

DRAWING INDEX :

ARCHITECTURAL:	REVISION DATE
T1.0	TITLE SHEET
A1.0	OVERALL FIRST FLOOR PLAN
A1.1	BODY SHOP FLOOR PLAN
A1.2	ENLARGED FLOOR PLAN
A3.1	SECTIONS, WALL TYPES & STANDARD MOUNTING HEIGHTS
A4.1	ROOM FINISH SCHEDULE
A6.1	BODY SHOP REFLECTED CEILING PLAN
A6.2	ENLARGED REFLECTED CEILING PLAN
A7.1	DOOR SCHEDULES & DETAILS

STRUCTURAL:	REVISION DATE
S1.1	BODY SHOP FRAMING PLAN
S1.2	ENLARGED FRAMING PLAN

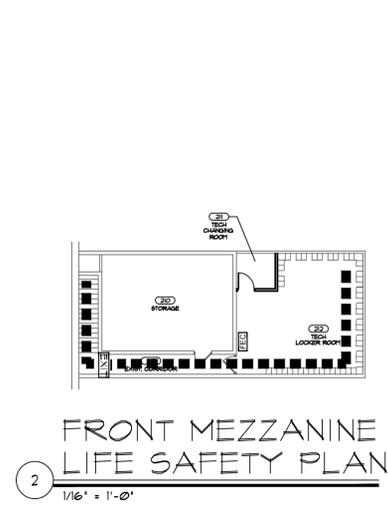
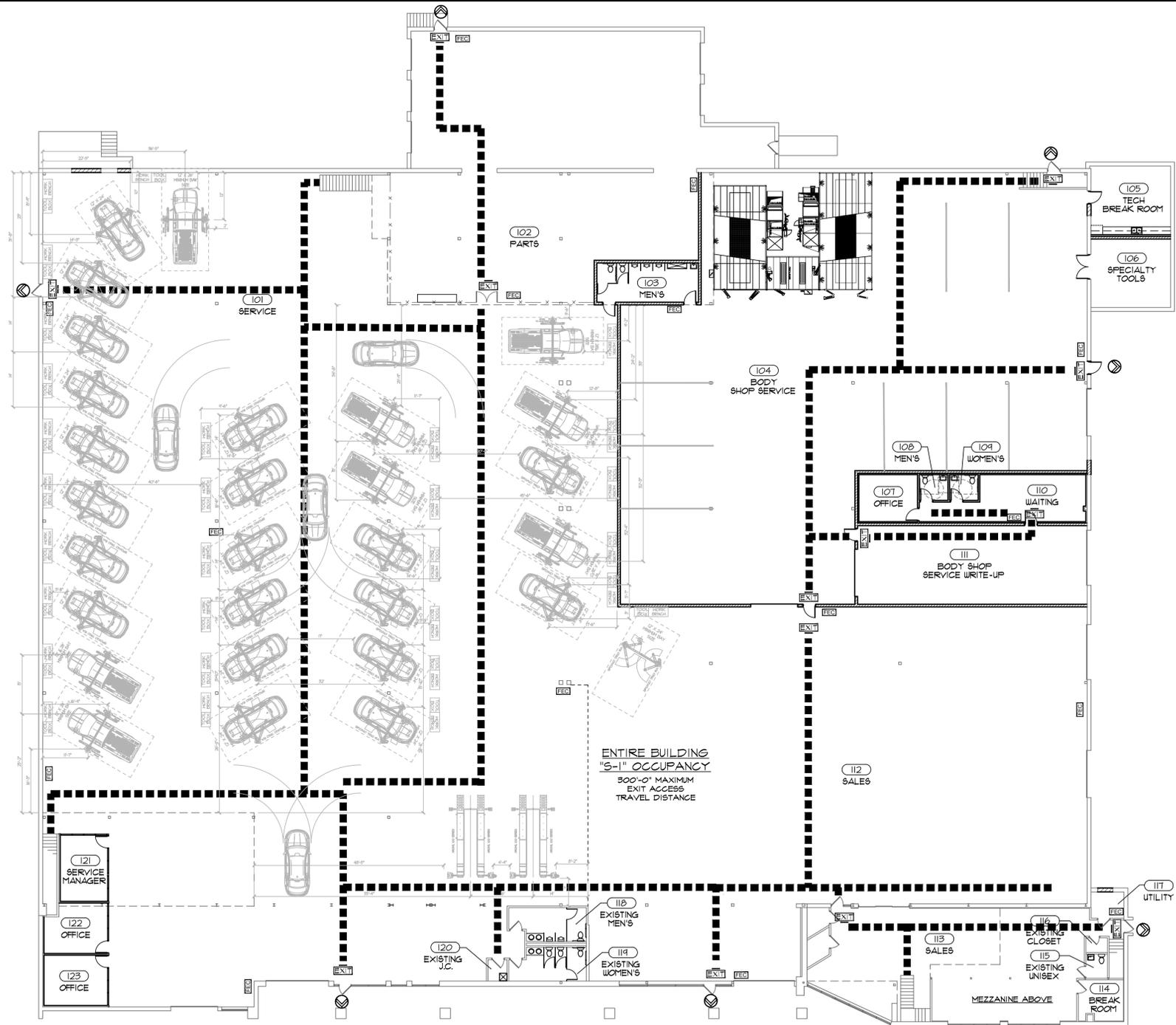
PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Municipality: City of Waukesha
 Approved By: [Signature] Date: 05/24/2021

BUILDING DATA : 2015 IBC WITH WISCONSIN MODIFICATIONS

PROPOSED OCCUPANCY: (IBC, Chapter 3)	NON-SEPERATED GROUP S-1, AUTOMOTIVE SERVICE & STORAGE
CONSTRUCTION TYPE: (IBC, per 602)	TYPE IIB ONE STORY
SPRINKLERS:	FULLY SPRINKLED NFPA-13
ALLOWABLE HEIGHT & AREA: (IBC, per table 504.3, 504.4 & 506.2)	GROUP S-1 3 STORIES 70,000 SQ. FT.
ACTUAL HEIGHT & AREA:	EXISTING BUILDING 61,021 SQ. FT. ALTERED AREA 61,021 SQ. FT.
RATINGS REQUIRED: (per Table 508.4, 601, & 602)	OCCUPANCY SEPARATION ————— none per IBC 508.3 STRUCTURAL FRAMING ————— 0 HOUR RATING N.C. BEARING WALL EXTERIOR ————— 0 HOUR RATING N.C. BEARING WALL INTERIOR ————— 0 HOUR RATING N.C. NON BEARING EXTERIOR (30°) ————— 0 HOUR RATING N.C. NON BEARING INTERIOR ————— 0 HOUR RATING N.C. FLOOR CONSTRUCTION ————— 0 HOUR RATING N.C. ROOF CONSTRUCTION ————— CLASS - B N.C. FIRE BARRIERS - SHAFT ————— 1 HOUR RATING N.C. N.C. = NONCOMBUSTIBLE

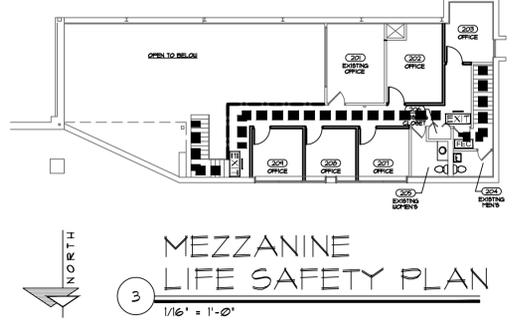
GENERAL NOTES:

- THE ARCHITECT/ENGINEER 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.
- 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, FORMWORK, 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.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
- 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.
- ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS 'FOR CONSTRUCTION'. THESE DRAWINGS ARE TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- ALL DIMENSIONS ON SUB-CONTRACTORS DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
- 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 ANCHORS BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.



