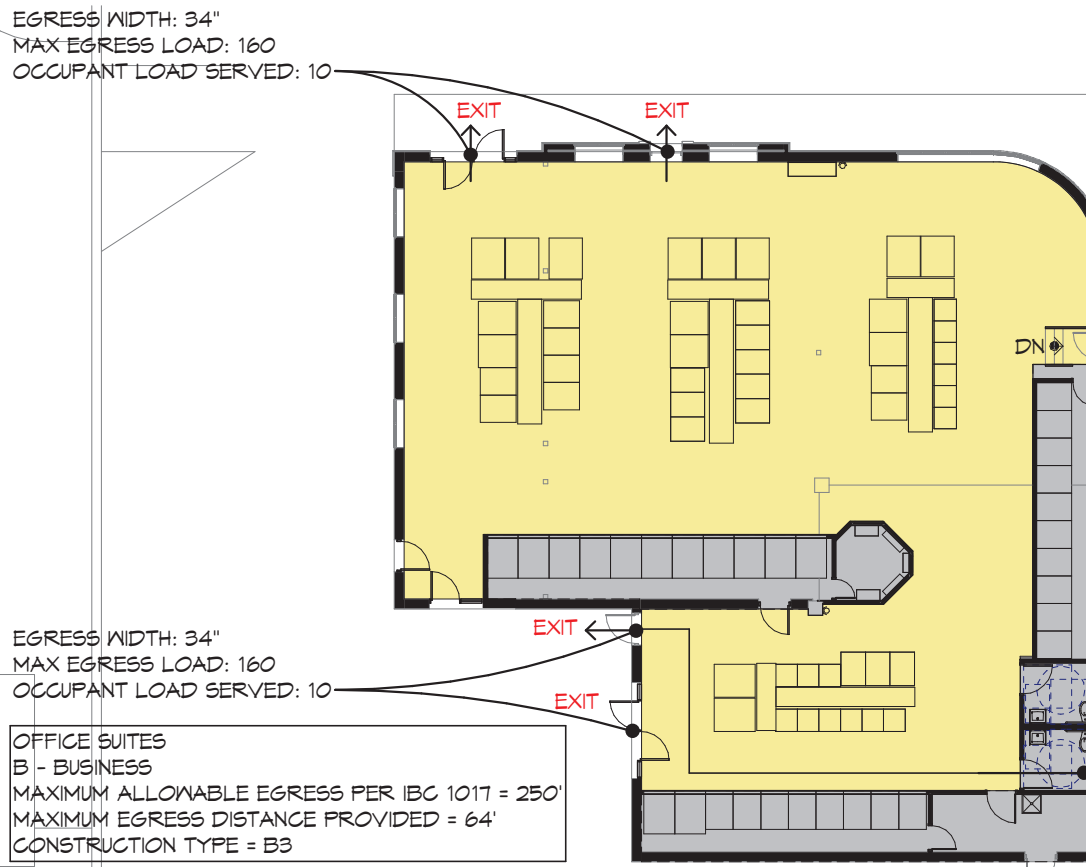


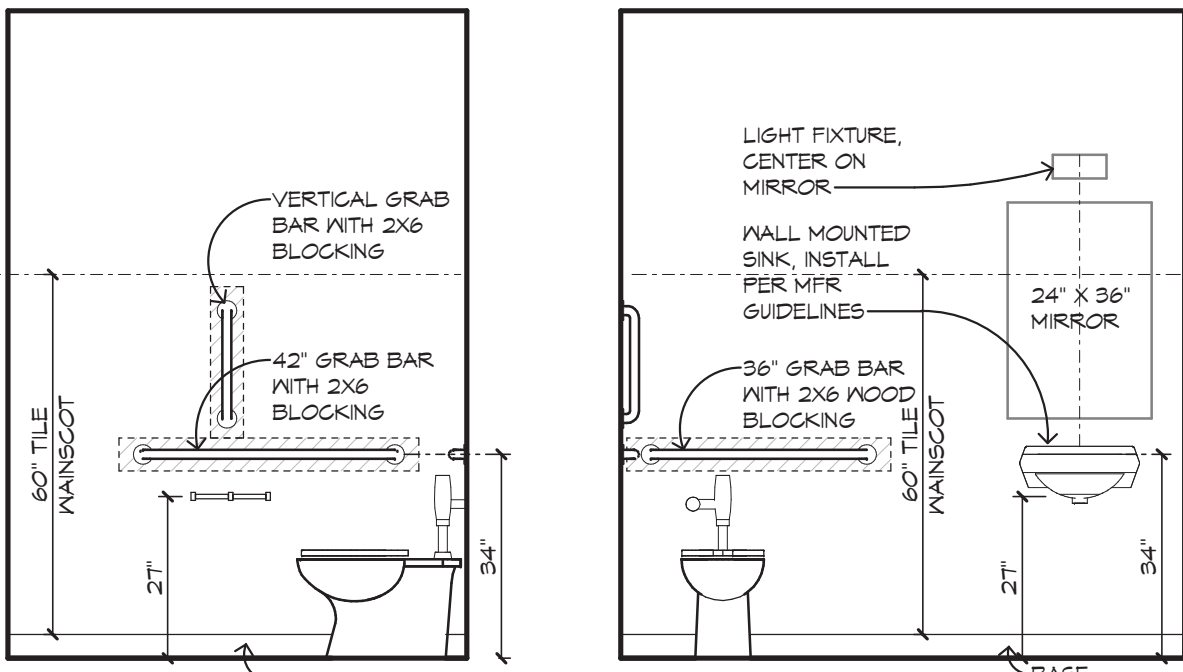
PROJECT STATISTICS

OCCUPANCY	B - BUSINESS (LAUNDRY)		
SPRINKLERS	NONE		
GROUND FLOOR AREA	4,571 SQ FT		
RENOVATION VOLUME	46,544 CU FT (2,542 SF X 4 + 1,436 SF X 12)		
APPLICABLE CODES	WISCONSIN EXISTING BUILDING CODE - 2015 IBC - W SPS 366 WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC - W SPS 360-366 ACCESSIBILITY CODE - ICC/ANSI 117-2009 ENERGY - IECC 2009 - WISCONSIN ADOPTED IECC 2015 IV AMENDMENTS PLUMBING CODE - WISCONSIN SPS 381-387 MECHANICAL CODE - 2015 IMC - W SPS 364-365 ELECTRICAL CODE - NEC 2011 - SPS 316		
CONSTRUCTION TYPE	3B	FIRE RATING	
	CORRIDOR FIRE-RESISTANCE RATING	N/A	
	PRIMARY STRUCTURAL FRAME	0 HOUR	
	BEARING WALLS - EXTERIOR	2 HOUR	
	BEARING WALLS - INTERIOR	0 HOUR	
	NON-BEARING WALLS - EXTERIOR	0 HOUR	
	NON-BEARING WALLS - INTERIOR	0 HOUR	
OCCUPANT LOADS	FLOOR CONSTRUCTION	0 HOUR	
	ROOF CONSTRUCTION	0 HOUR	
	FUNCTION	LOAD FACTOR	AREA
	BUSINESS	100 GROSS	3576 SQ FT
PLUMBING FIXTURE CALCULATIONS (202.1)	OCCUPANCY	LOAD	WATER CLOSETS LAVATORIES SERVICE SINK
	BUSINESS	40	1.64
	MINIMUM REQUIRED	2	2
	NUMBER PROVIDED	2	2



