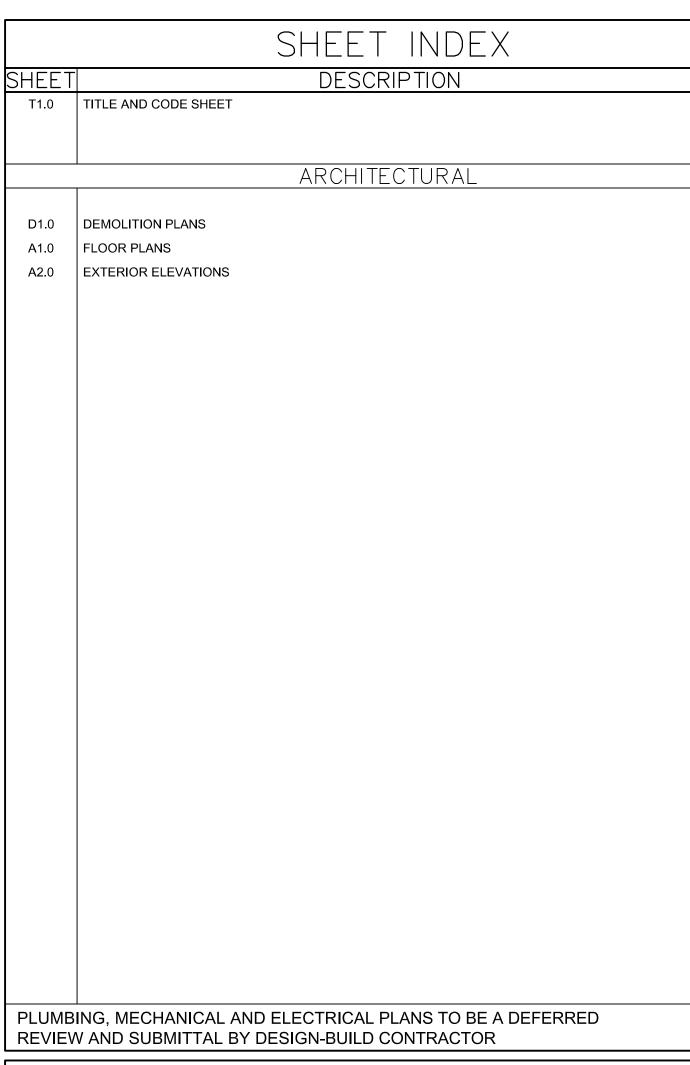
CASA NOBLE - INTERIOR ALTERATION & ADDITION

421 S GRAND AVENUE | WAUKESHA, WI 53186



PROJECT NOTES

ELECTRICAL NOTES:

1) ALL WORK TO BE BY DESIGN-BUILD ELECTRICAL CONTRACTOR.

1) ALL WORK TO BE BY DESIGN-BUILD HVAC CONTRACTOR.

PLUMBING NOTES:

1) ALL WORK TO BE BY DESIGN-BUILD PLUMBING CONTRACTOR.

BUILDIN	G CODE SUMMARY	
BASED ON THE	WISCONSIN COMMERCIAL BUILDING CODE (2015 INTERNATIONAL BUILDING CODE w/ WI AMENDMENTS)	
	2015 INTERNATIONAL EXISTING BUILDING CODE	
	2009 ANSI A117.1 ACCESSIBILITY CODE	
	ALL OTHER CODES AND ORDINANCES AS REFERENCED BY THE ABOVE CODES	
AREA OF ALTERATION	TOTAL AREA OF ALTERATION: 1,046 SF	
FIRE ALARM:	NONE	
OCCUPANCY	A-2 ASSEMBLY	
OCCUPANCY SEPARATION	_	
CONSTRUCTION TYPE	_	
SPRINKLER SYSTEM	NOT REQUIRED (LESS THAN 99 OCCUPANTS)	
NUMBER OF STORIES	TWO FLOOR LEVELS	
ALTERATION LEVEL	LEVEL 2	
CODE EXCEPTION	NONE REQUESTED	

