



# Wauwatosa, WI

## Design Review Board

### Meeting Agenda - Final

7725 W. North Avenue  
Wauwatosa, WI 53213

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Thursday, March 19, 2026

7:00 PM

Committee Room #1

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#### ROLL CALL

#### NEW BUSINESS

1. 7105 North Ave - Flash Laundromat - Exterior Revisions [25-1061](#)
2. 11550 W. North Avenue - New Windows [26-0571](#)

#### ADJOURNMENT

##### NOTICE TO PERSONS WITH A DISABILITY

Persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (414) 479-8917 or send an email to [tclerk@wauwatosa.net](mailto:tclerk@wauwatosa.net), with as much advance notice as possible.



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 25-1061

**Agenda Date:** 3/19/2026

**Agenda #:** 1.

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1. ..title  
7105 North Ave - Flash Laundromat - Exterior Revisions



REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS



SOUTHEAST CORNER



NORTHEAST CORNER



FRONT FACE - NORTH AVE



NORTHWEST CORNER

REPLACE SIGNAGE

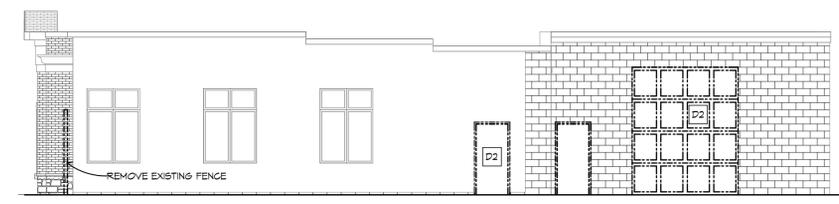
REPLACE EXISTING GARAGE DOOR WITH STOREFRONT DOORS

REMOVE SIGNAGE THAT NO LONGER APPLIES

ALL EXISTING SITE LIGHTING TO REMAIN

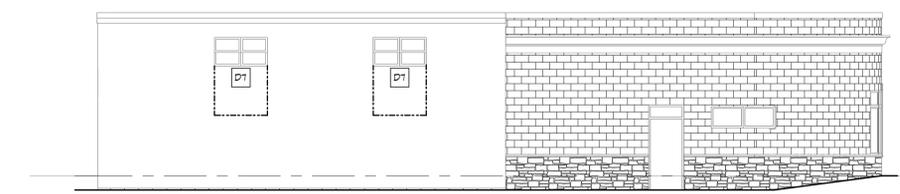
REMOVE EXISTING FENCE

REPLACE EXISTING DOOR WITH STOREFRONT DOOR



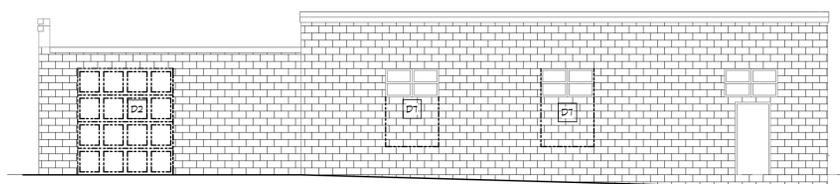
WEST ELEVATION

6  
A/100



EAST ELEVATION

4  
A/100



SOUTH ELEVATION

5  
A/100



NORTH ELEVATION

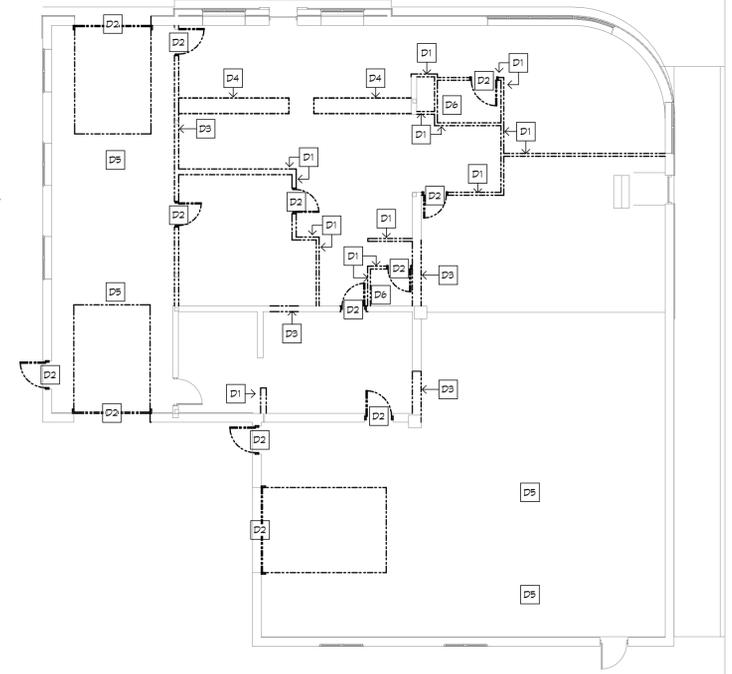
3  
A/100

**DEMOLITION - GENERAL NOTES:**

- A. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. EXISTING 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.
  - B. ALL EXISTING STRUCTURAL COMPONENTS TO REMAIN.
  - C. REMOVE ALL EXISTING WALL COVERINGS AND MASTIC, WALL BASE, TRIM, WALL BUMPERS, CORNER GUARDS, ETC.; PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.
  - D. EXISTING WALLS, DOORS, FRAMES, ETC. THAT ARE SCHEDULED TO BE REMOVED ARE DASHED LINE TYPES (SEE BELOW). SEE DEMOLITION PLANS KEY NOTES FOR SPECIFIC INSTRUCTIONS.
  - E. EXISTING WALLS, DOORS, FRAMES ETC. THAT ARE SCHEDULED TO REMAIN ARE SHOWN IN A LIGHT LINE WEIGHT AND ARE TO BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. PATCH, REPAIR AND PREPARE SUBSTRATE AS REQUIRED TO RECEIVE NEW FINISHES AS SCHEDULED.
  - F. ANY REQUIRED DEMOLITION OF PLUMBING, HVAC, AND ELECTRICAL EQUIPMENT / MATERIALS SHALL BE COORDINATED WORK WITH ASSOCIATED CONTRACTORS.
  - G. ALL DEMOLITION TO BE PATCHED AND REPAIRED TO MATCH EXISTING OR TO ACCOMMODATE NEW CONSTRUCTION.
- INDICATES EXISTING BUILDING COMPONENT TO REMAIN  
 - - - - - INDICATES EXISTING BUILDING COMPONENT TO BE REMOVED

