

# PHASE I – COMMERCIAL ALTERATION & ADDITION

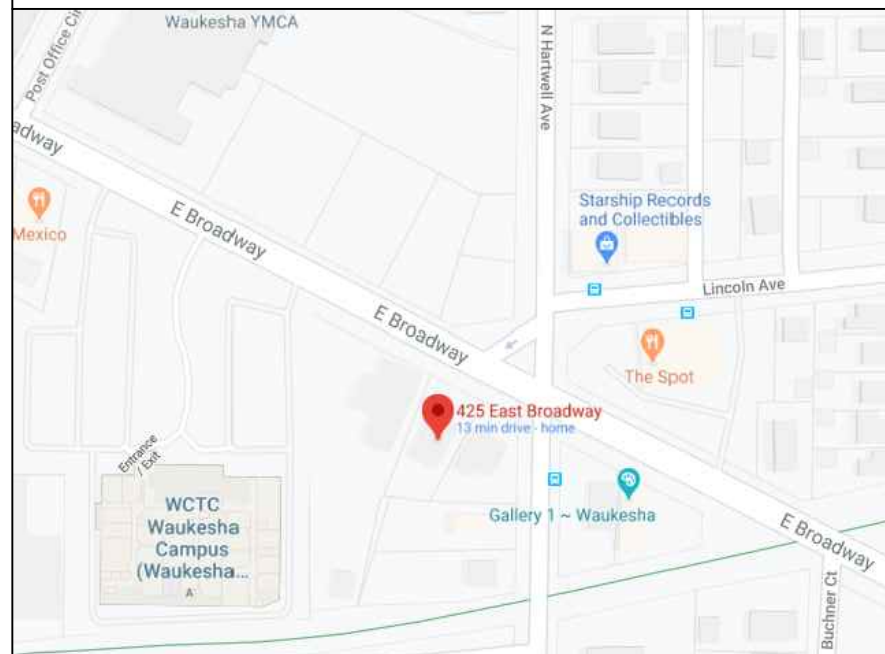
EAST COAST HAIR DESIGNS LLC – 425 E. BROADWAY, WAUKESHA, WI 53186

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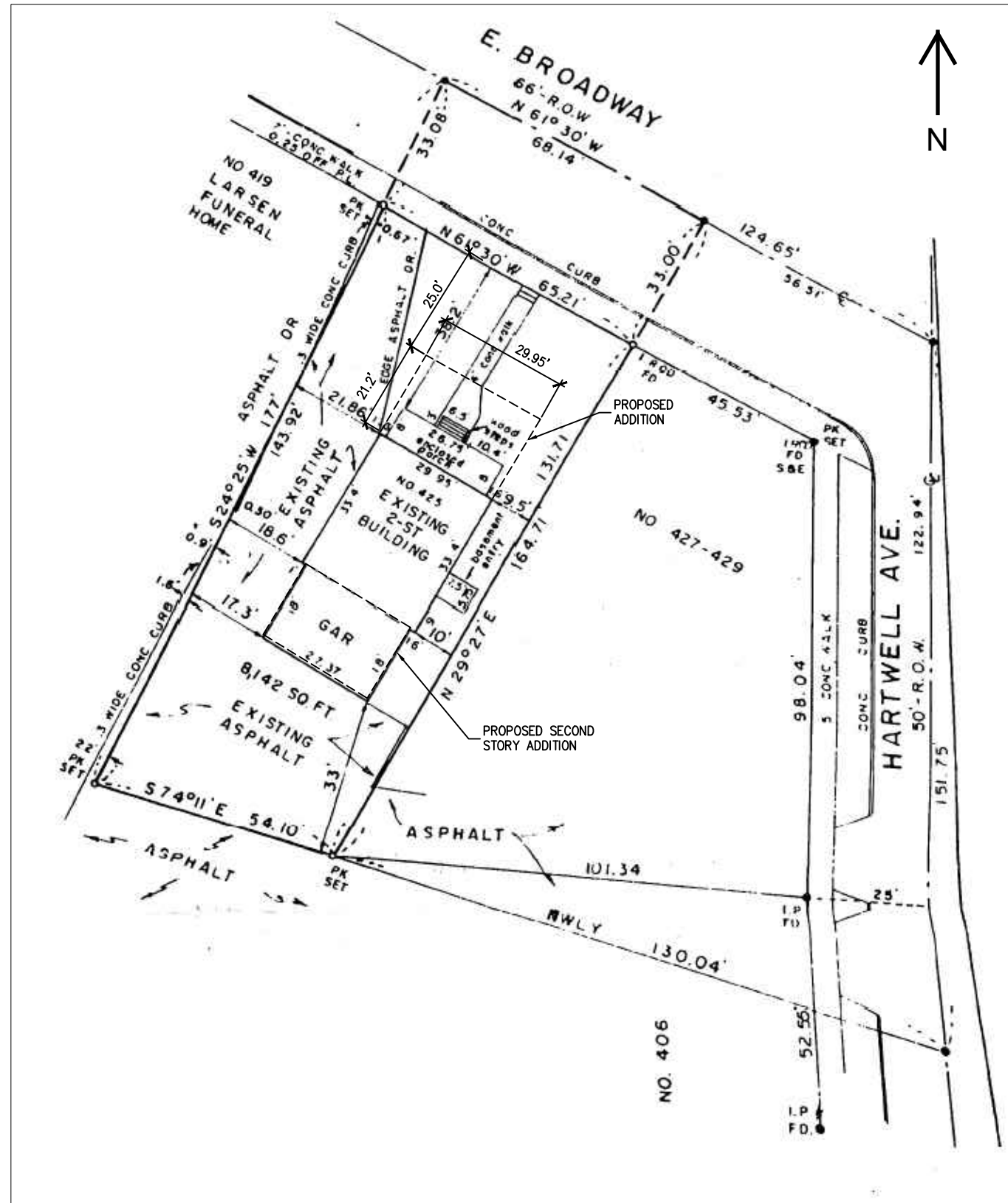
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## ZONING INFO:

- I. LOT AREA: 8,142 SQ. FT.
- II. ZONING DISTRICT: B-3 GENERAL BUSINESS
- III. SETBACKS – FRONT/SIDE/REAR: 25'/10'/33'
- IV. LOT COVERAGE: 26.1%



MAP LOCATION



SITE PLAN

SCALE: 1/32" = 1'-0"



REVISIONS

COMMERCIAL REMODEL

OWNER:  
 EAST COAST HAIR DESIGN LLC

PROPERTY ADDRESS:  
 425 E. BROADWAY  
 WAUKESHA, WI 53186

SHEET TITLE  
 TITLE PAGE

PROJECT NO.  
 20-008

DATE  
 4/26/2020

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 AS NOTED

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WINDOWS AND DOOR SCHEDULE			
MARK	TYPE	FRAME SIZE	ROUGH OPENING
W1	DBL HUNG	2'-5 1/2" x3'-11 3/4"	2'-6 1/2" x 4'-0 1/4"
W2	SLIDING	2'-11 1/2"x3'-11 1/2"	3'-0" x 4'-0"
W3	CUSTOM CASEMENT FIXED	-	8'-8"x6'-0"
W4	CUSTOM CASEMENT FIXED	-	6'-8"x6'-0"
D1	PRE-HUNG INTERIOR DOOR	3/0x6/8x1-3/8	-
D2	STEEL ENTRY DOOR	3/0x6/8x1-3/4	-
D3	DBL ENTRY STORE FRONT GLASS DOOR	6'-8"x7'-2"	-

**WOOD FRAMING**

- DESIGN, FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL
- ALL LUMBER SHALL BE PROPERLY IDENTIFIED w/ A GRADE MARK OF A LUMBER INSPECTION AGENCY COMPLYING w/ DOC PS20 "AMERICAN SOFTWOOD LUMBER STANDARD."
- WOOD MEMBERS DIRECTLY EXPOSED TO MOISTURE OR BEARING ON CONCRETE OR MASONRY THAT IS IN DIRECT CONTACT w/ EARTH SHALL BE PRESERVATIVE TREATED.
- ATTACHMENTS NOT SPECIFICALLY DETAILED SHALL CONFORM TO THE FASTENING SCHEDULE LISTED IN IRC TABLE R602.3(1).
- PROVIDE PRESSURE TREATED SILL PLATE ON SILL SEALER WITH 1/2" DIA ANCHOR BOLTS @ 6'-0" O.C. AND LOCATED NOT MORE THAN 12" AND NOT LESS THAN 3 1/2" FROM THE ENDS OF EACH PLATE SECTION.
- WOOD 2x FRAMING MEMBERS SHALL HAVE 1x3 X-BRIDGING OR 2x BLOCKING MEMBERS AT 8'-0" O.C. MAXIMUM.
- BOLTS AND LAGS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. HARDENED STEEL WASHERS SHALL BE USED BETWEEN THE BOLT OR LAG HEAD AND THE WOOD.
- TEMPORARY BRACING SHALL BE PROVIDED AND REMAIN IN PLACE UNTIL THE STRUCTURE IS COMPLETELY STABILIZED w/ SHEATHING ON AT LEAST ONE SIDE OF THE WALL. TO RESIST BUCKLING OF LOAD BEARING STUDS, CONTRACTOR SHALL AT A MINIMUM USE A CONTINUOUS 2x MEMBER ATTACHED TO THE STUD WALLS AT MID HEIGHT. TEMPORARY X-BRACING TO RESIST LATERAL LOADS SHALL BE USED. TEMPORARY BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ROOF TRUSS DESIGNED BY THE TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS. BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER. ROOF TRUSS MANUFACTURER SHOULD INDICATE TO THE ARCHITECT PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITION. THE ROOF TRUSS MANUFACTURER TO FURNISH SHOP DRAWINGS TO THE DESIGNER PRIOR TO FABRICATION OF THE TRUSSES.
- TRUSS MANUFACTURER TO PROVIDE TRUSS DESIGN DRAWINGS IN COMPLIANCE WITH MRC 2009 AND SHALL INCLUDE AT MINIMUM THE INFORMATION SPECIFIED BELOW:
  - SLOPE OR DEPTH, SPAN, BEARING LOCATIONS AND SPACING
  - LOCATION OF ALL JOINTS
  - REQUIRED BEARING WIDTHS
  - DESIGN LOADS (DL, LL, CONCENTRATED LOADS)
- ALL MICROLLAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.

**WOOD HEADER SCHEDULE**

ROUGH OPENING (MAX SPAN)	MEMBER SIZE	SHOULDER STUDS	COMMENTS
3'-5"	(2) 2x8	(2) 2x	
6'-0"	(3) 2x12	(2) 2x	
6'-0"	(2) 1.75"x9.25"	(2) 2x	MICROLLAM 2 OE LVL
8'-0"	(2) 1.75"x11.25"	(2) 2x	MICROLLAM 2 OE LVL
10'-0"	(3) 1.75"x11.25"	(2) 2x	MICROLLAM 2 OE LVL

NOTES:  
 1 - HEADER LUMBER TO BE NO. 2 DOUGLAS FIR-LARCH, HEM-FIR, SOUTHER PINE, OR SPRUCE-PINE-FIR, UNLESS NOTED OTHERWISE.  
 2 - UNLESS NOTES OTHERWISE. HEADERS SHALL BE ATTACHED TOGETHER w/ (2) ROWS OF 16d NAILS AT 16" O.C.  
 3 - WOOD POSTS/BEARING STUDS SHALL RUN CONTINUOUS TO LOWEST SUPPORT LEVEL. PROVIDE EQUIVALENT SIZE BLOKGING IN THE FLOOR SYSTEM TO TRANSFER VERTICAL LOADS.  
 4 - MULTIPLE PLY STUDS SHALL BE ATTACHED TOGETHER w/ (2) ROWS OF 16d NAILS AT 16" O.C. NAILS MUST PENETRATE AT LEAST 3/4"  
 5 - PROVIDE ADDITIONAL STUDS UNDER GIRDER TRUSSES TO ENSURE COLUMN WIDTH IS AT LEAST EQUAL TO TRUSS WIDTH.  
 6 - AT A MINIMUM, BEARING STUDS SHOULD BE EQUAL TO PLYS OF HEADER.

**Excavation, Erosion Control, Drainage General Notes:**

- ANY PERSON MAKING OR CAUSING AN EXCAVATION WHICH MAY AFFECT THE LATERAL SOIL SUPPORT OF ADJOINING PROPERTY OR BUILDINGS SHALL PROVIDE AT LEAST 30 DAYS WRITTEN NOTICE TO ALL OWNERS OF ADJOINING BUILDINGS OF THE INTENTION TO EXCAVATE. THE NOTICE SHALL STATE THAT ADJOINING BUILDINGS MAY REQUIRE PERMANENT PROTECTION. THE 30 DAY TIME LIMIT FOR WRITTEN NOTIFICATION MAY BE WAIVED IF SUCH WAIVER IS SIGNED BY THE OWNER(S) OF THE ADJOINING PROPERTIES
- THE FINISHED GRADE OF THE SOIL SHALL SLOPE AWAY FROM THE DWELLING AT A RATE OF AT LEAST 1/2" PER FOOT FOR A MINIMUM DISTANCE OF 10 FEET, OR TO THE LOT LINE, WHICHEVER IS LESS
- WHERE LAND DISTURBING CONSTRUCTION ACTIVITY IS TO OCCUR EROSION CONTROL AND SEDIMENT CONTROL PRACTICES SHALL BE EMPLOYED, AS NECESSARY, AND MAINTAINED TO PREVENT OR REDUCE THE POTENTIAL DEPOSITION OF SOIL OR SEDIMENT TO ADJACENT PROPERTIES, INCLUDING:
  - ONTO STREETS BY VEHICLES
  - FROM DISTURBED AREAS INTO ONSITE STORM WATER INLETS
  - INTO ABUTTING WATERS
  - DRAINAGE WAYS THAT FLOW OFF THE SITE
  - DISCHARGE FROM DE-WATERING ACTIVITIES
  - DISCHARGE FROM SOIL STOCKPILES EXISTING FOR MORE THAN 7 DAYS
- LAND DISTURBING CONSTRUCTION ACTIVITIES, EXCEPT THOSE ACTIVITIES NECESSARY TO IMPLEMENT EROSION OR SEDIMENT CONTROL PRACTICES, MAY NOT BEGIN UNTIL THE SEDIMENT CONTROL PRACTICES ARE IN PLACE
- EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE DISTURBED AREAS ARE STABILIZED. THE DISTURBED AREA SHALL BE CONSIDERED STABILIZED BY VEGETATION WHEN A PERENNIAL COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70%.
- OFFSITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP BY THE END OF THE NEXT DAY.
- OFF-SITE SOIL DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY.
- STORM WATER MANAGEMENT PRACTICES SHALL BE EMPLOYED IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES STATUTES FOUND IN NR151.12

