

1. SEE DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL GENERAL AND SPECIFIC REQUIREMENTS.
2. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. IF CLARIFICATION OR ADDITIONAL DIMENSIONS ARE REQUIRED, NOTIFY THE ARCHITECT IMMEDIATELY, FOR WRITTEN CLARIFICATION.
3. EACH CONTRACTOR SHALL CAREFULLY EXAMINE DRAWINGS AND SITE PRIOR TO BIDDING TO ASCERTAIN EXTENT OF DEMOLITION AND NEW CONSTRUCTION REQUIRED. EXISTING CONDITIONS ARE SHOWN BASED ON ORIGINAL DRAWINGS AND FIELD OBSERVATIONS AND MAY VARY. ANY DISCREPANCIES FOUND IN THE DRAWINGS OR EXISTING CONDITIONS ARE TO BE REPORTED TO ARCHITECTURAL DESIGNS, INC. IMMEDIATELY. ALL DISCREPANCIES WILL BE CLARIFIED BY WRITTEN ADDENDUM.
4. IT SHOULD BE UNDERSTOOD BY ALL CONTRACTORS THAT THE OLD CONSTRUCTION MAY NOT BE COMPLETELY SQUARE, PLUMB OR TRUE, AND THAT ALL DIMENSIONS SHALL BE FIELD-VERIFIED AND ADJUSTED AS REQUIRED. FAILURE TO DO SO WILL IN NO WAY RELIEVE CONTRACTOR OF COMPLETING HIS WORK ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS AT NO ADDITIONAL COST. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. ALL REQUESTS FOR INFORMATION, INTERPRETATION, INTENT, ETC. MUST BE MADE AT LEAST (10) DAYS PRIOR TO BID DUE DATE. RESPONSES WILL BE CONFIRMED IN WRITING. ARCHITECTURAL DESIGNS, INC. WILL NOT BE RESPONSIBLE FOR ANY VERBAL INFORMATION.
6. VERIFY ALL DIMENSIONS AND UTILITY REQUIREMENTS OF ALL EQUIPMENT SUPPLIED BY OWNER PRIOR TO CONSTRUCTION RELATED TO THE PLACEMENT OF THE OWNERS EQUIPMENT. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME KNOWLEDGEABLE OF THE CONSTRUCTION METHODS OF THE OWNER AND/OR OPERATOR. ALL CONDITIONS RELATIVE TO THE CONTRACTOR COMPLETING WORK WITHIN THE BUILDING AND TIME FRAME MUST BE ADHERED TO.
8. ALL WORK IS TO BE COMPLETED USING GOOD AND ACCEPTABLE CONSTRUCTION PRACTICES AND QUALITY MATERIALS. IF MATERIALS ARE NOT SPECIFIED AND SPECIFICS ARE REQUIRED, THE CONTRACTOR MAY SUGGEST MATERIALS TO THE OWNER AND THE ARCHITECT FOR THEIR REVIEW AND APPROVAL. THE ARCHITECT HAS THE RIGHT AND THE RESPONSIBILITY TO REJECT WORK OR MATERIALS THAT DO NOT CONFORM TO THE INTENT OF THE PROJECT OR ARE NOT ACCEPTABLE QUALITY.
9. CONTRACTOR'S WORK SHALL CONFORM TO ALL APPLICABLE CODES AND GOVERNING AUTHORITIES



