

THE WADDLE INN

PROPOSED RESTAURANT REMODELING 6715 W NORTH AVE WAUWATOSA, WISCONSIN

SHEET INDEX:

DESIGNED BY:



THOMAS E VAVRA IV
OWNER/DESIGNER

414-732-9163
vavradesign@gmail.com

MAIL
P.O. BOX 70087
MILWAUKEE, WI 53207

STUDIO
1905 S. FIRST ST.
MILWAUKEE, WI 53204

IN ASSOCIATION WITH:

RICHARD W. SCHALK, P.E.
1085 RIDGEWAY ROAD
BROOKFIELD, WISCONSIN 53045
414-745-9160



- T - TITLE SHEET
- A1-00 - BUILDING DATA
- A1-01 - EGRESS PLANS
- OCCUPANT LOAD PLANS
- A1-02 - FIRE AREA PLANS
- A2-00 - FIRST FLOOR DEMOLITION PLAN
- A2-01 - FIRST FLOOR PLAN
- WALL TYPES
- DOOR TYPES
- A2-02 - FIRST FLOOR EQUIPMENT PLAN

PERMIT SET
1-14-2026

CODE SUMMARY : EIBC 2021

CODE SUMMARY / SCOPE OF WORK:

THE EXISTING BUILDING IS A ONE STORY BUILDING THAT WAS AN EXISTING RESTAURANT AS AN A-2 USE AND WAS DEMISED IN 2/3 TO BE TWO FUTURE A-2 USES.

AREA OF REMODELING:

OVERALL BUILDING = 4,626 SQFT
FIRE AREA ONE = 2,435 SQFT
FIRE AREA TWO = 864 SQFT
FIRE AREA THREE = 1,054 SQFT
AREA OF REMODELING = 2,273 SQFT
LEVEL 2 REMODELING

THIS PERMIT IS FOR THE REMODELING OF THE LAST EXISTING SPACE ON THE EAST SIDE FOR A RESTAURANT A-2 USE TO BE COMBINED WITH THE MAIN A-2 MAINTAINING THE TWO HOUR FIRE BARRIER AS SHOWN ON THE FIRE BARRIER PLAN. WITH NO CHANGE OF USE.

FIRE PROTECTION SYSTEMS

SPRINKLERS	BUILDING IS NOT SPRINKLERED
FIRE EXTINGUISHERS	MAXIMUM TRAVEL DISTANCE = 75 FEET MAXIMUM BUILDING AREA = 6,000 SF
FIRE ALARM	FIGURE 903.2 ASSEMBLY A-2 IF FIRE AREA IS 5,000 SQFT OR LARGER OR OCCUPANT LOAD OF OVER 99 THE OVERALL BUILDING IS LESS THAN 5,000 SQFT AND THE OCCUPANT LOAD IS LESS THAN 99

OCCUPANT LOAD CALCULATION

(Table 1004.5)

	PRIMARY OCCUPANCY	ACCESSORY OCCUPANCY	LOAD FACTOR	AREA	OCCUPANT LOAD	ACTUAL OCCUPANCY
KITCHEN AREA	A-2		200 GROSS	540 GSF	3	3
STANDING AREA	A-2		5 NET	202 NSF	40	40
SEATING AREA	A-2		15 NET	440 NSF	29	29
STORAGE LOWER LEVEL	A-2		300 GROSS	3,650 GSF	12	12
FIRE AREA ONE TOTAL					97	84
STANDING AREA GAME AREA	A-2		5 NET	190 NSF	38	38
FIRE AREA TWO TOTAL					38	38
STANDING AREA GAME AREA	A-2		5 NET	118 NSF	24	16
SEATING AREA	A-2		15 NET	76 NSF	5	8
FIRE AREA THREE TOTAL					29	24

MEANS OF EGRESS

(Section 1005)

	OCCUPANCY/ PRIMARY FUNCTION	OCCUPANCY/ BY FLOOR	STAIR WIDTH (.3"/OCCUPANT) REQ'D / PROVIDED IBC 1005.3.1	DOOR WIDTH (.2"/OCCUPANT) REQ'D / PROVIDED IBC 1005.3.1	CORRIDOR WIDTH (.2"/OCCUPANT) REQ'D / PROVIDED IBC 1005.3.1
FIRST FLOOR	A-2	146	43.8"/ 44"	29.2"/ 180"	42.6"/ 44"

EXIT ACCESS TRAVEL DISTANCE

MAXIMUM ALLOWED

COMMON PATH OF EGRESS TRAVEL (Table 1006.2.1)	75'
EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)	200'
DEAD END CORRIDORS (1020.5)	20'

IBC CHAPTER 10 SPACES REQUIRING GREATER THAN OR EQUAL TO 2 EXITS OR EXIT ACCESS DOORS (Table 1006.2.1)
A-2 = GREATER THAN 49 OCCUPANTS

IBC CHAPTER 10 DOOR SIZE (Section 1010.1.1)

32" CLEAR MINIMUM EGRESS DOOR WIDTH
48" CLEAR MAXIMUM WIDTH OF SWINGING DOOR

IBC CHAPTER 10 DOOR SWING (Section 1010.1.2)

DOORS TO BE PIVOTED OR SIDE-HINGED SWINGING TYPE

IBC CHAPTER 10 DIRECTION OF SWING (Section 1010.1.2.1)

DOORS MUST SWING IN THE DIRECTION OF TRAVEL IN EITHER OF THE FOLLOWING CASES:
WHERE THE OCCUPANT LOAD IS EQUAL TO OR GREATER THAN 50 OCCUPANTS

IBC CHAPTER 10 PANIC AND FIRE EXIT HARDWARE (Section 1010.2.9)

DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE IN GROUP H OR AN OCCUPANT LOAD OF 50 OR MORE IN GROUP A OR E OCCUPANCIES

IBC CHAPTER 29 MINIMUM NUMBER OF PLUMBING FIXTURES (Section 2902.1)

TOTAL OCCUPANT LOAD = ASSEMBLY FOR BATHROOM USE = 146 OCCUPANT LOAD			
73 MALE OCCUPANT LOAD			
73 FEMALE OCCUPANT LOAD			
MALE WC	1/75	= 0.97 WC REQUIRED	1 - FIXTURE PROVIDED
FEMALE WC	1/75	= 0.97 WC REQUIRED	1 - FIXTURE PROVIDED
MALE WC LAVATORY	1/200	= 0.37 WC REQUIRED	1 - FIXTURE PROVIDED
FEMALE WC LAVATORY	1/200	= 0.37 WC REQUIRED	1 - FIXTURE PROVIDED
DRINKING FOUNTAIN	1/500	= FREE WATER TO BE PROVIDED PROVIDED	
SERVICE SINK		= 1 SERVICE SINK PROVIDE	

