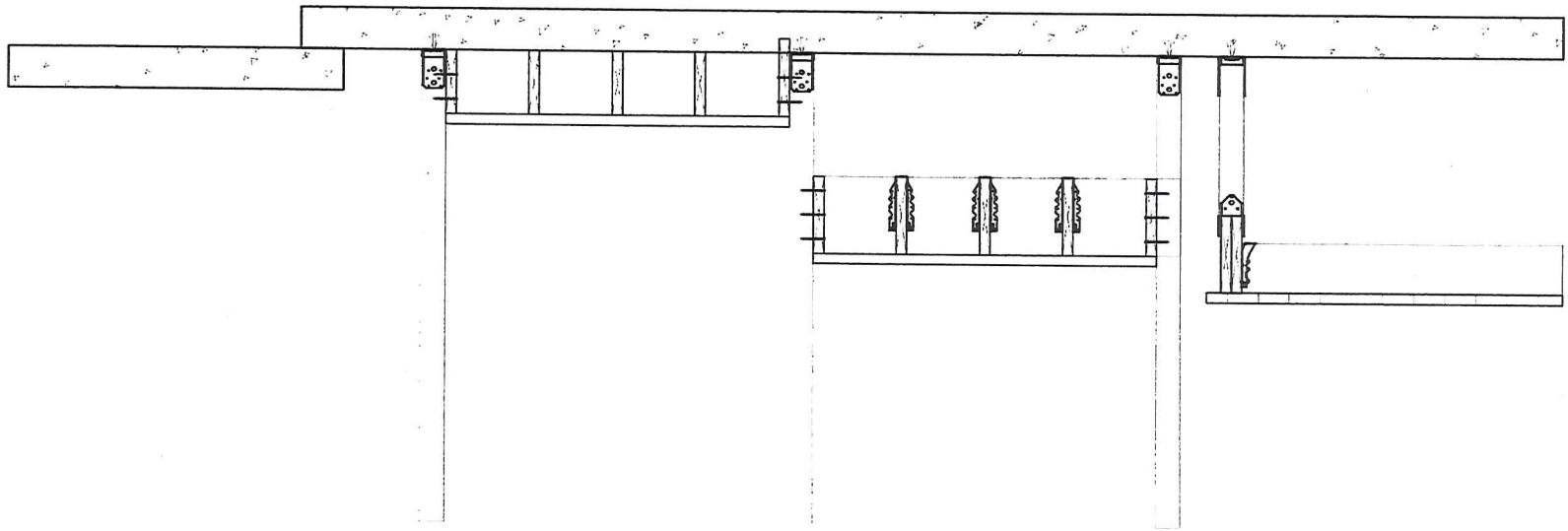


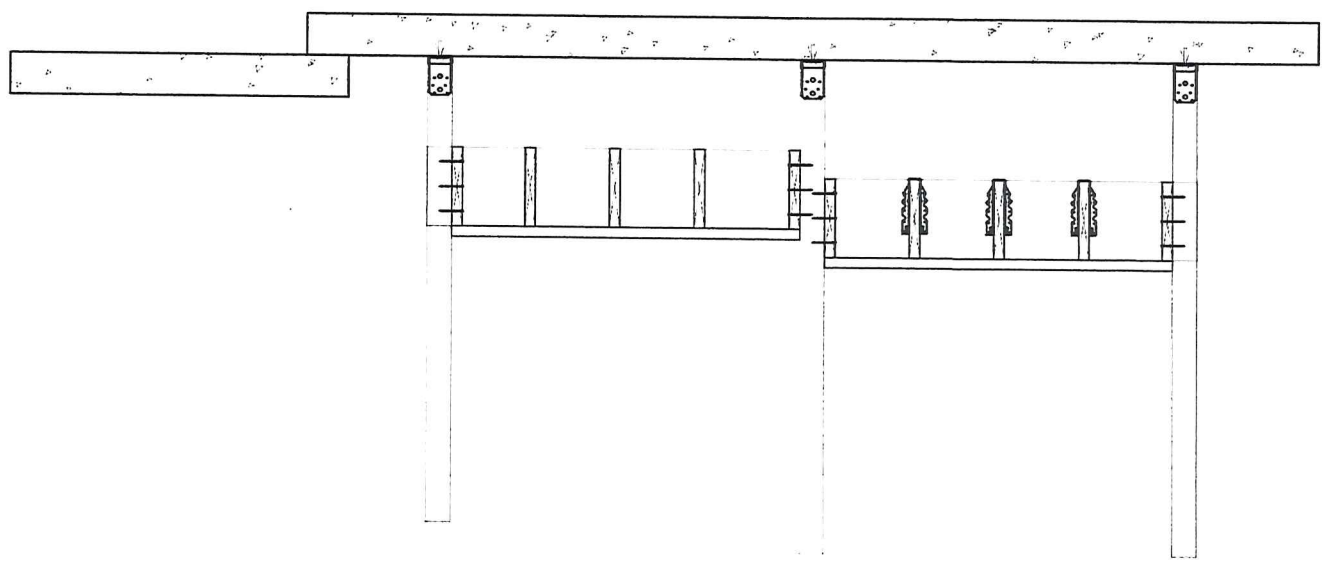
1 A103 STAGE FRAMING PLAN

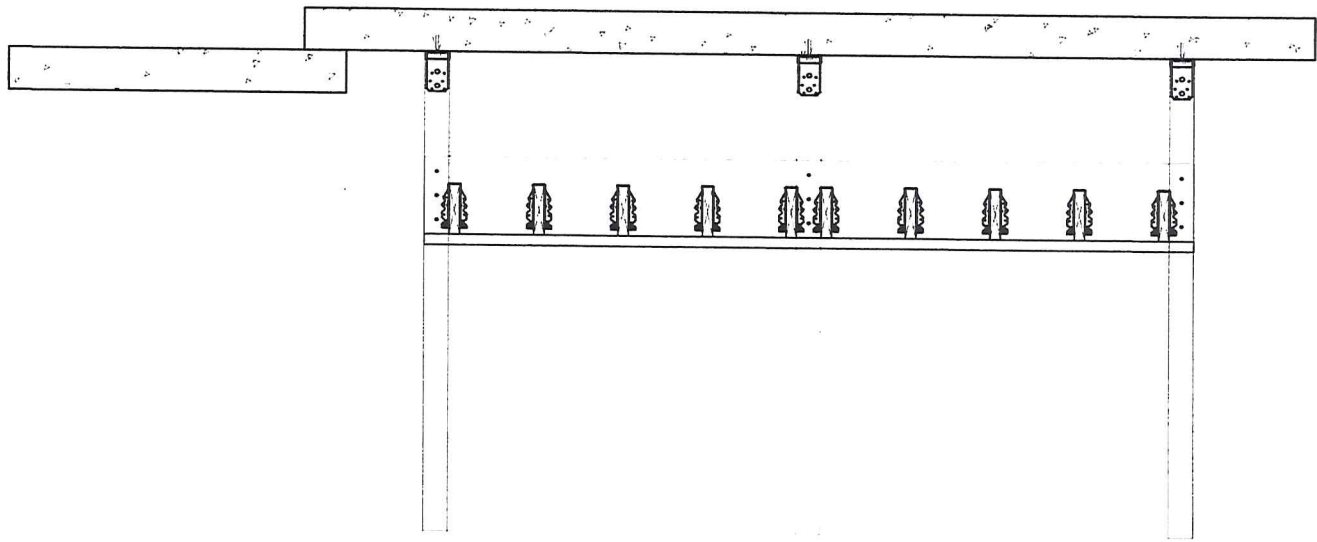


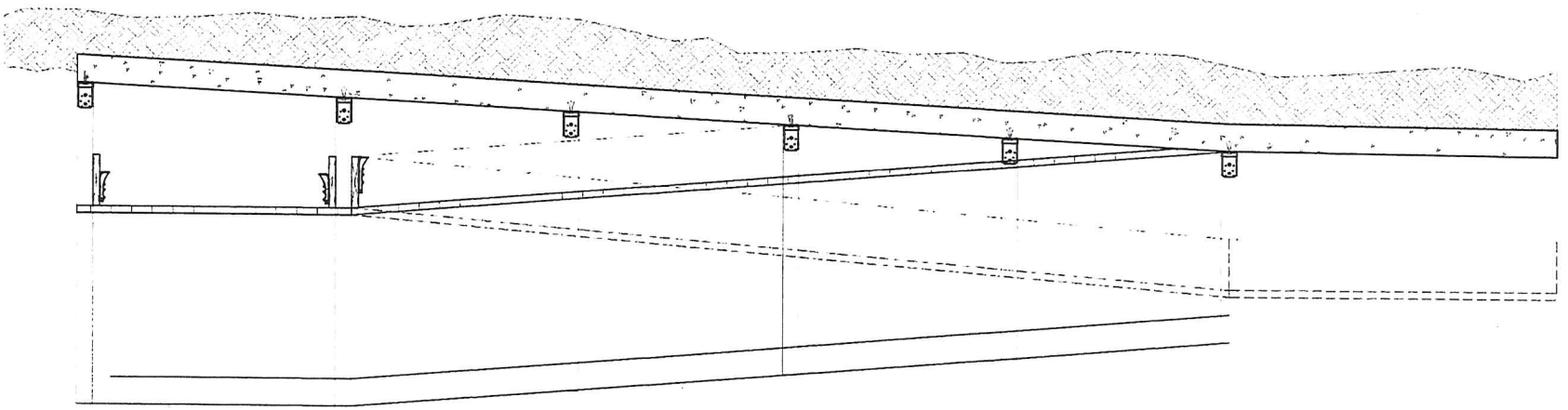
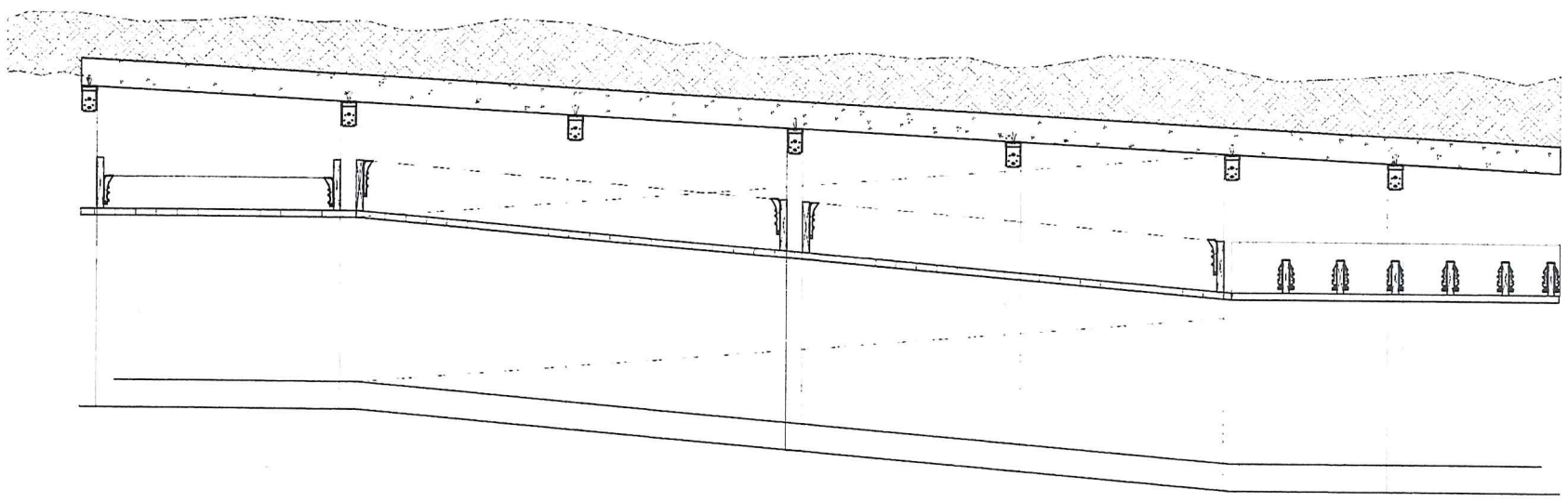


