

City of Waukesha
Application for Development Review

SPAR22-00052
1022-5036

Last Revision
Date:
Dec. 2019

City of Waukesha Community Development Department - 201 Delafield Street, Suite 200, Waukesha, WI 53188 262-524-3750
City of Waukesha Department of Public Works Engineering Division—130 Delafield Street, Waukesha, WI 53188 262-524-3600
www.waukesha-wi.gov

APPLICANT INFORMATION

Applicant Name: Robert Ford
Applicant Company Name: FORD CONSTRUCTION CO
Address: 1419 Poplar Drive
City, State: WAUKESHA WI Zip: 53188
Phone: 962-896-9390
E-Mail: FORDCON@FORDCONSTRUCTIONINC.COM

ARCHITECT/ENGINEER/SURVEYOR INFORMATION

Name: John Peine
Company Name: PEINE DESIGN LLC
Address: 8023 Connie Ave
City, State: WAUKESHA WI Zip: 53013
Phone: 414-476-3377
E-Mail: Village@EXEPC.COM

PROPERTY OWNER INFORMATION

Applicant Name: LARRY ERLICH
Applicant Company Name: WAUKESHA IRON
Address: 1351 E MAIN ST
City, State: WAUKESHA WI Zip: 53188
Phone: 862-547-7993
E-Mail: LARRY@WAUKESHAIRON.COM

PROJECT & PROPERTY INFORMATION

Project Name: WAUKESHA IRON
Property Address: 1351 EAST MAIN ST
Tax Key Number(s): _____
Zoning: _____
Total Acreage: _____ Existing Building Square Footage: _____
Proposed Building/Addition Square Footage: 1600
Current Use of Property: OFFICE

PROJECT SUMMARY (Please provide a brief project description.)

OFFICE ADDITION TO EXISTING BLDG

All submittals require a complete scaled set of digital plans (Adobe PDF) and shall include a project location map showing a 1/2 mile radius, a COLOR landscape plan, COLOR building elevation plans, and exterior lighting photometric maps and cut sheets. A pre-application meeting is required prior to submittal of any applications for Subdivisions, Planned Unit Developments, and Site and Architectural Plan Review. The deadline for all applications requiring Plan Commission Reviews is Monday at 4:00 P.M, 30 days prior to the meeting date. The Plan Commission meets the Fourth Wednesday of each month.

APPLICATION ACKNOWLEDGEMENT AND SIGNATURES

I hereby certify that I have reviewed the City of Waukesha Development Handbook, City Ordinances, Submittal Requirements and Checklists and have provided one PDF of all required information. Any missing or incomplete information may result in a delay of the review of your application. By signing this I also authorize The City of Waukesha or its agents to enter upon the property for the purpose of reviewing this application.

Applicant Signature: [Signature]
Applicant Name (Please Print): ROBERT F FORD
Date: 10/13/22

For Internal Use Only:

Amount Due (total from page 2): _____ Amount Paid: _____ Check #: _____
Trakit ID(s): _____ Date Paid: _____

City of Waukesha Application for Development Review

TYPE OF APPLICATION & FEES (CHECK ALL THAT APPLY) Please note that each application type has different submittal requirements. Detailed submittal checklists can be found in Appendix A of the Development Handbook.

FEES

☐ Plan Commission Consultation **\$200**

☐ Traffic Impact Analysis

☐ Commercial, Industrial, Institutional, and Other Non-Residential **\$480**

☐ Residential Subdivision or Multi-Family **\$480**

☐ Resubmittal (3rd and all subsequent submittals) **\$480**

ONE OF THE THREE FOLLOWING ITEMS IS REQUIRED FOR SITE PLAN & ARCHITECTURAL REVIEWS (*):

* ☐ **Preliminary Site Plan & Architectural Review**

☐ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$2,200**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$2,320**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$2,440**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$2,560**

☐ Resubmittal Fees (after 2 permitted reviews) **\$750**

* ☒ **Final Site Plan & Architectural Review**

☒ Level 1: Buildings/additions less than 10,000 sq.ft. or sites less than 1 acre **\$1,320**

☐ Level 2: Buildings/additions between 10,001-50,000 sq.ft. or sites between 1.01 and 10 acres **\$1,440**

☐ Level 3: Buildings/additions between 50,001-100,000 sq.ft. or sites between 10.01 and 25 acres **\$1,560**

☐ Level 4: Buildings/additions over 100,001 sq.ft. or sites greater than 25.01 acres. **\$1,680**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$750**

* ☐ **Minor Site Plan & Architectural Review (total site disturbance UNDER 3,000 total square feet)**

☐ Projects that do not require site development plans **\$330**

☐ Resubmittal Fees (3rd and all subsequent submittals) **\$330**

☐ Certified Survey Map (CSM)

☐ 1-3 Lots **\$500**

☐ 4 lots or more **\$560**

☐ Resubmittal (3rd and all subsequent submittals) **\$180**

☐ Extra-territorial CSM **\$260**

☐ Preliminary Subdivision Plat (Preliminary Site Plan Review is also required.)

☐ Up to 12 lots **\$1,270**

☐ 13 to 32 lots **\$1,390**

☐ 36 lots or more **\$1,510**

☐ Resubmittal (3rd and all subsequent submittals) **\$630**

☐ Final Subdivision Plat (Final Site Plan Review is also required.)

☐ Up to 12 lots **\$660**

☐ 13 to 32 lots **\$780**

☐ 36 lots or more **\$900**

☐ Resubmittal (3rd and all subsequent submittals) **\$480**

☐ Extra-territorial Plat **\$540**

☐ Rezoning and/or Land Use Plan Amendment

☐ Rezoning **\$630**

☐ Land Use Plan Amendment: **\$630**

☐ Conditional Use Permit

☐ Conditional Use Permit with no site plan changes **\$480**

☐ Conditional Use Permit with site plan changes **\$480** plus applicable preliminary and final site plan fees above

☐ Planned Unit Development or Developer's Agreement (Site Plan Review is also required)

☐ New Planned Unit Development or Developer's Agreement **\$1,760**

☐ Planned Unit Development or Developer's Agreement Amendment **\$610**

☐ Annexation **NO CHARGE**

☐ House/Building Move **\$150**

☐ Street or Alley Vacations **\$150**

TOTAL APPLICATION FEES:

1320.

City of Waukesha

Development Review Submittal Requirements

PLAN COMMISSION CONSULTATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Plan Commission Consultation may be submitted for review and comment for the owner/developer to ascertain the feasibility of a proposed project. A consultation is not required but may be submitted in advance of an actual submittal for a preliminary plat, CSM, Planned Unit Development, rezoning, conditional use or site plan. The Plan Commission will only provide feedback, no approvals will be given. Prior to applying for a Plan Commission Consultation you must discuss your project with the Planning Division to determine if a Plan Commission Consultation is recommended.

Review Time: Approximately 30 days

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission (optional)

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) copy of the plans you want conceptual review of
- ☐ Attachment A: Development Review Checklist. You should also review all other corresponding checklists that relate to the project that you are seeking conceptual review of and include as much information as possible.
- ☐ Cover letter outlining project details.

TRAFFIC IMPACT ANALYSIS SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Traffic Impact Analysis is required for projects that meet certain criteria. Please refer to the Developer's Handbook Section 4.4 to determine if your project requires a Traffic Impact Analysis

Review Time: Approximately 30 days

Reviewing Departments: Public Works Engineering Division

Reviewing Boards: None, however the Plan Commission may require a copy as part of site plan review process.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) copy of the Traffic Impact Analysis

PRELIMINARY SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Preliminary site and architectural plans are required for any new residential development with 4 or more units and all non-residential developments. Preliminary site plan approval is also required for additions or modifications to existing developments and projects where a stormwater management plan is needed. Preliminary approval is required unless it is determined by City staff in the Pre-Application meeting that the project only needs Final Site and Architectural Review.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter outlining project details.
 - ☐ Color architectural elevations of all sides of the building and color perspective renderings
 - ☐ Conceptual Landscape Plan
 - ☐ Attachment A: Development Review Checklist
 - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
 - ☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - ☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)
 - ☐ Any other attachments as applicable.

FINAL SITE PLAN & ARCHITECTURAL REVIEW PLAN SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Final site and architectural plans are submitted only after the Plan Commission has approved Preliminary Site Plans for any new residential development with 4 or more units and all non-residential developments, including modifications to existing developments. Some projects may bypass Preliminary approval but only if it is determined by City staff in the Pre-Application meeting.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter outlining project details.
 - ☐ Color architectural elevations of all sides of the building and color perspective renderings
 - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)
 - ☐ Attachment A: Development Review Checklist
 - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
 - ☐ Grading Plan (see Attachment C: Site Grading and Drainage Plan Checklist)
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)
 - ☐ Utility Plans (see Attachment H: Sewer Plan Review Checklist)

MINOR SITE PLAN & ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Minor Site and Architectural review is intended for projects that may not need the extensive submittal requirements for Preliminary and Final Site Plan approval. Projects that qualify for Minor Site Plan submittal may include landscape, façade and building changes or minor site modifications that don't result in the addition of impervious surface.

Review Time: Approximately 30 days (45 if Common Council review is needed)

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter outlining project details.
 - ☐ Architectural elevations of all sides of the building being modified
- ☐ In addition, depending on the type of project, you may also need the following items:
 - ☐ Site Plan (see Attachment B: Engineering Plan Checklist)
 - ☐ Landscape Plan (see Attachment I: Landscape Plan Checklist)

CERTIFIED SURVEY MAP SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Certified Survey Map may be used to divide up to eight (8) lots in Commercial, Industrial, and Mixed Use zoning districts and up to four (4) lots in all other zoning districts.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Attachment E: Certified Survey Map Checklist
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable.