**DEMOLITION PLANS KEY NOTES**

- D1 REMOVE EXISTING NON-BEARING WALL ASSEMBLY IN ITS ENTIRETY UP TO CEILING OR ROOF FRAMING, AS APPLICABLE.
- D2 REMOVE EXISTING DOOR AND FRAME ASSEMBLY.
- D3 SANGUIT AND REMOVE NON-LOAD BEARING PORTION OF BLOCK WALL.
- D4 REMOVE EXISTING COUNTER, MILLWORK, AND RELATED EQUIPMENT.
- D5 REMOVE EXISTING HYDRAULIC LIFT IN ITS ENTIRETY, PREPARE FLOOR FOR NEW SELF-LEVELING GYPCRETE.
- D6 REMOVE EXISTING BATHROOM FIXTURES, CAP ALL PIPES.
- D7 SANGUIT AND REMOVE IDENTIFIED SECTION OF EXISTING EXTERIOR WALL, PREPARE OPENING FOR NEW LINTEL TO MATCH EXISTING AND SALVAGED WINDOW BELOW.
- D8 SALVAGE EXISTING WINDOW TO BE REINSTALLED IN NEW OPENING ABOVE.



GROUND FLOOR DEMO PLAN

1" = 10'-0"

**CHANGE LOG**

REV	DATE	DESCRIPTION
1	11-19-25	SELECTIVE DEMO REVEALED A WALL TO BE BEARING, PLAN REVISED TO MAINTAIN THE WALL, ADDED EQUIPMENT SCHEDULE, DOOR SCHEDULE AND DETAILS, AND WALL DETAILS.
2	1-12-26	REVISED THE DRYER COUNTS AND SIZES, ADJUSTING WALL LOCATIONS AND LOWER SIZES AS REQUIRED.
3	3-3-26	REPLACED NEW STOREFRONT DOORS IN EXISTING DOOR OPENINGS WITH FIXED STOREFRONT. MILLIONS TO MATCH ADJACENT STOREFRONT.
4	3-17-26	ADDED 40' CEDAR SCREENING FENCE, PAINTED SW IRON ORE, ALONG DRYER VENTING TO MEET ORDINANCE 24.12.040(2)

# FLASH LAUNDROMAT

7105 W North Ave, Wauwatosa

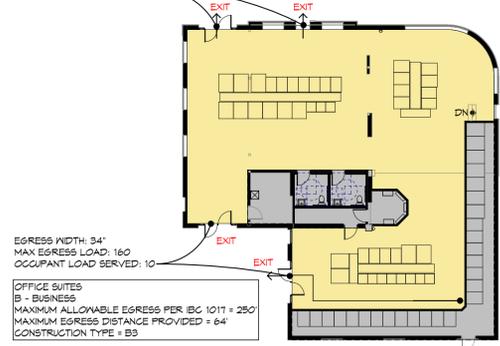
# EXISTING CONDITIONS

3-17-26

**PROJECT STATISTICS**

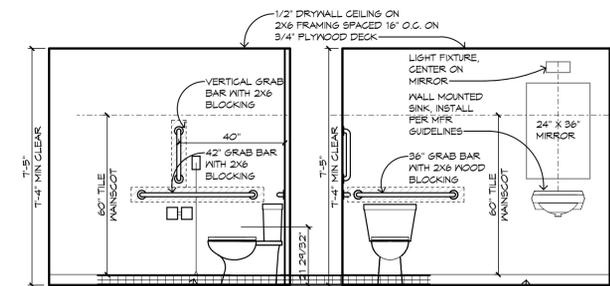
OCCUPANCY	B - BUSINESS (LAUNDRY)		
SPRINKLERS	NONE		
GROUND FLOOR AREA	4,511 SQ FT		
RENOVATION VOLUME	46,544 CU FT (2,542 SF x 9' x 1,936 SF x 12')		
APPLICABLE CODES	WISCONSIN EXISTING BUILDING CODE - 2015 EBC - IBC - IBC SPS 366 WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC - IBC SPS 360-366 ACCESSIBILITY CODE - ICC/ANSI 111-2009 ENERGY - IECC 2009 - WISCONSIN ADOPTED IECC 2015 IV AMENDMENTS PLUMBING CODE - WISCONSIN SPS 381-387 MECHANICAL CODE - 2015 IMC - IBC SPS 384-385 ELECTRICAL CODE - NEC 2011 - SPS 316		
CONSTRUCTION TYPE	3B	FIRE RATING	N/A
CORRIDOR FIRE-RESISTANCE RATING	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	
OCCUPANT LOADS	FUNCTION	LOAD FACTOR	AREA
	BUSINESS	100 GROSS	3,451 SQ FT
	ACCESSORY	300 GROSS	1,124 SQ FT
PLUMBING FIXTURE CALCULATIONS (2002.1)	OCCUPANCY LOAD	WATER CLOSETS	LAVATORIES
	MINIMUM REQUIRED	2	1
NUMBER PROVIDED	2	2	1

