

PROPOSED NEW CONSTRUCTION FOR :

BRELIE GEAR

CORPORATE DRIVE
WAUKESHA, WISCONSIN



5 EXTERIOR PERSPECTIVE LOOKING
SOUTHWEST Copy 1 Copy 2

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PROJECT BUILDING INFORMATION:

CODE:	SPS 340-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015, IBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING	
OCCUPANCY:	PRIMARY F-2 (MODERATE HAZARD FACTORY INDUSTRIAL) SECONDARY S-1 (MODERATE HAZARD STORAGE) SECONDARY B (OFFICE/BUSINESS)	
CLASS OF CONSTRUCTION:	TYPE 2B	
SPRINKLER SYSTEM:	FULL	
FLOOR LEVELS:	1	
NUMBER OF STORIES:	1	
BUILDING AREA:	36,546 SF	NOTE: ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS
ZONING:	M-3 LIMITED BUSINESS & INDUSTRIAL PARK	
SETBACKS:	40' STREET 10' SIDE 25' REAR	
PARKING:	29 PARKING STALLS	

PLAN COMMISSION SET
JANUARY 21, 2019

OWNER :

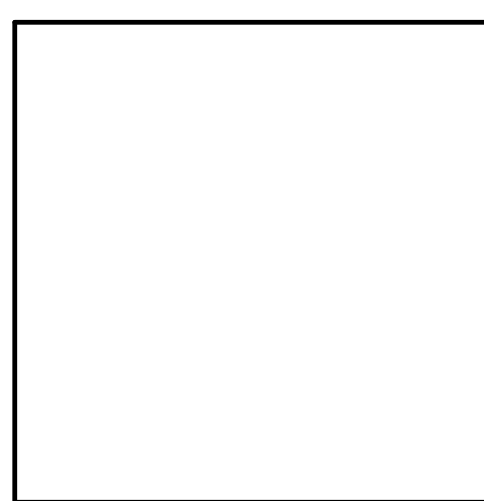
BRELIE GEAR
OWNER REPRESENTATIVE:
STEVE JANKE
2715 S. GLADSTONE PLACE
MILWAUKEE, WI 53207
(414) 481-5488 PHONE

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
CARY BILICKI
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:

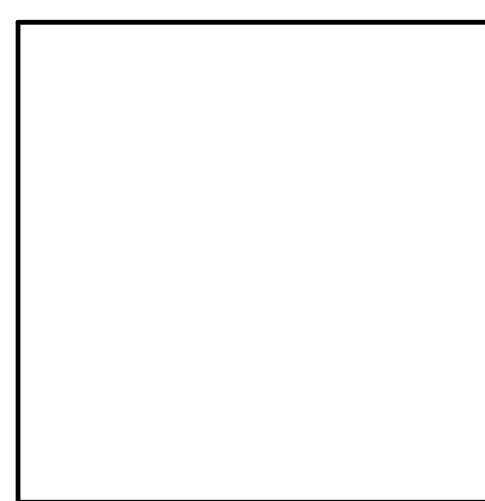
CJ ENGINEERING, INC.
CHRISTOPHER A. JACKSON, PE PLS
9205 W. CENTER STREET, SUITE 214
MILWAUKEE, WI 53222
PH: (414) 443-1312 X222
CELL: (414) 940-4450



SUPERVISING PROFESSIONAL

ARCHITECT :

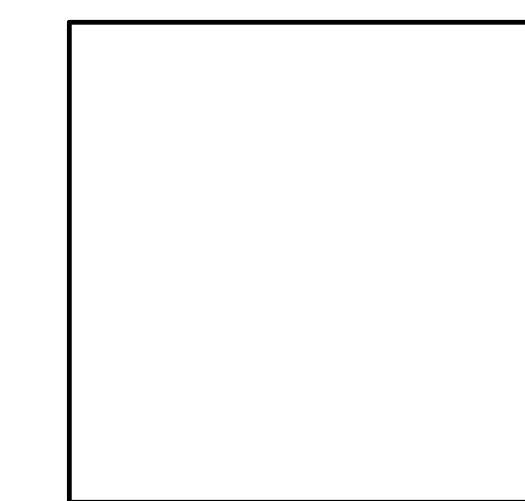
BRIOHN DESIGN GROUP LLC
CHRISTOPHER WENZLER, AIA
DOMENICO FERRANTE, AIA
3885 N. BROOKFIELD RD., SUITE 200
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SUPERVISING PROFESSIONAL

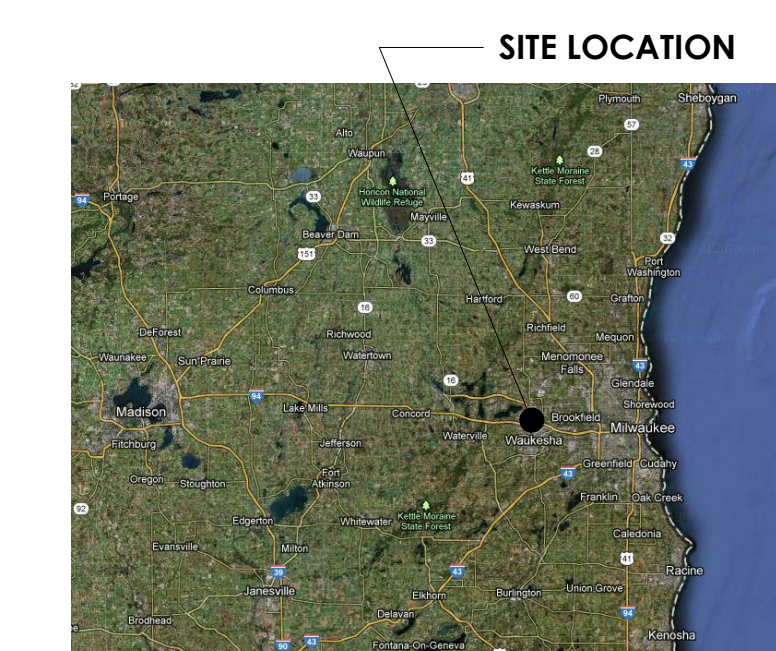
STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX



SUPERVISING PROFESSIONAL

LOCATION MAPS:



REGION LOCAITON MAP



SITE LOCATION MAP



TITLE SHEET

SHEET TITLE

BRELIE GEAR
CORPORATE ROAD
WAUKESHA WI

JOB: 3123
DRAWN: CJR
CHECKED: DF
DATE: 01-21-2019
SHEET:

T1.1

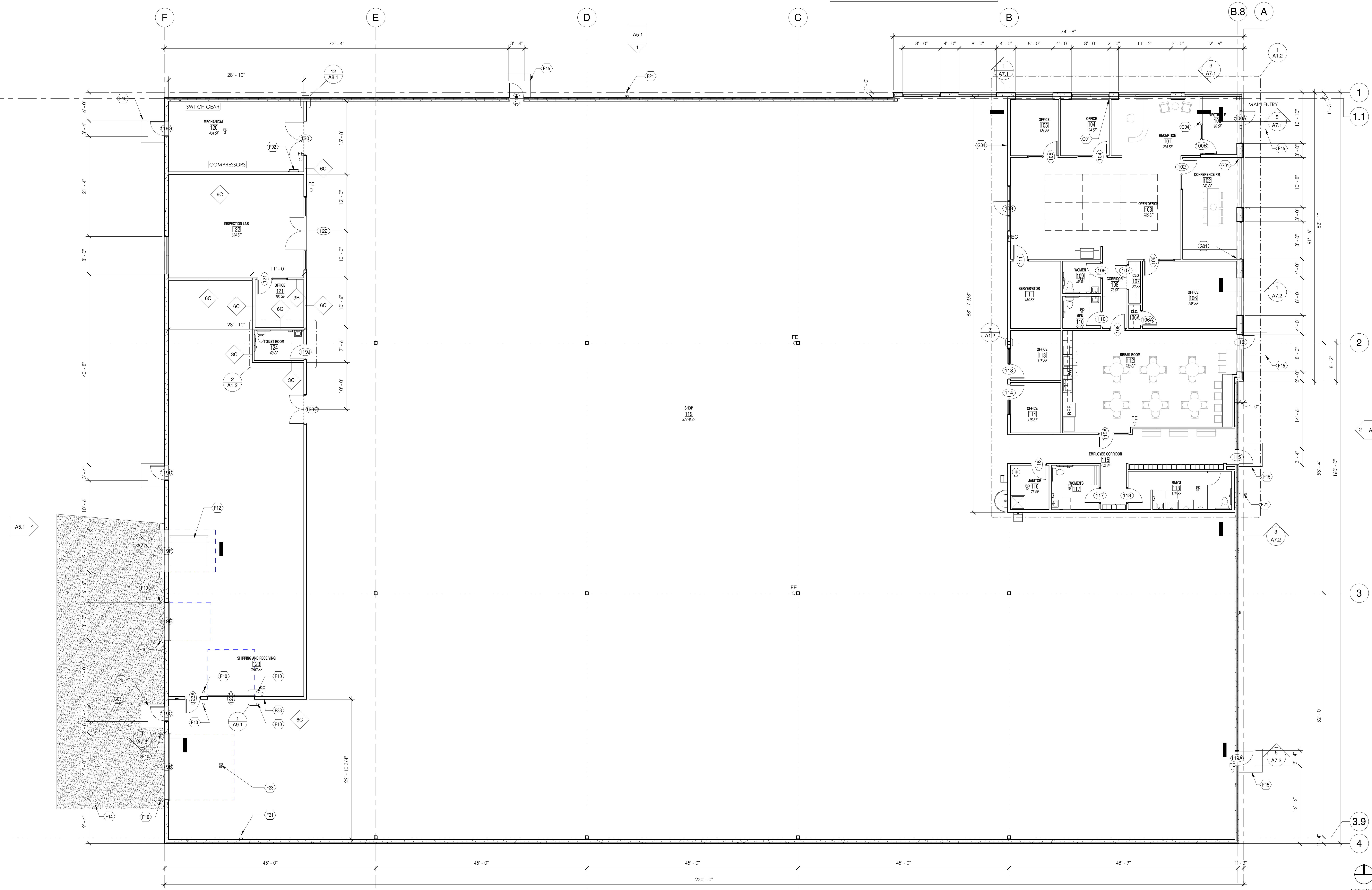


1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
F02	ROOF ACCESS LADDER PER OSHA 1926.1053.
F10	6" DIA. CONCRETE FILLED BOLLARD, 42" ABOVE GRADE-PAINTED
F14	7' X 8' AIR POWERED DOCK LEVELERS- COORDINATE WITH ELECTRICAL
F15	CONCRETE APRON-SEE STRUCTURAL
F21	HOSE BIBBS.
F23	FLOOR DRAIN - SEE PLUMBING DRAWINGS
F33	PROVIDE EPOXY PAINT FINISH ON WALL FROM CORNER TO CORNER FULL HEIGHT
G01	ALIGN SURFACES
G03	ALIGN DOOR CENTERS
G04	CENTER PARTITION ON MULLION

FLOOR PLAN LEGEND			
ROOM	ROOM NAME	---	PARTITION TO BE DEMOLISHED
ROOM NUMBER	ROOM NUMBER	---	PARTITION TO BE REMOVED
100	DOOR NUMBER	---	DOOR AND FRAME TO BE REMOVED
1	PARTITION TYPE	---	EXISTING PARTITION TO REMAIN
1	PLAN NOTES	---	EXISTING DOOR TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER	---	NEW CONSTRUCTION
F.E.C.	SEMI-RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER	---	NEW DOOR & FRAME

- GENERAL NOTES - NEW FLOOR...**
- SEE MEP DRAWINGS BY OTHERS FOR FURTHER INFORMATION.
 - FURNITURE, APPLIANCES AND EQUIPMENT ARE BY OWNER AND ARE SHOWN IN THESE DRAWINGS FOR REFERENCE ONLY.
 - DURING CONSTRUCTION, AREA TO BE KEPT BROOM SWEEP AND DEBRIS FREE.
 - SEE EXTERIOR ELEVATIONS FOR EXTERIOR WINDOW TYPES
 - SEE SHEET A1.2 FOR PARTITION TYPES LEGEND
 - CAULK ALL INTERIOR PRECAST WALL JOINTS USING PAINTABLE CAULK.