NOT TO SCALE

- | | |
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| 10. CONTRACTORS SHALL FURNISH AND INSTALL ALL MATERIALS INCLUDED WITHIN THE LIMITS OF THEIR CONTRACT. INCLUDE ALL LABOR TAXES, PERMIT FEES, MATERIALS, BLOCKING, EQUIPMENT, AND/OR ITEMS REQUIRED FOR THEIR COMPLETION. | 17. FIRE EXTINGUISHER(S) ARE TO BE PROVIDED AND LOCATED BY GENERAL CONTRACTOR AS REQUIRED BY CODE. |
| 11. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH THE OWNER/ CONSTRUCTION MANAGER AND OTHER CONTRACTORS. WORK BY ANOTHER CONTRACTOR WHICH WOULD CHANGE OR ALTER WORK OF THE CONTRACTOR IN ANY WAY OR WHICH WOULD PREVENT THE CONTRACTOR FROM COMPLETING HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT. | 18. ALL CONTRACTORS SHALL GUARANTEE ALL THEIR WORK UNDER CONTRACT AGAINST DEFECTIVE WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF SUBSTANTIAL COMPLETION OF CONTRACT. |
| 12. CONTRACTORS SHALL PROVIDE SHOP DRAWINGS, MATERIAL SAMPLES, RELEVANT TECHNICAL DATA, FINISH SAMPLES, CATALOG CUTS, ETC. FOR ARCHITECT'S REVIEW AND ACTION PRIOR TO COMMENCEMENT OF WORK. SUBMITTALS TO INCLUDE BUT ARE NOT LIMITED TO CABINETRY, SIGNAGE, DOORS, HARDWARE, STEEL, ETC., ETC. | 19. ALL CONTRACTORS SHALL PROVIDE ALL NECESSARY INSURANCE, PROGRESS SCHEDULES, PERMITS, AND OTHER PROVISIONS REQUIRED IN ACCORDANCE WITH AIA GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION A201 AND AS REQUIRED BY OWNER. |
| 13. CONTRACTORS SHALL COORDINATE THEIR SCHEDULES WITH THE OWNER. | 20. ARCHITECTURAL DESIGNS, INC. AND/OR OWNER SHALL HAVE THE RIGHT TO MAKE CHANGES DURING THE PROGRESS OF WORK WITHOUT VOIDING CONTRACTS. ALL CHANGES MUST BE MADE BY WRITTEN CHANGE ORDER. |
| 14. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANING UP AFTER THEMSELVES DAILY. | 21. EACH CONTRACTOR MUST COMPLY FULLY WITH OSHA REGULATIONS FOR CONSTRUCTION. |
| 15. CONTRACTORS SHALL TAKE CARE NOT TO DAMAGE EXISTING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR PORTIONS DAMAGED DURING CONSTRUCTION. | 22. OWNER SHALL FURNISH TEMPORARY SANITARY FACILITIES, WATER, AND ELECTRICAL. GENERAL CONTRACTOR SHALL MAINTAIN THE SAME TO BE IN GOOD WORKING ORDER. |
| 16. THE GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE, NECESSARY AND REQUIRED BARRICADES, FENCES AND SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC'S SAFETY NEAR THE SITE. GENERAL CONTRACTOR TO PROVIDE TEMPORARY BARRICADES (AND DUST BARRIERS) AS REQUIRED BY THE OWNER OR THE JOB CONDITIONS. | 23. ALL PLUMBING, HVAC, AND ELECTRICAL WORK SHALL BE COMPLETED AS A "DESIGN/BUILD" PROCESS. THESE CONTRACTORS SHALL PROVIDE ALL DESIGN DRAWINGS, CALCULATIONS, FEES, ETC. TO SECURE ALL REQUIRED PERMITS. THEY SHALL BE RESPONSIBLE FOR ALL EQUIPMENT, MATERIALS, LABOR, ETC. TO COMPLETE THEIR WORK AS SHOWN ON THEIR DRAWINGS AND AS NOTED ON ARCHITECTURAL DRAWINGS. ALLOW FOR THE COST OF COORDINATION WITH OTHER TRADES. ALL WORK SHALL MEET ALL STATE AND LOCAL CODES, ETC. |



NOT TO SCALE

NO SCALE



AREPANITA'S CAFE

804-806 CLINTON ST
WAUKESHA, WI 53186
PROJECT #: 2022.32

ARCHITECTURAL

T1	TITLE SHEET, GENERAL SPECIFICATION, SITE PAN & LOCATION MAP
	EXISTING PLAT OF SURVEY
DB	EXIST'G BLDG SECTION, EXT. ELEVATIONS, BASEMENT, 1ST & 2ND FLOOR PLANS- DEMO
A1	EXISTING/ PROPOSED 1ST FLOOR PLAN
A2	EXISTING/ PROPOSED EXTERIOR ELEVATIONS
A3	EXISTING/ PROPOSED NORTH EXTERIOR ELEVATION/ SECTION

