

# WAUKESHA IRON & METAL, INC

## ADDITION C

1351 EAST MAIN STREET

WAUKESHA, WISCONSIN 53186

### SAFETY

#### GENERAL RESPONSIBILITY

All contractors and/or individuals must provide a Certificate of Insurance for Liability and Workman's Comp.

Subcontractor shall take all reasonable safety precautions with respect to his work, shall comply with all safety measures initiated by the General Contractor and with all applicable laws, ordinances, rules, regulations and orders of any governmental agency or political subdivision for the safety of persons or property. The Subcontractor shall report immediately to the General Contractor any injury to any of the Subcontractor's employees at the site.

The following list of general safety requirements are to be enforced to protect the Owner's, Architects, Engineers, and General Contractor's personnel from serious injury

**Barricades:** Barricades and adequate signs are required to keep personnel away from hazardous areas such as excavations, overhead work, etc.

**Temporary Lighting:** Construction areas are to be lighted to a level of at least five (5) foot candles.

**Floor and Roof Openings:** Floor and roof openings must be protected with standard guardrails or General Contractor approved adequate covers which are securely fastened.

**Open-sided Floors, Platforms Etc.:** Open-sided floors, platforms, runways, etc., more than six (6) feet above adjacent walking-working surfaces must be equipped with standard guardrails.

**Wall Openings:** Wall openings must be protected by a substantial

the floor and where there is a drop of more than four (4) feet. Materials Storage: No storage is permitted within six (6) feet of floor or roof openings. Storage of materials must be approved prior to storage, by the General Contractor.

**Ladders:** Ladders must be free of any broken rungs or other defects, must have proper shoes, be used at the proper pitch, be tied off at the top with suitable strength material and must have siderails extending 36 inches above the landing area.

**Scaffolds:** Standard guardrails and toe boards are required on all scaffolds and platforms more than six (6) feet high. Where scaffolds or platforms span aisles or exits/entrances, suitable protection from falling objects must be provided.

**Stairways:** All stairways whether temporary or permanent must be equipped with railing and handrails.

**Welding Tanks:** Cylinders of oxygen and acetylene both in use and in storage shall be handled in accordance with applicable OSHA safety codes.

**Guarding of Moving Parts:** Moving equipment such as drive belts, pulleys, gears, etc., must be properly guarded.

**Liquefied Petroleum Gases:** Storage, use and handling of LPG be in accordance with good safety practice.

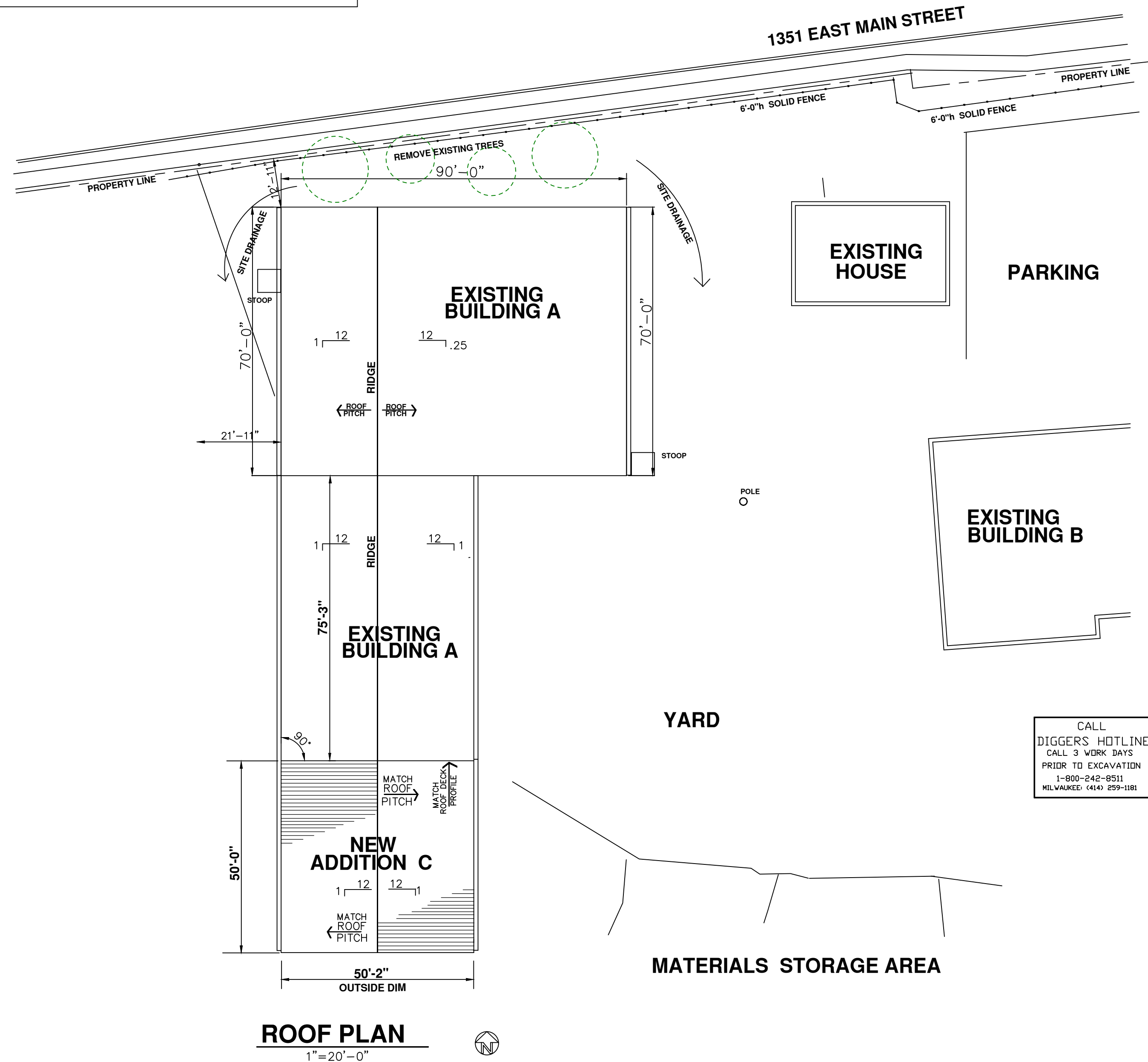
**Flammable Liquids:** Storage, use and handling must be in accordance with good safety practice.

### DIVISION 1 GENERAL CONDITIONS

#### QUALITY, MATERIALS, WORKMANSHIP

- All materials shall be new and improved by architect.
- Workmanship and methods shall be first class and by persons qualified in the respective tracks.
- Appearance and quality shall be uniform throughout the work.
- The Owner/Contractor shall submit to the field supervising professional for approval, names of all materials and subcontractors he proposes to use in his work.
- All State and Local code requirements are to be met.
- All State and Local permits are to be acquired and paid. (An allowance may be offered)
- Manufacturers recommendations on all methods and materials shall be followed.
- Members shall be rigid and securely anchored as specified and detailed.
- Connections shall be adequate to withstand all strains to which they would be normally subjected.
- Surfaces and joints of all materials fabricated on or off the site into a single article or composition, or into an assembly of units, shall be uniform, true, plumb, level, properly curved or pitched as required and free from defects or blemishes.
- Owner/Contractor, Field Supervising Professional, and Architect. Shop drawings are to be approved by each.
- Punch list inspections are to be performed by the Field Supervising Professional, and Architect.
- Provide temporary toilet facilities.
- Provide demolition work, temporary panels, insulation, moisture protection dumpsters, and permits.

CONTRACTOR TO CONFIRM AND CORRELATE EXISTING AND NEW DIMENSIONS ON SITE. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.  
HVAC, ELECTRICAL, PLUMBING AND FIRE PROTECTION ARE NOT PART OF THESE DRAWINGS AND ARE TO BE SUBMITTED BY OTHERS



### ARCHITECTURAL PARTIAL SITE PLAN

1"=20'-0"  
NOTE: SEE SURVEY FOR SITE INFORMATION

### INDEX

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- A-1 FLOOR PLAN
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### PROJECT DESCRIPTION

A NEW ADDITION IS PROPOSED TO BE CONSTRUCTED ON THE SOUTH SIDE OF THE EXISTING BUILDING 'A' STORAGE BUILDING METAL FRAMED AND CLAD WITH PREPAINTED METAL SIDING WITH A STANDING RIB METAL ROOF. THE ADDITION 'C' IS TO MATCH IN EXTERIOR APPEARANCE.

THERE WILL BE NO OFFICE OR TOILET FACILITIES WITH MINIMAL HEATING AND AIR HANDLING EQUIPMENT. BOTH BUILDINGS ARE ONE STORY, SLAB ON GRADE. THE 6" SLAB IS A 'RAFT FOUNDATION' WITH PERIMETER GRADE BEAM & GROUND INSULATION.