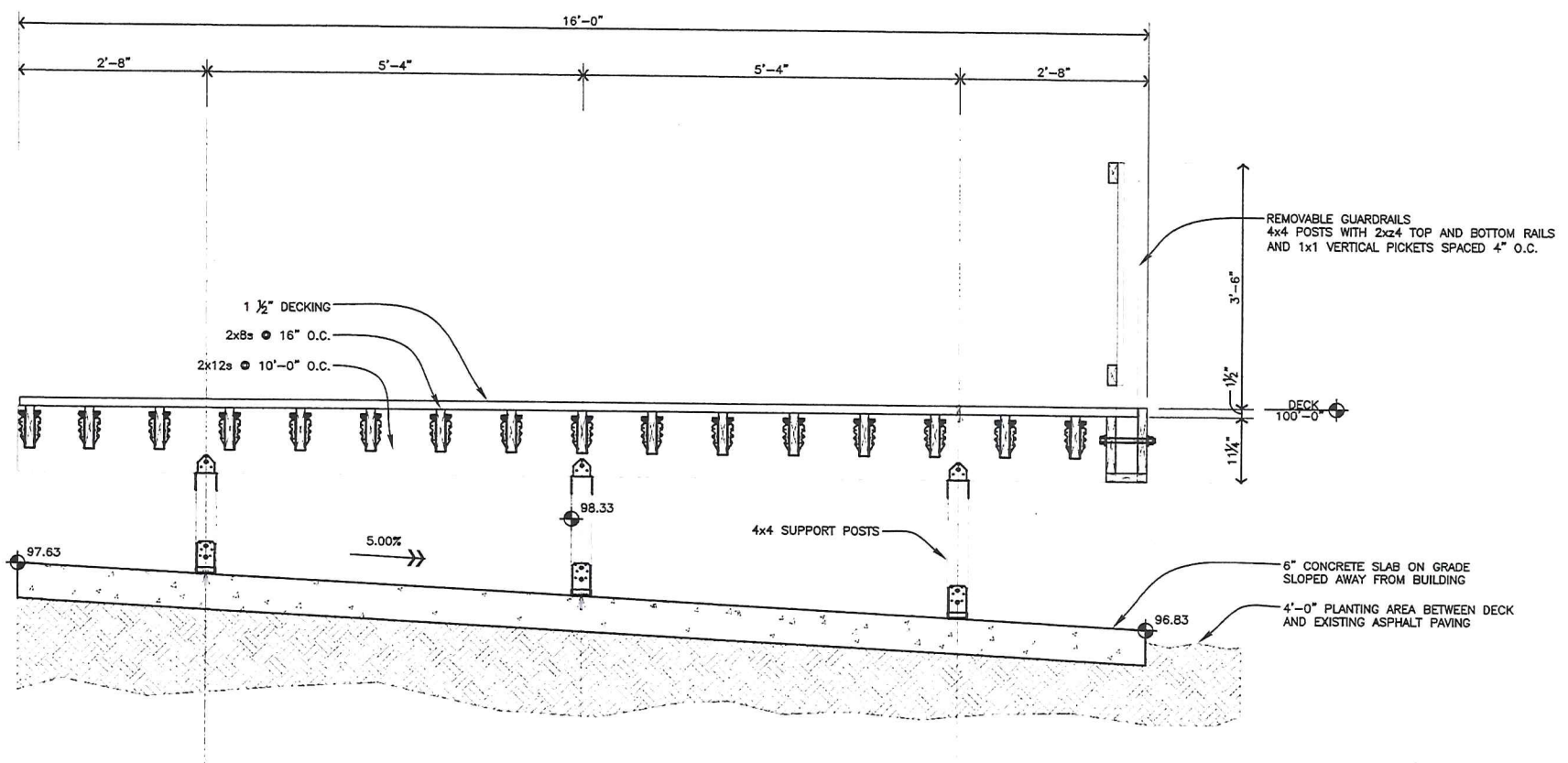




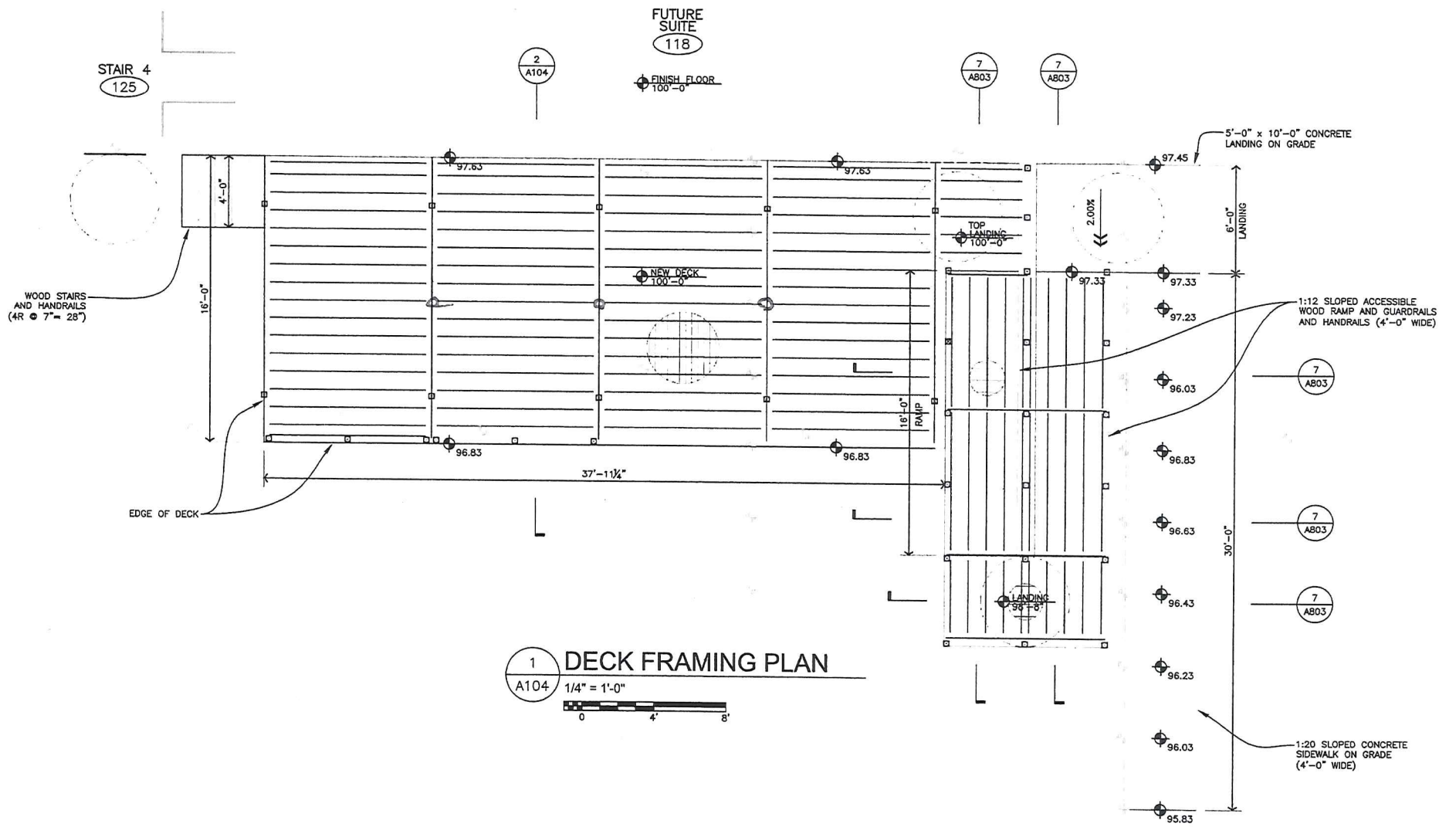








2 DECK SECTION  
A104 3/4" = 1'-0"







1 EAST ELEVATION  
C101 N.T.S.



2 EAST ELEVATION  
C101 N.T.S.



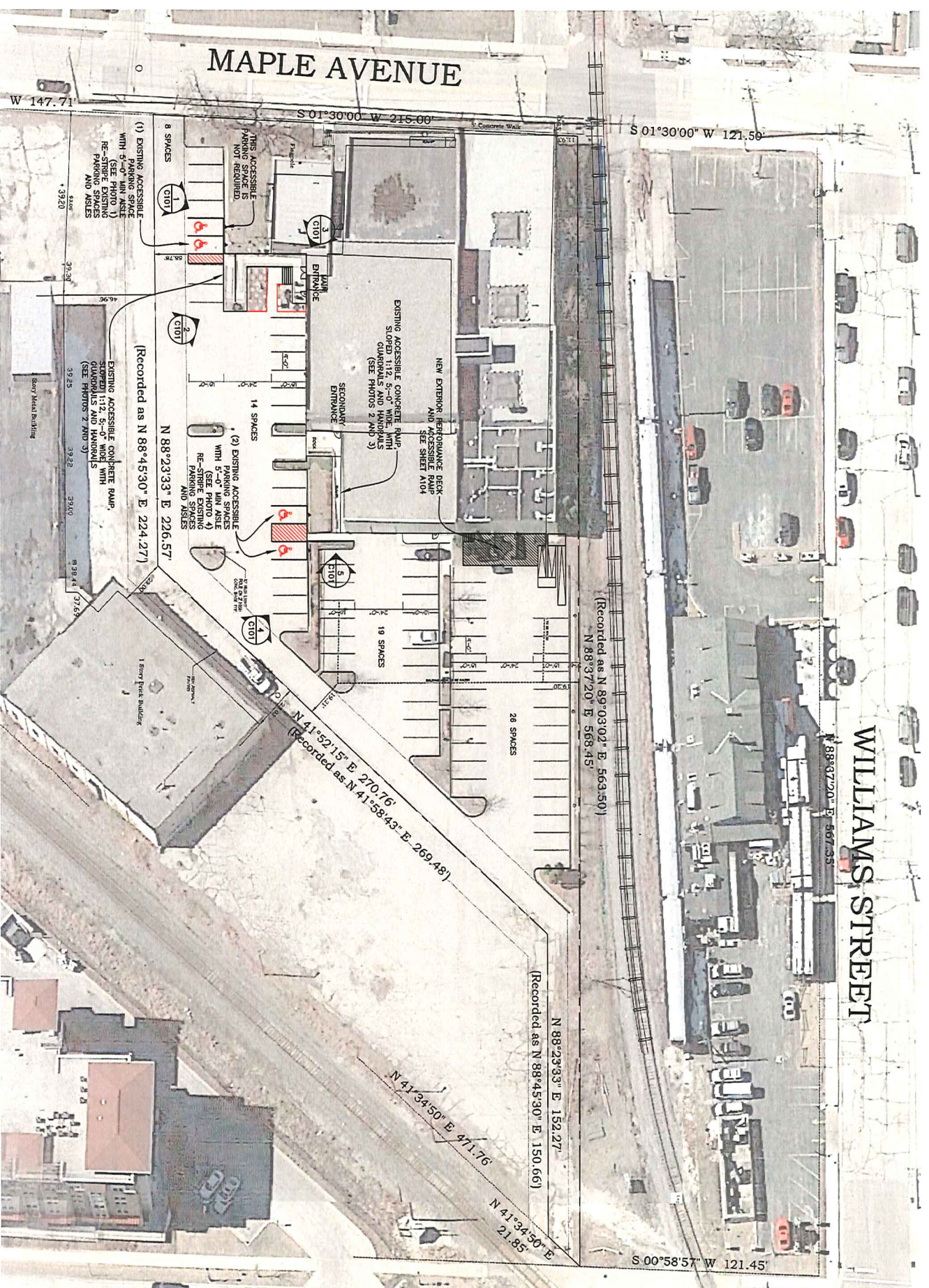
3 EAST ELEVATION  
C101 N.T.S.



4 EAST ELEVATION  
C101 N.T.S.



5 EAST ELEVATION  
C101 N.T.S.



**ATTRIBUTION OF DRAWING SOURCES**

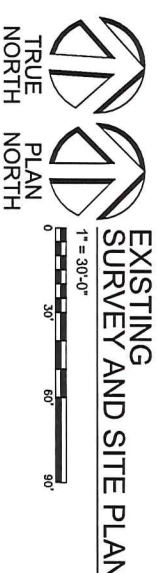
THIS SURVEY THAT IS INCORPORATED INTO THIS DRAWING WAS PREPARED BY JAHNKE & JAHNKE ASSOCIATES INC. IN 1999. THE SITE CIVIL DRAWING WAS PREPARED BY PATERA, LLC IN 2005 (OR THEREABOUTS) AND REFERRED TO THEIR PROJECT NO. 05-354. IT WAS OBTAINED BY FISCHER-FISCHER-THEIS, INC. WITH THE KNOWLEDGE OF PATERA, LLC AND MODIFIED, IN PART, TO REFLECT EXISTING CONDITIONS AS OF DECEMBER, 2018.

**EXISTING ACCESSIBLE PARKING SPACES**

TOTAL PARKING SPACES PROVIDED IN PARKING FACILITIES = 67  
 REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES = 3  
 NUMBER OF ACCESSIBLE SPACES PROVIDED = 3