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

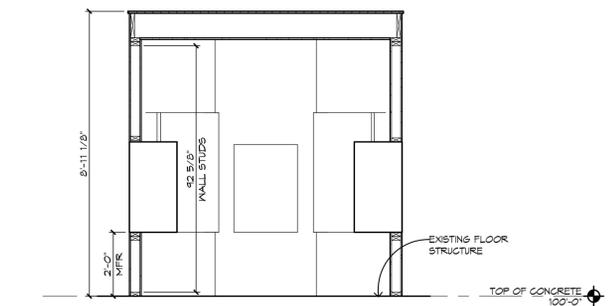


**GROUND FLOOR LIFE SAFETY PLAN**

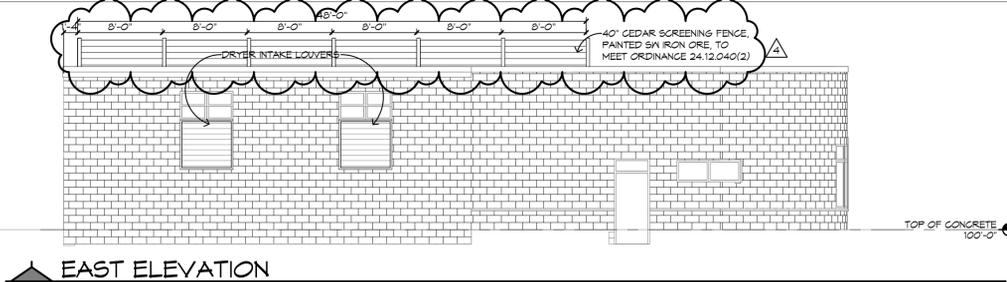
1" = 20'-0"



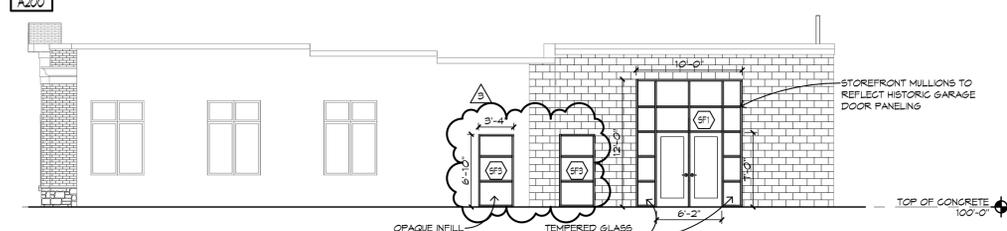
**TOILET**  
 8 A200  
 1 A200



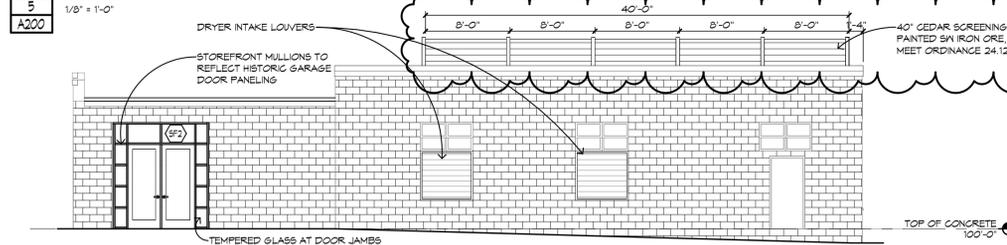
**SERVICE ROOM SECTION**  
 6 A200  
 3/8" = 1'-0"



**EAST ELEVATION**  
 14 A200



**WEST ELEVATION**  
 5 A200  
 1/8" = 1'-0"



**SOUTH ELEVATION**  
 4 A200  
 1/8" = 1'-0"



SW 7069  
 Iron Ore



**NORTH ELEVATION**  
 3 A200  
 1/8" = 1'-0"



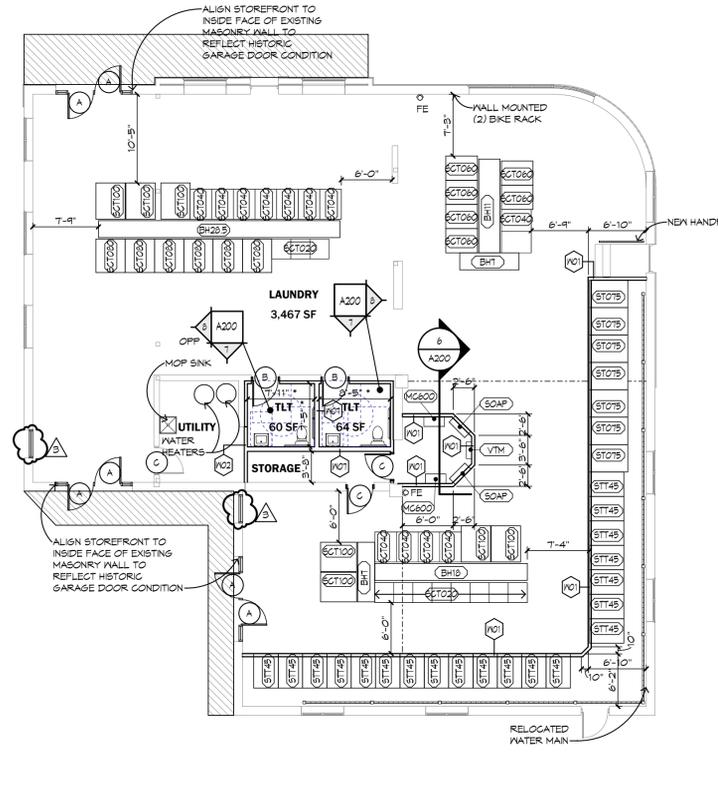
**NEW WORK GENERAL NOTES:**

- 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 THINSET (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 WOOD BLOCKING AS REQUIRED WHERE NEW CONSTRUCTION, ETC. IS SHOWN ATTACHING TO EXISTING WALLS.

