

PROJECT STATISTICS

OCCUPANCY	B - BUSINESS (LAUNDRY)				
SPRINKLERS	NONE				
GROUND FLOOR AREA	4,577 SQ FT				
RENOVATION VOLUME	46,594 CU FT (2,592 SF x 9 + 1,938 SF x 12)				
APPLICABLE CODES	WISCONSIN EXISTING BUILDING CODE - 2015 IEBC - WI SPS 366 WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC - WI SPS 360-366 ACCESSIBILITY CODE - ICC/ANSI 117.1-2009 ENERGY - IECC 2009 - WISCONSIN ADOPTED IECC 2015 W/ AMENDMENTS PLUMBING CODE - WISCONSIN SPS 381-387 MECHANICAL CODE - 2015 IMC - WI 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			
	FLOOR CONSTRUCTION	0 HOUR			
	ROOF CONSTRUCTION	0 HOUR			
OCCUPANT LOADS	FUNCTION	LOAD FACTOR	AREA	OCC LOAD	
	BUSINESS	100 GROSS	3576 SQ FT	36	
	ACCESSORY	300 GROSS	1001 SQ FT	4	
			TOTAL OCCUPANTS	40	
PLUMBING FIXTURE CALCULATIONS (2902.1)	OCCUPANCY	LOAD	WATER CLOSETS	LAVATORIES	SERVICE SINK
	BUSINESS	40	1.64	1.03	1
	MINIMUM REQUIRED	2		2	1
	NUMBER PROVIDED	2		2	1

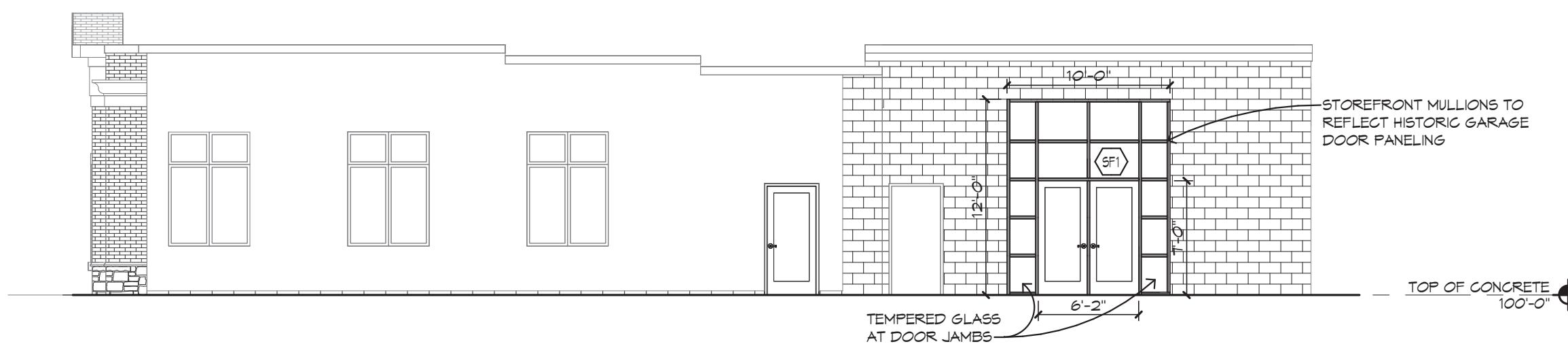
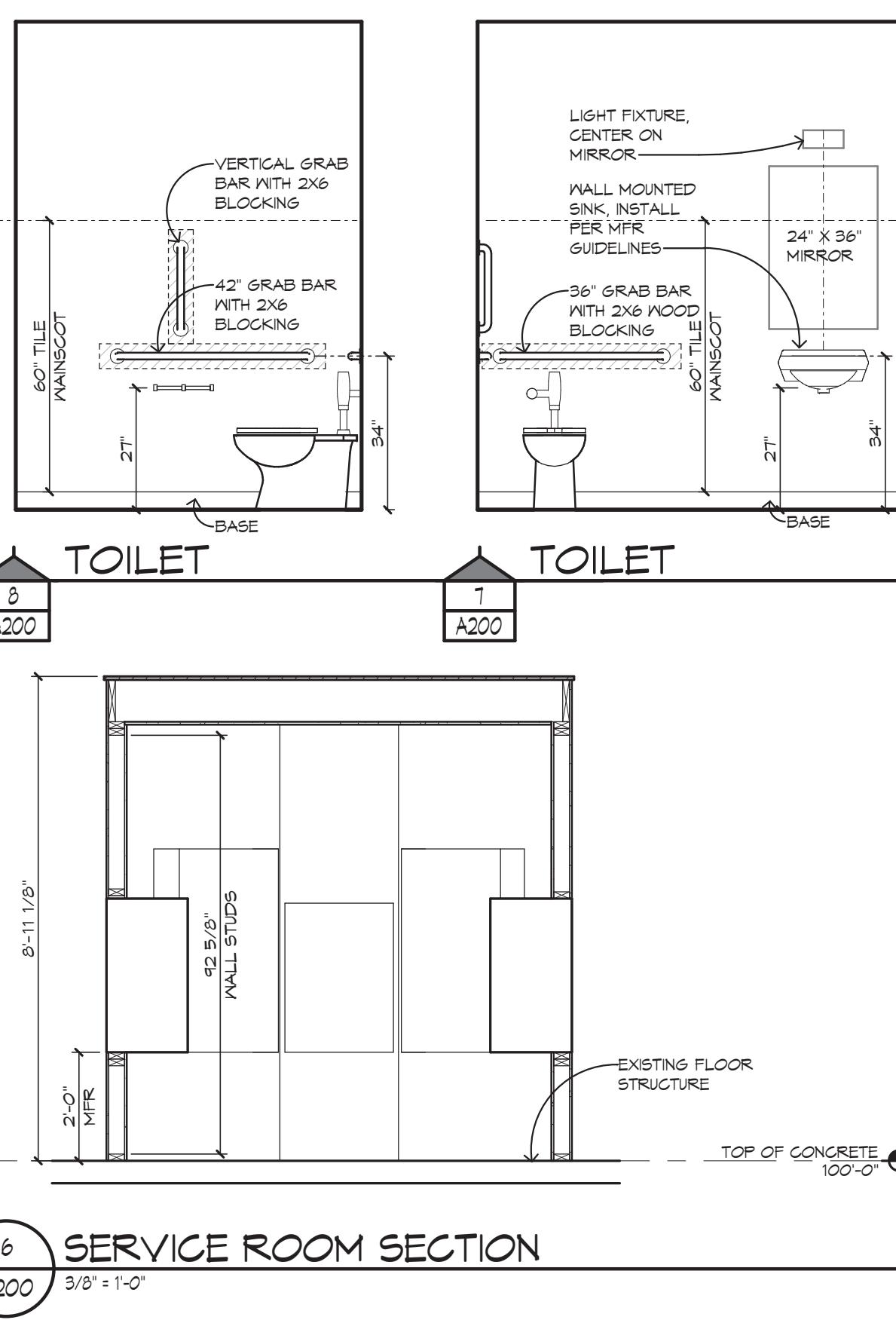
EGRESS WIDTH: 34"
MAX EGRESS LOAD: 160
OCCUPANT LOAD SERVED: 10