**SITE AND CIVIL SCOPE OF WORK**

THE EXISTING CONDITIONS REPRESENTED ON THIS SHEET HAVE BEEN DOCUMENTED TO SHOW COMPLIANCE WITH ACCESSIBLE PARKING REQUIREMENTS.  
 THE NEW WORK IN THIS PROJECT WILL INCLUDE RE-STRIPING THE PARKING LOT TO IDENTIFY THE ACCESSIBLE PARKING SPACES AND ACCESS AISLES.



**SHEET INDEX**

SHEET NO.	SHEET TITLE
C101	EXISTING SITE PLAN AND ACCESSIBLE PARKING
L101	LIFE SAFETY PLANS AND CODE COMPLIANCE
A101	FIRST FLOOR PLAN
A102	DOOR SCHEDULE AND ENLARGED TOILET PLANS
A103	STAGE RAMPING PLAN AND DETAILS
A103	PERFORMANCE DECK RAMPING PLAN AND DETAILS

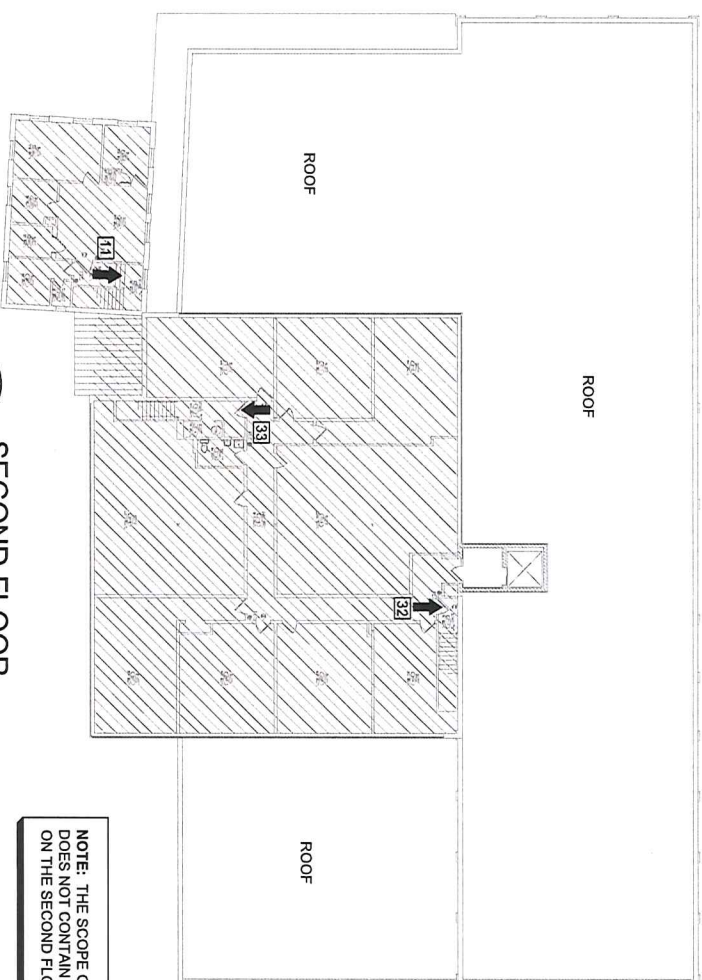
**INTERIOR ALTERATIONS  
 FISCHER CREATIVE ARTS CENTER**  
 223 MAPLE AVENUE  
 WAUKESHA, WISCONSIN

**PRELIMINARY DRAWING  
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 DATE PRINTED: 01/06/2019

**FISCHER-FISCHER-THEIS, INC.** ARCHITECTS • ENGINEERS • PLANNERS  
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 (262) 547-6969 • FAX (262) 547-6960 • E-MAIL: [fft@ffarchitects.com](mailto:fft@ffarchitects.com)