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DATE 26 DECEMBER 2022

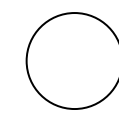
16 JANUARY 2023

CONSTRUCTION TYPE: III-B NON-COMBUSTIBLE EXTERIOR WALLS
NON-SPRINKLED BUILDING

ALTERATIONS-LEVEL 2: SPACE RECONFIGURATION OF LESS THAN 50% OF BUILDING AREA

OCCUPANCY TYPE: GROUP B: BUSINESS (ASSEMBLY WITH LESS THAN 50 PERSONS)
RESIDENTIAL GROUP R-2: LIVE/WORK UNIT (OWNER OCCUPIED)

ZONING:



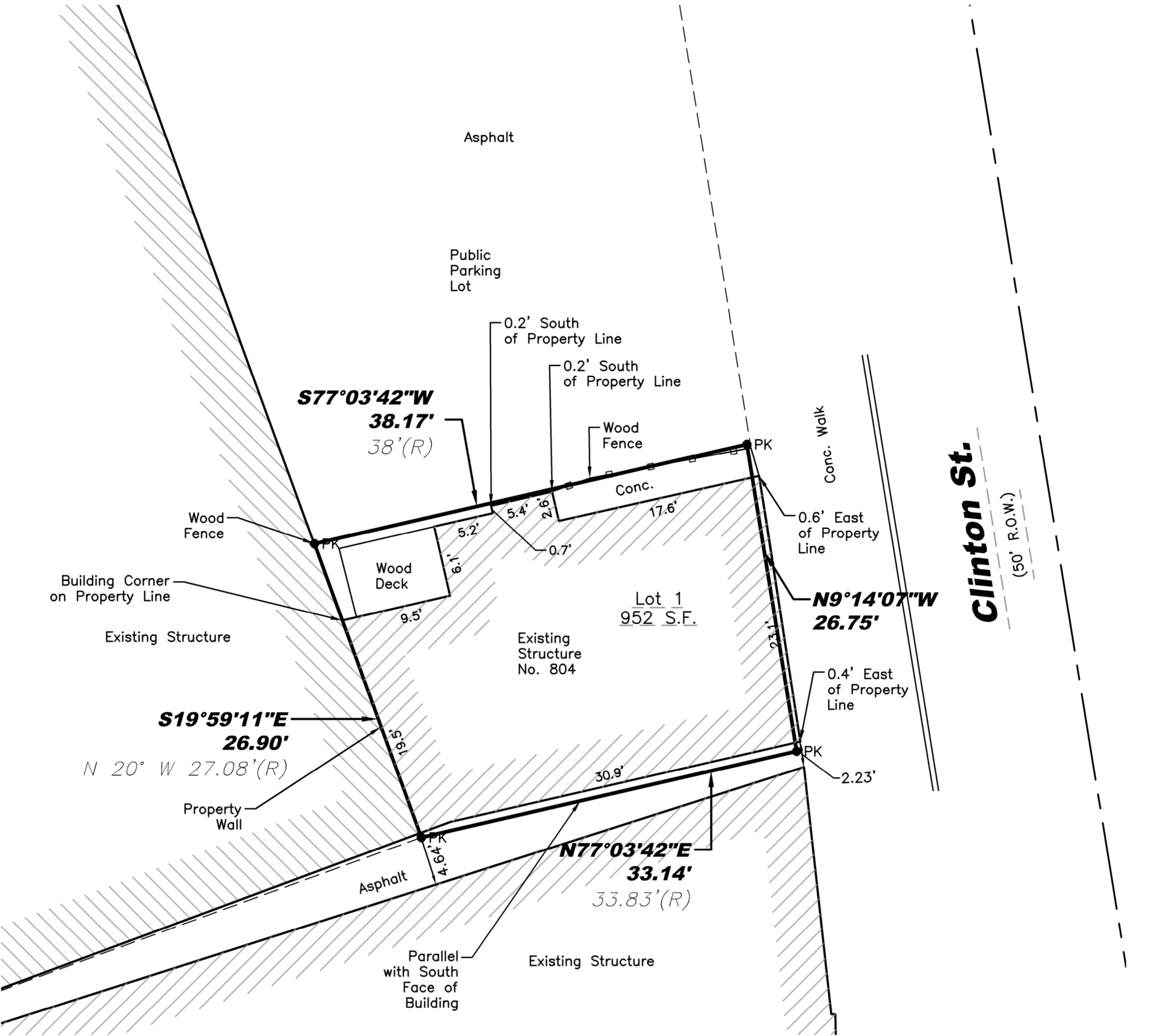
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T1