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PRELIMINARY PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Preliminary Plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Preliminary Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Attachment F: Preliminary Plat Checklist
 - ☐ Cover letter outlining project details.
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

FINAL PLAT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

A Final plat shall be used to subdivide land in the City. The applicant is responsible for submitting the Final Plat to Waukesha County and the State of Wisconsin for review.

Review Time: Approximately 45-60 days. An extension letter will be required if the approval process will take more than 90 days.

Reviewing Departments: Community Development Planning Division, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission. Common Council and Board of Public Works review may be required for certain projects.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Attachment G: Final Plat Checklist
 - ☐ Cover letter outlining project details.
 - ☐ Attachment A: Development Review Checklist and other attachments as applicable.
 - ☐ Stormwater Management Plan (see Attachment D: Stormwater Management Plan Checklist)

REZONING & COMPREHENSIVE PLAN AMENDMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

This review is for any requests to rezone land or amend the City's Comprehensive Master Plan. For rezonings all property owners within 300 feet of the property will be notified of your request.

Review Time: 45-60 Days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

Additional Information: Rezoning must be done in accordance with the Comprehensive Plan. Please consult with Planning staff to determine if a Comprehensive Plan Amendment is also required prior to submitting a rezoning application.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter outlining project details and rationale for rezoning
 - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - ☐ Conceptual Plan (if applicable)

**Please note this application fee only covers the rezoning and/or Comprehensive Plan Amendment. If you are proposing site plan changes or are subdividing land you will also need to meet the applicable submittal requirements for those proposals.*

CONDITIONAL USE PERMIT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any use listed as a Conditional Use in Chapter 22 (Zoning Code) requires a Public Hearing in front of the Plan Commission prior to building or occupancy permits being issued. All property owners within 300 feet of the property will be notified of your request.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Conditional Use Permit Application

**Please note If any exterior architectural, landscape, or site plan changes are required you must also go through Site Plan Review and meet all of those submittal requirements.*

PLANNED UNIT DEVELOPMENT OR DEVELOPER'S AGREEMENT SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

The PUD Overlay District is intended to permit development that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures, diversified building heights and types, and/or mixing of compatible uses. The PUD Overlay District under this Chapter will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the standards or use requirements set forth in the underlying basic zoning district.

Developer's Agreements are used for any project that require public infrastructure improvements (sewer, storm sewer, sidewalks, etc) and other off-site improvements such as median openings, traffic signals, street widening, etc..

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council. Some projects will also require Board of Public Works review.

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Cover letter/statement that outlining project details and all of the required information set forth in the Zoning Ordinance Section 22.52 (4)(a)
 - ☐ Rezoning Form including legal description and notarized owner(s) signatures (rezoning applications only)
 - ☐ General Development Plan
 - ☐ Proposed Supplemental Design Elements (required for all PUDs under the minimum required acreage)

**Please note in addition to the PUD submittal requirements your project will also need additional application fees and submittal materials based on the project type. This may include Preliminary and Final Plats, Preliminary and Final Site and Architectural Plans, Certified Survey Maps, Traffic Impact Analysis. Staff will inform you of any additional submittal requirements at the Pre-Application meeting, which is required prior to submitting your application.*

ANNEXATION SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Requests for annexation as permitted under Section 66.0217 Wisconsin Statutes.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Copy of your State of Wisconsin Request for Annexation Review Application
 - ☐ Signed City of Waukesha Direct Annexation Petition
 - ☐ Map of property of property to be annexed.
 - ☐ A boundary description (legal description of property to be annexed)
 - ☐ Any additional information on the annexation.

HOUSE/BUILDING MOVE SUBMITTAL REQUIREMENTS AND ADDITIONAL INFORMATION

Any application to move a home or building from one location to another in the City requires review by staff and the Plan Commission.

Review Time: 30-45 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility, Police Department, Any affected Public Utilities

Reviewing Boards: Plan Commission

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes of items listed below
 - ☐ Address of existing structure and address of final destination for structure
 - ☐ Site Plan showing location of house/building at the new location
 - ☐ Proposed route for moving structure. Should also include any overhead wires, mailboxes, or other obstructions that will need to be temporarily relocated to allow for the house/building to get to the new site.

STREET VACATIONS

Street Vacations must be reviewed and approved by the Plan Commission.

Review Time: 45-60 days

Reviewing Departments: Community Development Planning & Building Inspection Divisions, Public Works Engineering Division, Fire Department, Water Utility.

Reviewing Boards: Plan Commission, Common Council

In addition to this application and corresponding application fee you will also need:

- ☐ One (1) digital (PDF) that includes a map and legal description of the areas to be vacated.

WAUKESHA IRON & METAL, INC OFFICE ADDITION

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, Engineer's, 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.

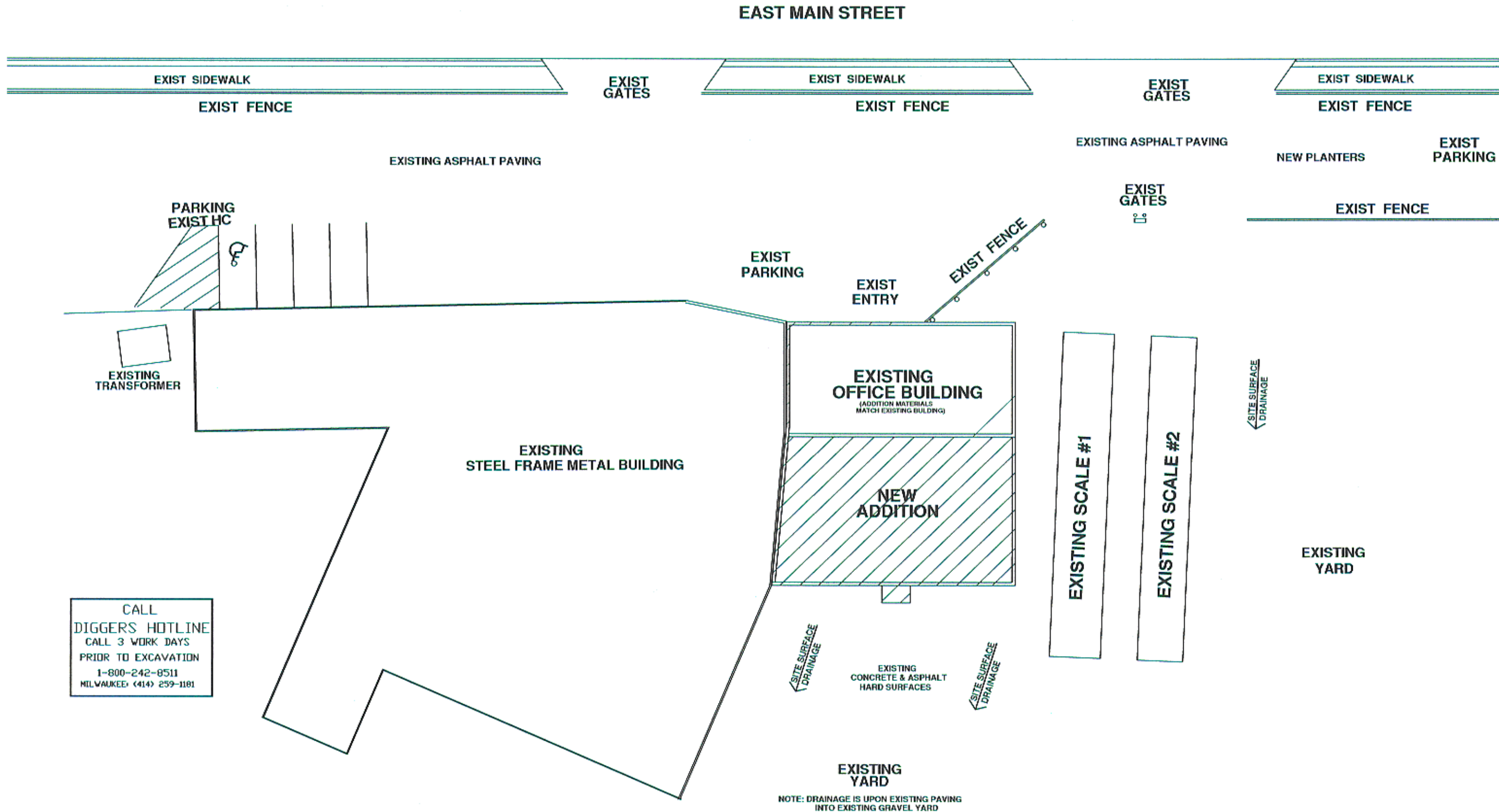
Stairways: All stairways whether temporary or permanent must be equipped with rolling and handrails.

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.



