

PHASE 2 – 2nd STORY RESIDENTIAL ADDITION

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



Vince Matarrese

REVISIONS
 ▲ PLAN EXAM UPDATE
 2/24/2023

PHASE 2
 RESIDENTIAL ADDITON

OWNER:
 EAST COAST HAIR DESIGN LLC

PROPERTY ADDRESS:
 425 E. BROADWAY
 WAUKESHA, WI 53186

SHEET TITLE
 TITLE PAGE

PROJECT NO.
 23-001

DATE
 1/13/2023

SCALE
 AS NOTED

CHECKED BY
 VMM

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 VMM

SHEET
 T1.0

INDEX OF SHEETS:

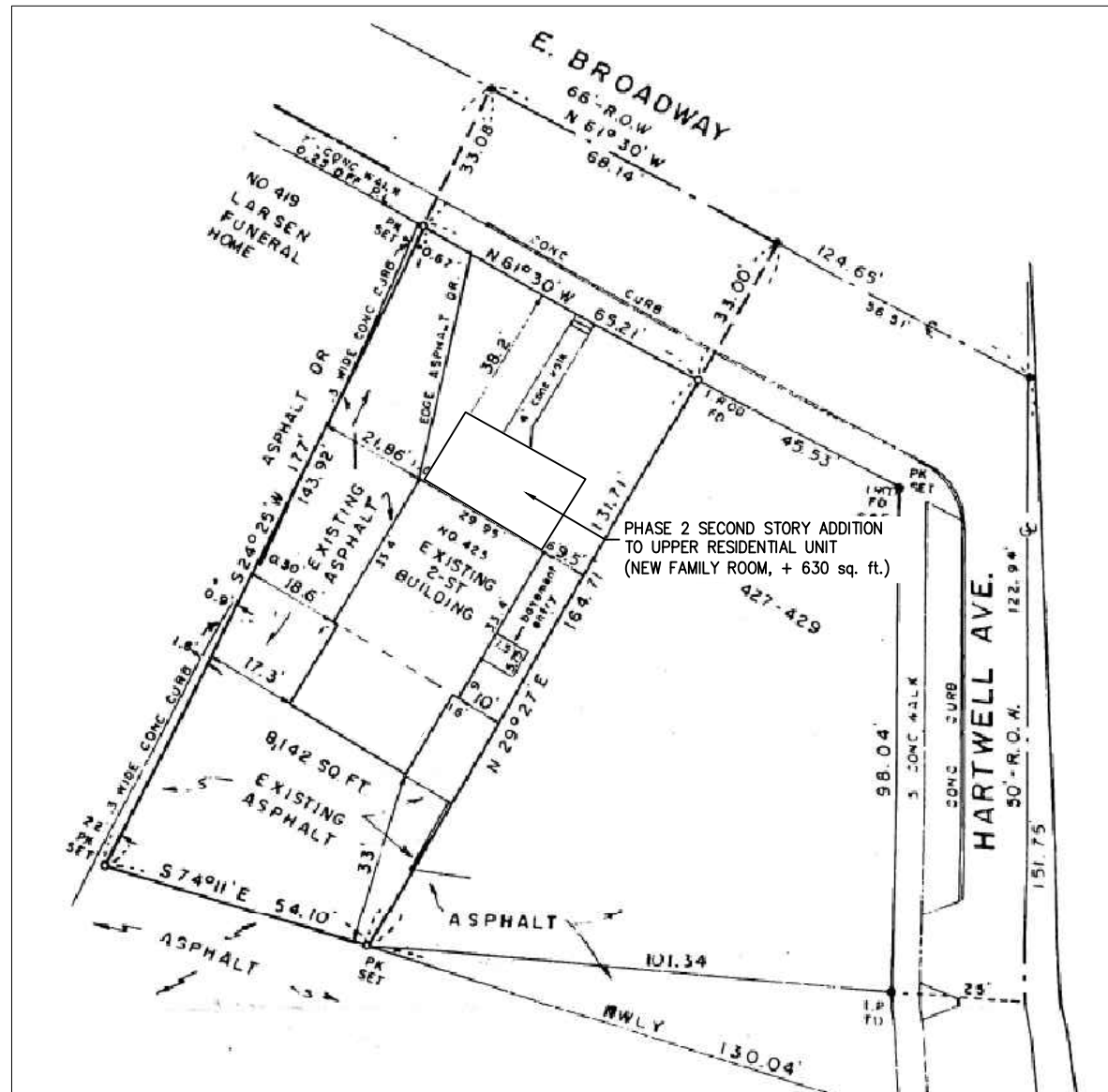
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- A1.0 EXISTING SECOND FLOOR PLAN
- A2.0 FINAL SECOND FLOOR PLAN
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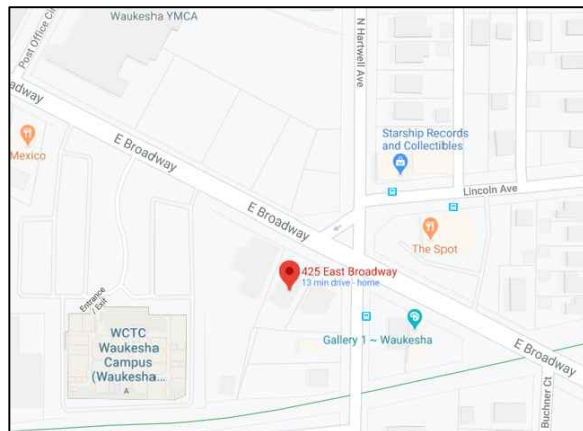
- S1.0 SECOND FLOOR FRAMING PLAN
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- S2.0 SECOND FLOOR WALL BRACING PLAN

