

VEHICLE CONNECTIONS

BUILDING RENOVATION 1649 ARCADIAN AVENUE, WAUKESHA, WISCONSIN

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ARCHITECTURAL

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PROJECT TEAM

BUILDING OWNER
JOHN BLUEMEL
1649 ARCADIAN AVENUE
WAUKESHA, WISCONSIN
262-271-2515 (OFFICE)

ARCHITECT
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GENERAL CONTRACTOR
TED MEWS
262-853-8847 (CELL)

PROJECT INFORMATION

APPLICABLE CODE:

WAUKESHA ZONING CODE (CHAPTER 22 & CHAPTER 27-SIGNS)
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)

BUILDING DATA:

LOT SIZE: 0.86 ACRES (37,540 SF = 150'x250')
BUILDING AREA: 4,100 S.F.
BUILDING HEIGHT: 15'-0"

BUILDING FRONT SETBACK: 105'
BUILDING SIDE SETBACK: 54'-8" & 20'-0"
BUILDING REAR SETBACK: 90'-4'

CLASS OF CONSTRUCTION: TYPE IIB (UNPROTECTED)
STRUCTURAL SYSTEM: 12" CMU BEARING WALLS & 12" PRECAST PLANK ROOF
NUMBER OF STORY: 1
OCCUPANCY: BUSINESS GROUP "B"

ZONING DISTRICT: "B-5" (COMMUNITY BUSINESS DISTRICT)

ZONING CODE REQUIREMENTS:

MIN LOT SIZE: 10,000 S.F.
MAX. BUILDING HEIGHT (PRINCIPAL BUILDING): NO LIMIT
MAX. BUILDING HEIGHT (ACCESSORY BUILDING): 20'-0"

FRONT YARD BUILDING SETBACK: 50'
SIDE YARD BUILDING SETBACK: 10'
REAR YARD BUILDING SETBACK: 25'

PARKING SETBACK: 15' (FRONT) & 5' (SIDE & REAR)

MIN. DIMENSION OF ADA PARKING STALL: 9'x20' (PLUS 5' OF AISLE)
MIN. DIMENSION OF CUSTOMER PARKING STALL: 9'x18'

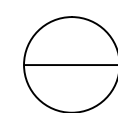
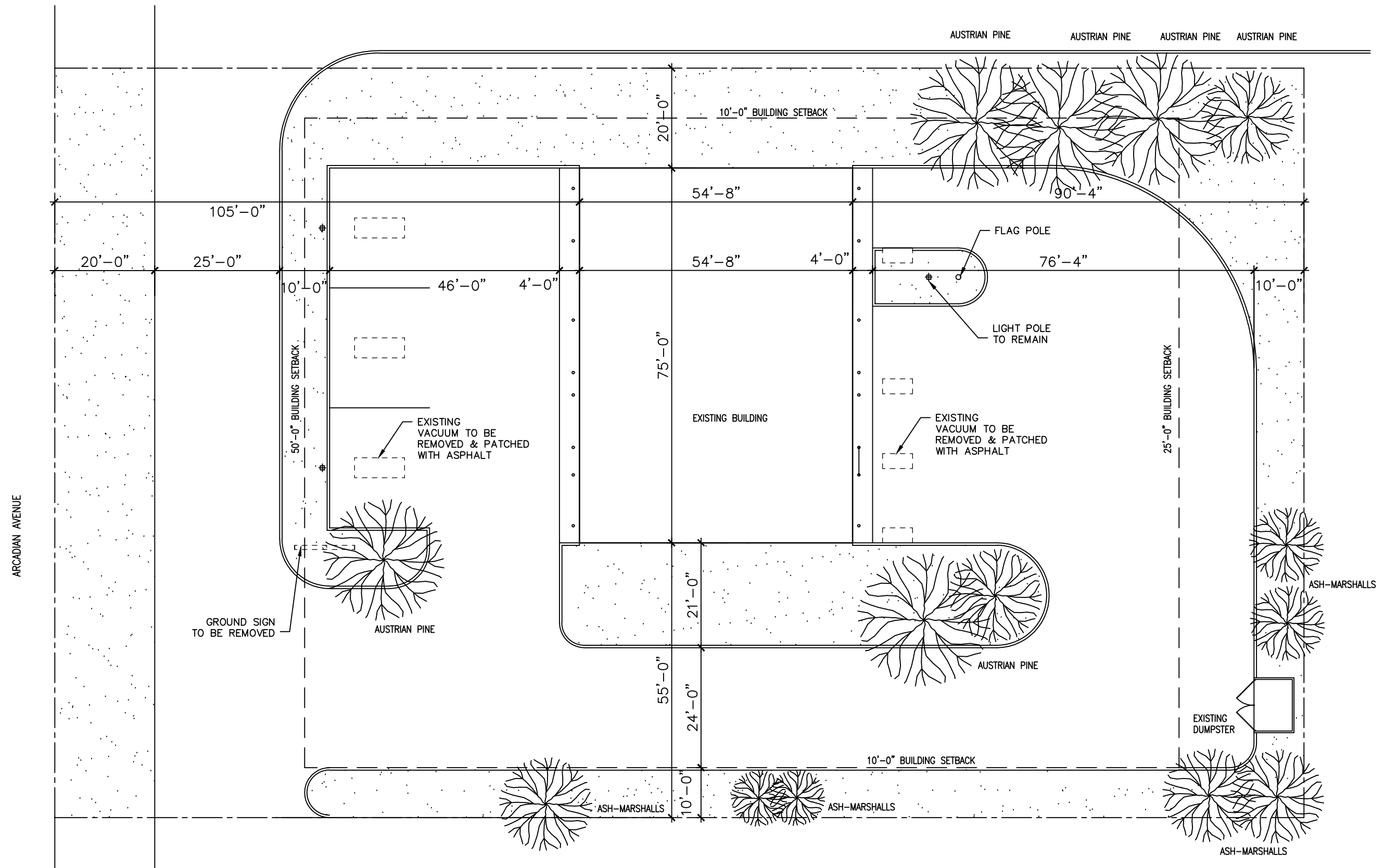
NUMBER OF CUSTOMER PARKING REQUIREMENTS: 6 (2 EMPLOYEES)
NUMBER OF BICYCLE PARKING SPACES: 1 SHORT-TERM & 1 LONG-TERM SPACES