PROJECT NO.	17048
SHEET NO.	C101
DATE	12/04/2018
BY	MTP
CHECKED	CJF
DATE	01/07/2019
REVISION	REV01

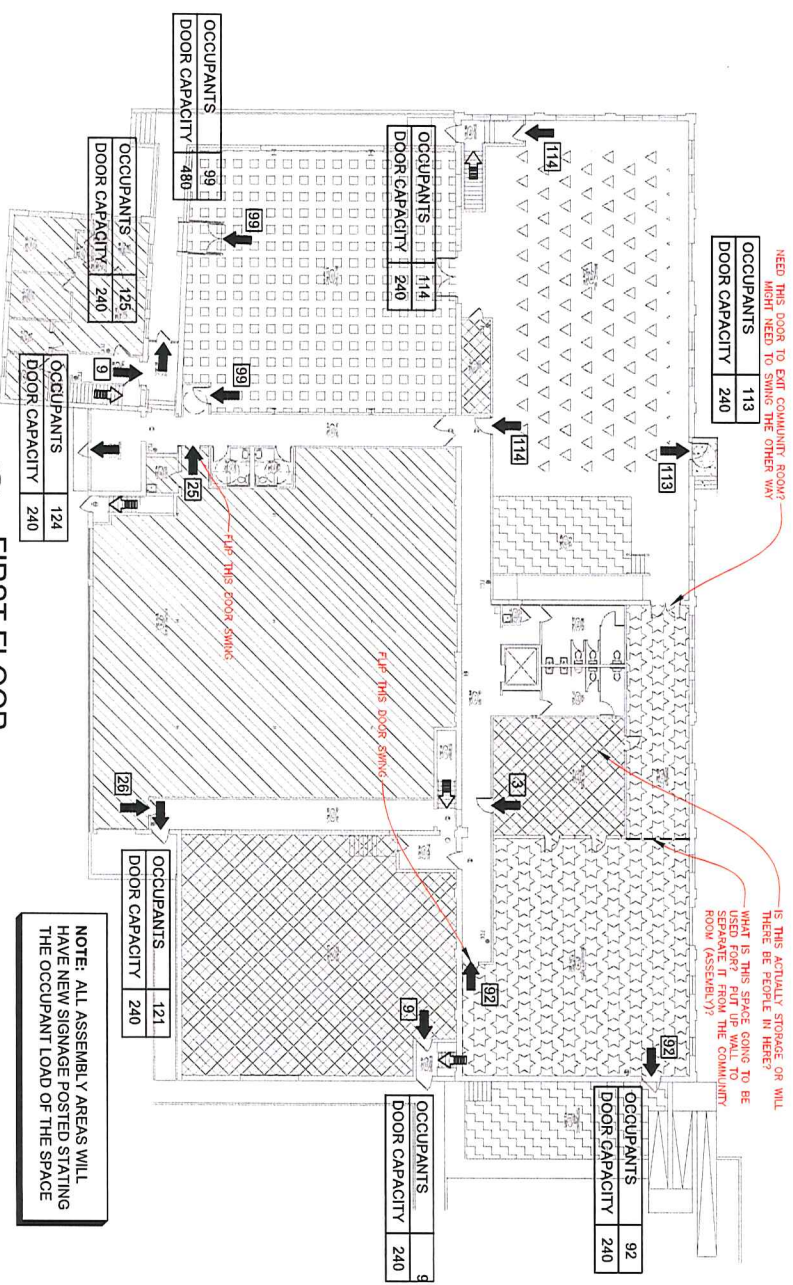




**SECOND FLOOR LIFE SAFETY PLAN**  
3/32" = 1'-0"  
NORTH

NOTE: THE SCOPE OF THIS PROJECT DOES NOT CONTAIN ANY NEW WORK ON THE SECOND FLOOR

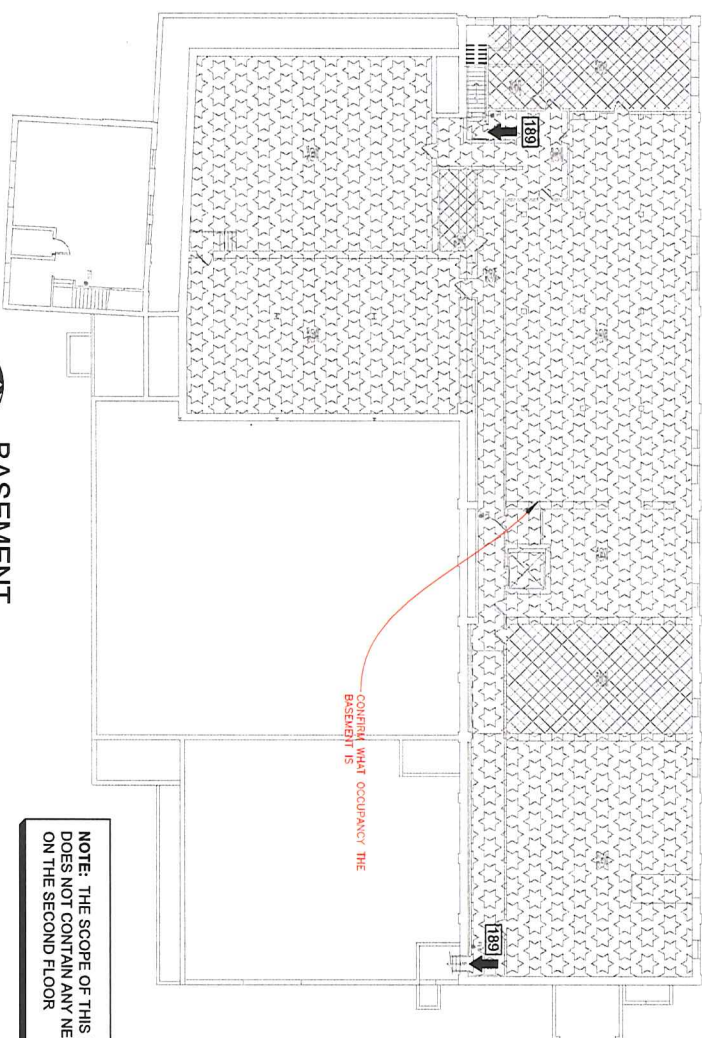
OCCUPANT FLOW	76
EXIT CAPACITY (DOORS)	746
EXIT CAPACITY (STAIRS)	866



**FIRST FLOOR LIFE SAFETY PLAN**  
3/32" = 1'-0"  
NORTH

NOTE: ALL ASSEMBLY AREAS WILL HAVE NEW SIGNAGE POSTED STATING THE OCCUPANT LOAD OF THE SPACE

OCCUPANT FLOW	76
EXIT CAPACITY (DOORS)	746
EXIT CAPACITY (STAIRS)	866



**BASEMENT LIFE SAFETY PLAN**  
3/32" = 1'-0"  
NORTH

NOTE: THE SCOPE OF THIS PROJECT DOES NOT CONTAIN ANY NEW WORK ON THE SECOND FLOOR

**OCCUPANT LOAD CALCULATIONS**

FLOOR LEVEL	OCCUPANCY CLASSIFICATION	AREA (SQ FT)	OCC LOAD FACTOR (OCC/SQ FT)	OCCUPANT LOAD
FIRST FLOOR	ASSEMBLY A-1	2,165	7 NET	310
	ASSEMBLY A-2	2,980	15 NET	198
	ASSEMBLY A-3	2,750	15 NET	184
	BUSINESS	5,905	100	60
SECOND FLOOR	BUSINESS	1,055	100	11
	BUSINESS	6,420	100	65
	BUSINESS	6,420	100	65
SUB-TOTAL				76
TOTAL				XXX

NOTE: ALL EXITING STAIRWAYS HAVE HANDRAILS ON BOTH SIDES, AND ALL NEW ADDED STAIRWAYS WILL HAVE HANDRAILS ON BOTH SIDES

**CODE ANALYSIS SUMMARY**

OCCUPANCY/USE: VARIES (SEE PLAN)  
CONSTRUCTION CLASSIFICATION: TYPE III-B  
ALLOWABLE AREA: UNLIMITED  
FIRE PROTECTION: FULLY SPRINKLERED  
SEISMIC DESIGN CATEGORY: A  
BUILDING IMPORTANCE CATEGORY: IV

**LEGEND**

- 1-HOUR RATED PARTITION
- EXIT FLOW
- EXIT FLOW FROM ABOVE OR BELOW
- OCCUPANCY/USE: ASSEMBLY GROUP A-1
- OCCUPANCY/USE: ASSEMBLY GROUP A-2
- OCCUPANCY/USE: ASSEMBLY GROUP A-3
- OCCUPANCY/USE: BUSINESS GROUP B
- OCCUPANCY/USE: STORAGE GROUP S-2
- OCCUPANCY/USE: STAGE / PLATFORM

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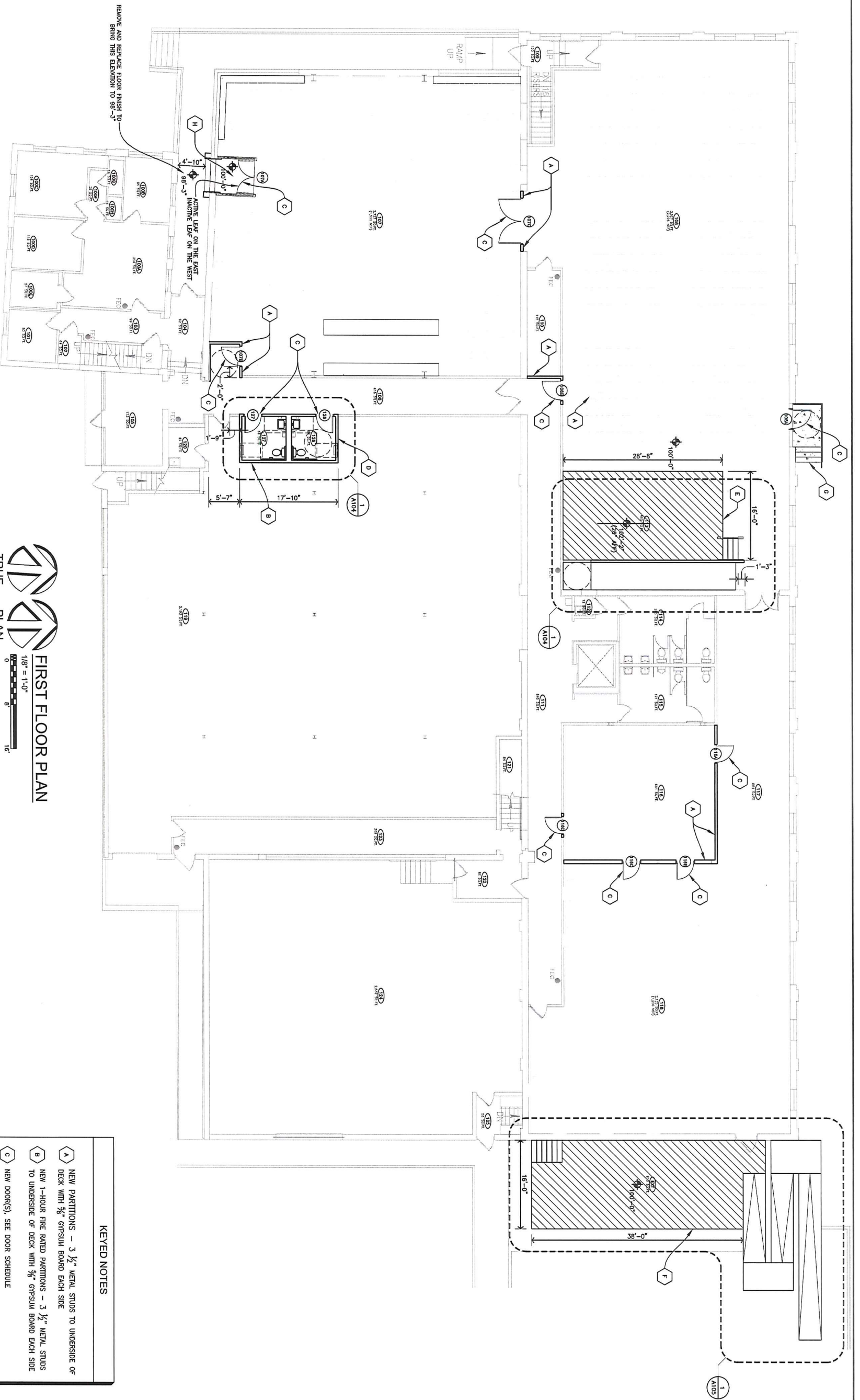
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12/04/2018	MTP
01/07/2019	CJF 1
REV01	