PROPERTY INFO:

- BUILDING USE: R-2 OCCUPANCY, B LIVE/WORK LOWER
- LOT AREA: 8,142 SQ. FT.
- BUILDING FOOT PRINT: 2,050 SQ. FT.
- BUILDING VOLUME:
 - BASEMENT = 6,000 CU. FT
 - 1ST FLOOR = 17,500 CU. FT
 - 2ND FLOOR = 18,000 CU. FT
 - TOTAL = 41,500 CU. FT
- ZONING DISTRICT: B-3 GENERAL BUSINESS
- CONSTRUCTION CLASS – VB
- FIRE PROTECTION SYSTEM – FIRE ALARM / DETECTION
- STRUCTURE SETBACKS – FRONT/SIDE/REAR: 25'/10'/33'
- LOT COVERAGE: 26.1%



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



MAP LOCATION

GENERAL NOTES

- GENERAL BUILDING CODE
2015 International Building Code/IBC
- 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 CONSTRUCTION.
- 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 PREVENTION.

DESIGN CRITERIA

- FLOOR LIVE AND DEAD LOADS:
 - 40 PSF LIVE RESIDENTIAL / 50 PSF BUSINESS
 - 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
- WIND DESIGN FORCES (ASCE7)
 - Vult = 115 mph
 - EXP. B
 - 2-STORY

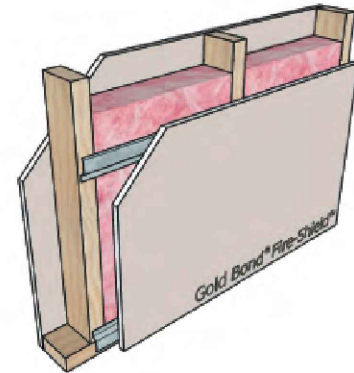
STRUCTURAL STEEL

- 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 BUILDINGS", (LATEST ED).
- STEEL MATERIALS SHALL CONFORM TO THE FOLLOWING UNLESS STATED OTHERWISE ON THE DRAWINGS:
 - C & MC SHAPES = ASTM A36
 - W SHAPES = ASTM A992 GR. 50
 - PLATE AND BAR STOCK = ASTM A36
 - HSS MEMBERS = ASTM A500 GR. B
 - PIPES = ASTM GR. B
- 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 TEMPLATES FOR ANCHOR ROD INSTALLATION.
- 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 ALTERNATE DETAILS WHICH THEY PROPOSE.
- 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 GRIDERS 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 GRIDER 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_{TR}/S_W WHERE S_{TR} = SECTION MODULUS OF THE TRANSFORMED COMPOSITE CROSS SECTION WITH RESPECT TO THE BOTTOM FLANGE, AND S_W = 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.