1 1ST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

DRAWING LEGEND	
	= SINGLE DIRECTION EXIT SIGN WITH EBU LIGHT EXIT SIGN FACES INDICATED WITH A LINE
	= BUILDING EXIT
	= FIRE EXTINGUISHER CABINET
	= PATH OF EGRESS



3 MEZZANINE LIFE SAFETY PLAN
1/16" = 1'-0"

PROFESSIONAL ENGINEER
 RALF R. KELM
 E-35913
 BROOKFIELD, WI
 05-10-2021
 PER SHEET INDEX

TDI ASSOCIATES, INC.
 ARCHITECTURE & PLANNING
 WAUKESHA, WISCONSIN
 PHONE 262-409-2530

PROFESSIONAL CONSULTANTS, INC.
 300 COTTONWOOD AVE # 7
 HARTLAND, WISCONSIN 53029
 (262) 367-6080

BOUCHER WEST BODY SHOP
 1535 EAST MORELAND BOULEVARD
 WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
 All Rights Reserved
 OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
TITLE SHEET

Issued For: _____ Date: _____

Date: **05-10-2021**

Job NO.: **20157.000**

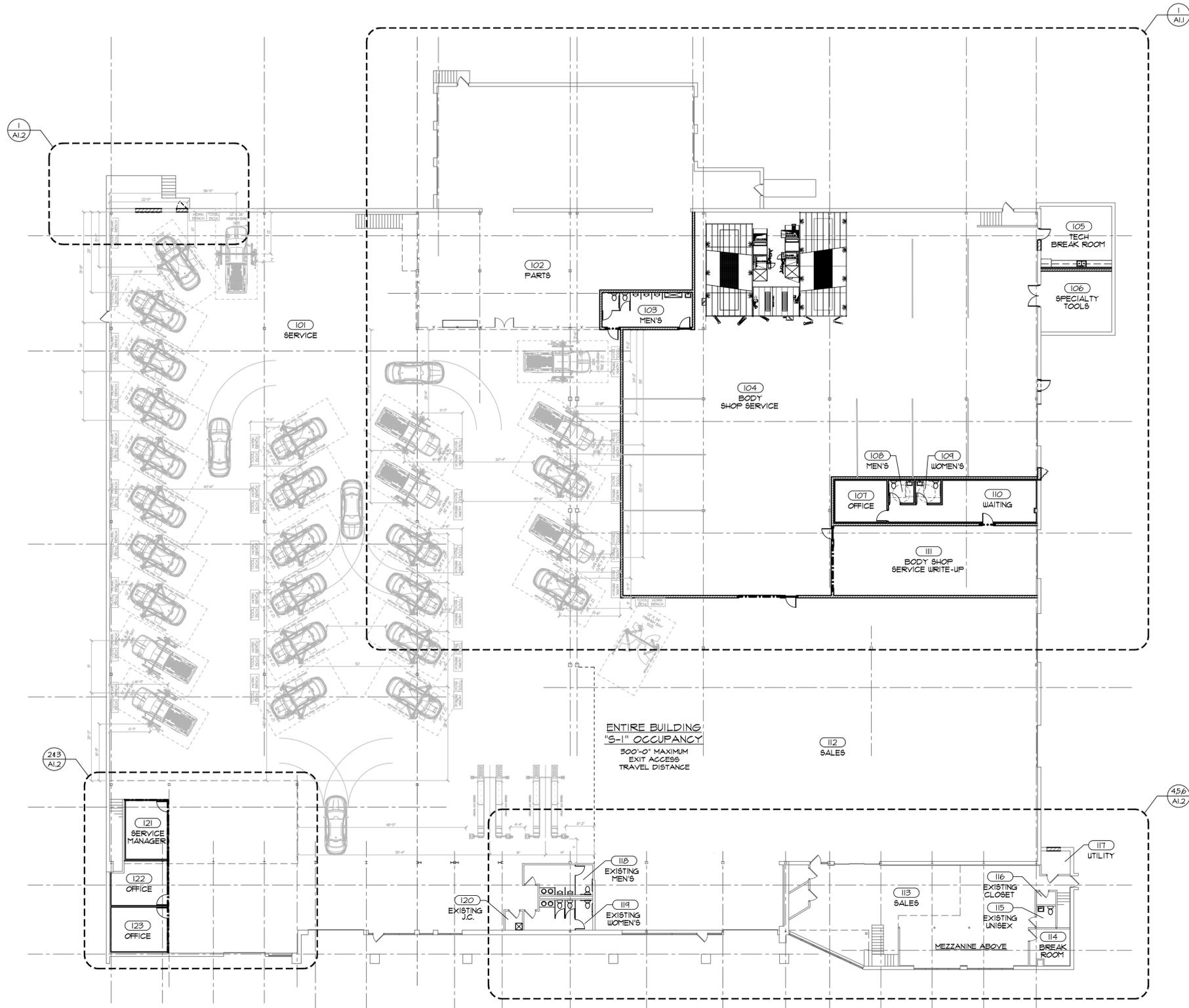
Drawn By: **RJH**

Sheet No. _____

T1.0

GENERAL NOTES

1. PATCH ALL EXISTING SURFACES TO MATCH WHERE EXISTING WALLS, DOORS & BORROWED LITES WERE REMOVED
2. TENANT TO GET DRINKING WATER FROM SINK (OTHER THAN TOILET ROOM) OR PROVIDE BOTTLED WATER





OVERALL 1ST FLOOR PLAN

 1/16" = 1'-0"

PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Municipality: City of Waukesha
 Approved By: John J. Cunningham Date: 05/24/2021

TDI ASSOCIATES, INC
 All Rights Reserved
OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
OVERALL 1ST FLOOR PLAN