EXISTING & ADDITION CLASSIFICATION: S-1 STORAGE BUILDING BLDG. TYPE: IIB METAL FRAME - UNPROTECTED

THE EXISTING BUILDING A IS SPRINKLED AND THE ADDITION WILL BE FULLY SPRINKLED. EXIT ACCESS DISTANCE IS <25'

AREA OF EXISTING BUILDING A: 10,050sqft  
AREA OF NEW ADDITION: 2,000sqft  
FINAL TOTAL AREA: 12,050sqft

TOTAL AREA OF WORK: 2,300sqft

AREA OF EXISTING BUILDING W/ ADDITION: 10,250sqft  
ALLOWED AREA: S-1 34,000sqft  
TOTAL BUILDING VOLUME: GREATER THAN 50,000cuft

CODES: INTERNATIONAL EXISTING BUILDING CODE 2015  
WISCONSIN COMMERCIAL BUILDING CODE  
ICC/ANSI A117.1-2009 ACCESSIBILITY CODE

### NOTES

- Although every effort has been made in checking and preparing these plans for accuracy, all contractors must check, verify, and be responsible for all details and on new or existing structure.
- All work on this project is to be governed by the latest edition of the codes applicable to the local ordinances.
- All work shall be performed in accordance with accepted building practices and industry standards.
- Verify and use only written dimensions. DO NOT scale or measure dimensions directly from the prints.
- All contractors must be responsible for all and any damage to existing structure caused either directly or indirectly by their trades.
- Verify all uncertain items with owner, builder, and/or architect.
- Architect will not be responsible for existing or pre-existing soil or structural conditions.
- The architect shall not be required to make exhaustive or continuous on site inspections to check the quality or quantity of work performed.
- The architect shall not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the work and the architect shall not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
- LIMITATION OF WARRANTY OF ARCHITECT'S WORK/PRODUCT The architect and the architect's consultants do not warrant or guarantee the accuracy or completeness of the work/product therein beyond reasonable diligence. If any mistakes, omissions or discrepancies are found to exist within the work/product the architect shall be promptly notified so that the architect may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the architect of such conditions shall absolve the architect of such conditions and shall absolve the architect from any responsibility for the consequences of such failure. Actions taken without the knowledge and consent of the architect, or in contradiction to the architect's work/product or recommendations, shall become the responsibility, not of the architect, but of the parties responsible for taking such action.
- The financial liability of the architect shall be limited to the amount of the contract.
- It is assumed that all previous work on this building has been performed under permit and done according to the codes at that time.

ARCHITECT SEAL #A-6195



VALID WITH SIGNATURE IN RED INK

WAUKESHA IRON & METAL, INC  
ADDITION C  
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186

INDEX, SITE PLAN & NOTES

JOB NO.

22443

DATE

3/2/22

SHEET NO.

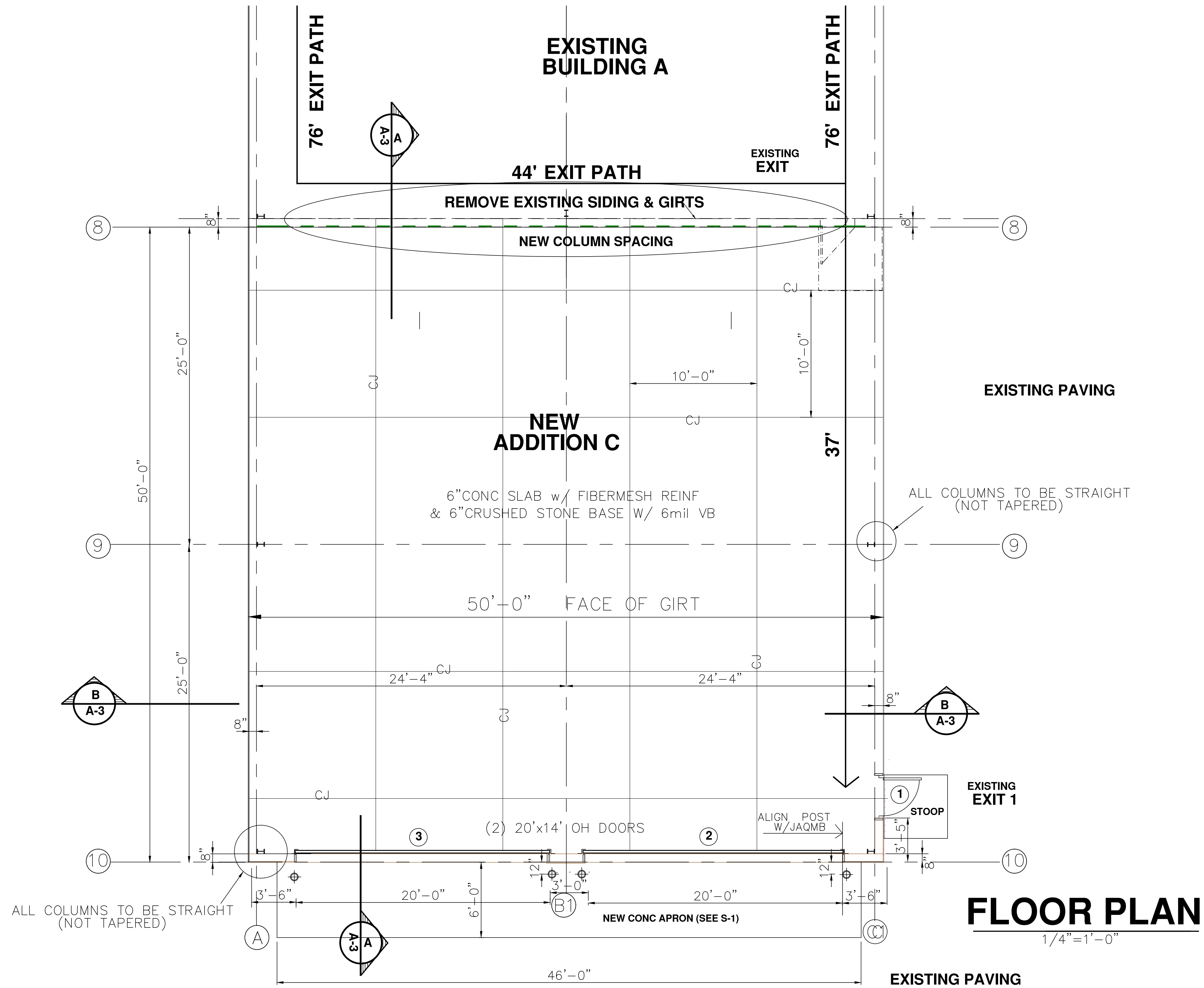
T-1

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larry@waukeshairon.com

REVISIONS



# FLOOR PLAN

1/4" = 1'-0"

Waukesha Iron & Metal, Inc.  
 ADDITION C  
 1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186  
 FLOOR PLAN

JOB NO. 22443  
 DATE 3/2/22  
 SHEET NO. A-1

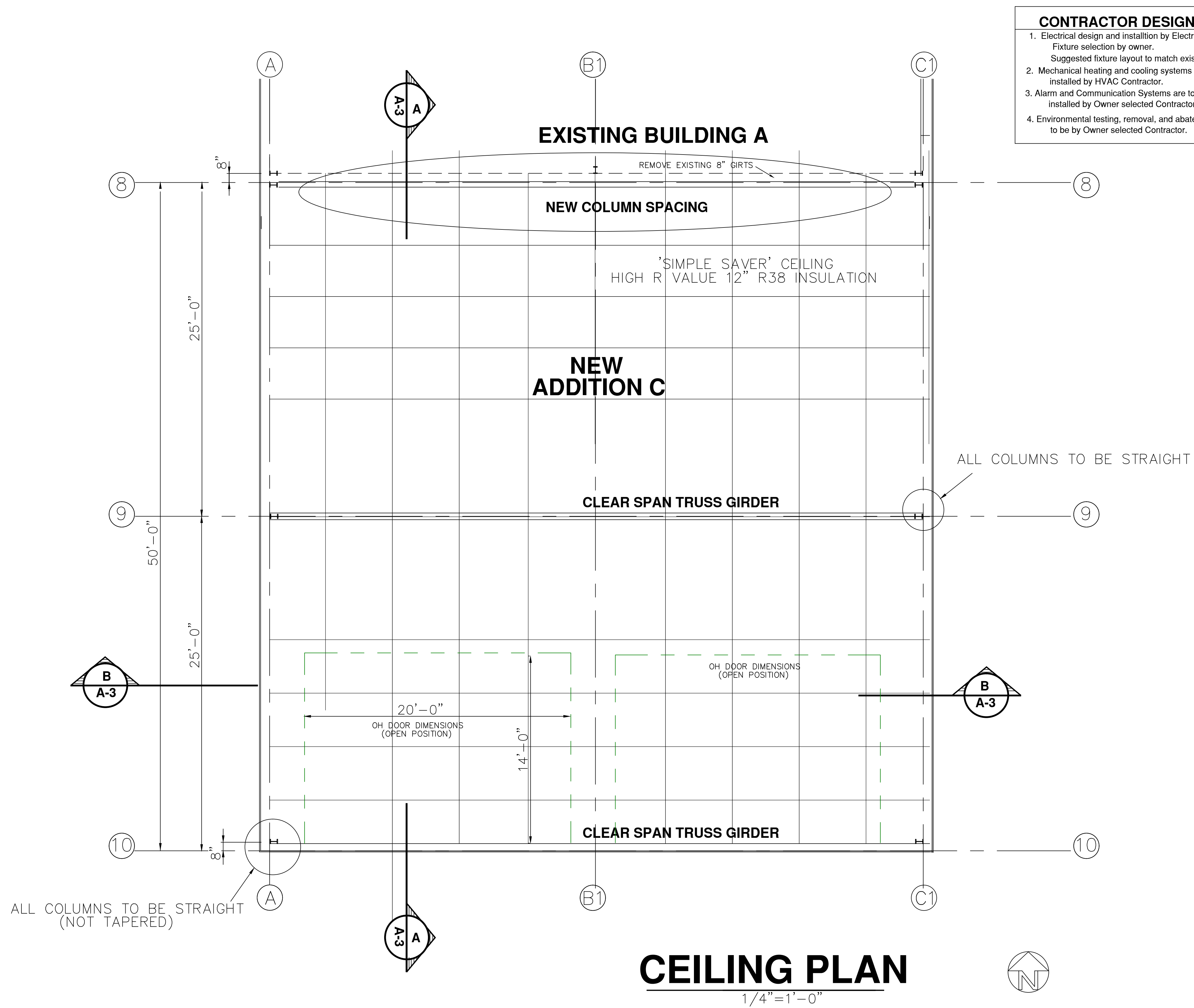
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REVISIONS





