

Building Demo / Occupancy Type

572-580 Elizabeth Street
Waukesha, WI 53186
Construction Set



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572-580 Elizabeth Street
Waukesha, WI 53186

DESIGNER/
SUPERVISING PROFESSIONAL

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Waukesha, WI 53186
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OWNER

Berends LLC
Alan Huelshorn
Owner
235 W Broadway
Waukesha, WI 53188

ABBREVIATIONS

AC	AIR CONDITIONING	FEL	FIBERGLASS	PRFAB	PREFABRICATED
ACC	ACCESS PANEL	FLR	FLOOR CASSET	PRELM	PRESUMED
ACT	ACoustICAL CEILING TILE	FIN	FINISH	PRNG	PARKING
ACOM	ACCOMMODATION	FLR	FLOOR	PSF	POUNDS PER SQUARE FOOT
ADJ	ADJUSTABLE	FL	FLOOR LINE	PT	PAINT
ADP	AUTOMATIC DOOR OPERATOR	FLOR	FLOORING	PTD	PAPER TOWEL DISPENSER
AFF	ABOVE FINISH FLOOR	FLUR	FLUORESCENT	PTDR	PAPER TOWEL DISPENSER WITH
AL	ALTERNATE	FL	FACE OF ITEM	REDFAC	RED FACILE
ALUM	ALUMINUM	FOP	FACE OF PANEL	PTM	PAINT TO MATCH
ANOD	ANODIZED	FR	FRAME	QT	QUARRY TILE
APRPS	APPROPRIATE	FR	FACE OF MASONRY		
ARCH	ARCHITECT	FR	FIRE PROOF, FIRE PROTECTION	R	RADIUS
ARJ	ARMORY	FT	FOOT OR FEET	R	RISER
AVG	AVERAGE	FT	FOOTING	RA	RETURN AIR
BD	BOARD	FLNG	FURNISHING	RD	ROOF DRAIN
BTUM	BUTYLUM	FV	FIELD VERIFY	REF	REFRIGERATOR
BULD	BUILDING	GA	GAGE	REFL	REFLECTED
BURG	BLOCKING	GAL	GALVANIZED	REIN	REINFORCED
BUNG	BULKHEAD	GB	GRAB BAR	RESD	REDUCED
BM	BENCHMARK	GC	GENERAL CONTRACTOR	REV	REVISION
BO	BOTTLE OF GLASS	GL	GLASS	RF	REQUEST FOR INFORMATION
BO	BOTH SIDES	DB	DYPISM BOARD	RM	ROOM
BT JT	BUTT JOINT	HB	HOSE BIB	RO	ROUGH OPENING
BTWN	BETWEEN	HW	HARDWARE	ROW	RIGHT OF WAY
		HW	HARDWOOD	RTU	ROOF TOP UNIT
CAS	CARD ACCESS SYSTEM	HM	HOLLOW METAL	SAB	SOUND ATTENUATION BATTS
CB	CATCH BASIN	HORIZ	HORIZONTAL	SAB	SUPPLY AIR GRILL
CC/CIC	CONTRACTOR	HP	HORSE POWER	SC	SOLID CORE
		HR	HOUR	SCHD	SCHEDULE
CC	CONCRETE	HTR	HEATER	SD	SOAP DISPENSER
CG	CONTROL GUARD	HVAC	HEATING, VENTILATION & AIR	SECT	SECTION
CH	COUNT HOOD	COND	CONDITIONING	SHE	SHEER
CJ	CONTROL JOINT	ID	INSIDE DIAMETER	SHT	SHEET
CL	CENTERLINE	IN	INCH	SMT	SIMULATED METAL
CLG	CEILING	INT	INTERIOR	SNV	SHELVING
CLD	CLOSER	INCL	INCLUDE INCLUDING	SM	SIMILAR
CLR	CLEAR	INT	INTERIOR	SAP	SHELF & POLE
CMU	CONCRETE MASONRY UNIT	JAN	JANITOR	SPC	SPECIFICATION
CO	CASED OPENING	JNT	JOINT	SPR	SPEAKER
COL	COLUMN			SS	SOLID SURFACE
CONT	CONTINUOUS	XS	KNOCK OUT	SSK	SERVICE SINK
CORN	CORNER	RS	RISE SPACE	STC	SOUND TRANSMISSION
CPT	CARPET			STE	STEEL
COOR	COURSE	L	LENGTH LONG	STD	STANDARD
CT	CERAMIC TILE	LAV	LABORATORY	STL	STEEL
CTR	CENTER	LSS	LOADS	STOR	STORAGE
CUN	CANNISTER HEATER	LSR	LOCKER	STR	STRUCTURAL
		LT WT	LIGHT WEIGHT	SUSP	SUSPENDED
DELS	DOUBLE	MAS	MASONRY	T	TREAD
DEP	DEPRESSED	MATL	MATERIAL	TEMP	TEMPORARY
DEM	DEMOLITION	MAX	MAXIMUM	TAG	TONGUE & GROOVE
DF	DRINKING FOUNTAIN	MCH	MECHANICAL	THK	THICKNESS
DA	DIAMETER	MFR	MANUFACTURER	TLT	TILE
DAM	DAMP	MNG	MANHOLE	TO	TO OF ITEM
DM	DIMENSION	HD	HOLE	TOF	TOP OF FOOTING
DSP	DISPENSER	MM	MILLIMETER	TOP	TOP OF FINISH
DV	DIVISION	MIRR	MIRROR	TOS	TOP OF STEEL
DN	DOWN	MISC	MISCELLANEOUS	TOW	TOP OF WALL
DOOR	DOOR	MO	MASONRY OPENING	TKO	TOILET PAPER DISPENSER
DOP	DOOR OPENING	MSB	MESH SERVICE BASIN	TYP	TYPICAL
DS	DOWNSPOUT	MTR	MOUNTER	UCR	UNDERCOUNTER
DT	DRAIN TILE	NC	NOT IN CONTRACT	UL	UNDERWRITERS LABORATORY
DWD	DESIGNER	NO	NUMBER	UND	UNDERS NOTED OTHERWISE
DWR	DRAWER	NR	NOT RELEVANT	UR	UNRAIL
E	EACH	NH	NOT TO SCALE	VAV	VARIABLE AIR VOLUME
EFS	EXTERIOR INSULATION FINISH			DV	DIVER
				DA	DRAWN
EJ	EXPANSION JOINT			DC	ON CENTER
ELEV	ELEVATION			OC	ON CENTER
ELC	ELECTRICAL			OD	OUTSIDE DIAMETER
ELV	ELEVATOR			OP	OPERATOR INSTALLED
EMR	EMERGENCY			OH	OVERHEAD
EP	ELECTRICAL PANEL			OS	OVERSHEAD
EQ	EQUAL			OPD	OPERATOR
ES	ELECTRIC STRIKE			OH	OVERHEAD
ETR	EXTENDING TO REMAIN			OPD	OPERATOR
END	ELECTRIC WATER COOLER			DPP	DIPPOSITE
ENH	ENHANCED FINISH				
EXIST	EXISTING				
EXP	EXPANSION				
EXP	EXPOSED				
EXT	EXTERIOR				
FA	FIRE ALARM				
FD	FLOOR DRAIN				
FE	FIRE EXTINGUISHER				
FF	FIRE EXTINGUISHER CABINET				
F	FRESH FACE				