GENERAL NOTES

- CONSTRUCTION IS TO BE IN COMPLIANCE WITH ALL GOVERNING CODES, ORDINANCES & STANDARDS. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, & SUPERVISING ALL SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE PERFORMANCE OF THIS PROJECT.
- ARCHITECT/DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY COST, SCHEDULE OR CONSTRUCTION ISSUES ARISING DUE GC/OWNERS FAILURE TO DISTRIBUTE ALL DOCS. SUBCONTRACTORS & SUPPLIERS SHOULD ENDEAVOR TO REVIEW A COMPLETE SET OF DOCS BEFORE BIDDING, FABRICATING & INSTALL.
- GC, SUBCONTRACTORS, MATERIAL SUPPLIERS, OWNER, ETC. MUST NOTIFY ARCHITECT OF ANY ERRORS, OMISSIONS, OF DEFECTS IN THE CONSTRUCTION DOCUMENTS PRIOR TO BIDDING, FABRICATING OR INSTALLING WORK. SITE DIMENSIONS ARE TO BE FIELD VERIFIED AND ADJUSTED ACCORDINGLY. THE ARCHITECT/DESIGNER SHALL BE
- NOTIFIED OF ANY VARIANCES BEFORE CONTRACTOR BEGINS OR PROCEEDS WORK. MECH, ELEC, PLUMB & FIRE PROTECTION ARE TO BE DESIGN BUILT, COMPLYING WITH ALL GOVERNING CODES ORDINANCES & STANDARDS, WHICH WILL BE THE FULL RESPONSIBILITY OF THE CONTRACTOR; THE ARCHITECT
- ALL MECH, ELEC, PLUMB & FIRE PROTECTION SYSTEMS/EQUIP. SHALL BE MAINTAINED ACCORDING TO MANUFACTURER'S STANDARDS. BLDG. OWNER SHALL ASSUME FULL RESPONSIBILITY FOR MAINTANANCE/OPPERATION
- THE INSTALLATION AND EXECUTION OF ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S STANDARDS AND SPECIFICATIONS. ALL MEANS & METHODS OF CONSTRUCTION TO BE THE SOLE RESPONSIBILITY OF
- PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN OCCUPANCIES AND LOCATIONS AS REQUIRED BY THE INTERNATIONAL FIRE CODE. INSTALLATION LOCATIONS SHALL HAVE A MAXIMUM TRAVEL DISTANCE OF 75' TO ANY EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED IN CONSPICUOUS LOCATIONS WERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE, TYPICALLY ALONG PATHS OF TRAVEL. EXTINGUISHERS SHALL NOT BE OBSTRUCTED FROM VIEW, IF VISUAL OBSTRUCTION CAN NOT BE AVOIDED ANOTHER MEANS SHALL BE PROVIDED TO INDICATE THE EXTINGUISHER LOCATIONS. EXTINGUISHERS NOT EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAT 5'-0" ABOVE THE FLOOR, EXTINGUISHERS EXCEEDING 40" SHALL BE INSTALLED SO THAT ITS TOP IS NOT MORE THAN 3'-6" ABOVE THE FLOOR. THE CLEARANCE BETWEEN THE FLOOR AND BOTTOM OF HAND HELD UNITS SHALL NOT BE LESS THAN 4". VERIFY EXTINGUISHER LOCATIONS W/ LOCAL FIRE DEPT. & OWNER
- ALL CONCRETE FLAT WORK MUST BE WET CURED PER ACI REQUIREMENTS AND/OR CURED USING A CURING COMPOUND. REFER TO STRUCTURAL NOTES FOR CURING COMPOUND SPECS. CONTRACTOR IS RESPONSIBLE FOR APPLYING CURING COMPOUNDS PER THE MANUFACTURER'S REQUIREMENTS.