**POURED CONCRETE / FOUNDATION**

- CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE w/ ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."
- CONCRETE MIXING OPERATION SHALL CONFORM TO ASTM C94.
- CONCRETE DESIGN STRENGTHS PER IRC TABLE R402.2:
  - BASEMENT AND INTERIOR FLOOR SLABS 3,500 PSI
  - BASEMENT AND FOUNDATION WALLS 3,000 PSI
  - PORCHES, CARPORTS AND GARAGE FLOOR SLABS 3,500 PSI
- MINIMUM ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF
- FOUNDATION WALLS ENCLOSED BASEMENTS OR OTHER HABITABLE SPACE SHALL BE DAMP-PROOFED PER IRC SECTION 4406 - WHERE A HIGH WATER TABLE OR OTHER SEVERE WATER CONDITION EXISTS, THE WALLS SHALL BE WATERPROOFED.
- PROVIDE A MINIMUM 4" PERFORATED DRAIN AROUND USABLE SPACE BELOW GRADE OR OTHER EQUIVALENT MATERIALS PER IRC SECTION 405.1. THE PIPE SHALL BE COVERED WITH NOT LESS THAN 6" OF WASHED GRAVEL OR CRUSHED ROCK. THE DRAIN SHALL DAYLIGHT TO THE EXTERIOR BELOW THE FLOOR LEVEL OR TERMINATE IN A MIN. 20 GAL SUMP PIT.
- ALL POURED CONCRETE WALLS TO BE BACKFILLED WITH SANDY TYPE SOIL AND BE WELL BRACED UNTIL CONCRETE IS THOROUGHLY CURED AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE.
- ALL POURED CONCRETE FOOTINGS TO BE A MINIMUM OF 3'-6" BELOW FINISHED GRADE BEARING ON UNDISTURBED VIRGIN SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 PSF. VERIFICATION OF THE BEARING STRATUM FOR SLAB-ON-GRADES AND FOUNDATIONS SHALL BE SUPERVISED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- UNEXCAVATED GARAGE SLAB SHALL COMPLY W/ IRC TABLE 402.2 4" CONCRETE SLAB MIN. 3,500 SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE ON 4" MIN. WELL COMPACTED SAND OR GRAVEL BASE.
- CONTRACTOR IS TO KEEP EXCAVATIONS DRY AT ALL TIMES DURING FOUNDATION CONSTRUCTION. ALL FOUNDATION CONCRETE SHALL BE PLACED IN A TIMELY MANNER AFTER EXCAVATIONS ARE OPENED. NO FOUNDATION SHALL BE PLACED IN STANDING WATER. CONTRACTOR SHALL PROVIDE MEANS FOR DEWATERING EXCAVATIONS AS REQUIRED TO ACHIEVE DRY EXCAVATIONS.
- ALL FOOTING EXCAVATIONS SHALL BE INSPECTED PRIOR TO CONCRETE PLACEMENT.
- WHERE COMPACTION OF FILL IS REQUIRED, COMPACTION OF FILL MATERIAL SHALL BE MINIMUM 95% OF MAXIMUM DRY DENSITY.
- ALL CONTINUOUS FOOTINGS SHALL BE CENTERED UNDER WALLS AND ALL PIERS AND SPREAD FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR PIERS UNLESS NOTED OTHERWISE.
- CONCRETE REINFORCEMENT SHALL BE PLACED ACCORDING TO THE CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS"
- CONCRETE REINFORCING BARS SHALL CONFORM TO ASTM 1615 (GR. 60).
- CLEAR COVER REQUIREMENTS FOR CONCRETE REINFORCEMENT SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFICALLY NOTED OTHERWISE:
  - CONCRETE CAST AGAINST AND PERMANENTLY EPOXIED TO EARTH 3"
  - CONCRETE EXPOSED TO EARTH OR WEATHER
    - #5 AND SMALLER 1-1/2"
    - #6 THROUGH #18 2"
  - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT w/ GROUND
    - SLABS, WALLS, JOISTS, #11 AND SMALLER 3/4"
    - BEAMS, COLUMNS, PRIMARY, TIES, STIRRUPS OR SPIRALS 1-1/2"
- UNLESS OTHERWISE DETAILED, PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENINGS AND RE-ENTRANT CORNERS. BARS SHALL EXTEND A MINIMUM OF 30" PAST OPENING.
- BASE PLATE GROUT SHALL BE NON-SHRINK, NON-METALLIC w/ A MINIMUM COMPRESSIVE STRENGTH OF 8,000 PSI.
- CONTRACTOR IS RESPONSIBLE FOR REPAIR OF IRREGULARITIES OR DEFECTS IN CONCRETE WORK PRIOR TO PLACEMENT OF FINISH MATERIALS.
- ALL SPLICES IN CONCRETE REINFORCEMENT SHALL BE CLASS B LAP SPLICES UNLESS NOTED OTHERWISE. ADJACENT SPLICES SHALL BE STAGGERED A MINIMUM OF 3'-0" UNLESS DETAILED OTHERWISE. REFER TO LAP SPLICE AND DEVELOPMENT LENGTH SCHEDULE.
- PROVIDE CORNER BARS AT ALL CORNERS AND WALL INTERSECTIONS.
- SLAB-ON-GRADE CONTROL JOINTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064 WELDED WIRE FABRIC SHALL BE LAPPED ONE WIRE SPACE PLUS 2" FOR PLAIN WIRE AND 8" FOR DEFORMED WIRE.

**GENERAL NOTES**

- GENERAL BUILDING CODE:  
**The State of Wisconsin Uniform Building Code**
- DESIGN AND CONSTRUCTION TO ALSO COMPLY WITH ANY JURISDICTION CODES IN THEIR RESPECTIVE COUNTY, CITY, VILLAGE OR TOWNSHIP AND THEIR PROVISIONS AND ORDINANCES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE STRUCTURAL ENGINEER.
- DRAWINGS REPRESENT THE FINISHED STRUCTURAL SYSTEM AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. UNLESS SPECIFIC NOTES ARE PROVIDED ON DRAWINGS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, LAGGING, SHORING, BRACING, FORM WORK, ETC. AS REQUIRED FOR THE PROTECTION AND SAFETY OF LIFE AND PROPERTY DURING
- IN NO CASE SHALL STRUCTURAL ALTERATIONS, MODIFICATIONS OR WORK AFFECTING STRUCTURAL MEMBERS BE MADE w/OUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
- IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OR STRUCTURAL ENGINEER IN WRITING PRIOR TO PROCEEDING w/ WORK.
- CONTRACTOR IS RESPONSIBLE FOR WATERPROOFING AND MOISTURE

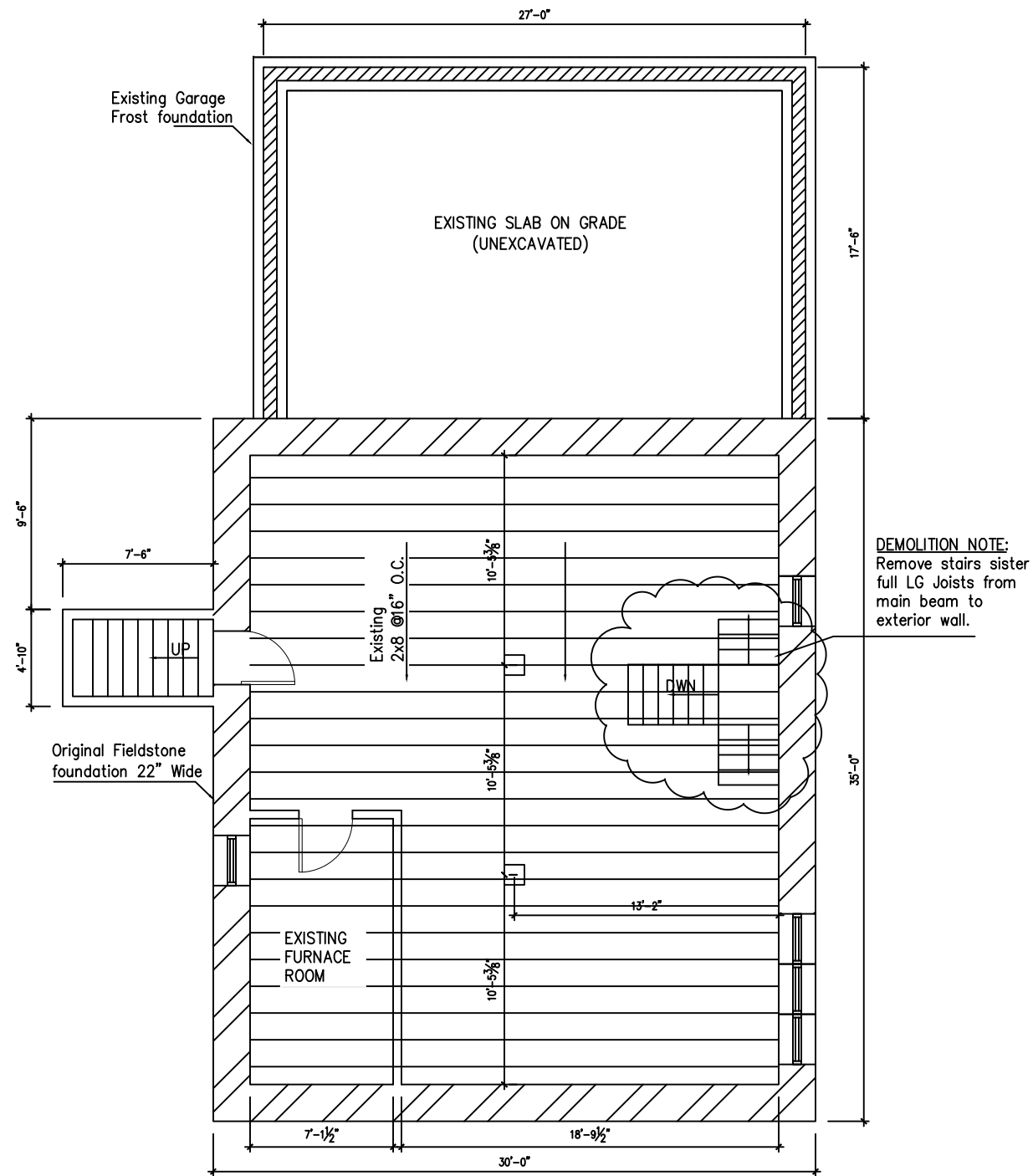
**DESIGN CRITERIA**

- FLOOR LIVE AND DEAD LOADS:
  - 40 PSF LIVE
  - 15 PSF DEAD FOR WOOD, LINOLEUM AND CARPET FLOORING
- MINIMUM DEFLECTION CRITERIA:
- ROOF LIVE AND SNOW LOADS:
  - GROUND SNOW 30 PSF
  - FLAT ROOF 24 PSF
  - FLAT ROOF DEAD 15 PSF

**STRUCTURAL STEEL**

- FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, "MANUAL OF STEEL CONSTRUCTION (LATEST ED).
- ALL STEEL DETAILS AND CONNECTIONS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AISC "SPECIFICATION FOR STRUCTURAL STEEL
- STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING UNLESS STATED OTHERWISE ON THE DRAWINGS:
  - ALL CONNECTION MATERIAL AND BASE PLATES SHALL CONFORM TO ASTM STANDARD A-36 (36 KSI), WITH 50 KSI STEEL PLATE WHERE NOTED.
  - ALL BOLTS SHALL CONFORM TO ASTM A325 OR A490, NUTS SHALL CONFORM TO ASTM A563 AND WASHERS SHALL CONFORM TO ASTM A-F436
  - ALL CONNECTION MATERIAL AND BASE PLATES SHALL CONFORM TO ASTM STANDARD A-36 (36 KSI), WITH 50 KSI STEEL PLATE WHERE NOTED.
  - ALL ANCHOR BOLTS/RODS SHALL CONFORM TO ASTM F-1554 GRADE 36 WITH WELD ABILITY SUPPLEMENT S1, UNLESS OTHERWISE NOTED. SUBMIT GRADE CERTIFICATIONS FOR RECORD. STEEL SUPPLIER SHALL SUPPLY RIGID STEEL
  - ALL SHOP OR FIELD BOLTED CONNECTIONS, SHALL BE BOLTED CONNECTIONS USING 3/4 INCH DIAMETER A325 N BOLTS IN STANDARD HOLES, UNLESS SPECIFICALLY NOTED OTHERWISE.
  - OVERSIZED OR SLOTTED HOLES SHALL NOT BE USED FOR ANY CONNECTIONS UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER.
  - ALL BUTT AND FULL PENETRATION WELDS SHALL BE MADE USING RUN OFF TABS WHICH SHALL BE REMOVED AND GROUND SMOOTH AFTER WELD IS COMPLETED.
  - ALL WELD BACK UP BARS SHALL BE REMOVED AND GROUND SMOOTH AFTER WELD IS COMPLETED, UNLESS NOTED OTHERWISE.
  - ALL WELDS INDICATED SHALL MEET THE MINIMUM WELD SIDE SPECIFIED BY THE AISC MANUAL OF STEEL DESIGN. (SINGLE PASS AS REQUIRED)
  - ALL WELDS SHALL BE PERFORMED BY QUALIFIED WELDERS IN ACCORDANCE WITH A.W.S. SPECIFICATIONS, LATEST EDITIONS. ALL WELDING ELECTRODES SHALL CONFORM TO A.W.S. A5.1 GRADE E-70 BARE ELECTRODES AND GRANULAR FLUX SHALL CONFORM TO A.W.S. A5.17, F70 A.W.S. FLUX CLASSIFICATION.
- ALTERNATE CONNECTIONS WILL BE ACCEPTED ONLY WITH THE WRITTEN APPROVAL OF THE ENGINEER. HOWEVER, THE ENGINEER SHALL BE THE SOLE JUDGE OF THE ACCEPTABILITY AND THE CONTRACTOR'S BID SHALL ANTICIPATE THE USE OF THOSE SPECIFIC DETAILS SHOWN ON THE DRAWINGS. IN ANY EVENT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF SUCH CONNECTIONS.
- SHOP AND FIELD CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE BOLTED OR WELDED.
- WHEN NOT SPECIFICALLY DETAILED ELSEWHERE ON THE DRAWINGS, ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS SHALL BE DETAILED AS SHOWN IN THE TYPICAL BEAM CONNECTION DETAILS.
- ALL BEAM AND GIRDERS SHALL BE CONNECTED FOR 115% OF THE REACTION DENOTED BY THE SYMBOL V ON THE PLAN. PROVIDE A MINIMUM 2 BOLT CONNECTION.
- ALL BEAM AND GIRDER CONNECTIONS SHALL BE AT LEAST CAPABLE OF DEVELOPING THE UNIFORMLY DISTRIBUTED LOAD CAPACITY OF THE MEMBER USING THE REACTION FROM THE ALLOWABLE LOAD OF BEAM AS TABULATED IN THE AISC MANUAL OF STEEL CONSTRUCTION LATEST EDITION UNLESS NOTED OTHERWISE. FOR COMPOSITE BEAMS MULTIPLY THE REACTION BY THE RATIO S<sub>tr</sub>/S WHERE S<sub>tr</sub> = SECTION MODULUS OF THE TRANSFORMED COMPOSITE CROSS SECTION WITH RESPECT TO THE BOTTOM FLANGE, AND S = SECTION MODULUS OF THE STRUCTURAL STEEL ALONE.
- THE STRUCTURAL STEEL CONTRACTOR SHALL COORDINATE THE BOTTOM OF BASE PLATE ELEVATION WITH THE TOP OF CONCRETE ELEVATION.
- ALL STRUCTURAL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- ALL TUBE & PIPE SECTIONS EXPOSED TO WEATHER SHALL HAVE OPEN ENDS CAPPED WITH 1/4" PLATE.
- TEMPORARY BRACING OF STRUCTURAL STEEL ELEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. STRUCTURAL STABILITY SHALL BE MAINTAINED AT ALL TIMES DURING THE ERECTION PROCESS.