ARCHITECTURAL PARTIAL SITE PLAN

NOTE: SEE SURVEY FOR SITE INFORMATION THE SITE ID NO. 773916

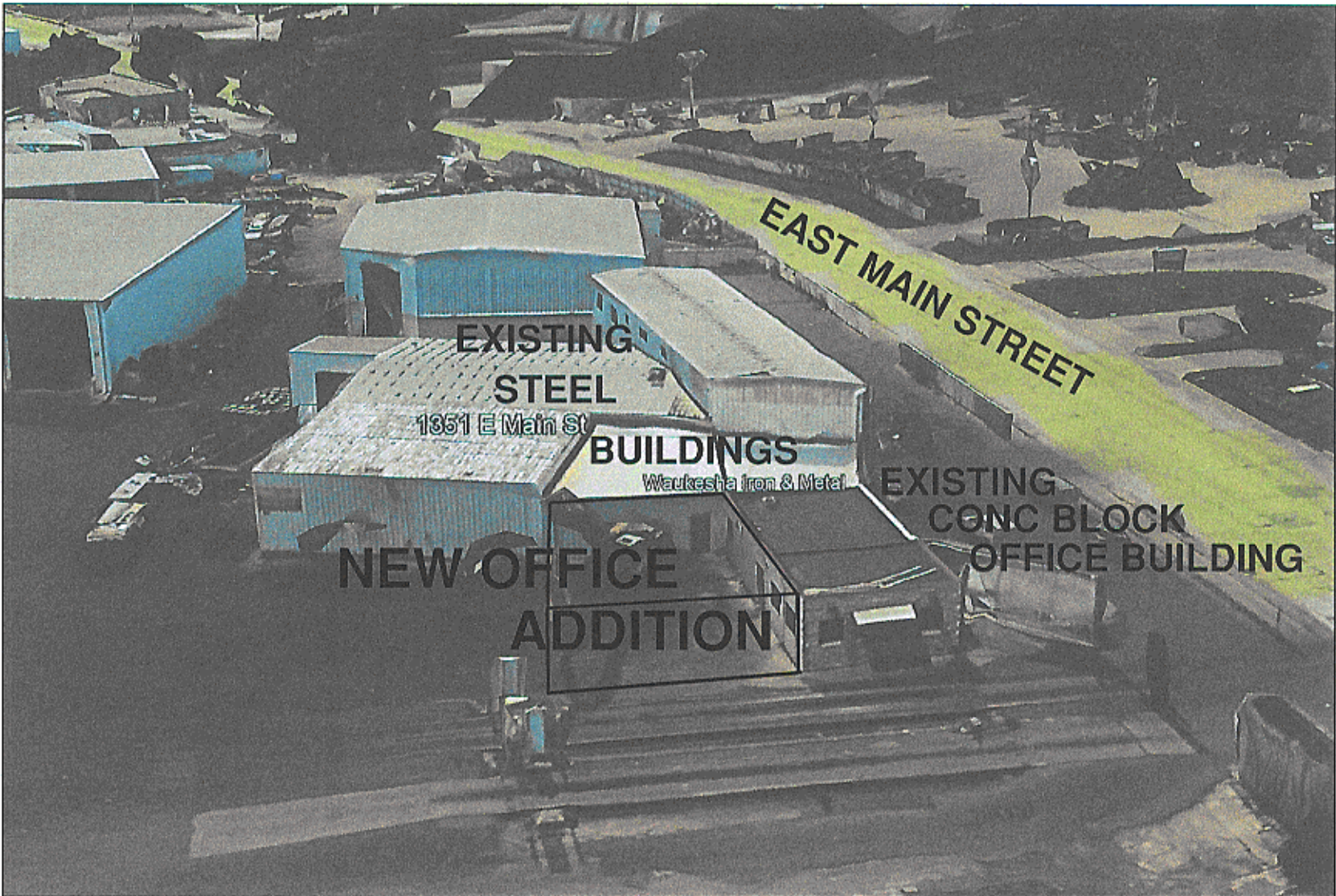
DIVISION 1 GENERAL CONDITIONS

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 aquired 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



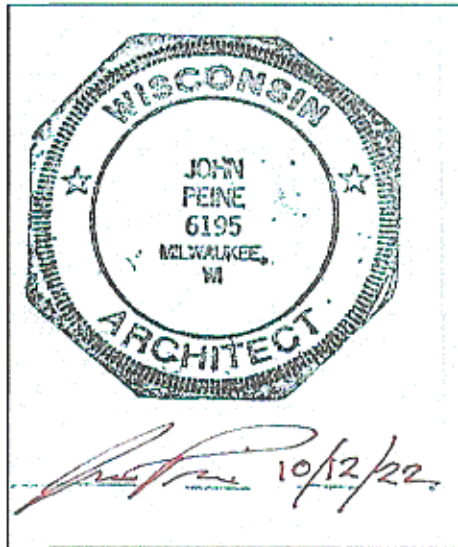
OFFICE BUILDING PHOTO



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 structures.
- 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 thereon 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



INDEX

- T-1 INDEX, SITE PLAN, NOTES & PHOTO
T-2 EXISTING PHOTO & ADDITION RENDERING

- A-1 FIRST FLOOR PLAN
A-2 CEILING PLAN
A-3 ELEVATIONS
A-4 BUILDING & WALL SECTIONS
A-5 ROOF PLAN & DETAILS
A-6 TOILET ROOM DETAILS
A-7 SPECIFICATIONS

- S-1 FOUNDATION PLAN & DETAILS
S-2 FRAMING PLANS

PROJECT DESCRIPTION

A NEW MASONRY ONE STORY OFFICE BUILDING ADDITION TWO PRIVATE OFFICES, HC TOILET ROOM AND OPEN OFFICE SPACE WILL BE PROVIDED FOR A LARGER STAFF

LEVEL 3 - RENOVATION ON EXISTING FACTORY/OFFICE BUILDING AND ADDITION
ADDITION CLASSIFICATION: BUSINESS-B
BLDG. TYPE: IIB EXTERIOR MASONRY - UNPROTECTED

AREA OF EXISTING OFFICE AREA: 1,238sqft
AREA OF ADDITION: 1,600sqft
TOTAL AREA OF WORK: 2,838sqft
AREA OF EXISTING BUILDING W/ ADDITION: 2,838sqft
TOTAL BUILDING VOLUME: LESS THAN 50,000cuft
CODES: INTERNATIONAL EXISTING BUILDING CODE 2015
WISCONSIN COMMERCIAL BUILDING CODE
ICC/ANSI A117.1-2009 ACCESSIBILITY CODE

WAUKESHA IRON & METAL, INC
OFFICE ADDITION
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186
INDEX, SITE PLAN, NOTES & PHOTO

JOB NO.
22461
DATE
10/12/22
SHEET NO.

T-1

Peine
Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor
**FORD
CONSTRUCTION
COMPANY, INC.**
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH: (262) 896-9370
fordconstructioninc.com

WAUKESHA IRON
& METAL, INC.
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
larry@waukeshairon.com



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



EXISTING SOUTH ELEVATION
NTS

REVISIONS

Peine
Design , LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor
**FORD
CONSTRUCTION
COMPANY, INC.**
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

**WAUKESHA IRON
& METAL, INC.**
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

WAUKESHA IRON & METAL, INC
OFFICE ADDITION
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186
EXISTING PHOTO & ADDITION RENDERING

JOB NO.
22461
DATE
10/12/22
SHEET NO.
T-2

SCRAP RECEIVING

EXIST
DISASSEMBLY
BUILDING

NOTE:
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

Peine
Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

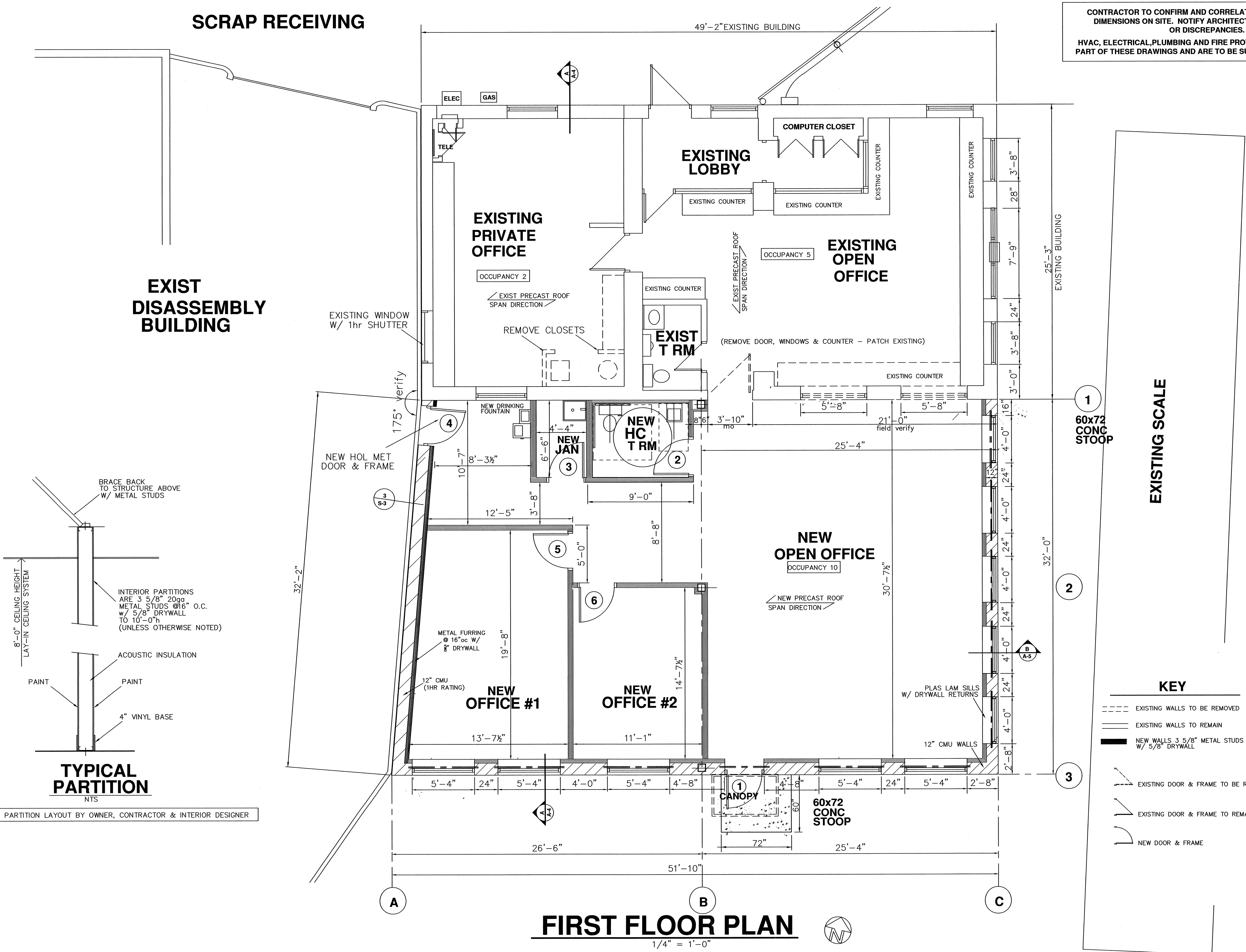
contractor
FORD
CONSTRUCTION
COMPANY, INC.
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

WAUKESHA IRON
& METAL, INC.
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

WAUKESHA IRON & METAL, INC
OFFICE ADDITION
1351 EAST MAIN STREET WAUKESHA, WISCONSIN 53186
FIRST FLOOR PLAN

JOB NO.
22461
DATE
10/12/22
SHEET NO.