MAX. GROSS SIGN AREA FOR PROPERTY: 150 S.F. (2 S.F.x75')
EXISTING GROUND SIGN: 120 S.F.
PROPOSED WALL SIGN: 30 S.F. (REFER TO BUILDING ELEVATION)



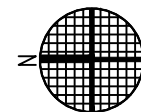
LOCATION MAP



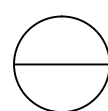
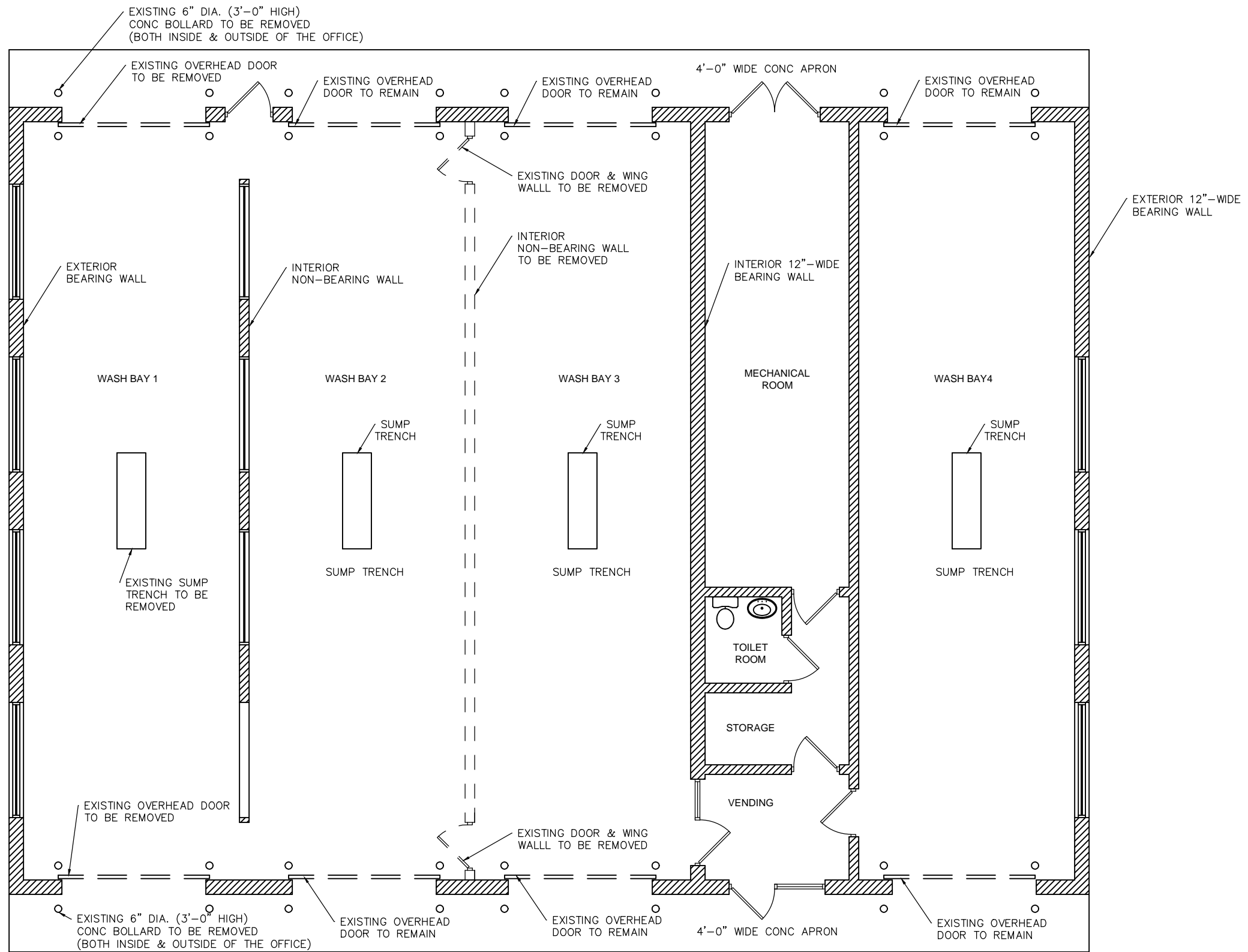