CONSTRUCTION NOTES

- PROVIDE MEANS OF EGRESS LIGHTING AS PER IBC-2021
- PROVIDE EXIT SIGNS AS PER IBC-2021
- THE EXISTING FIRE PROTECTION OF THE BUILDING AND COMPONENTS SHALL BE PRESERVED TO THE LEVEL THAT THEY ARE PER THE EIBC
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- ALL EXIT LIGHTS, EMERGENCY LIGHTS, AND FIRE EXTINGUISHER LOCATIONS TO MEET STATE AND LOCAL CODES. FIRE EXTINGUISHERS ARE TO BE PROVIDED IN ACCORDANCE WITH IBC 906/ AND THE INTERNATIONAL FIRE CODE..
- ALL ELECTRICAL AND MECHANICAL AS PER BUILDING STANDARDS. VERIFY ELECTRICAL AND TELEPHONE REQUIREMENTS WITH THE OWNER. ELECTRICAL POWER DESIGN TO MEET LOCAL AND STATE ENERGY CODE REGULATIONS.

GENERAL CONDITIONS

1.1 THE DESIGNER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.

1.2 CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWINGS NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS; FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORM WORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.

1.3 THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.

1.4 THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT, ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.

1.5 ANY ALTERATIONS MADE ON THE JOB SITE THAT ARE NOT SHOWN ON THE PLANS AND OR ALTERATION, CHANGE OR SUBSTITUTION MADE TO THE DRAWINGS MUST BE APPROVED BY THE ARCHITECT PRIOR TO THE WORK COMMENCING. ANY CHANGE MADE TO THE DRAWINGS THAT DOES NOT MEET THE IBC CODE AND OR LOCAL CODES DONE WITHOUT PRIOR APPROVAL WILL BE THE RESPONSIBILITY OF THE TRADES WHO MAKE THE CHANGE TO CORRECT THE CODE VIOLATION.

1.6 CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL AND STATE CODES IN PLACE AT THE TIME OF PLAN APPROVAL

1.7 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, HVAC, FIRE PROTECTION, AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE FOR PLAN REVIEW, FEES, AND PERMITS PERTAINING TO THE WORK UNDER CONTRACT

1.8 CONTRACTORS SHALL NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, OR ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION AND OR ORDERING MATERIALS. IF ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS.

1.9 ALL OF THE CONTRACTORS, GENERAL AND SUBS, ARE TO FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK.

1.10 IT SHALL BE THE GENERAL CONTRACTOR RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS WORK AND TO REPORT TO THE OWNER AND ARCHITECT AND DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFY ALL CLEARANCES FOR ALL EQUIPMENT ND MATERIALS BEING INSTALLED

1.11 ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. ALL CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURES REQUIREMENTS.

1.12 THE USE OF THE WORD "PROVIDE" IN CONJUNCTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, EXCEPT AS NOTED OTHERWISE.

1.13 MATERIALS SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT IN WRITING IN A TIMELY MANNER. REQUESTS WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH A CREDIT TO THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. BY REQUESTING A SUBSTITUTION THE CONTRACTOR ALREADY ASSUMES THE RESPONSIBILITY FOR HAVING ALREADY VERIFIED THAT THE SUBSTITUTED PRODUCT MEETS ALL OF THE PERFORMANCE REQUIREMENTS, MOUNTING/INSTALLATION REQUIREMENTS, CODE REQUIREMENTS AND THE LIKE. UNDER NO CIRCUMSTANCES WILL THE OWNER OR ARCHITECT BE REQUIRED TO PROVIDE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTE MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL FROM THE OWNER

1.14 ALL MANUFACTURED ARTICLES, MATERIAL AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MANUFACTURES INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURES INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT AND OBTAIN INSTRUCTION BEFORE PROCEEDING

1.15 CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA SHEETS, MATERIAL SCHEDULES, DRAW-DOWNS, ETC FOR ITEMS INTENDED FOR THE OWNER AND ARCHITECT REVIEW

1.16 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED

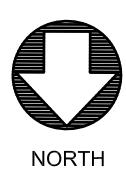
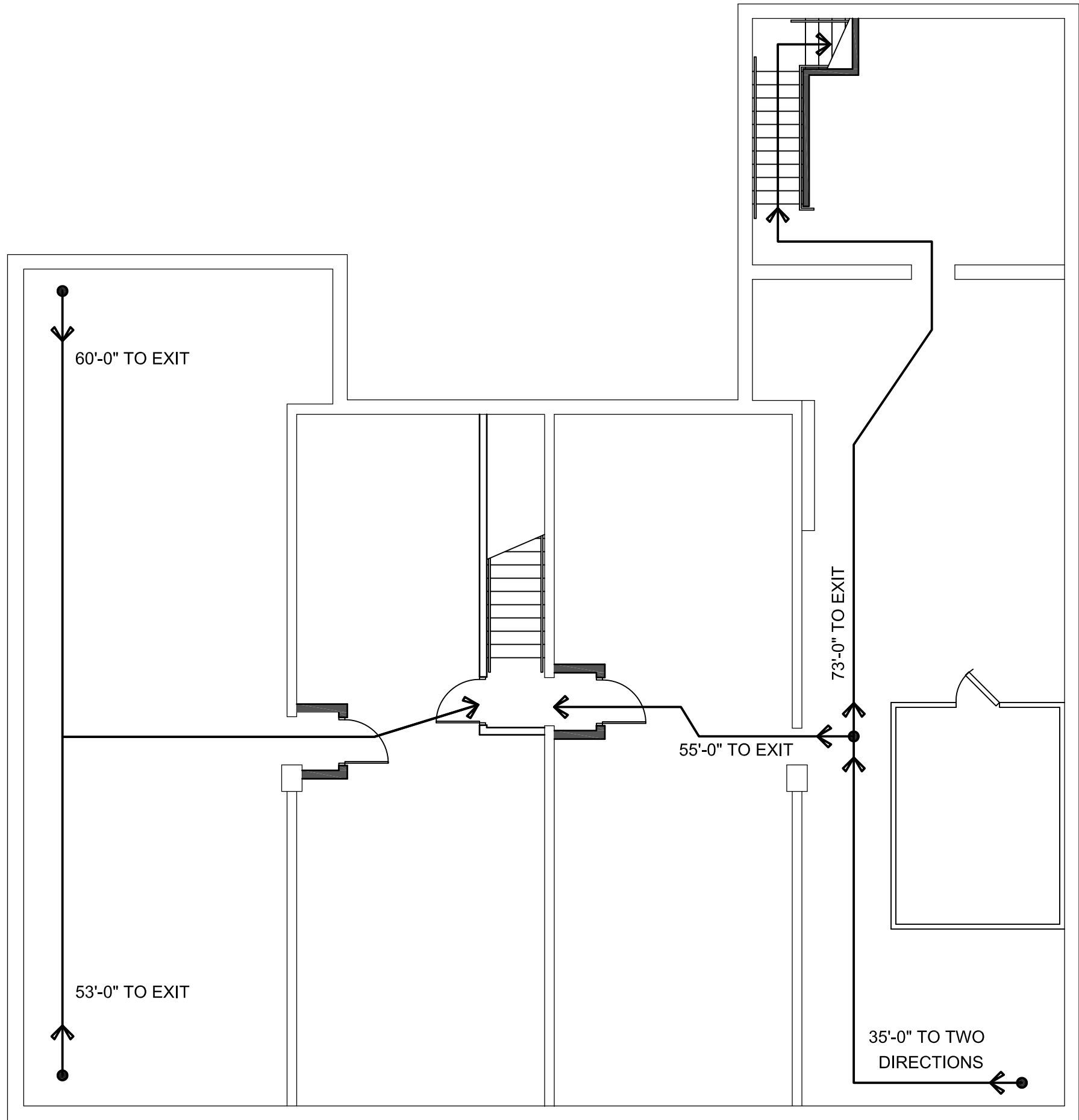
1.17 NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY QUALITY OF DEFICIENT IN ANY REQUIREMENT OF DRAWINGS AND SPECIFICATIONS WILL BE ACCEPTABLE. REGARDLESS OF OWNERS OR ARCHITECTS FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK FOUND WITHIN THE TIME LIMITATIONS ALLOWED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT, NO CONTRACTUAL PAYMENT BY OWNER, WHETHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS

1.18 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS

1.19 DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN, DO NOT SCALE THE DRAWINGS

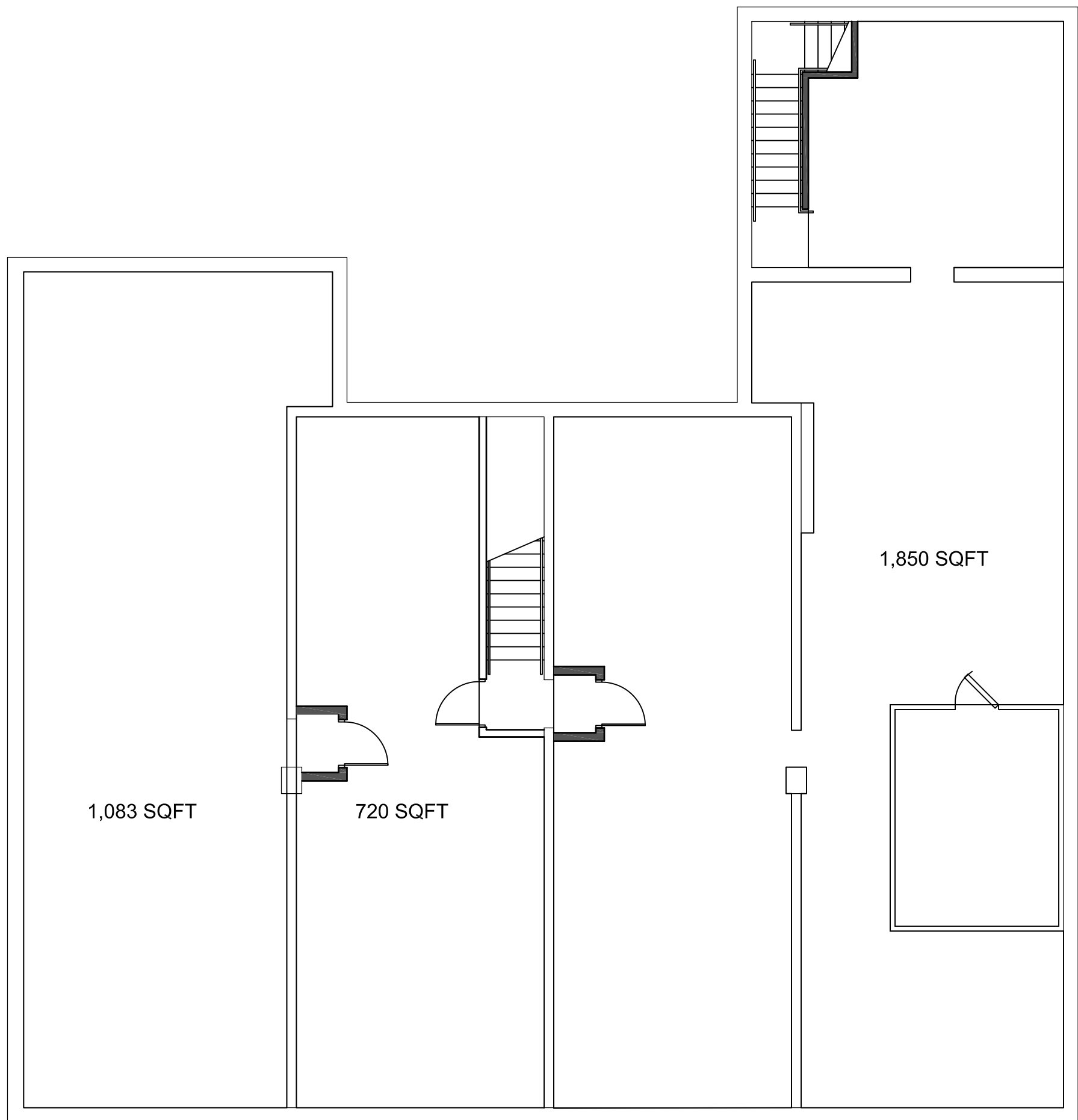
1.20 DETAILS SHALL TAKE PRECEDENCE OVER THE GENERAL PLANS

1.21 ALL CONTRACTORS, SUBCONTRACTORS, AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS



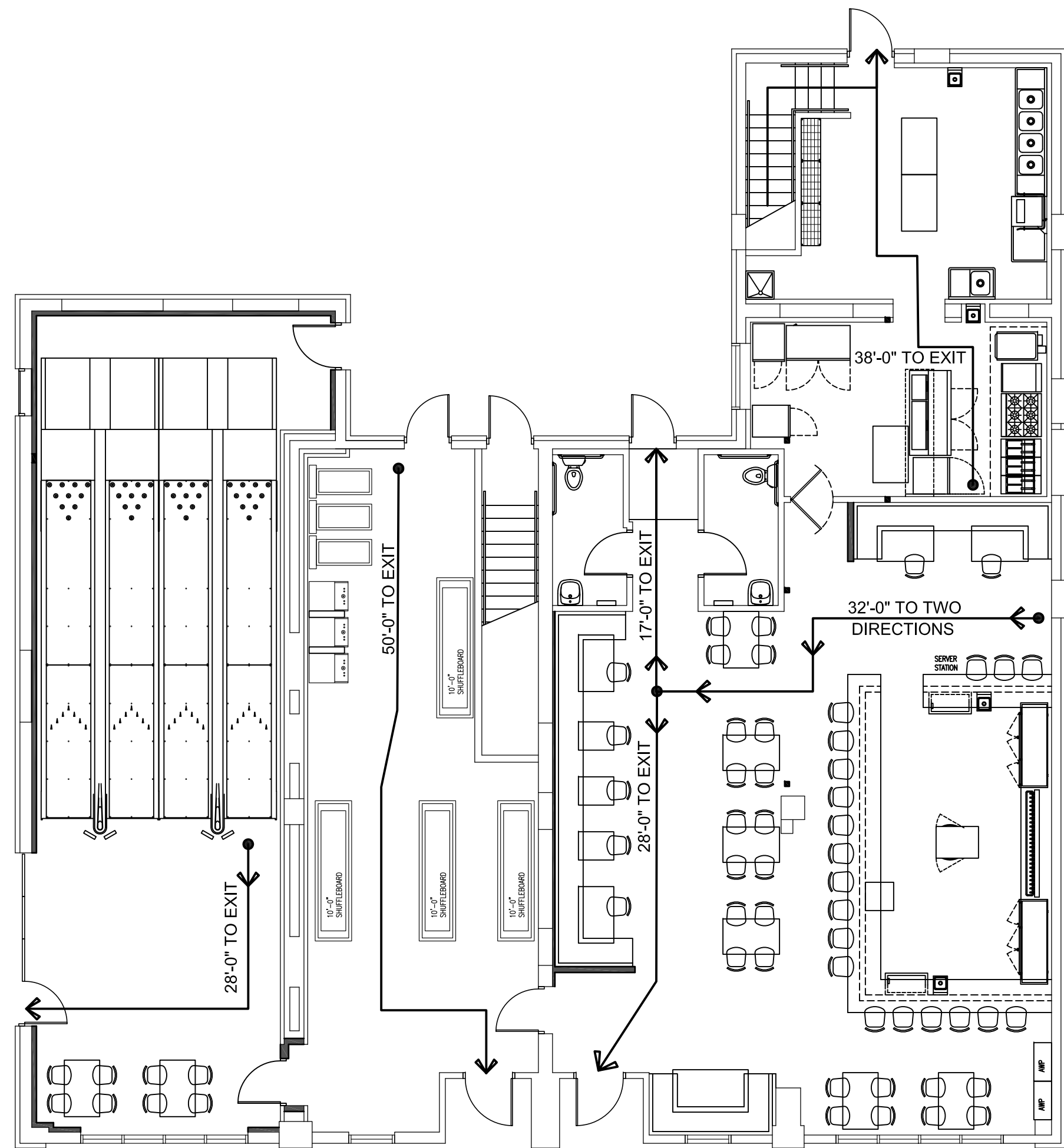
LOWER LEVEL EGRESS PLAN

SCALE - 1 / 8" = 1' - 0"