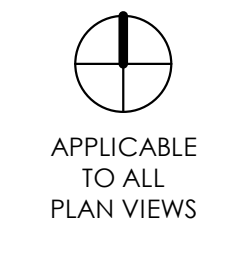
FLOOR PLAN

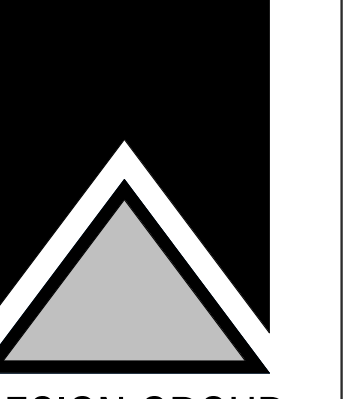
BRELLIE GEAR
CORPORATE ROAD
WAUKESHA WI

JOB: 3123
DRAWN: CJR
CHECKED: DF
DATE: 01-21-2019

SHEET:
A1.1

1 OVERALL FLOOR PLAN
1/8" = 1'-0"

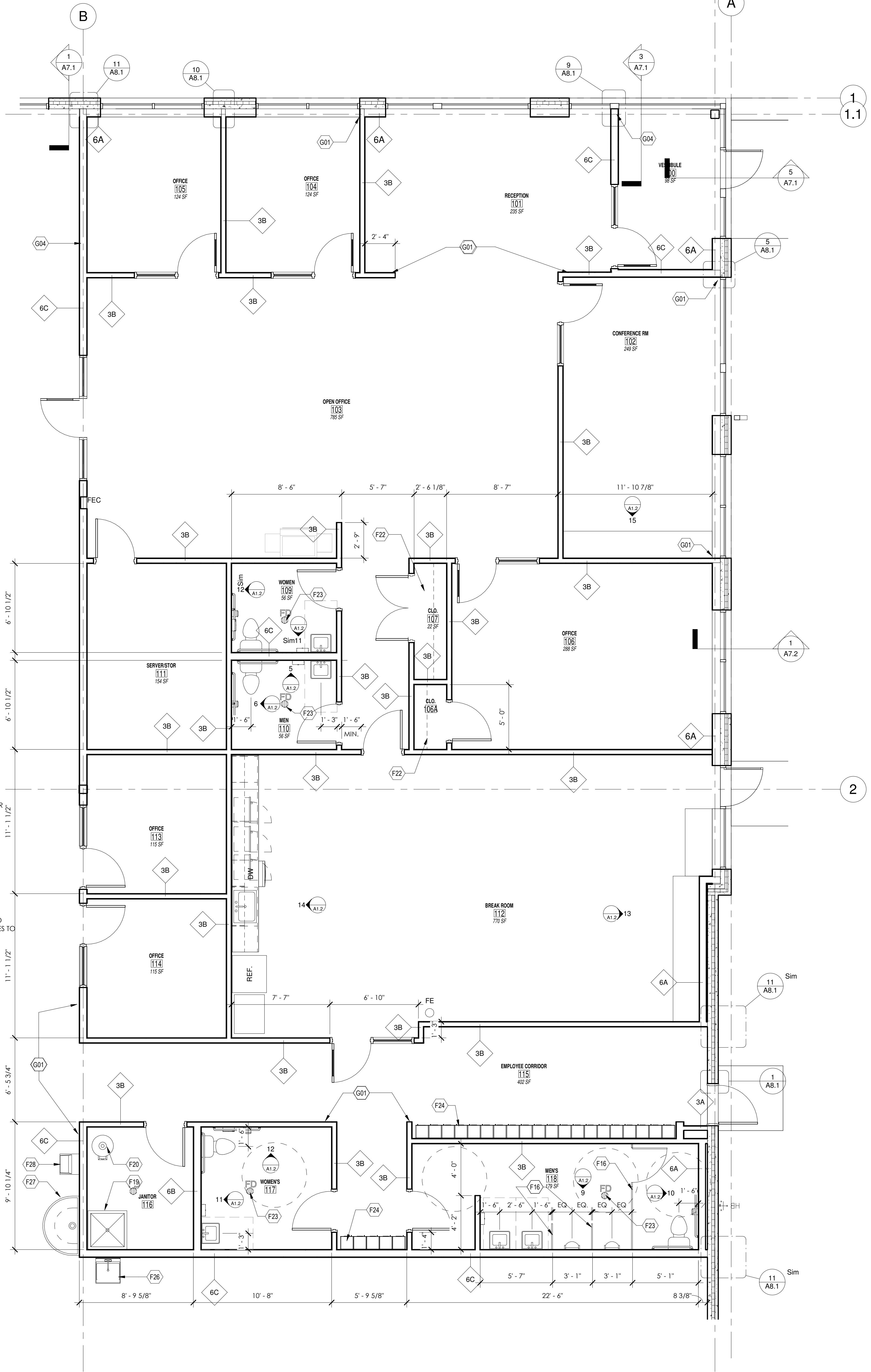
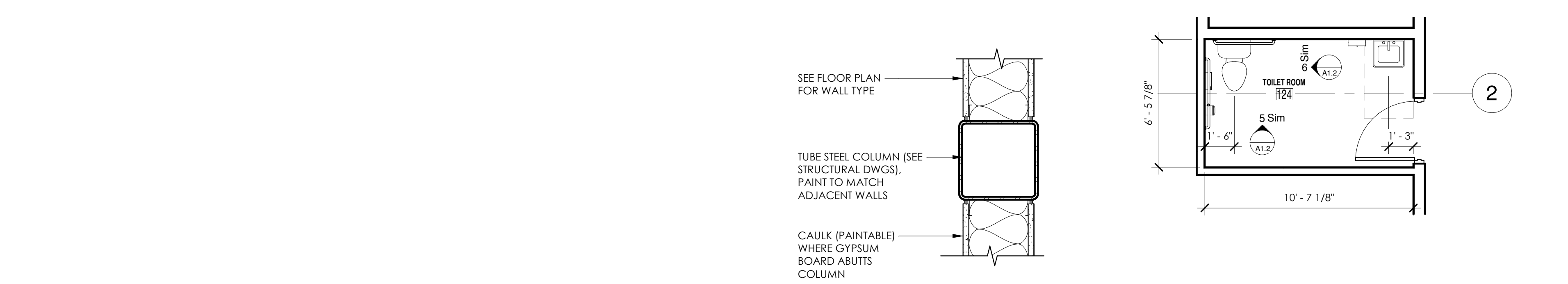
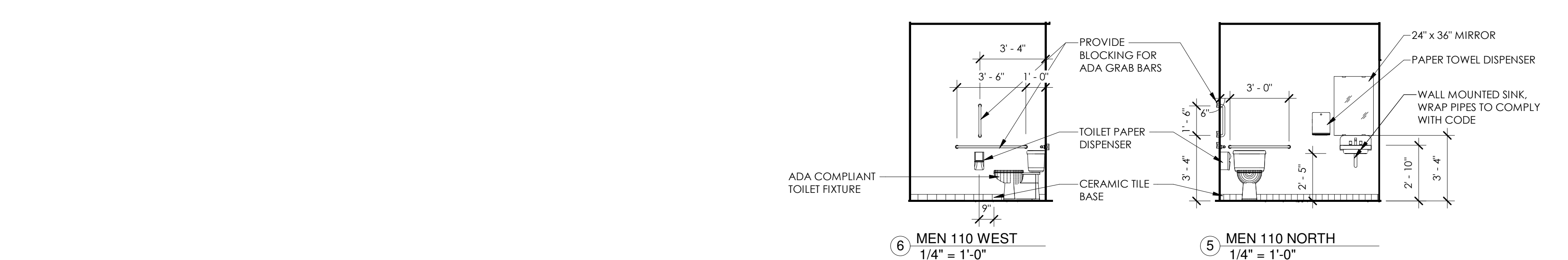
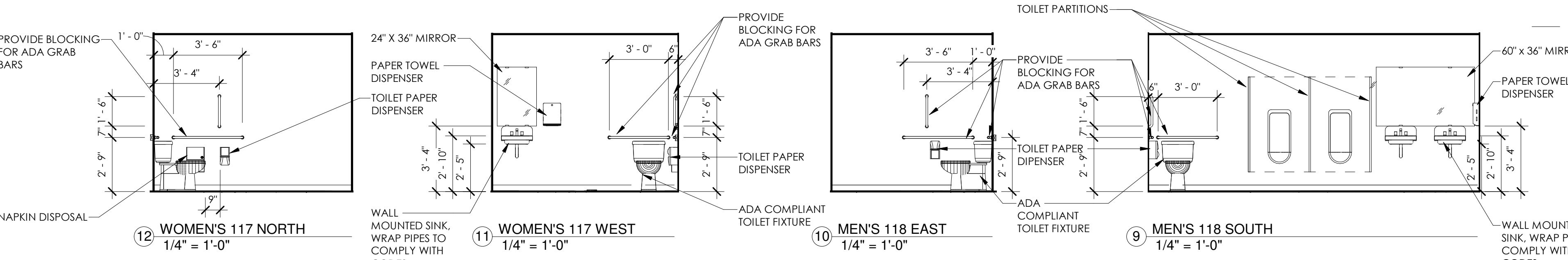
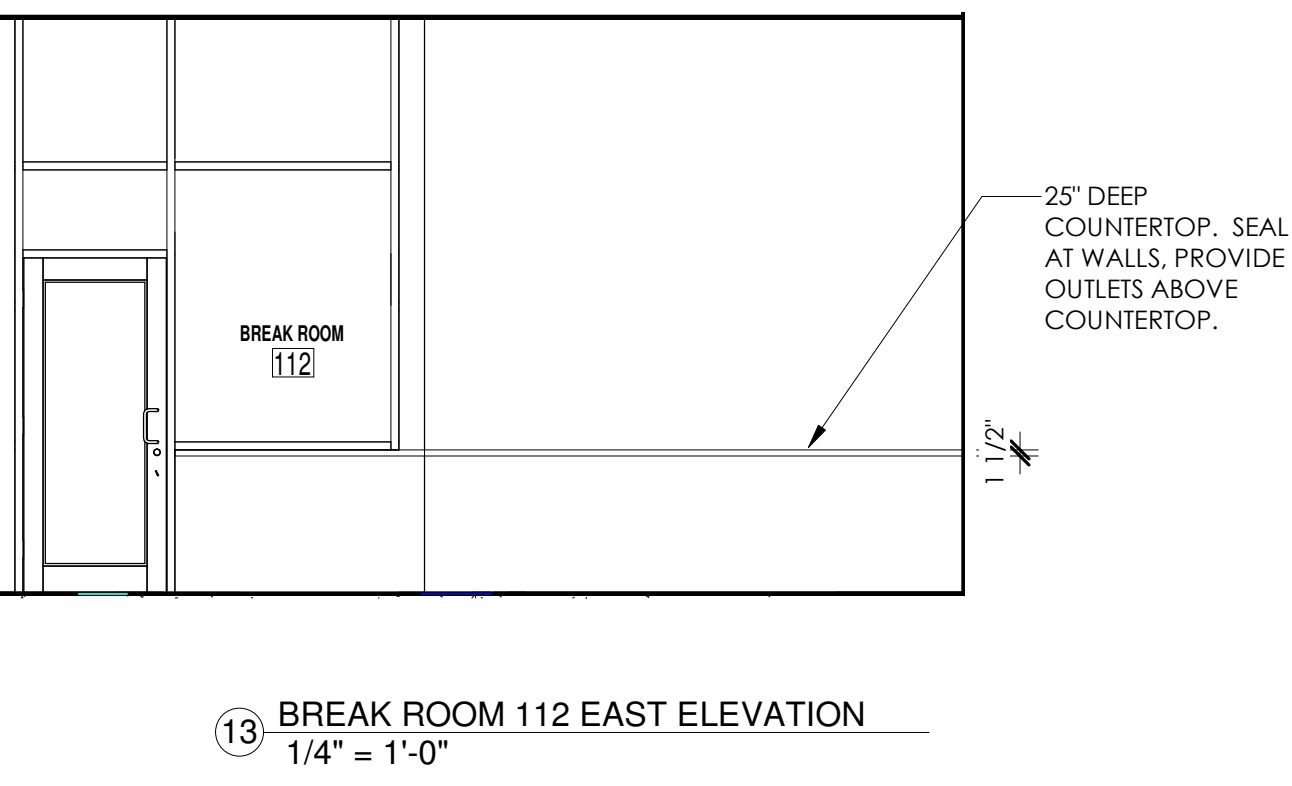
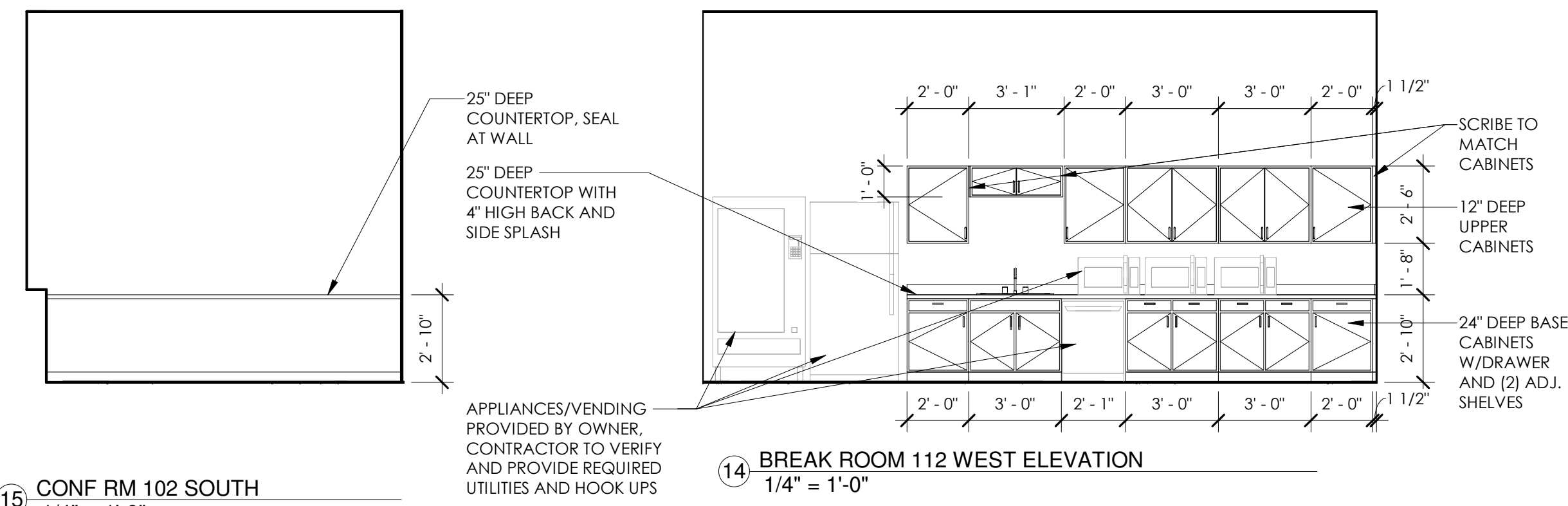
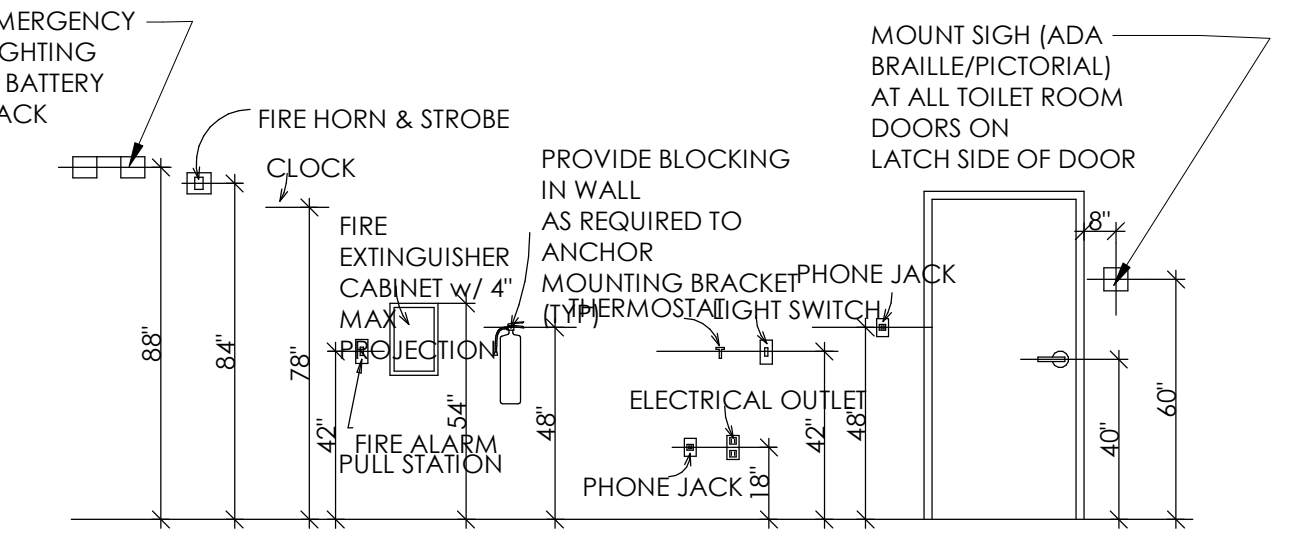