TYPICAL ABBREVIATIONS							
ABV: Above	B/O: By Others	DW: Dishwasher	FTG: Footing	LB: Pound	NO, #: Number	REFR: Ref	TEMP: Tempered
ACOUS: Acoustical	BO: Bottom Of	DIV: Division	FND: Foundation	LAM: Laminate(d)		REG: Register	TK: Tight Knot
ADDL: Additional	BR: Bedroom	DR: Door	FRM: Fram(d), (ing)	LAV: Lavatory	O: Non-Operable Window	RE: Reinforced	T&G: Tongue and Groove
ADH: Adhesive		DH: Double Hung	FBO: Furnished by Others	LH: Left Hand	Section	REQ'D: Required	T/O: Top of
ADJ: Adjustable	CAB: Cabinet	DS: Downspout	FUR: Furred	L: Length	OBS: Obscure	RA: Return Air	TOC: Top of Concrete
AFF: Above Finish Floor	CALC: Calculation	DRWR: Drawer		LOA: Length Overall	OC: On Center	REV: Revision	TOW: Top of Wall
AGG: Aggregate	CD: Cabinet Door	DT: Drain Tile	GA: Gage, Gauge	LT: Light	OP: Opaque	R: Riser	TB: Towel Bar
AHJ: Authority Having	CG: Corner Guard	DWG: Drawing	GAL: Gallon	LF: Lineal Feet	OPG: Opening	RD: Rod	T: Tread
Jurisdiction	CIP: Cast-In-Place	D: Nail Size	GL: Glass, Glazing	LL: Live Load	OSB: Orientated Strand Board	R&S: Rod and Shelf	TS: Tubular Steel
A/C: Air Conditioning	(Concrete)		GI: Galvanized Iron	LVL: Laminated Veneer	OD: Outside Diameter	RFG: Roofing	TYP: Typical
ALT: Alternate	ČL: Centerline	EW: Each Way	GLBK: Glass Block	Lumber		RM: Room	
ALUM: Aluminum	CO: Clean Out	E: East	GLB: Glue Laminated Beam	LVR: Louver	PMT: Paint(ed)	RO: Rough Opening	UL: Underwriters Laboratory
ANC: Anchor, Anchorage	CONTR: Contract (or)	EL: Elevation	GT: Grout		PBD: Particle Board		UNF: Unfinished
AB: Anchor Bolt	COORD: Coordinate	ELEV: Elevation	GRD: Grade, Grading	MFR: Manufacturer	PRT: partition	SCH: Schedule	UNO: Unless Noted Otherwise
ANOD: Anodized	CRPT: Carpet	EQ: Equal	GWB: Gypsum Wall Board	MO: Masonry Opening	PVMT: Pavement	SCN: Screen	
APX: Approximate	CIP: cast-in-place	EQP: Equipment	• •	MAX: Maximum	PERF: Perforate(d)	SECT: Section	VB: Vapor Barrier
APT: Apartment	CLK: Caulking	EXCV: Excavate	HWD: Hardware	MAS: Masonry	PLAS: Plaster	SGD: Sliding Glass Door	VAR: Varnish
ARCH: Architect	CAS: Casement	EXH: Exhaust	HDR: Header	MECH: Mechanic(al)	PLAM: Plastic Laminate	SHTH: Sheathing	VIF: Verify In Field
(architectural)	CB: Catch Basin	EXIST: Existing	HTG: Heating	MC: Medicine Cabinet	PLT: Plate	SHT: Sheet	VRN: Veneer
ASPH: Asphalt	CLG: Ceiling	EXT: Exterior	HVAC: Heating.	MED: Medium	PLYWD: Plywood	SH: Shelf, Shelving	VERT: Vertical
AUTO: Automatic	CT: Ceramic Tile		Ventilation-Air Conditioning	MDF: Medium Density	PCC: Precast Concrete	SIM: Similar	VG: Vertical Grain
AVE: Avenue	CIR: Circle	FOC: Face of Concrete	HT: Height	Fiberboard	PCF: Pounds Per Cubic Foot	SKL: Skylight	VIN: Vinyl Sheet
AVR: Average	CLR: Clear	FOF: Face of Finish	HC: Hollow Core	MDO: Medium Density Overlay	PLF: Pounds Per Linear Foot	S: South	y
AWN: Awning	COL: Column	FOM: Face of Masonry	HOR: Horizontal	MBR: Member	PSF: Pounds Per Square	SLB: Slab	WL: Wall
Aming	CONC: Concrete	FOS: Face of Studs	HB: Hose Bib	MMB: Membrane	Foot	SLD: Slider(ing)	WC: Water Closet
BSMT: Basement	CMU: Concrete Masonry	FOW: Face of Wall	TIB. TIGGG BIB	MTL: Metal	PSI: Pounds Per Sauare Inch	SPEC: Specification	WH: Water Heater
BM: Beam	Unit	FBD: Fiberboard	IN: Inch	MWK: Millwork	PBF: Prefabricated	SQ: Square	WP: Water Proofing
BVL: Beveled	CONST: CONSTruction	FCB: Fiber Cement Board	INCL: Include	MIN: Minimum	PRF: Prefabricated PRF: Preformed	STD: Standard	WR: Weather Resistant
BITUM: Bituminous		FGL: Fiberglass	ID: Inside Diameter	MIR: Mirror		STV: Stove	WRB: Weather Resistive
BLK: Block	CONT: Continuous	FIN: Finish	INS: Insulate	MISC: Miscellaneous	PT: Pressure Treated	STL: Steel	Barrier
BLKG: Blocking	CJT: Control Joint	FFE: Finished Floor Elevation	INT: Interior	MOD: Module	PL: Property Line	STR: Structural	WWF: Welded Wire Fabric
	CORR: Corrugated	FA: Fire Alarm	INV: Invert		PH: Toilet Paper Hanger	SA: Supply Air	WWM: Welded Wire Mesh
BLW: Below	CUFT: Cubic Foot	FE: Fire Extinguisher	inv. invert	MLD: Moulding		SC: Solid Core	W: West
BLDV: Boulevard	CUYD: Cubic Yard	FPL: Fireplace	JNT: Joint	MLB: Micro Laminate Beam	QTY: Quantity	SW: Shear Wall	W. West WIN: Window
BTW: Between		FLSH: Flashing	JST: Joint	NOW N	QT: Quarry Tile	SS: Stainless Steel	
BD: Board	DP: Dampproofing	FLR: Floor	JSI: JOIST	NOM: Nominal			W/O: Without
BOT: Bottom	DTL: Detail	FLR: Floor FLOR: Fluorescent	KD: Kiln Dried	N: North	RAD: Radius	SYS: System	W/: With
BLDG: Building	DIA: Diameter	FT: Foot, Feet		NIC: Not in Contract	REF: Reference	TEL: Televileene	WD: Wood
BUR: Built Up Roofing	DIM: Dimension	ri: root, reet	KIT: Kitchen	NTS: Not To Scale	RFL: Reflect(ed),(ive),(or)	TEL: Telephone	
							X: Operable Window Section