Issued For: _____ Date: _____

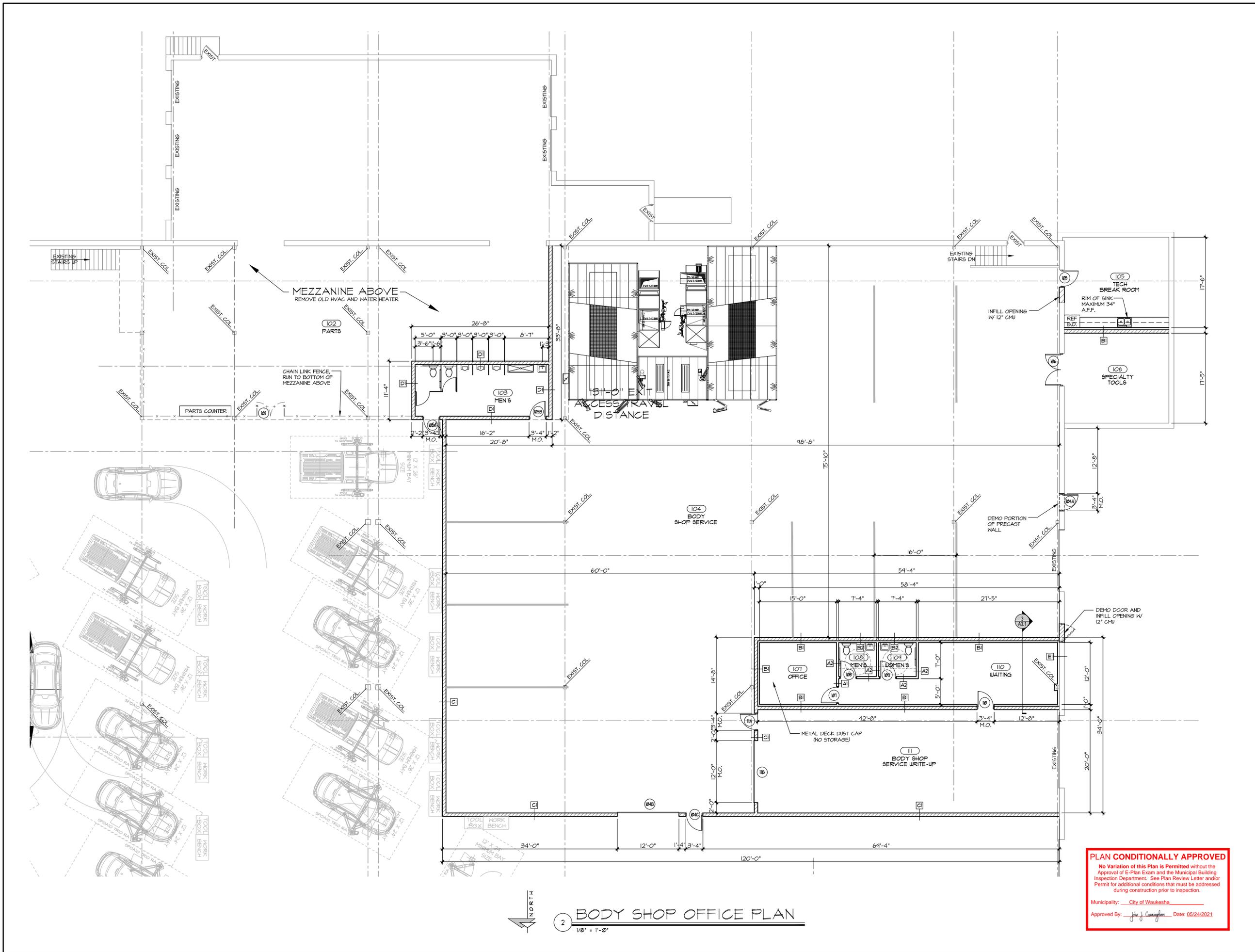
Date: **05-10-2021**

Job NO.: **20157.000**

Drawn By: **RJH**

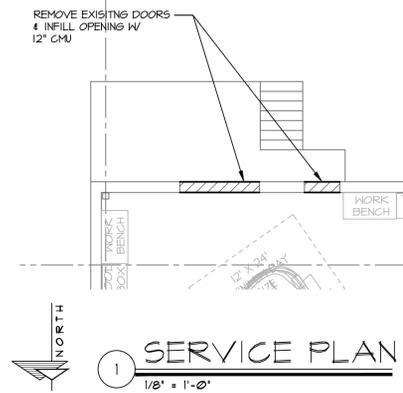
Sheet No.

A1.0

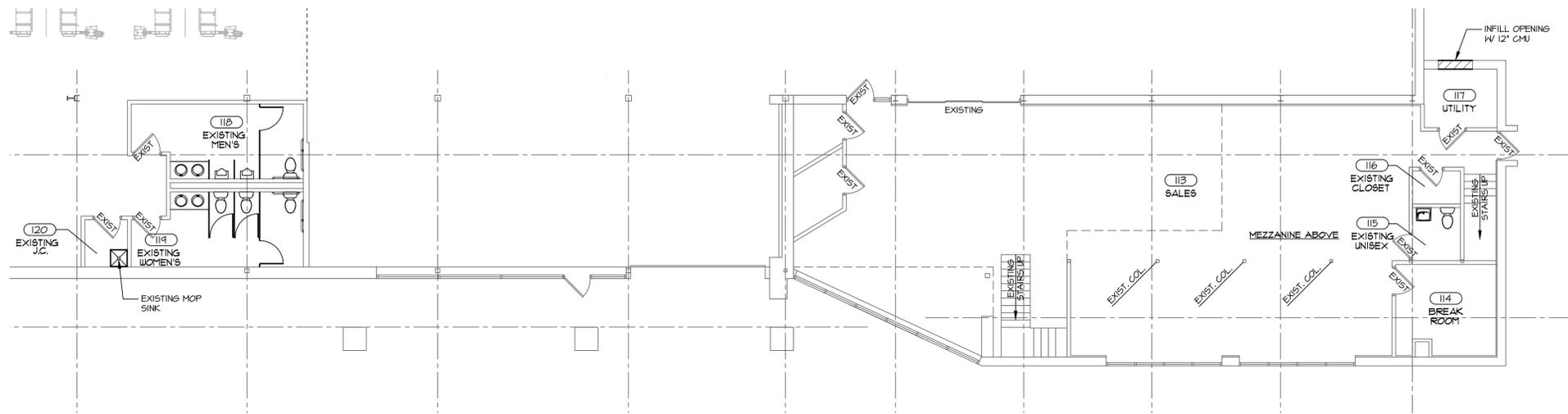


2 BODY SHOP OFFICE PLAN
1/8" = 1'-0"

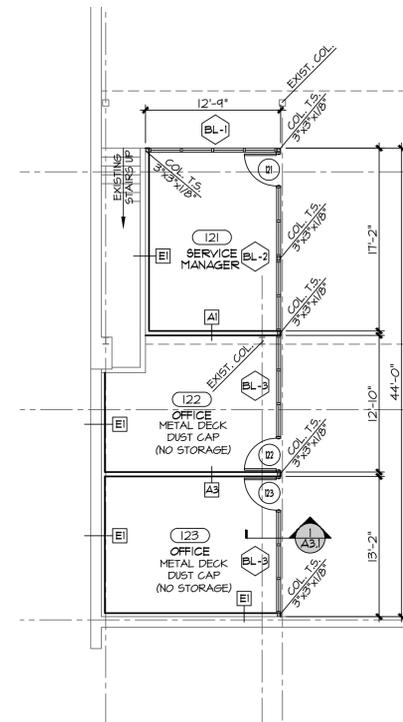
PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Municipality: City of Waukesha
 Approved By: *John J. Cunningham* Date: 05/24/2021



