

BACK 50% CONVERSION APARTMENT

330 WISCONSIN AVENUE

WAUKESHA, WISCONSIN 53186

GENERAL NOTES :

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN THE PREPARATION AND CHECKING OF THESE PLANS FOR ACCURACY, ALL CONTRACTORS SHALL CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS ON NEW OR EXISTING STRUCTURE.
- 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 PRINT.
- ALL CONTRACTORS MUST BE RESPONSIBLE FOR ALL AND ANY DAMAGE TO "EXISTING" STRUCTURE CAUSED EITHER DIRECTLY OR INDIRECTLY BY THEIR TRADES.
- VERIFY ANY UNCERTAIN ITEMS WITH OWNER, BUILDER, AND/OR ARCHITECT.
- ARCHITECT WILL NOT BE RESPONSIBLE FOR EXISTING OR PRE-EXISTING SOIL OR STRUCTURAL CONDITIONS.
- THE ARCHITECT WILL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON SITE INSPECTIONS TO CHECK THE QUALITY OR QUANTITY OF WORK PERFORMED.
- THE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND HE 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 HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND THE COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT HE 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 FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTION TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN THE 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.
- THESE PLANS DO NOT INCLUDE THE FOLLOWING :
(A) HVAC DESIGN
(B) PLUMBING DESIGN
(C) ELECTRICAL DESIGN
IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN THESE DESIGNS AND TO COORDINATE ALL WORK FOR ALL TRADES INVOLVED.

BUILDING SITE NOTES :

- PROTECT AND MAINTAIN CONDUITS, DRAINS, PIPES, SEWERS, WIRES WHICH ARE TO REMAIN ON PROPERTY, OR WHICH ARE TO REMAIN UNTIL NEW PERMANENT INSTALLATIONS ARE COMPLETE.
- TAKE PRECAUTIONS NECESSARY TO PROTECT ADJACENT PROPERTY, FROM EXCESSIVE DRAINAGE, DEBRIS, AND ASSUME FULL RESPONSIBILITY FOR DAMAGES RESULTING FROM NEGLIGENCE OF THESE ITEMS.
- PROVIDE AND PLACE ANY ADDITIONAL EARTH NEEDED TO BRING EXISTING GRADES TO NEW GRADES INDICATED ON PLANS, AND DISPOSE OF ANY EXCESS EARTH ON PROPERTY WHERE INDICATED.
- EXCAVATION AND BACKFILL NECESSARY FOR SEWER, WATER OR GAS PIPING, PLUMBING, HEATING, AND ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH CURRENT STANDARDS AND LOCAL CODES.
- VISIT SITE : EXAMINE EXISTING CONDITIONS AND CONDITIONS SURROUNDING SITE ; DETERMINE REQUIREMENTS UNDER WHICH WORK WILL BE PERFORMED.
- STRIP TOPSOIL TO ITS ENTIRE DEPTH FROM AREAS TO BE COVERED BY BUILDING, WALKS, DRIVEWAY, AND AREAS TO BE GRADED; PILE TOPSOIL NEATLY AWAY FROM CONSTRUCTION ON PROPERTY UNTIL FINISH GRADING IS COMPLETE. STRIPPED TOPSOIL SHALL BE FREE FROM CLAY, LARGE STONES, AND DEBRIS. USE TOPSOIL EXCLUSIVELY FOR FINISHED GRADE.
- EXCAVATE TO ELEVATIONS AND DIMENSIONS INDICATED. EXCAVATION FOR FOOTINGS MAY BE CUT TO ACCURATE SIZES TO FORM TRENCHES, AND SIDE FORMS BE OMITTED. IF CARE IS TAKEN TO DIG CLEAN CUT TRENCHES, AND CONCRETE IS POURED WITHOUT CAVE-INS. FOOTINGS SHALL NOT BE PLACED ON EARTH FILL. ANY EXCESS CUT UNDER FOOTINGS SHALL BE FILLED WITH CONCRETE ONLY. ALL FOUNDATION ELEVATIONS SHALL HAVE DEPTH CONFORMING TO LOCAL CODES AND PRACTICES, AND IN ALL INSTANCES SHALL EXTEND TO SOLID, UNDISTURBED EARTH.
- BACKFILL PROMPTLY AFTER FOOTINGS, FOUNDATIONS, AND OTHER RELATED WORK HAS BEEN COMPLETED AND APPROVED. ALL TRENCH BACKFILLING SHALL BE FIRMLY COMPACTED. AT NO TIME SHALL POWER EQUIPMENT USED FOR BACKFILLING BE ALLOWED TO TOUCH FOUNDATION WALLS OR COMPLETED MASONRY WORK.
- ALL NECESSARY FILL UNDER CONCRETE SLABS SHALL BE DEPOSITED IN THIN LAYERS, SLUSHED, TAMPED, AND COMPACTED TO 95%. SLABS SHALL NOT BE POURED UNTIL ALL SETTLEMENT HAS OCCURRED AND EARTH HAS BEEN INSPECTED AND APPROVED BY ARCHITECT. FILL UNDER SLABS SHALL BE MIN. 4" GRANULAR FILL.
- DURING CONSTRUCTION AND CLEANUP, DO NOT DUMP DEBRIS ON ANY PART OF THE PROPERTY OR ANY UNAUTHORIZED PLACE. DEBRIS MAY NOT BE BURIED ON PROPERTY.