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OFFICE SUITES
B - BUSINESS
MAXIMUM ALLOWABLE EGRESS PER IBC 1017 = 250'
MAXIMUM EGRESS DISTANCE PROVIDED = 64'
CONSTRUCTION TYPE = B3

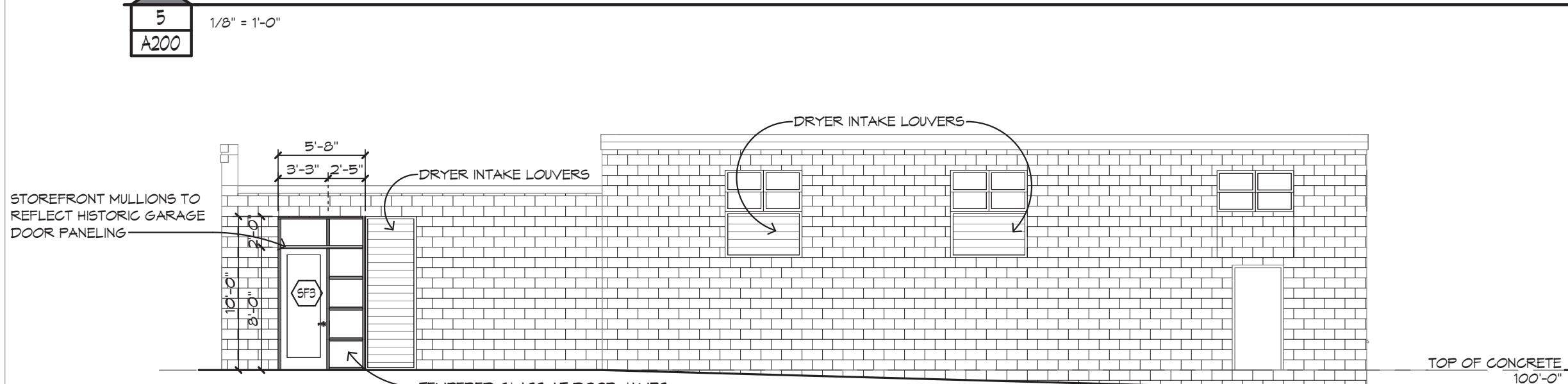
The diagram shows a cross-section of a building floor plan. The main area is yellow and contains several office suites. Three exit points are marked with red arrows labeled "EXIT". One exit is located at the top left, another at the top right, and a third at the bottom left. A long corridor leads from the bottom exit towards the right. The plan also includes a staircase labeled "DN" (Down) and various room symbols like "OFFICE SUITES" and "B - BUSINESS". A legend in the bottom left corner provides information about egress widths, maximum loads, and construction types.