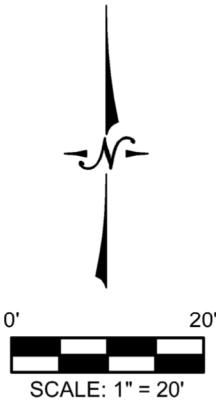
LOCATION: 804 Clinton St., Waukesha, Wisconsin
PREPARED FOR: Gene Eggert
PROPERTY DESCRIPTION: Per Document No. 4694254
All that part of Lot 1, Block 13, in Cutler's Addition to the plat of Prairieville (now City of Waukesha), according to the recorded Plat of Prairieville, in the City of Waukesha, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at a point on the East line of said Lot 1 107 feet south of the Northeast corner of said Lot, said point being 9 inches South of the South wall of a brick building known as 804 Clinton Street (shown as 604 Clinton Street, in multiple prior instruments); Thence Westerly, parallel to and 9 inches South of said south wall 33 Feet and 10 inches to the Easterly wall of Bugbee Block; thence North 20° West along said Easterly line of Bugbee Block, 27 feet 1 inch to a point; thence Easterly parallel to aforesaid South wall of brick building 38 feet to a point the East Line of said Lot 1; thence South on East line of Lot, 26 feet and 9 inches to the place of beginning. City of Waukesha, Waukesha County, Wisconsin.
CURRENT OWNER: FRANCISCO MOHAMED LLC.
TAX ID: WAKC1308266



Legend:

●PK Set Nail



I certify that I have surveyed the above-described property and in my professional opinion this map is a true representation thereof and is made in accordance with the records of the register of deeds as nearly as practical and that this survey complies with Wisconsin Administrative code AE-7 except for those items waived, if any, and is bound by Wisconsin State Statute 893.37 that defines statute of limitations in regard to surveys. This survey was prepared for the exclusive use of the client and present owners of the property.

No title policy has been provided to the surveyor regarding the property identified on this map. Therefore this plat of survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS survey.

Rick R. Hillmann, Professional Land Surveyor, S-3005

DRAWING BY: TJM
FIELD WORK BY: DT

P:\Shared\1 - Projects\2022\22.5108 - Waukesha - 804 Clinton Street - Architectural Design - 804 Clinton Street - Survey No. 22.5108 - Survey

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SITE OUTLINE PER GOOGLE AND WAUKESHA COUNTY GIS WEBSITES



6 DECEMBER 2022
6 DECEMBER 2022
6 JANUARY 2023



BUILDING RENOVATIONS
804-806 CLINTON ST
WAUKESHA WI 53186

SECTION, EXT.
ELEVATIONS,
BASEMENT, 1ST &
2ND FLOOR
PLANS- DEMO

Checked
GE
Date
DECEMBER 2022
Job Number
2022.42
Sheet

F

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EXISTING/ PROPOSED FIRST FLOOR PLAN
728SF BUILDING FOOTPRINT

SCALE: 1/2" = 1'-0"