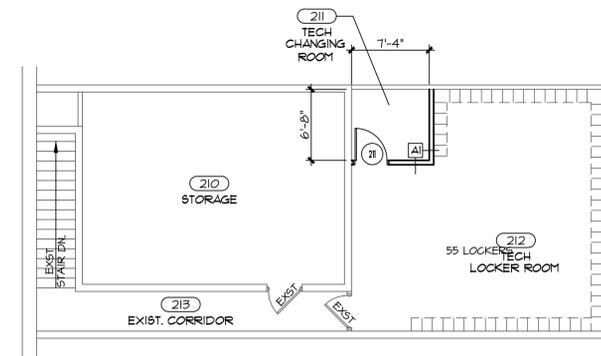
1 SERVICE PLAN
1/8" = 1'-0"



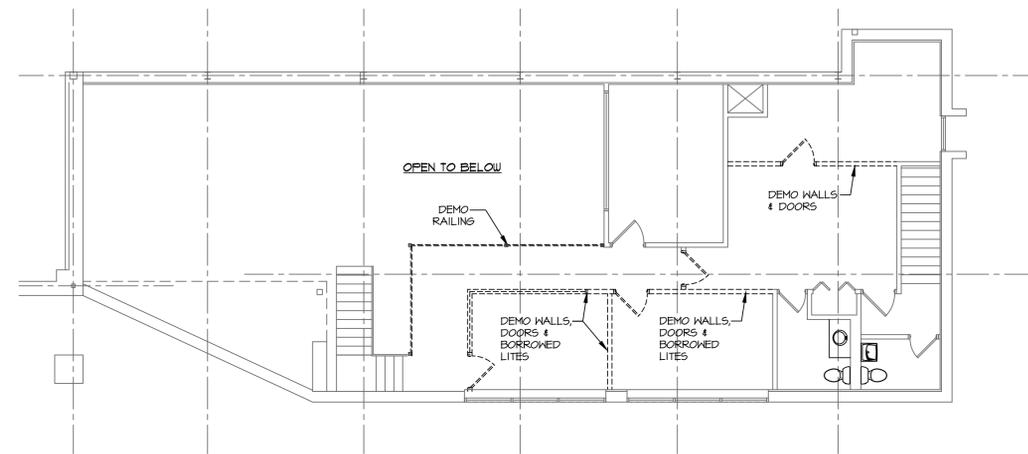
4 TRAINING / RESTROOM PLAN
1/8" = 1'-0"



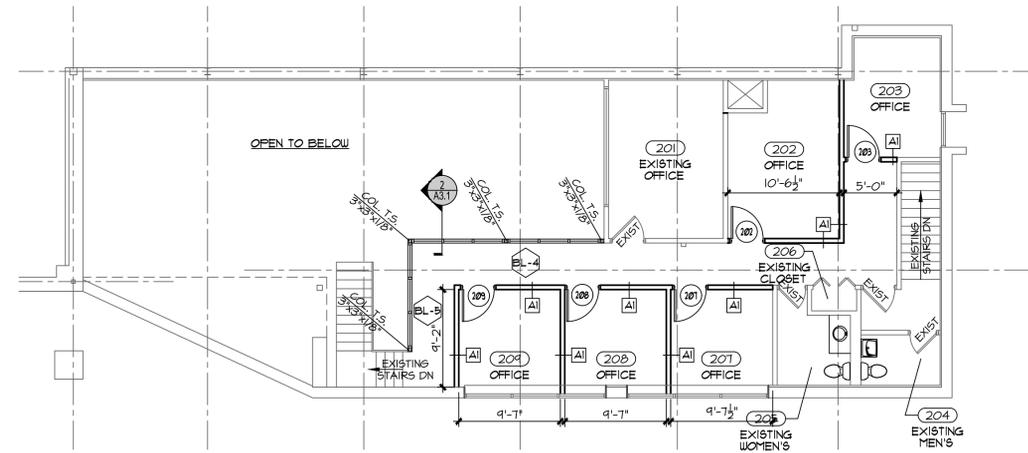
2 OFFICE PLAN
1/8" = 1'-0"



3 FRONT MEZZANINE PLAN
1/8" = 1'-0"

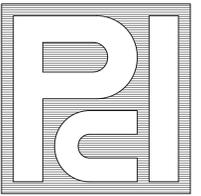


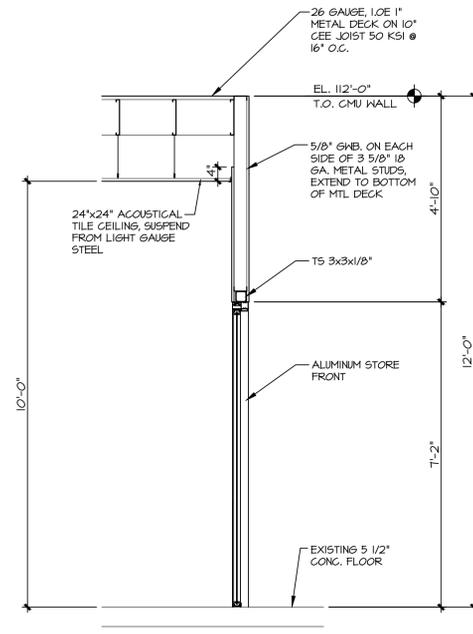
5 OFFICE MEZZANINE DEMO PLAN
1/8" = 1'-0"



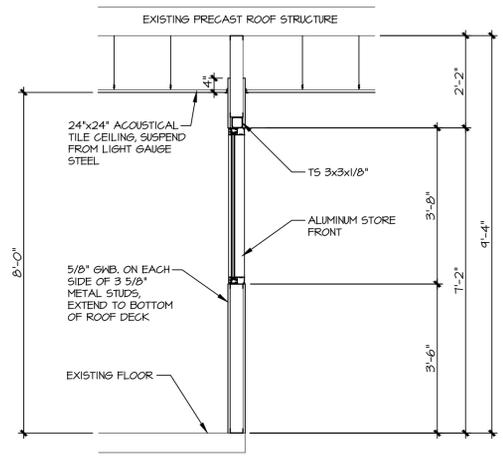
6 OFFICE MEZZANINE PLAN
1/8" = 1'-0"

PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Municipality: City of Waukesha
 Approved By: John J. Conroy Date: 05/24/2021

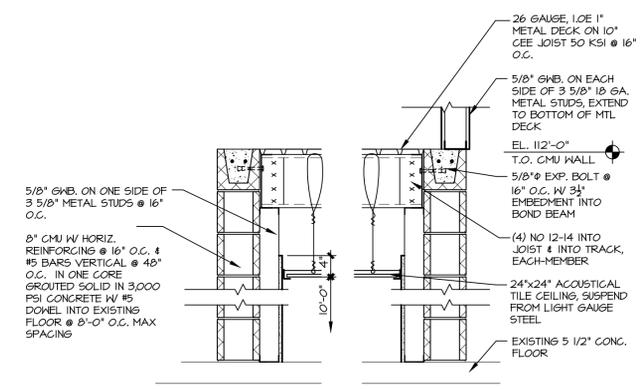




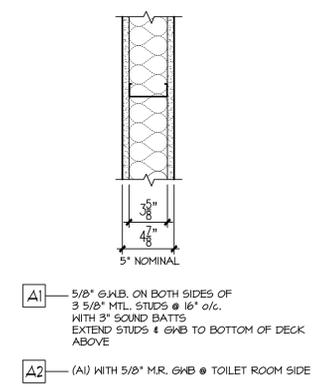
1 OFFICE AREA DETAIL
1/2" = 1'-0"