- WALL TYPES**
- FE FIRE EXTINGUISHER WITH SURFACE MOUNTED BRACKET.
  - INDICATES EXISTING BUILDING COMPONENT TO REMAIN
- WALL TYPE OVERVIEW:**
- W01 - 2X4 STUD WALL
  - W02 - 2X4 STUD WALL WITH INSULATION
  - W03 - 2X6 WALL WITH INSULATION
  - W04 - 2X4 FIBERGLASS WALL

**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 WOOD BLOCKING AS REQUIRED FOR MIRRORS, ETC.



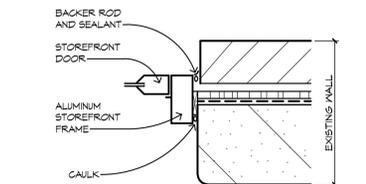
**NEW GROUND FLOOR PLAN**  
 1" = 10'-0"

**EQUIPMENT SCHEDULE**

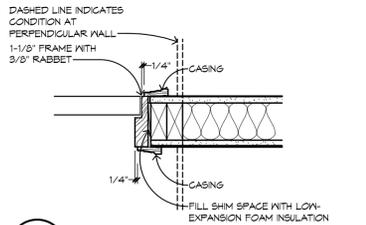
SEE FLOOR PLANS			
TAG	CATEGORY	MODEL	QTY
SCT100	WASHER	SPEED QUEEN SCT100 HARDMOUNT 100"	7
SCT080	WASHER	SPEED QUEEN SCT080 HARDMOUNT 80"	6
SCT060	WASHER	SPEED QUEEN SCT060 HARDMOUNT 60"	6
SCT040	WASHER	SPEED QUEEN SCT040 HARDMOUNT 40"	12
SCT020	WASHER	SPEED QUEEN SCT020 SOFTMOUNT 20"	11
ST075	DRYER	SPEED QUEEN ST075 TUMBLE DRYER 75"	7
STT45	DRYER	SPEED QUEEN STT45 TUMBLE DRYER 45"	20
SOAP	DISPENSER	VEND-RITE VM360NB SOAP VENDER	2
MC600	DISPENSER	STANDARD CHANGE MAKER MC600RL-DA	2
VTM	PAY CENTER	SPEED QUEEN PAYMENT CENTER AC20-0070	1
BH1	BULKHEAD	PREFABRICATED BULKHEAD, 1-0 X 2-0	2
BH11	BULKHEAD	PREFABRICATED BULKHEAD, 11-0 X 2-0	1
BH18	BULKHEAD	PREFABRICATED BULKHEAD, 18-0 X 2-0	1
BH28.5	BULKHEAD	PREFABRICATED BULKHEAD, 28-6 X 2-6	1

**DOOR SCHEDULE**

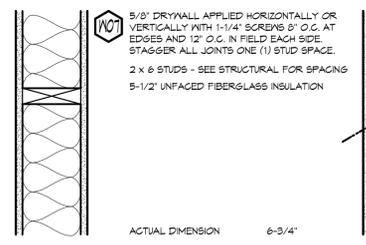
SEE FLOOR PLANS				
SIZE (w x h)	DOOR	FRAME	LOCK	DETAIL
A VARIES, SEE ELEVATIONS	FULL LITE STOREFRONT, ZERO THRESHOLD	FACTORY	ELECTRIC	11/A20
B 3-0 x 6-8	FLUSH PANEL SOLID CORE	WOOD	PRIVACY	10/A20
C 3-0 x 6-8	FLUSH PANEL SOLID CORE	WOOD	STOREROOM	10/A20
D 2-6 x 6-8	FLUSH PANEL SOLID CORE	WOOD	PASSAGE	10/A20
E 2-0 x 6-8	FLUSH PANEL SOLID CORE	WOOD	STOREROOM	10/A20



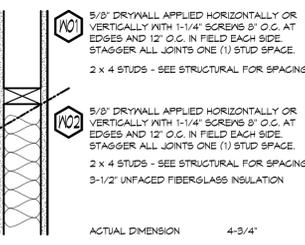
**11 JAMB**  
 A200  
 HEAD SIMILAR



**10 JAMB**  
 A200  
 HEAD SIMILAR



ACTUAL DIMENSION 6-3/4"



ACTUAL DIMENSION 4-3/4"

**FLASH LAUNDROMAT**

7105 W North Ave, Wauwatosa

- REVISION 1 (BEARING WALL): 11-19-25
- REVISION 2 (DRYER COUNT): 1/12/26
- REVISION 3 (STOREFRONT): 3/3/26
- REVISION 4 (SCREENING): 3/11/26

**NEW CONSTRUCTION**

3-17-26



# Wauwatosa, WI

7725 W. North Avenue  
Wauwatosa, WI 53213

## Staff Report

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**File #:** 26-0571

**Agenda Date:** 3/19/2026

**Agenda #:** 2.

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11550 W. North Avenue - New Windows

NORTH 116TH STREET

20' PUBLIC ALLEY

EXISTING [13] PARKING STALLS

LOADING DOCK

**EXISTING 2-STORY BUILDING**  
FIRST FLOOR ELEVATION: +100'-0"  
TOTAL AREA: 6,877 SF

EXISTING 1-STORY RETAIL

POLE-MOUNTED ADA SIGN.



INTERNATIONAL ACCESSIBILITY SYMBOL.  
SYMBOL BORDER TO BE PAINTED WHITE.  
BACKGROUND TO BE PAINTED BLUE.

EXISTING [9] PARKING STALLS

REMOVE EXISTING CONCRETE  
SIDEWALK AND REPLACE IN KIND TO BE  
ADA COMPLIANT AND FLUSH WITH  
EXISTING DOOR SILL. COORDINATE  
WITH ARCHITECT.

EXISTING [8] PARKING STALLS

EXISTING POLE SIGN.

EXISTING PLANTINGS.

EXISTING POLE SIGN.