WOOD FRAMING

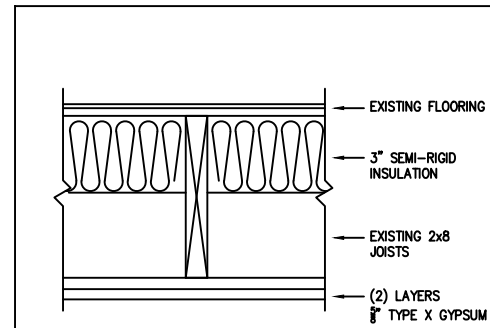
- DESIGN, FABRICATION AND CONSTRUCTION SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" BY THE AMERICAN WOOD COUNCIL.
- ALL LUMBER SHALL BE PROPERLY IDENTIFIED w/ A GRADE MARK OF A LUMBER INSPECTION AGENCY COMPLYING w/ DOC P520 "AMERICAN SOFTWOOD LUMBER STANDARD."
- WOOD 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 @ 8'-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 MICROLAM BEAMS TO BE JOINED TOGETHER PER MANUFACTURER'S SPECIFICATIONS.

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED



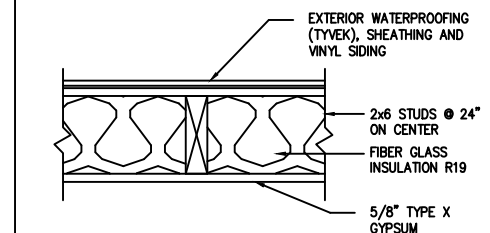
STC-51 **NGC 2011071**
 Framing: 2x4 wood studs, 16" o.c.
 Insulation: 3-1/2" glass fiber
 Side 1: 5/8" Fire-Shield Gypsum Board
 Side 2: 5/8" Fire-Shield Gypsum Board on RC-1
 UL Design: U305 - 1 hour
 Figure 209

EXISTING 2ND FLOOR ASSEMBLY (PHASE 1)