- CONTRACTOR DESIGN NOTES:**
1. Electrical design and installation by Electrical Contractor. Fixture selection by owner. Suggested fixture layout to match existing BUILDING A
  2. Mechanical heating and cooling systems to be designed and installed by HVAC Contractor.
  3. Alarm and Communication Systems are to be designed and installed by Owner selected Contractor.
  4. Environmental testing, removal, and abatement services to be by Owner selected Contractor.

REVISIONS

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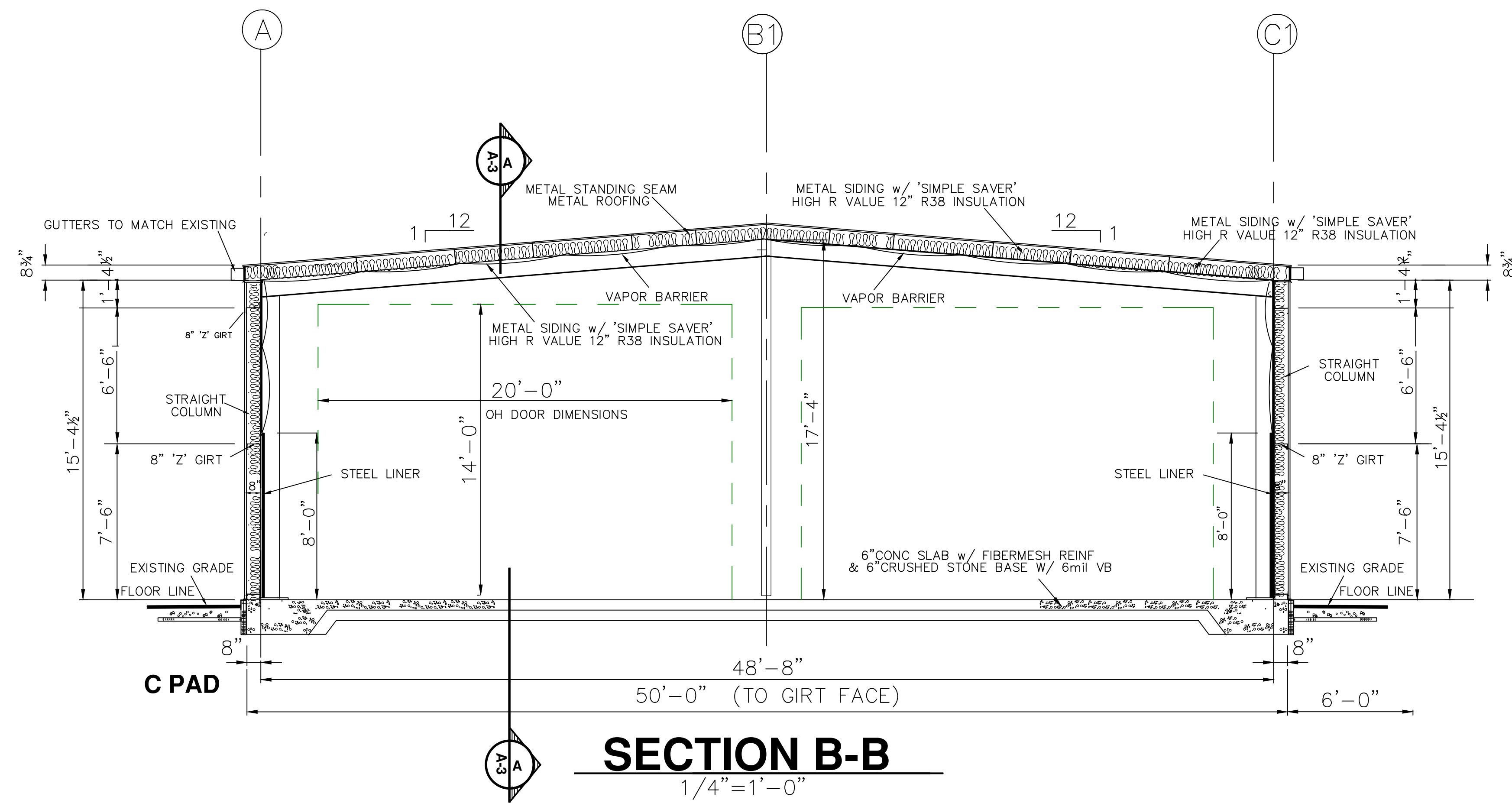
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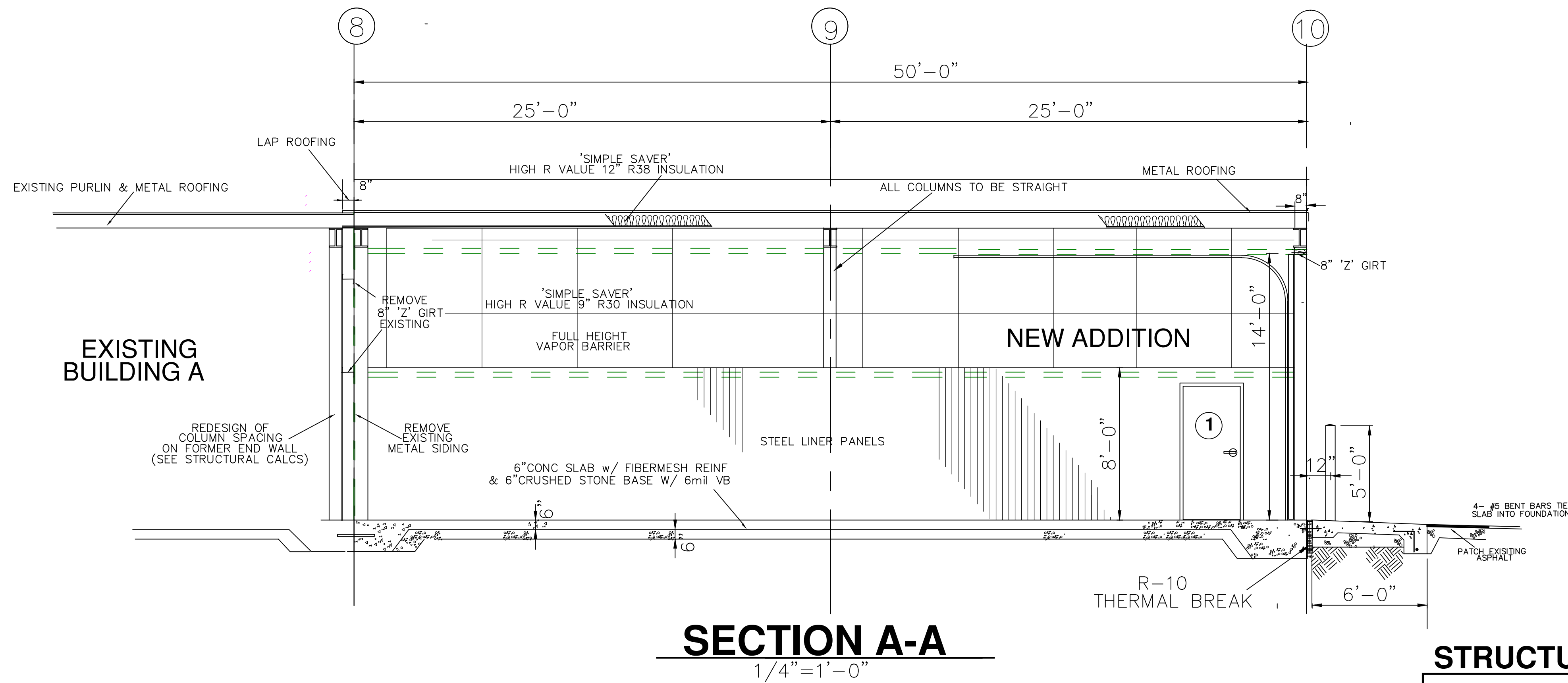
**WAUKESHA IRON & METAL, INC.**  
 ADDITION C  
 1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186  
**CEILING PLAN & DETAILS**

JOB NO.  
**22443**  
 DATE  
**3/2/22**  
 SHEET NO.  
**A-2**

**CEILING PLAN**  
 1/4" = 1'-0"



**SECTION B-B**  
1/4"=1'-0"



**SECTION A-A**  
1/4"=1'-0"

**STRUCTURE NOTE**  
NOTE: STRUCTURAL MEMBERS SHOWN INDICATE APPROXIMATE SHAPES AND SIZES. STRUCTURAL CALC'S SUBMITTED AS COMPONENT DESIGN DOCUMENTS.