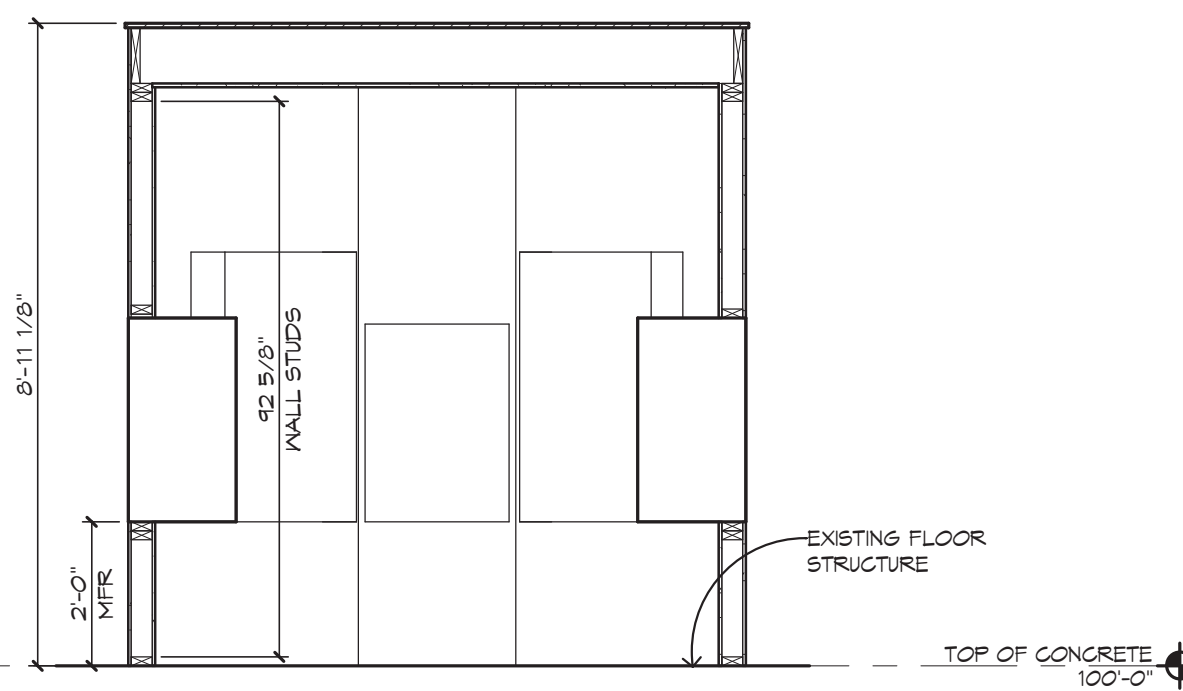
GROUND FLOOR LIFE SAFETY PLAN

1" = 20'-0"



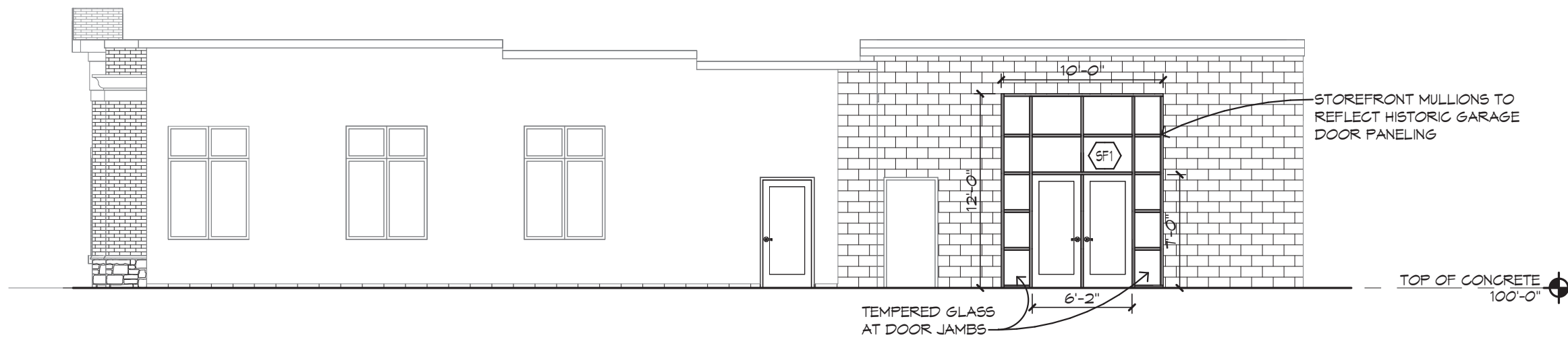
TOILET

TOILET



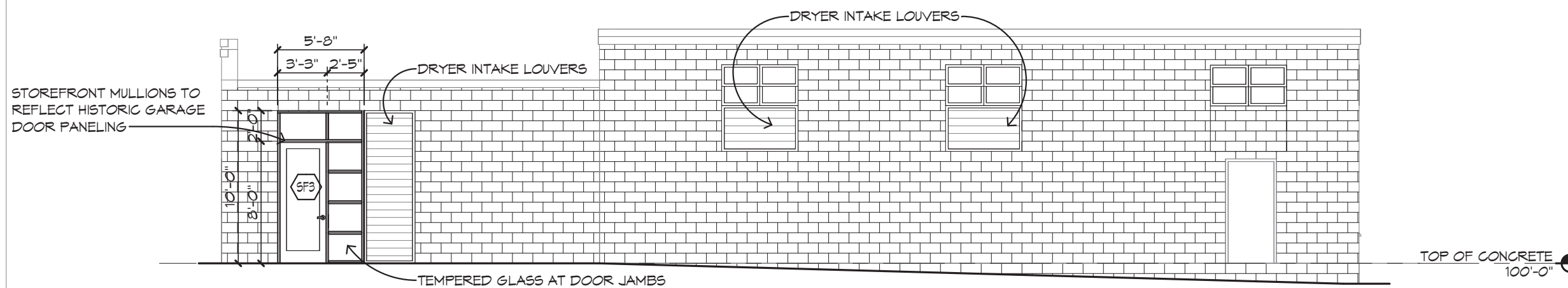
SERVICE ROOM SECTION

3/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

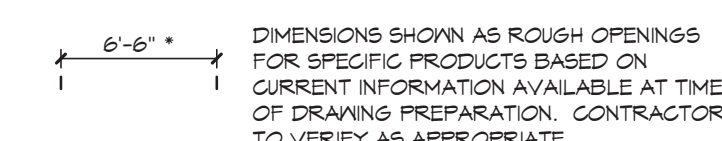


SOUTH ELEVATION

1/8" = 1'-0"