PROJECT NO. 17048  
SHEET NO. LS101



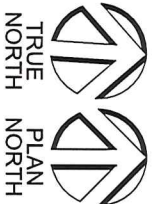


**KEYED NOTES**

- A NEW PARTITIONS - 3 1/2" METAL STUDS TO UNDERSIDE OF DECK WITH 5/8" GYPSUM BOARD EACH SIDE
- B NEW 1-HOUR FIRE RATED PARTITIONS - 3 1/2" METAL STUDS TO UNDERSIDE OF DECK WITH 5/8" GYPSUM BOARD EACH SIDE
- C NEW DOOR(S). SEE DOOR SCHEDULE
- D NEW ACCESSIBLE MEN'S AND WOMEN'S TOILET ROOMS
- E NEW INTERIOR PERFORMANCE STAGE
- F NEW EXTERIOR PERFORMANCE DECK
- G NEW EXTERIOR CONCRETE LANDINGS, STAIRS AND GUARDRAILS FOR EGRESS FROM INTERIOR TO GROUND
- H NEW EXTERIOR ENTRANCE - GLASS STOREFRONT DOORS, TRANSOM, AND WALLS AND CONCRETE STAIRS (3 RISERS @ 7" MAX) AND HANDRAILS FROM WALKWAY TO INTERIOR

**ATTRIBUTION OF SOURCE (BASE DRAWING)**

THIS DRAWING WAS ORIGINALLY PREPARED BY PATERA, LLC IN 2005 (OR THEREABOUTS) AND REFERENCED TO THEIR PROJECT NO. 05-354. IT WAS OBTAINED BY FISCHER-FISCHER-THEIS, INC. WITH THE KNOWLEDGE OF PATERA, LLC AND MODIFIED, IN PART, TO REFLECT EXISTING CONDITIONS AS OF AUGUST, 2016.



**FIRST FLOOR PLAN**

1/8" = 1'-0"  
0 5' 10'

**DESIGN INFORMATION**

OCCUPANCY/USE: VARIES (SEE PLAN)  
CONSTRUCTION CLASSIFICATION: TYPE III-B  
ALLOWABLE AREA: UNLIMITED  
FIRE PROTECTION: FULLY SPRINKLERED  
SEISMIC DESIGN CATEGORY: A  
BUILDING IMPORTANCE CATEGORY: IV

**LEGEND**

- 1-HOUR SEPARATION
- 2-HOUR SEPARATION

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**INTERIOR ALTERATIONS  
FISCHER CREATIVE ARTS CENTER**  
223 MAPLE AVENUE  
WAUKESHA, WISCONSIN

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12/04/2018	MTP
01/07/2019	CJF 1
REV01	

PROJECT NO.  
**17048**

SHEET NO.  
**A101**



## CALCULATION OF MINIMUM NUMBER OF PLUMBING FIXTURES

ASSUME SIMULTANEOUS OCCUPANCY OF THE FOLLOWING SPACES:

RM 107 MALT SHOP (ASSEMBLY GROUP A-2): 100 PERSONS (50 MALE, 50 FEMALE)  
 RM 108 PERFORMANCE HALL (ASSEMBLY GROUP A-1) 328 PERSONS (164 MALE, 164 FEMALE)  
 RM 113 PLATFORM (ASSEMBLY GROUP A-1) 32 PERSONS (16 MALE, 16 FEMALE)  
 RM 118 COMMUNITY ROOM (ASSEMBLY GROUP A-3) 80 PERSONS (40 MALE, 40 FEMALE)

TOTAL: 540 PERSONS (270 MALE, 270 FEMALE)

### WATER CLOSETS (MALE)

REQUIRED:  $(\frac{69}{100} \times 0.67) + (\frac{220}{100} \times 1.78) = 2.43$  (NEED 3)  
 EXISTING IN MEN 115: 2 TOILETS + 1 URINAL = 3  
 NEED TO ADD: NONE, BUT ONE URINAL WILL BE ADDED EVEN THOUGH IT IS NOT REQUIRED.

### WATER CLOSETS (FEMALE)

REQUIRED:  $(\frac{69}{100} \times 0.67) + (\frac{220}{100} \times 3.38) = 4.05$  (NEED 4)  
 EXISTING IN WOMEN 114: 3 TOILETS  
 NEED TO ADD: 1 ADDITIONAL WATER CLOSET

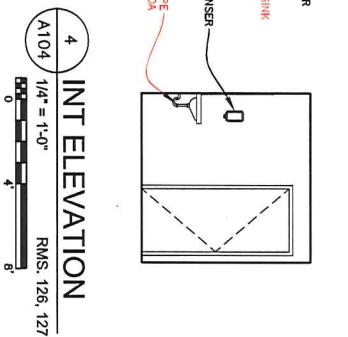
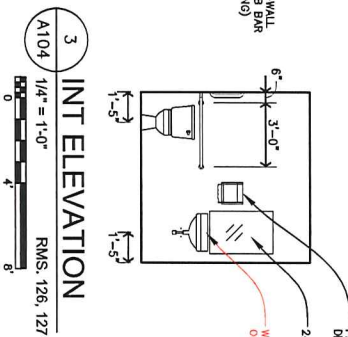
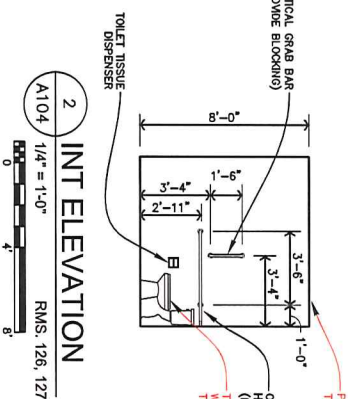
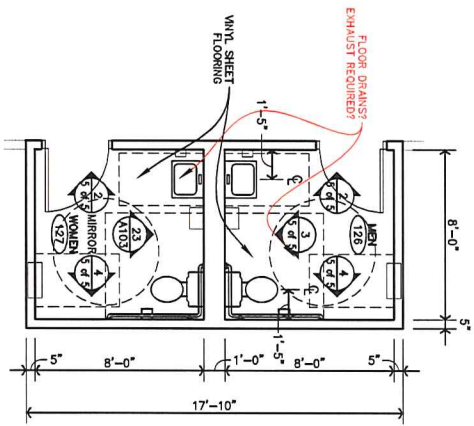
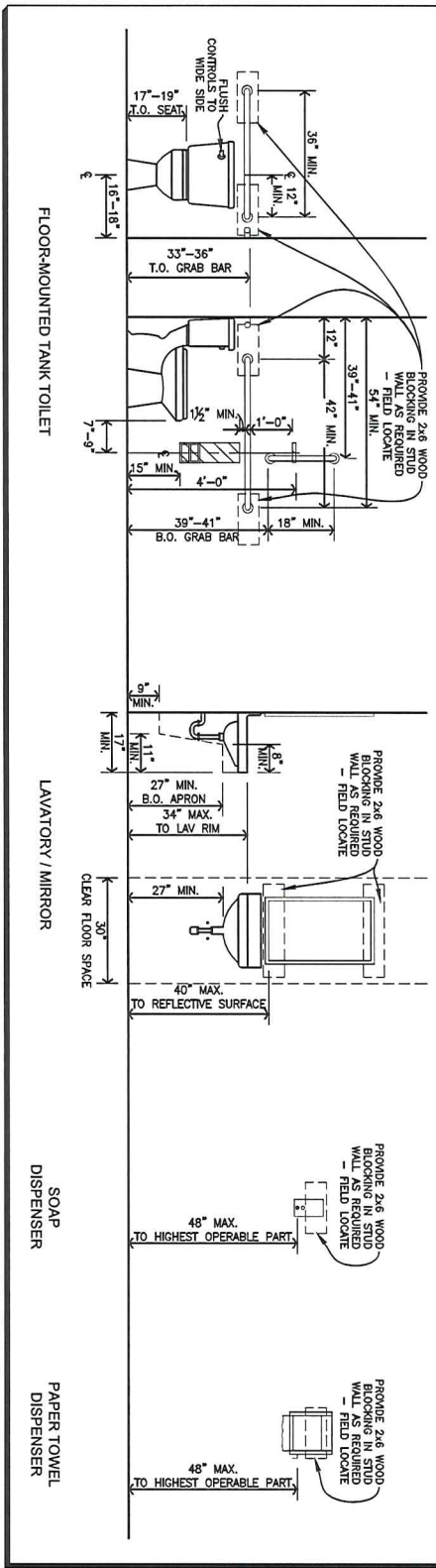
### LAVATORIES (MALE)

REQUIRED:  $\frac{270}{100} = 1.35$  (NEED 2)  
 EXISTING IN MEN 115: 2 LAVATORIES  
 NEED TO ADD: NONE

### LAVATORIES (FEMALE)

REQUIRED:  $\frac{270}{100} = 1.35$  (NEED 2)  
 EXISTING IN WOMEN 114: 2 LAVATORIES  
 NEED TO ADD: NONE

## STANDARD ANSI A117.1 MOUNTING HEIGHTS



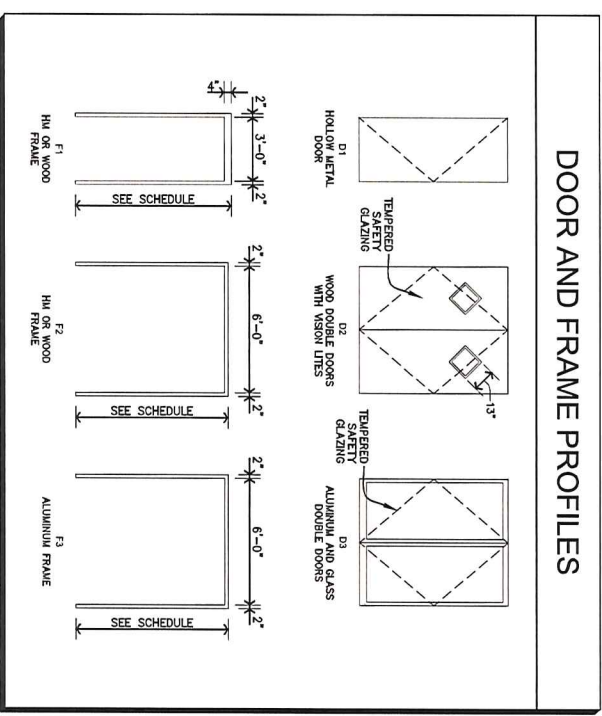
### DOOR AND FRAME SCHEDULE KEY

<b>DOOR MATERIALS:</b> ALUM ALUMINIUM FRP FIBERGLASS REINFORCED POLYESTER HM HOLLOW METAL SCW SOLID CORE WOOD	<b>FINISHES:</b> PNT PAINT PRF PREFINISHED STA STAIN	<b>GLAZING:</b> G1 1" INSULATING TEMPERED GLASS G2 1/2" TEMPERED GLASS
<b>FRAME MATERIALS:</b> ALUM ALUMINIUM HM HOLLOW METAL WD WOOD		