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**WAUKESHA IRON & METAL, INC**  
**ADDITION C**  
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186  
**BUILDING & WALL SECTIONS**

JOB NO.

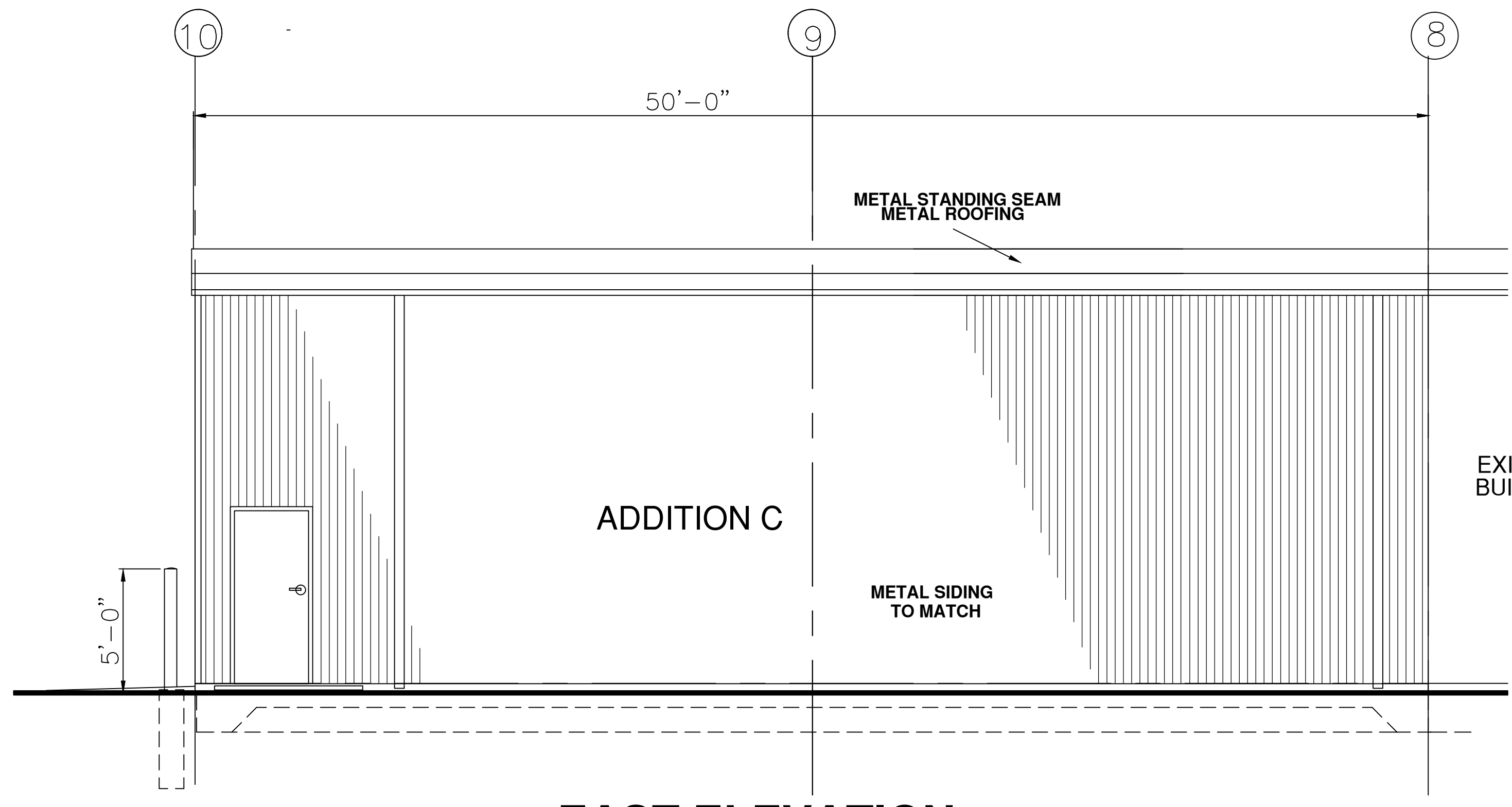
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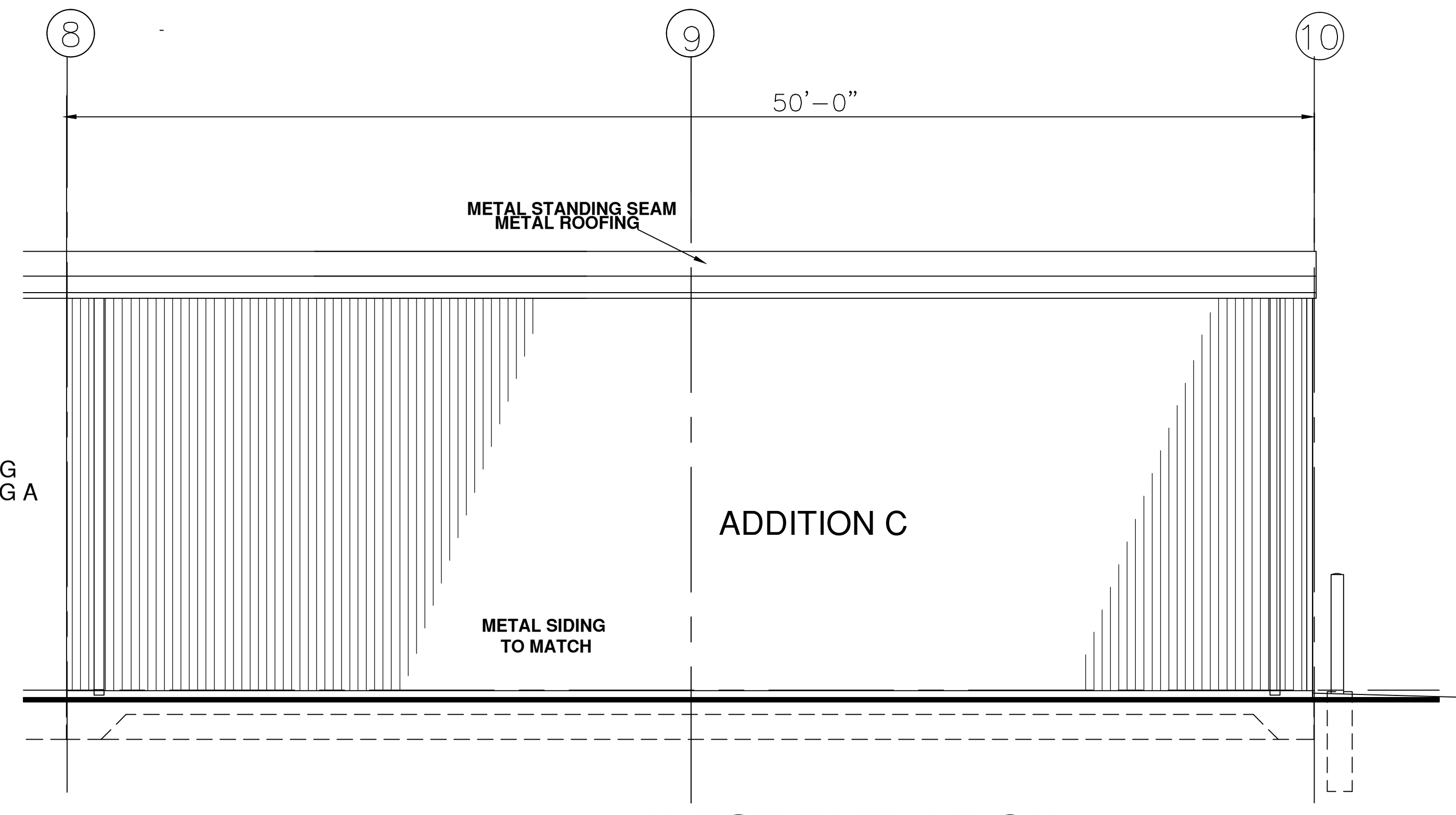
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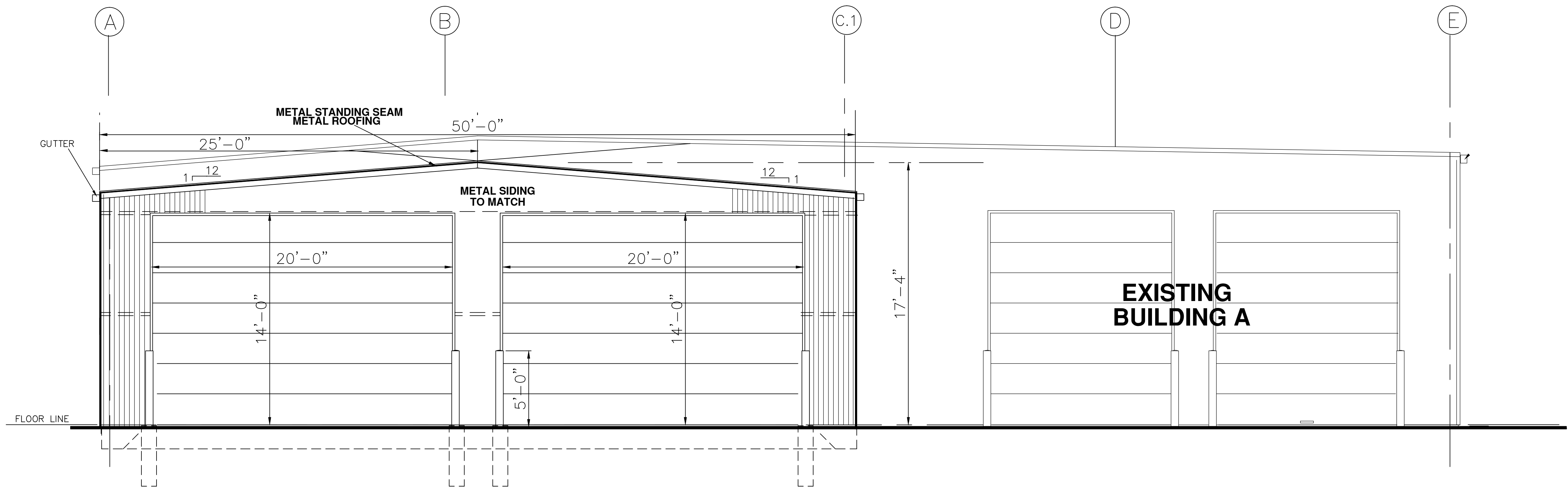
**A-3**