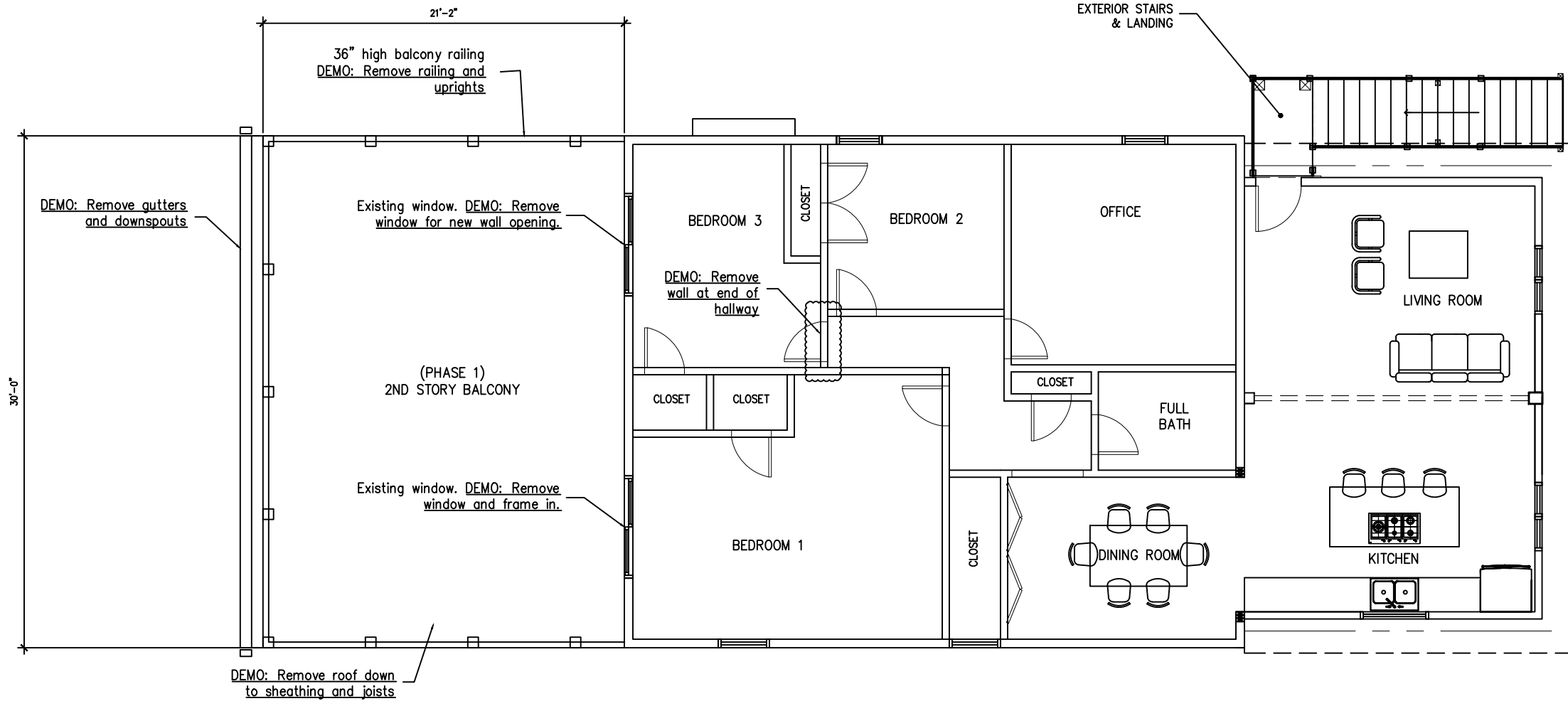


1 HR EST. BASED ON UL DES. L514
FLOOR ASSEMBLY
 FRAMING: EXISTING 2x8 JOISTS AT 16" O.C.
 INSULATION: 3" SEMI-RIGID INSULATION
 FLOOR: EXISTING FLOOR SYSTEM
 CEILING: (2) LAYERS OF 5/8" TYPE X GYPSUM

2X6 EXTERIOR WALL SECTION - 1 HOUR RATING



1 HR EST. BASED ON UL DES. W3W1
WALL ASSEMBLY
 FRAMING: 2x6 STUDS AT 24" O.C.
 INSULATION: FIBER GLASS R19
 SIDE 1: EXTERIOR WATERPROOFING (TYVEK) AND SHEATHING
 SIDE 2: (1) NEW LAYER OF 5/8" TYPE X GYPSUM



EXISTING SECOND FLOOR PLAN

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

EXISTING UPPER UNIT: (3) BEDROOMS, (1) BATH



REVISIONS

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 EXISTING 2ND FLOOR PLAN
 AND DEMO NOTES

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SHEET TITLE
 FINAL 2ND FLOOR PLAN