## DOOR AND FRAME SCHEDULE

#	QUANTITY	OPENING SIZE (WIDTH x HEIGHT) x	DOOR			FRAME			DETAILS			DR #	REMARKS			
			MATERIAL	TYPE	GAUGE	MATERIAL	TYPE	GAUGE	FRAME FINISH	FRAME THERMO PROFILE BREAK	GLAZING MATERIAL			GLAZING RATING	HARDWARE	HEAD
107A	2	3'-0 5/8" x 8'-1 3/4"	ALUM	PRF	D3	ALUM	PRF	F3	YES	5 3/4"	ALUM	16 GA	PRF	F1	107A	PROVIDE DOOR CLOSERS
107B	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	107B	PROVIDE DOOR CLOSERS WITH HOLD-OPEN FUNCTION
107C	2	3'-0 5/8" x 8'-1 3/4"	SCW	STA	D2	SCW	STA	F2	NO	5 3/4"	WD	16 GA	PRF	F2	107C	PROVIDE DOOR CLOSERS WITH HOLD-OPEN FUNCTION
107D	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	107D	PROVIDE DOOR CLOSERS WITH HOLD-OPEN FUNCTION
108A	1	3'-0 5/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	108A	PROVIDE PANIC DECK
108B	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	108B	PROVIDE PANIC DECK
118A	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	118A	PROVIDE DOOR CLOSERS
118B	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	118B	PROVIDE DOOR CLOSERS
118C	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	118C	PROVIDE DOOR CLOSERS
118D	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	118D	PROVIDE DOOR CLOSERS
126	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	126	PROVIDE DOOR CLOSERS
127	1	3'-0 7/8" x 8'-1 3/4"	HM	PNT	D1	HM	PNT	F1	NO	5 3/4"	HM	16 GA	PRF	F1	127	PROVIDE DOOR CLOSERS

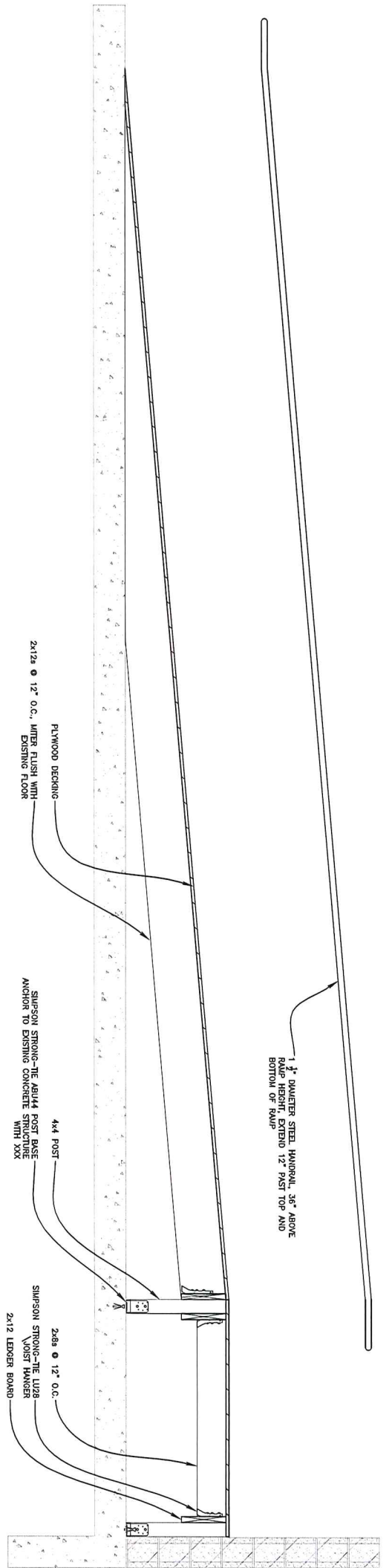
## DOOR AND FRAME PROFILES



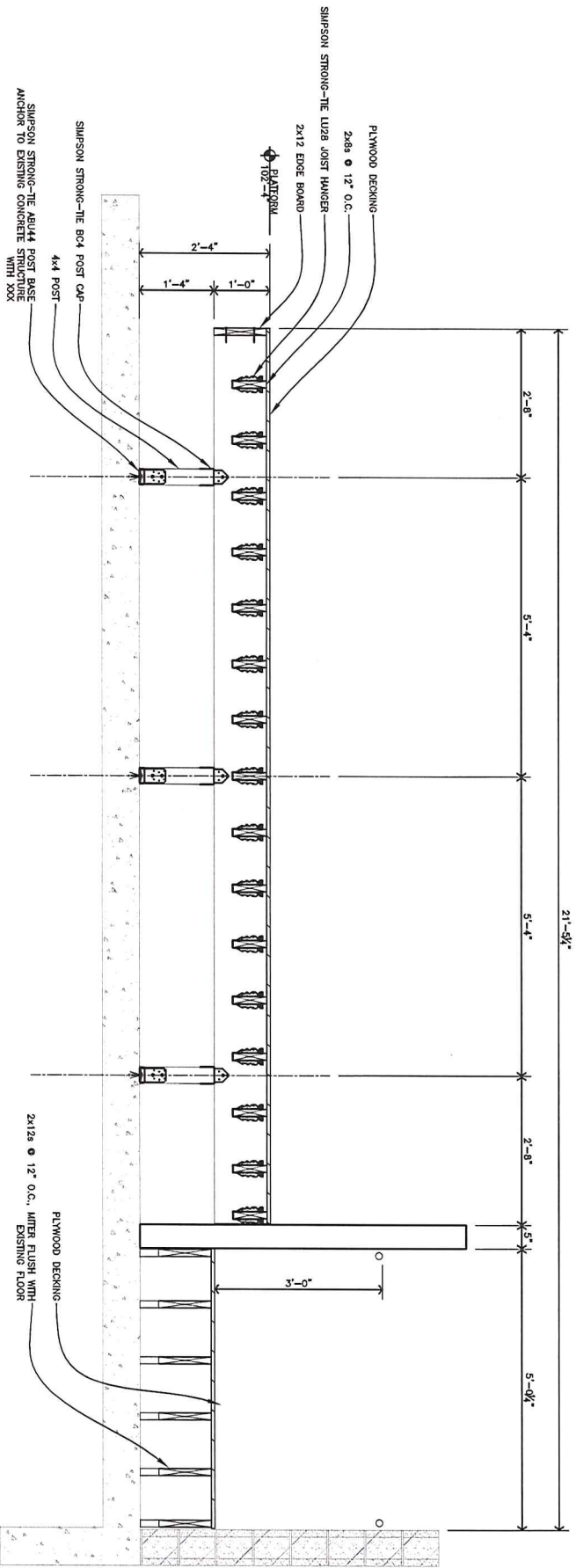
INTERIOR ALTERATIONS  
**FISCHER CREATIVE ARTS CENTER**  
 223 MAPLE AVENUE  
 WAUKESHA, WISCONSIN

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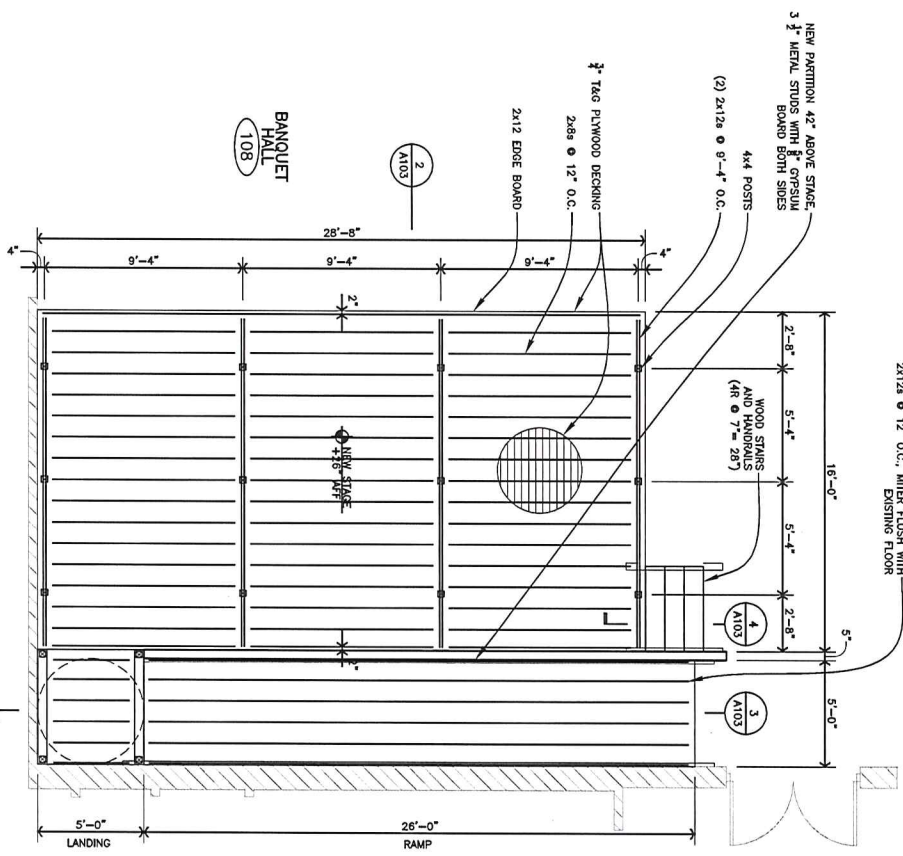
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3 RAMP SECTION  
A105  
3/4" = 1'-0"  
0 1 2 3