PROJECT CONTACT INFO

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ARCHITECT: THRIVE ARCHITECTS 259 SOUTH STREET, SUITE A

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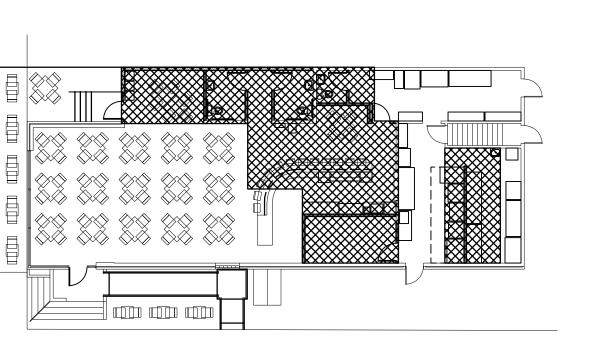
p: 262-548-8888

Waukesha, WI 53186

INTERIOR ALTERATION & ADDITION

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AREA OF WORK

FIRST FLOOR KEY PLAN SCALE: N.T.S.

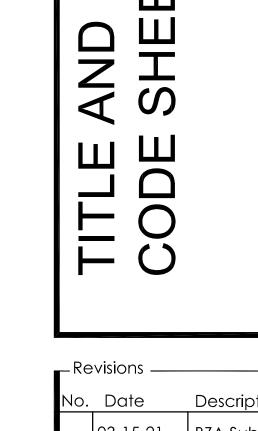




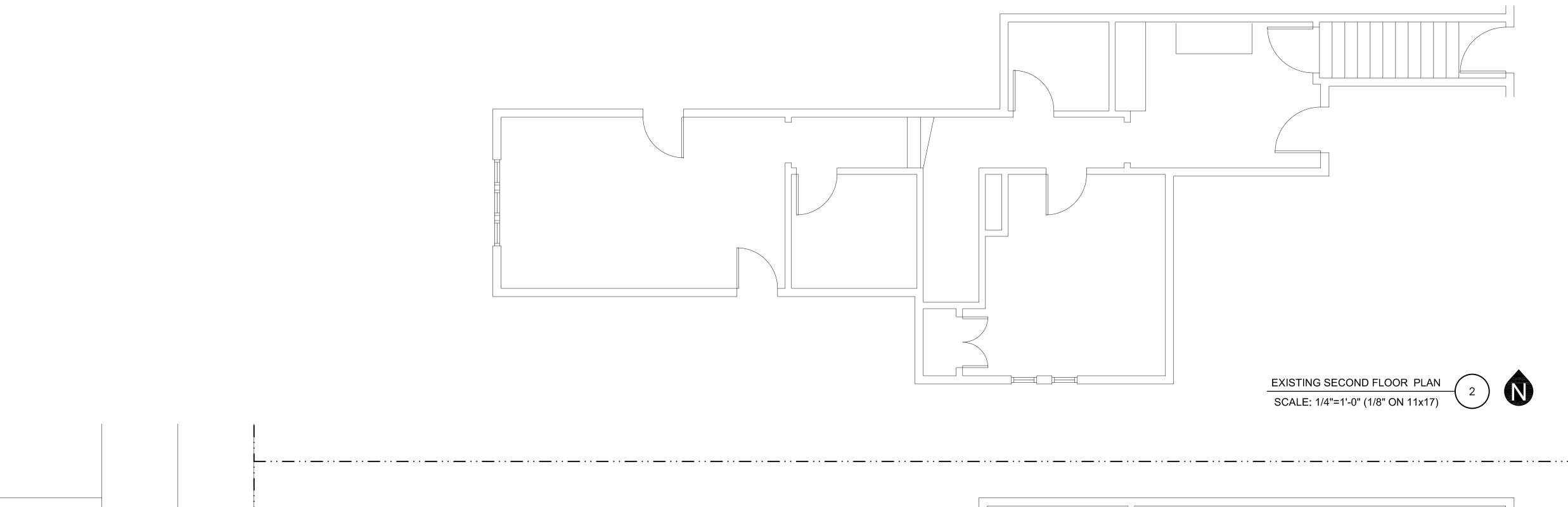


VICINITY MAP SCALE: N.T.S.