EXISTING SITE/LANDSCAPE PLAN

Scale: 1"=20'-0"

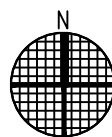


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		20171010	17005
		DRAWN BY	SHEET NUMBER
		BCY	100

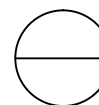
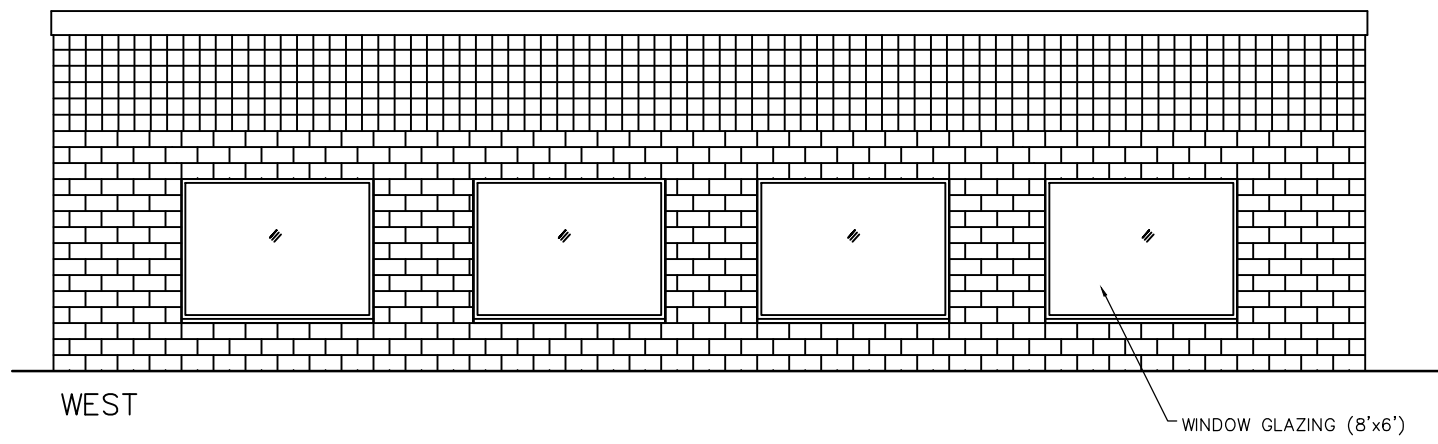
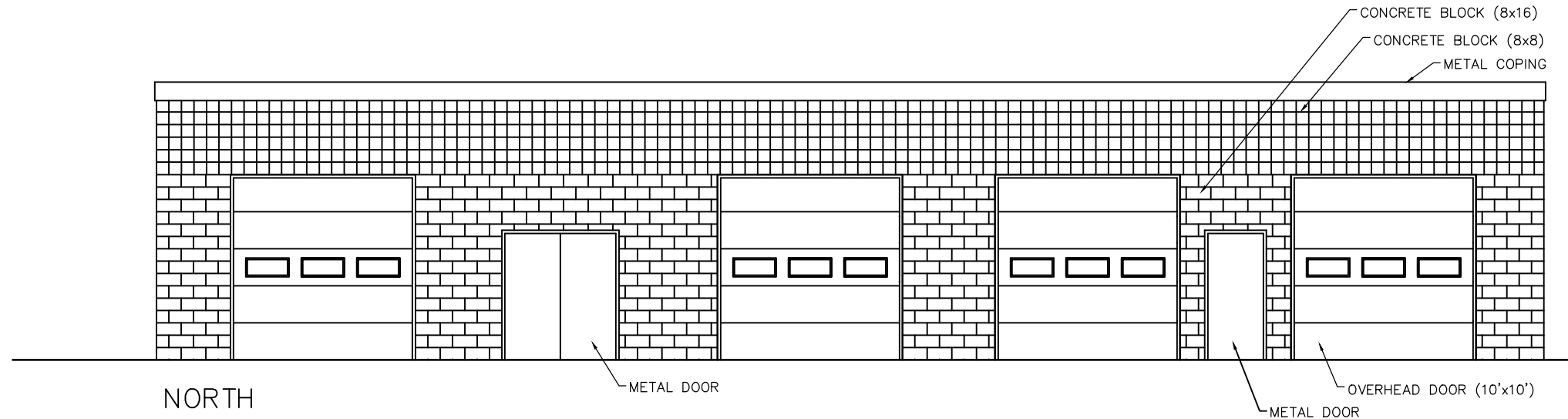