NEW WORK GENERAL NOTES:

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. DRAWINGS REPRESENTED THE INFORMATION AVAILABLE AT THE TIME OF DRAWING PREPARATION. HOWEVER THE EXISTING DRAWINGS MAY NOT REPRESENT ALL CURRENT CONDITIONS. BRING ALL CONFLICTS TO THE ATTENTION OF THE GENERAL CONTRACTOR.
- DIMENSIONS AT EXISTING INTERIOR AND EXTERIOR WALLS ARE TO FINISHED FACE OF EXISTING DRYWALL OR MASONRY.
- ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
- ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION. PREPARE SUBSTRATES AS REQUIRED FOR NEW FINISHES.
- FILL DEPRESSIONS WHERE TILE, GROUT, MORTAR BEDS, ETC. WERE REMOVED WITH A CONCRETE THASSET (USE BONDING AGENTS) COMPATIBLE WITH THE FINISHED FLOORING.
- COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR ELECTRICAL PANELS, VENTS, ETC.
- VERIFY WALL CONSTRUCTION WITH WALL TYPE.
- FIELD VERIFY EXISTING WALL CONSTRUCTION. PROVIDE 2X 6 WOOD BLOCKING AS REQUIRED WHERE NEW CONSTRUCTION, ETC. IS SHOWN ATTACHING TO EXISTING WALLS.



WALL TYPES

DOOR SCHEDULE

FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET.

