

REMODELING OF:

CREATIVE INFANCY DAYCARE

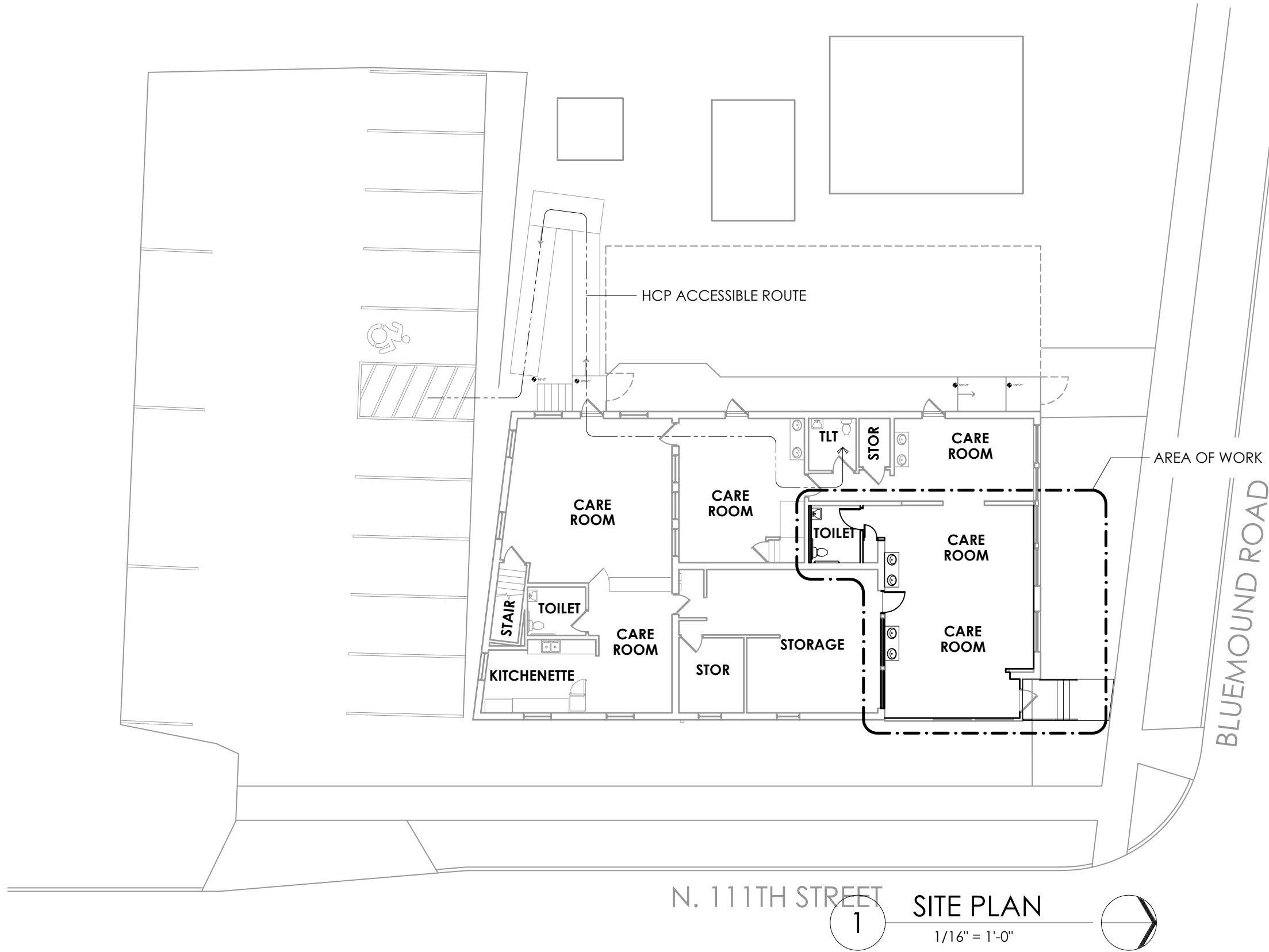
11109 W. BLUEMOUND ROAD
WAUWATOSA, WI 53226