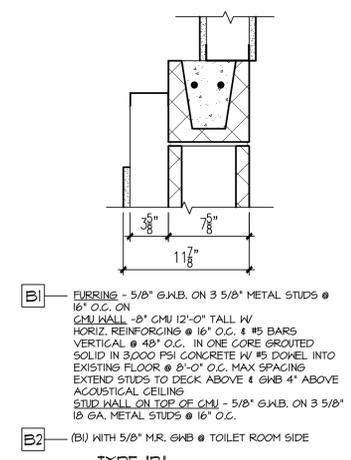
2 MEZZANINE DETAIL
1/2" = 1'-0"



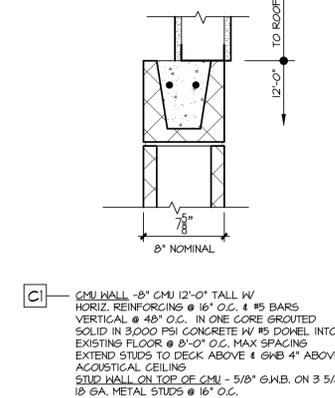
3 WAITING AREA DETAIL
3/4" = 1'-0"



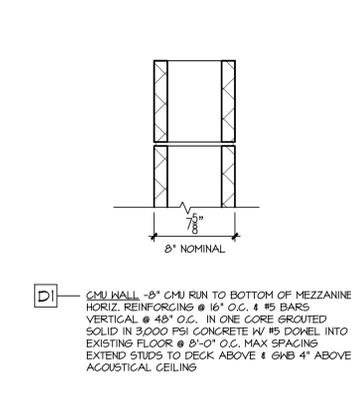
TYPE 'A'
FULL HEIGHT WALL (3 5/8" MTL STD)



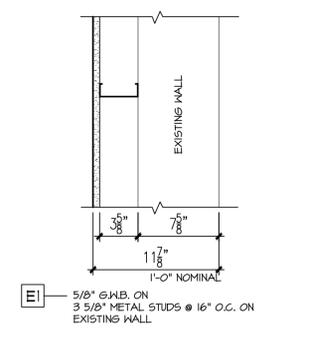
TYPE 'B'
8" CMU FURRED OUT WALL



TYPE 'C'
8" CMU WALL 12'-0" TALL
STUD WALL TO ROOF DECK

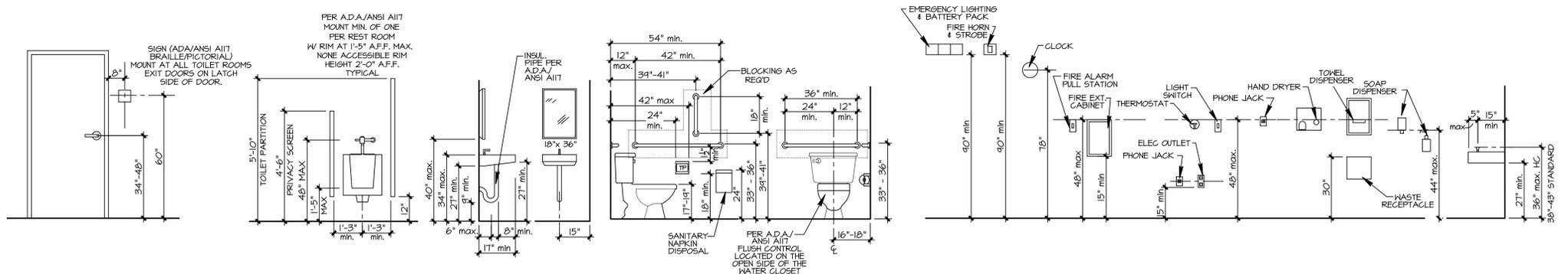


TYPE 'D'
8" CMU WALL



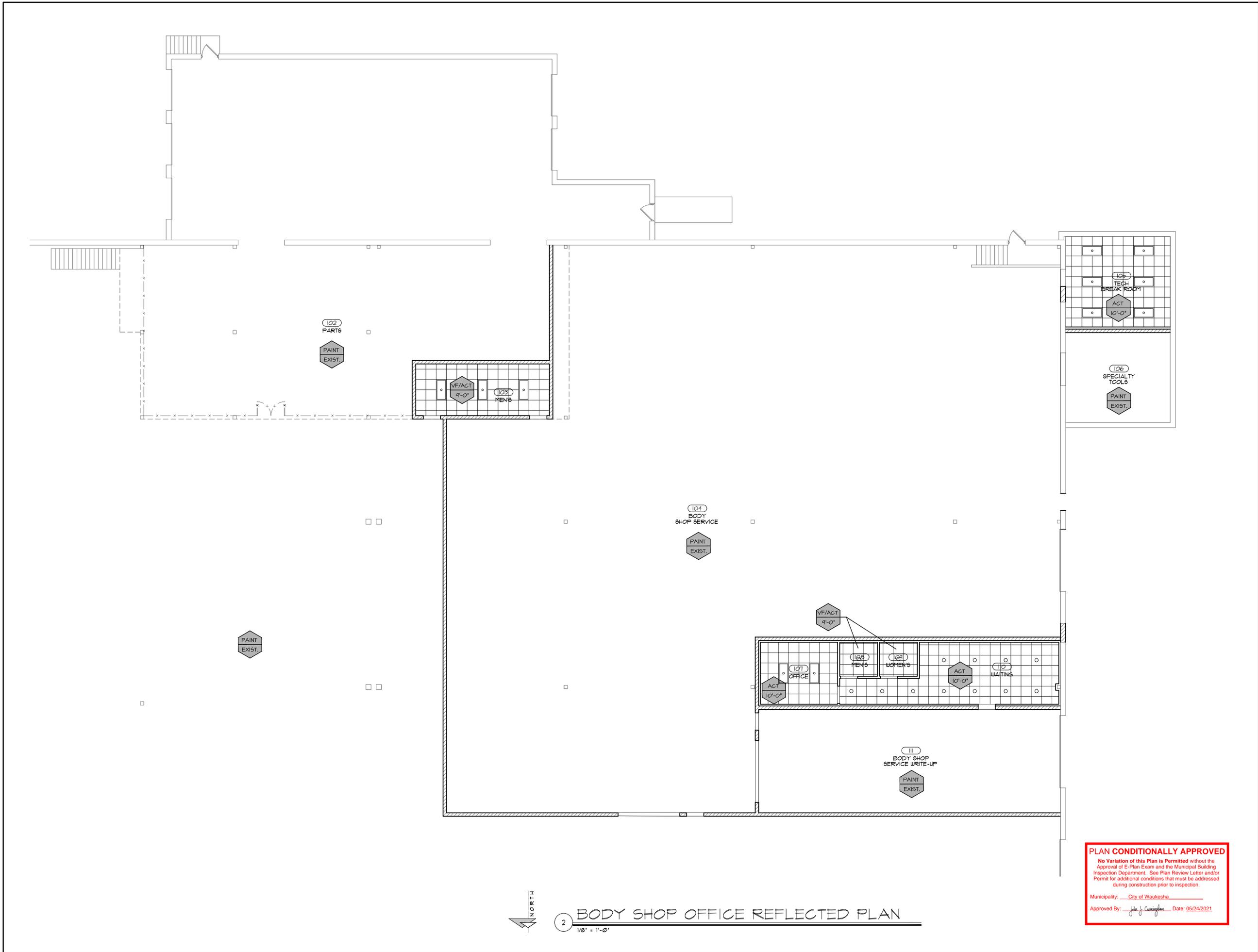
TYPE 'E'
EXISTING PRECAST FURRED OUT WALL

4 WALL TYPES
1 1/2" = 1'-0"



5 STANDARD MOUNTING HEIGHTS
3/8" = 1'-0"

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
Municipality: City of Waukesha
Approved By: John J. Cunningham Date: 05/24/2021