EXISTING FLOOR PLAN

Scale: 1/8"=1'-0"

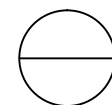
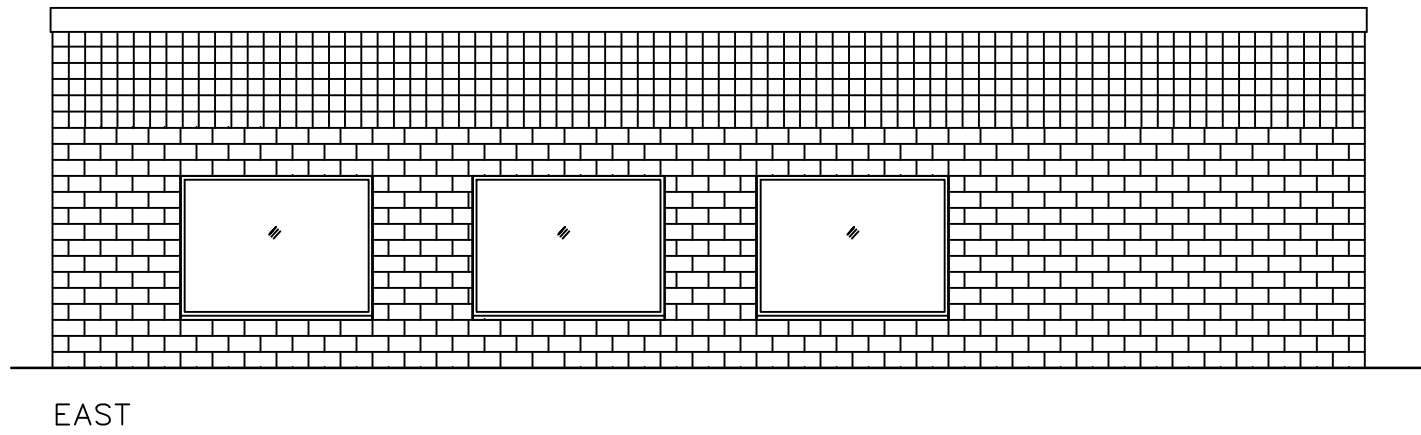
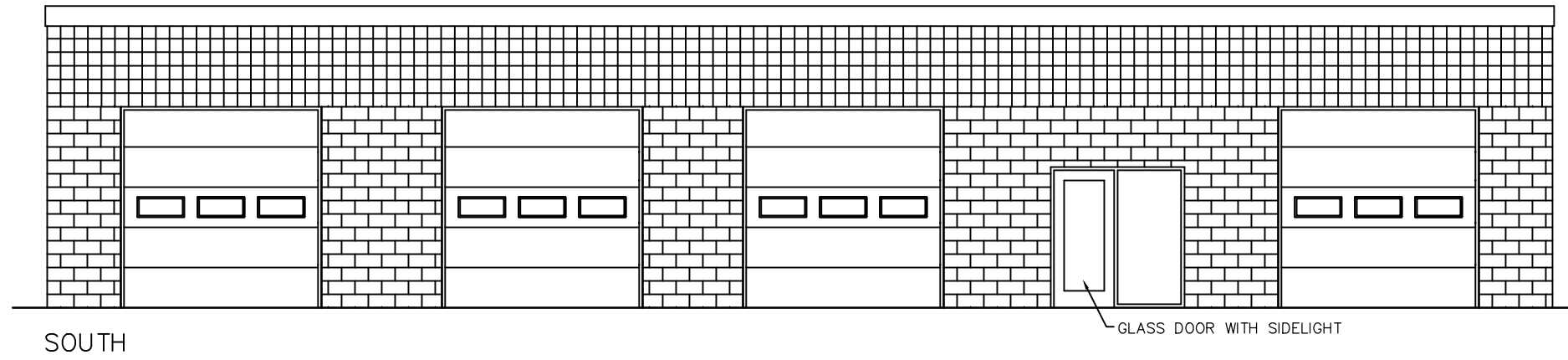