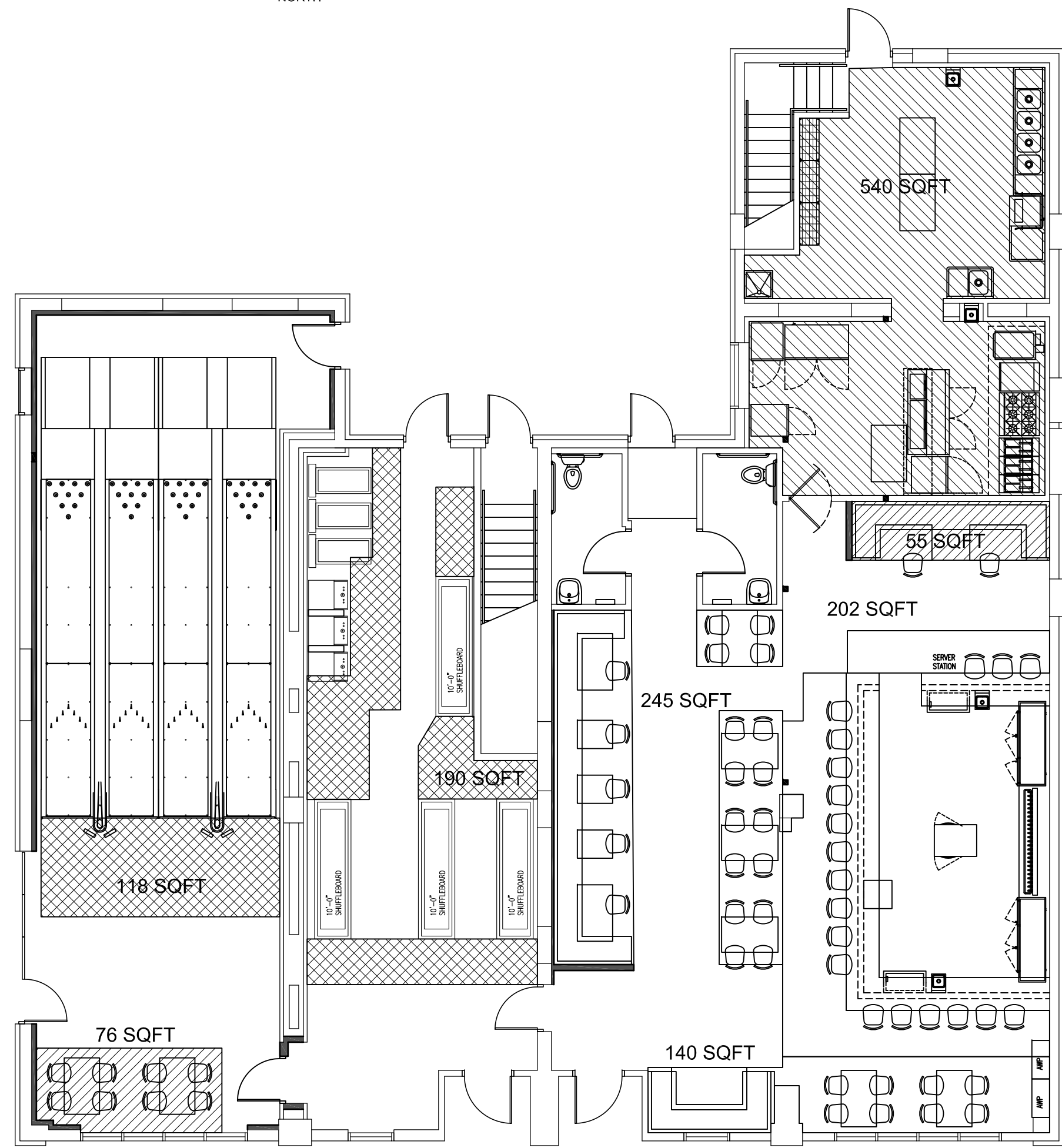
LOWER LEVEL OCCUPANT PLAN

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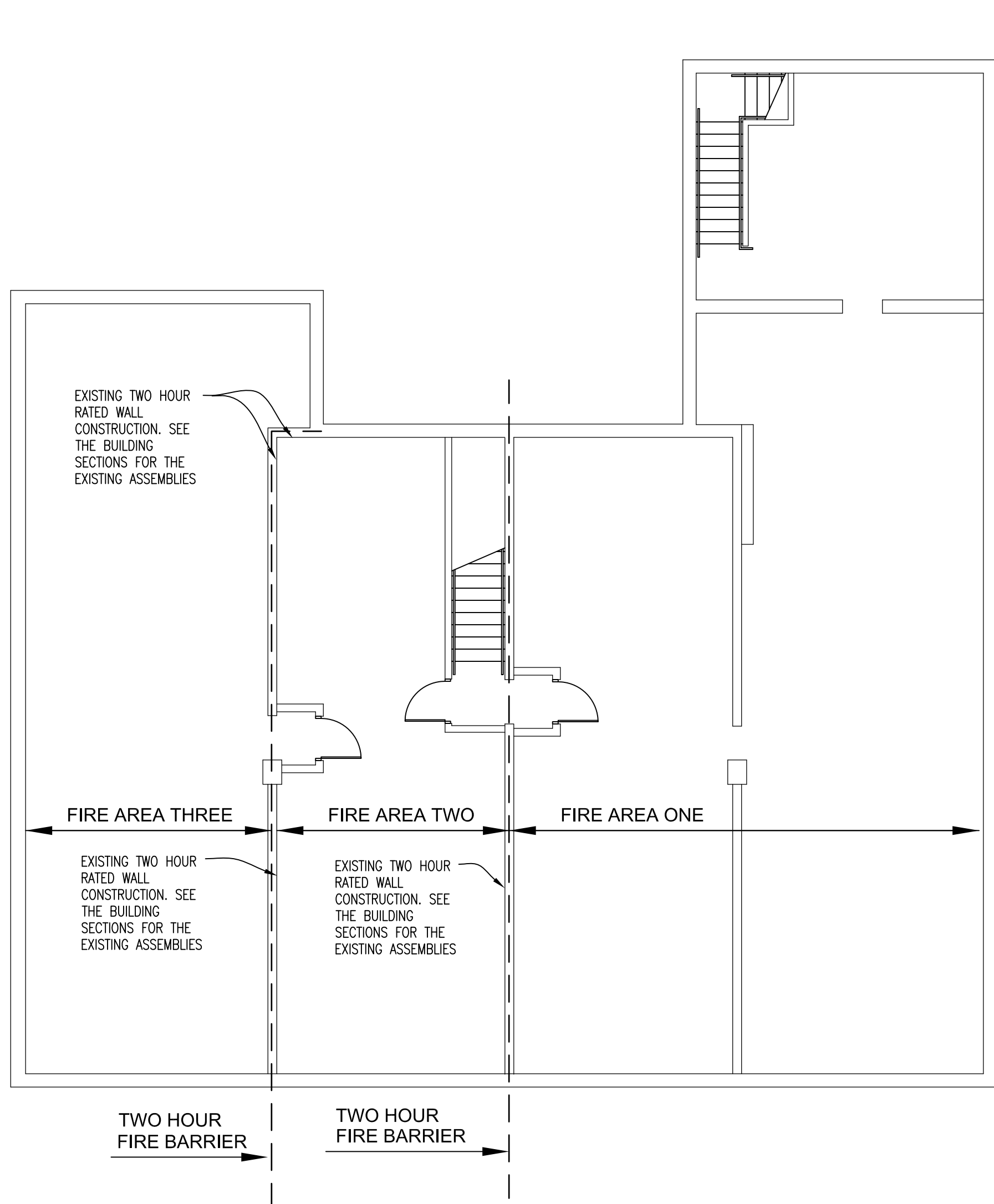