SYMBOLS LEGEND

①	DOOR TAG
②	WINDOW TAG
③	WALL TAG
④	PROJECT KEYED NOTE
⊕	EMERGENCY EXIT SIGN
⊗	FIRE EXTINGUISHER
---	EXISTING CONSTRUCTION
---	NEW CONSTRUCTION
5'	TYPICAL DIMENSION
⑥	DIMENSION SHOWN FINISH TO FINISH

LOCATION MAP



VICINITY MAP



SHEET INDEX

1-GENERAL	COVER PAGE
3-ARCHITECTURAL	Site Plan
A1.1	Occupancy Plan & Details

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE & NATIONAL CODES HAVING JURISDICTION OVER THIS PROJECT.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH BUILDING REGULATIONS AND IN A QUALITY WORKMANSHIP MANNER.
3. DO NOT SCALE DRAWINGS
4. SEE GENERAL CONDITIONS OF THE CONTRACT FOR FULL SCOPE OF PROJECT
5. UNLESS NOTED OTHERWISE, ALL DETAILS, SECTION AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE
6. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK, NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF STRUCRITE, INC.
7. ANY DISCREPANCIES WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. IN WRITING.
8. THE TERMS "NOT IN CONTRACT" OR "BY OWNER" OR "BY OTHERS" DO NOT PRECLUDE OTHER WORK ASSOCIATED WITH THE CONTRACT WHICH MUST OCCUR IN THE VICINITY OF THE AREA OR THROUGH THE SPACE.
9. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF STRUCRITE, INC. PRIOR TO BEGINNING.
10. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, THE CHANGES OR MODIFICATIONS MUST BE APPROVED BY STRUCRITE, INC. PRIOR TO PROCEEDING WITH WORK.
11. ALL CHANGE ORDERS MUST BE APPROVED BY THE OWNER PRIOR TO PROCEEDING WITH ANY WORK. FAILURE TO FOLLOW THIS STEP MIGHT RESULT IN NON-PAYMENT.
12. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL CLEAN-UP.
13. GENERAL AND SUB CONTRACTS SHALL EXERCISE ALL REASONABLE PRECAUTIONS FOR THE PROTECTION OF PERSONS AND PROPERTY ON THE SITE. ALL SAFETY PROVISIONS AND APPLICABLE LAWS FOR BUILDING AND CONSTRUCTION CODES SHALL BE OBSERVED.
14. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO STRUCRITE, INC. FOR APPROVAL BEFORE PROCEEDING WITH ANY FABRICATION OR INSTALLATION.