A-1



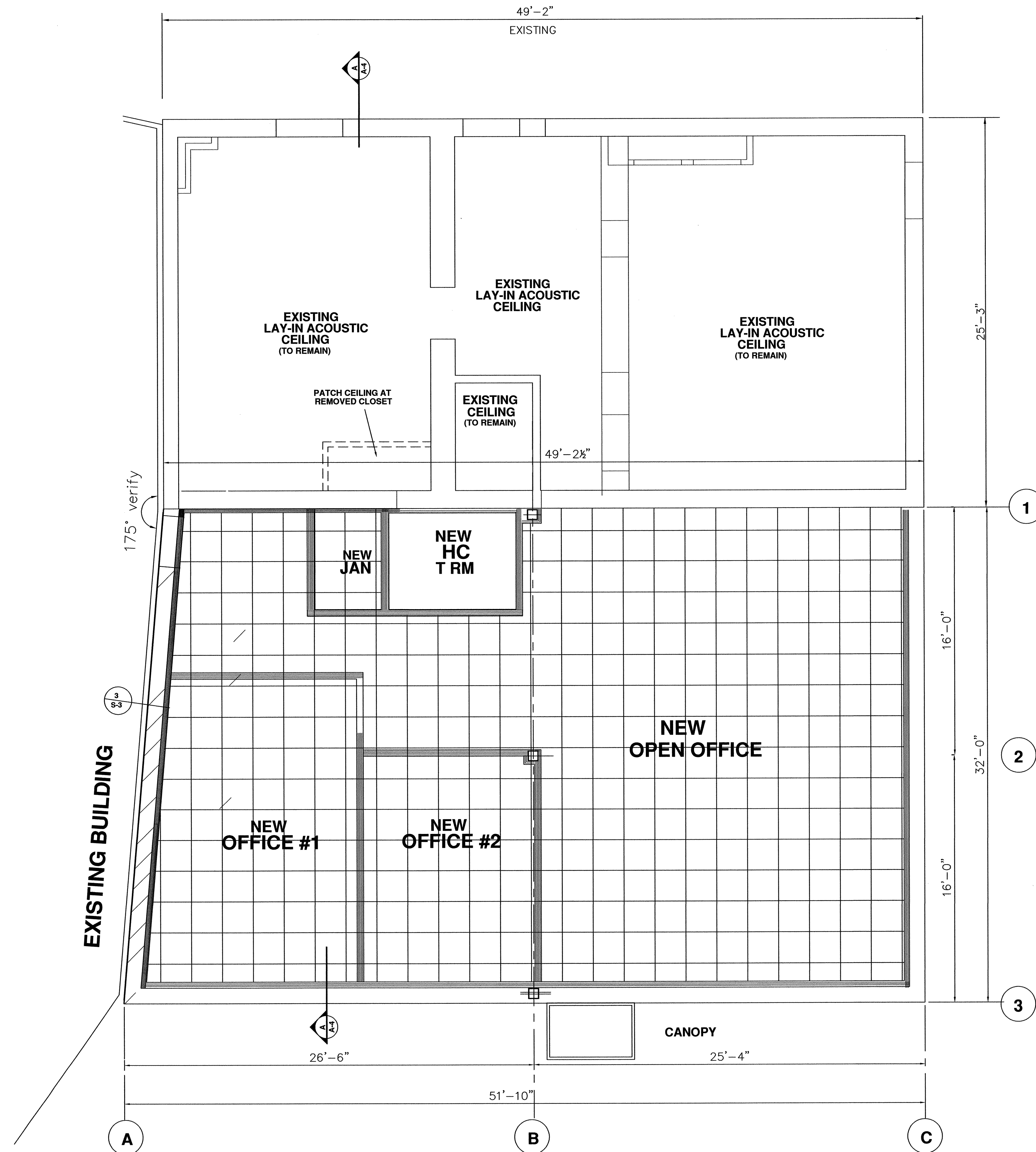
FIRST FLOOR PLAN

1/4" = 1'-0"

EXISTING SCALE

KEY

- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS 3 5/8" METAL STUDS @ 16"oc w/ 5/8" DRYWALL
- - - EXISTING DOOR & FRAME TO BE REMOVED
- - - EXISTING DOOR & FRAME TO REMAIN
- - - NEW DOOR & FRAME



FIRST FLOOR CEILING

1/4" = 1'-0"



NOTE:

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

REVISIONS

Peine Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: 414-476-3377
village@execpc.com

contractor
FORD CONSTRUCTION COMPANY, INC.
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

WAUKESHA IRON & METAL, INC.
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

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

CEILING PLAN

JOB NO.

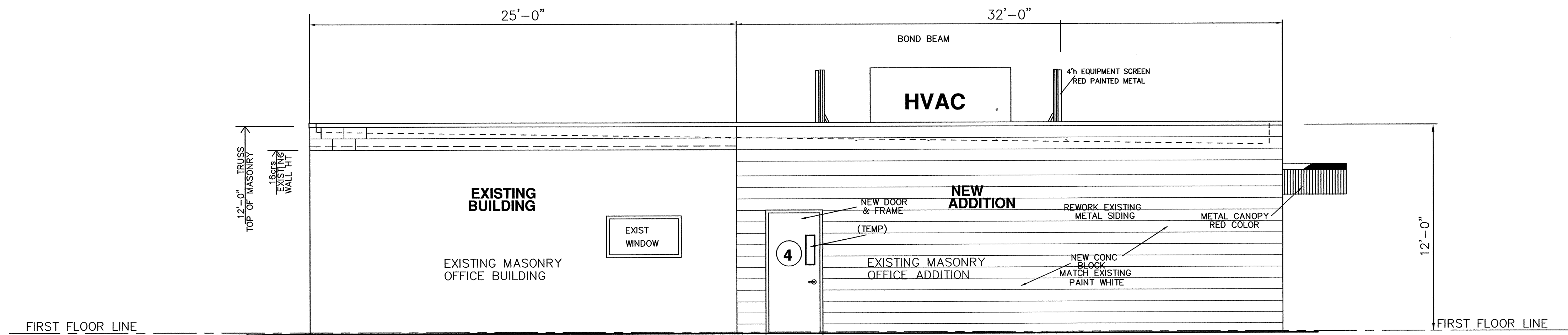
22461

DATE

10/12/22

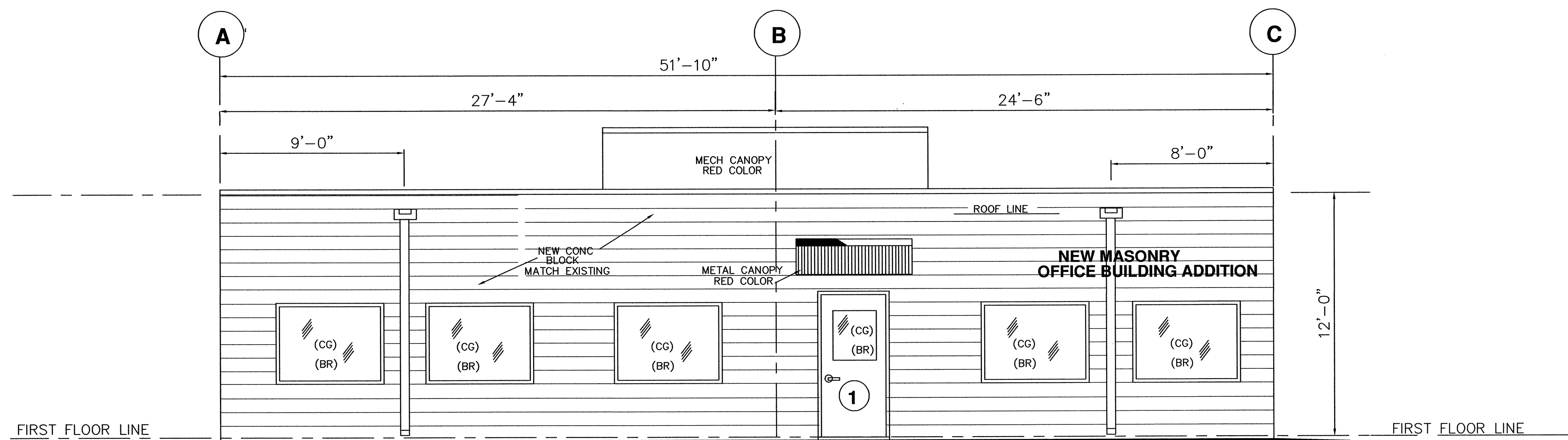
SHEET NO.