2 STAGE SECTION  
A105  
3/4" = 1'-0"  
0 1 2 3



1 STAGE FRAMING PLAN  
A103  
1/4" = 1'-0"  
0 4 8

DESIGN LOADS FOR STAGE:  
LIVE LOAD = 125 PSF  
DEAD LOAD = 5 PSF  
TOTAL LOAD = 130 PSF

NOTE: STAGE CONSTRUCTION TO BE  
FIRE-RETARDANT TREATED WOOD

INTERIOR ALTERATIONS  
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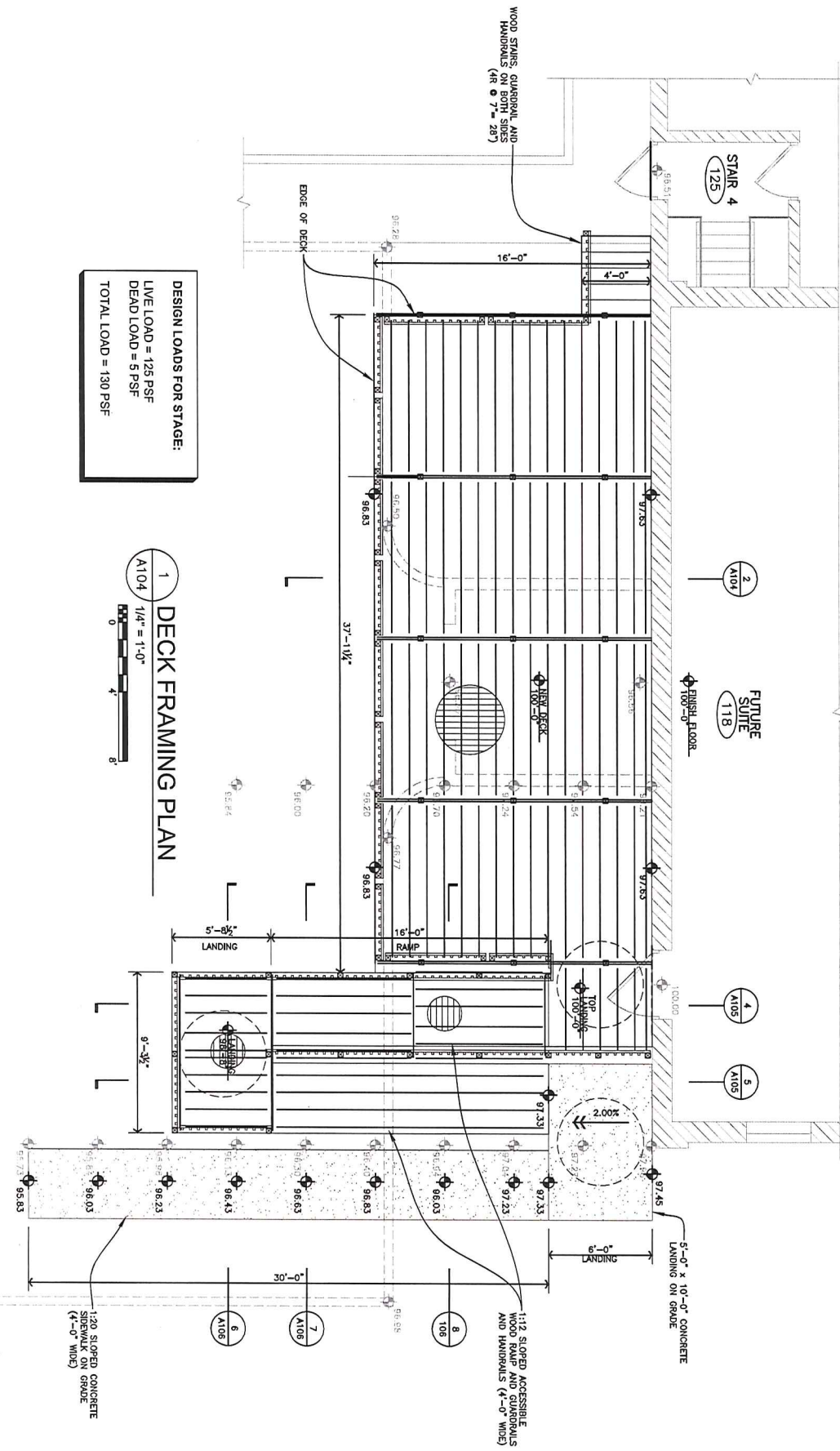
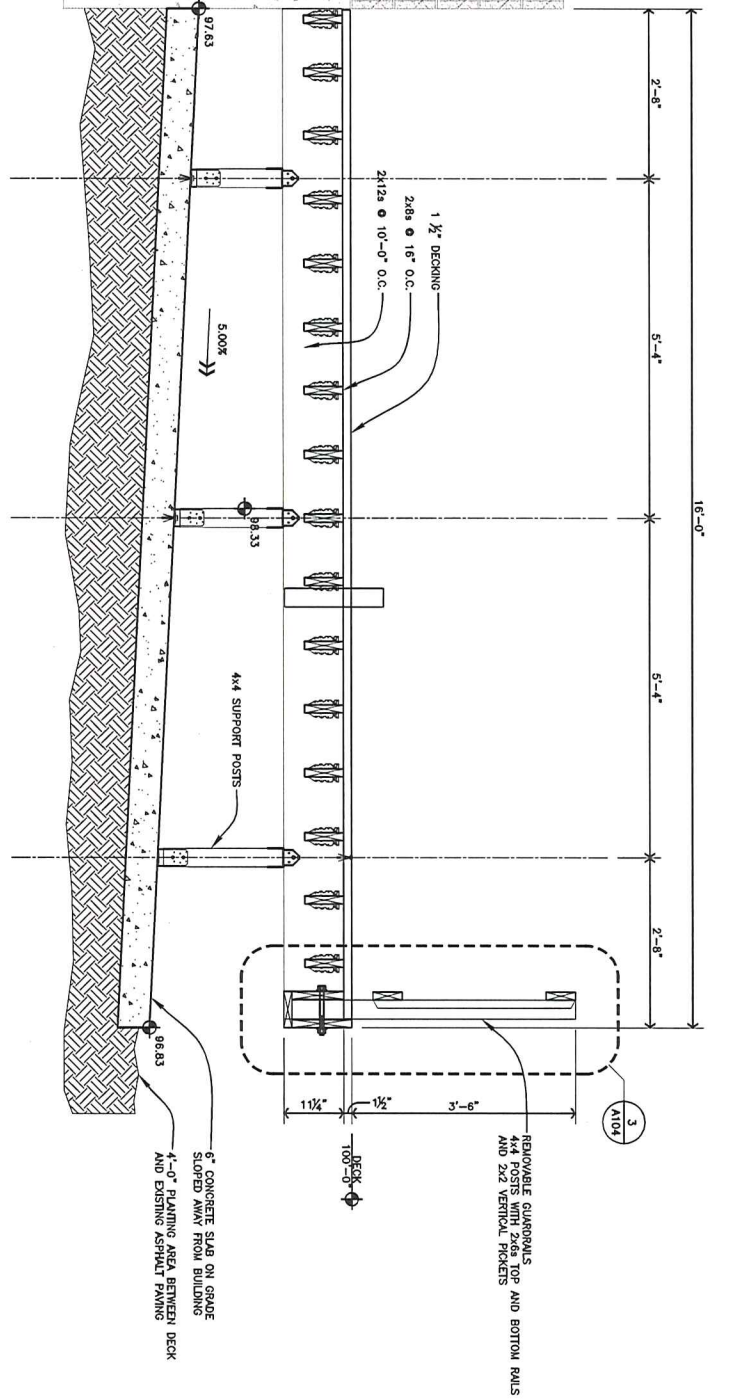
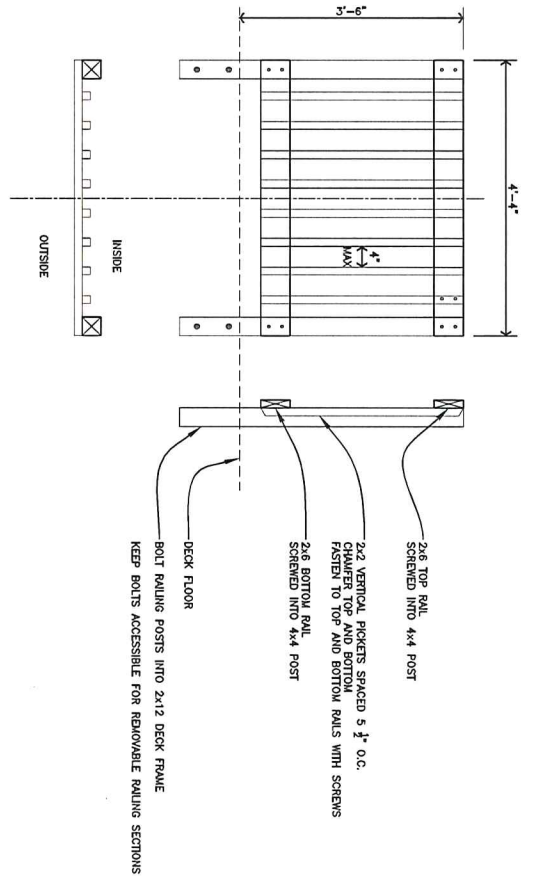
A103