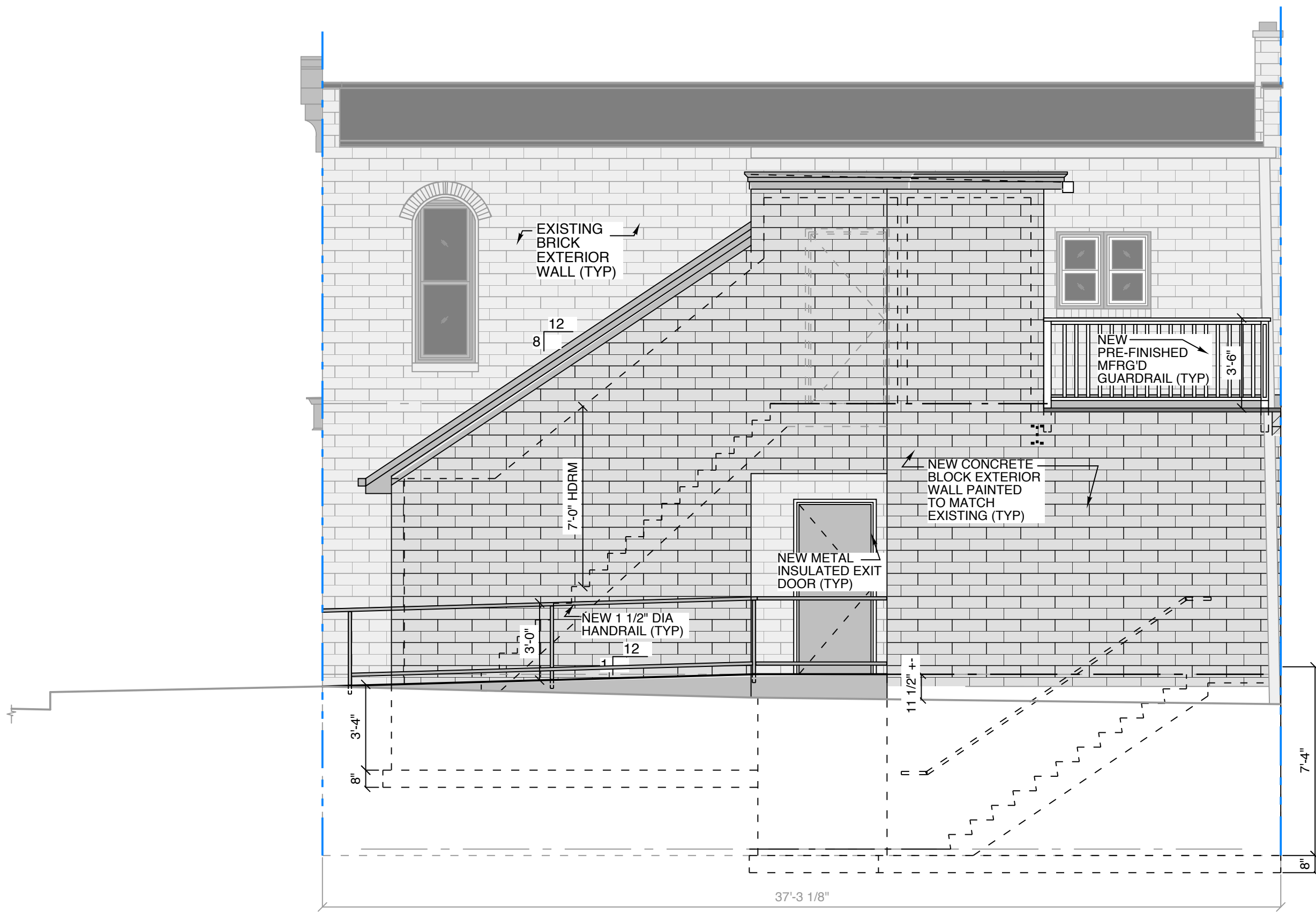
SCALE: 1/2" = 1'-0"

