

# Mi CaSa beauty salon ALTERATIONS & ADDITION

818 W. ST. PAUL AVE

WAUKESHA, WI 53188

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## PROJECT DESCRIPTION

THE PROJECT CONSISTS OF AN ADDITION AND ALTERATION OF AN EXISTING SMALL OFFICE BUILDING INTO A BARBER SHOP AND BEAUTY PARLOR. THE BUILDING IS IS WOOD FRAME AND SINGLE STORY SLAB ON GRADE.

## BUILDING INFORMATION

BUILDING PRESENT USE: B GENERAL OFFICE (NDN-SEPARATED USES)  
LEVEL 3 - ALTERATION TO AN EXISTING OFFICE SPACE BLDG. CONSTRUCTION TYPE: IIIB NDN-SPRINKLED

EXIT DISTANCE IN NDN-SPRINKLED SPACE IS <75'

CODES: INTERNATIONAL EXISTING BUILDING CODE 2015  
WISCONSIN COMMERCIAL BUILDING CODE  
ICC/ANSI A117.1-2009 ACCESSIBILITY CODE

## BUILDING AREAS

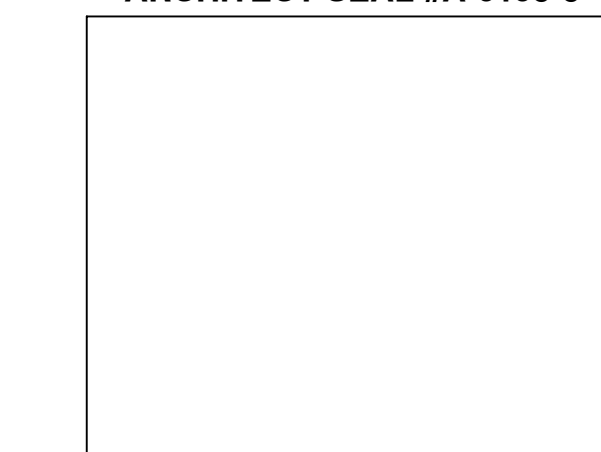
SITE AREA: .36 acre  
EXISTING BUILDING: 937sqft  
NEW ADDITION: 516sqft  
TOTAL: 1,453sqft