TENANT

DAVE JENSEN
CREATIVE INFANCY DAYCARE
11109 W. BLUEMOUND ROAD
WAUWATOSA, WI 53226

ARCHITECT

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GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE DONE IN STRICT COMPLIANCE W/ THE ADA AND THE LATEST EDITION OF THE STANDARD BUILDING CODE AS AMENDED BY THE APPLICABLE STATE, AND ALL OTHER CODES AND BUILDING REQUIREMENTS WHICH APPLY, AS WELL AS, MEET ALL APPLICABLE STANDARDS. IN INSTANCES WHERE SEVERAL DIFFERENT STANDARDS ARE APPLICABLE, THE STRICTEST STANDARD SHALL APPLY UNLESS PROHIBITED BY APPLICABLE CODES.
2. GENERAL CONTRACTOR TO SUPPLY ALL SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS.
3. THE GENERAL CONTRACTOR IS TO VERIFY EXISTENCE OF ASBESTOS-CONTAINING MATERIAL (ACM) AND IS RESPONSIBLE FOR REMOVAL OF SUBSTANCE. GENERAL CONTRACTOR REPRESENTS THAT CONTRACTOR AND ITS EMPLOYEES ARE QUALIFIED IN ASBESTOS REMOVAL WITH FULL KNOWLEDGE OF, AND COMPLIANCE WITH, ALL APPLICABLE FEDERAL, STATE, AND LOCAL RULES, REGULATIONS, AND GUIDELINES GOVERNING ASBESTOS REMOVAL. CONTRACTOR MUST FURNISH ALL PERMITS, LABOR, MATERIAL, SERVICES, INSURANCE, TOOLS, EQUIPMENT, AND NOTIFICATIONS IN ACCORDANCE WITH EPA, OSHA, STATE, AND ALL OTHER APPLICABLE AGENCIES TO COMPLETE REMOVAL OF ACM.
4. BIDDING CONTRACTORS AND SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND THE APPLICABLE CONSTRUCTION DOCUMENTS. DISCREPANCIES IN THE EXISTING FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID. FAILURE TO DO SO ON THE PART OF THE CONTRACTOR DOES NOT RELIEVE SAID CONTRACTOR OF THE RESPONSIBILITY TO PROVIDE A CORRECT AND FINISHED PRODUCT.
5. THE GENERAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL CONSTRUCTION/DEVELOPMENT RELATED FEES, INCLUDING BUT NOT LIMITED TO BUILDING PERMIT FEES, HEALTH DEPARTMENT FEES, SEWER AND WATER TAP FEES, ENVIRONMENTAL IMPACT FEES, ETC. THE SELECTED QUALIFIED BIDDER WILL BE REQUIRED TO PROVIDE A COMPLETE LINE-ITEM LIST OF ALL FEES INCLUDED IN HIS BID AND SUBSTANTIATE HOW THE AMOUNTS WERE DETERMINED.

6. GENERAL CONTRACTOR SHALL PAY FOR ALL UTILITIES, (INCLUDING TELEPHONE, AND MODEM LINES) USED DURING THE CONSTRUCTION PERIOD UNTIL SUCH TIME THAT THE TENANT/FRANCHISEE TAKES OCCUPANCY.
7. GENERAL CONTRACTOR SHALL PROVIDE AND PAY FOR A DUMPSTER AND TEMPORARY TOILET FACILITIES (IF TOILET FACILITIES ARE NOT ALREADY ON SITE) FOR HIS AND HER SUBCONTRACTORS USE.
8. GENERAL CONTRACTOR SHALL KEEP THE AREA OF WORK FREE OF GARBAGE AND DEBRIS ON A DAILY BASIS.
9. GENERAL CONTRACTOR'S EMPLOYEES AND SUBCONTRACTORS SHALL PICK UP AND DISPOSE OF DEBRIS ON A DAILY BASIS, INCLUDING ALL ACCESS AREAS.
10. OWNER SHALL NOT BE RESPONSIBLE FOR TOOLS OR MATERIALS STOLEN OR DAMAGED ON SITE.
11. UPON THE COMPLETION OF WORK, GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN THE PREMISES AND WASH THE INSIDE & OUTSIDE OF ALL WINDOWS SO THAT THE SPACE IS READY FOR OCCUPANCY BY TENANT/FRANCHISEE. THIS INCLUDES VACUUMING, SWEEPING, DUSTING, AND PICKING UP ALL THE TRASH AND DEBRIS LEFT FROM CONSTRUCTION.
12. GENERAL CONTRACTOR SHALL WARRANTY ALL PARTS, LABOR, EQUIPMENT AND MATERIAL PROVIDED UNDER THIS CONTRACT FOR A MINIMUM PERIOD OF ONE (1) YEAR, OR AS REQUIRED BY LAW, WHICHEVER IS GREATER.
13. NO SUBSTITUTIONS ARE ALLOWED FOR PRODUCTS WITH A SPECIFIC MANUFACTURER AND MODEL NUMBER UNLESS APPROVED BY OWNER AND ARCHITECT.
14. SUBMIT ANY SHOP DRAWINGS FOR REVIEW BY GENERAL CONTRACTOR FIRST THEN ARCHITECT SECOND.
15. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES SUCH AS: SANITARY AND STORM SEWER, WATER, NATURAL GAS AND ELECTRICAL LINES. CONTRACTOR SHALL VERIFY EXISTING ELECTRICAL SERVICE AND SHALL PROVIDE ADDITIONAL SERVICE AS REQUIRED.
16. MATERIALS SPECIFIED BY THEIR BRAND NAMES ARE TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTION SHALL BE SUBMITTED FOR APPROVAL TO OWNER AND ARCHITECT.