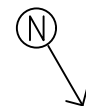
DEMO  
Existing porch  
post

DEMO  
Existing porch  
post

**EXISTING BASEMENT PLAN**

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

DEMO SUMMARY: NOTE, FIRST FLOOR FRAMING SHOWN. INTERIOR STAIRS TO BE REMOVED AND FIRST FLOOR FRAMING FILLED IN TO MATCH EXISTING.



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SHEET TITLE  
EXISTING FLOOR LAYOUT  
AND DEMO NOTES

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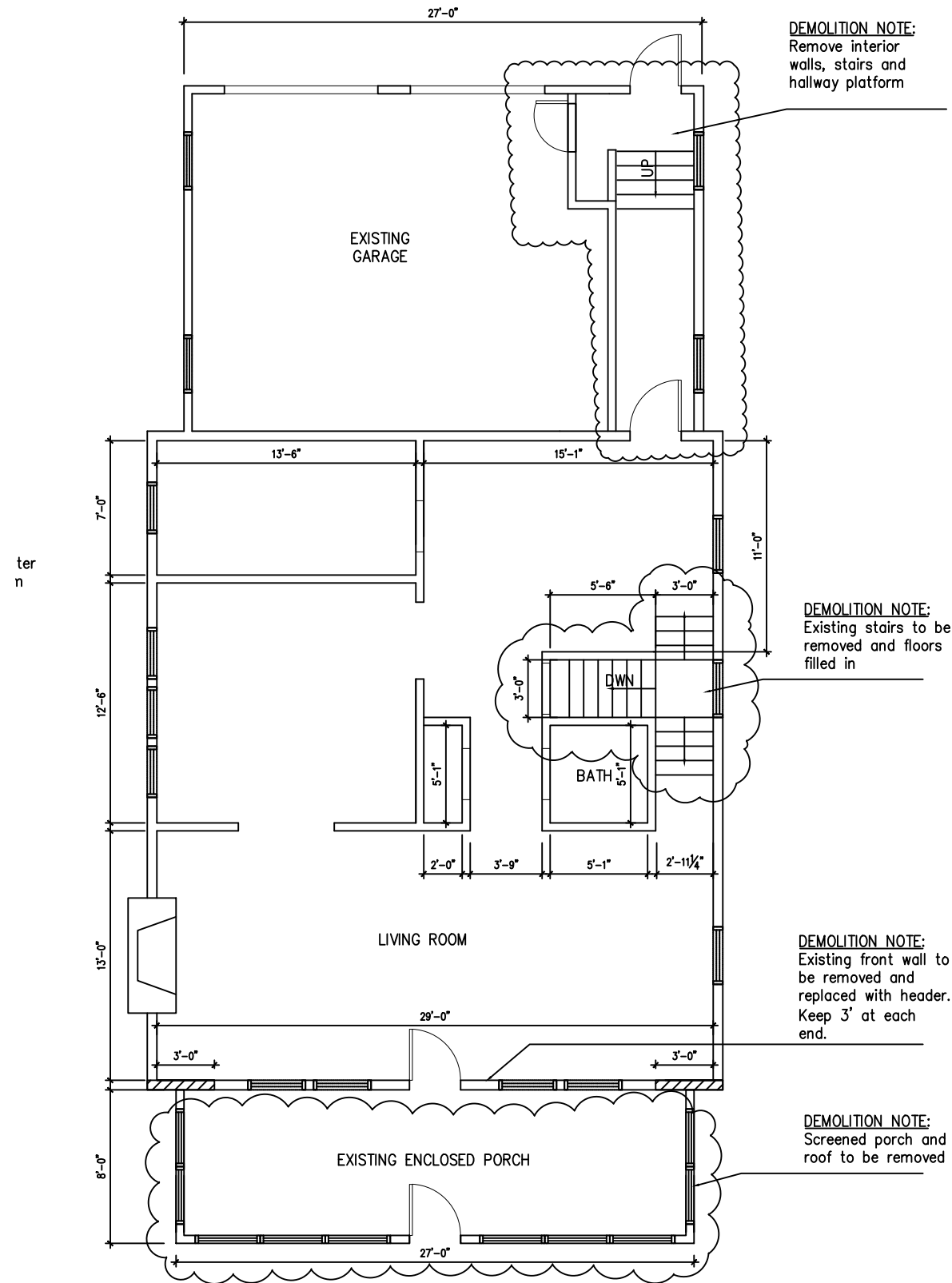
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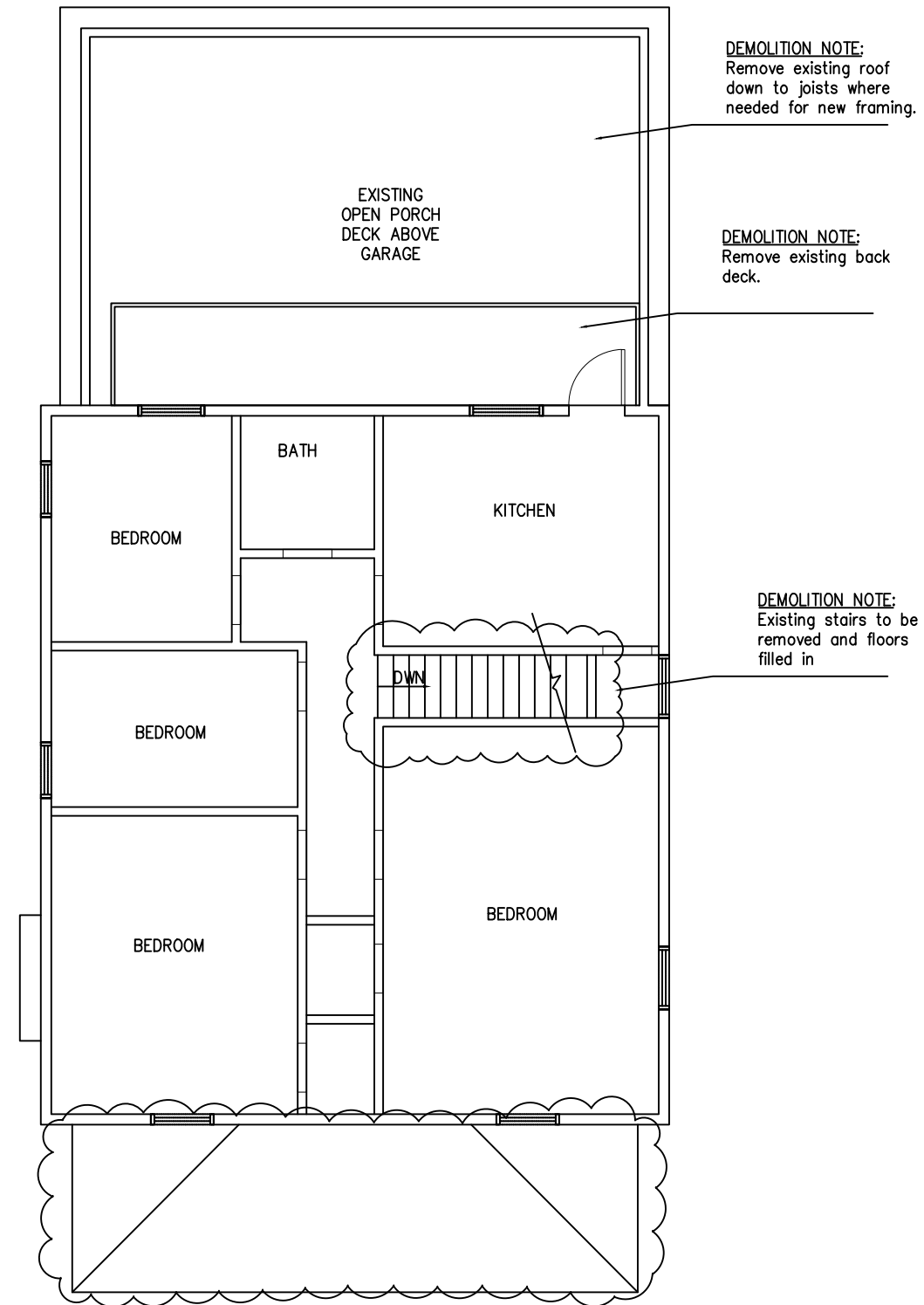
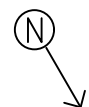
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**EXISTING FIRST FLOOR PLAN**

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

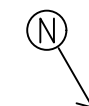
DEMO SUMMARY: FRONT ENCLOSED PORCH TO BE REMOVED. EXISTING INTERIOR STAIRS UP TO SECOND FLOOR TO BE REMOVED.



**EXISTING SECOND FLOOR PLAN**

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

DEMO SUMMARY: FRONT ENCLOSED PORCH ROOF TO BE REMOVED. EXISTING INTERIOR STAIRS UP TO SECOND FLOOR TO BE REMOVED. GARAGE ROOF TO BE REMOVED AND EXISTING BACK DECK OVER GARAGE.



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SHEET TITLE  
 FINAL FLOOR PLAN

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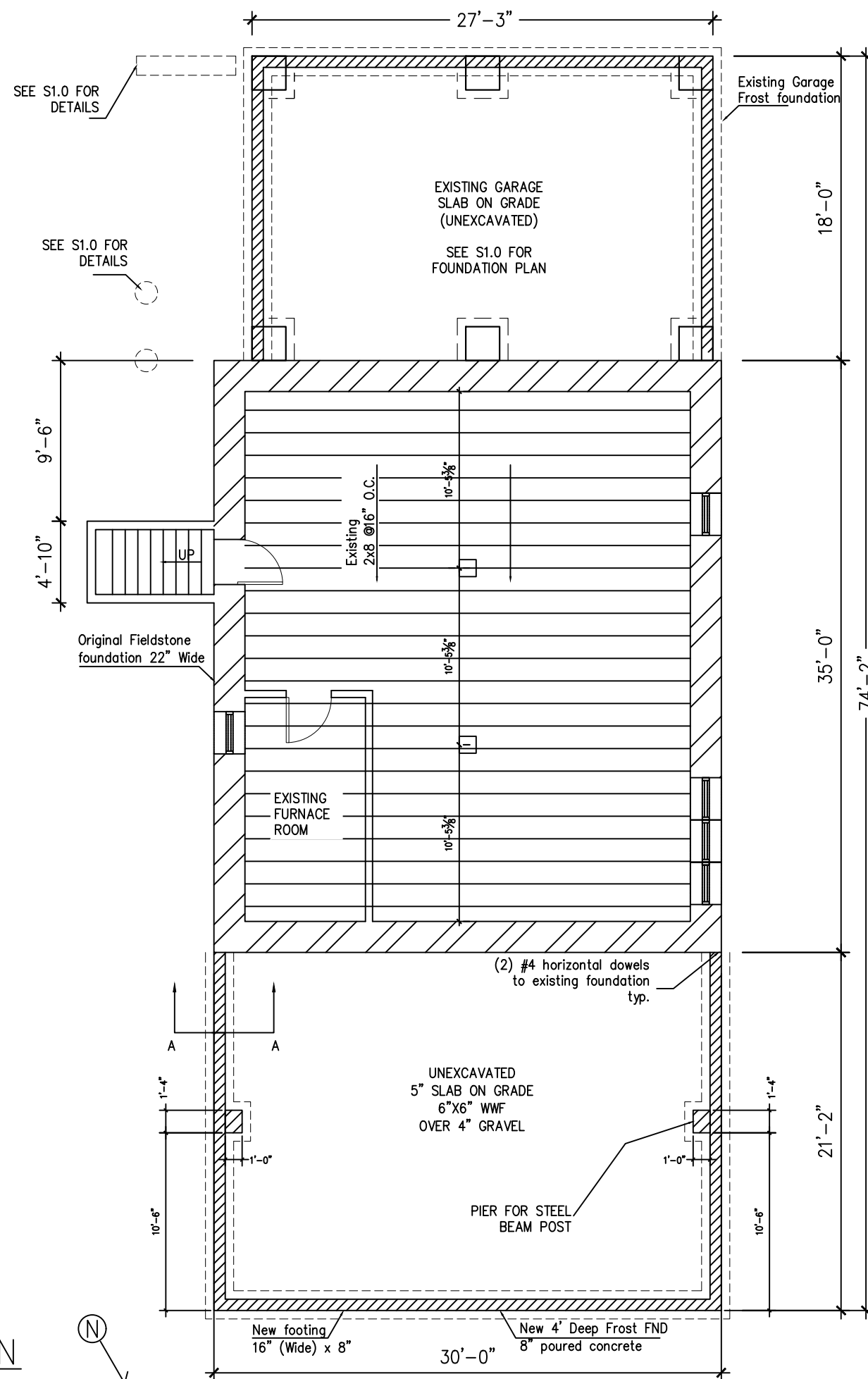
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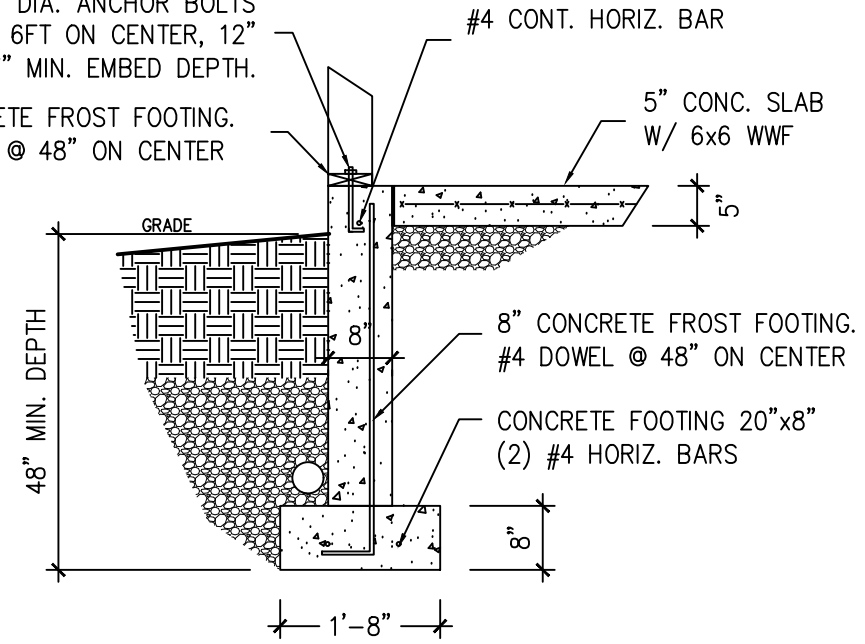
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SILL PLATE 1/2" DIA. ANCHOR BOLTS SPACED AT 6FT ON CENTER, 12" FROM ENDS. 7" MIN. EMBED DEPTH.  
 8" CONCRETE FROST FOOTING.  
 #4 DOWEL @ 48" ON CENTER