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		DRAWN BY BCY	SHEET NUMBER 110



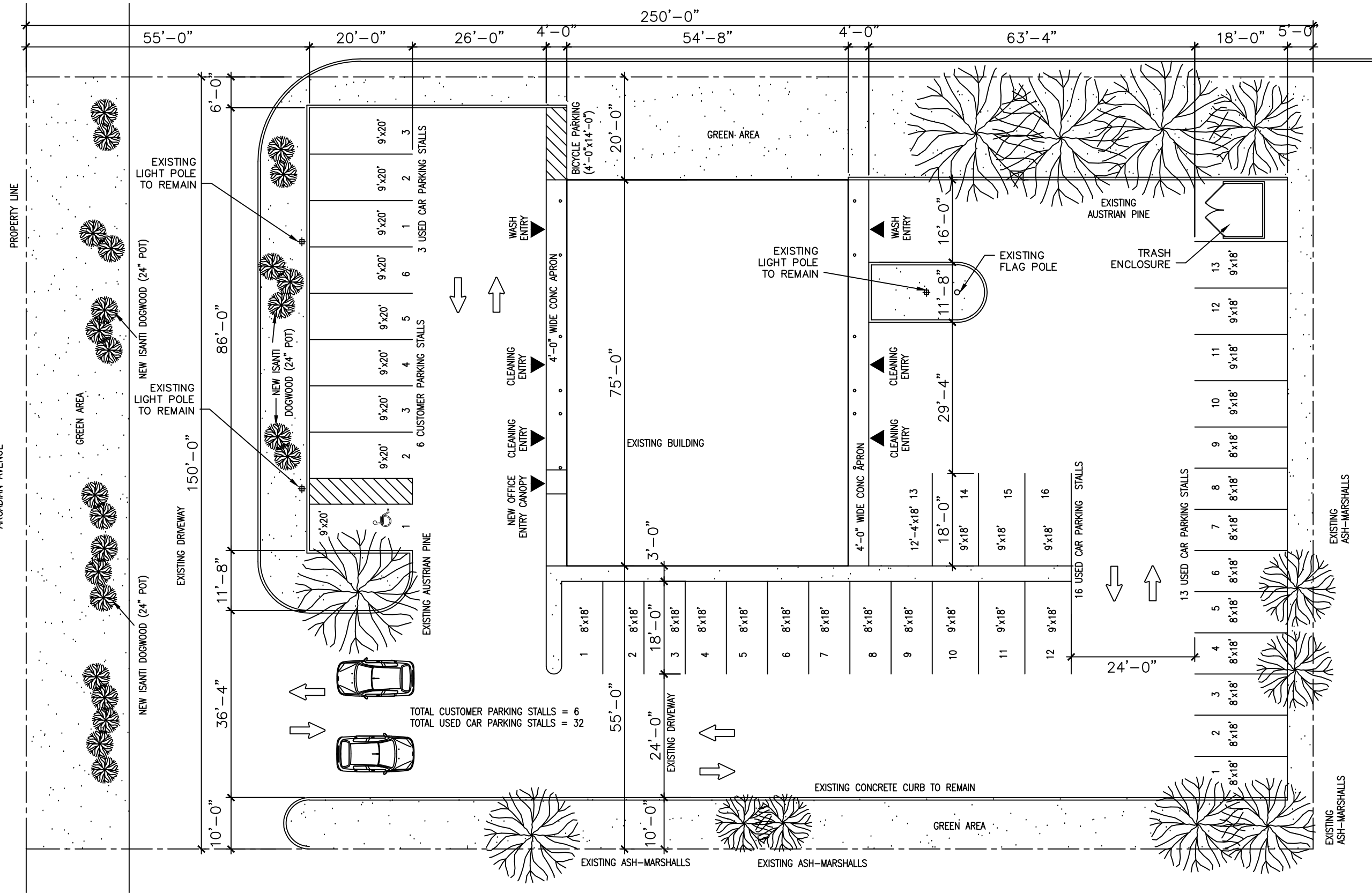
EXISTING BUILDING ELEVATIONS
 Scale: 1/8"=1'-0"