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DEMOLITION PLANS

Revisions ——

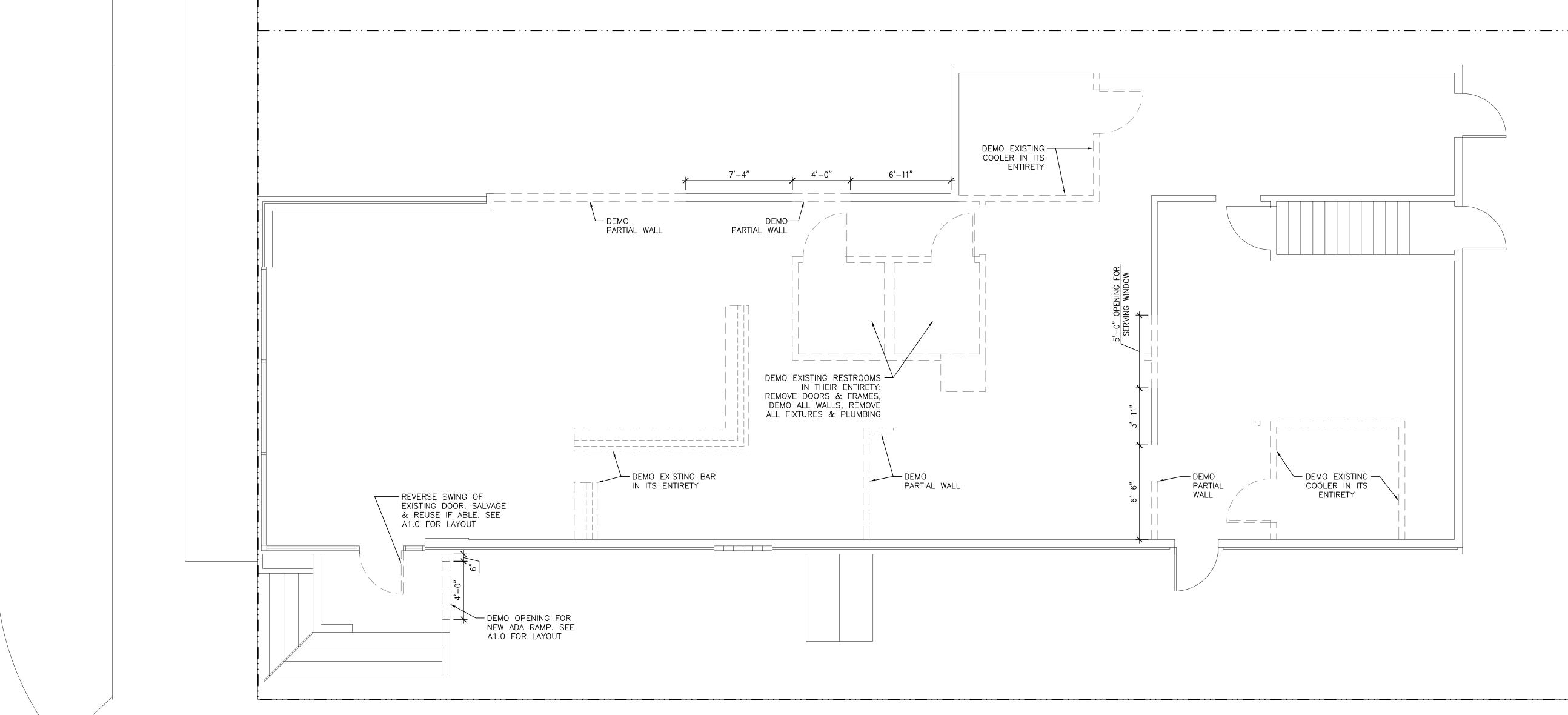