PARKING: 14 CARS  
OCCUPANTS: 18  
ZONE: COMMERCIAL  
USE: M MERCANTILE

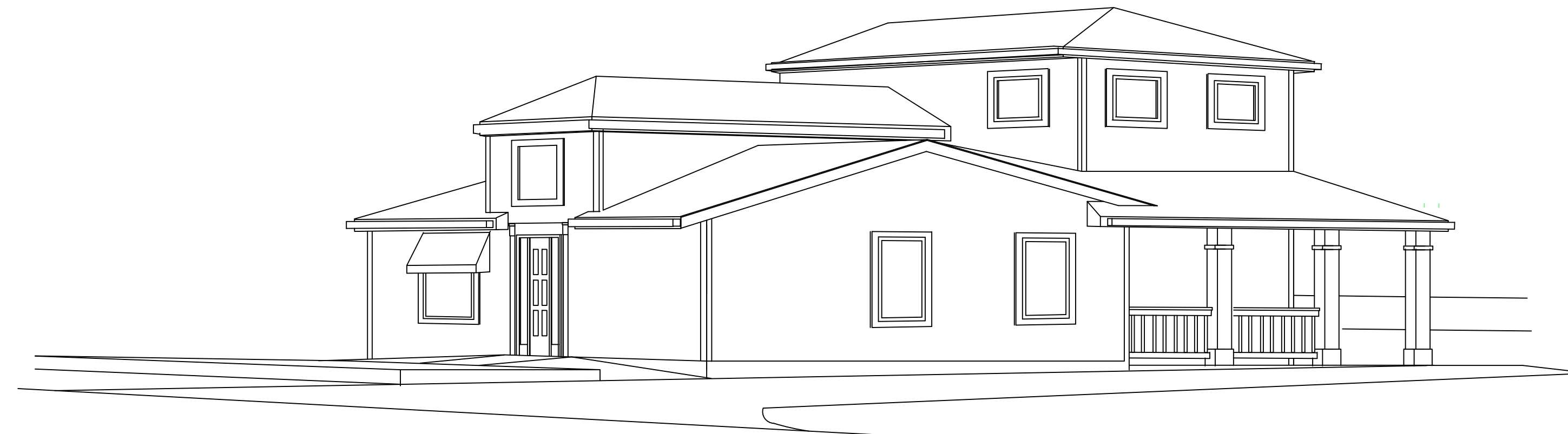
## NOTES

- 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 to the local ordinances.
- All work on this project is to be governed by the latest edition of the codes applicable to the local ordinances.
- All work shall be performed in accordance with accepted building practices and industry standards.
- Verify and use only written dimensions. DO NOT scale or measure dimensions directly from the prints.
- All contractors must be responsible for all and any damage to 'existing' structure caused either directly or indirectly by their trades.
- Verify all uncertain items with owner, builder, and/or architect.
- The architect shall not be responsible for existing or pre-existing soil or structural conditions.
- The architect shall not be required to make exhaustive or continuous on site inspections to check the quality or quantity of work performed.
- 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.
- 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.
- The financial liability of the architect shall be limited to the amount of the contract.
- 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-6195-5



VALID SIGNATURE IN RED INK ONLY



## PERSPECTIVE LOOKING WEST

## QUALITY

QUALITY, MATERIALS, WORKMANSHIP

All materials shall be new and approved by architect. Workmanship and methods shall be first class and by persons qualified in the respective tracks. Appearance and quality shall be uniform throughout the work. The Owner/Contractor shall submit to the field supervising professional for approval, names of all materials and subcontractors he proposes to use in his work. All State and Local code requirements are to be met. Manufacturers recommendations on all methods and materials shall be followed. Members shall be rigid and securely anchored as specified and detailed. Connections shall be adequate to withstand all strains to which they would be normally subjected. Surfaces and joints of all materials fabricated on or off the site into a single article or composition, or into an assembly of units, shall be uniform, true, plumb, level, properly curved or pitched as required and free from defects or blemishes. Shop drawings shall be submitted to each of the following: Owner/Contractor, Field Supervising Professional, and Architect. Shop drawings are to be approved by each. Punch list inspections are to be performed by the Field Supervising Professional, and Architect.

### CONTRACTOR DESIGN NOTES:

- Electrical design and installation by Electrical Contractor. Fixture selection by owner. Plans indicate only suggested locations of fixtures
- Mechanical heating and cooling systems to be designed and installed by HVAC Contractor
- Alarm and Communication Systems are to be designed and installed by Owner selected Contractor.

## SAFETY

GENERAL RESPONSIBILITY

Subcontractor shall take all reasonable safety precautions with respect to his work, shall comply with all safety measures initiated by the General Contractor and with all applicable laws, ordinances, rules, regulations and orders of any governmental agency or political subdivision for the safety of persons or property. The Subcontractor shall report immediately to the General Contractor any injury to any of the Subcontractor's employees at the site.

The following list of general safety requirements are to be enforced to protect the Owner's, Architects, Engineer's, and General Contractor's personnel from serious injury as well as the Subcontractor's own personnel. These requirements are not intended to replace any other laws or ordinances in effect at the time of execution of this agreement, but shall merely serve as a supplement to those requirements.

Barricades: Barricades and adequate signs are required to keep personnel away from hazardous areas such as excavations, overhead work, etc.

Temporary Lighting: Construction areas are to be lighted to a level of at least five (5) foot candles.

Floor and Roof Openings: Floor and roof openings must be protected with standard guardrails or General Contractor approved adequate covers which are securely fastened.

Open-sided Floors, Platforms Etc.: Open-sided floors, platforms, runways, etc., more than six (6) feet above adjacent walking-working surfaces must be equipped with standard guardrails.

Wall Openings: Wall openings must be protected by a substantial barrier where the opening is less than three (3) feet above the floor and where there is a drop of more than four (4) feet.

Materials Storage: No storage is permitted within six (6) feet of floor or roof openings. Storage of materials must be approved prior to storage, by the General Contractor.

Ladders: Ladders must be free of any broken rungs or other defects, must have proper shoes, be used at the proper pitch, be tied off at the top with suitable strength material and must have siderails extending 36 inches above the landing area.

Scaffolds: Standard guardrails and toe boards are required on all scaffolds and platforms more than six (6) feet high. Where scaffolds or platforms span aisles or exits/entrances, suitable protection from falling objects must be provided.