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		20171010	17005
		DRAWN BY	SHEET NUMBER
		BCY	120

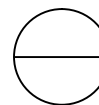


EXISTING BUILDING ELEVATIONS
 Scale: 1/8"=1'-0"

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		BCY	130

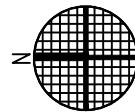


TOTAL CUSTOMER PARKING STALLS = 6
 TOTAL USED CAR PARKING STALLS = 32



PROPOSED SITE/LANDSCAPE PLAN

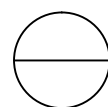
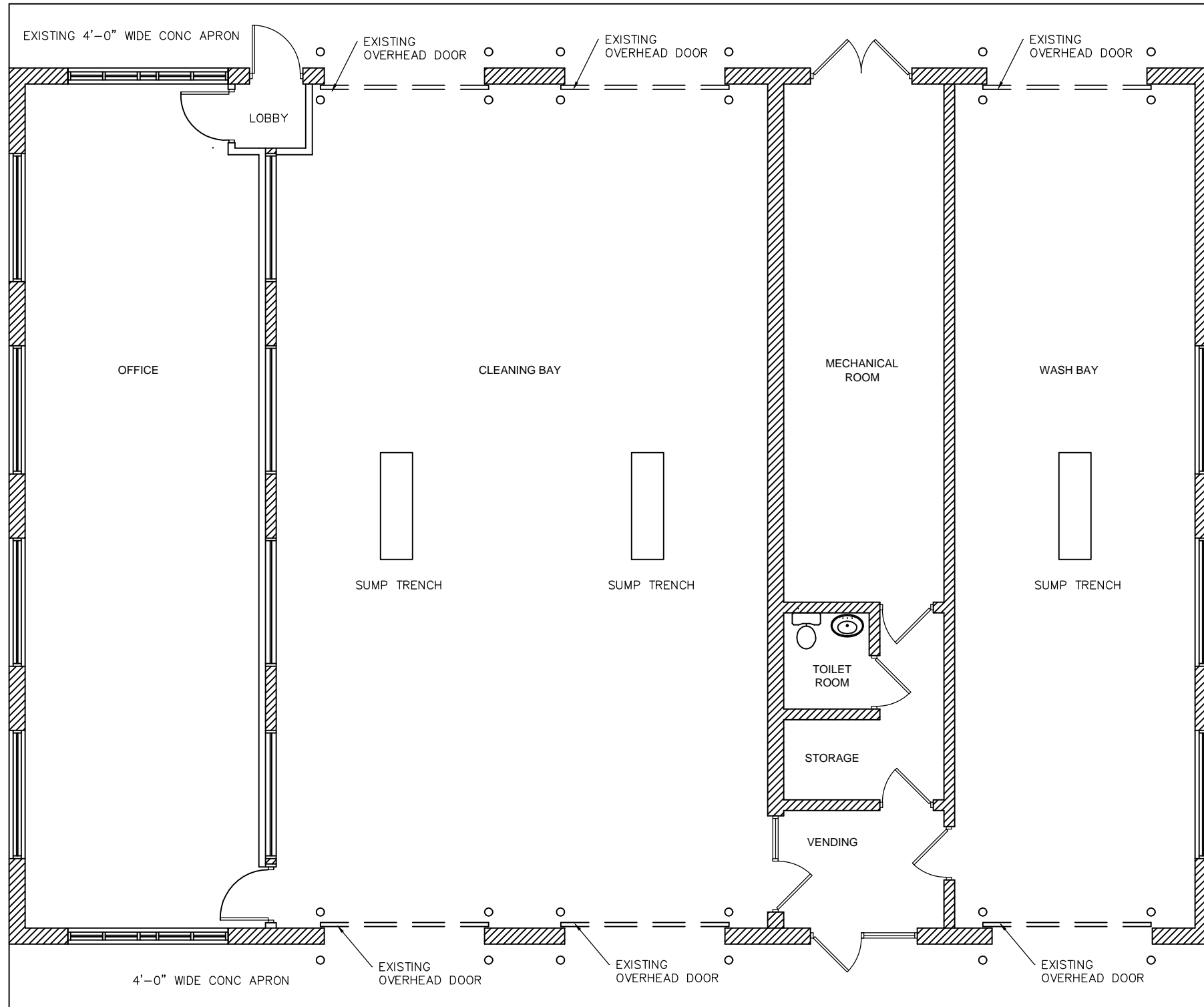
Scale: 1"=20'-0"