FIRST FLOOR EGRESS PLAN

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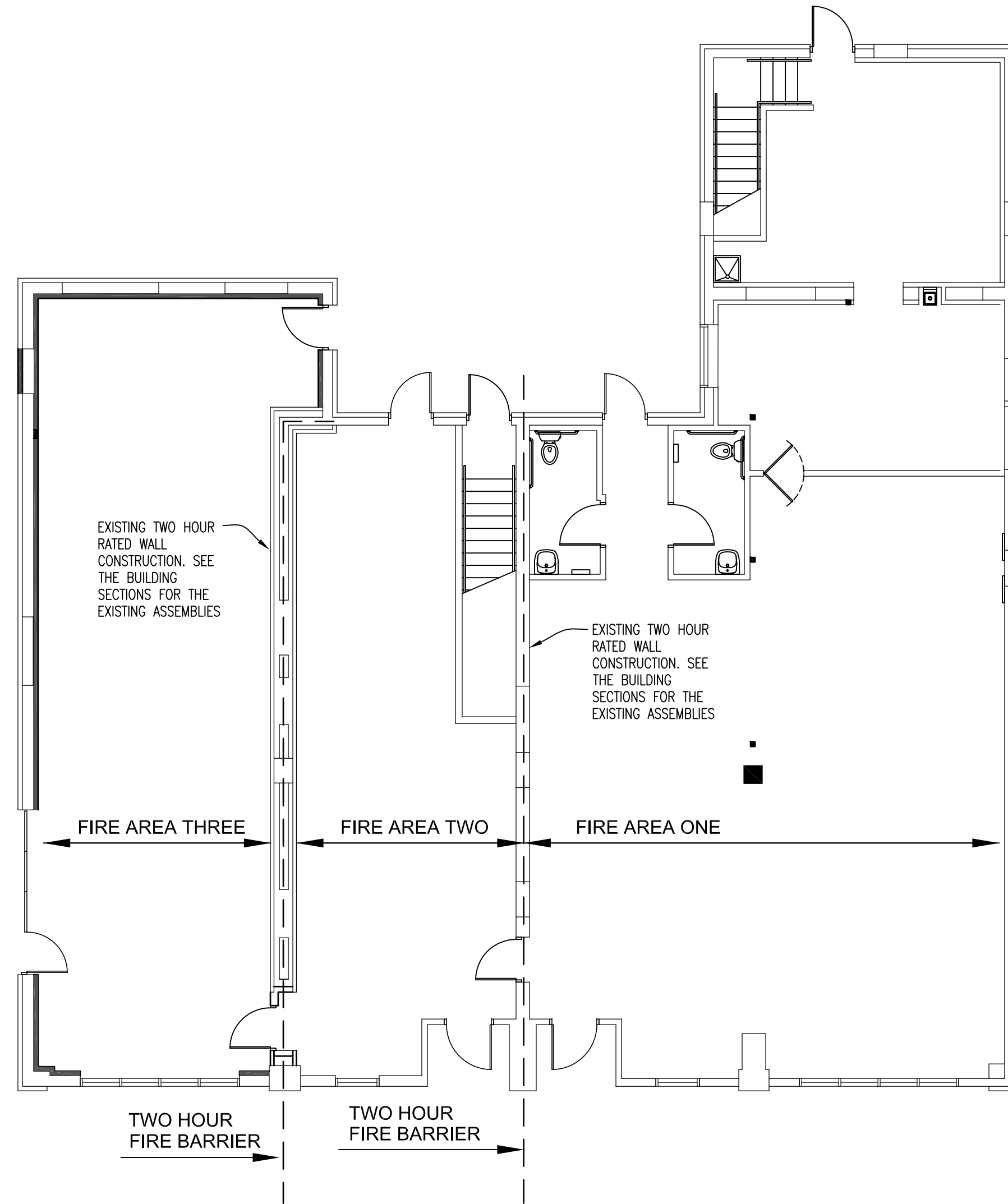
FIRST FLOOR OCCUPANT PLAN