WEST NORTH AVENUE

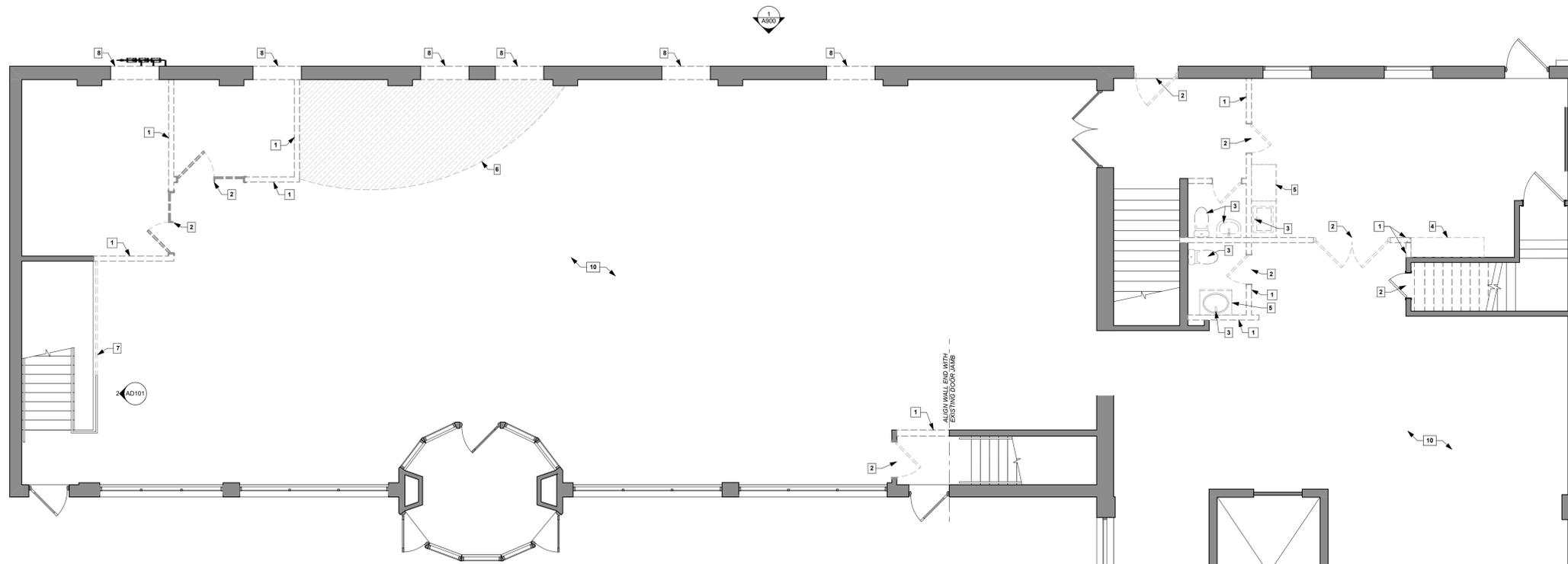
**SITE PLAN - GENERAL NOTES**

1. THE DETAILS OF CONSTRUCTION IN THIS PROJECT ARE OF CRITICAL IMPORTANCE TO BOTH THE CLIENT AND ARCHITECT. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS IS UNCLEAR, INCOMPLETE IN ITS DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE INFORMATION SHOWN IN ONE PORTION OF THE CONSTRUCTION DOCUMENTS CONFLICTS WITH THAT SHOWN IN ANOTHER.
3. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK.
5. ALL PAVING, SCORE LINES, WALLS, AND OTHER MISC. SITE IMPROVEMENTS ARE LAID OUT PERPENDICULAR OR PARALLEL TO THE BUILDING UNLESS NOTED OTHERWISE.
6. VERIFY LOCATION OF ALL OVERHEAD AND UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL ORDINANCES.
8. SEE LANDSCAPE DRAWINGS FOR FULL SCOPE. ARCHITECTURAL SITE PLAN FOR REFERENCE ONLY.

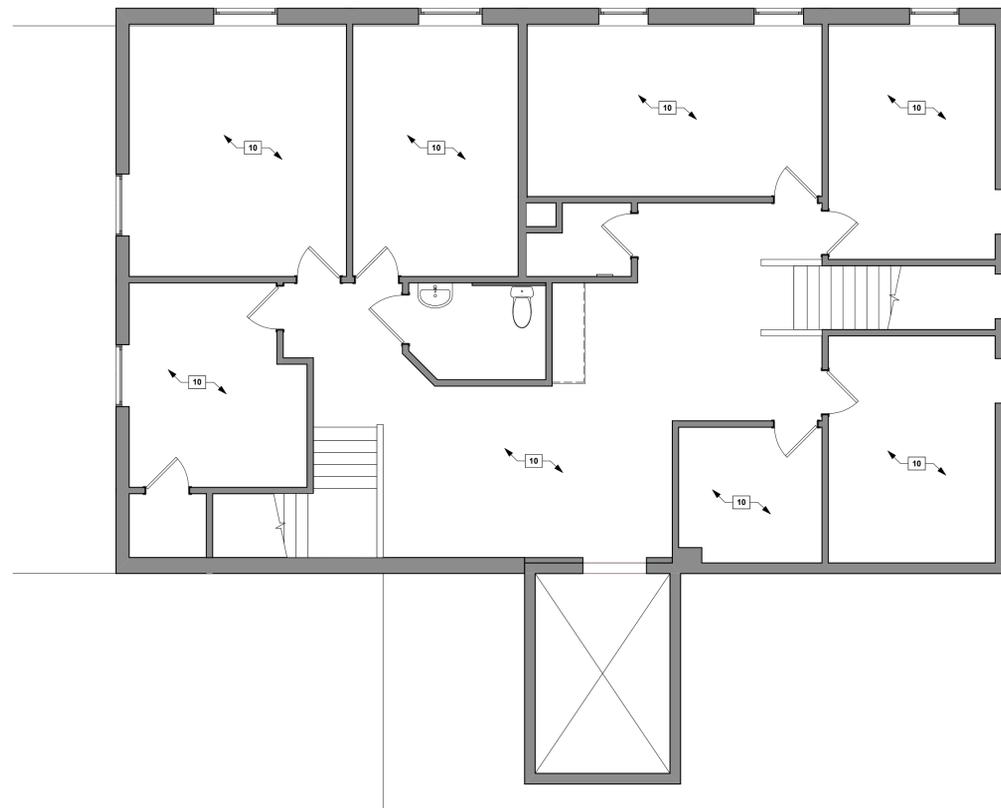
ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



**NOT FOR CONSTRUCTION**



**FIRST FLOOR DEMOLITION PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



**SECOND FLOOR DEMOLITION PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH

**DEMOLITION KEY**

--- DASHED LINE INDICATES ELEMENTS TO BE DEMOLISHED.

