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Seal



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12-08-2021

Client

DULCINEA LLC C/O KEITH
LENDEBAUM

Project

DULCINEA BUILDING
RENOVATION
2201-2209 N. DR. MARTIN
LUTHER KING JR DRIVE
MILWAUKEE, WI 53212

Sheet Title

EXISTING BASEMENT
FLOOR PLAN - FOR
REFERENCE ONLY

Revisions

Item Date By

PERMIT SET

Project Manager N. COE / T. BADGER

DrawnBy/Chk By N. ROBINSON

Project No. 20-130

Date DECEMBER 8, 2021

Sheet No.

A100

KEYNOTE LEGEND - DEMOLITION	
1 EXISTING TO REMAIN, TYP.	7 REMOVE DOOR ONLY. FRAME EXISTING TO REMAIN.
2 DEMOLISH ENTIRE WALL, TYP.	8 NEW EXTERIOR OPENING FOR ENTRY / STORFRONT. SEE EXTERIOR ELEVATIONS.
3 REMOVE DOOR AND FRAME. SAVAGE FOR OWNER, TYP.	9 REMOVE EXISTING MASONRY IN PRE-EXISTING OPENING. PREPARE OPENING FOR NEW WINDOW. SEE EXTERIOR ELEVATIONS.
4 REMOVE EXTERIOR WINDOW. PREPARE OPENING FOR NEW WINDOW, TYP.	10 REMOVE EXISTING ACOUSTICAL CEILING TILE AND GRID. SALVAGE FOR OWNER.
5 REMOVE ALL EXISTING PLUMBING FIXTURES AND MILLWORK. PREPARE PLUMBING TO RECEIVE NEW FIXTURE.	11 EXISTING CEILING GRID TO REMAIN. REMOVE CEILING TILES. SALVAGE FOR OWNER.
6 CREATE OPENING FOR NEW DOOR. SEE NEW FLOOR PLAN AND DOOR SCHEDULE FOR ADDITIONAL INFORMATION.	12 DEMOLISH PORTION OF WALL. REFER TO ASSOCIATED NEW PLANS AND INTERIOR ELEVATIONS.

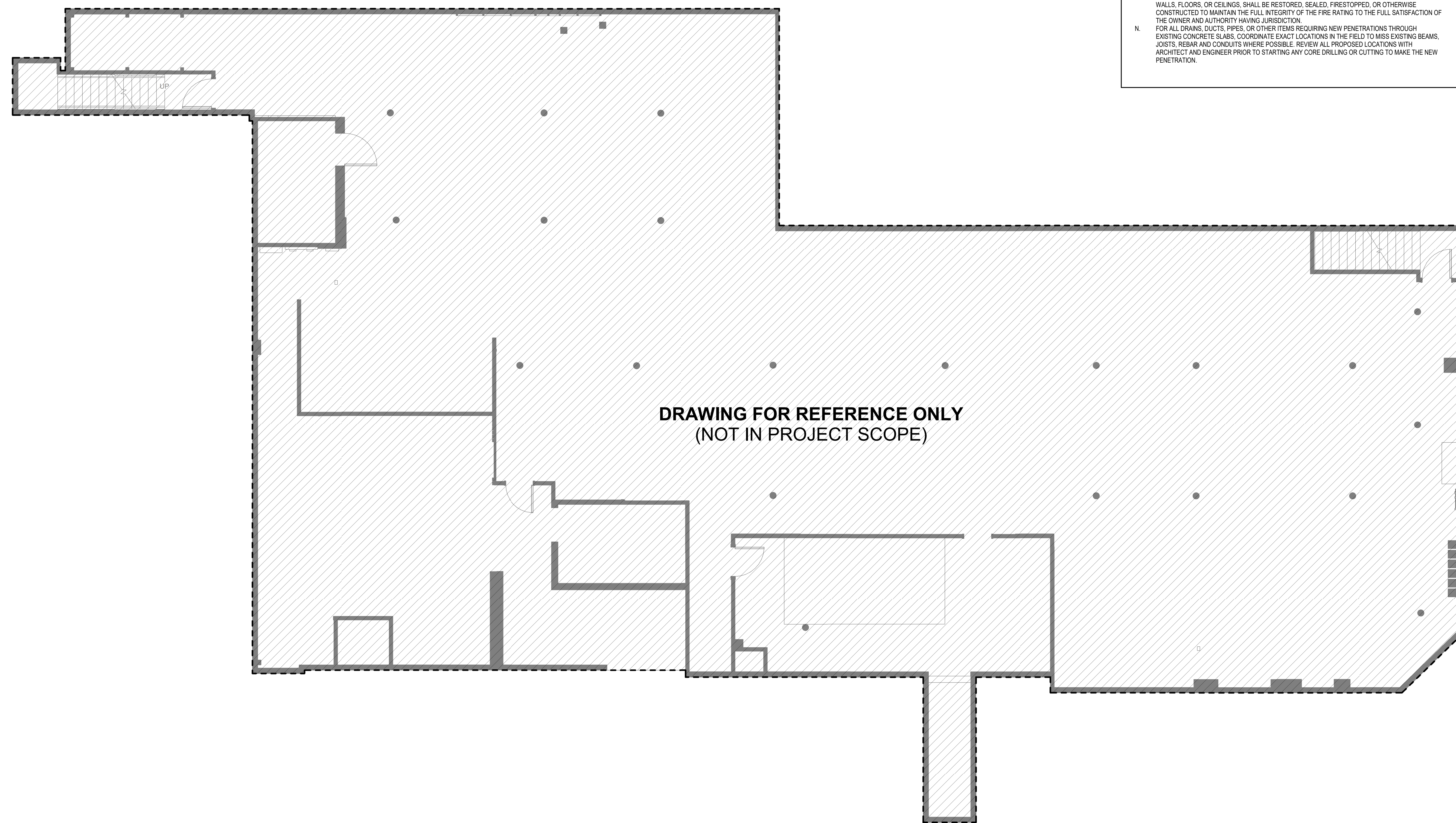
KEYNOTE LEGEND - NEW	
1 EXISTING TO REMAIN, TYP.	7 NEW CORNER GUARD, TYP.
2 NEW EXTERIOR WINDOW IN EXISTING OPENING. SEE EXTERIOR ELEVATIONS.	8 NEW MOP SINK.
3 NEW EXTERIOR STORFRONT. SEE EXTERIOR ELEVATIONS.	9 SALON CHAIR FURNISHED AND INSTALLED BY TENANT, TYP.
4 NEW CEILING TILES IN EXISTING GRID.	10 NEW HAIR WASH SINK FURNISHED AND INSTALLED BY TENANT.
5 NEW INTERIOR ROUND GYPSUM FIBER REINFORCED COLUMN ENCLOSURE. VERIFY EXISTING STRUCTURAL COLUMN SIZE FOR NEW ENCLOSURE DIAMETER.	11 NOT USED.
6 HORIZONTALLY SLIDING DOOR VIA TRUCK & TRACK SYSTEM.	12 NOT USED.