17. ALL WORK LISTED, SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER REQUIREMENTS.
18. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE FIELD DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS A PART OF THE WORK OF THE CONTRACTOR.
19. ALL WOOD TRIM OR OTHER PRE FINISHED ITEMS SHALL BE TRIMMED TO FIT AND RAW EXPOSED SURFACES SHALL BE STAINED AND FINISHED TO MATCH.
20. ALL DIMENSIONS ARE TO THE FACE OF GYPSUM BOARD [U.N.O.] OR FINISHED MATERIAL OR CENTER LINE OF OBJECT AS SPECIFICALLY NOTED. CONTRACTOR IS RESPONSIBLE FOR LOCATING STUD WALLS ACCORDINGLY.
21. ALL WOOD BLOCKING AND BACKING MATERIALS SHALL BE FIRE RETARDANT TREATED WHEN REQUIRED BY CODE.
22. ALL FINISH MATERIALS SHALL BE CLASS A FLAME SPREAD RATED IN PUBLIC AREAS.
23. GENERAL CONTRACTOR ACCEPTS DELIVERIES OF ALL ITEMS NOTED ON PLANS, WHETHER OR NOT IN CONTRACT, AND IS RESPONSIBLE FOR THE LOSS/DAMAGE OF THESE ITEMS. ADDITIONALLY, GENERAL CONTRACTOR IS TO RECEIVE, UNPACK, INSPECT AND VERIFY QUANTITY, AND CONDITION OF FOIC ITEMS. CONTRACTOR IS TO NOTIFY OWNER OF ANY DISCREPANCIES IN QUANTITY, AND MATERIAL DAMAGE. FAILURE TO DO SO PLACES RESPONSIBILITY FOR ALL ITEMS ON THE GENERAL CONTRACTOR.
24. UPON COMPLETION OF WORK, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE RETURN OF ALL MASTER KEY ORIGINALS OR SHALL PAY EXPENSES REQUIRED TO RE-KEY BUILDING.
25. ALL FINISH MATERIALS TO BE PER FINISH SCHEDULE.
26. GIVE ALL SURPLUS PAINT MATERIALS TO OWNER. DO NOT POUR PAINT DOWN DRAIN, CATCH BASINS, OR IN

27. ALL GYPSUM WALL BOARD TO BE MIN. OF 5/8" THICK UNLESS OTHERWISE SPECIFIED AND SHALL BE SCREWED TO SUBSTRATE AS INDICATED. ALL GWB SURFACES TO BE PAINTED SHALL BE TAPED AND SANDED TO A LEVEL 5 FINISH PER ASTM C-840 AND FREE OF ANY DEFECTS PRIOR TO PAINT APPLICATION. ALL GWB SURFACES THAT SHALL BE CONCEALED BEHIND PANELS OR ABOVE THE CEILING SHALL BE LEVEL 2 PER ASTM C-840.
28. APPLICATION OF MATERIALS BY A SUBCONTRACTOR TO EXISTING SURFACES OR PROVIDED UNDER THIS CONTRACT, SHALL IMPLY ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS. SUCH SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE AND IRREGULARITIES TO HIS WORK PRODUCT AS A RESULT OF PREVIOUS CONDITIONS.
29. INSTALL INSULATION IN WALLS U.N.O. ALL THERMAL INSULATION SHALL COMPLY WITH STANDARD BUILDING CODE. AS A MINIMUM, VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DEVELOPMENT NOT TO EXCEED 450 OR BETTER AS REQUIRED BY CODE. OCCUPANCY AND CONSTRUCTION TYPE, ONE PERM VAPOR BARRIERS SHALL BE INSTALLED ON THE WARM SIDE IN ALL WALLS AND CEILINGS AS REQUIRED.
30. PROVIDE DRAFT/FIRE STOPS AS REQUIRED BY GOVERNING CODES AND OFFICIALS.
31. GENERAL CONTRACTOR TO PROVIDE MECHANICAL AND ELECTRICAL AS-BUILTS, ALL WARRANTIES, AND OPERATING MANUALS, TO OWNER WITHIN TWO (2) WEEKS OF COMPLETION OF WORK.
32. PLUMBING, ELECTRICAL, AND HVAC SUBCONTRACTORS SHALL BE CITY AND STATE LICENSED. THE ABOVE SUBCONTRACTORS SHALL OBTAIN THEIR OWN PERMITS.
33. PROVIDE SMOKE DETECTORS, FIRE SPRINKLER SYSTEMS, AND FIRE EXTINGUISHERS PER LOCAL FIRE MARSHAL'S AND CODE REQUIREMENTS.
34. PROVIDE AND INSTALL ALL REQUIRED CEILING MOUNTED EXIT SIGNS ABOVE ALL REQUIRED EXITS.
35. ALL FURNITURE, FIXTURES, EQUIPMENT ARE TO BE PROVIDED BY THE OWNER UNLESS NOTED.
36. PROVIDE ALL "HANDICAP" RELATED SIGNAGE AS REQUIRED PER APPLICABLE CODES AND LAWS.