**EAST ELEVATION**  
1/4"=1'-0"



**WEST ELEVATION**  
1/4"=1'-0"



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

REVISIONS

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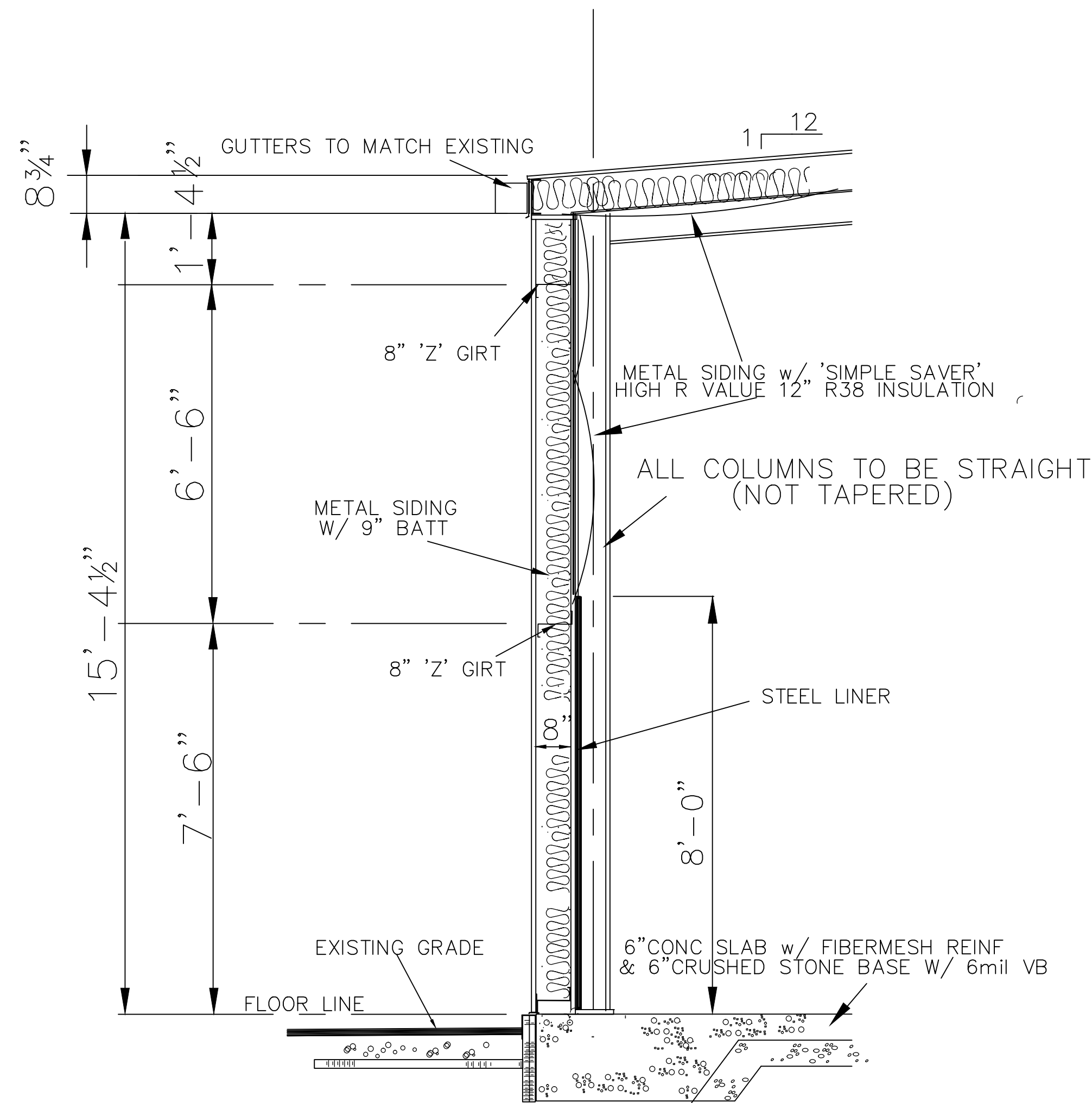
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**WAUKESHA IRON & METAL, INC**  
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186  
ADDITION C  
ELEVATIONS

JOB NO. **22443**  
DATE **3/2/22**  
SHEET NO. **A-4**

# SPECIFICATIONS

**NOTE: FINAL MATERIALS & METHODS TO BE DETERMINED BY OWNER,  
CONTRACTORS, ARCHITECT, COMMON PRACTICE, AND APPLICABLE CODE REQUIREMENTS**



## SIDE WALL SECTION

1/2" = 1'-0"

**NOTES:**  
 1. END WALL SIMILAR  
 2. ALL STRUCTURAL STEEL, ROOFING AND SIDING PROVIDED BY METAL BUILDING CO.

### DIVISION 4 MASONRY

4.01 NA

### DIVISION 5 METALS

- 5.01 Provide steel angles and plates as required. Minimum bearing is 4 inches. Steel is to be ASTM A36 with red shop primer on all surfaces, galvanized or protected as to exposure. Connections to be welded.
- 5.02 Components
- Steel fabricated by supplier
  - Deliver components to site, protect from the elements, Steel to be shop primed w/ lead-free primer.
  - Fabricate steel assemblies according to AISC Specifications.
  - Miscellaneous Steel fittings to be ASTM A36.
  - Contractor shall check all dimensions at site and be responsible for fit, OSHA and Code requirements in final assembly.
- 5.03 Siding

- Siding to be cut smoothly with no dents or scrapes
- Siding profile PBR PANEL by Metallic Building Company
- Siding colors 'POLAR WHITE' roof and ceiling, 'CRIMSON RED'

### DIVISION 6 WOOD & PLASTICS

6.01 Rough Carpentry: NA

### DIVISION 7 THERMAL & PROTECTION

- 7.01 Caulk exterior gaps and openings. Color shall be approved by Owner.
- 7.02 Insulation
- Wall Insulation shall be friction-fit batt R-30 9" batt fiberglass
  - Roof insulation shall be R-38 12" batt fiberglass
  - 'Simple Saver' installation system to be employed using strapped vinyl vapor barrier
  - Perimeter foundation insulation shall be 2" extruded polystyrene as manufactured by Dow Chemical Co., 'Styrofoam SM' continuous.
  - 6 mil Vapor Barrier shall be installed under the concrete slab

### DIVISION 8 DOORS & WINDOWS

- 8.01 Doors:
- Exterior Doors to be selected by Owner/Contractor.
  - All door hardware to be lever activated and is to be selected by Owner/Contractor.