A-2



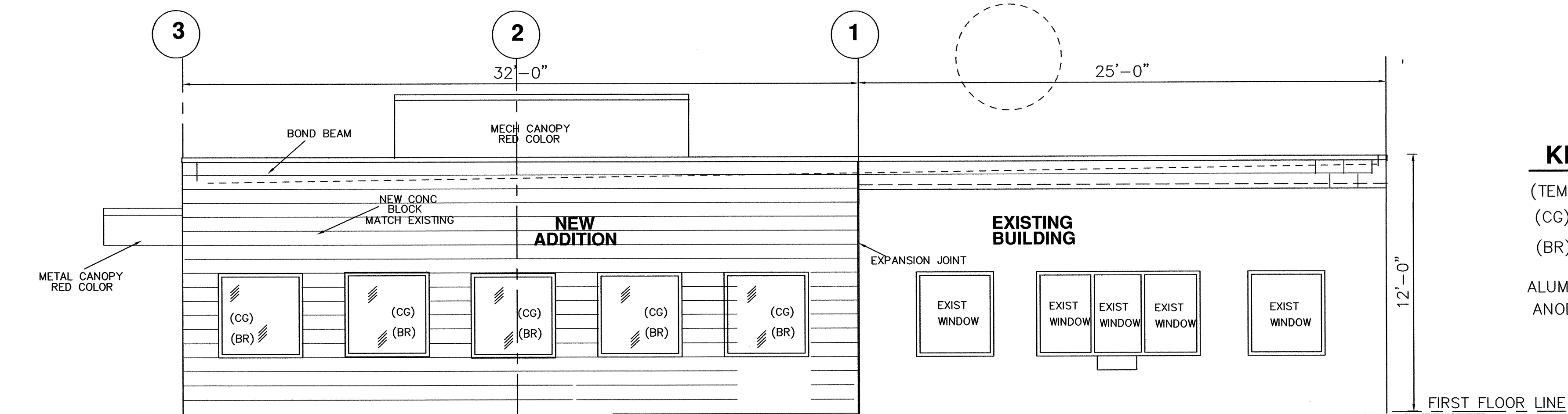
WEST ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

KEY

(TEMP)	TEMPERED GLASS
(CG)	CLEAR GLASS
(BR)	BULLET RESISTANT GLASS (SELECTED BY OWNER)
ALUMN	ALUMINUM
ANOD	ANODIZED

REVISIONS

Peine
Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@excepcc.com

contractor
**FORD
CONSTRUCTION
COMPANY, INC.**
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

**WAUKESHA IRON
& METAL, INC.**
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7283
FAX: (262) 547-7248
larry@waukeshairon.com

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

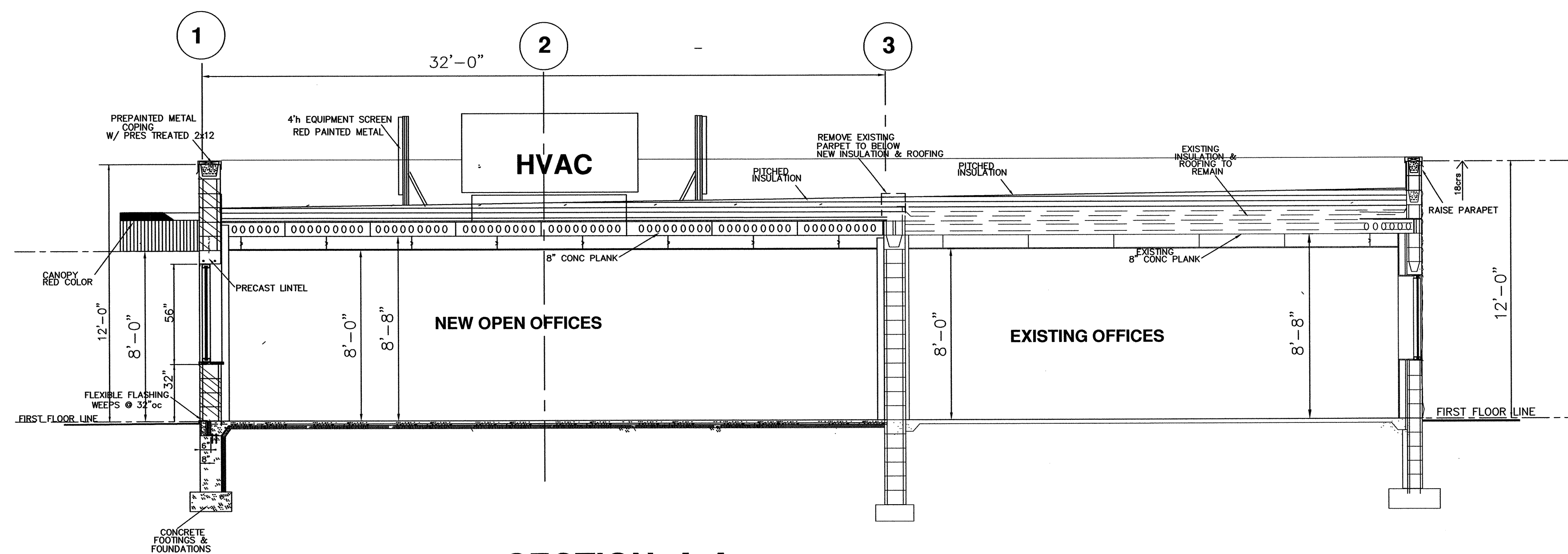
ELEVATIONS

JOB NO.
22461

DATE
10/12/22

SHEET NO.

A-3



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

REVISIONS

Peine Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor
FORD CONSTRUCTION COMPANY, INC.
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

WAUKESHA IRON & METAL, INC.
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

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

SECTIONS

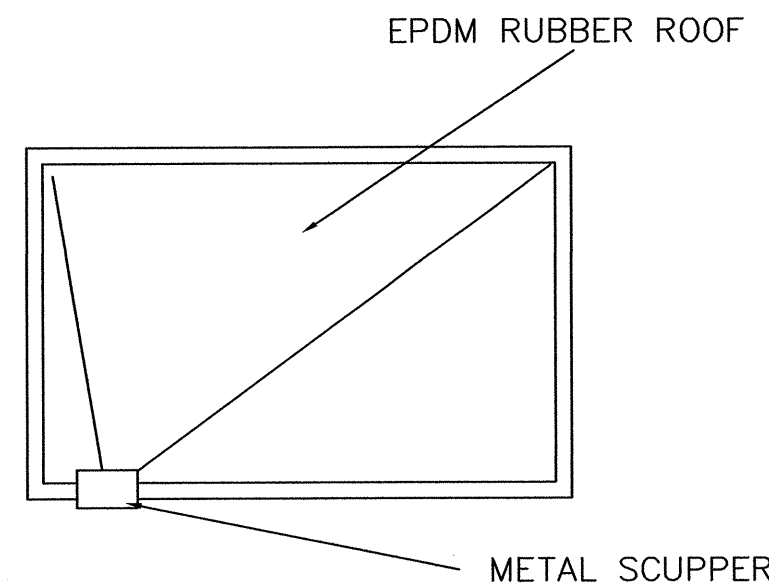
Note:
AT THIS DATE, STRUCTURAL
DETAILING IS NOT COMPLETE
AND MAY BE REVISED AT THE
COMPONENT SUBMITTAL

JOB NO.
22461

DATE
10/12/22

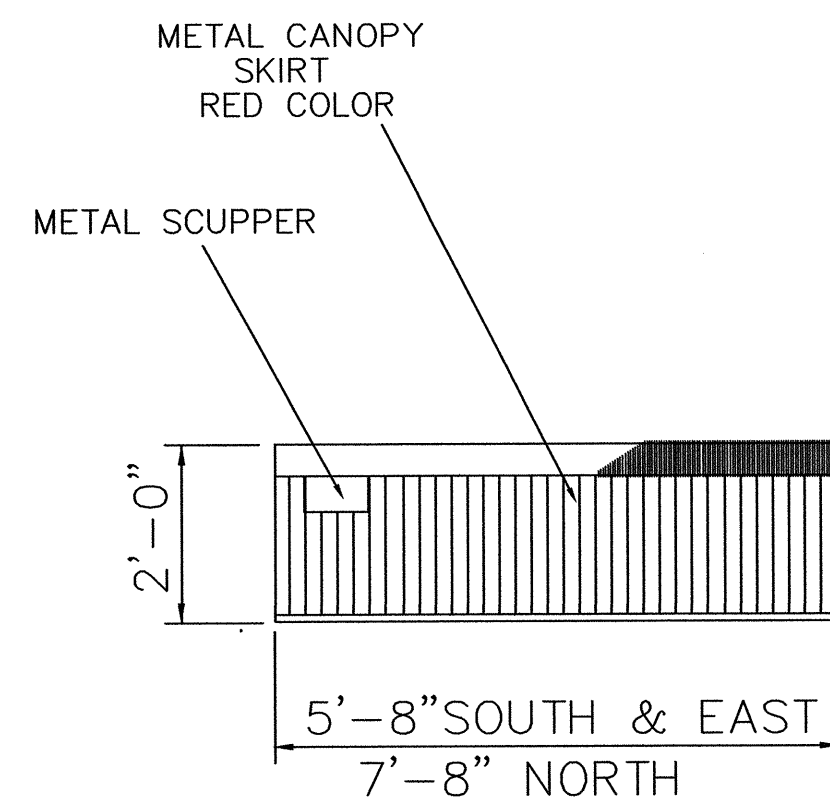
SHEET NO.