**DEMOLITION PLAN KEY NOTES**

- 1 EXISTING WALL ASSEMBLY TO BE REMOVED.
- 2 EXISTING DOOR AND FRAME ASSEMBLY TO BE REMOVED.
- 3 EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL EXISTING PLUMBING LINES IN FLOOR AND WALLS AS REQUIRED PER LOCAL PLUMBING CODE.
- 4 EXISTING LOCKERS TO BE REMOVED.
- 5 EXISTING CASEWORK TO BE REMOVED.
- 6 EXISTING PLATFORM TO BE REMOVED.
- 7 EXISTING PORTION OF RAILING TO BE REMOVED.
- 8 PORTION OF EXISTING MASONRY WALL ASSEMBLY TO BE REMOVED FOR NEW WINDOW OPENING.
- 9 PORTION OF EXISTING GAS PIPING ON EXTERIOR WALL TO BE REMOVED. RECONFIGURE GAS PIPING TO NOT CONFLICT WITH NEW WINDOW OPENINGS. SEE NEW EXTERIOR ELEVATIONS.
- 10 EXISTING FLOORING, WALL BASE, AND REMAINING ADHESIVE TO BE REMOVED THROUGHOUT ENTIRE SCOPE OF WORK.
- 11 EXISTING FILM ON WINDOWS TO BE REMOVED.

**DEMOLITION - GENERAL NOTES**

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. PROVIDE DEMOLITION WORK SHOWN ON THE DRAWINGS AND RELATED AND INCIDENTAL DEMOLITION WORK REQUIRED TO COMPLETE NEW CONSTRUCTION WORK.
3. REMOVE ENTIRE WALL ASSEMBLY INDICATED TO BE DEMOLISHED, INCLUDING CONCEALED ELEMENTS WITHIN THE PARTITIONS AND ABOVE CEILING CONSTRUCTION (UNO).
4. PROTECT EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING DEMOLITION AND/OR NEW CONSTRUCTION OPERATIONS. CONDUCT DEMOLITION OPERATIONS SO AS TO MINIMIZE THE DEVELOPMENT AND SPREAD OF DUST.
5. REMOVE DEMOLITION MATERIALS FROM SITE PROMPTLY AND DISPOSE OF LEGALLY OFF SITE.
6. DO NOT ALTER THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING OR ITS ASSEMBLIES UNLESS SPECIFICALLY NOTED OTHERWISE.
7. UPON REMOVAL OF FINISH MATERIALS INDICATED, PREPARE SUBSTRATE TO RECEIVE NEW FINISH. REFER ALSO TO ROOM FINISH SCHEDULE FOR NEW MATERIALS. REPAIR ANY EXISTING DAMAGE OR DAMAGE ARISING FROM DEMOLITION OPERATIONS TO MATCH EXISTING AND AS NEEDED FOR INSTALLATION OF NEW FINISHES.
8. IN WALLS TO BE REFINISHED, REMOVE EXISTING MISCELLANEOUS ACCESSORIES TO FACILITATE THE INSTALLATION OF NEW FINISHES. PATCH, REPAIR, AND PREP WALLS TO RECEIVE NEW FINISHES. ITEMS REMOVED TO BE SALVAGED AND GIVEN BACK TO OWNER.
9. REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION INCLUDING SWITCH BOXES, PLATES, BRIDGES, PLUMBING LINES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT. DEMOLISHED LINES ARE TO BE BROUGHT BACK TO PANELS, RISERS, ETC. AND DISCONNECTED OR CAPPED.
10. SALVAGE ALL DEMOLISHED ITEMS OF HISTORICAL OR ARCHITECTURAL SIGNIFICANCE. I.E. DOORS, WINDOWS, TRIM, CASING, OLD GROWTH FRAMING & DECKING, FLOORING, ETC.