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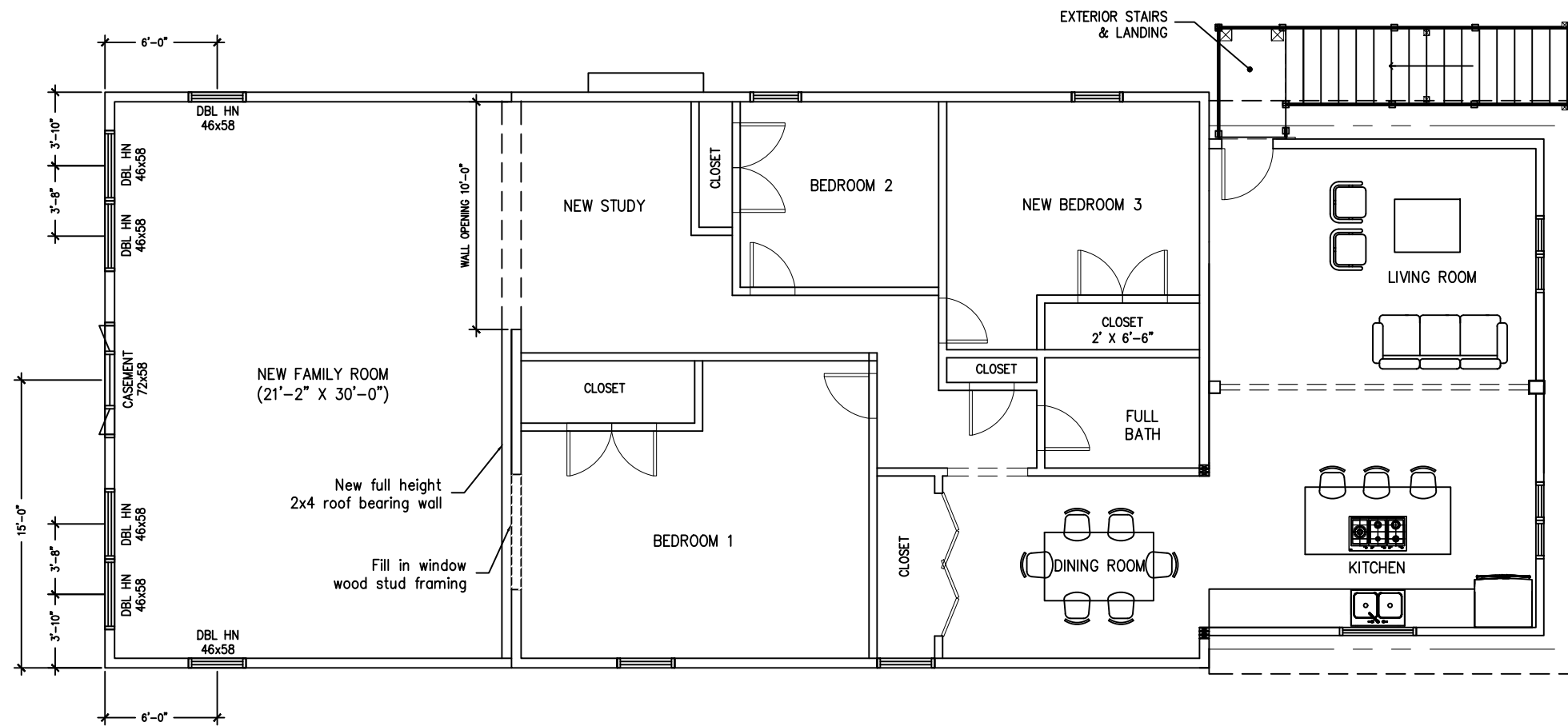
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FINAL SECOND FLOOR PLAN