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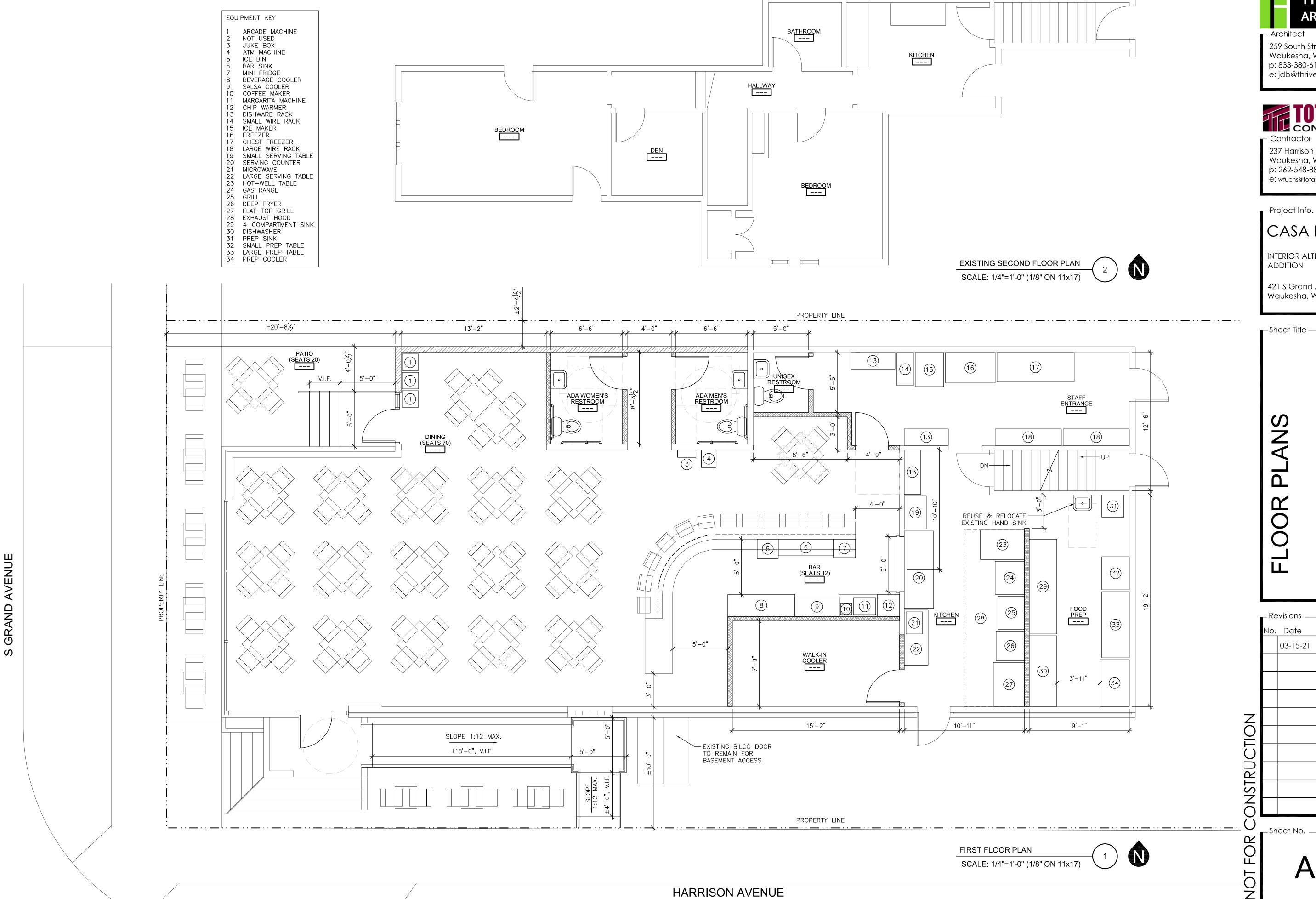
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FIRST FLOOR DEMO PLAN