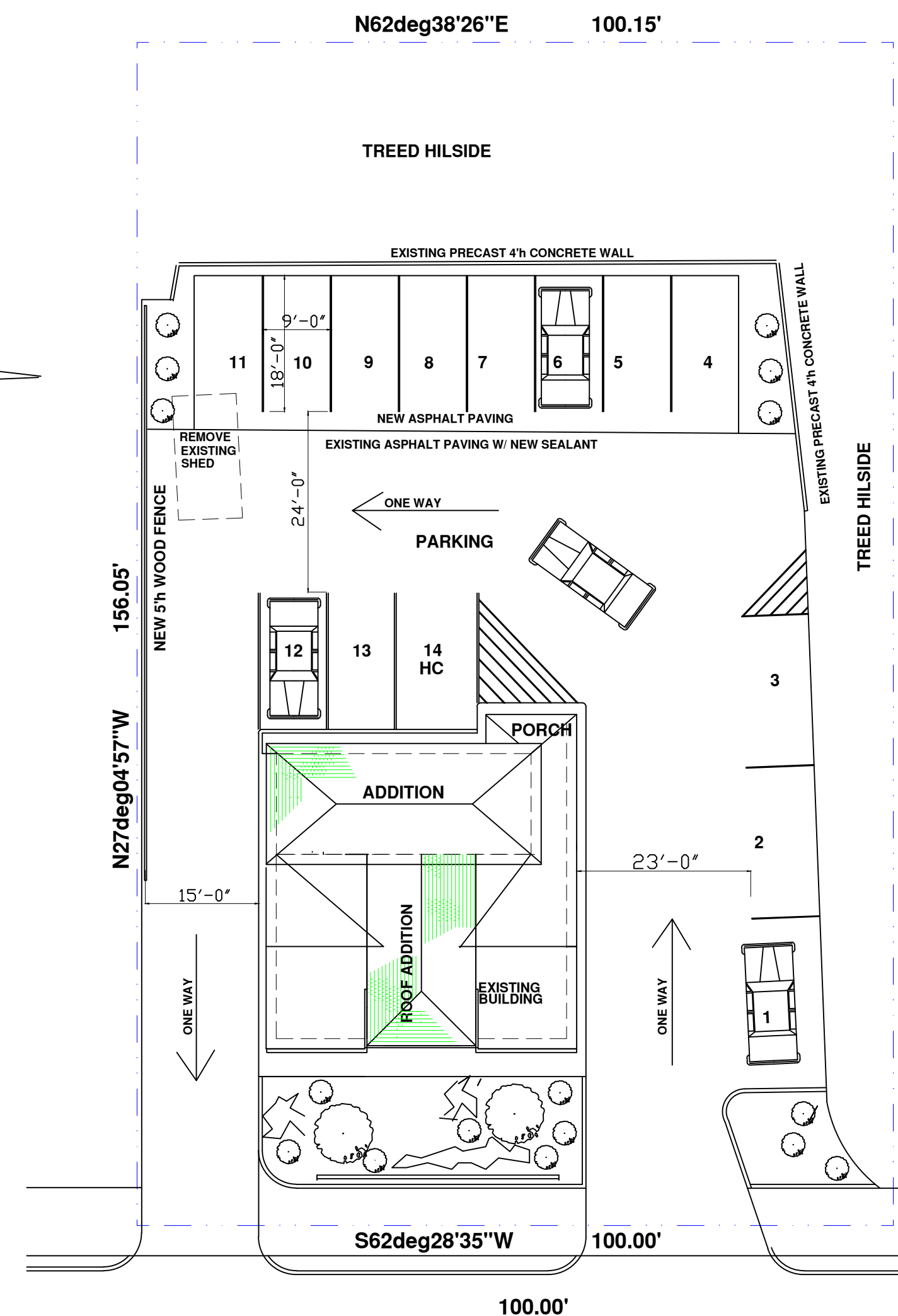
Stairways: All stairways whether temporary or permanent must be equipped with railing and handrails.

Welding Tanks: Cylinders of oxygen and acetylene both in use and in storage shall be handled in accordance with applicable OSHA safety codes.

Guarding of Moving Parts: Moving equipment such as drive belts, pulleys, gears, etc., must be properly guarded.

Liquid Petroleum Gases: Storage, use and handling of LPG must be in accordance with good safety practice.

Flammable Liquids: Storage, use and handling must be in accordance with good safety practice.



818 W. ST. PAUL AVE

## SITE PLAN

1/16"=1'-0"



REVISIONS

architect:

**Peine Design, LLC**

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Wauwatosa, WI 53213  
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FX: (414) 259-9203  
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contractor:

**Kain Construction, llc**

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owner:

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beauty salon**

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