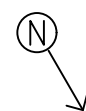


SECTION A-A

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

FOUNDATION PLAN

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



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 FINAL FLOOR PLAN

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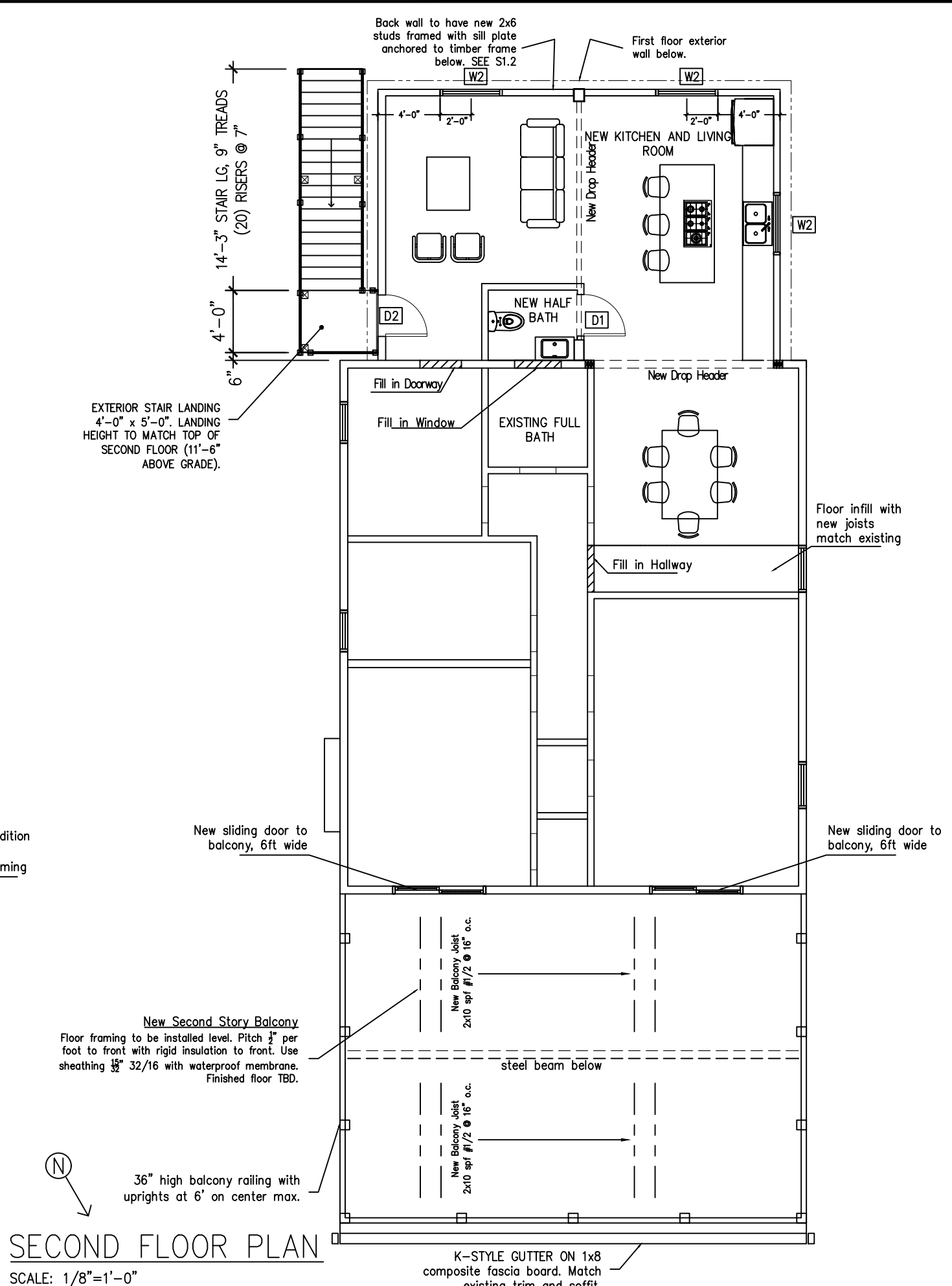
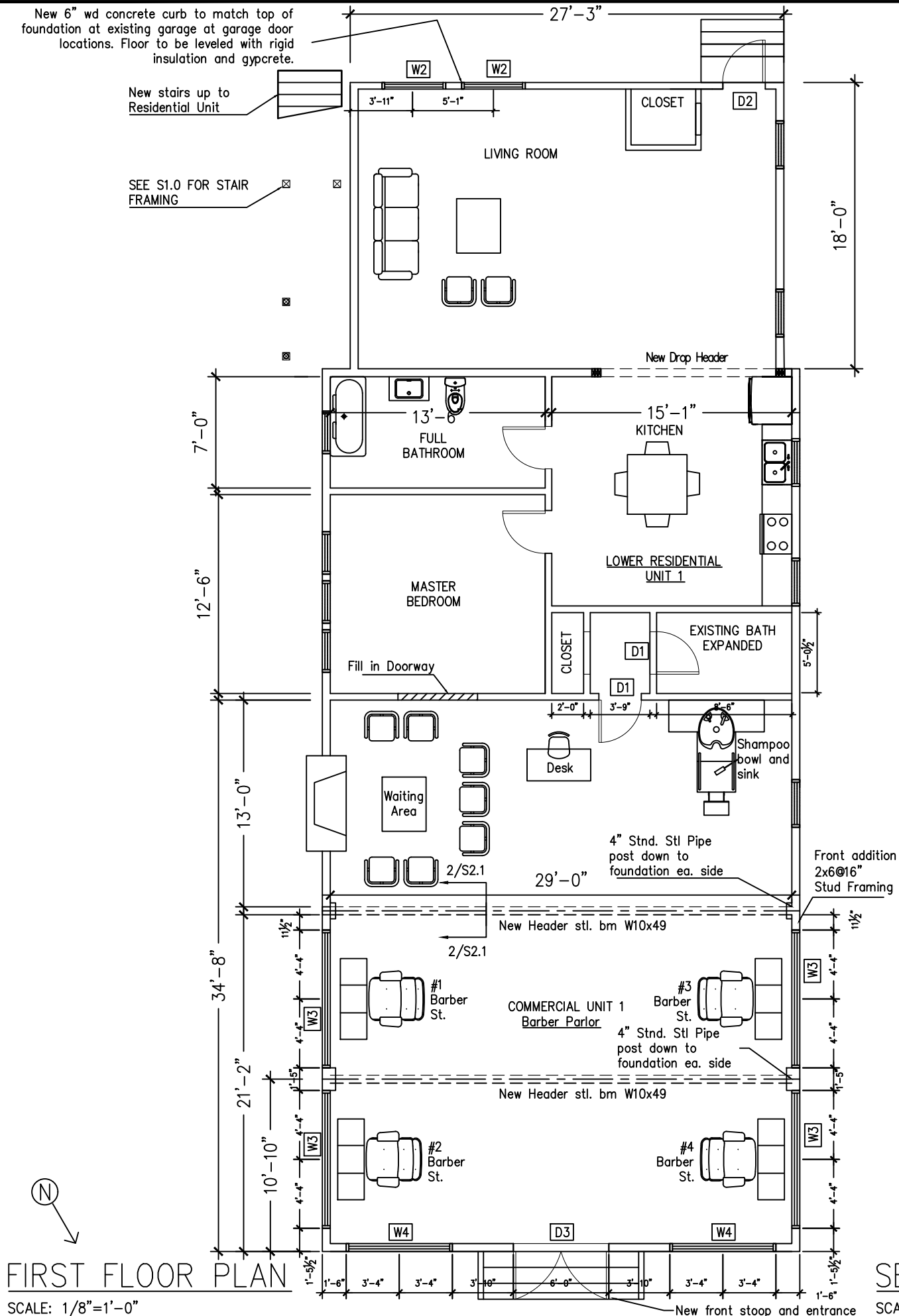
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 VMM