#### CONTRACTOR DESIGN NOTES:

- Electrical design and installation by Electrical Contractor. Fixture selection by owner. Suggested fixture layout to match existing BUILDING A
- Mechanical heating and cooling systems to be designed and installed by HVAC Contractor.
- Alarm and Communication Systems are to be designed and installed by Owner selected Contractor.
- Environmental testing, removal, and abatement services to be by Owner selected Contractor.

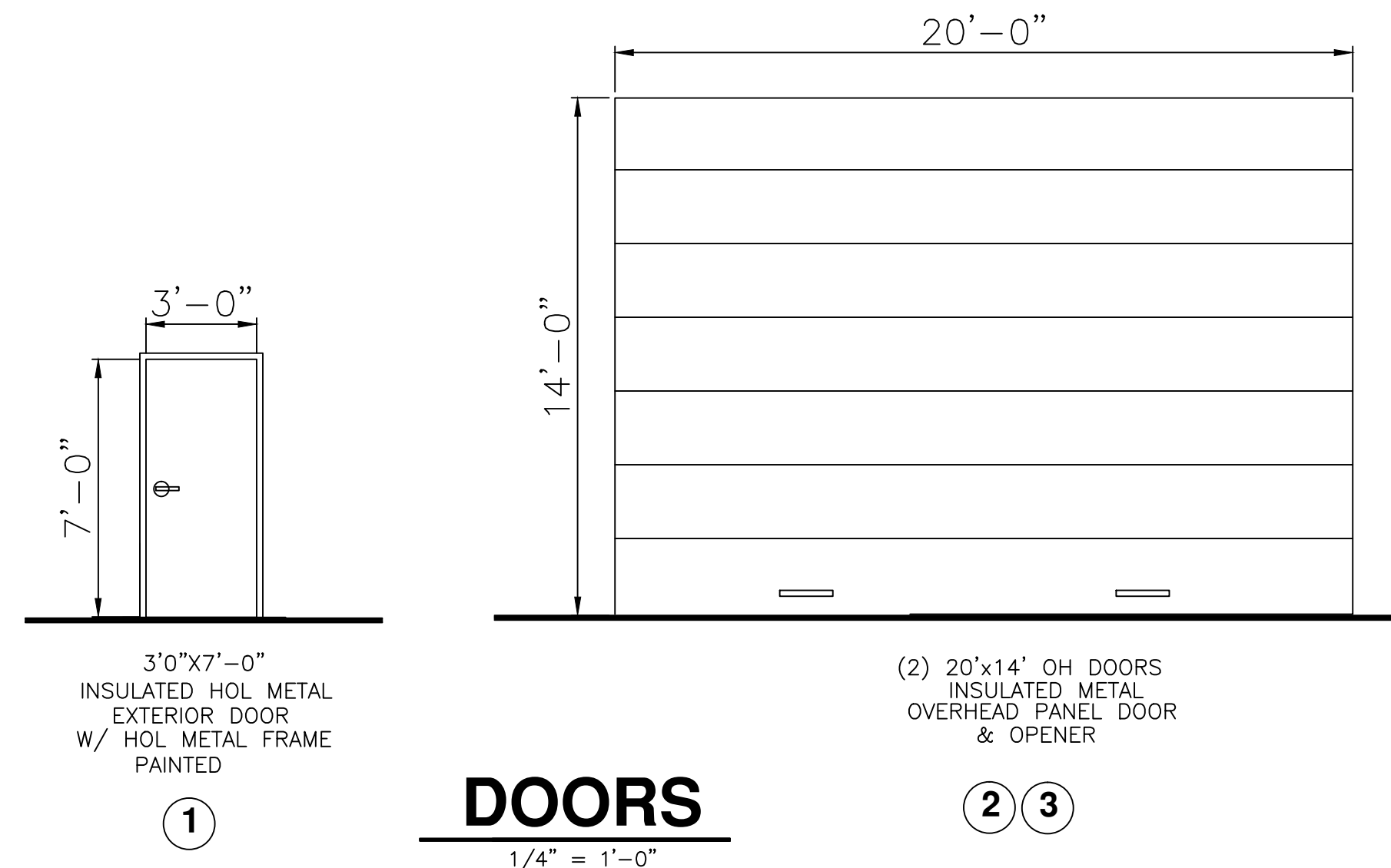
### DIVISION 2 SITEWORK

2.01 General

- Remove existing spoil as required. foundation location as per City requirements
- Provide erosion control for the duration of the project and meet City requirements
- Excavation as per drawings. Topsoil and spoil to be stored on site location determined by owner. Compact all fill.
- Fill and backfill to be crushed limestone no smaller than 1/2" dia. to with in 18" of finished grade.
- Provide markers and barriers as required during construction

### DIVISION 3 CONCRETE

- 3.01 Cast-in Place Concrete
- A. Work included, but not limited to:
- Footings & foundation walls
  - Asphalt paving and concrete sidewalks not included. (Landscape not included)
- B. Per ACI and CRSI specifications and best industry standards with all state and local codes.
- C. Include all forms and reinforcing (refer to drawings). Set all rods, anchorbolts, sleeves, nailers, plates, etc. for other trades.
- D. Concrete f'c at 28 days = 3000psi at slabs and footings, 3000psi at walls and piers, five five (5) bags of cement per cubic yard of concrete. Air-entrained at concrete exposed to weather.
- E. Do not use admixtures without written approval of Architect. Never use Calcium chloride
- F. Materials:
- Welded wire fabric (WWF) - ASTM A185- lap 6" minimum. (or fiberglass reinf.)
  - Reinforcing bars ASTM A-615 - 80-A Grade 60 minimum.
  - Redmix - ASTM C94
  - Portland cement - ASTM C33
  - Water clean and potable.
  - Fill below slabs minimum 4" crushed stone or gravel.
  - Vapor barrier below slab, Minimum 6mil polyethylene
  - Expansion joint filler - 1/2" premolded flexel or equal at slab perimeter.
- G. Concrete Slab Finish:
- Exterior broom finish with control joints tooled at 6'-0" o.c. maximum.
  - Interior steel trowel finish with control joints tooled at 6'-0" o.c. maximum.



## DOORS

1/4" = 1'-0"