GENERAL DEMOLITION NOTES

- A. PROVIDE SAFE MEANS OF EGRESS THROUGHOUT THE BUILDING AND SITE AT ALL TIMES. PROVIDE FIRE EXTINGUISHERS PER AUTHORITY HAVING JURISDICTION'S REQUIREMENTS AT ALL TIMES THROUGHOUT CONSTRUCTION AREA.
- B. ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER. COMPLY WITH AUTHORITY HAVING JURISDICTION'S REQUIREMENTS FOR NOTIFICATION, FIRE WATCH, RE-TESTING, ETC.
- C. PROVIDE CONSTRUCTION BARRIERS AND DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- D. CONTRACTOR TO PROTECT INTERIOR FROM EXTERIOR CONDITIONS INFILTRATING INTERIOR ENVIRONMENT.
- E. VERIFY EXISTING CONDITIONS AND DIMENSIONS. COORDINATE THE EXTENT OF DEMOLITION WORK AND EXISTING CONSTRUCTION TO REMAIN WITH NEW WORK. NOTIFY OWNER OF CONFLICTS.
- F. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE REMOVED, UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL AND MEP DRAWINGS FOR SPECIFIC DISCIPLINE DEMOLITION ITEMS NOT SHOWN OR NOTED.
- G. WHERE EXISTING CONSTRUCTION IS REMOVED, CUT, DRILLED, DAMAGED OR OTHERWISE DISTURBED, PATCH DEFECTIVE AND INCOMPLETE SURFACES AS REQUIRED TO MATCH ADJACENT, EXISTING UNDAMAGED SURFACES, UNLESS OTHERWISE NOTED.
- H. REMOVE DESIGNATED WALLS AND PARTITIONS IN THEIR ENTIRETY INCLUDING DUCTS, PIPING, CONDUITS, BRACING AND OTHER ELEMENTS IN OR ON THESE ASSEMBLIES WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED.
- I. REPAIR PATCH OPENINGS IN WALLS, PARTITIONS, FLOORS AND CEILINGS THAT ARE TO REMAIN TO MATCH EXISTING, ADJACENT FINISHED SURFACE. MAINTAIN PENETRATION LISTINGS AND ALL FIRE RATING REQUIREMENTS.
- J. PATCH FIRE PROOFING AS REQUIRED TO MAINTAIN RATING.
- K. THOROUGHLY CLEAN AND PREPARE ALL SURFACES TO RECEIVE NEW FINISH OR COVERING. COMPLETELY REMOVE DIRT, DUST, GREASE, OIL, PAINT, LOOSE MATERIALS, SOIL, ETC AS NECESSARY. PLACE SURFACES IN MOST SUITABLE CONDITION FOR NEW FINISH.
- L. WHERE EXISTING PIPING IS PARTIALLY REMOVED, CAP AND TAG END OF REMAINING PORTION.