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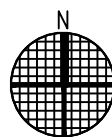
VEHICLE CONNECTIONS
 Building Renovation
 1649 ACARDIAN AVENUE
 WAUKESHA, WISCONSIN

DATE	20171010	JOB NUMBER	17005
DRAWN BY	BCY	SHEET NUMBER	200

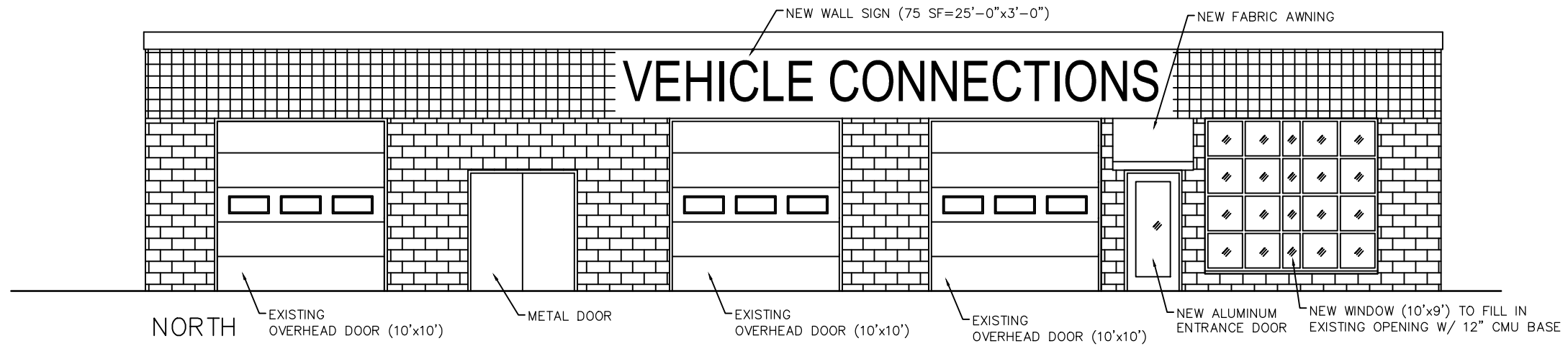


PROPOSED FLOOR PLAN

Scale: 1/8"=1'-0"



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		BCY	210



NORTH

EXISTING OVERHEAD DOOR (10'x10')

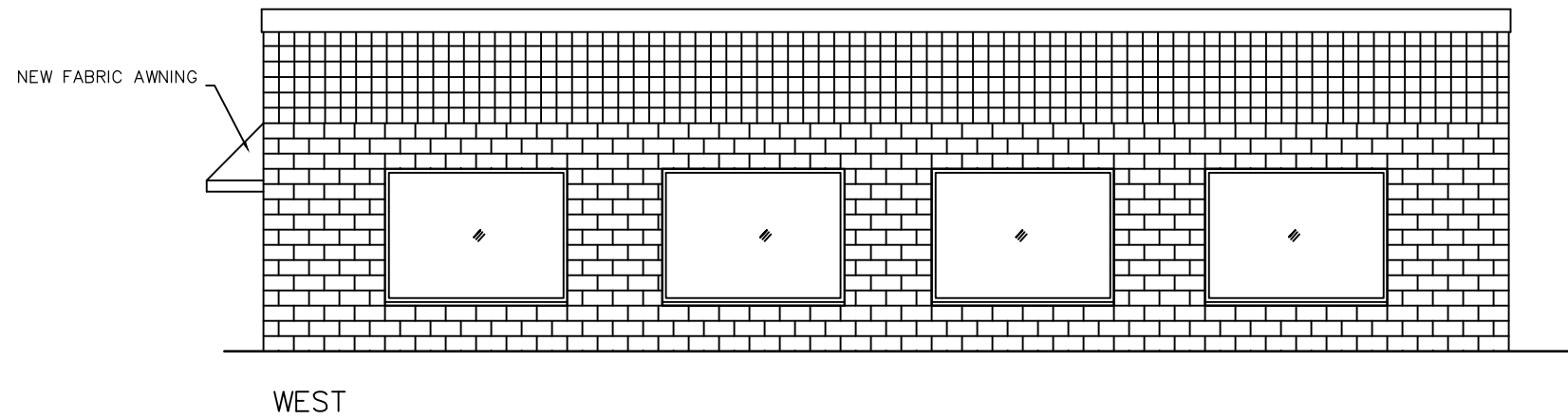
METAL DOOR

EXISTING OVERHEAD DOOR (10'x10')

EXISTING OVERHEAD DOOR (10'x10')