PARTITION TYPES									
TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT	REMARKS
3A	3 5/8" STEEL FURRING	14'-0" A.F.F.	3" SOUND BATT	---	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	---	---	SEE NOTE 8 BELOW
3B	3 5/8" STEEL	14'-0" A.F.F.	SOUND BATT	---	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	---
3C	3 5/8" STEEL	14'-0" A.F.F.	3" SOUND BATT	---	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	---
6A	6" STEEL STUDS FURRING	TO UNDERSIDE OF DECK (20'-0" +/-)	6" INSUL BATT	4 MIL	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	---	---	SEE NOTE 4 BELOW
6B	6" STEEL STUDS	14'-0" A.F.F.	6" SOUND BATT	---	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	5/8" GYPSUM WALLBOARD	14'-0" A.F.F.	---
6C	6" STEEL STUDS	TO UNDERSIDE OF DECK (20'-0" +/-)	6" SOUND BATT	---	5/8" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK	5/8" GYPSUM WALLBOARD	TO UNDERSIDE OF DECK	SEE NOTE 9 BELOW

- ALL STEEL STUDS SHALL BE 25 GAUGE STUDS @ 24" O.C. (UNLESS NOTED OTHERWISE)
- ALL EXPOSED GYPSUM WALL BOARD SHALL BE TAPED & COATED SMOOTH, READY FOR PAINT.
- USE 6" METAL STUDS AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL "WET WALL" LOCATIONS.
- AT EXTERIOR WALLS PRECAST WALLS, PROVIDE PARTITION SIMILAR TO TYPE '6A' WHERE LOCATED WITHIN OFFICE SPACE. HOLD STUD FRAMING 1" FROM INTERIOR FACE OF PRECAST. RETURN GYPSUM WALL BOARD INTO WINDOW JAMBS AND HEAD. PROVIDE THERMAL INSULATION AS NOTED IN WALL SECTIONS AND DETAILS.
- STUDS EXTENDED TO DECK SHALL HAVE A SLIP CONNECTION TO ALLOW FOR DEFLECTION
- ALL PARTITIONS TO BE TYPE 3B UNLESS MARKED OTHERWISE.
- ALL GYPSUM BOARD TO BE TYPE 'X' UNLESS OTHERWISE NOTED.
- SEE CLERESTORY PLAN FOR WALL TYPE LOCATED ABOVE CEILING IN VESTIBULE. WALL TO BE TYPE 3A SIMILAR WITH THE EXCEPTION THAT THE WALL BEGINS ABOVE THE SUSPENDED CEILING SYSTEM AND EXTENDS TO UNDER SIDE OF DECK. REFER TO WALL SECTION FOR FURTHER DETAILS.
- ONE SIDE OF STUD, GYPSUM BOARD CAN EXTEND TO 6" ABOVE CEILING WHERE A SUSPENDED CEILING EXISTS. OTHERSIDE MUST EXTEND TO UNDERSIDE OF DECK AS NOTED.

KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
F16	TOILET PARTITION
F19	3/4" x 3/4" MOP SINK, PROVIDE FRP UP TO 4'-0" AFF BEHIND SINK AND 12" TO EACH SIDE
F20	FLOOR MOUNTED WATER HEATER
F22	PROVIDE CLOSET SHELF AND POLE
F23	FLOOR DRAIN - SEE PLUMBING DRAWINGS
F24	12" x 12" x 72" LOCKABLE PREFINISHED METAL LOCKER ON 4" BASE W/SLOPED CAP. SHELF. HOOKS, TWO PERCENT TO BE ADA COMPLIANT.
F26	UTILITY SINK
F27	BRADLEY 54" SEMI-CIRCULAR WASH SINK
F28	ADA COMPLIANT DRINKING FOUNTAIN WITH BOTTLE FILLING STATION
G01	ALIGN SURFACES
G04	CENTER PARTITION ON MULLION



1 ENLARGED PLAN - OFFICE AREA
1/4" = 1'-0"

ROOF PLAN

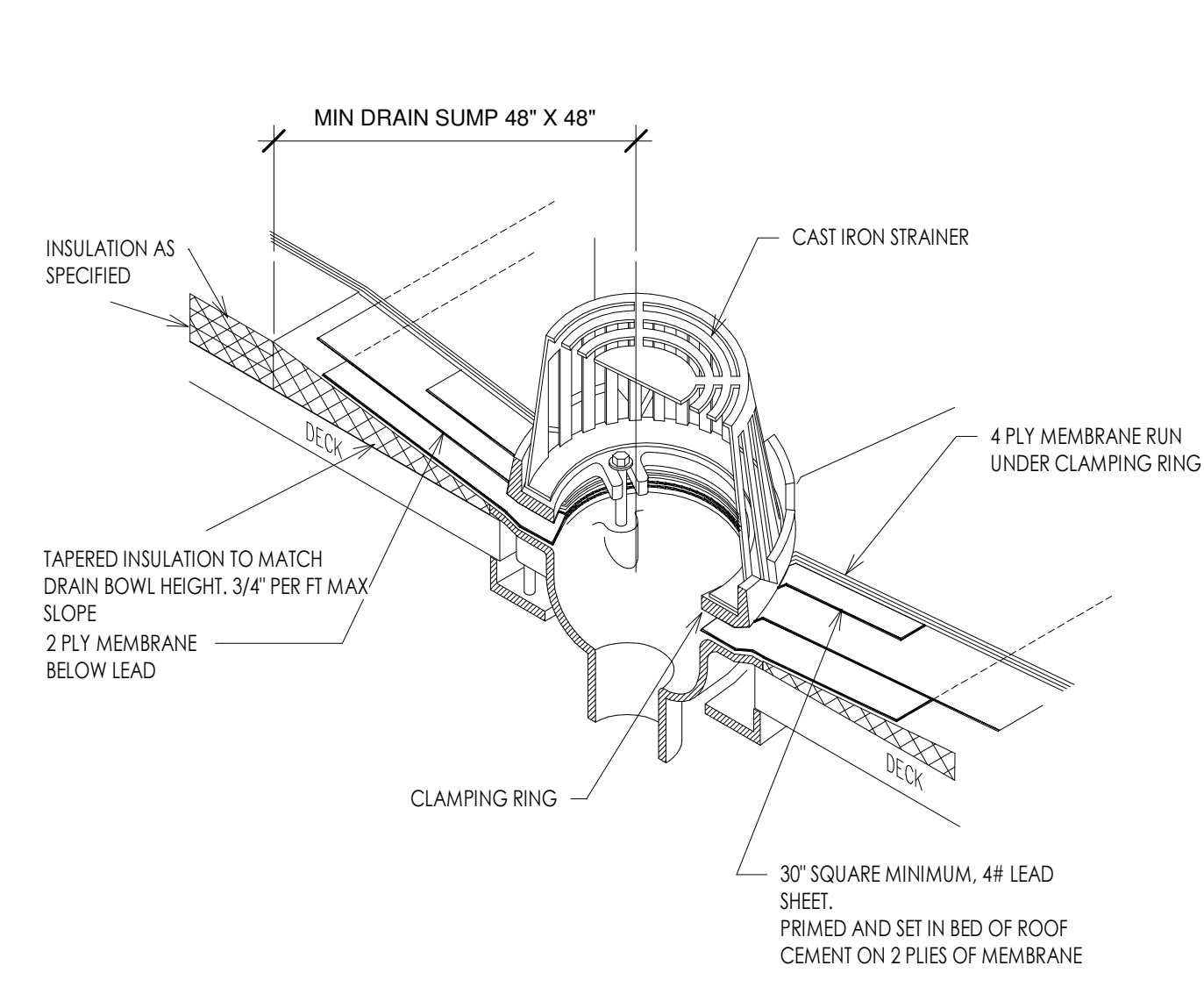
SHEET TITLE

BRELIE GEAR
 CORPORATE ROAD
 WAUKESHA WI

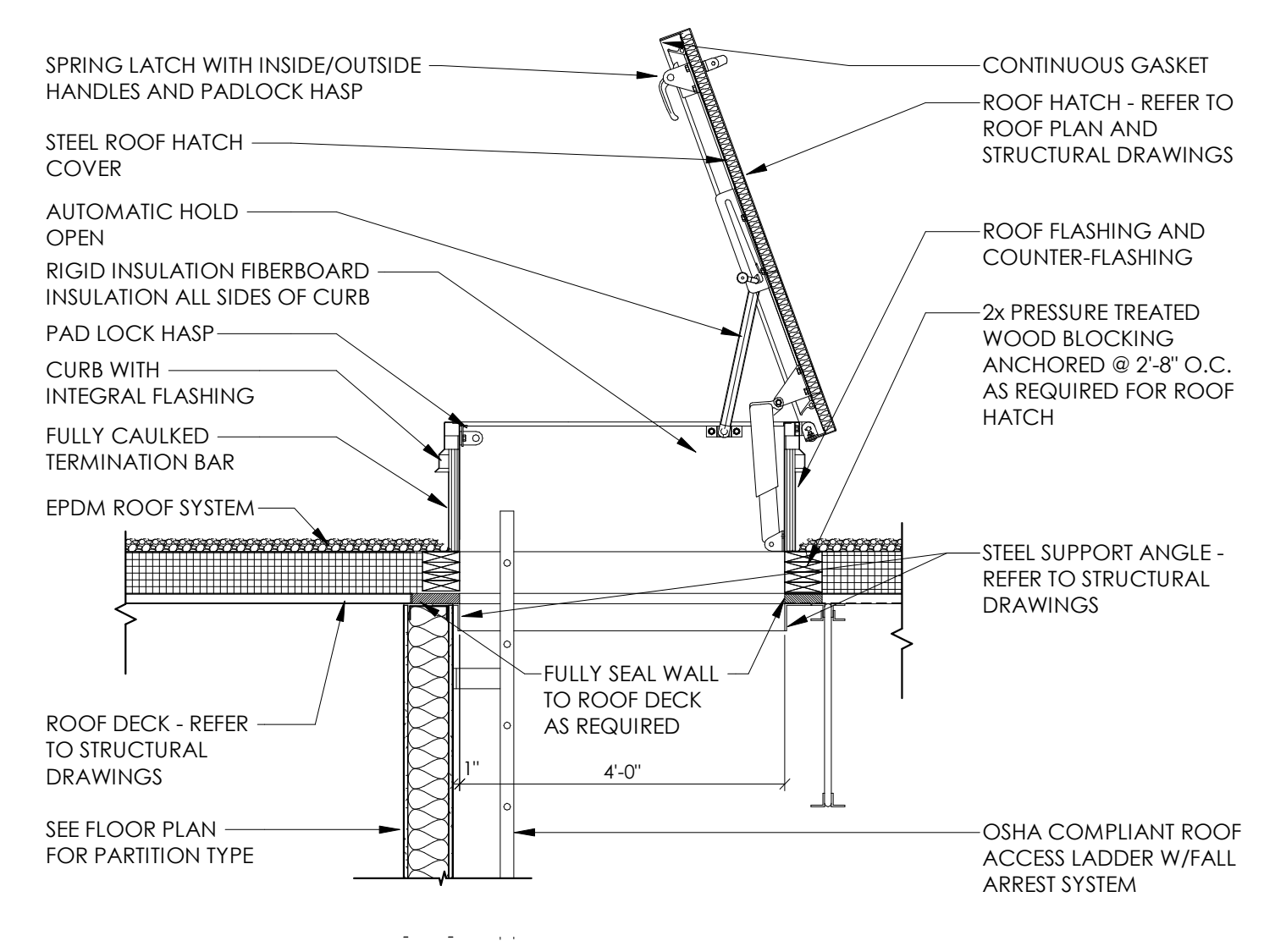
JOB: 3123
 DRAWN: CJR
 CHECKED: DF
 DATE: 01-21-2019

SHEET:
A4.1

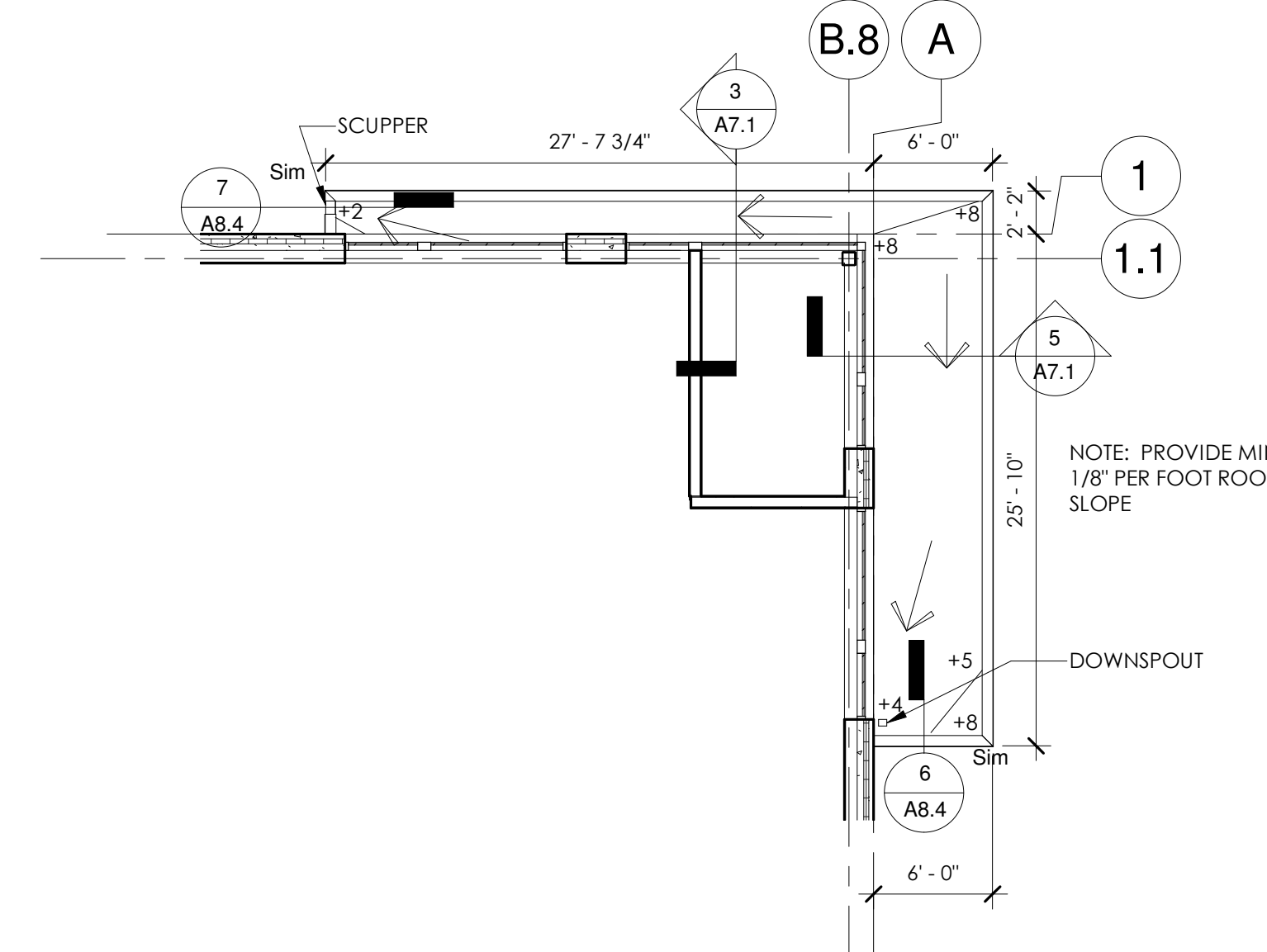
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 TO ALL
 PLAN VIEWS