17048

TYPE	DATE	BY	REV #
REV01	01/07/2019	CJF	1

CONSULTANT





DESIGN LOADS FOR STAGE:  
 LIVE LOAD = 125 PSF  
 DEAD LOAD = 5 PSF  
 TOTAL LOAD = 130 PSF

INTERIOR ALTERATIONS  
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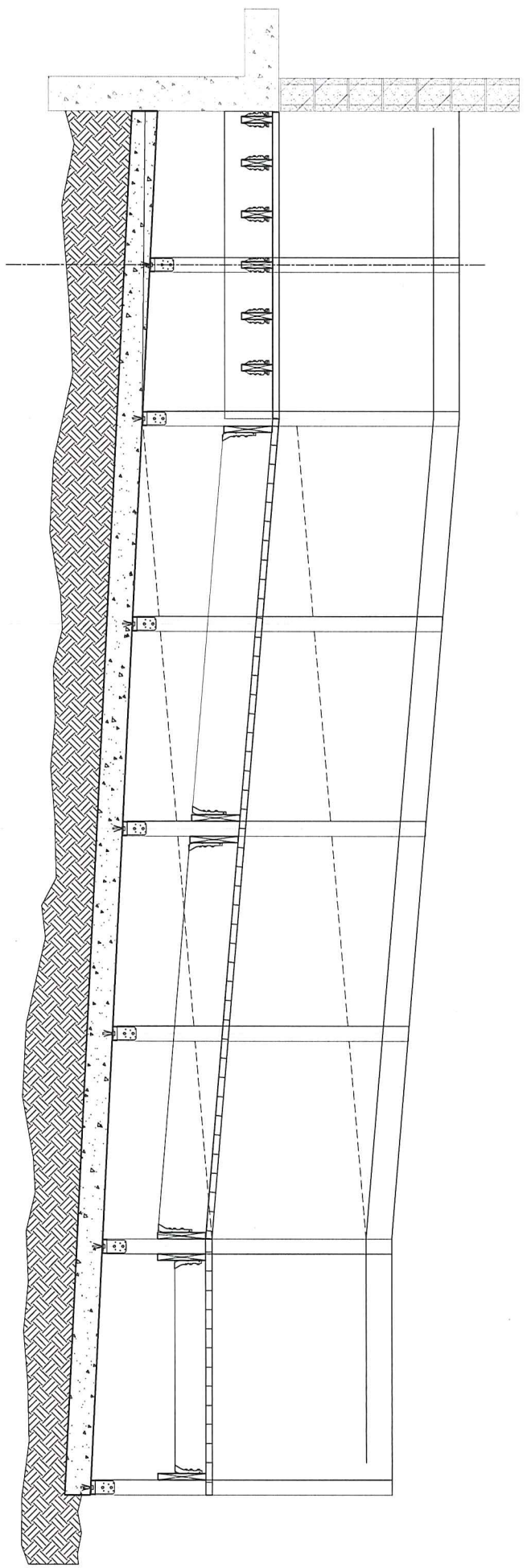


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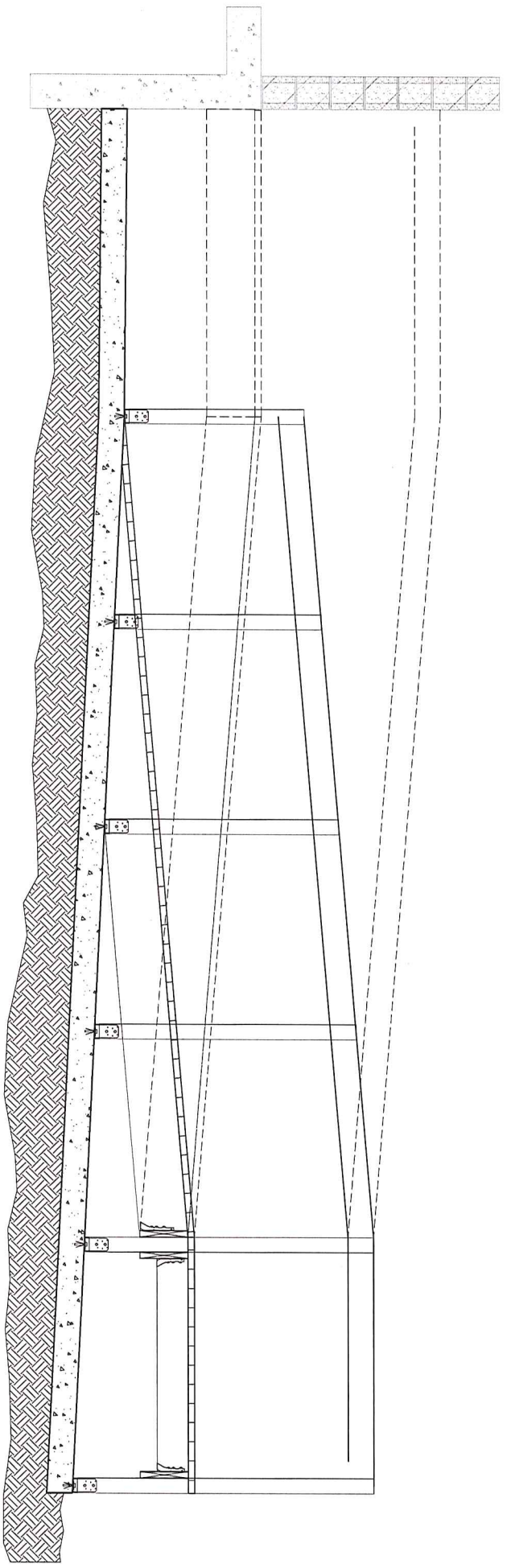
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PROJECTION  
 17048

SHEET NO.  
 A104

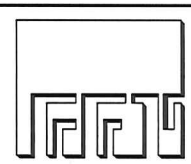


4  
A105  
3/4" = 1'-0"  
RAMP SECTION



5  
A105  
3/4" = 1'-0"  
RAMP SECTION

INTERIOR ALTERATIONS  
 FISCHER CREATIVE ARTS CENTER  
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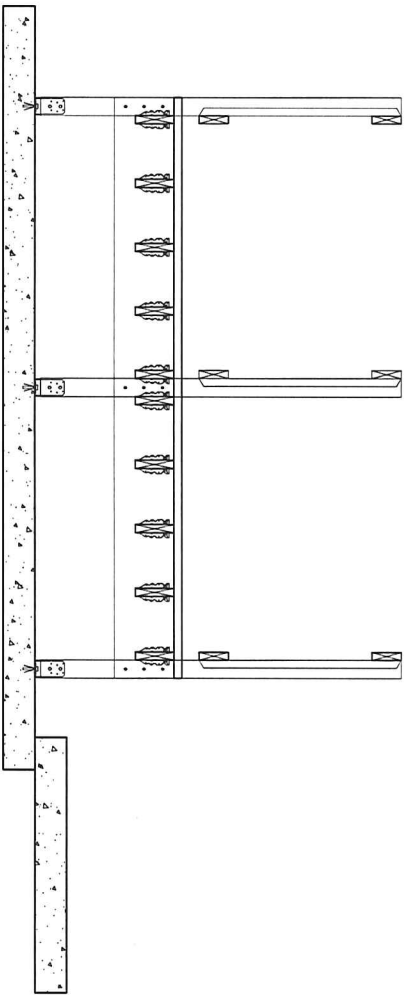


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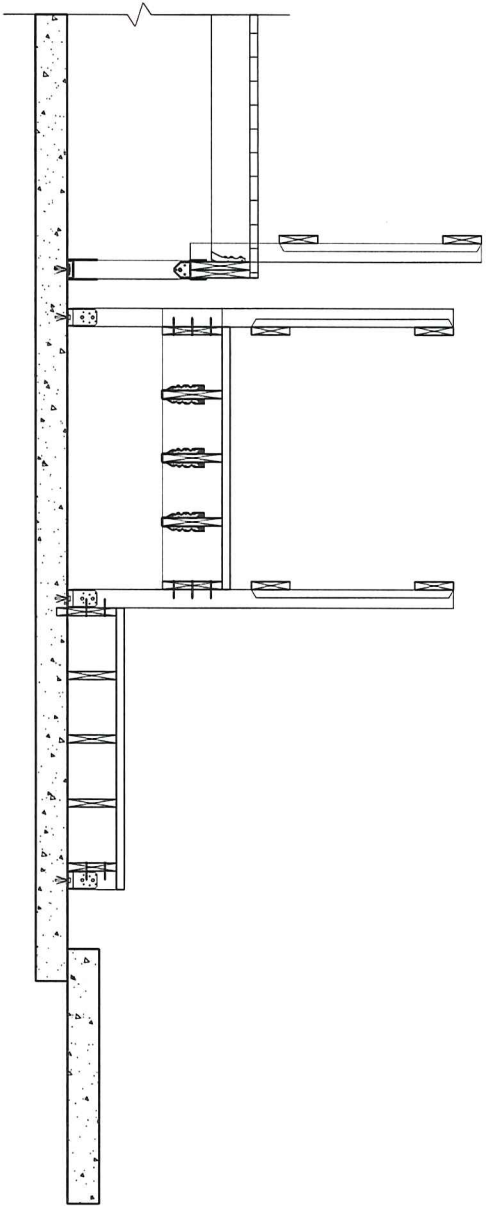
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REV01	01/07/2019	CJF	1

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 PROJECT NO.  
 17048  
 SHEET NO.  
 A105

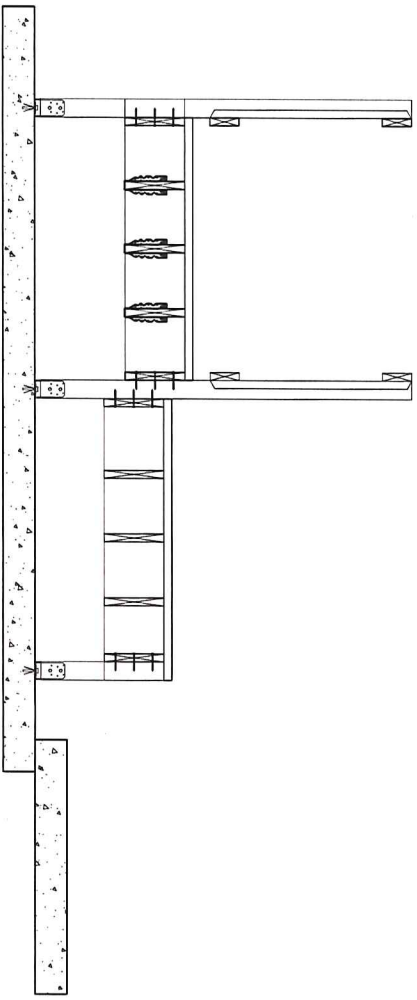




6  
A104 / 3/4" = 1'-0"  
LANDING SECTION



7  
A104 / 3/4" = 1'-0"  
RAMP SECTION



8  
A104 / 3/4" = 1'-0"  
RAMP SECTION

INTERIOR ALTERATIONS  
FISCHER CREATIVE ARTS CENTER  
223 MAPLE AVENUE  
WAUKESHA, WISCONSIN



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TYPE	DATE	BY	REV #
REV01	01/07/2019	CJF	1

PROJECT NO.  
17048

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A106