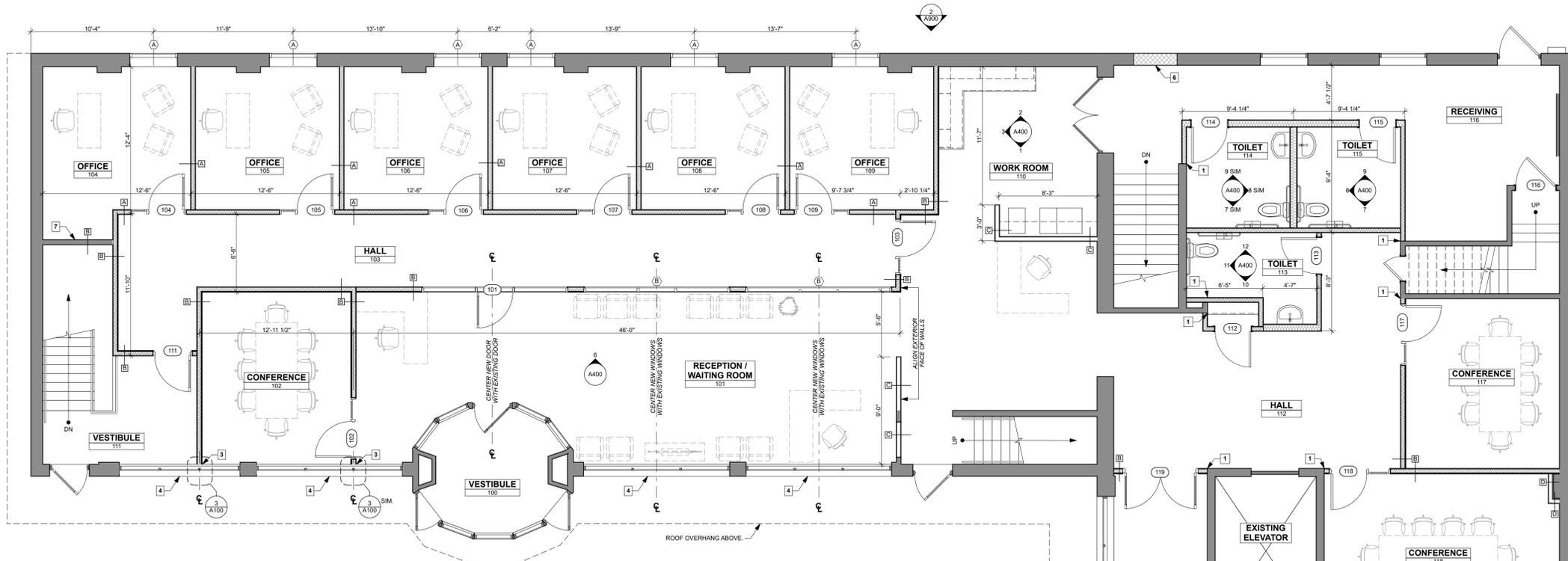
DRAWING ISSUE DATE  
DRAFT SET 02.18.26  
DESIGN REVIEW BOARD SET 03.09.26

PROJECT # 24.27b

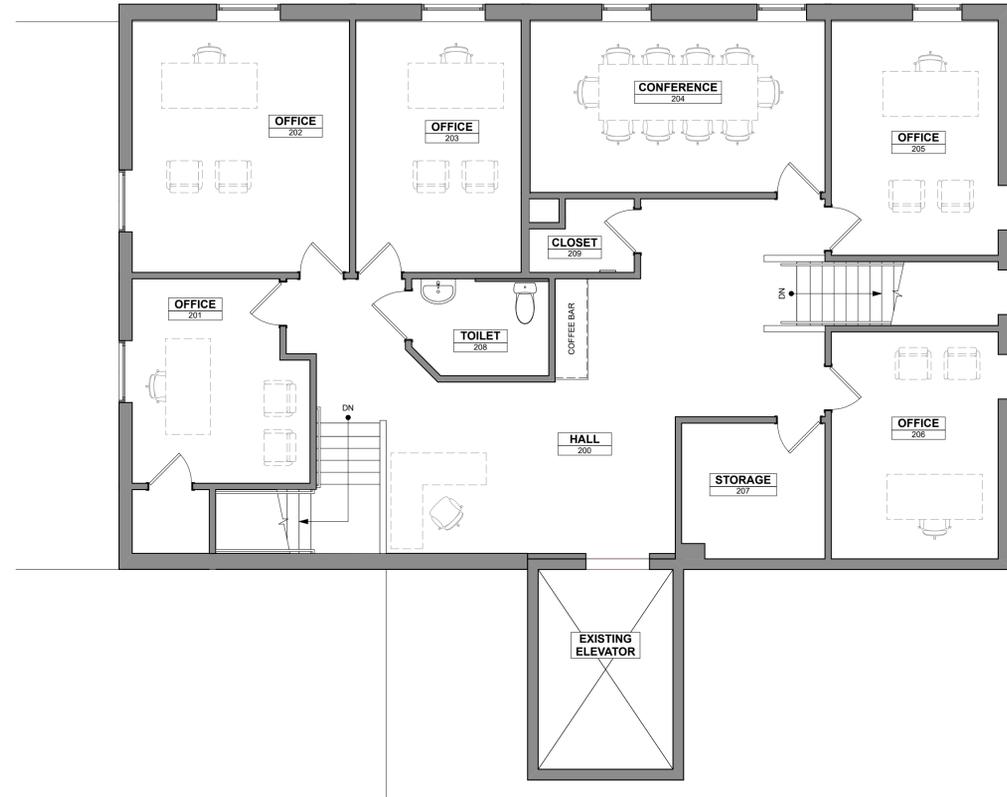
FIRST + SECOND FLOOR  
DEMOLITION PLAN

AD100

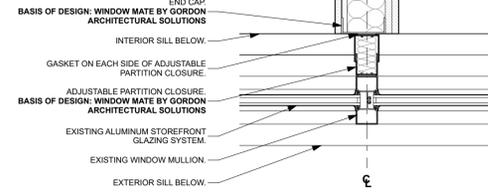
NOT FOR CONSTRUCTION



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



**SECOND FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH



**PARTITION WALL WITH ALUMINUM STOREFRONT**  
SCALE: 1 1/2" = 1'-0"

**GENERAL KEYED NOTES**

- 1 ALIGN FACE OF WALL WITH EXISTING WALL.
- 2 CENTER WALL BETWEEN WINDOWS.
- 3 ALIGN CENTER OF WALL WITH MULLION.
- 4 NEW WINDOW TREATMENT COORDINATE WITH TENANT FOR SPECIFICATION.
- 5 INFILL EXISTING DOOR OPENINGS WITH MATERIALS THAT MATCH EXISTING ADJACENT CONDITIONS.
- 6 NEW CMU INFILL TO MATCH EXISTING.
- 7 REMOVE DRYWALL ON OFFICE SIDE. ADD 3-1/2" SOUND ATTENUATION BATTS IN STUD CAVITY, 1/2" HOMASOTE SOUND BARRIER, THEN NEW LAYER OF DRYWALL.