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

FINAL UPPER UNIT: (3) BEDROOMS, (1) BATH



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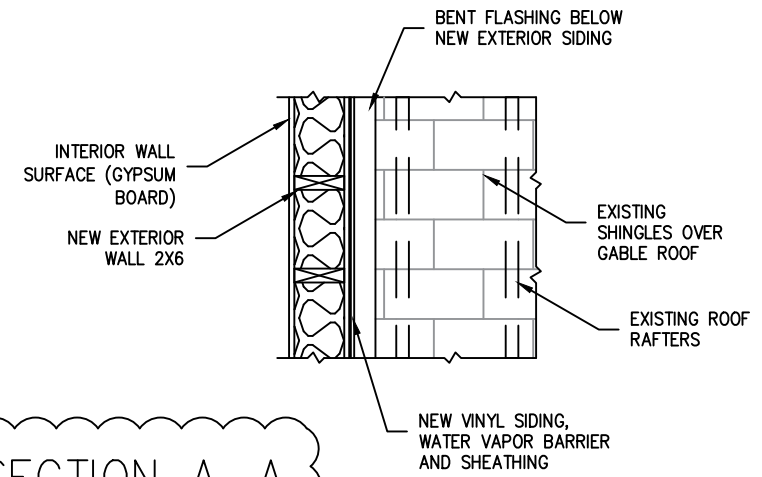
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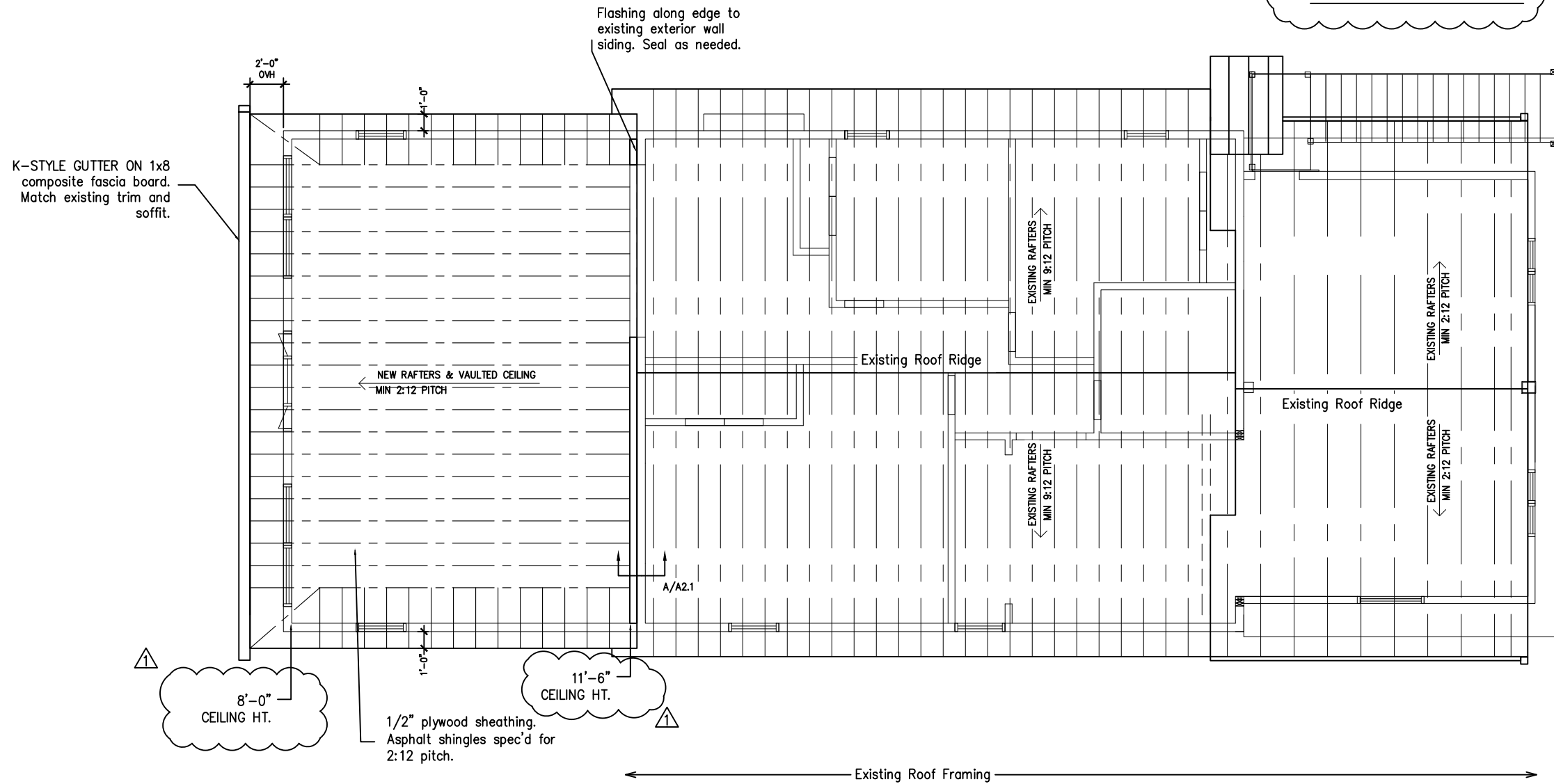
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 A2.1