**Waukesha Iron & Metal, Inc.**  
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 SHEET NO. **A-5**

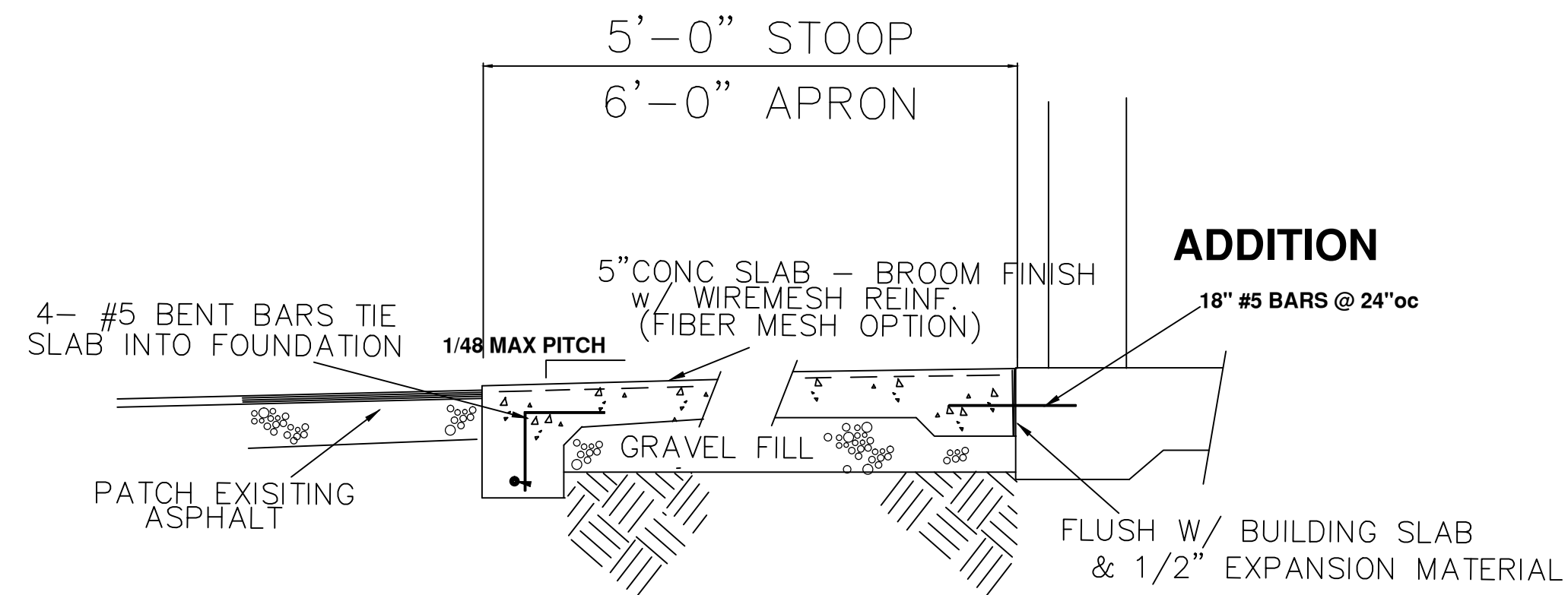
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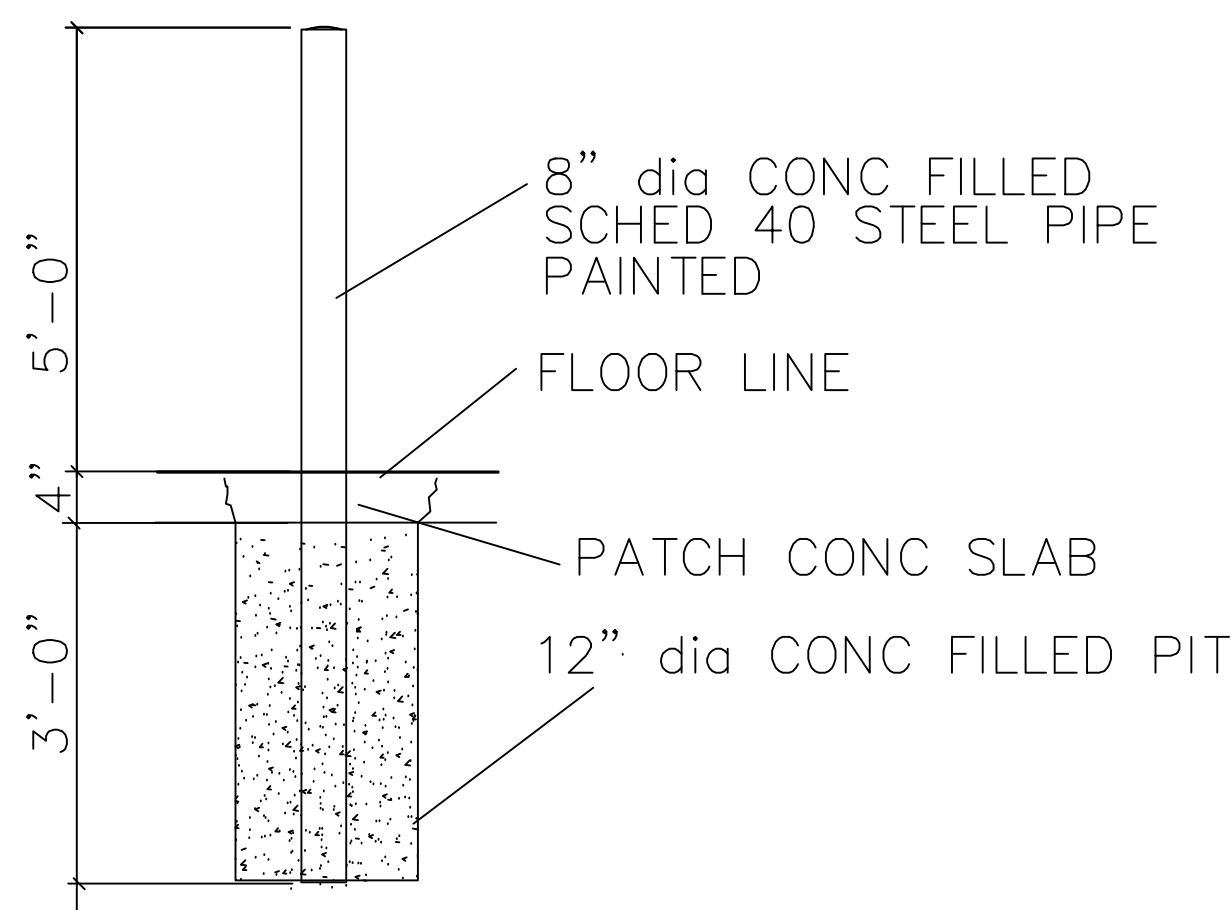
**SPECIFICATIONS DOORS & WALL SECTION**