A-4



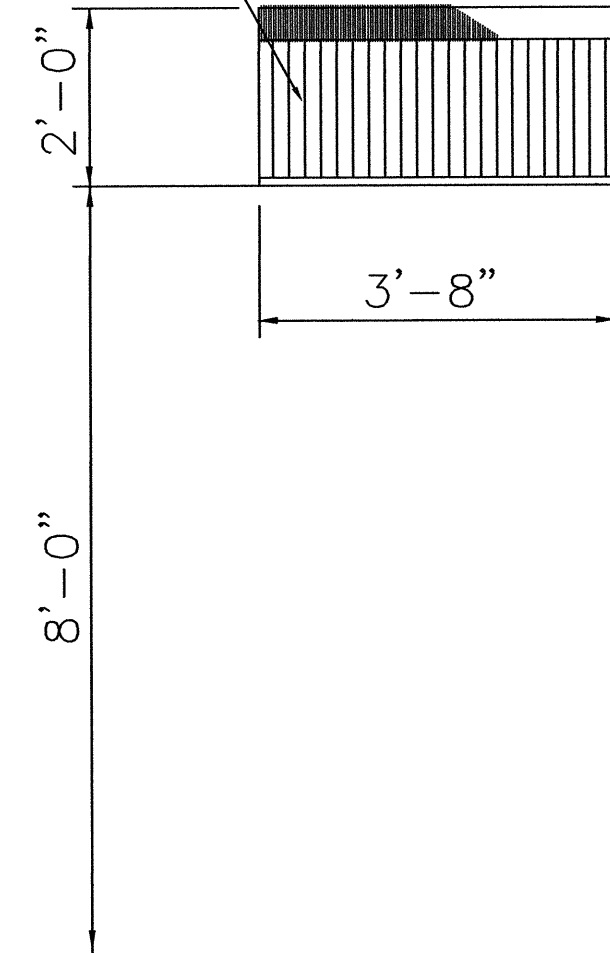
CANOPY TOP VIEW

1/2" = 1'-0"



SUSPENSION TUBE

METAL CANOPY
RED COLOR

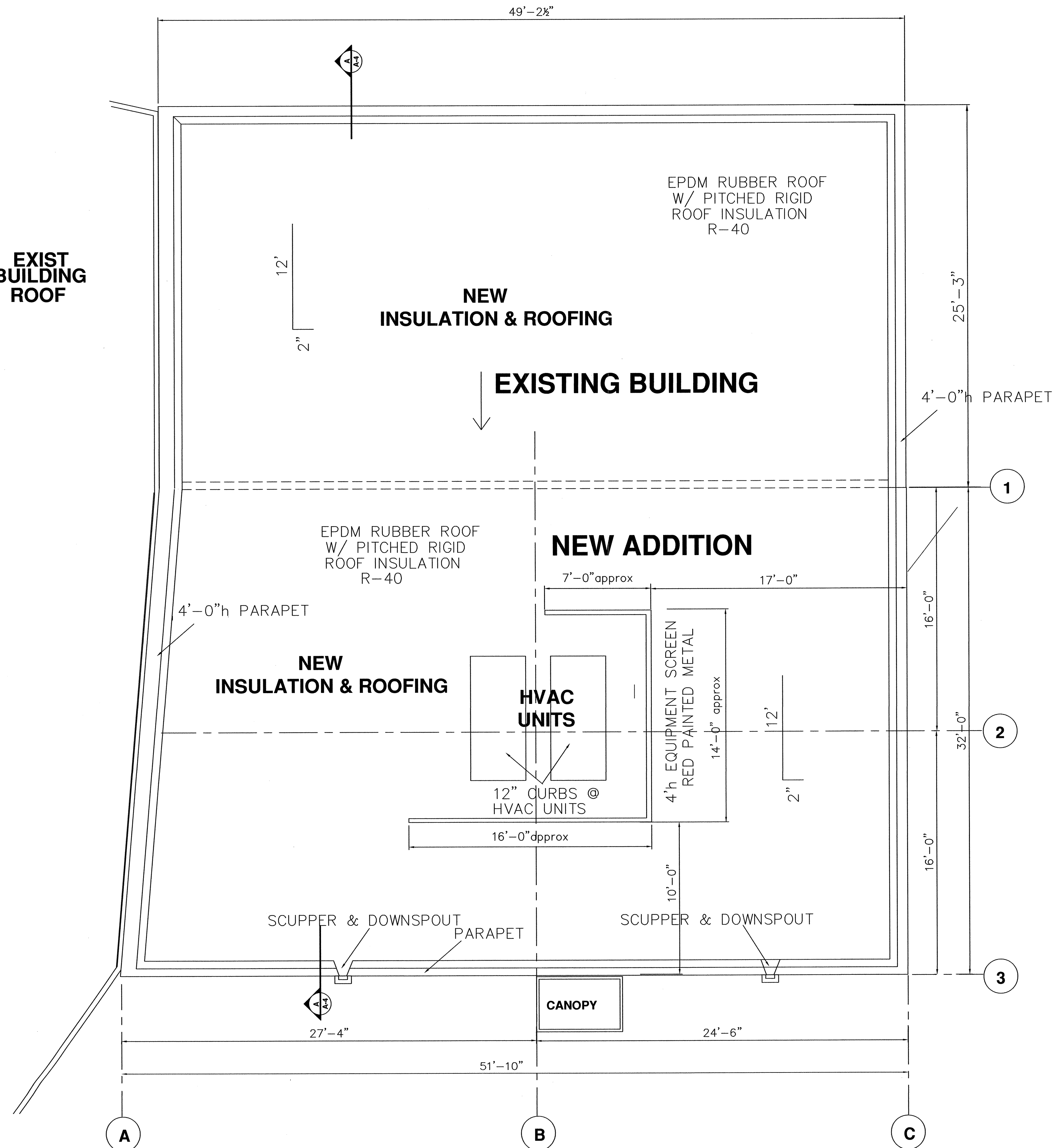


CANOPY SIDE VIEW

1/2" = 1'-0"

ALTERNATE PREFABRICATED
METAL CANOPY
(SELECTED BY
OWNER& CONTRACTOR
INSTALLED AS PER
MFG. SPECIFICATIONS)

**EXIST
BUILDING
ROOF**



ROOF PLAN

1/4" = 1'-0"

Peine
Design , LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor
**FORD
CONSTRUCTION
COMPANY, INC.**
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH: (262) 896-9370
fordconstructioninc.com

**WAUKESHA IRON
& METAL, INC.**
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

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

ROOF PLAN & DETAILS

JOB NO.
22461

DATE
10/12/22

SHEET NO.

A-5

REVISIONS

SPECIFICATIONS

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

DIVISION 2 SITEWORK

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

DIVISION 3 CONCRETE

- 3.01 Cast-in Place Concrete
- A.Work included, but not limited to:
- 1. Footings & foundation walls
 - 2. 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:
- 1. Welded wire fabric (WWF) – ASTM A185– lap 6" minimum.(or fiberglass reinf.)
 - 2. Reinforcing bars ASTM A-615 – 80–A Grade 60 minimum.
 - 3. Redlimix – ASTM C94
 - 4. Portland cement – ASTM C33
 - 5. Water clean and potable.
 - 6. Fill below slabs minimum 4" crushed stone or gravel.
 - 7. Vapor barrier below slab, Minimum 6mil polyethylene
 - 8. Expansion joint filler – 1/2" premolded flexel or equal at slab perimeter.
- G. Concrete Slab Finish:
- a. Exterior broom finish with control joints tooled at 6'-0" o.c.maximum.
 - b. Interior steel trowel finish with control joints tooled at 6'-0" o.c.maximum.

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

DIVISION 4 MASONRY

- 4.01 Methods & Materials
- A. All work per best industry standards; NCAMA, SCPI, PCI, BIA.
 - B. Plumb and level all times. Set all anchors, sleeves, nailers, plates etc. for other trades.
 - C. Cold weather work; Strictly observe industry standards. Preheat sand and water when the temperature is below 40 degrees F. Proper cold weather techniques must be cleared by Municipal Inspector prior to Work commencing. Admixtures are prohibited.
 - D. Mortar shall be type "M".
 - E. Concrete Masonry Units:
 - 1. Hollow block ASTM C-90-75 hollow load shall be cured thirty days min
 - 2. Bearing grade N type II block.
 - 3. Brick tabs to be 16"oc each way
 - 4. Fill all bearing points solid with mortar.
 - 5. Provide foundation perimeter insulation as per details.
 - F. Block and Sill style and colors by owner and architect
 - G. Masonry Accessories:
 - A. Provide 9 ga. galvanized durowall into block horizontal joints at 16 inches on center vertically.
 - H. Clean all exposed surfaces with spatters, stains, etc. upon completion. Wash all masonry surfaces (exterior walls) with 'Vana-trol' by Sure-Klean Process Solvent Co. Use two (2) applications per manufacturers recommendations and rinse with clean water.
 - I. Stainless steel metal brick tabs @ 16"oc each way w/ stainless fasteners

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
- A. Steel fabricated by supplier
 - B. Deliver components to site, protect from the elements, Steel to be shop primed w/ lead-free primer.
 - C. Fabricate steel assemblies according to AISC Specifications.
 - D. Miscellaneous Steelfittings to be ASTM A36.
 - E. Contractor shall check all dimensions at site and be responsible for fit, OSHA and Code requirements in final assembly.
- 5.03 Siding
- A. Siding to be cut smoothly with no dents or scrapes
 - B. Siding profile PBR PANEL by Metallic Building Company
 - C. Siding colors 'POLAR WHITE' roof and ceiling, 'CRIMSON RED' on canopy sides. Siding by Metallic Building Company