SHEET INDEX

A0.00	TITLE SHEET
A0.51	FIRST FLOOR DEMO PLAN
A1.11	FIRST FLOOR PLAN
A2.00	INTERIOR ELEVATIONS & SCHEDULES

4 SHEETS

BUILDING CODE ANALYSIS IBC 2015

APPLICABLE CODES: IBC 2015, IEBC 2015

PROPERTY ADDRESS: 11109 W. BLUEMOUND RD. WAUWATOSA, WI 53226

OCCUPANCY CLASSIFICATION: E, EDUCATION
(IBC 305) S-1, STORAGE
(NON-SEPARATED)

CLASS OF CONSTRUCTION: VB
(IBC 602.5)

ALTERATION LEVEL: 2
(IEBC 801)

FIRE PROTECTION: NOT SPRINKLED
(NFPA 13)

PROJECT BUILDING AREAS:

NUMBER OF STORIES: 1
FIRST FLOOR AREA, GROSS: 3,532 SF
REMODELED AREA: 811 SF
TOTAL BUILDING AREA, GROSS: 3,532 SF

OCCUPANT LOAD: 66 PERSONS
(IBC 1004.1.2)
DAY CARE, 2,156 SF: 62 PERSONS
KITCHENETTE, 116 SF: 2 PERSONS
STORAGE, 600 SF: 2 PERSONS

FIRE RESISTANCE RATINGS REQ'D.-:
(IBC TABLE 601)
STRUCTURAL FRAME: 0 HOURS
EXTERIOR BRG. WALLS: 0 HOURS
INTERIOR BRG. WALLS: 0 HOURS
INTERIOR NON-BEARING WALLS: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS

EGRESS WIDTH:
(IBC 1005)
OTHER EGRESS COMP. REQ'D (2" / PERSON): 13.2"
EXITS PROVIDED: 4
DOORWAYS, MINIMUM PROVIDED: 34"

COMMON PATH OF EGRESS TRAVEL: 75'-0"
(IBC 1006.2.1)

EXIT TRAVEL DISTANCE: 200'-0"
(IBC 1017.2)

PLUMBING FIXTURES:
(IBC 2902.1)
WATER CLOSETS:
MEN 1 REQ'D
WOMEN 1 REQ'D
TOTAL 2 REQ'D (3 PROVIDED)

LAVATORIES:
MEN 1 REQ'D
WOMEN 1 REQ'D
TOTAL 2 REQ'D (3 PROVIDED)

1 SERVICE SINK PROVIDED



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Drawings and Specifications as instruments of service are the property of Madisen Maher Architects, whether the work for which they are made be executed or not and are not to be used or copied on other work except by written agreement with Madisen Maher Architects.

DATE	ISSUED SET
04-08-24	PROJECT START

PROJECT NUMBER 23-062

START DATE 04-08-2024

DRAWN BY JLS

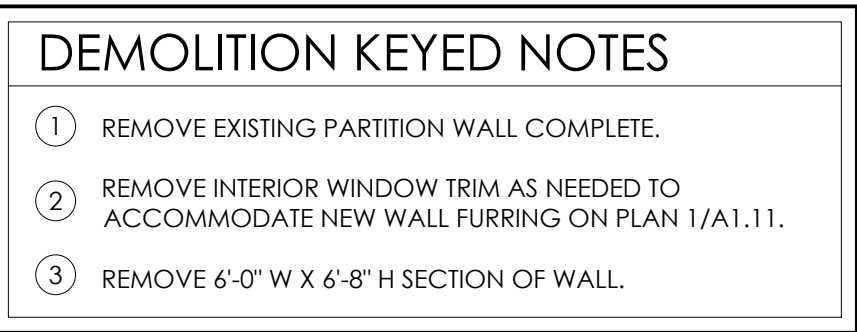
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TITLE SHEET

A0.00

NOT FOR CONSTRUCTION

MAY 2, 2024



A0.51

MAY 2, 2024



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



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PROJECT NUMBER	23-06
START DATE	04-08-2023
DRAWN BY	JL
CHECKED BY	ELA