2 BODY SHOP OFFICE REFLECTED PLAN
1/8" = 1'-0"

PLAN CONDITIONALLY APPROVED
 No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
 Municipality: City of Waukesha
 Approved By: John J. Cunningham Date: 05/24/2021

TDI ASSOCIATES, INC.
 ARCHITECTURE & PLANNING
 WAUKESHA, WISCONSIN
 PHONE 262-409-2530

PROFESSIONAL CONSULTANTS, INC.
 300 COTTONWOOD AVE # 7
 HARTLAND, WISCONSIN 53029
 (262) 367-6080

BOUCHER WEST BODY SHOP
 1535 EAST MORELAND BOULEVARD
 WAUKESHA, WISCONSIN

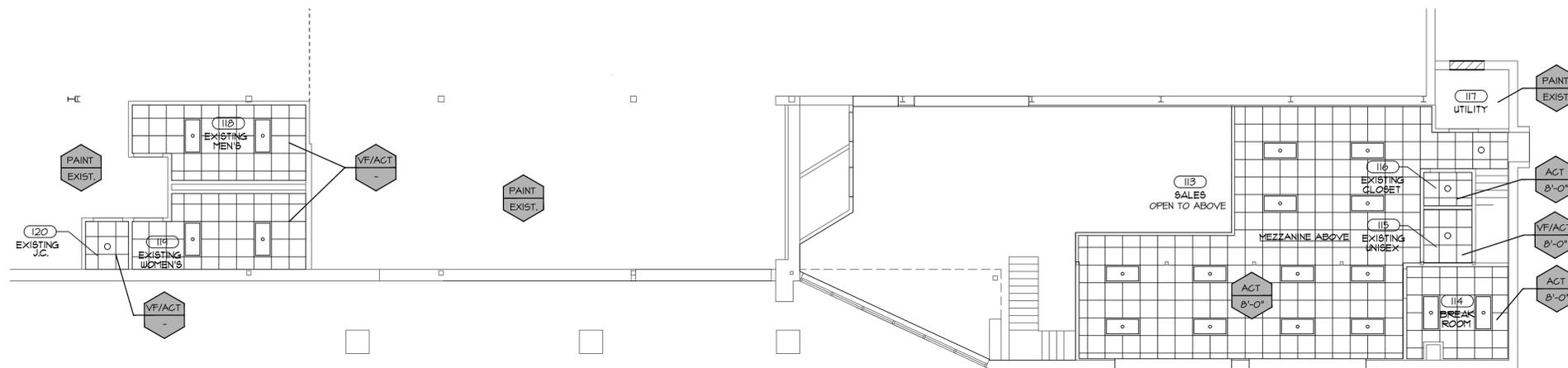
TDI ASSOCIATES, INC
 All Rights Reserved
 OWNERSHIP OF DOCUMENTS
 This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
BODY SHOP REFLECTED CEILING PLAN

Issued For: _____ Date: _____

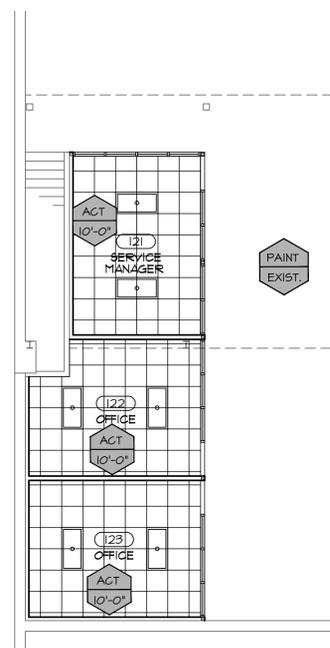
Date: **05-10-2021**
 Job NO.: **20157.000**
 Drawn By: **RJH**
 Sheet No. _____

A6.1



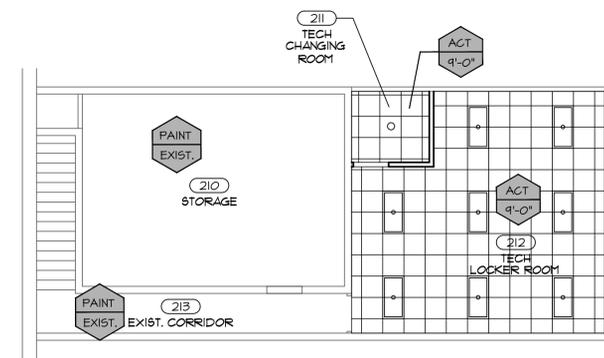
1 TRAINING / RESTROOM REFLECTED CEILING PLAN

1/8" = 1'-0"



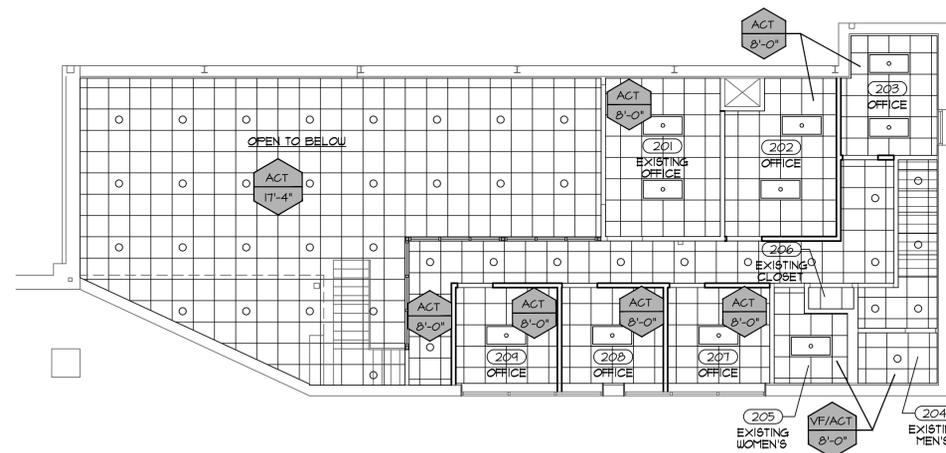
2 OFFICE REFLECTED CEILING PLAN

1/8" = 1'-0"



3 FRONT MEZZANINE REFLECTED CEILING PLAN

1/8" = 1'-0"



4 OFFICE MEZZANINE REFLECTED CEILING PLAN

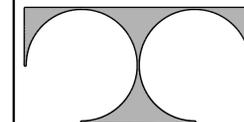
1/8" = 1'-0"

PLAN CONDITIONALLY APPROVED

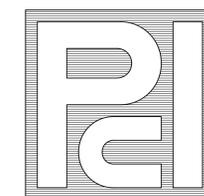
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.