SHEET  
 A2.1



REVISIONS

COMMERCIAL REMODEL

OWNER:  
 EAST COAST HAIR DESIGN LLC

PROPERTY ADDRESS:  
 425 E. BROADWAY  
 WAUKESHA, WI 53186

SHEET TITLE  
 FINAL ROOF PLAN

PROJECT NO.  
 20-008

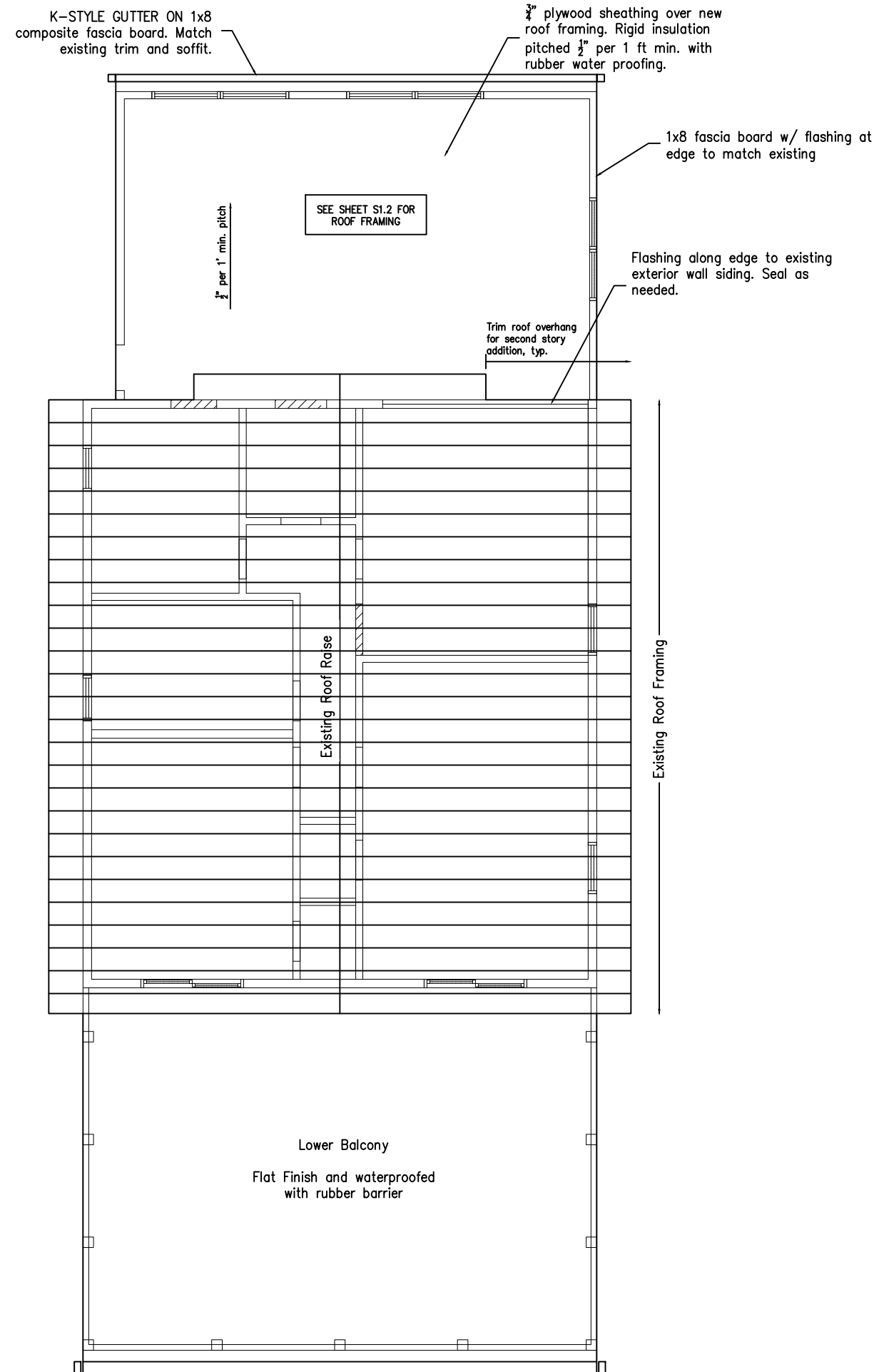
DATE  
 4/26/2020

SCALE  
 AS NOTED

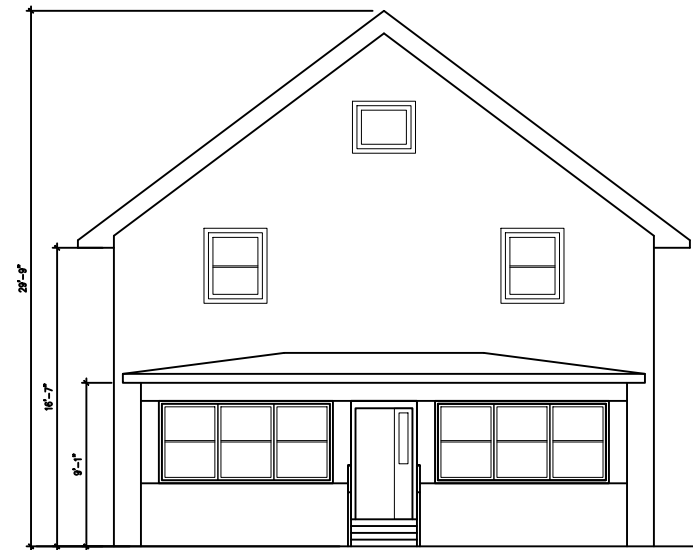
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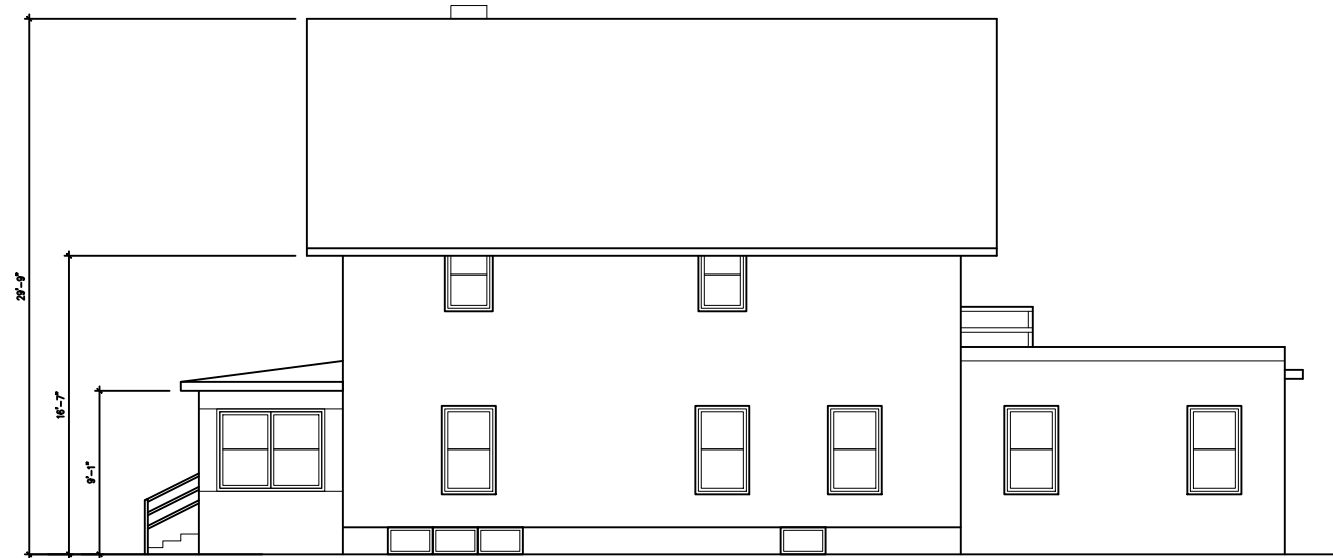
SHEET  
 A2.2



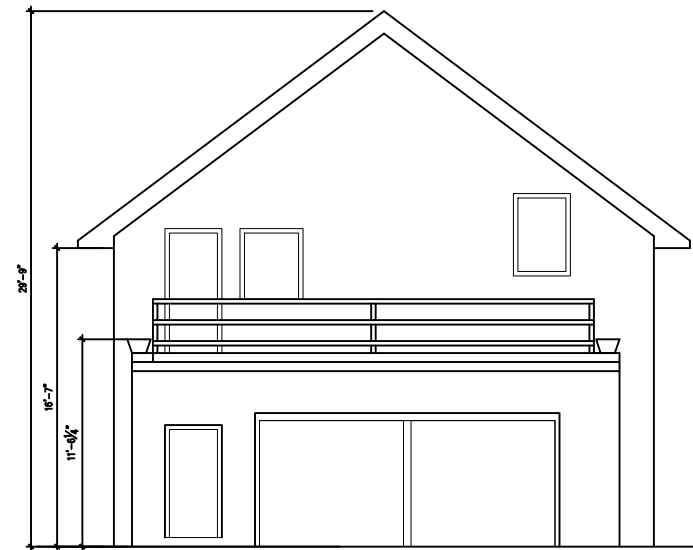
**ROOF PLAN**  
 SCALE: 1/8"=1'-0"



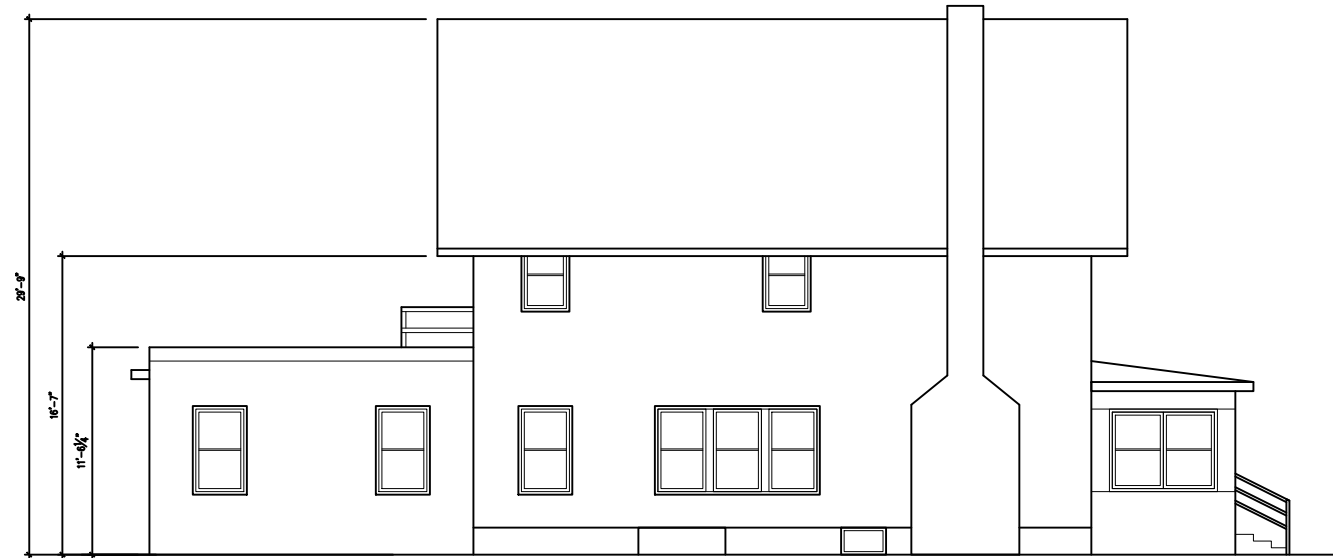
FRONT EXISTING ELEVATION



RIGHT EXISTING ELEVATION



REAR EXISTING ELEVATION



LEFT EXISTING ELEVATION

REVISIONS

COMMERCIAL REMODEL

OWNER:  
 EAST COAST HAIR DESIGN LLC

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 425 E. BROADWAY  
 WAUKESHA, WI 53186

SHEET TITLE  
 EXISTING ELEVATIONS

PROJECT NO.  
 20-008

DATE  
 4/26/2020

SCALE  
 AS NOTED

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 VMM

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 VMM

SHEET  
 A3.0

EXISTING ELEVATIONS

SCALE: 3/32"=1'-0"



REVISIONS

COMMERCIAL REMODEL

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PROPERTY ADDRESS:  
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 WAUKESHA, WI 53186

SHEET TITLE  
 FINAL ELEVATIONS

PROJECT NO.  
 20-008

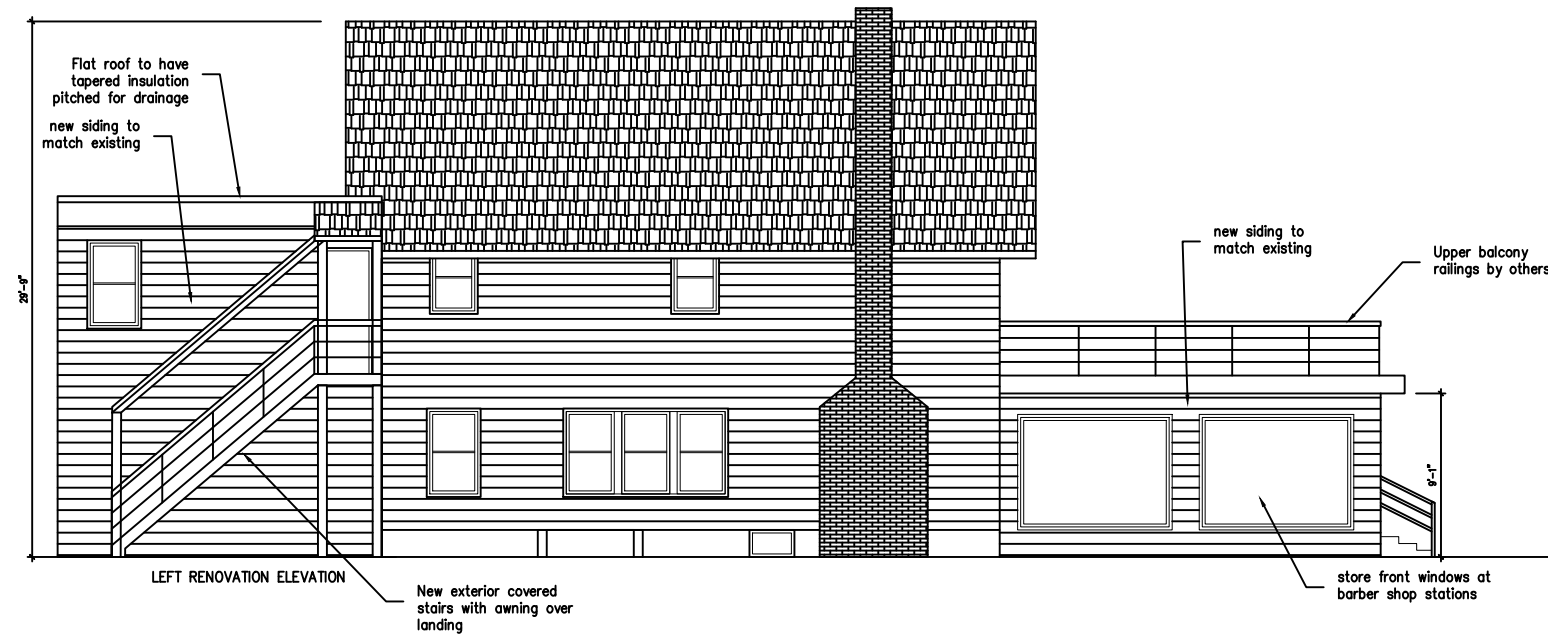
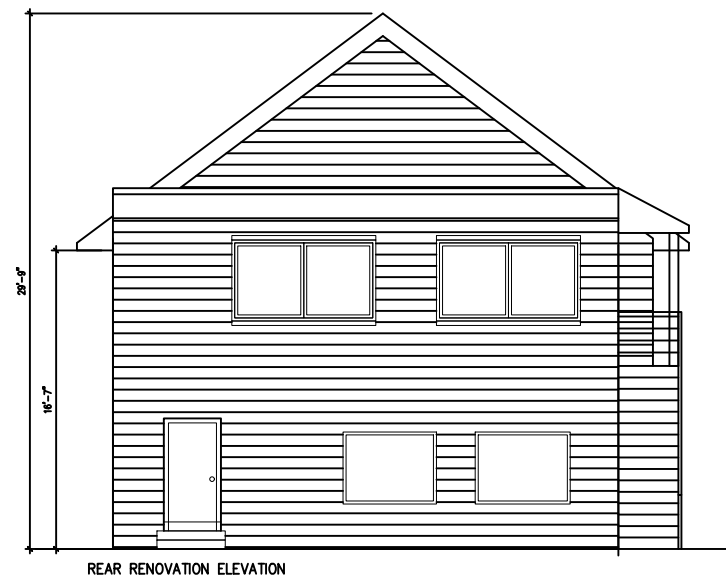
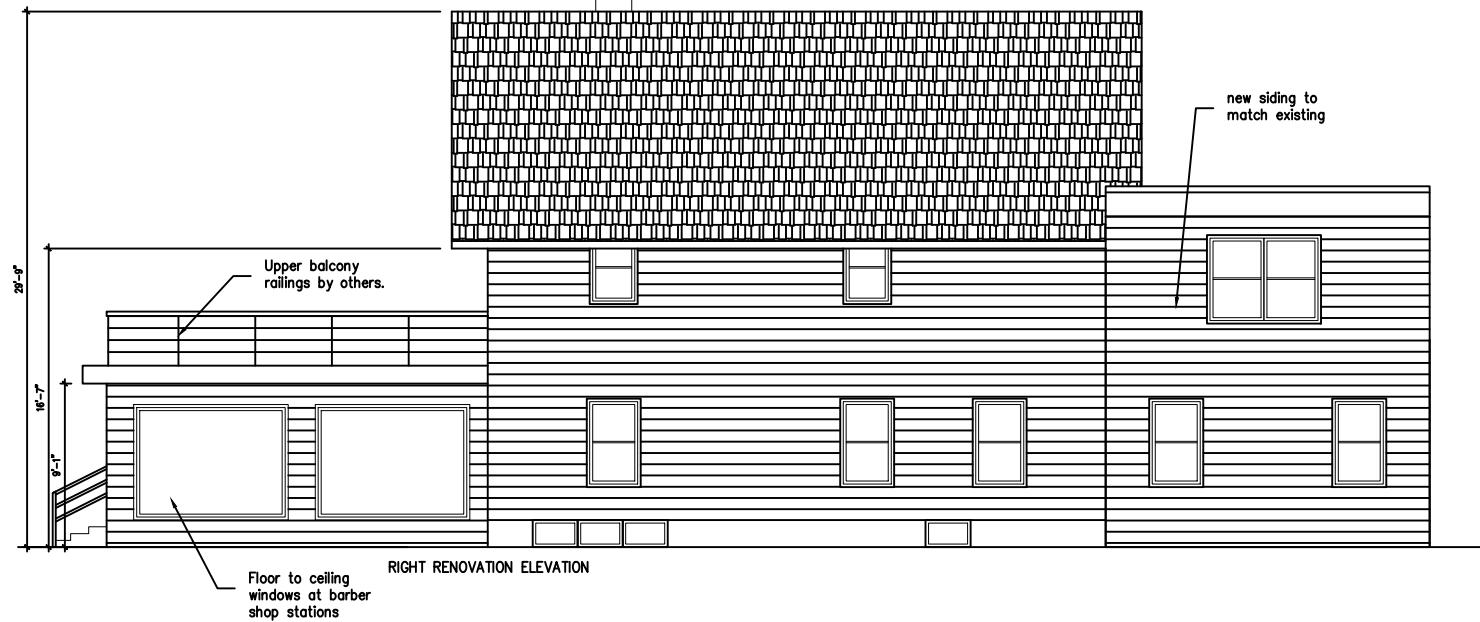
DATE  
 4/26/2020