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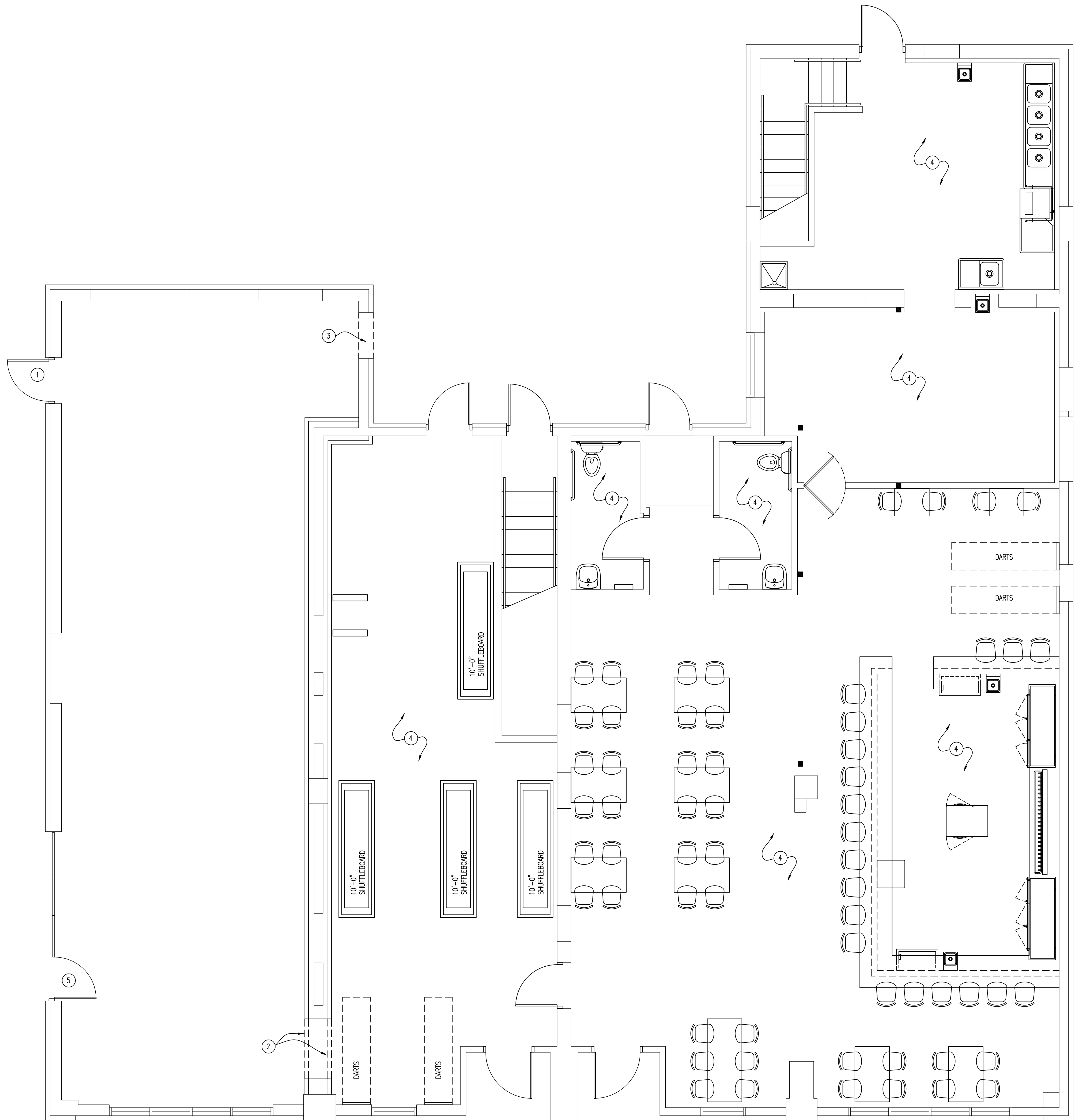
LOWER LEVEL FIRE AREA PLAN

SCALE - 1 / 8" = 1' - 0"



FIRST FLOOR FIRE AREA PLAN

SCALE - 1 / 8" = 1' - 0"



FIRST FLOOR DEMOLITION PLAN

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

FIRST FLOOR DEMOLITION PLAN KEYED NOTES

- 1 THE EXISTING DOOR AND FRAME TO REMAIN AND TO BE KEPT CLOSED. INSTALL SIGNAGE ON THE EXTERIOR "NOT AN ENTRY"
- 2 REMOVE A SECTION OF THE NONE LOAD BEARING FIRE BARRIER WALL FRAMING AND DRYWALL FOR THE INSTALLATION OF THE NEW FIRE DOOR. SEE THE FLOOR PLAN
- 3 REMOVE A SECTION OF THE EXISTING MASONRY EXTERIOR WALL FOR THE INSTALLATION OF A NEW DOOR. SEE THE FLOOR PLAN.
- 4 THE EXISTING RESTAURANT SPACE INCLUDING THE KITCHEN, BAR AND BATHROOMS TO REMAIN AS IS WITH NEW FURNITURE LAYOUT AND NEW WALL FINISHES. SEE THE EQUIPMENT PLAN
- 5 THE EXISTING EGRESS DOOR TO REMAIN