15. MANUFACTURERS DIRECTIONS FOR APPLICATION, INSTALLATION AND METHODS SHALL BE FOLLOWED ARE HEREWTH MADE PART OF THE CONSTRUCTION DOCUMENTS.
16. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY TO BE PRESSURE TREATED.

REVISIONS

NO.	DATE	DESCRIPTION

Construction Set

SHEET TITLE: **COVER PAGE**

JOB NUMBER: 21111

ISSUED DATE: 07.18.2021

DRAWN BY: JJR

SHEET NUMBER: **G1.0**

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Construction Set

SHEET TITLE: Site Plan
JOB NUMBER: 21111
ISSUED DATE: 07.19.2021
DRAWN BY: REC
SHEET NUMBER:

A0.0

GENERAL DEMOLITION NOTES:

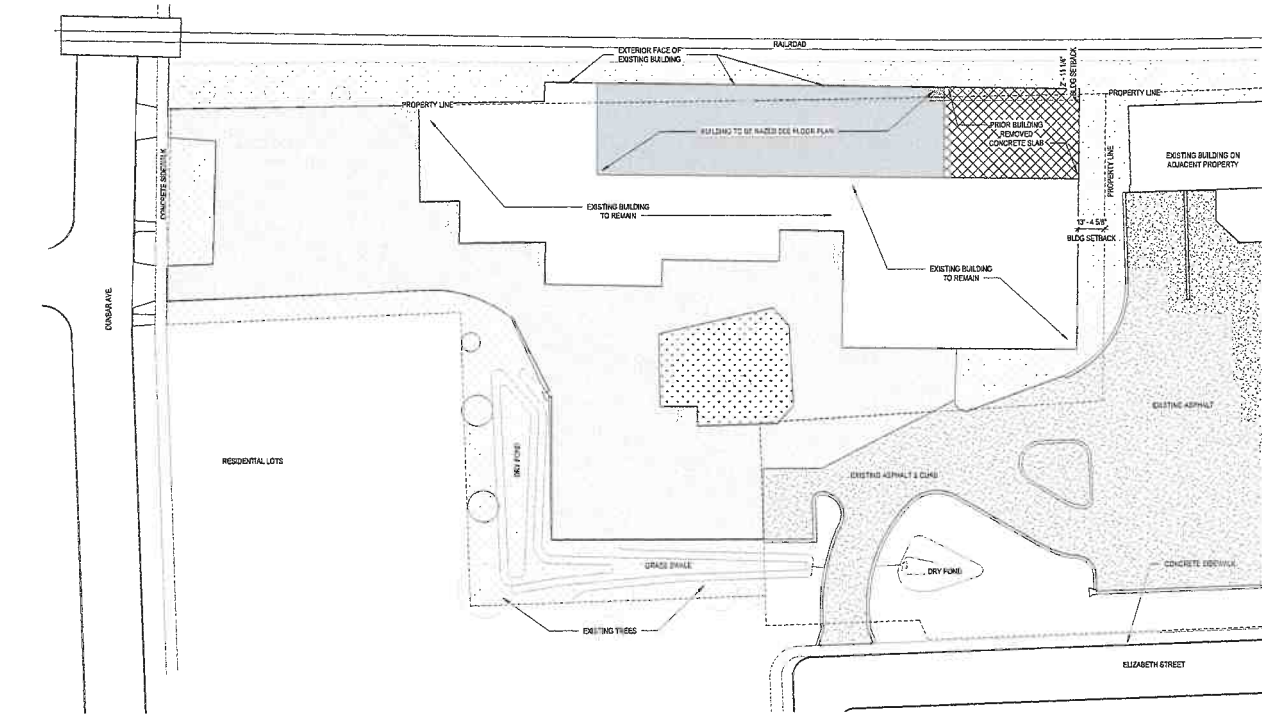
- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, LOCATIONS OF WALLS, DOORS, AND OTHER ITEMS HAVE BEEN HELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO STRUCRITE FOR CLARIFICATION PRIOR TO THE START OF WORK.
- IF FLOORS, WALLS, OR CEILINGS ARE DAMAGED DURING REMOVAL, THE CONTRACTOR RESPONSIBLE SHALL PATCH/REPAIR AS REQUIRED TO MATCH EXISTING OR NEW MATERIAL SURFACES.
- AT ALL REMOVAL WORK, INCLUDING FLOORS, WALLS, DOORS, CEILING, ETC., PATCH ALL WORK AT REMOVAL & NEW CONNECTION; PAINT AS REQUIRED.
- AT MECHANICAL WORK WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING OR HOLD THROUGH THE WALL, FLOOR, OR CEILING; FILL & PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW W/ OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLANS. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- SEE MECHANICAL DRAWINGS FOR DESCRIPTION OF REQUIRED MECHANICAL DEMOLITIONS.
- COORDINATE DAILY DEMOLITION WITH ENGINEER TO REVIEW NECESSARY TEMPORARY BRACING OF WALLS, SELECTIVE DETACHMENT OF FRAMING, STRUCTURAL MASONRY, CONCRETE, AND FLASHING TO THE BUILDING PORTION THAT ARE TO REMAIN.
- GENERAL CONTRACTOR / OWNER TO REVIEW THE FOUNDATION AND ANY BRACING, REMOVAL, OR BACK FILL REQUIREMENTS THAT MAY BE REQUIRED.