6 DECEMBER 2022
0 DECEMBER 2022
6 DECEMBER 2022
6 JANUARY 2023

email: gene@architecturaldesignsinc.com website: architecturaldesignsinc.com

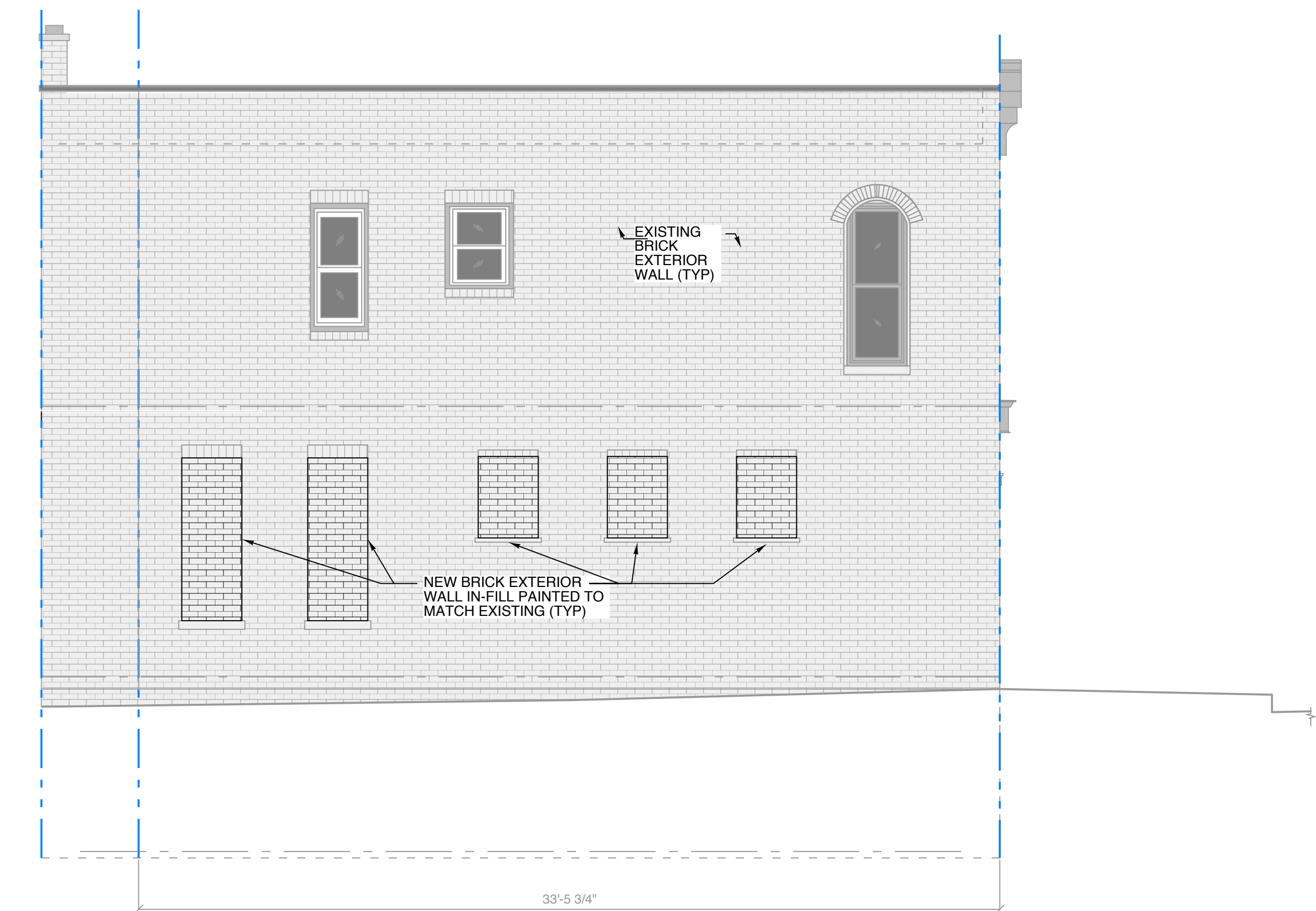
Sheet Title
EXISTING/
PROPOSED 1ST
FLOOR PLAN