SCALE  
 AS NOTED

CHECKED BY  
 VMM

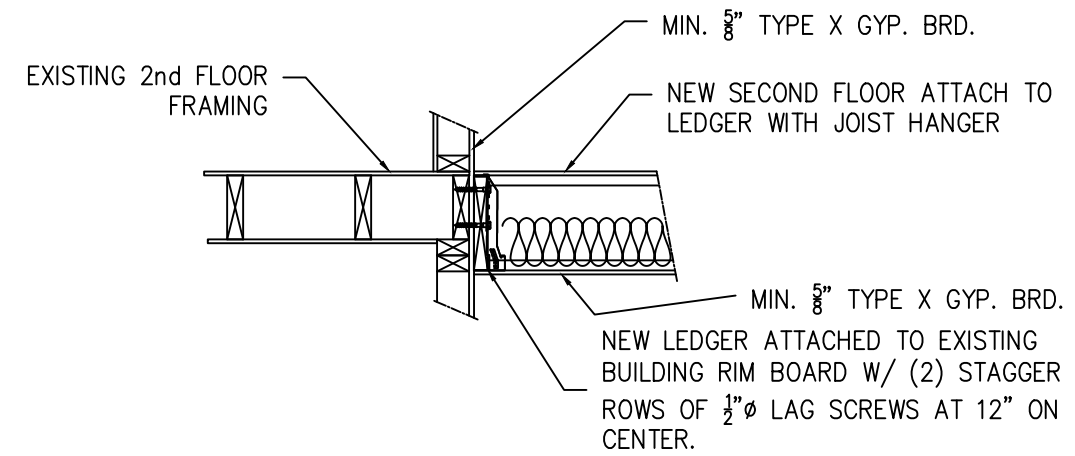
DRAWN BY  
 VMM

SHEET  
 A4.0

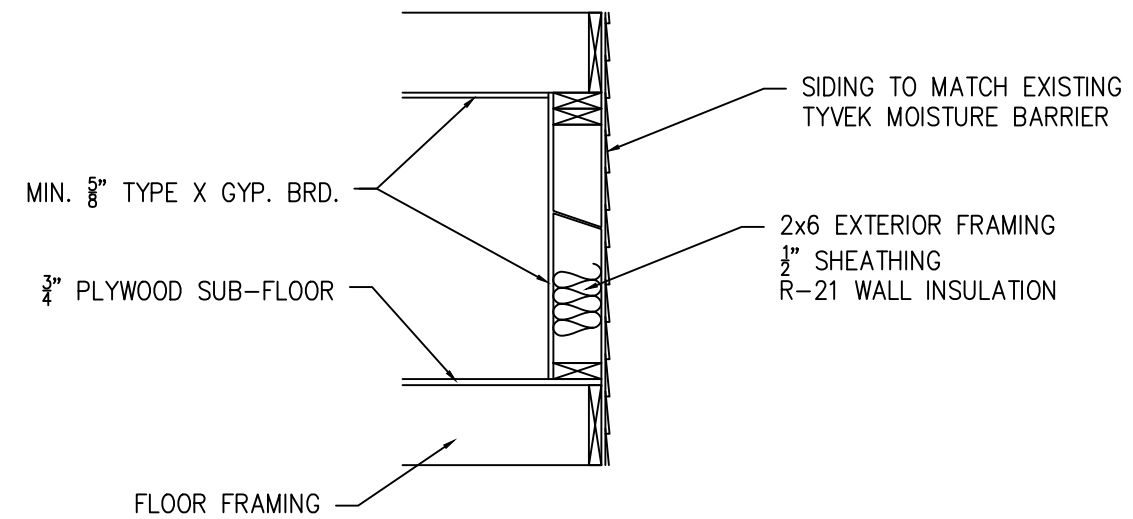


**FINAL ELEVATIONS**

SCALE: 3/32"=1'-0"



1 ADDITION SECTION FLR FRAMING  
 A5.0 SCALE: 1/2"=1'-0"



2 NEW EXTERIOR WALL SECTION  
 A5.0 SCALE: 1/2"=1'-0"

REVISIONS

COMMERCIAL REMODEL

OWNER:  
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 425 E. BROADWAY  
 WAUKESHA, WI 53186

SHEET TITLE  
 BUILDING SECTIONS  
 AND DETAILS

PROJECT NO.  
 20-008

DATE  
 4/26/2020

SCALE  
 AS NOTED

CHECKED BY  
 VMM

DRAWN BY  
 VMM

SHEET  
 A5.0

REVISIONS

COMMERCIAL REMODEL

OWNER:  
 EAST COAST HAIR DESIGN LLC

PROPERTY ADDRESS:  
 425 E. BROADWAY  
 WAUKESHA, WI 53186

SHEET TITLE  
 REAR FOUNDATION PLAN

PROJECT NO.  
 20-008

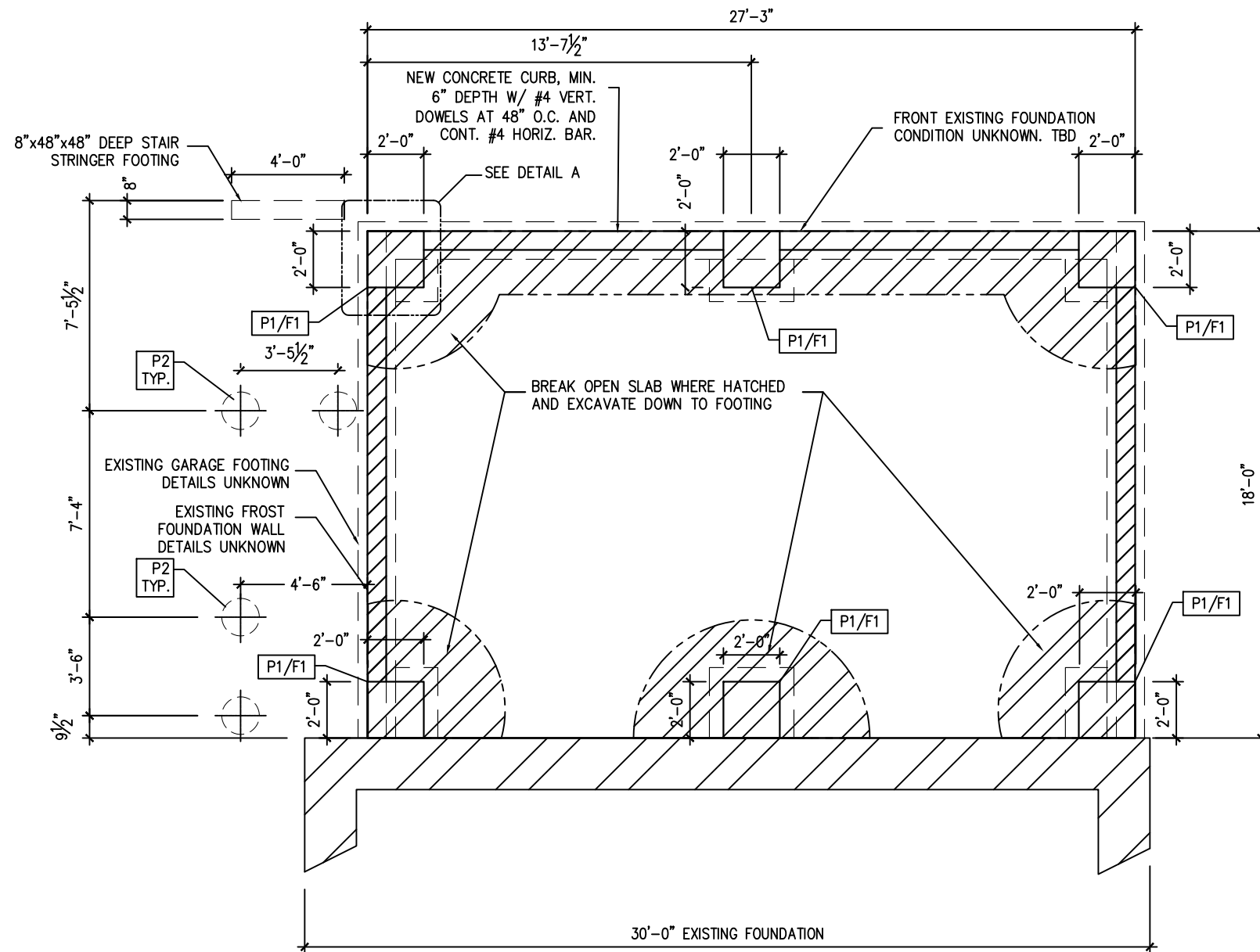
DATE  
 4/26/2020

SCALE  
 AS NOTED

CHECKED BY  
 VMM

DRAWN BY  
 VMM

SHEET  
 S1.0

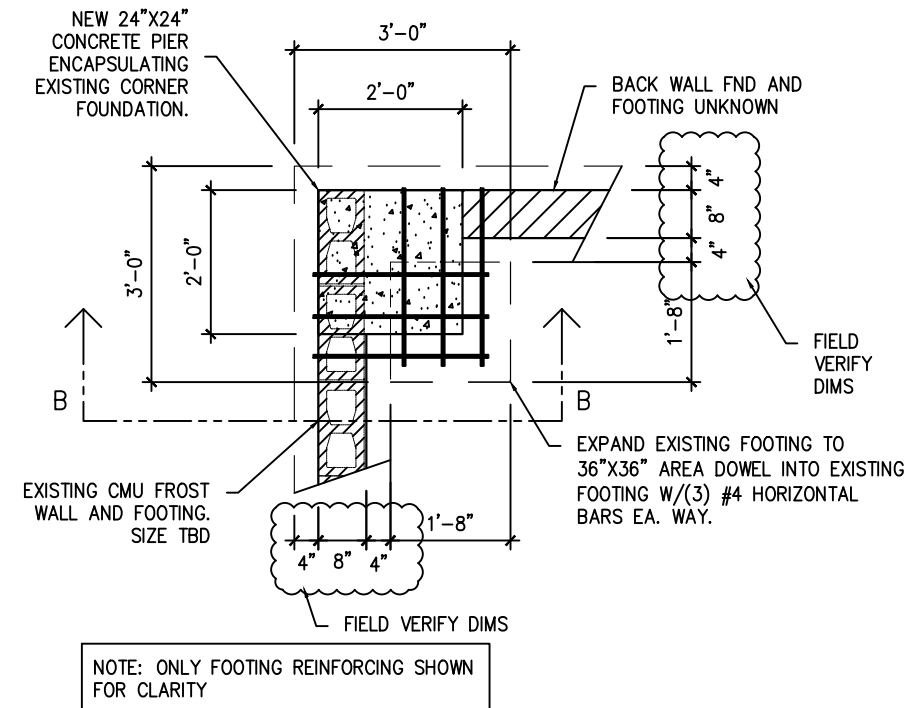


**REAR FOUNDATION PLAN**

SCALE: 3/16"=1'-0"

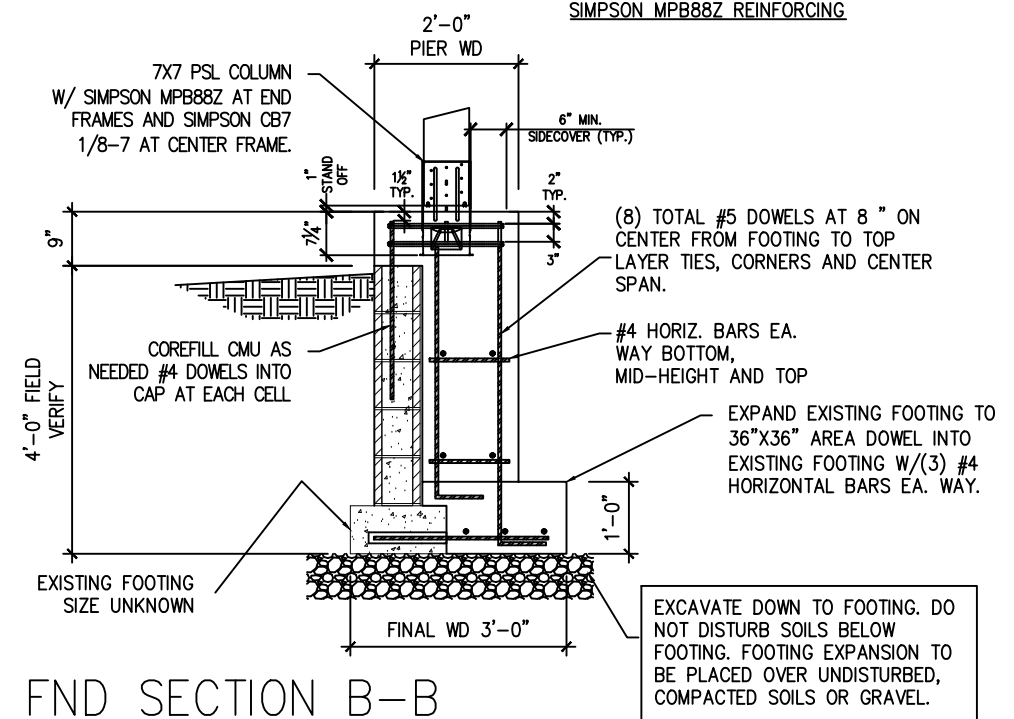
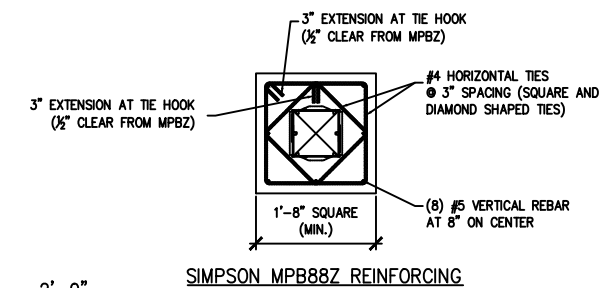
**PLAN NOTES:**

- P1 - NEW CONCRETE PIER, 24"x24"x9" ABOVE EXISTING FOUNDATION, f'c=3,000psi, fs=60ksi
- P2 - SONO TUBE PIER, 16" DIAMETER x 48" DEEP, f'c=3,000psi MIN.
- F1 - NEW OR EXPANDED FOOTING, 36"x36"x12" MIN. 48" BELOW GRADE, f'c=3,000psi, fs=60ksi
- FRONT CURB TO ANCHORED TO EXISTING FOUNDATION WITH #4 DOWELS AT 48" ON CENTER AND (1) #4 HORIZONTAL CONTINUOUS BAR.