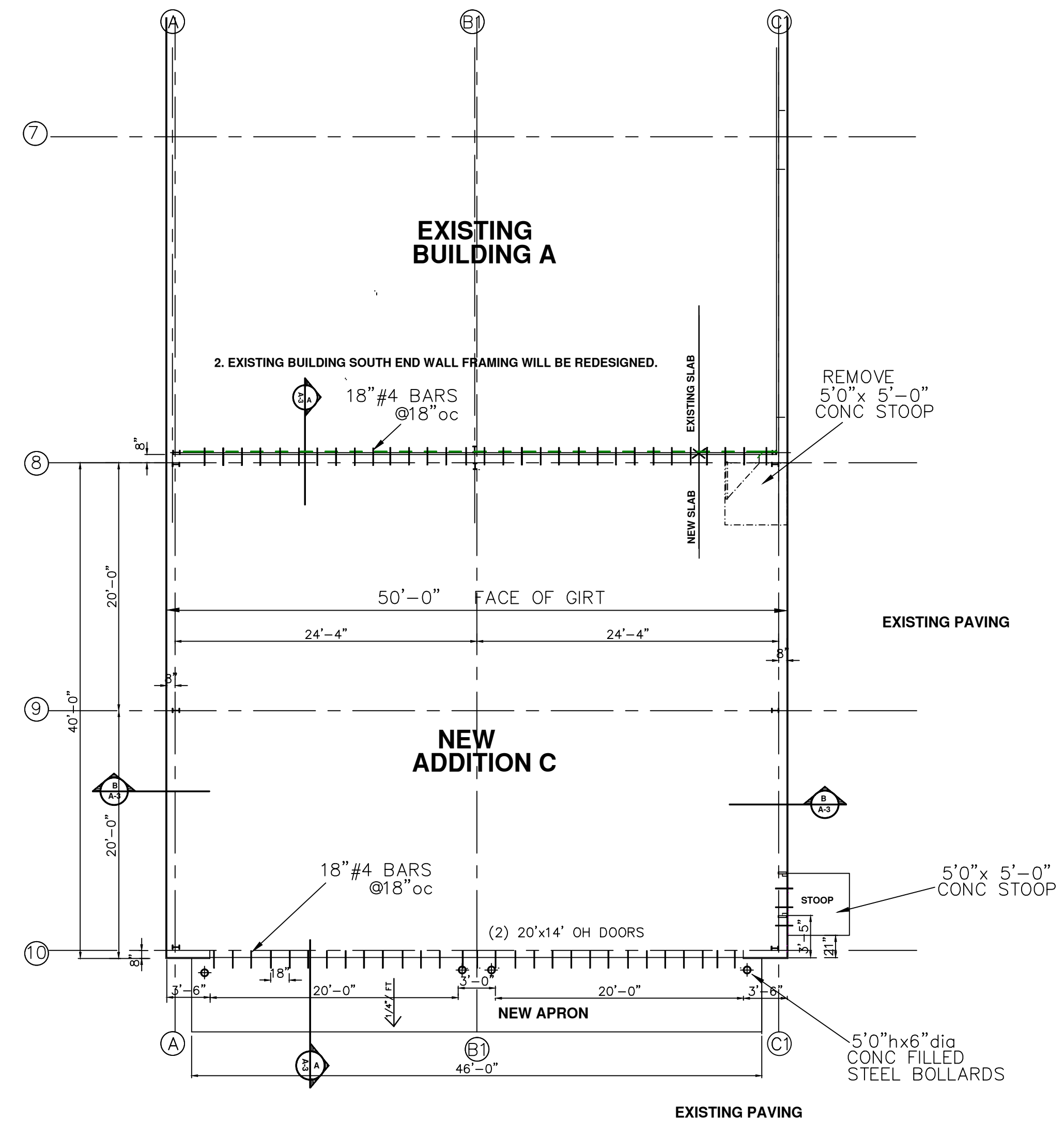
**STOOP & APRON SECTION**

NTS



**PIPE GUARD DETAIL**

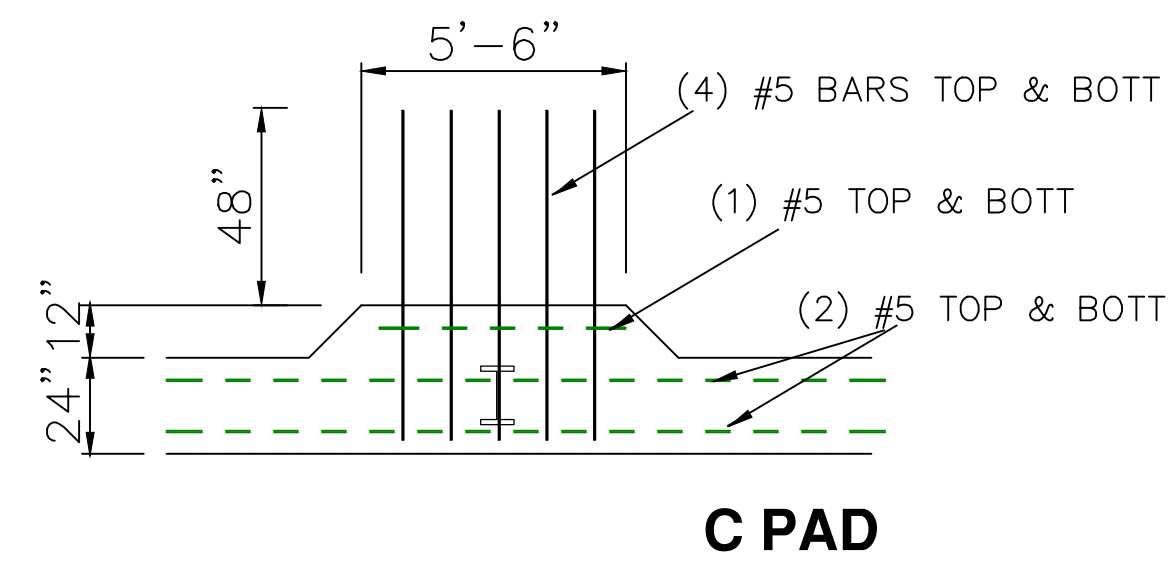
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**FOUNDATION PLAN & (EXIT PLAN)** 1/8"=1'-0"

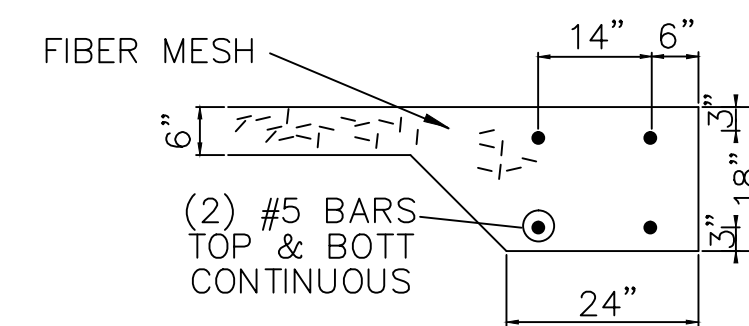


NOTES:  
 1. FOOTING DETAILS SHOWN AS EXAMPLES ONLY REFER TO STRUCTURAL CALCS FOR FINAL SIZE & REINFORCING  
 2. EXISTING BUILDING SOUTH END WALL FRAMING WILL BE REDESIGNED.



**'B' 5'-6" LONG FOOTING**

1/4"=1'-0"



**'A' TYPICAL GRADE BEAM**

1/2"=1'-0"

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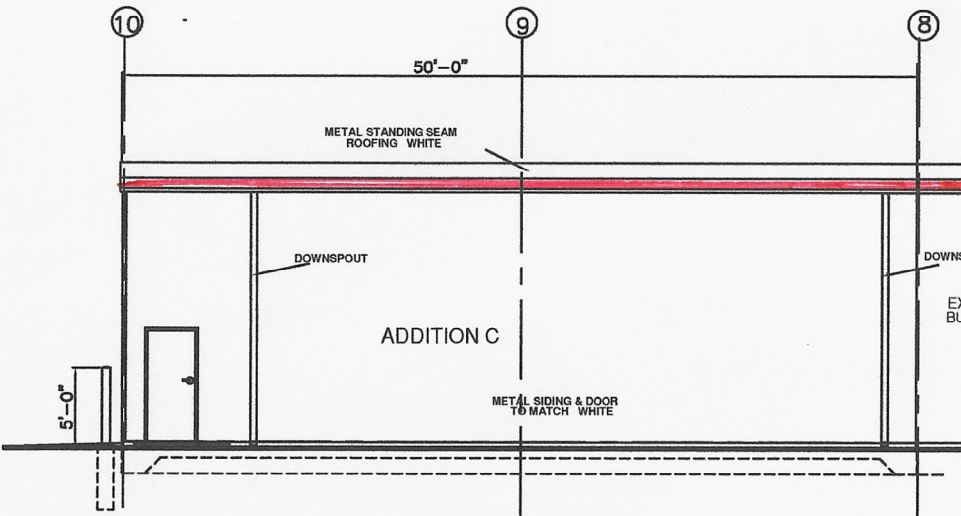
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**FOUNDATION PLAN & DETAILS**

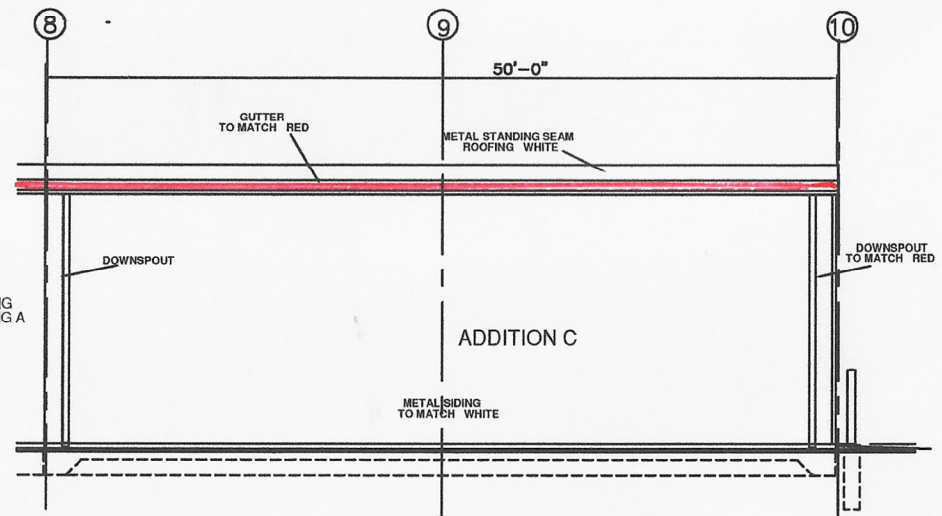
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DATE  
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SHEET NO.  
**S-1**

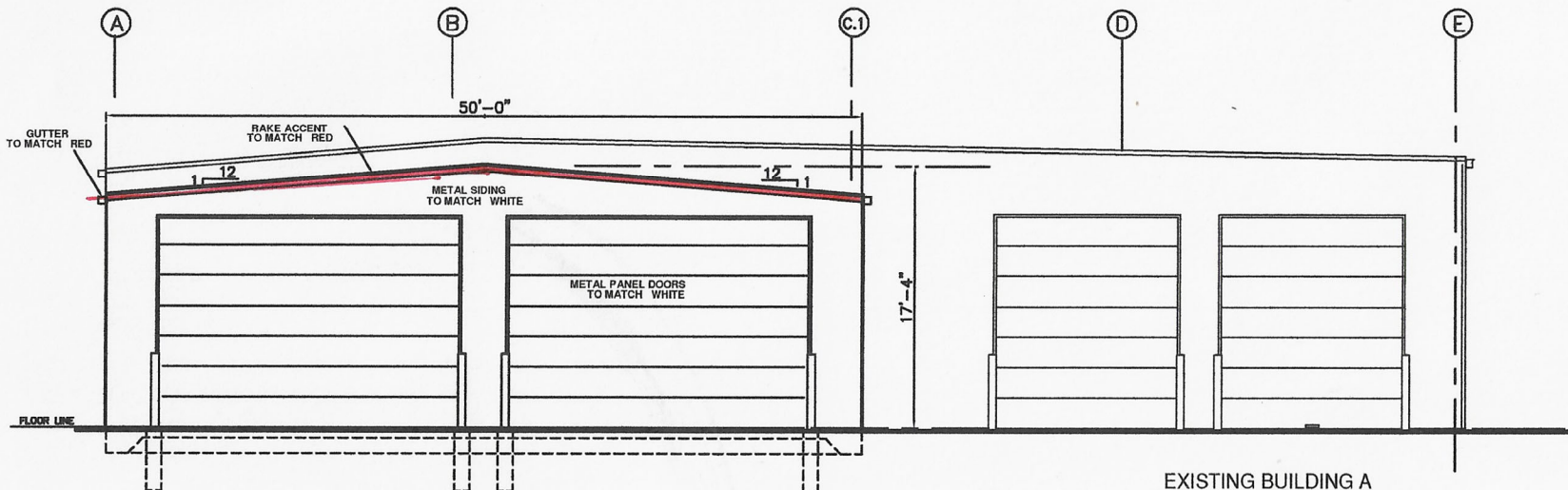


**EAST ELEVATION**  
NTS



**WEST ELEVATION**  
NTS

**COLOR SCHEME**  
 WHITE: METAL SIDING & DOORS  
 TO MATCH  
 RED ACCENT: RAKE & GUTTERS  
 TO MATCH



**SOUTH ELEVATION**  
NTS

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 1501 EAST MAIN STREET  
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**COLOR SCHEME**

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