GENERAL RENOVATION NOTES

- A. ALL INTERIOR DRYWALL PARTITIONS AS NOTED. REFER TO SHEET 0001 FOR PARTITION TYPES.
- B. ALL INTERIOR WALLS ARE DIMENSIONED TO FINISH FACE OF WALL.
- C. REFER TO ENLARGED PLANS FOR ADDITIONAL DIMENSIONS AND DETAILS NOT NOTED ON OVERALL FLOOR PLANS.
- D. DO NOT SCALE DRAWINGS. VERIFY ALL EXISTING CONDITIONS AT SITE BEFORE PROCEEDING WITH WORK. IF EXISTING CONDITIONS ARE ENCOUNTERED THAT ARE SIGNIFICANTLY DIFFERENT THAN SHOWN OR INDICATED ON THE PLANS, NOTIFY ARCHITECT FOR CLARIFICATION AND FURTHER DIRECTION BEFORE PROCEEDING WITH WORK IN THAT AREA.
- E. ENSURE FINISH SURFACES ARE FLUSH AND SEAMLESS WHERE PARTITIONS AND/OR FURRING ARE CORNERS.
- F. ALL PIPING, CONDUITS AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN PARTITION / WALL ASSEMBLY IN FINISHED AREAS UNLESS NOTED OTHERWISE.
- G. PROVIDE BLOCKING REQUIRED FOR MOUNTING AND ANCHORING WALL AND CEILING MOUNTED ITEMS SUCH AS, BUT NOT LIMITED TO, TOILET ROOM ACCESSORIES, MILLWORK, CASEWORK, HARDWARE, EQUIPMENT, RAILS, AND OTHER SPECIALTIES AND ACCESSORIES.
- H. UNLESS NOTED OTHERWISE, SLOPE FLOOR 1/8" PER FOOT AT ALL NEW FLOOR DRAIN LOCATIONS.
- I. WHERE ACCESS PANELS ARE REQUIRED FOR EQUIPMENT, UTILITIES, OR DEVICES, THOSE PANELS SHALL BE INSTALLED WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE DRAWINGS. WHEN INSTALLED IN A FIRE RATED ASSEMBLY, THE ACCESS PANEL MUST BE FIRE RATED TO MATCH THE RATING OF THAT ASSEMBLY. VERIFY ALL LOCATIONS WITH ARCHITECT BEFORE INSTALLING.
- J. INSTALL ACOUSTIC INSULATION IN ALL FRAMED WALLS CONTAINING PLUMBING PIPES.
- K. ALL EXPOSED PIPES, VENTS, AND CONDUITS, PENETRATING WALLS, FLOORS OR CEILINGS SHALL HAVE FINISHED TRIM RINGS (ESCUTCHEONS).
- L. ALL EXISTING FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED, UNLESS NOTED OTHERWISE, WITH MATERIALS TO MATCH ADJACENT SURFACES, FINISHES AND FIRE RATINGS.
- M. ALL OPENINGS CUT, PENETRATIONS MADE, OR EQUIPMENT INSTALLED, IN EXISTING FIRE RATED WALLS, FLOORS, OR CEILINGS, SHALL BE RESTORED, SEALED, FIRESTOPPED, OR OTHERWISE CONSTRUCTED TO MAINTAIN THE FULL INTEGRITY OF THE FIRE RATING TO THE FULL SATISFACTION OF THE OWNER AND AUTHORITY HAVING JURISDICTION.
- N. FOR ALL DRAINS, DUCTS, PIPES, OR OTHER ITEMS REQUIRING NEW PENETRATIONS THROUGH EXISTING CONCRETE SLABS, COORDINATE EXACT LOCATIONS IN THE FIELD TO MISS EXISTING BEAMS, JOISTS, REBAR AND CONDUITS WHERE POSSIBLE. REVIEW ALL PROPOSED LOCATIONS WITH ARCHITECT AND ENGINEER PRIOR TO STARTING ANY CORE DRILLING OR CUTTING TO MAKE THE NEW PENETRATION.



1 0 BASEMENT - NEW
A100 N.T.S.