FIRST FLOOR DEMOLITION PLAN

THE WADDLE INN
PROPOSED RESTAURANT REMODELING
6715 W NORTH AVE
WAUWATOSA, WISCONSIN

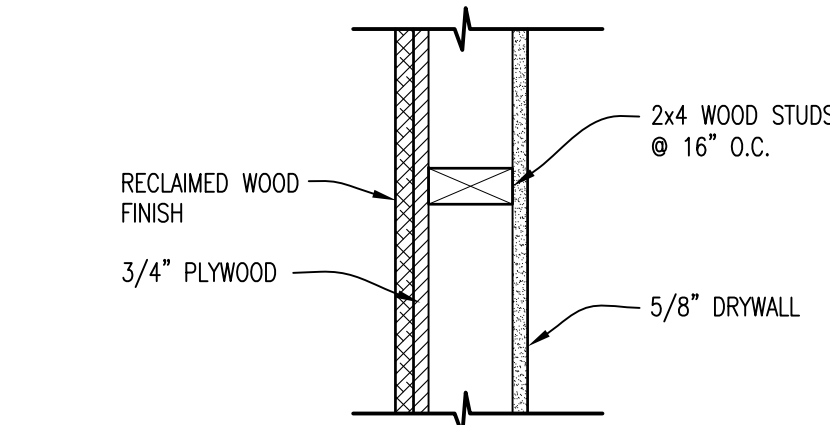
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TITLE

DATE:
1/14/2026
REVISION DATE:

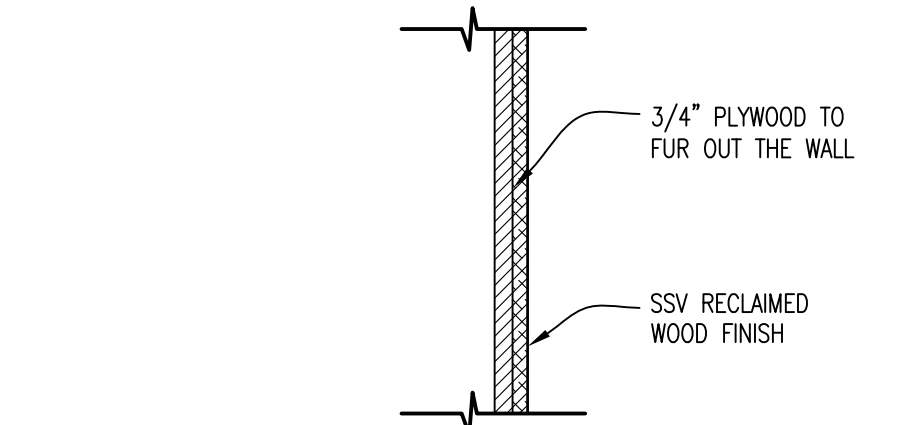
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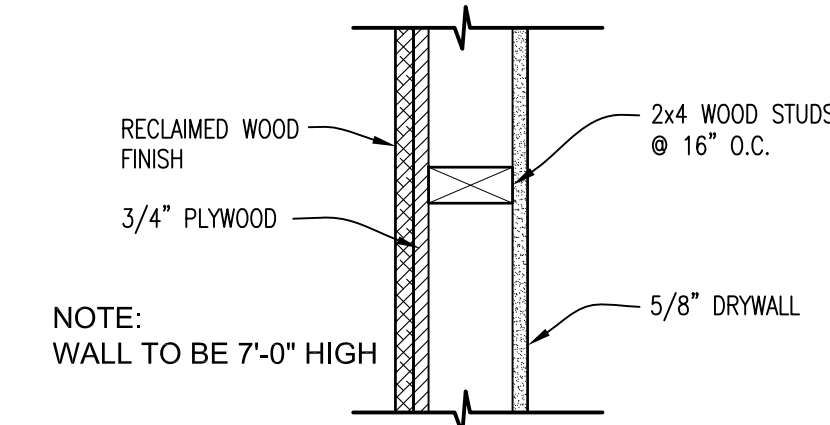
VAVRA
DESIGN



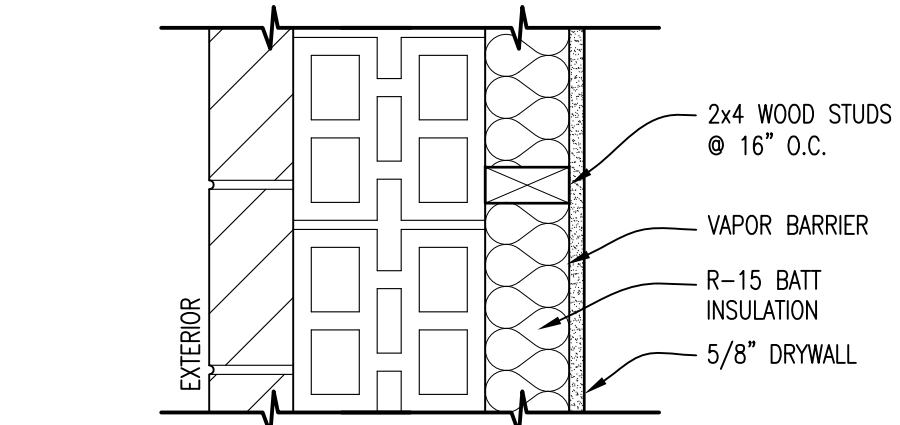
A INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