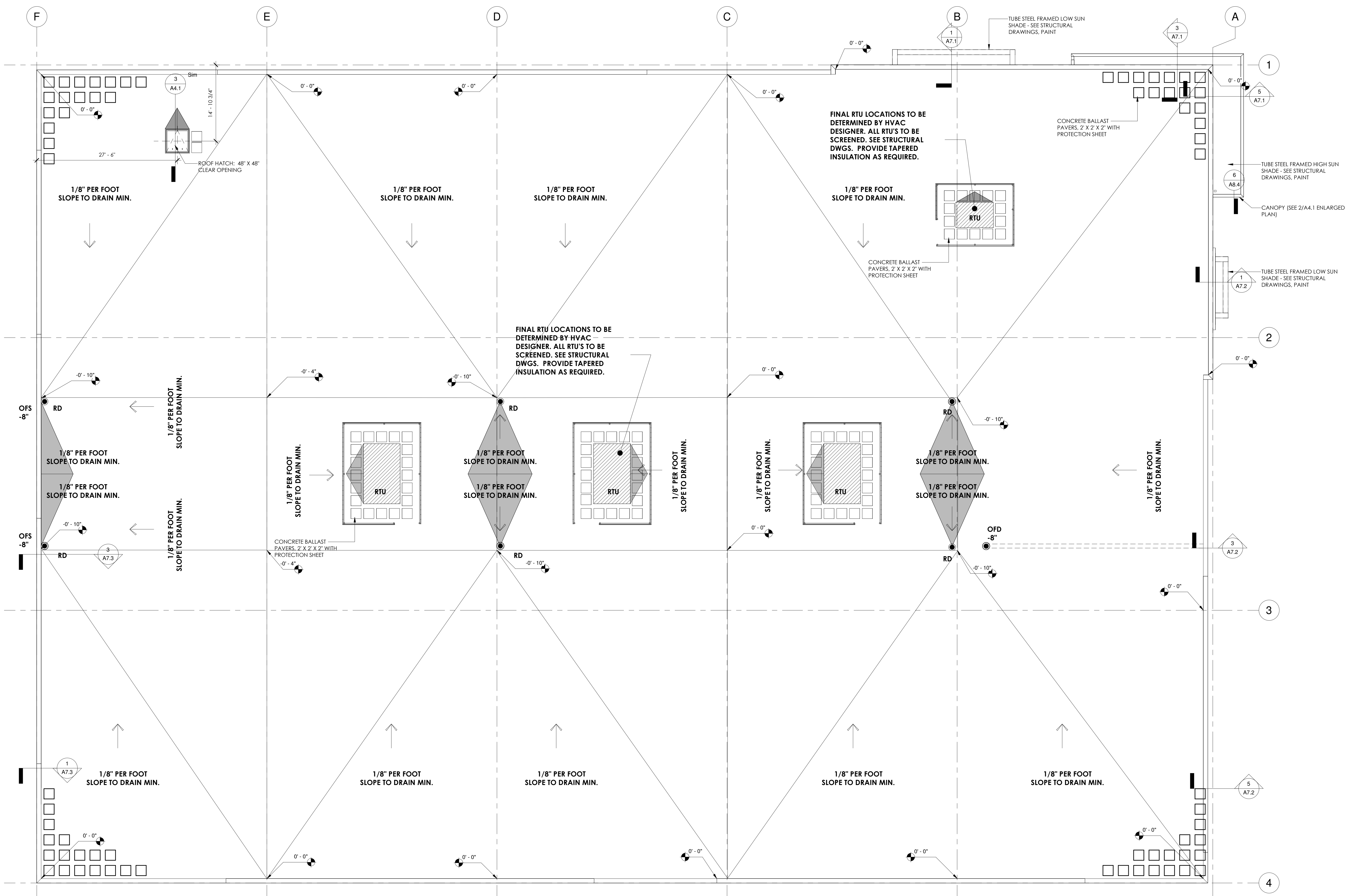
4 ROOF DRAIN DETAIL
 1/2" = 1'-0"



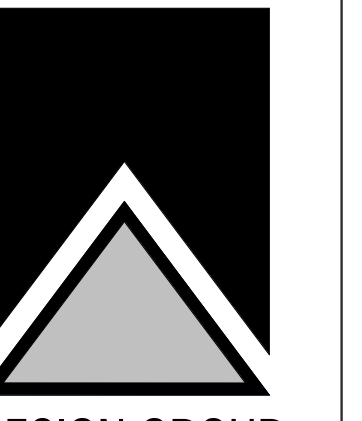
3 ROOF HATCH DETAIL
 1/2" = 1'-0"



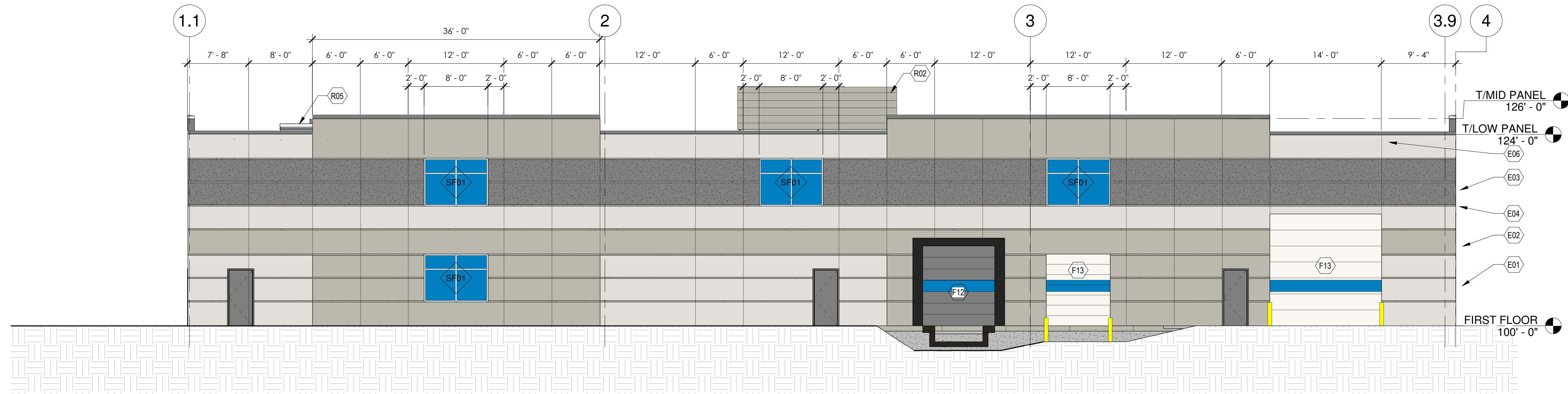
2 PARTIAL ROOF PLAN - CANOPY
 1/8" = 1'-0"



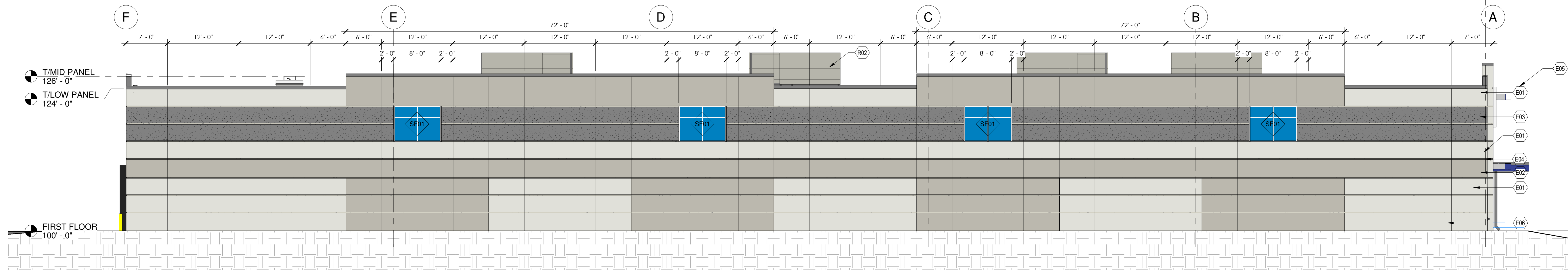
1 ROOF PLAN
 1/8" = 1'-0"



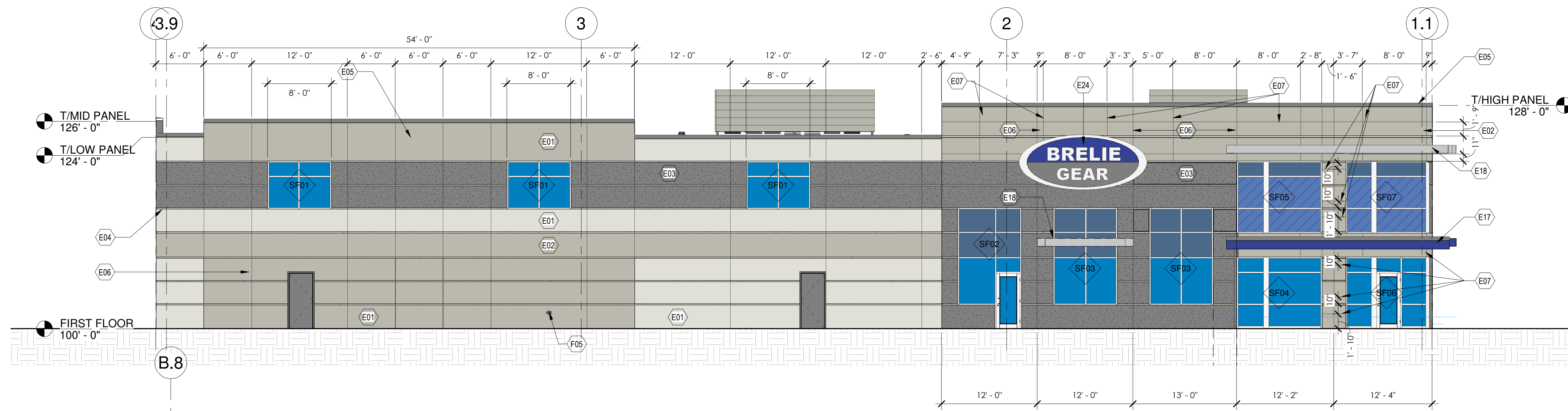
KEYNOTE LEGEND	
VALUE	FLOOR PLAN CODED NOTES
E01	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 1
E02	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 2
E03	EXTERIOR PRE-CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - COLOR 3
E04	REVEAL - COLOR 4
E05	PRE-FINISHED METAL 24 GA. COPING COLOR SHALL BE "XXXXXX"
E06	PANEL VERTICAL JOINT SEAL
E07	PANEL HORIZONTAL AND VERTICAL "V" REVEAL
E17	STEEL FRAMED, PRE-FINISHED BREAK METAL CLAD CANOPY, COLOR 5
E18	PAINTED TUBE STEEL SUN SHADES, SEE STRUCTURAL DRAWINGS, COLOR 5
E24	SIGNAGE BY OWNER
F05	FIRE DEPARTMENT CONNECTION
F12	7' X 8' AIR POWERED DOCK LEVELERS- COORDINATE WITH ELECTRICAL
F13	DOCK LEVELER CONTROL PANEL
R02	RTU SCREEN, VERIFY FINAL SIZE, LOCATION & TYPE WITH HVAC DESIGNER & BRIOHN BUILDING CORPORATION PRIOR TO INSTALLATION
R05	48" X 48" ROOF HATCH, PROVIDE TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.