SECTION A-A



FINAL ROOF PLAN

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



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 EXISTING ELEVATIONS

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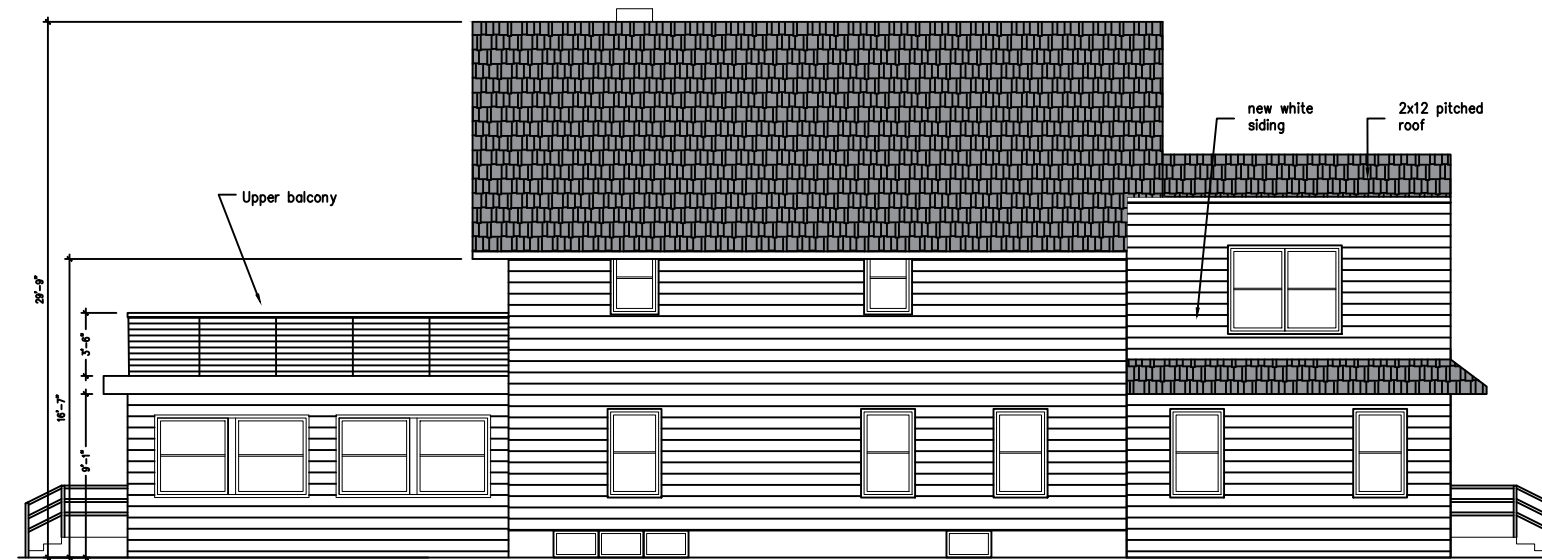
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FRONT/NORTH ELEVATION



SIDE/WEST ELEVATION

EXISTING ELEVATIONS

SCALE: $\frac{3}{32}$ " = 1'-0"