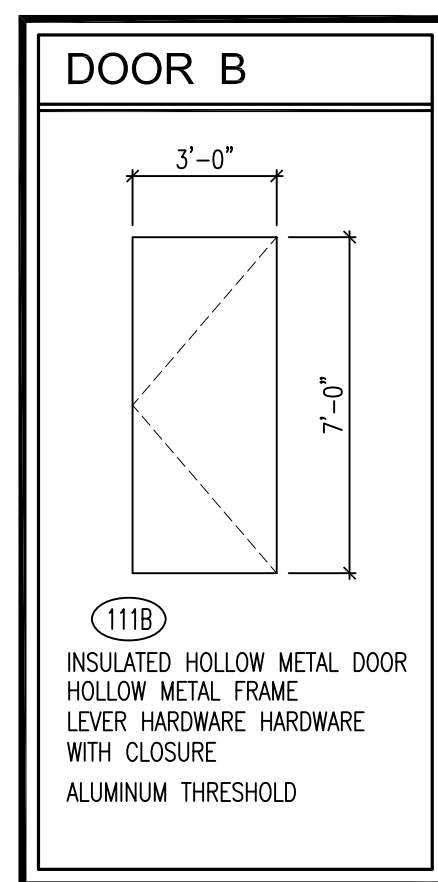
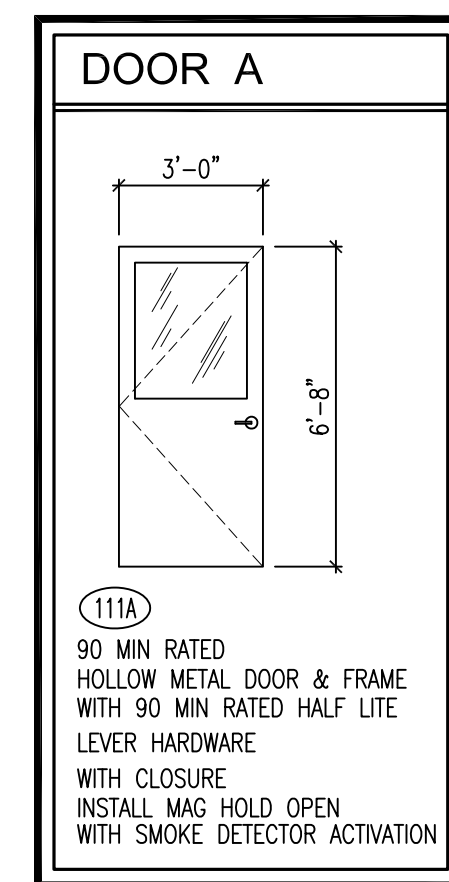
B INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



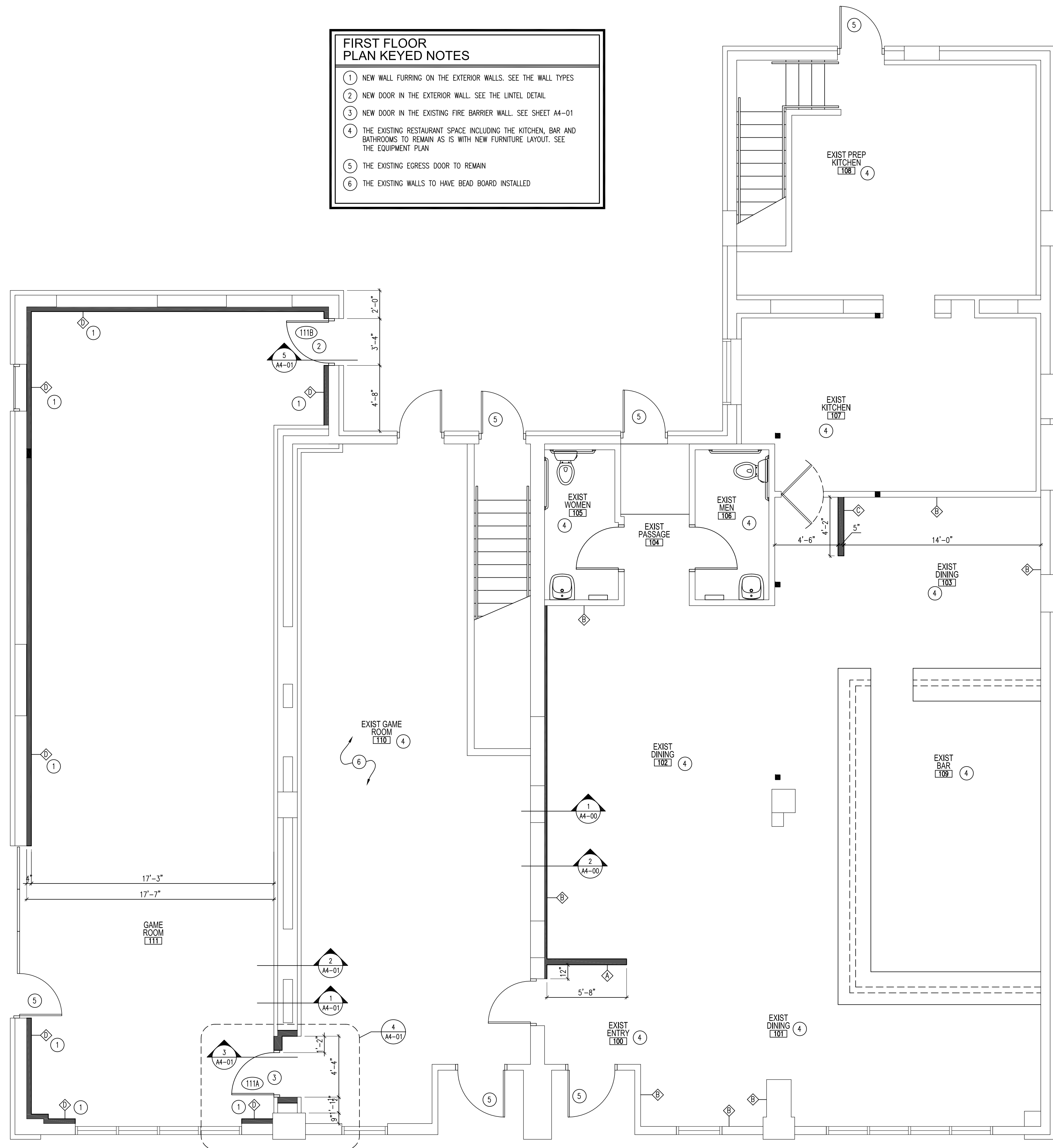
C INTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



D EXTERIOR PARTITION
SCALE: 1 1/2" = 1'-0"



- FIRST FLOOR
PLAN KEYED NOTES**
- 1 NEW WALL FURRING ON THE EXTERIOR WALLS. SEE THE WALL TYPES
 - 2 NEW DOOR IN THE EXTERIOR WALL. SEE THE LINTEL DETAIL
 - 3 NEW DOOR IN THE EXISTING FIRE BARRIER WALL. SEE SHEET A4-01
 - 4 THE EXISTING RESTAURANT SPACE INCLUDING THE KITCHEN, BAR AND BATHROOMS TO REMAIN AS IS WITH NEW FURNITURE LAYOUT. SEE THE EQUIPMENT PLAN
 - 5 THE EXISTING EGRESS DOOR TO REMAIN
 - 6 THE EXISTING WALLS TO HAVE BEAD BOARD INSTALLED



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



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