② Aerial View
1" = 30'-0"

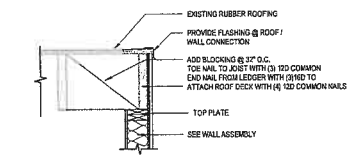
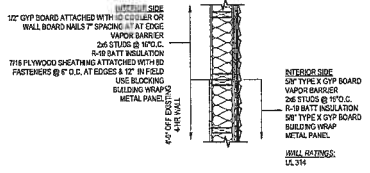
SITE PLAN KEY:

- PROPERTY LINE
- EXISTING BUILDINGS TO REMAIN
- ▨ EXISTING BUILDING TO BE RAZED
- ▤ PREVIOUS LANDSCAPING
- ▥ ASPHALT PAVING COMPLETED IN 2012
- PAVING TO REMAIN

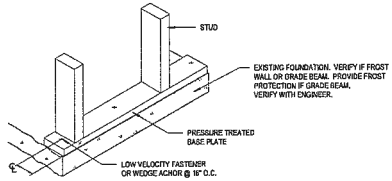


① PROPOSED SITE PLAN
1" = 30'-0"

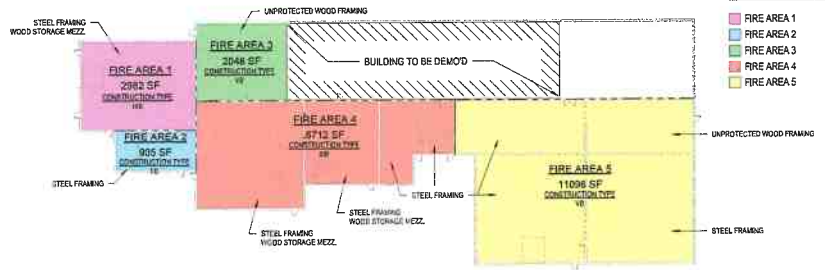
WALL ASSEMBLIES:



3 WALL TOP CONNECTION
3/4\"/>



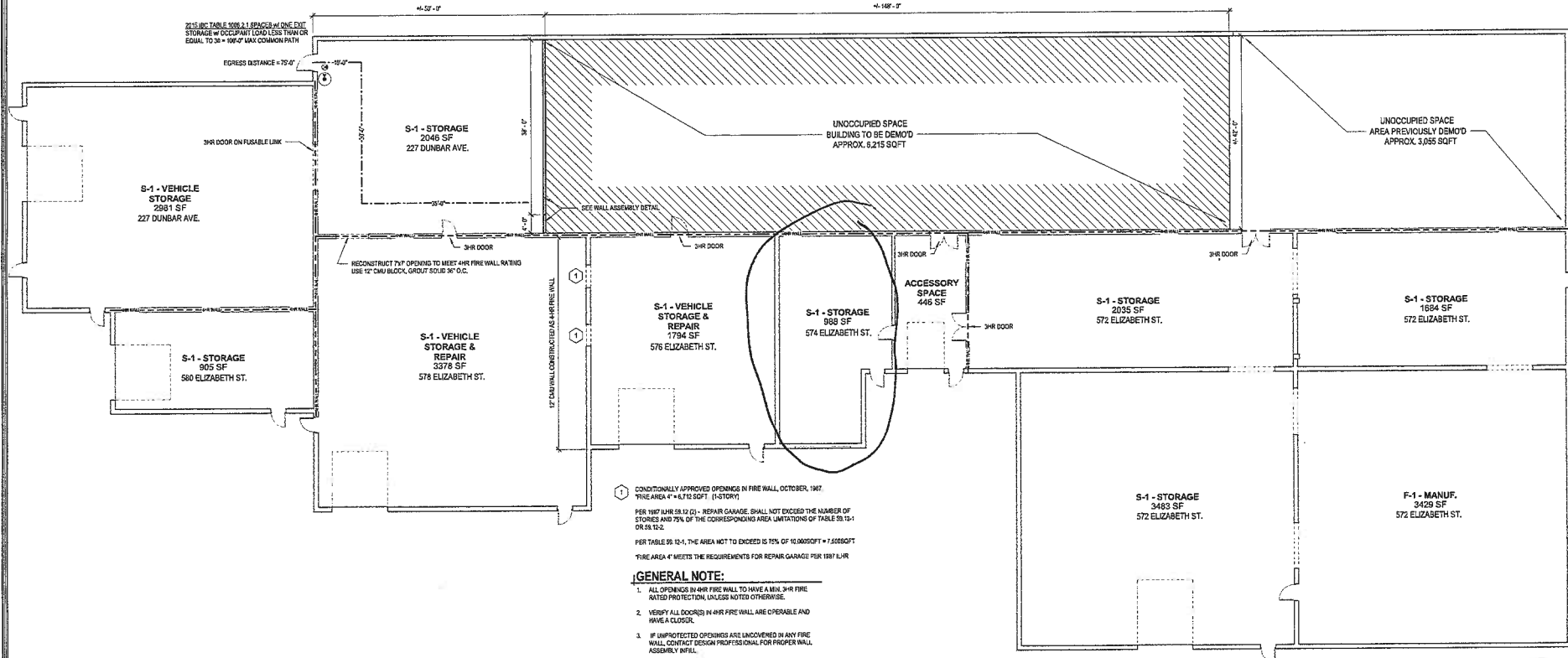
4 WALL BASE CONNECTION
3/4\"/>



Occupancy Types

- FIRE AREA 1
- FIRE AREA 2
- FIRE AREA 3
- FIRE AREA 4
- FIRE AREA 5

2 FIRE AREAS & CONSTRUCTION TYPE
1/2\"/>



1 CONDITIONALLY APPROVED OPENINGS IN FIRE WALL, OCTOBER, 1987.
FIRE AREA 4 = 6,312 SQFT (1-STORY)
PER 1987 IBC 703.5.12 (1) - REPAIR GARAGE. SHALL NOT EXCEED THE NUMBER OF STORES AND 75% OF THE CORRESPONDING AREA. LIMITATIONS OF TABLE 703.5.12-1 OR 703.5.12-2.
PER TABLE 703.5.12-1, THE AREA NOT TO EXCEED IS 75% OF 10,000 SQFT = 7,500 SQFT
FIRE AREA 4 MEETS THE REQUIREMENTS FOR REPAIR GARAGE PER 1987 IBC 703.5.12-1

GENERAL NOTE:

1. ALL OPENINGS IN 4HR FIRE WALL TO HAVE A MIN. 3HR FIRE RATED PROTECTION UNLESS NOTED OTHERWISE.
2. VERIFY ALL DOOR(S) IN 4HR FIRE WALL ARE EPRERABLE AND HAVE A CLOSER.
3. IF UNPROTECTED OPENINGS ARE UNCOVERED IN ANY FIRE WALL CONTACT DESIGN PROFESSIONAL FOR PROPER WALL ASSEMBLY DETAIL.

1 OVERALL FLOOR PLAN BUILDING SQFT TO REMAIN = 24,010 SQFT
3/2\"/>

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SHEET TITLE: Occupancy Plan & Details
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