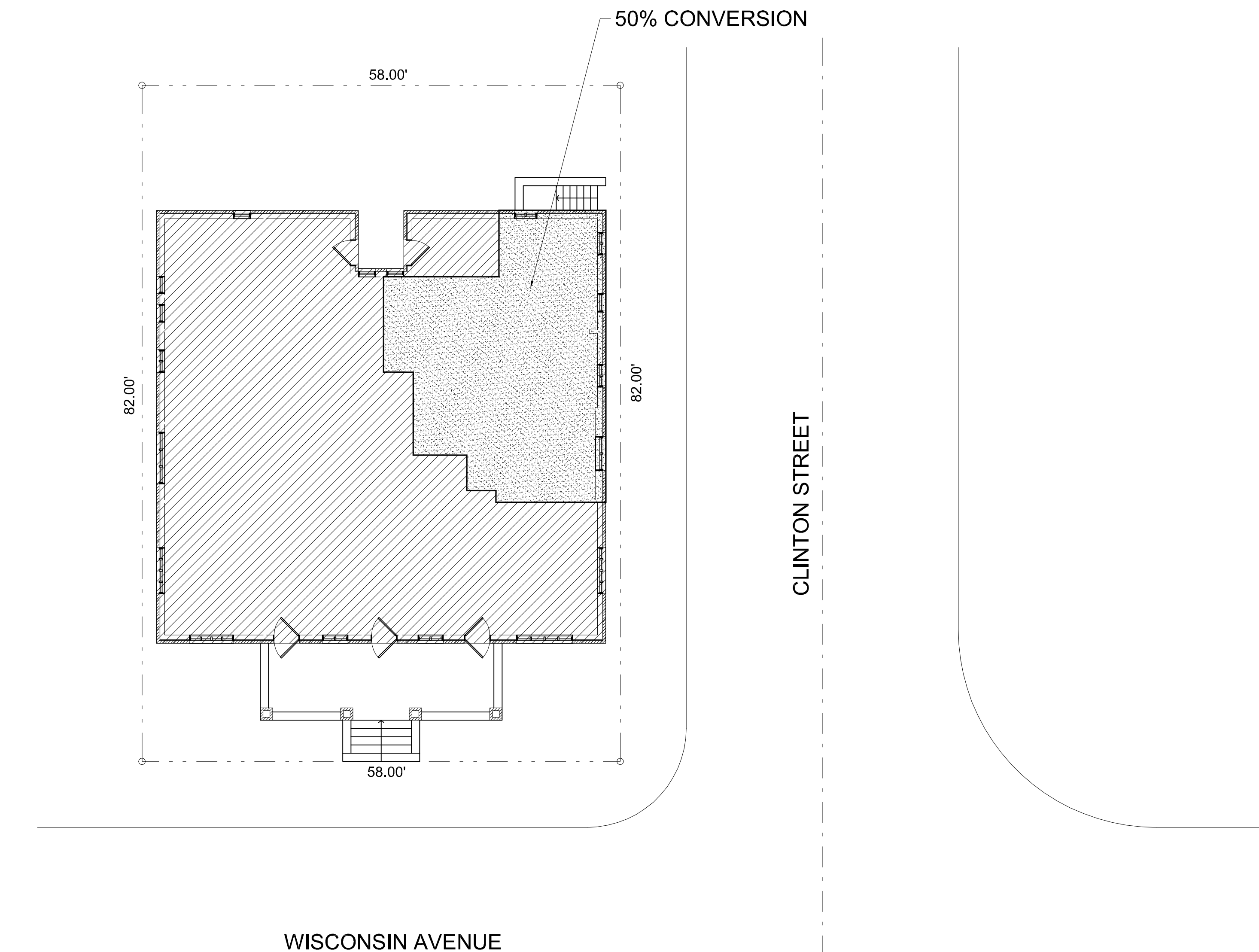
SHEET INDEX :

- C100 SITE PLAN - TITLE SHEET
- A1.0 EXISTING CONDITIONS
- A1.1 FLOOR PLAN

Plumbing :
Design Build

HVAC :
Design Build

Electrical :
Design Build



EXISTING SITE PLAN
SCALE: 1" = 10'



Timothy E. Seidel
Architect
530 - Clyburn Court
Waukesha, WI 53183-9423
(262) 969-6580
tseidel@tseidel.com

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BACK 50% CONVERSION APARTMENT

330 WISCONSIN AVENUE
WAUKESHA, WI 53186

No.	Description	Date

Date : 8/4/2014
Scale : As Noted
File Number :
Drawn : TES
Project :
Sheet Number :

C100