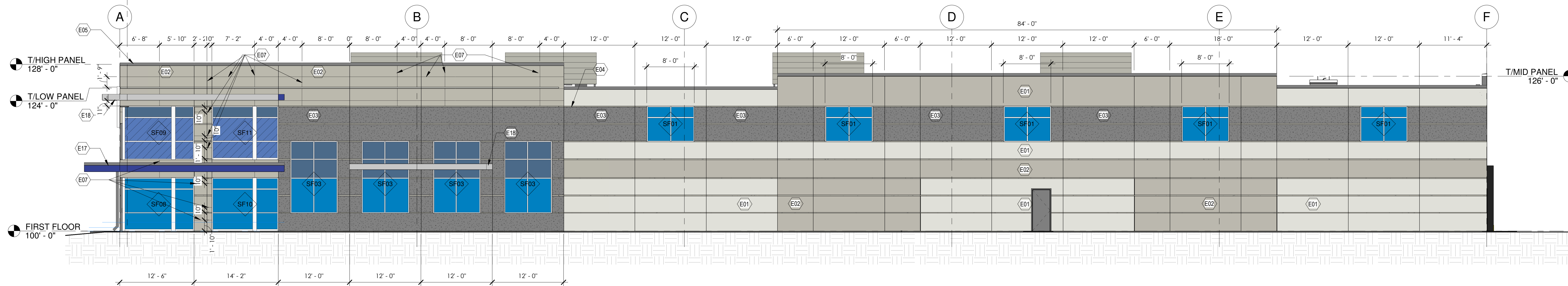
4 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

THE PROPOSED COMMERCIAL, NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502.1 PER TABLE 502.2.1), BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS, FENESTRATION: VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDED REQUIRED U-FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE. PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE. PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1, FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1. PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL-BURNING APPLIANCES EXCEPTION 1, DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE. PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES. NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED. PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS. PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2, DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS. PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING. NOT APPLICABLE TO PROPOSED BUILDING.

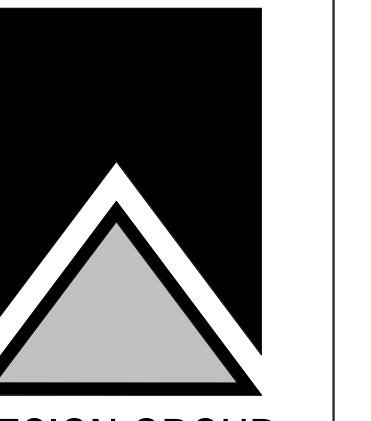


EXTERIOR PERSPECTIVE LOOKING
 ① SOUTHWEST



EXTERIOR PERSPECTIVE LOOKING
 ② NORTHEAST

BRIORN



DESIGN GROUP
 3805 N BRIDGEMOOR ROAD, SUITE 200
 BROOKFIELD, WISCONSIN 53005-1900
 (262) 780-6200 PHONE
 (262) 780-6205 FAX

EXTERIOR PERSPECTIVES

SHEET TITLE

BRELLIE GEAR
 CORPORATE ROAD
 WAUKESHA, WI

JOB: 3123
 DRAWN: CJR
 CHECKED: DF
 DATE: 01-21-2019

SHEET:

A5.2



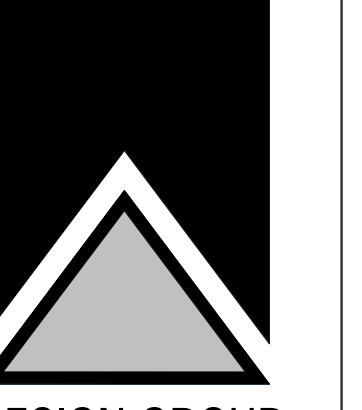


BRELE GEAR
 CORPORATE ROAD
 WAUKESHA, WI

JOB: 3123
 DRAWN: CJR
 CHECKED: DF
 DATE: 01-21-2019
 SHEET:
A5.3

AERIAL PERSPECTIVE LOOKING
SOUTHWEST
 1/8" = 1'-0"