FIRST FLOOR
PLAN

A1.11

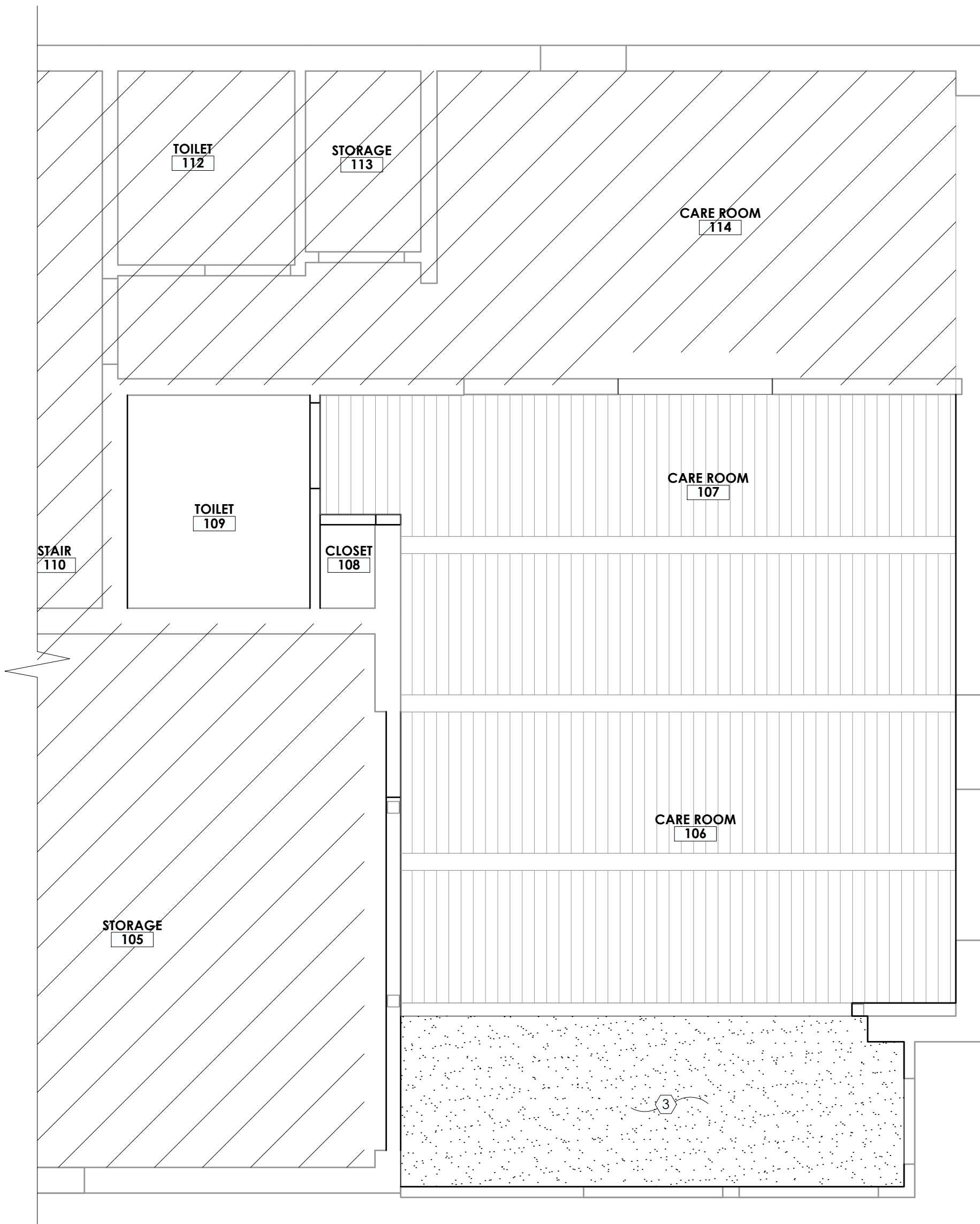
LEGEND

	EXISTING WALL TO REMAIN
	NEW STUD PARTITION
	NEW MASONRY WALL
	EXISTING DOOR TO REMAIN
	NEW DOOR
	KEYED NOTE
	WALL TYPE
	DOOR TAG
	REVISIONS