OF



1
A2
EXISTING/ PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1'-0"



2
A2
EXISTING/ PROPOSED WEST & SOUTH EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"



3
A2
EXISTING/ PROPOSED EAST EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

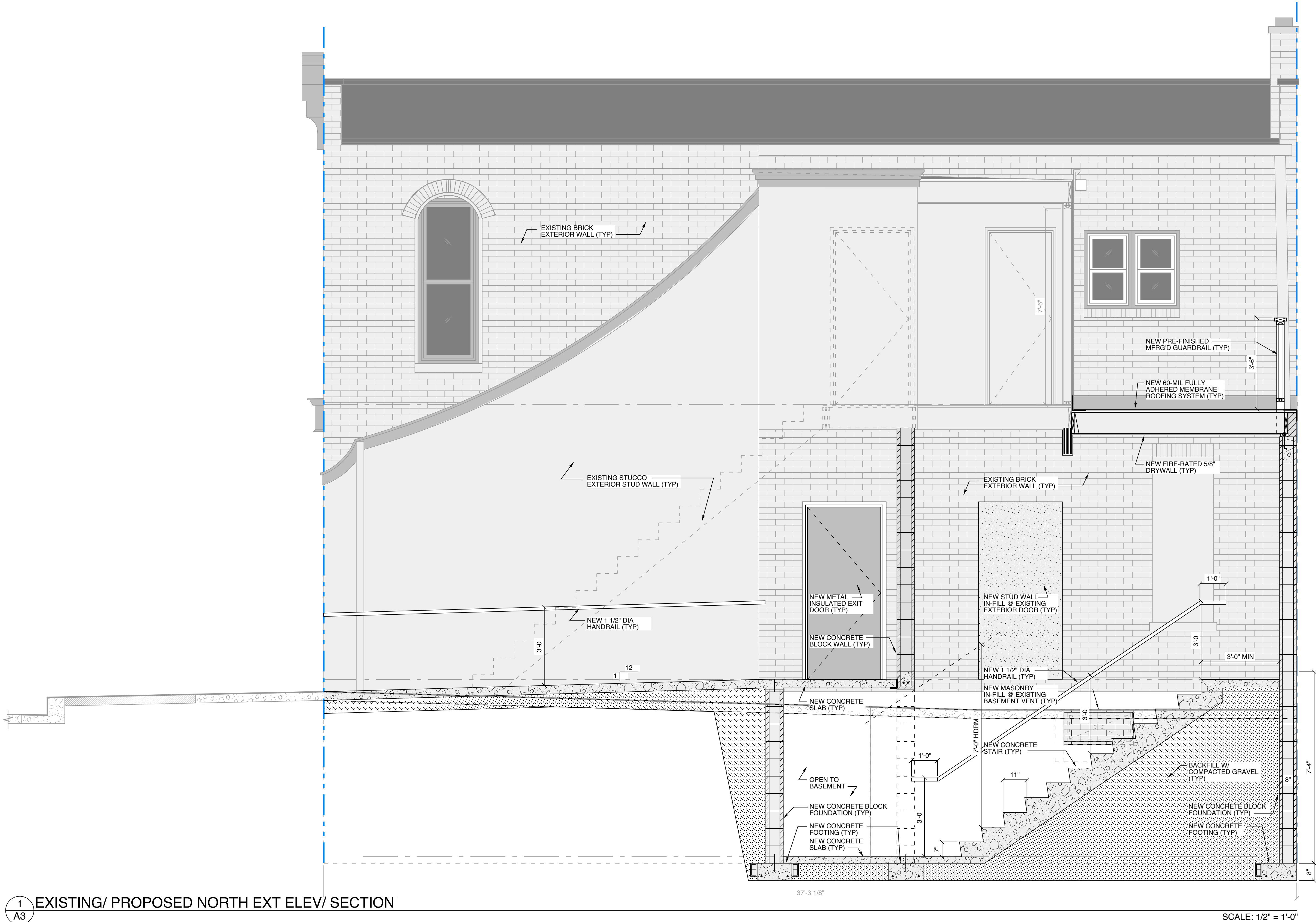
PRELIMINARY
NOT FOR CONSTRUCTION

NOTE
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PRELIMINARY
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1
A3

EXISTING/ PROPOSED NORTH EXT ELEV/ SECTION

SCALE: 1/2" = 1'-0"

Revisions	
26 DECEMBER 2022	
16 JANUARY 2023	

ARCHITECTURAL DESIGNS, INC.

AREPANTAS CAFE
BUILDING RENOVATION
804-806 CLINTON ST
WAUKESHA WI 53186
ARCHITECTURAL DESIGNS, INC. 7429 Roosevelt Rd. Town of Erin, WI 53027 p. 414-315-4156 email.gene@architecturaldesignsinc.com website: architecturaldesignsinc.com

Sheet Title
EXISTING/ PROPOSED NORTH EXTERIOR ELEVATION/ SECTION
Drawn
GE
Checked
GE
Date
16 DECEMBER 2022
Job Number
2022.42
Sheet
A3
OF