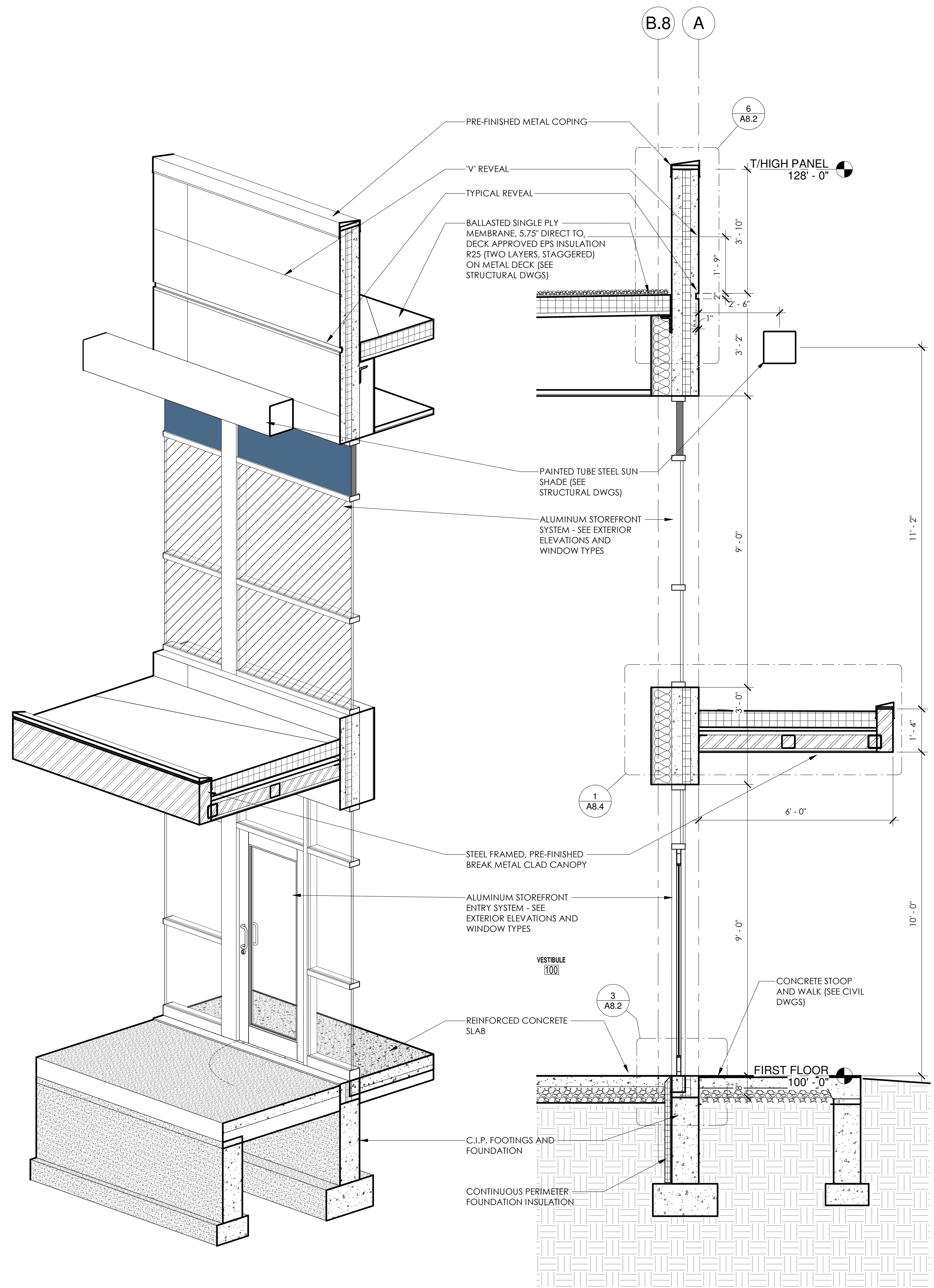

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 TO ALL
 PLAN VIEWS



WALL SECTIONS

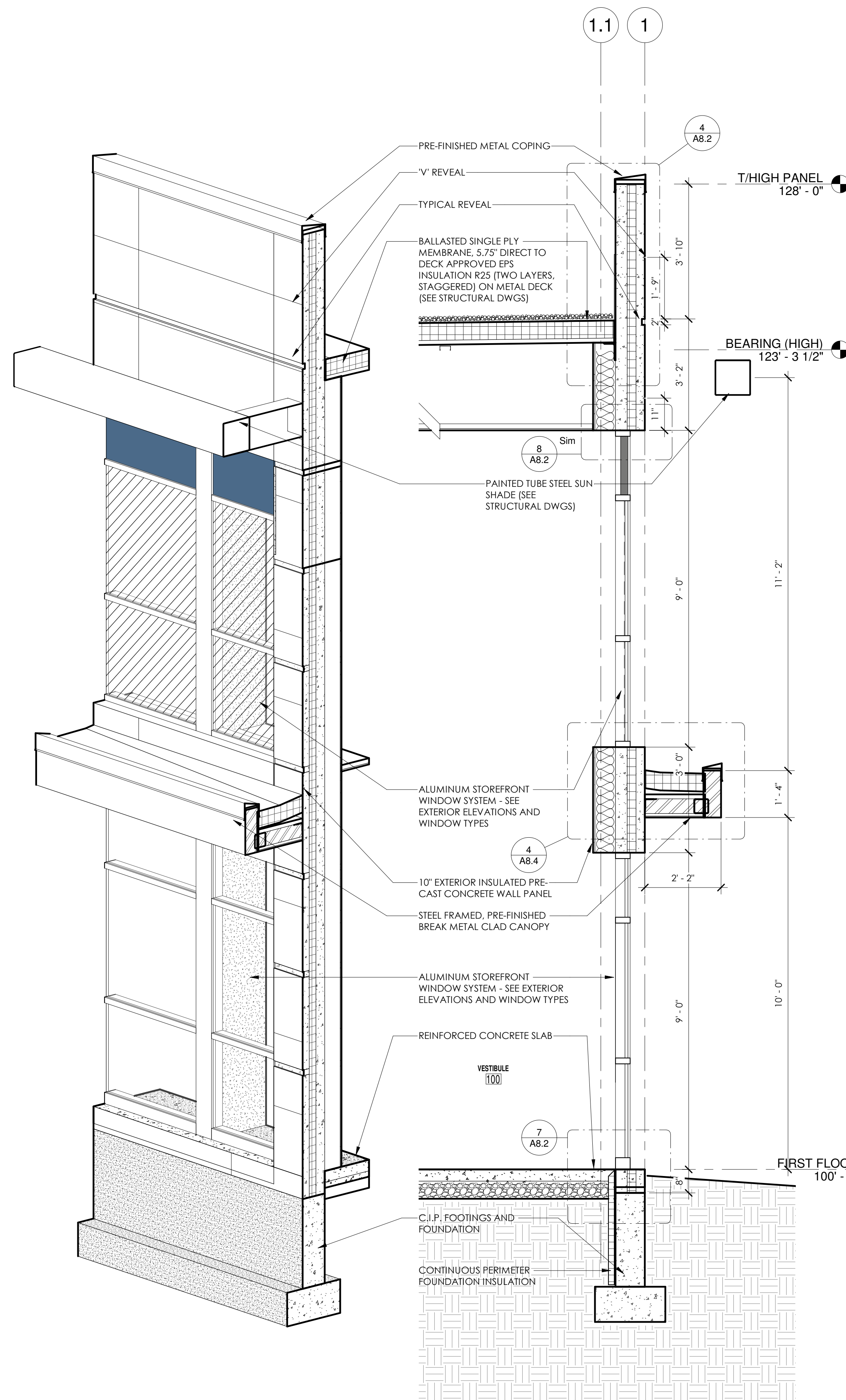
SHEET TITLE

BRELIE GEAR
CORPORATE ROAD
WAUKESHA WI



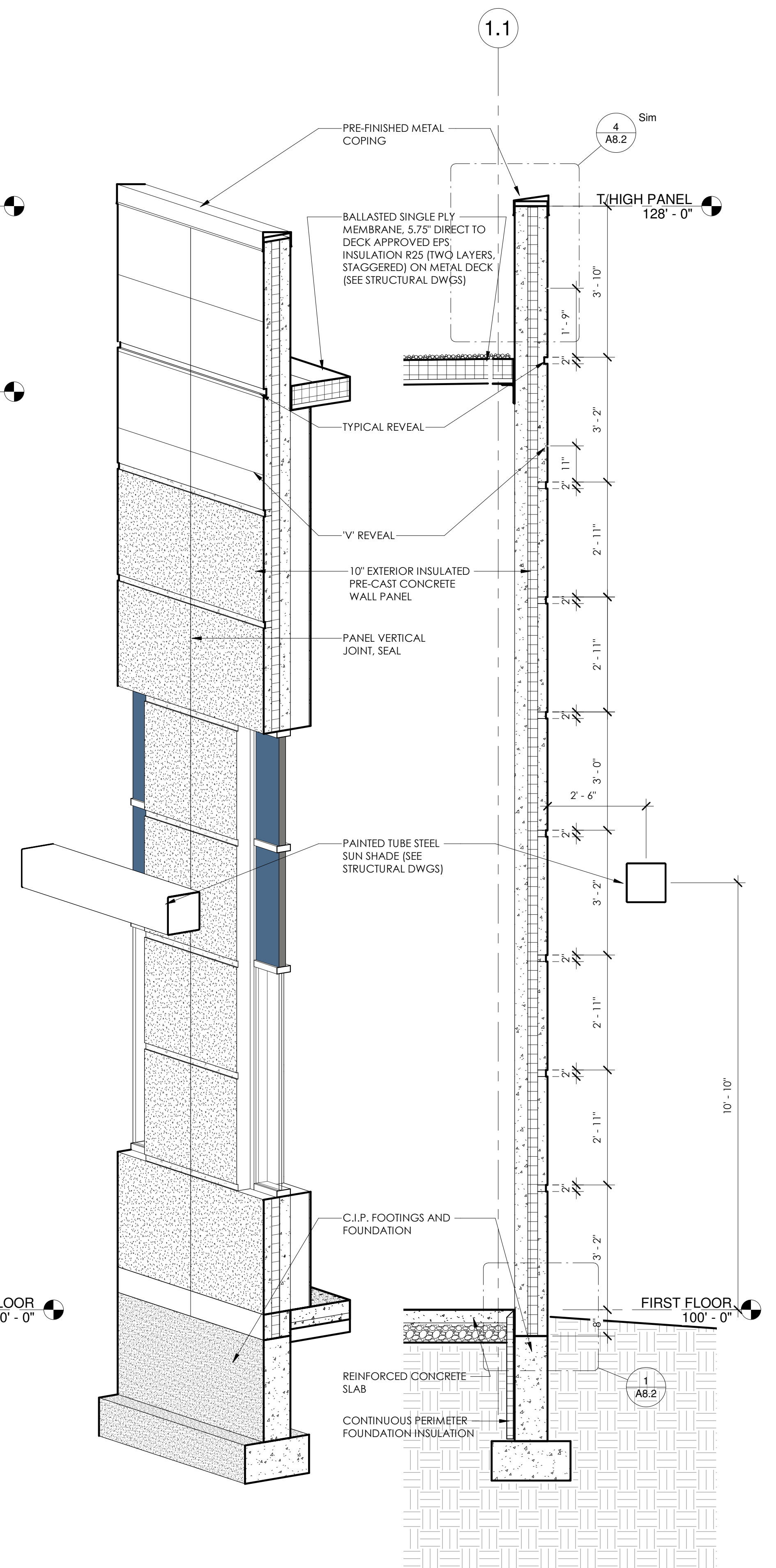
6 WALL SECTION @ EAST CANOPY (3D)

5 WALL SECTION @ EAST CANOPY
1/2" = 1'-0"



4 WALL SECTION @ NORTH CANOPY (3D)

3 WALL SECTION @ NORTH CANOPY
1/2" = 1'-0"

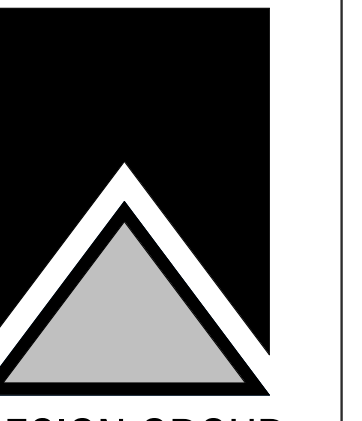


2 HIGH WALL TYP. (3D)

1 WALL SECTION @ HIGH WALL TYP.
1/2" = 1'-0"

JOB: 3123
DRAWN: CJR
CHECKED: DF
DATE: 01-21-2019

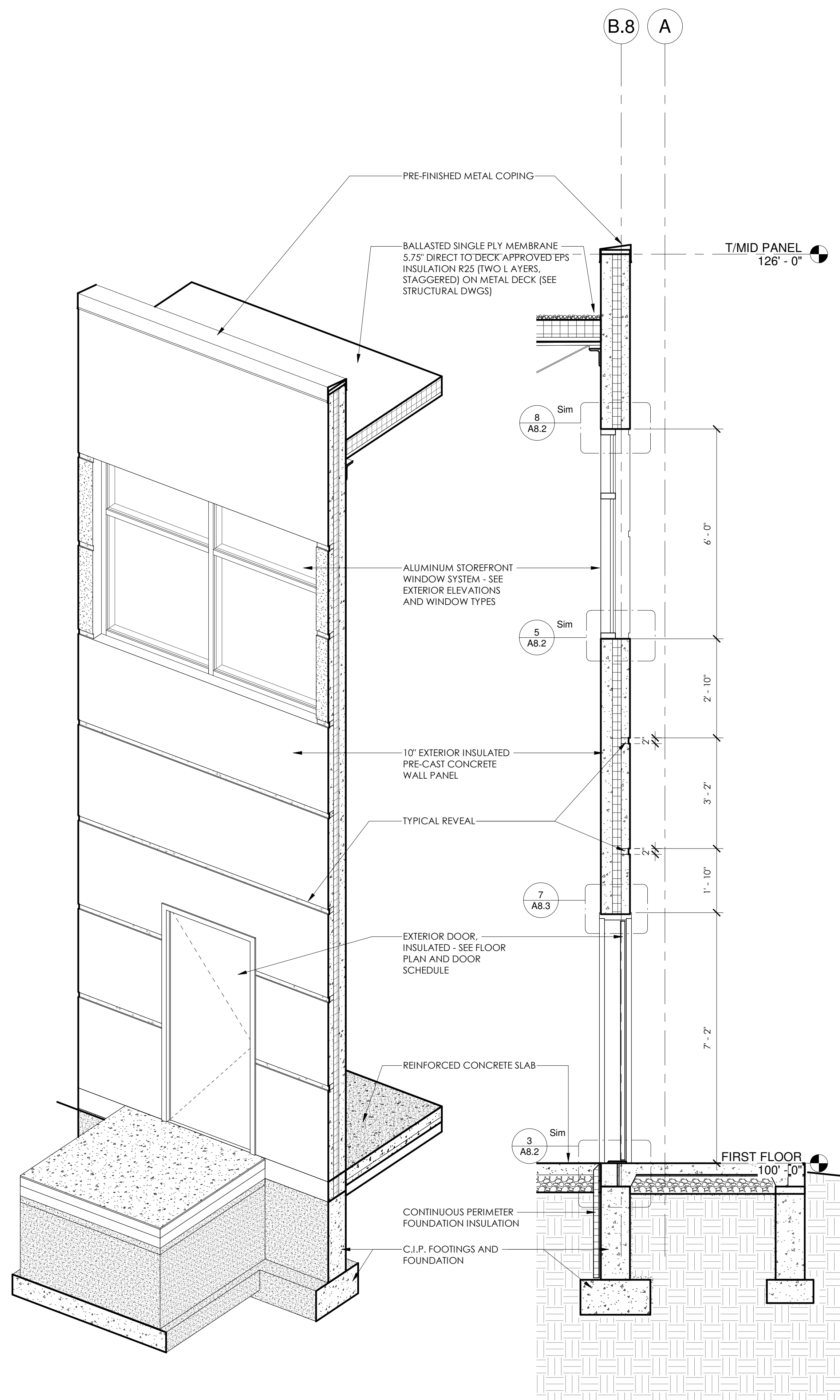
SHEET:
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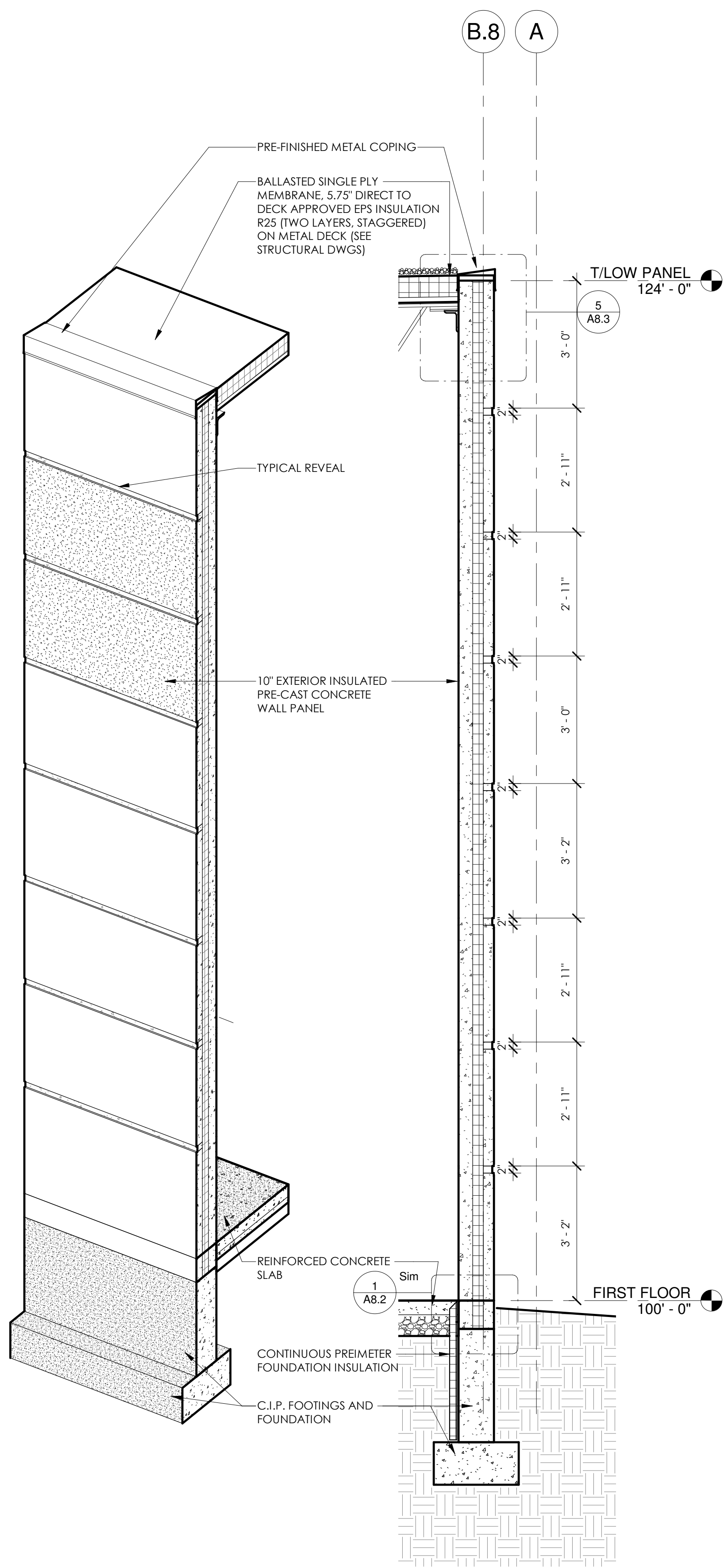
WALL SECTIONS