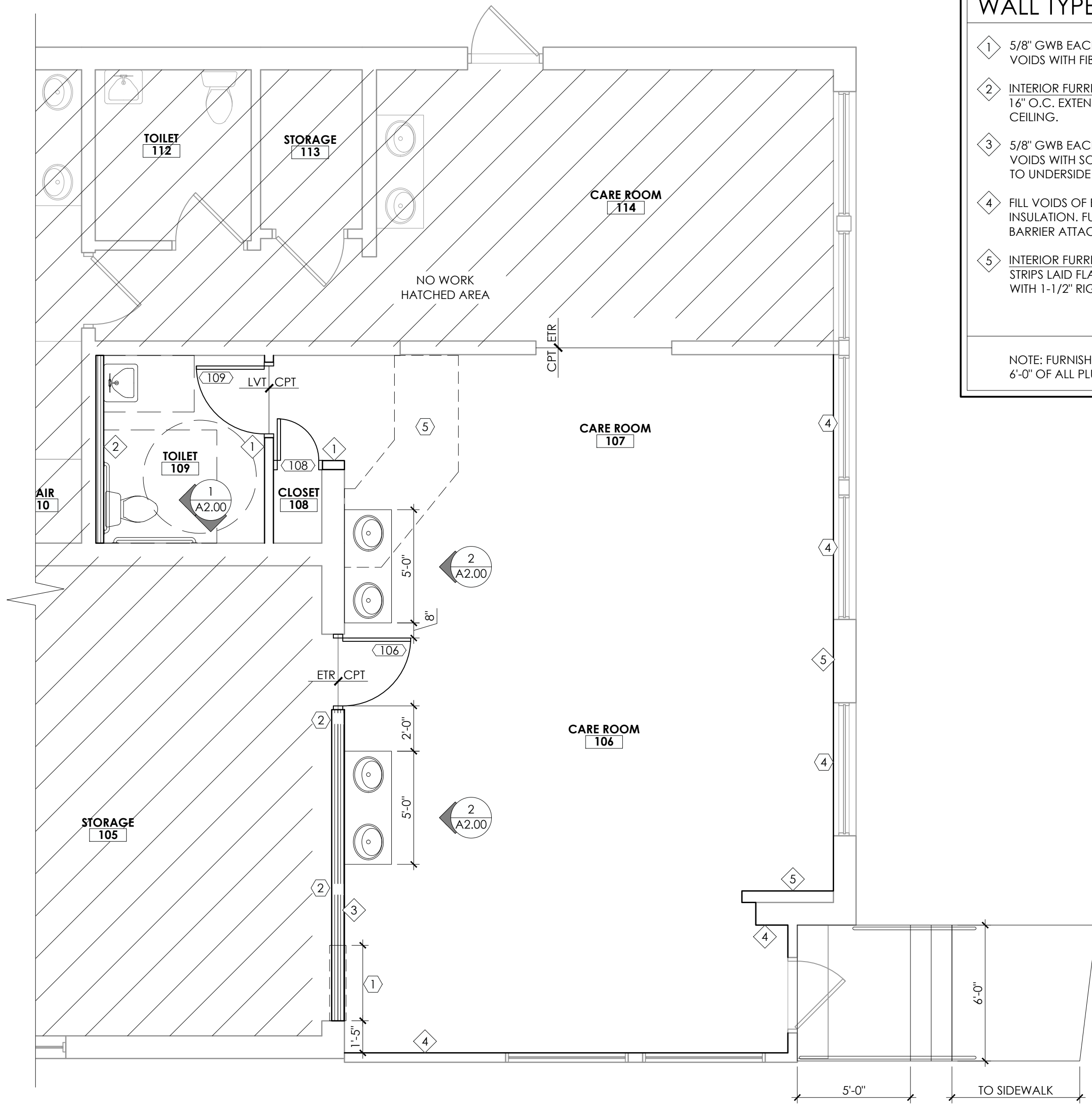
KEYED NOTES

- 1 PROVIDE FRAMING FOR FUTURE 3'-0" X 7'-0" DOOR. DRYWALL AS NORMAL PER WALL TYPE.
- 2 EXISTING WOOD COLUMN - EMBED IN NEW PARTITION.
- 3 THIS AREA: FURNISH & INSTALL 1/2" GWB OVER VAPOR BARRIER ATTACHED TO EXISTING JOISTS. FILL VOIDS WITH FIBERGLASS BATT INSULATION.
- 4 FURNISH & INSTALL NEW WOOD WINDOW TRIM, SILL, AND JAMBS WHERE WALL WAS FURRED OUT. PRIME & PAINT.
- 5 INFILL CONCRETE TRENCH AS REQUIRED TO MATCH ADJACENT FLOOR.

WALL TYPES	
1	5/8" GWB EACH SIDE OF EXISTING STUD FRAMING. FILL VOIDS WITH FIBERGLASS SOUND BATT INSULATION.
2	INTERIOR FURRING: 5/8" GWB OVER 2X4 WOOD STUDS AT 16" O.C. EXTEND FURRING TO UNDERSIDE OF EXISTING CEILING.
3	5/8" GWB EACH SIDE OF 2X6 WOOD STUDS AT 16" O.C. FILL VOIDS WITH SOUND BATT INSULATION. EXTEND PARTITION TO UNDERSIDE OF EXISTING BEAM.
4	FILL VOIDS OF EXISTING STUD WALL WITH FIBERGLASS BATT INSULATION. FURNISH & INSTALL 5/8" GWB OVER VAPOR BARRIER ATTACHED TO EXISTING STUDS.
5	INTERIOR FURRING: 5/8" GWB OVER 2X WOOD FURRING STRIPS LAID FLAT OVER EXISTING WALL SURFACE. FILL VOIDS WITH 1-1/2" RIGID INSULATION.
NOTE: FURNISH & INSTALL MOISTURE RESISTANT GWB WITHIN 6'-0" OF ALL PLUMBING FIXTURES.	