SCALE: 1/4"=1'-0" (1/8" ON 11x17)

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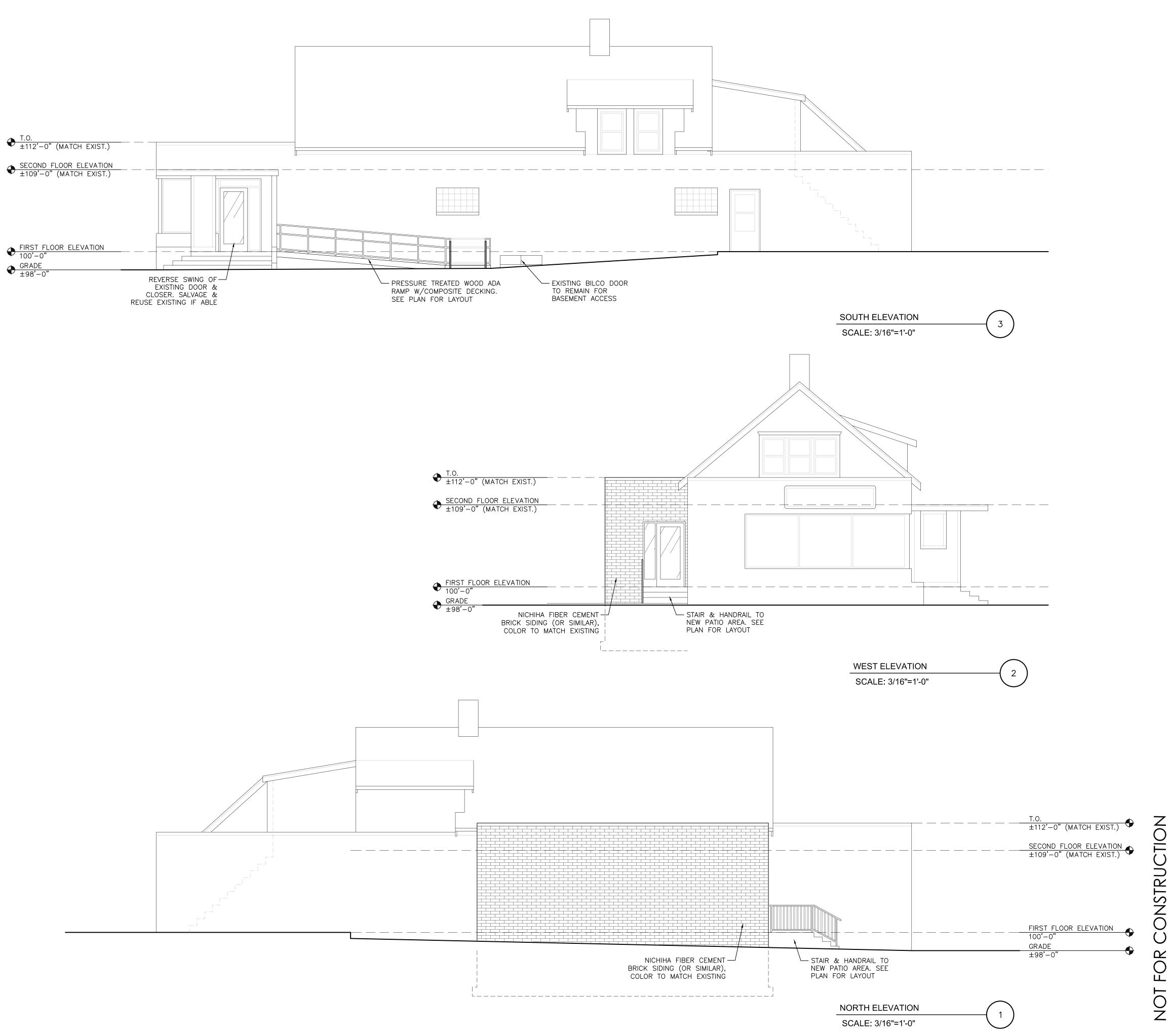
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