Municipality: City of Waukesha

Approved By: John J. Cunningham Date: 05/24/2021



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
WAUKESHA, WISCONSIN
PHONE 262-409-2530



PROFESSIONAL
CONSULTANTS, INC.

300 COTTONWOOD AVE # 7
HARTLAND, WISCONSIN 53029
(262) 367-6080

BOUCHER WEST
BODY SHOP
1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC.
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
**ENLARGED
REFLECTED
CEILING PLAN**

Issued For: _____ Date: _____

Date: **05-10-2021**

Job NO.: **20157.000**

Drawn By: **RJH**

Sheet No.

A6.2

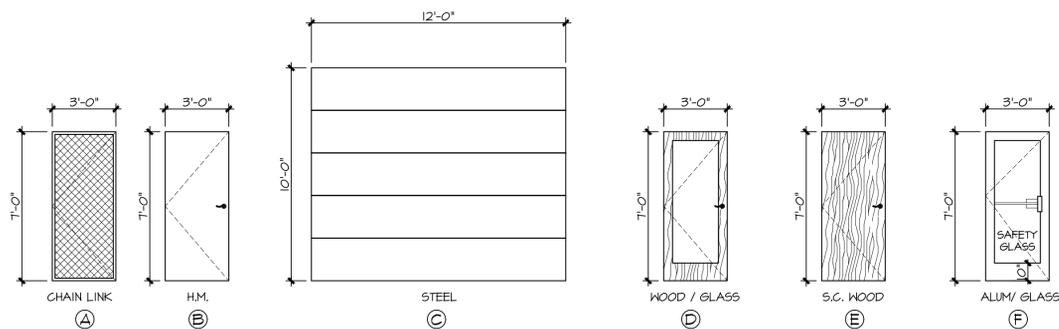
DOOR SCHEDULE

MARK	ROOM	DOOR				FRAME		H.W.	REMARKS
		WIDTH	HEIGHT	MATERIAL	FINISH	TYPE	MATERIAL		
102	PARTS	(2) 3'-0"	7'-0"	CHAIN LINK	PRE. FIN.	A	-	1	DOOR NOT LOCKED ON PARTS SIDE
103A	MENS	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	A	HOLLOW METAL
103B	MENS	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	A	HOLLOW METAL
104A	BODY SHOP	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	B	HOLLOW METAL
104B	BODY SHOP	12'-0"	10'-0"	STEEL	PRE. FIN.	C	-	-	INSULATED
104C	BODY SHOP	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	A	HOLLOW METAL
105	TECH BREAK ROOM	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	A	HOLLOW METAL
106	SPECIALTY TOOLS	(2) 3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	B	HOLLOW METAL
107	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
108	MENS	3'-0"	7'-0"	S.G. WOOD	S & V	E	-	B	HOLLOW METAL
109	WOMENS	3'-0"	7'-0"	S.G. WOOD	S & V	E	-	B	HOLLOW METAL
110	WAITING	3'-0"	7'-0"	ALUM / GLASS	PRE. FIN.	F	VISION	A	ALUMINUM
111A	BODY SHOP SERVICE WRITE-UP	3'-0"	7'-0"	HOLLOW METAL	PAINT	B	-	A	HOLLOW METAL
111B	BODY SHOP SERVICE WRITE-UP	12'-0"	10'-0"	STEEL	PRE. FIN.	C	-	-	-
121	SERVICE MANAGER	3'-0"	7'-0"	ALUM / GLASS	PRE. FIN.	F	VISION	BL-2	ALUMINUM
122	OFFICE	3'-0"	7'-0"	ALUM / GLASS	PRE. FIN.	F	VISION	BL-3	ALUMINUM
123	OFFICE	3'-0"	7'-0"	ALUM / GLASS	PRE. FIN.	F	VISION	BL-3	ALUMINUM
202	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
203	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
207	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
208	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
209	OFFICE	3'-0"	7'-0"	WOOD / GLASS	S & V	D	VISION	B	HOLLOW METAL
211	TECH CHANGING ROOM	3'-0"	7'-0"	S.G. WOOD	S & V	E	-	B	HOLLOW METAL

DOOR NOTES

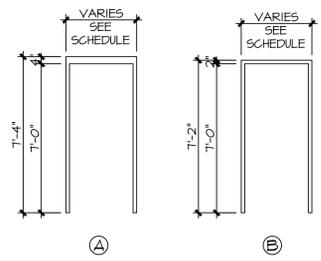
1. ALL DOOR HARDWARE SETS SHALL HAVE LEVER HANDLES UNLESS OTHERWISE NOTED.

HARDWARE SET #1	HARDWARE SET #2	HARDWARE SET #3	HARDWARE SET #4	HARDWARE SET #5	HARDWARE SET #6
HARDWARE BY DOOR MANUFACTURER	1/2 PR. HINGES STOP CLOSER 1 SET PUSH/PULL KICK PLATE H.C. SIGNAGE	1/2 PR. HINGES CLOSER 1 SET ALUM. THRESHOLD WEATHERSTRIPPING LEVER ENTRANCE LOCK	1/2 PR. HINGES STOP LEVER PASSAGE	3 PR. HINGES STOP 1 LEVER OFFICE LOCK FLUSH BOLTS	1/2 PR. HINGES STOP 1 LEVER OFFICE LOCK
HARDWARE SET #7	HARDWARE SET #8	HARDWARE SET #9			
1/2 PR. HINGES STOP PRIVACY LOCK H.C. SIGNAGE	1 SET PIVOTS 1 SET PUSH/PULL HDWR CLOSER STOP	1 SET PIVOTS STOP LEVER OFFICE LOCK			