DIVISION 6 WOOD & PLASTICS

- 6.01 Rough Carpentry: NA
- 6.02 Finish Carpentry and Cabinetry: Selected by owner

DIVISION 7 THERMAL & PROTECTION

- 7.01 Caulk exterior gaps and openings. Color shall be approved by Owner.
 - 7.02 Conc Block sealer applied as per Mfg instructions Color shall be approved by Owner.
- 7.02 Insulation
- A. Wall Insulation shall be friction-fit batt R-11
 - B. Roof insulation shall be rigid, sloping, min 4" thick
 - C. 6 mil Vapor Barrier shall be installed on warm side of wall and below floor slab

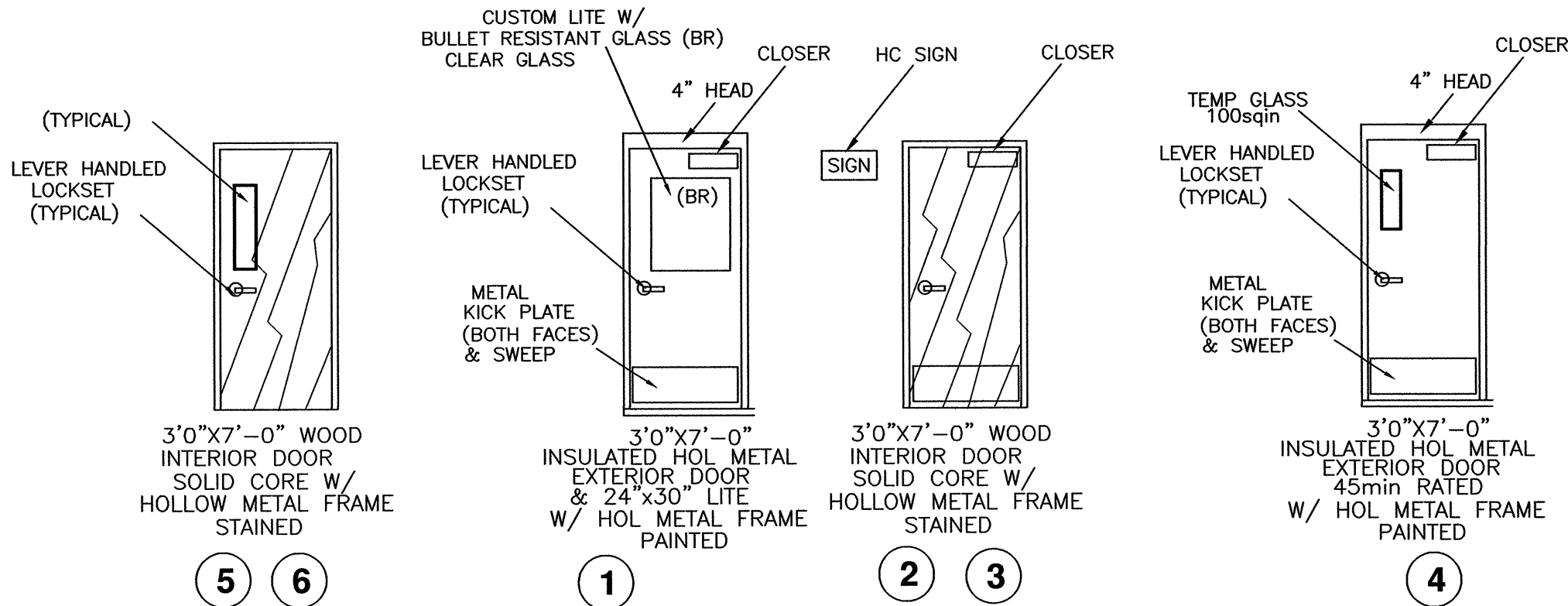
DIVISION 8 DOORS & WINDOWS

- 8.01 Doors:
- 1. Interior pre-hung doors and sliding doors and exterior doors are to be selected by Owner/Contractor. Finishes and colors are to be selected by Owner/Contractor.
 - 2. Exterior Doors to be selected by Owner/Contractor.
 - 3. All door hardware to be lever activated and is to be selected by Owner/Contractor.
- 8.02 Windows:
- 1. Clear anodized aluminum storefront thermally broken framing w/ 1" insulated clear glass w/ low E
 - 2. First floor to have clear bullet resistant glass w/ clear anodized aluminum framing to hold wide BR glass

NOTE: Doors, Hardware, Windows, and glass are to meet code requirements.

DOORS

1/4" = 1'-0"

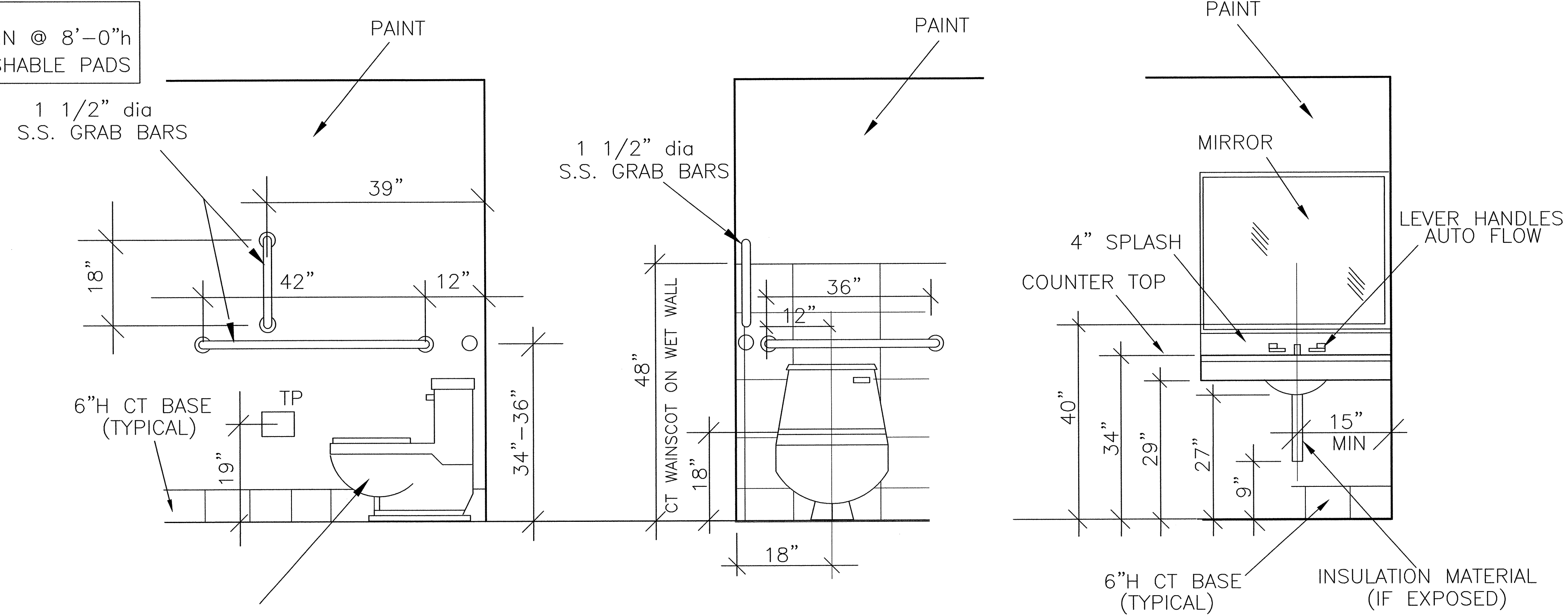


Waukesha Iron & Metal, Inc.
Office Addition
1351 East Main Street Waukesha, Wisconsin 53186