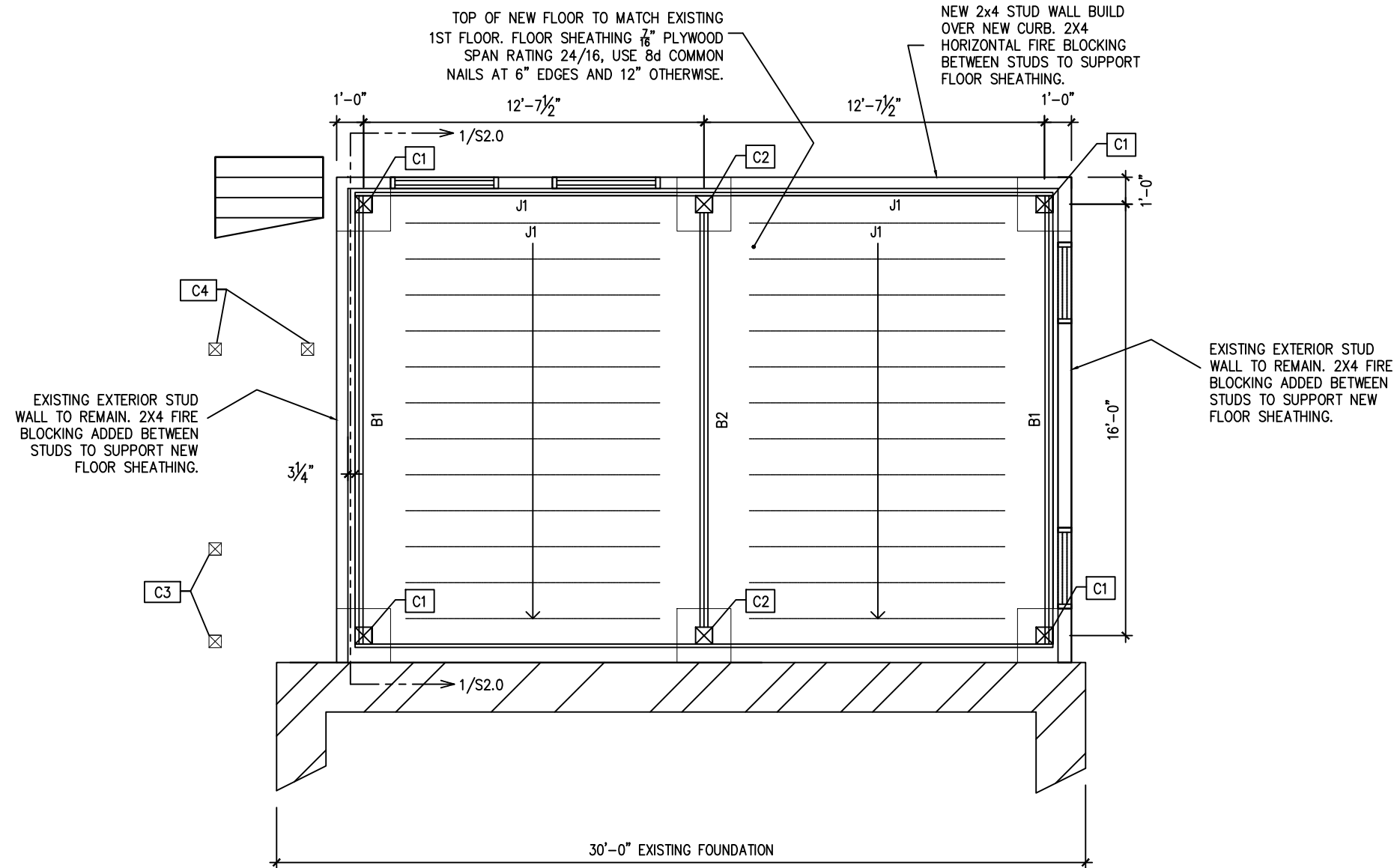
**FND DETAIL A**

SCALE: 3/8"=1'-0"



**FND SECTION B-B**

SCALE: 3/8"=1'-0"



REVISIONS

COMMERCIAL REMODEL

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SHEET TITLE  
 GARAGE CONVERSION  
 1ST FLOOR FRAMING PLAN

PROJECT NO.  
 20-008

DATE  
 02/20/20

SCALE  
 AS NOTED

CHECKED BY  
 VMM

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 VMM

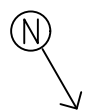
SHEET  
 S1.1

# GARAGE CONVERSION – 1ST FLOOR FRAMING PLAN

SCALE: 3/16"=1'-0"

PLAN NOTES:

- C1 – 7"x7" PARALLAM PSL 1.8E W/ SIMPSON MPB88Z BASE CONNECTION
- C2 – 7"x7" PARALLAM PSL 1.8E W/ SIMPSON CB7 1/8-7 BASE CONNECTION
- C3 – 6"x6" TIMBER COLUMN TREATED SYP #1 GRADE
- C4 – 4"x4" TIMBER COLUMN TREATED SYP #1 GRADE
- B1 – (2) 1.75"x11.25" 2.0E LVL, CONNECT TO COLUMNS W/SIMPSON HHUS48
- B2 – (2) 1.75"x14" 2.0E LVL, CONNECT TO COLUMNS W/SIMPSON HGUS410
- J1 – FLOOR JOISTS 2x10 @ 16" O.C. SPF #1/2 GRADE, ATTACH WITH JOIST HANGER
- EXISTING EXTERIOR STUD WALLS TO REMAIN. 2X FIRE BLOCKING TO BE ADDED BETWEEN STUDS TO SUPPORT NEW FLOOR SHEATHING.



REVISIONS

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SHEET TITLE  
 REAR ADDITION  
 2ND FLOOR FRAMING PLAN

PROJECT NO.  
 20-008

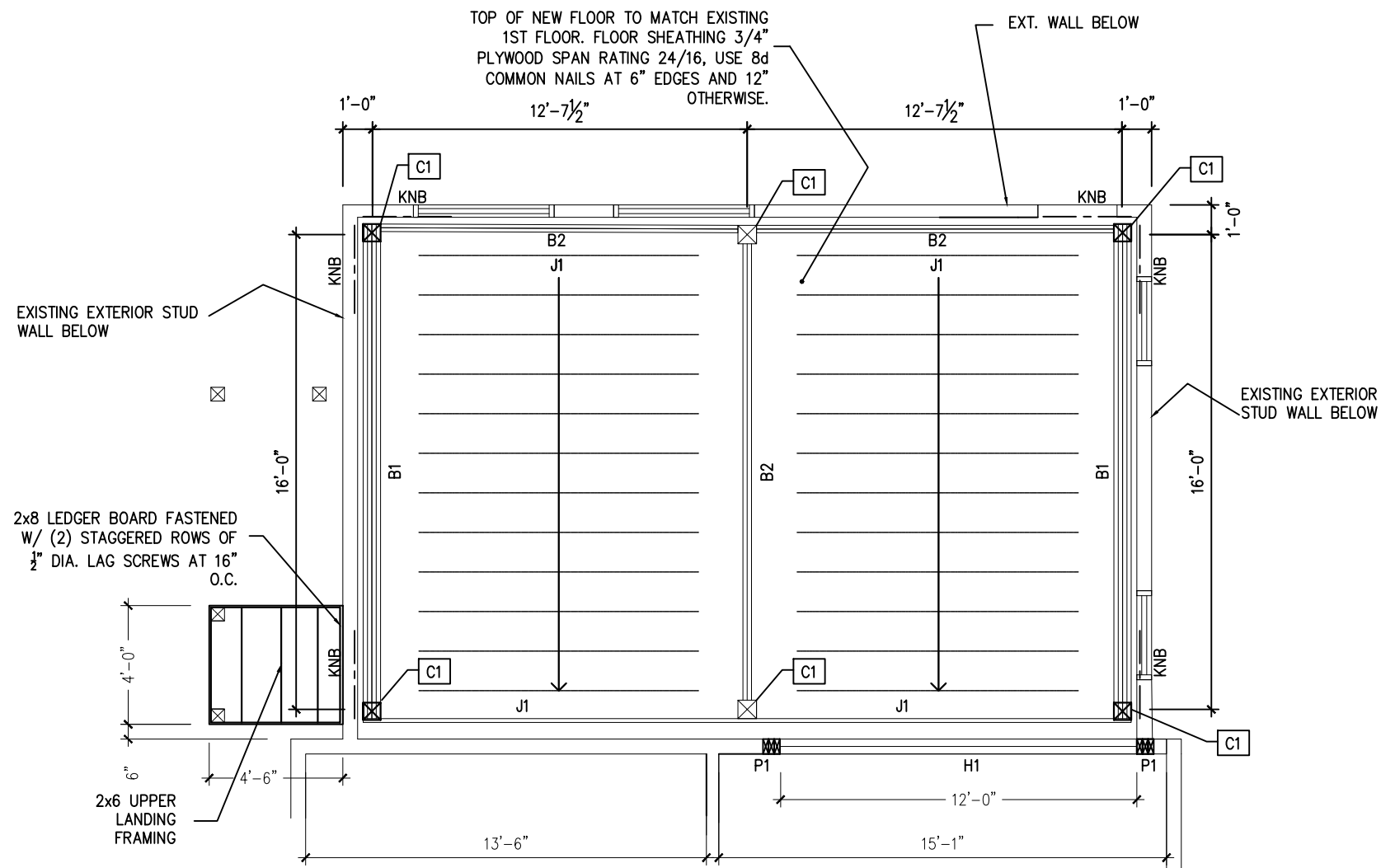
DATE  
 4/24/2020

SCALE  
 AS NOTED

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 VMM

SHEET  
 S1.2

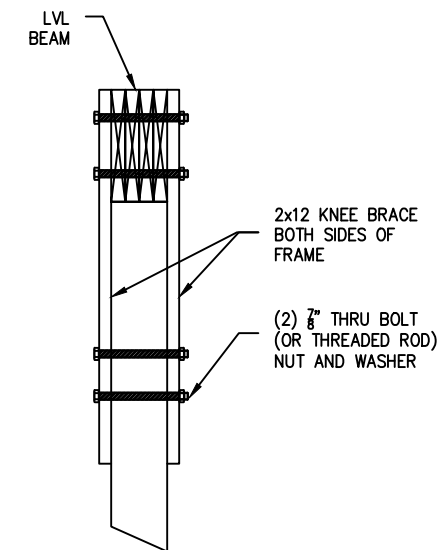


**REAR ADDITION - 2ND FLOOR FRAMING PLAN**

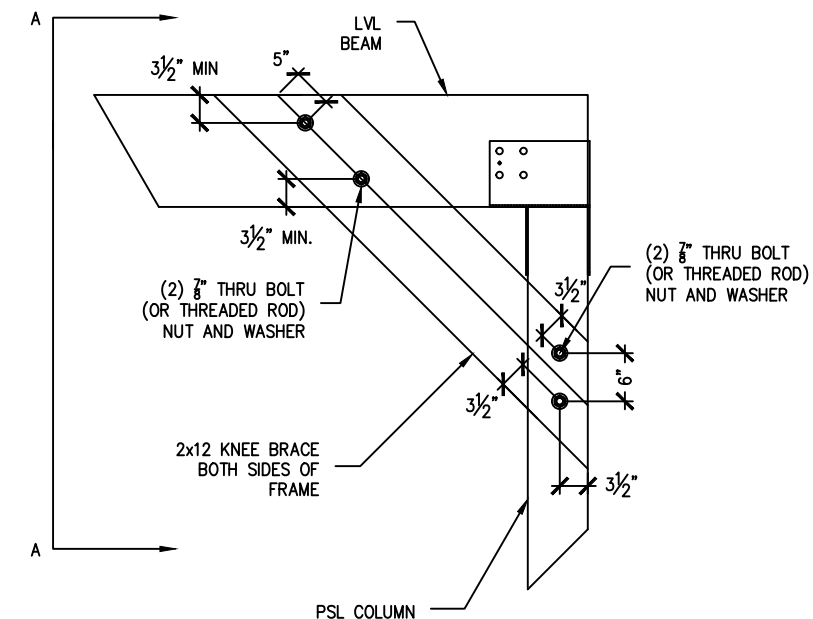
SCALE: 3/16"=1'-0"

**PLAN NOTES:**

- C1 - 7"x7" PARALLAM PSL 1.8E
- H1 - (2) 1.75"x9.25" 2.0E LVL
- P1 - (3) 2x6 SHOULDER STUDS SPF #1/2
- B1 - (4) 1.75"x14" 2.0E LVL, CONNECT TO COLUMNS W/SIMPSON SPECIAL ORDER ECC CAP
- B2 - (2) 1.75"x14" 2.0E LVL, CONNECT TO COLUMNS W/SIMPSON SPECIAL ORDER ECC CAP
- KNB - TIMBER FRAME KNEE BRACE 2x12 BOTH SIDES, SEE KNEE BRACE DETAIL
- J1 - FLOOR JOISTS 2x10 @ 16" O.C. SPF #1/2 GRADE, ATTACH WITH JOIST HANGER
- EXISTING EXTERIOR STUD WALLS TO REMAIN. 2X FIRE BLOCKING TO BE ADDED BETWEEN STUDS TO SUPPORT NEW FLOOR SHEATHING.