3 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

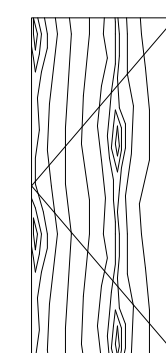


1 FIRST FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

DOOR SCHEDULE									
DOOR NO.	ROOM NAME	DOOR					FRAME	HWD & SET	REMARKS
		SIZE	# DOORS	TYPE	LABEL	TYPE			
106	CARE ROOM	3'-0" x 6'-8"	1	WD	-	WDF			
108	CLOSET	1'-10" x 6'-8"	1	WD	-	WDF			
109	TOILET	3'-0" x 6'-8"	1	WD	-	WDF			

DOOR & FRAME TYPES



WD
SOLID CORE FLUSH
WOOD VENEER DOOR.
S&V FINISH

WDF

WOOD FRAME WITH 3-1/2"
TRIM. S&V FINISH.

ROOM FINISH SCHEDULE

[illegible]

REMARKS:

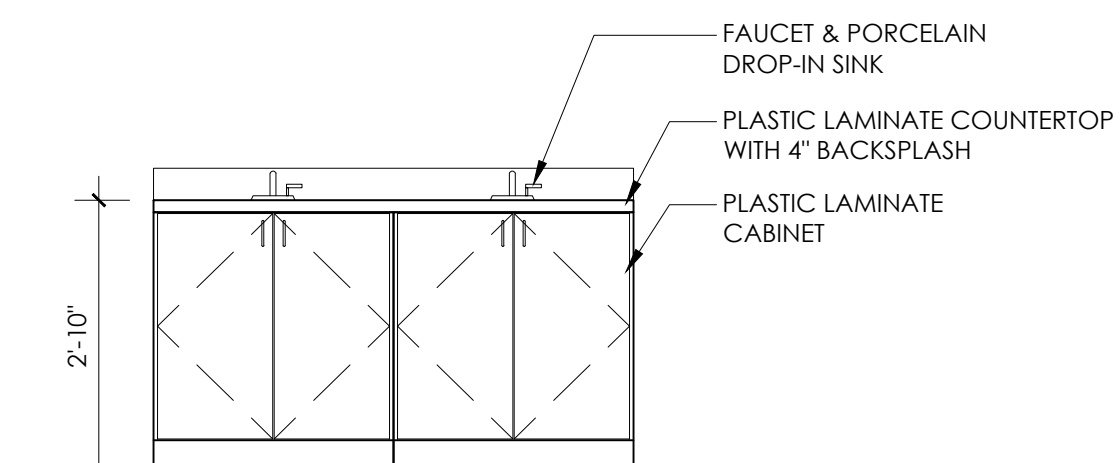
R1. PATCH OR REPLACE EXISTING GWB AS REQUIRED TO ACHIEVE LIKE-NEW FINISH.

R2. NO WORK.

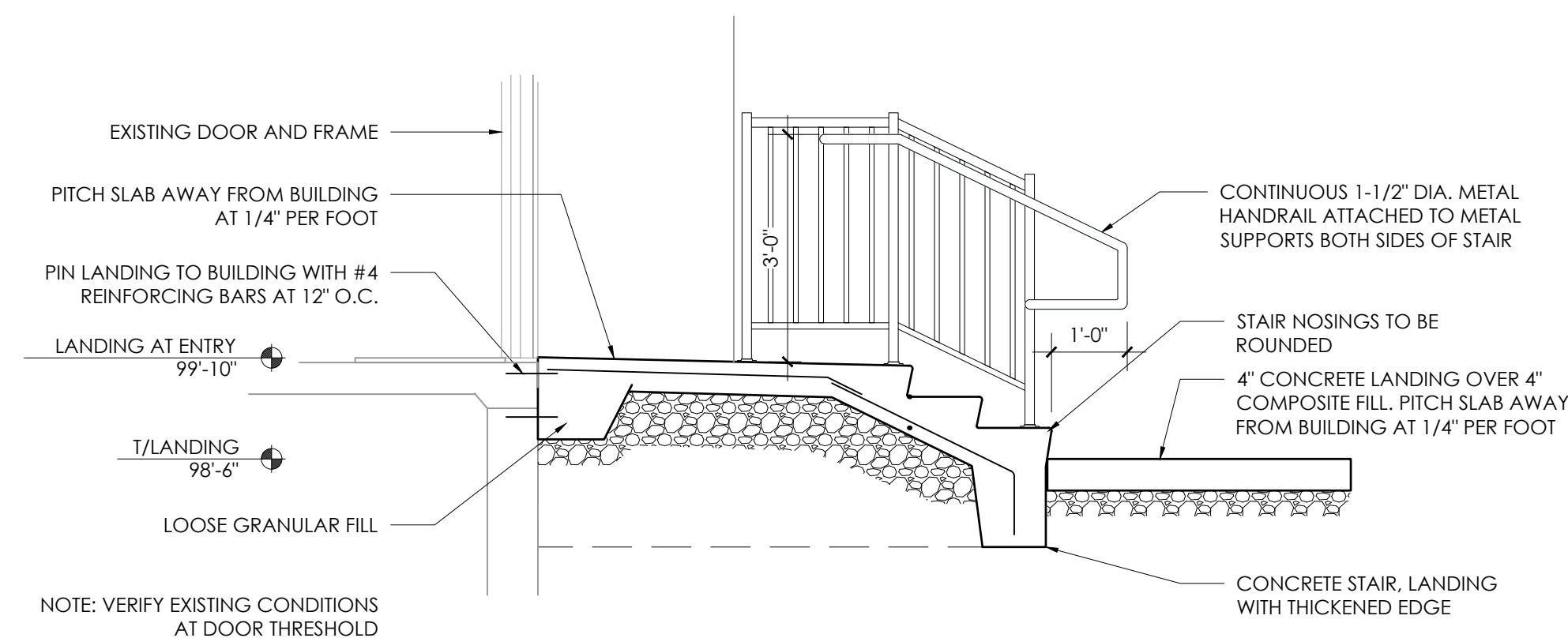
R3. EXISTING DUCTWORK TO REMAIN UNPAINTED.