GROUND FLOOR LIFE SAFETY PLAN





WEST ELEVATION



 SOUTH ELEVATION



NEW WORK GENERAL NOTES:

1. 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.
 2. DIMENSIONS AT EXISTING INTERIOR AND EXTERIOR WALLS ARE TO FINISHED FACE OF EXISTING DRYWALL OR MASONRY.
 3. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
 4. ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION. PREPARE SUBSTRATES AS REQUIRED FOR NEW FINISHES.
 5. FILL DEPRESSIONS WHERE TILE, GROUT, MORTAR BEDS, ETC. WERE REMOVED WITH A CONCRETE THINSET (USE BONDING AGENTS) COMPATIBLE WITH THE FINISHED FLOORING.
 6. COORDINATE STUD LOCATION WITH ELECTRICAL AND MECHANICAL CONTRACTORS TO ALLOW FOR ELECTRICAL PANELS, VENTS, ETC.
 7. VERIFY WALL CONSTRUCTION WITH WALL TYPE.
 8. FIELD VERIFY EXISTING WALL CONSTRUCTION, PROVIDE 2X WOOD BLOCKING AS REQUIRED WHERE NEW CONSTRUCTION, ETC. IS SHOWN ATTACHING TO EXISTING WALLS.

6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

WALL TYPES 

DOOR SCHEDULE 

FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET.

INDICATES EXISTING BUILDING COMPONENT TO REMAIN

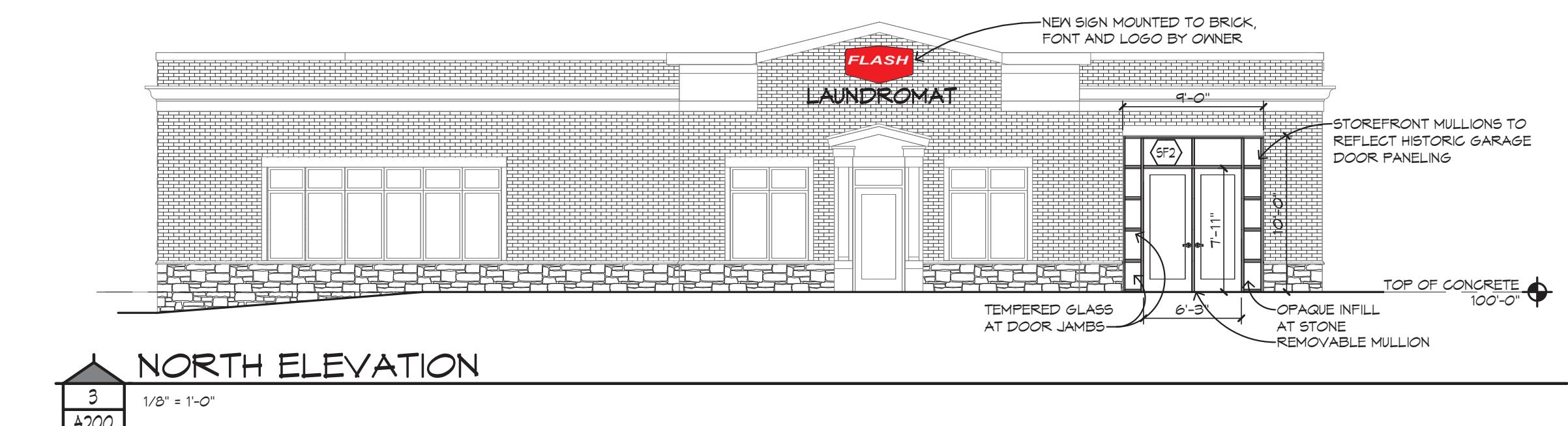
INTERIOR ELEVATION NOTES

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

INTERIOR ELEVATION NOTES

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

NEW GROUND FLOOR PLAN



Building Inspector - East Side
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**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

FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

NEW CONSTRUCTION

8/10/2025