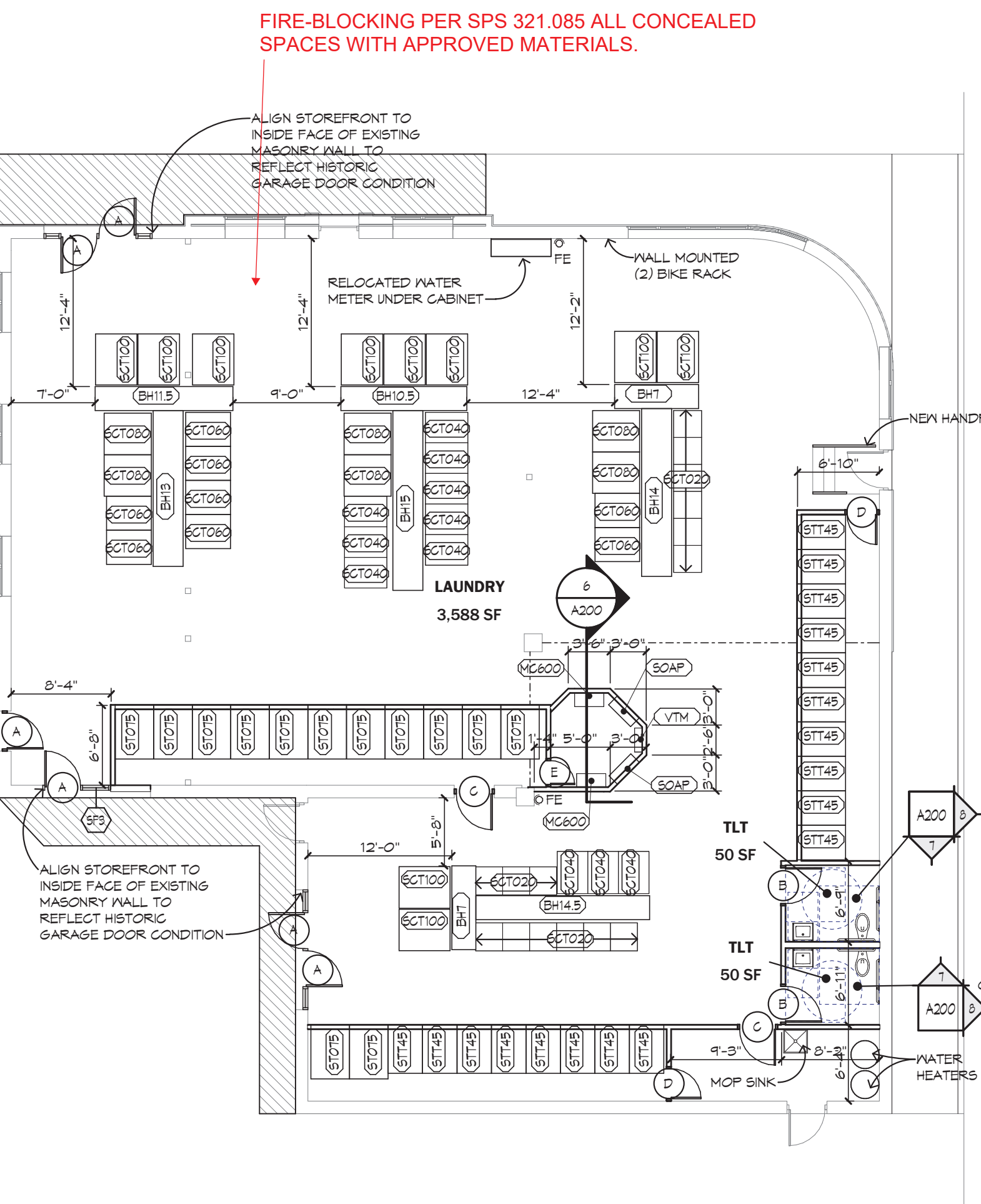
INDICATES EXISTING BUILDING COMPONENT TO REMAIN

INTERIOR ELEVATION NOTES

- MOUNT WASHROOM ACCESSORIES AT HEIGHTS AS RECOMMENDED BY MANUFACTURER FOR ADA COMPLIANCE.
- FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
- PROVIDE 2 X 6 WOOD BLOCKING FOR ALL GRAB BARS. PROVIDE 2 X 6 WOOD BLOCKING AS REQUIRED FOR MIRRORS, ETC.

NEW GROUND FLOOR PLAN

1" = 10'-0"

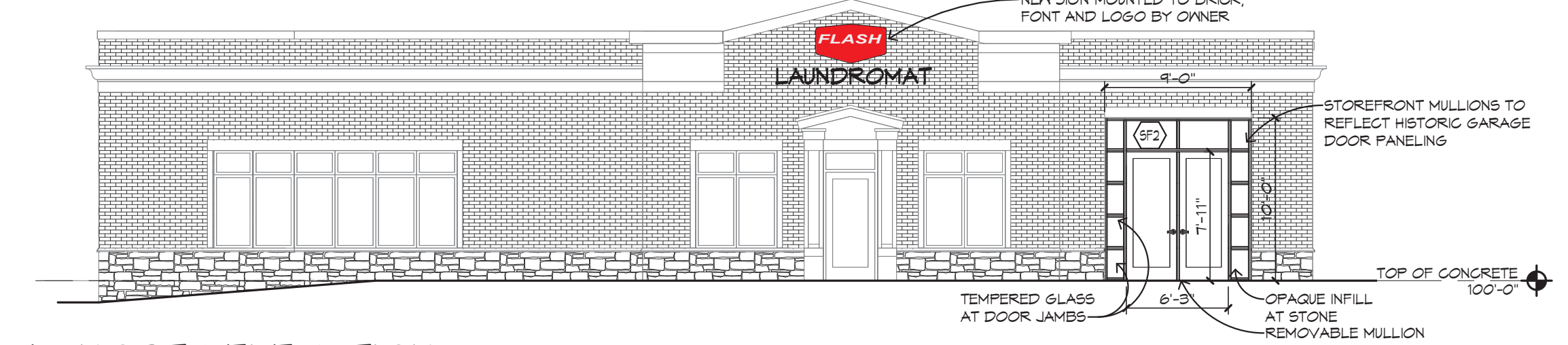


PLAN CONDITIONALLY APPROVED

No Variation of this Plan is Permitted without the Approval of Wauwatosa Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Review Type: Building Review Only.

Approved By: Kurt McMahon Date: 10/22/2025



NORTH ELEVATION

1/8" = 1'-0"

Building Inspector - East Side
Kurt McMahon
kcmcmahon@wauwatosa.net
(414)479-8908

Email or Call for Rough, Insulation & Final
(or other inspections required per SPS 320.10(3))

A full-size copy of the approved plans and specifications shall be on-site during construction and open to inspection by authorized representatives of the Department. The Applicant is responsible to download, print, and bind the full size set of plans and permit. A Department electronic stamp and signature shall be on the plans which are used at the job site for construction.

NEW SITE PLAN NOT USED - SEE SITE AND LANDSCAPE SHEET

1" = 20'-0"

FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

NEW CONSTRUCTION

8/10/2025