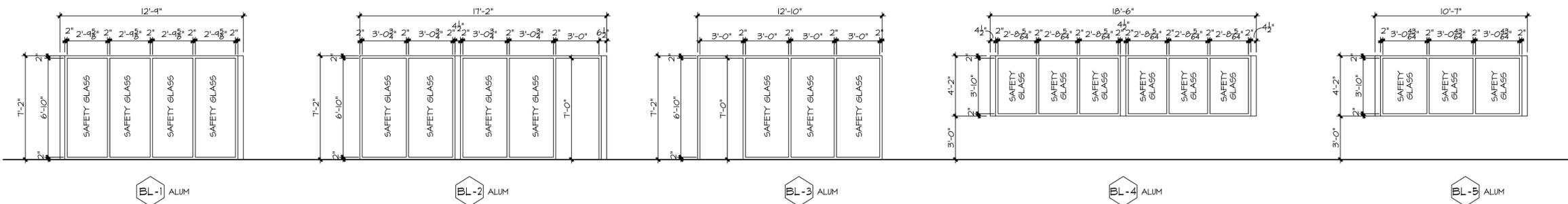
DOOR STYLES

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



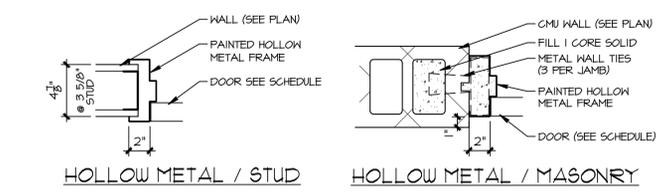
DOOR FRAMES

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



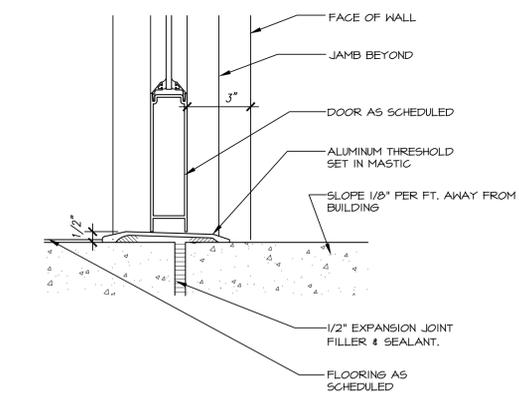
BORROWED LITES

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



FRAME DETAILS

SCALE: 1 1/2" = 1'-0"



THRESHOLD DETAIL

SCALE: 3" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
WAUKESHA, WISCONSIN
PHONE 262-409-2530

PROFESSIONAL CONSULTANTS, INC.
300 COTTONWOOD AVE # 7
HARTLAND, WISCONSIN 53029
(262) 367-6080

BOUCHER WEST BODY SHOP
1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
All Rights Reserved
OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
DOOR SCHEDULES & DETAILS

Issued For: _____ Date: _____

Date: **05-10-2021**

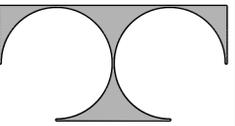
Job NO.: **20157.000**

Drawn By: **RJH**

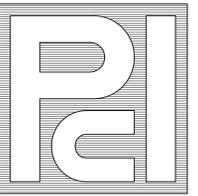
Sheet No. _____

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
Municipality: City of Waukesha
Approved By: John J. Cunningham Date: 05/24/2021

A7.1



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
WAUKESHA, WISCONSIN
PHONE 262-409-2530



PROFESSIONAL
CONSULTANTS, INC.
300 COTTONWOOD AVE # 7
HARTLAND, WISCONSIN 53029
(262) 367-6080

BOUCHER WEST
BODY SHOP

1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
**BODY SHOP
FRAMING PLAN**

Issued For: _____ Date: _____

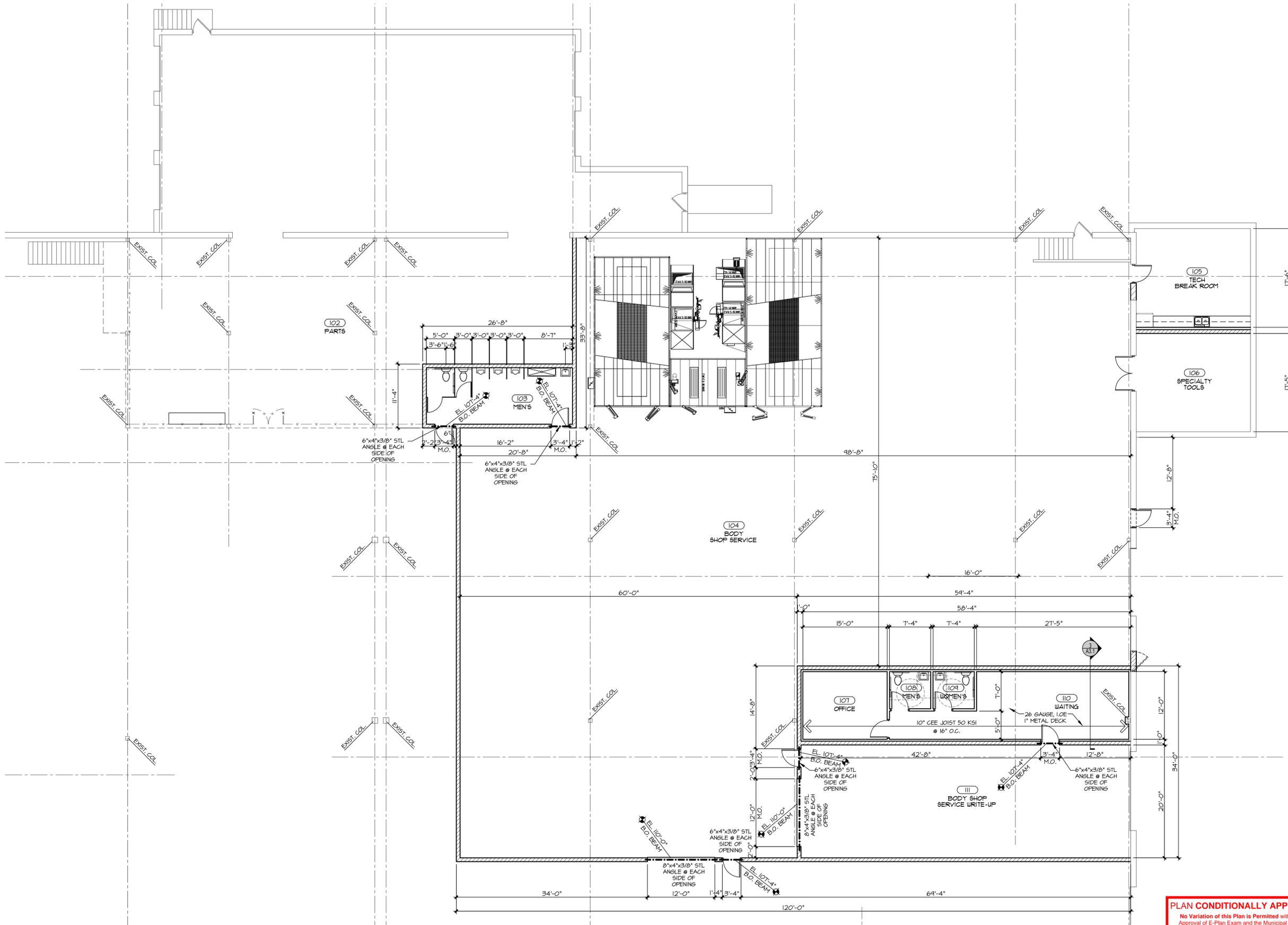
Date: **05-10-2021**

Job NO.: **20157.000**

Drawn By: **RJH**

Sheet No.

S1.1



2 BODY SHOP OFFICE PLAN
1/8" = 1'-0"

PLAN CONDITIONALLY APPROVED
No Variation of this Plan is Permitted without the Approval of E-Plan Exam and the Municipal Building Inspection Department. See Plan Review Letter and/or Permit for additional conditions that must be addressed during construction prior to inspection.
Municipality: City of Waukesha
Approved By: John J. Cunningham Date: 05/24/2021