**WALL TYPE LEGEND**



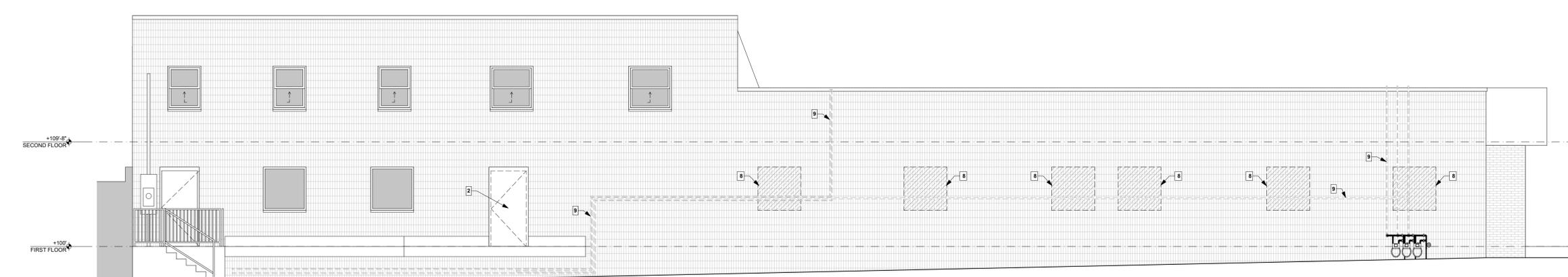
**FLOOR PLAN - GENERAL NOTES**

1. IF ANY PORTION OF THE CONSTRUCTION DOCUMENTS ARE UNCLEAR, INCOMPLETE IN THEIR DIRECTION, OR CONFLICTS WITH OTHER PORTIONS OF THE WORK, PLEASE NOTIFY THE ARCHITECT PRIOR TO EXECUTING THAT WORK.
2. NOTIFY ARCHITECT PROMPTLY IF THE CONSTRUCTION DOCUMENTS ARE INCONSISTENT WITH ANY APPLICABLE CODES OR REGULATIONS.
3. INSTALL BLOCKING IN WALLS, CEILING AND FLOORS AS REQUIRED FOR THE ATTACHMENT OF ANY ITEMS OR EQUIPMENT SHOWN IN THE CONSTRUCTION DOCUMENTS.
4. REFER TO STRUCTURAL PLANS, FOR FRAMING SIZE & ORIENTATION.
5. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO EXECUTION OF WORK, UNLESS NOTED OTHERWISE.
6. TYPICAL FLOOR PLAN DIMENSIONS ARE SHOWN TO THE EXTERIOR FACE OF STUD, UNLESS NOTED OTHERWISE.
7. COORDINATE EXACT LOCATION OF LIGHT FIXTURES, ACCESS PANELS, SPEAKERS, HVAC DUCTS, GRILLS, DIFFUSERS AND OTHER SUCH CEILING ITEMS WITH MECHANICAL, ELECTRICAL, AND OTHER PERTINENT TRADES. NOTIFY ARCHITECT IF ANY LOCATIONS OR CONDITIONS CONFLICT WITH THE DESIGN INTENT SHOWN IN THESE CONSTRUCTION DOCUMENTS.
8. SEE SHEET XXXX FOR WALL, FLOOR, AND ROOF ASSEMBLY TYPES.
9. SEE SHEET XXXX AND XXXX FOR DOOR AND WINDOW TYPES.

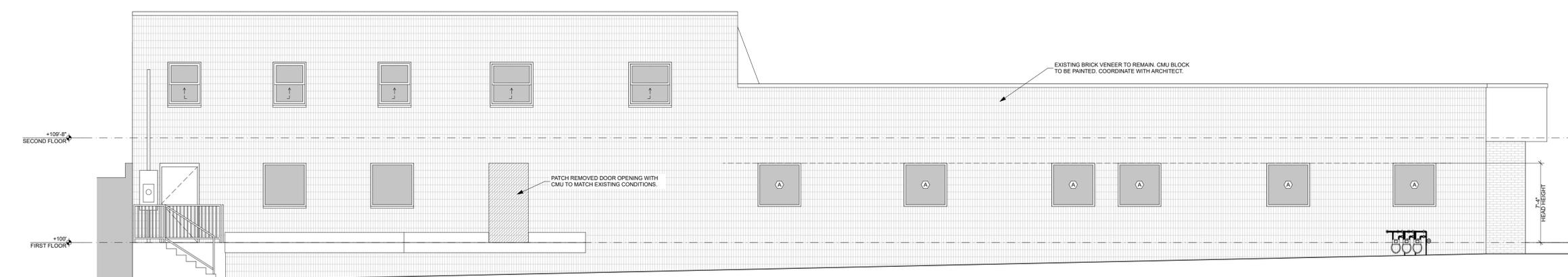
DRAWING ISSUE DATE  
DRAFT SET 02.18.26  
DESIGN REVIEW BOARD 03.09.26  
SET

PROJECT # 24.27b

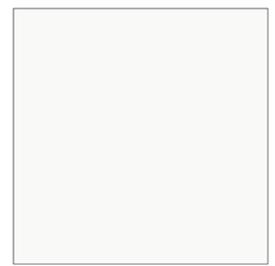
FIRST + SECOND FLOOR PLAN



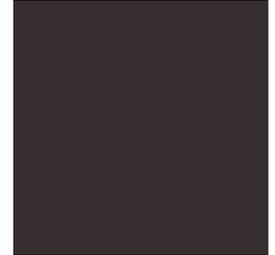
1 NORTH ELEVATION DEMOLITION  
SCALE: 3/16" = 1'-0"



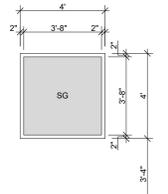
2 NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



SHERWIN WILLIAMS - 9622  
WHITE SAIL



ALUMINUM WINDOW FRAME  
DARK BRONZE



FINISHED FLOOR  
A  
THERMALLY BROKEN ALUMINUM  
STOREFRONT WINDOW FRAME  
WITH 1" INSULATED,  
[LOW-E] ARGON FILLED GLASS  
COLOR: DARK BRONZE

EXISTING PHOTOS



DEMOLITION KEY

--- DASHED LINE INDICATES ELEMENTS TO BE DEMOLISHED.

DEMOLITION PLAN KEY NOTES

- 1 EXISTING WALL ASSEMBLY TO BE REMOVED.
- 2 EXISTING DOOR AND FRAME ASSEMBLY TO BE REMOVED.
- 3 EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL EXISTING PLUMBING LINES IN FLOOR AND WALL AS REQUIRED PER LOCAL PLUMBING CODE.
- 4 EXISTING LOCKERS TO BE REMOVED.
- 5 EXISTING CASEWORK TO BE REMOVED.
- 6 EXISTING PLATFORM TO BE REMOVED.
- 7 EXISTING PORTION OF RAILING TO BE REMOVED.
- 8 PORTION OF EXISTING MASONRY WALL ASSEMBLY TO BE REMOVED FOR NEW WINDOW OPENING.
- 9 PORTION OF EXISTING GAS PIPING ON EXTERIOR WALL TO BE REMOVED. RECONFIGURE GAS PIPING TO NOT CONFLICT WITH NEW WINDOW OPENINGS. SEE NEW EXTERIOR ELEVATIONS.
- 10 EXISTING FLOORING, WALL BASE, AND REMAINING ADHESIVE TO BE REMOVED THROUGHOUT ENTIRE SCOPE OF WORK.
- 11 EXISTING FILM ON WINDOWS TO BE REMOVED.

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ELEVATIONS +  
PHOTOS +  
MATERIALS

A900

NOT FOR CONSTRUCTION