SHEET TITLE

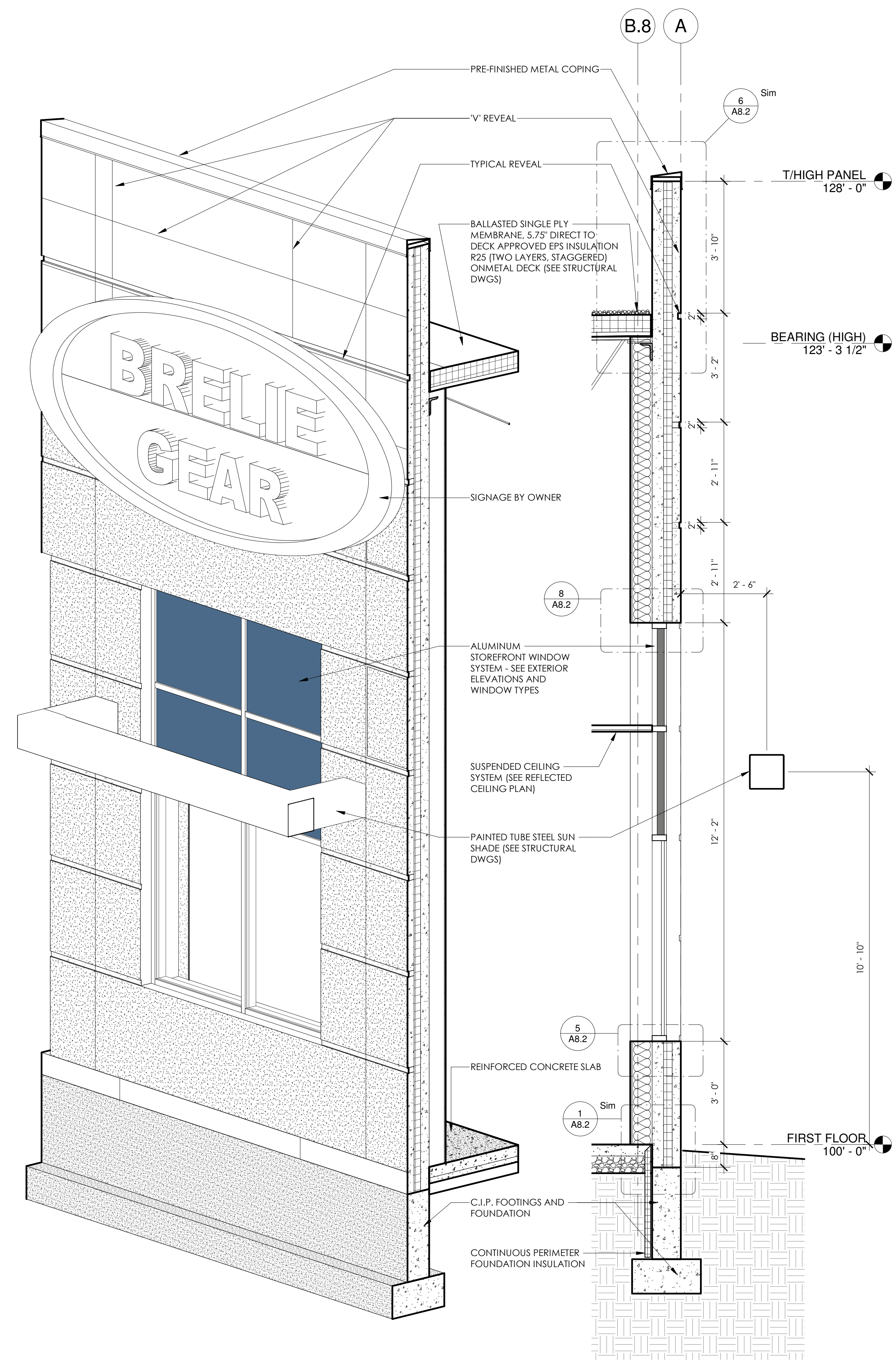
BRELIE GEAR
CORPORATE ROAD
WAUKESHA WI



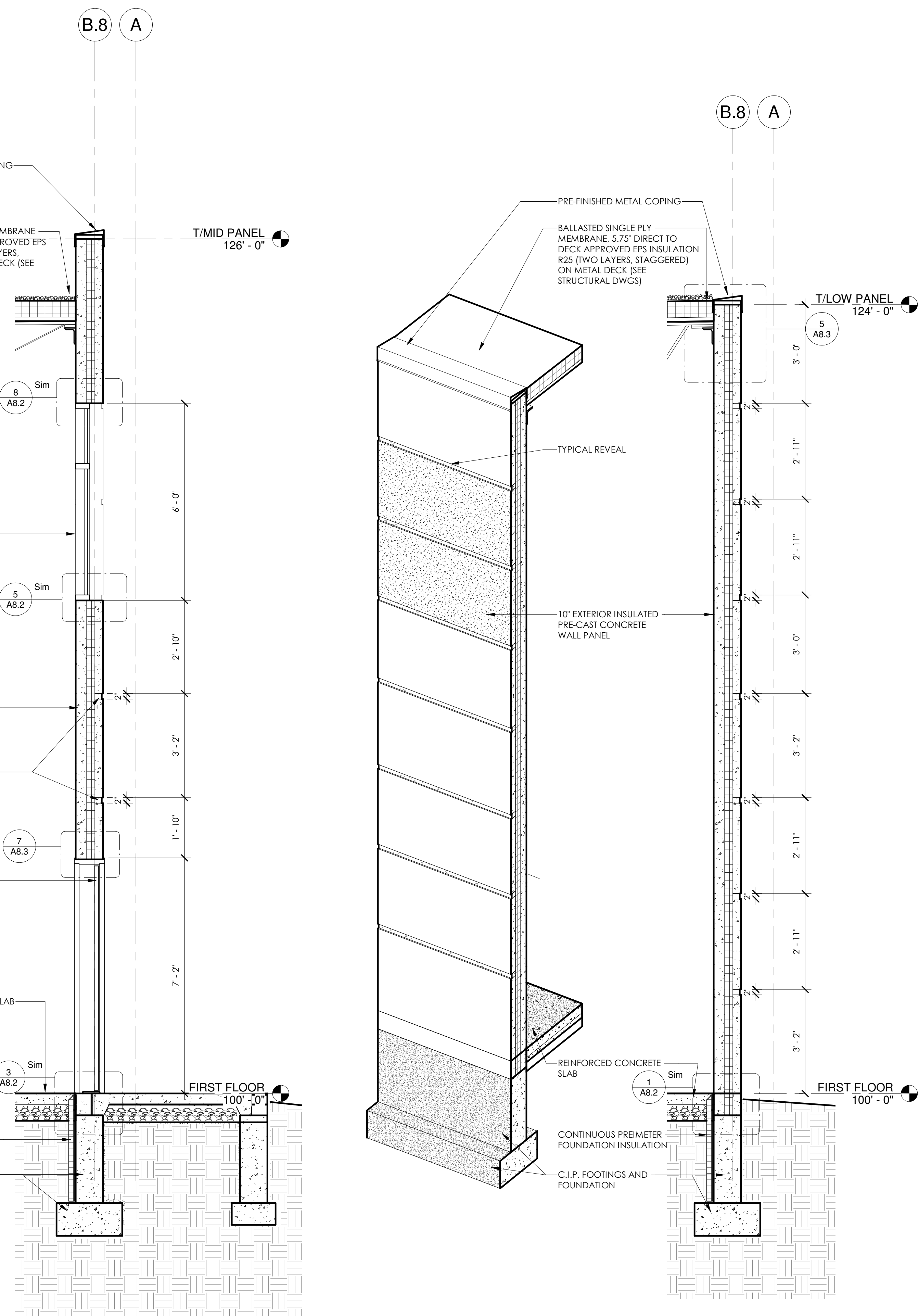
6 WALL SECTION @ LOW WALL



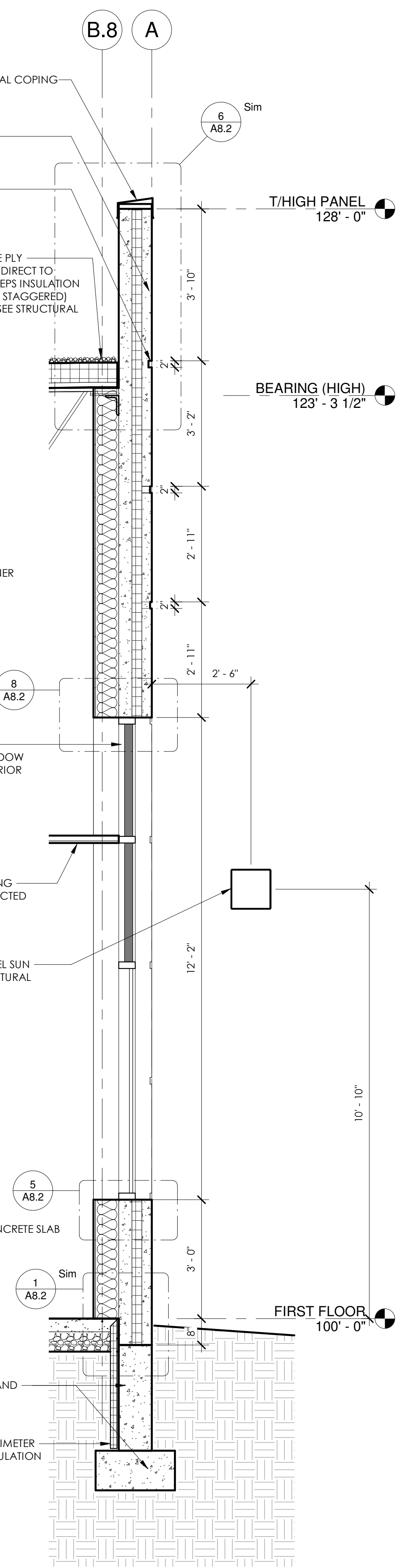
4 WALL SECTION @ LOW WALL TYP.



2 WALL SECTION @ EAST LOW WDW (3D)



5 WALL SECTION @ EAST MID WALL



1 WALL SECTION @ EAST LOW WDW

JOB: 3123
DRAWN: CJR
CHECKED: DF
DATE: 01-21-2019
SHEET:

A7.2