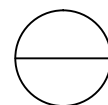
NEW ALUMINUM ENTRANCE DOOR

NEW WINDOW (10'x9') TO FILL IN EXISTING OPENING W/ 12" CMU BASE



NEW FABRIC AWNING

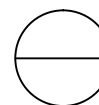
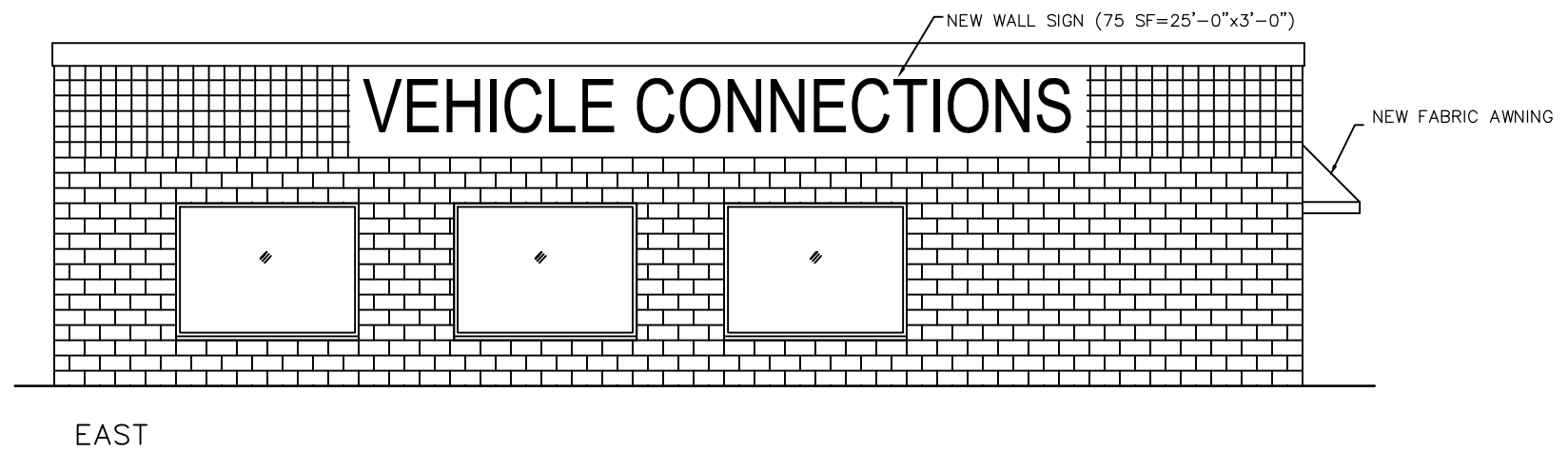
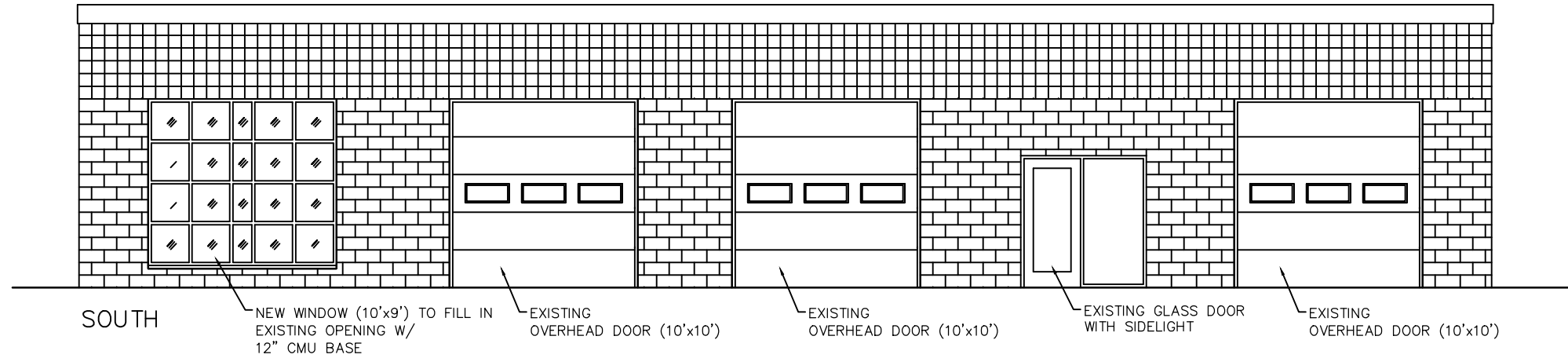
WEST



PROPOSED BUILDING ELEVATIONS

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EXISTING BUILDING ELEVATIONS
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		DRAWN BY	SHEET NUMBER
		BCY	230