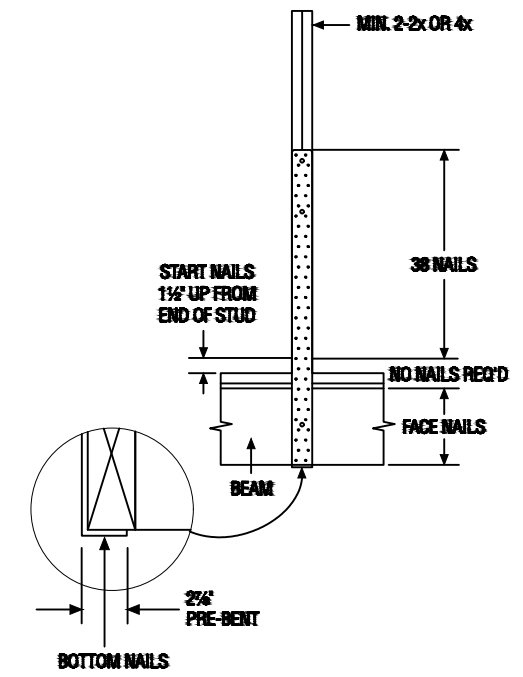
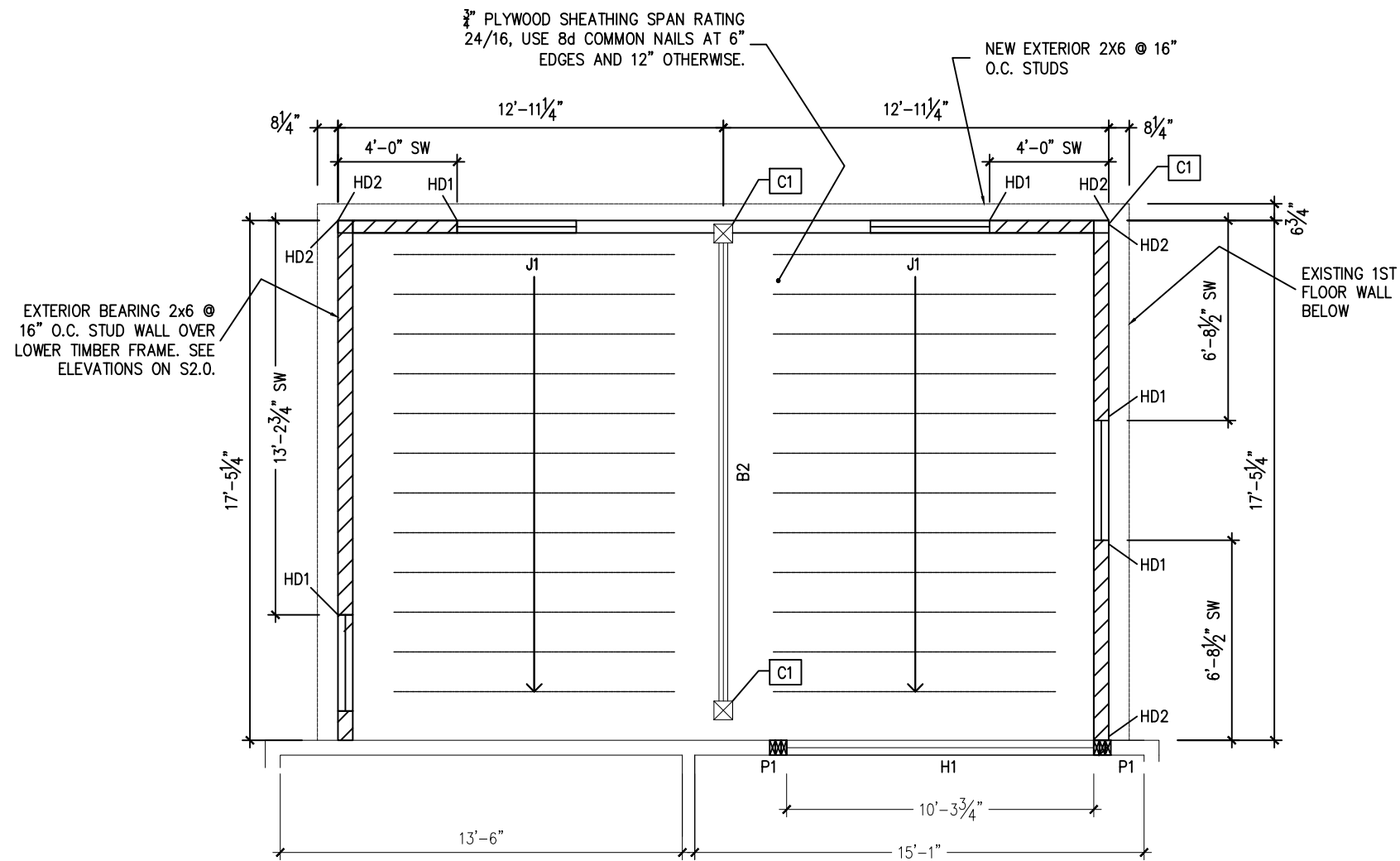


SECTION A-A



FRAME KNEE BRACE DETAIL (KNB)





SIMPSON HD1 DETAIL  
 SCALE: NTS

**REAR ADDITION - ROOF FRAMING PLAN**

SCALE: 3/16"=1'-0"

**PLAN NOTES:**

- C1 7"x7" PARALLAM PSL 1.8E
- H1 (2) 1.75"x9.25" 2.0E LVL
- P1 (2) 2x6 SHOULDER STUDS SPF #1/2
- B2 (2) 1.75"x14" 2.0E LVL, SEE CONNECTION DETAIL
- J1 FLOOR JOISTS 2x10 @ 16" O.C. SPF #2 GRADE, ATTACH WITH JOIST HANGER
- SW - MIN. 1/2" STRUCT I SHEATHING, 10d NAILS AT 6" O.C. PANEL EDGES
- HD1 USE SIMPSON STRAPS MSTC48B3 w/ (12) 0.148x3 NAILS TO BEAM FACE, (4) NAILS TO BEAM BOTTOM AND (38) 0.148x3 NAILS TO STUDS.
- HD2 USE SIMPSON STRAPS MSTC48 w/ (32) SINKER NAILS

REVISIONS

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SHEET TITLE  
 REAR ADDITION  
 ROOF FRAMING PLAN

PROJECT NO.  
 20-008

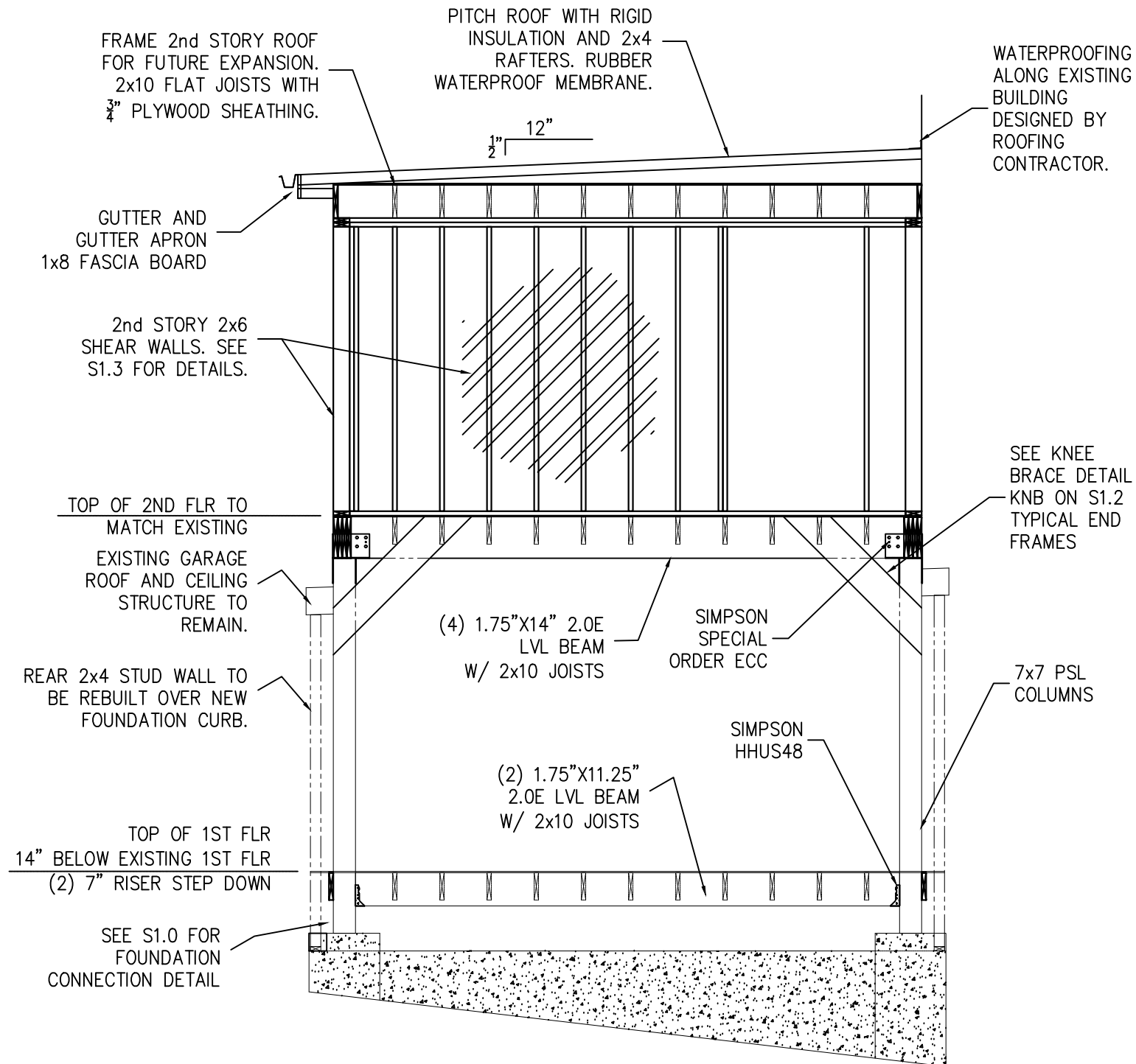
DATE  
 4/24/2020

SCALE  
 AS NOTED

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 VMM

SHEET  
 S1.3



REVISIONS

COMMERCIAL REMODEL

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SHEET TITLE  
 REAR ADDITION  
 ELEVATIONS

PROJECT NO.  
 20-008

DATE  
 4/26/2020

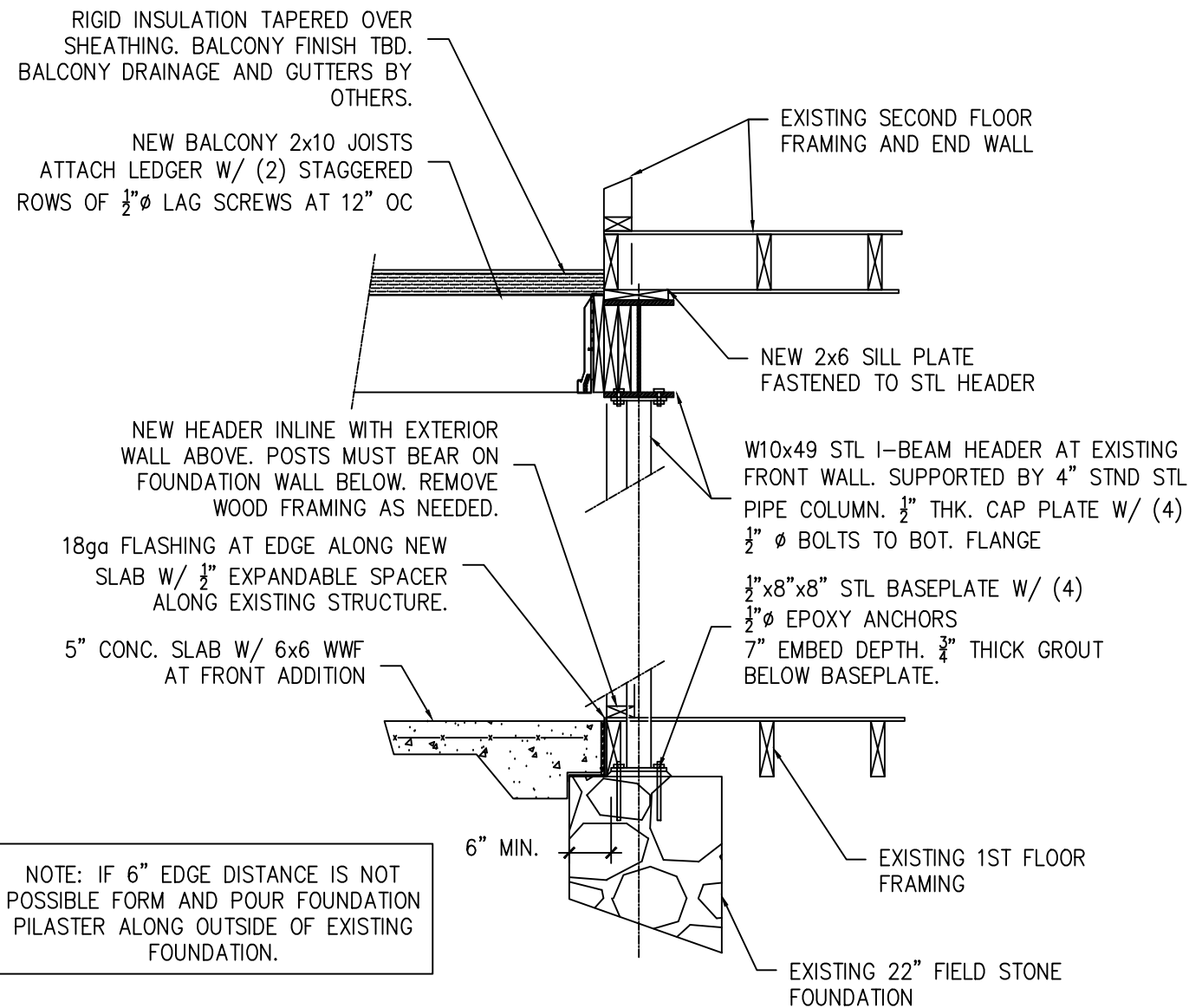
SCALE  
 AS NOTED

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 VMM

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 VMM

SHEET  
 S2.0

**1** REAR ADDITION ELEVATION  
 S2.0 SCALE: 1/4"=1'-0"



1 FRONT STEEL BEAM  
 S2.1 SCALE: NTS

REVISIONS

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