Job No. 22461
Date 10/12/22
Sheet No. A-7

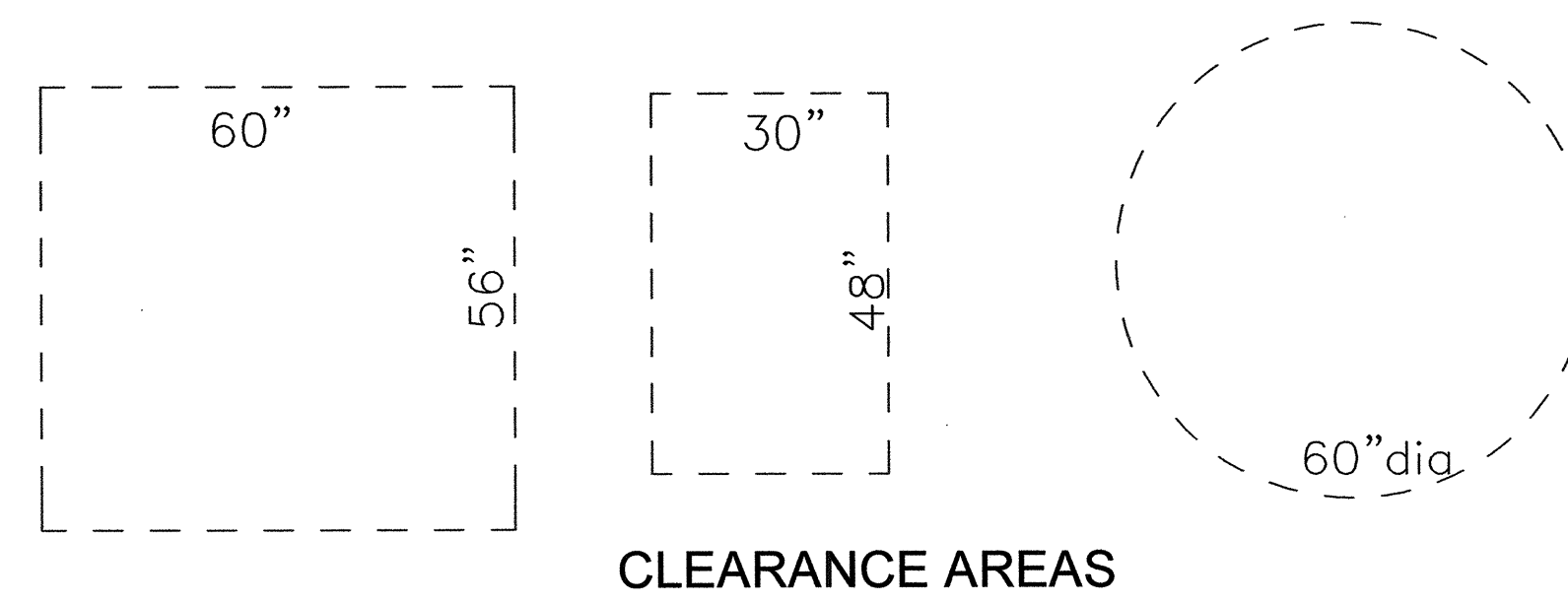
REVISIONS

NOTE:
CEILINGS TO BE LAY-IN @ 8'-0"h
W/ STEEL T'S & WASHABLE PADS



HC FIXTURE DIMENSIONS

NTS



CLEARANCE AREAS

NOTE:
EXHAUST FANS IN BOTH JAN & T RM

NEW DRINKING
FOUNTAIN

HC

NEW
JAN

NEW
HC
T RM

6"H CT FLOOR

15"

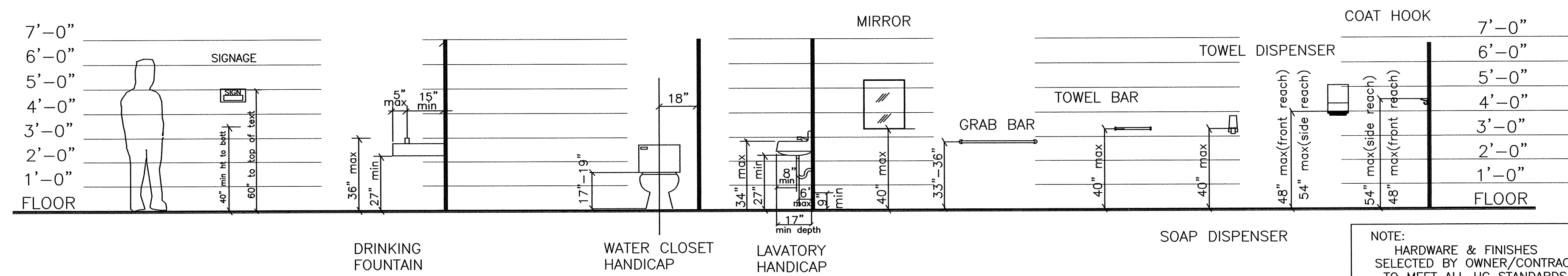
36"

4'-10"

9'-0"

HC TOILET RM PLAN

1/2" = 1'-0"



ALT: COOLER W/ DRINKING WATER FOR EMPLOYEES

HC FIXTURE DIMENSIONS

Peine
Design, LLC
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor
**FORD
CONSTRUCTION
COMPANY, INC.**
1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 696-9370
fordconstructioninc.com

**WAUKESHA IRON
& METAL, INC.**
1381 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7283
FAX: (262) 547-7248
larry@waukeshairon.com

WAUKESHA IRON & METAL, INC
OFFICE ADDITION
1381 EAST MAIN STREET WAUKESHA, WISCONSIN 53186

TOILET ROOM DETAILS

JOB NO.

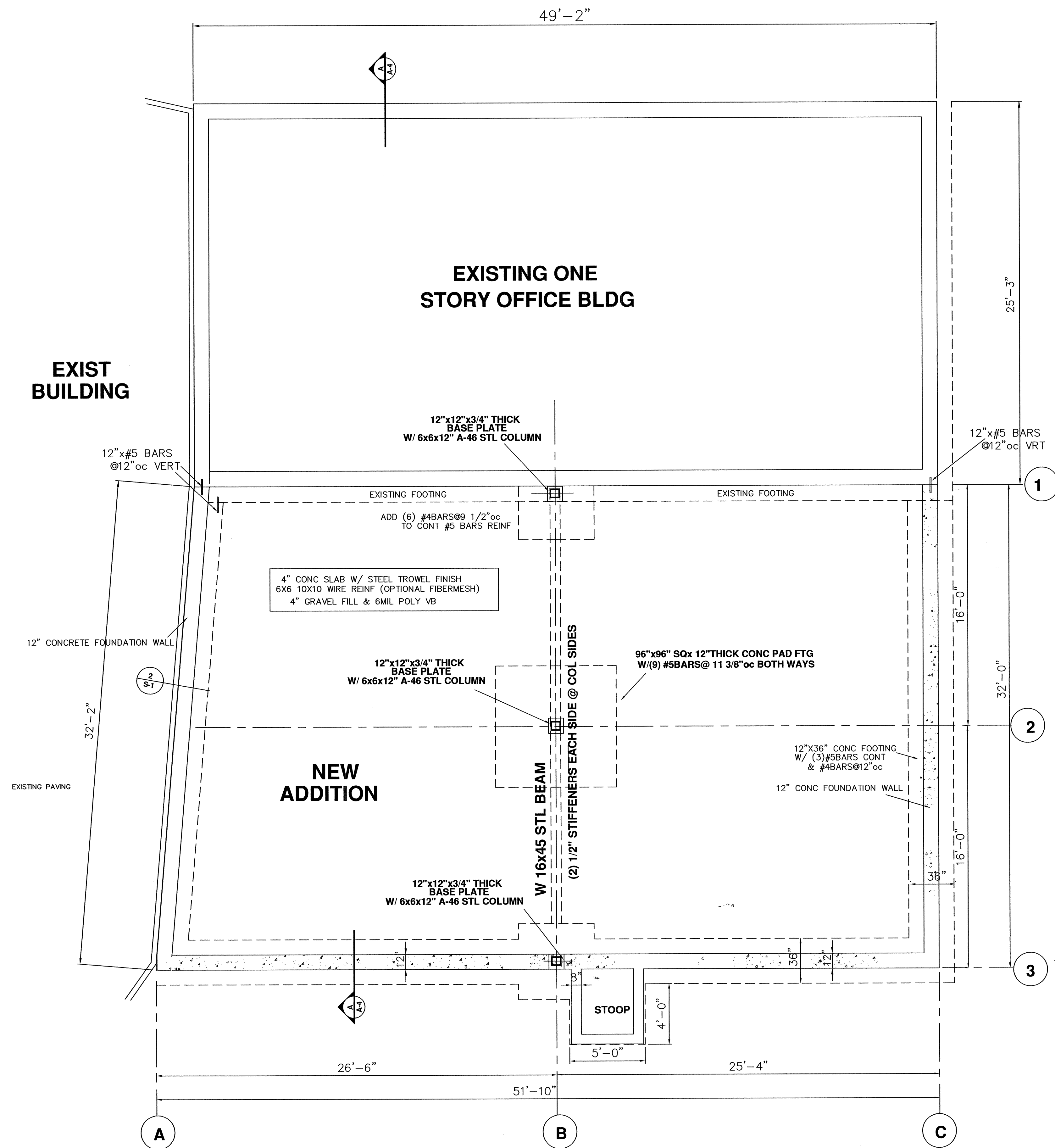
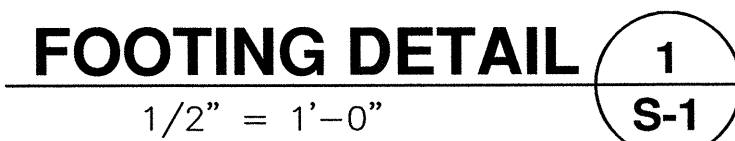
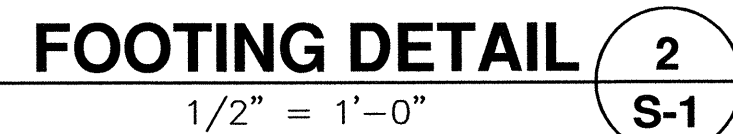
22461

DATE

10/12/22

SHEET NO.

A-6



FOUNDATION PLAN

$$1/4'' = 1'-0''$$

Note:
AT THIS DATE, STRUCTURAL
DETAILING IS NOT COMPLETE
AND MAY BE REVISED AT THE
COMPONENT SUBMITTAL

**Peine
Design , LLC**
8023 Currie Avenue
Wauwatosa, WI 53213
ph: (414) 476-3377
village@execpc.com

contractor

**FORD
CONSTRUCTION
COMPANY, INC.**

1419 POPLAR DRIVE
WAUKESHA, WI 53188
PH (262) 896-9370
fordconstructioninc.com

**WAUKESHA IRON
& METAL, INC.**
1351 EAST MAIN STREET
WAUKESHA, WISCONSIN 53186
PH: (262) 547-7293
FAX: (262) 547-7248
larry@waukeshairon.com

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

FOUNDATION PLAN & DETAILS

JOB NO.
22461

DATE
10/12/22

SHEET NO.

S-1

REVISIONS