INTERIOR FINISH KEY

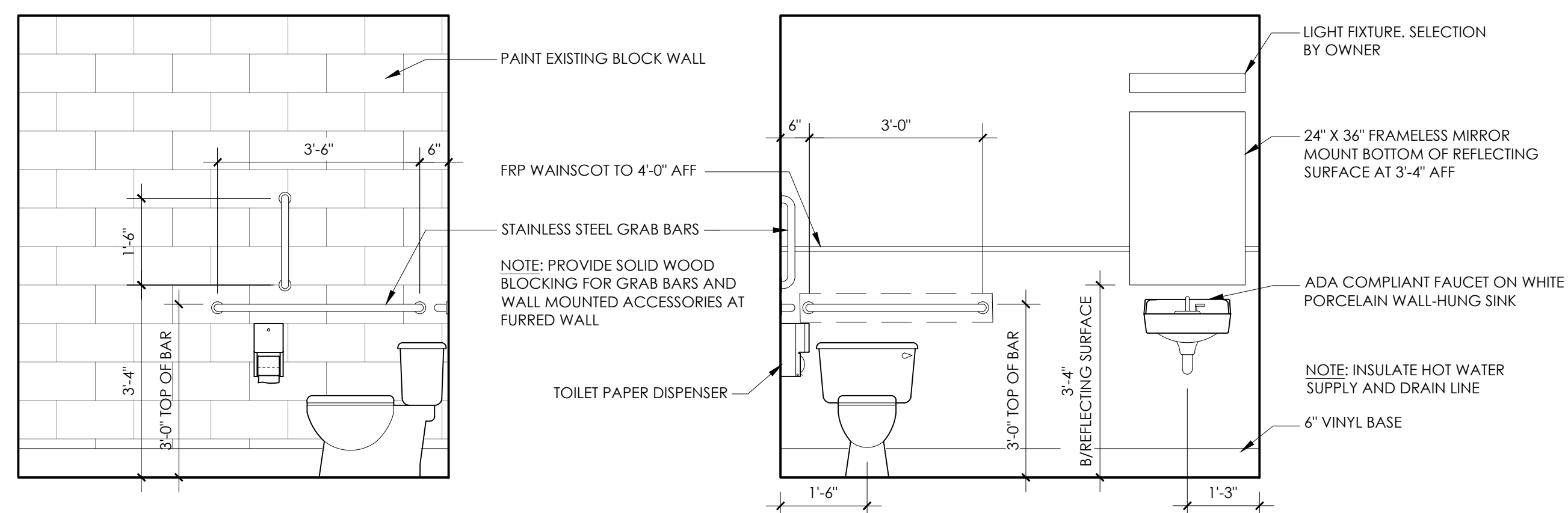
	MARK	DESCRIPTION	MANUFACTURER	PRODUCT	FINISH	NOTES
CEILING	GW-B	GYPSUM WALL BOARD			SMOOTH	
	BB	EXISTING BEADBOARD				
FLOORING & BASE	CPT	CARPET		CARPET SELECTION BY OWNER, FURNISH & INSTALL 1/2" CARPET PAD WITH MOISTURE BARRIER		
	LVT	LUXURY VINYL TILE		SELECTION BY OWNER		
	VB-4	VINYL BASE		4" VINYL COVE BASE	COLOR BY OWNER	
	VB-6	VINYL BASE		6" VINYL COVE BASE	COLOR BY OWNER	
WALLS	PT-1	PAINT (WALLS)			EGGSHELL FINISH. COLOR BY OWNER	
	PT-2	PAINT (CEILINGS)			FLAT FINISH. COLOR BY OWNER.	
	ETR	EXISTING TO REMAIN				



2 ELEVATION AT CABINETRY
1/2" = 1'-0"



3 SECTION AT EXTERIOR STAIR
1/2" = 1'-0"



1 ELEVATIONS AT TOILET 109
1/2" = 1'-0"



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