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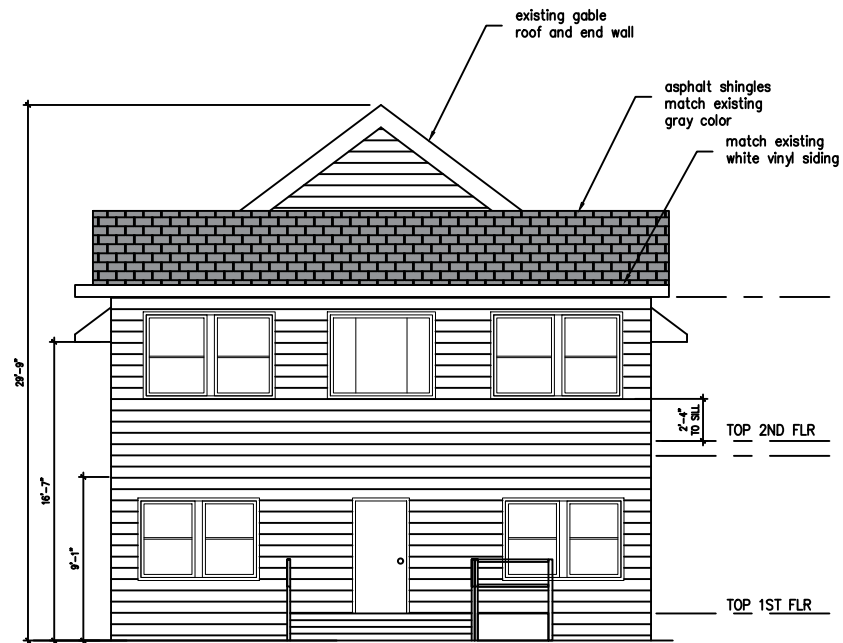
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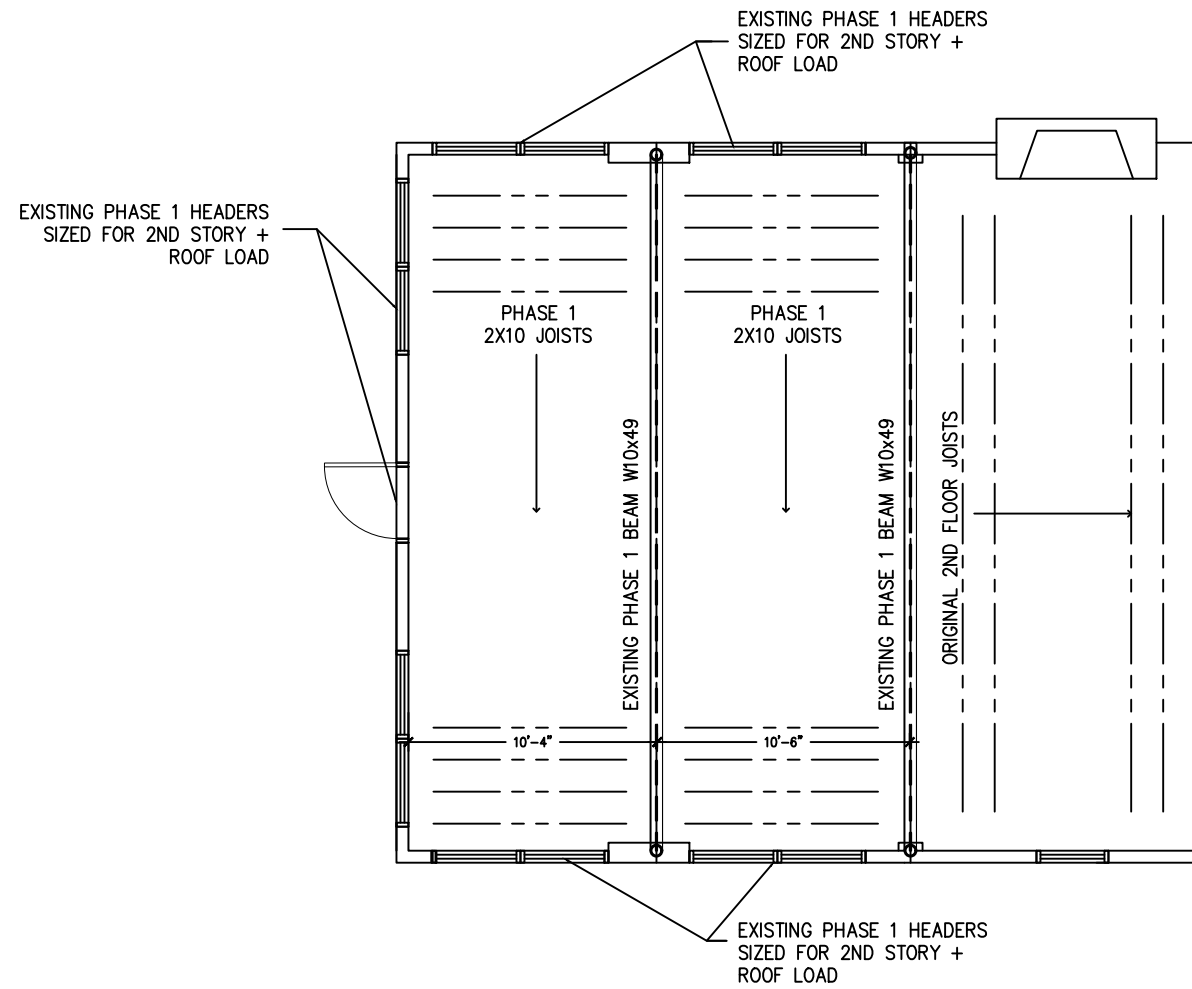
FRONT/NORTH ELEVATION ▲



SIDE/WEST ELEVATION ▲

FINAL ELEVATIONS

SCALE: $\frac{3}{32}'' = 1'-0''$

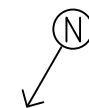


PARTIAL SECOND FLOOR FRAMING PLAN

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

FRAMING NOTES:

PHASE 1 FRAMING SIZED FOR 40 PSF LIVE LOAD
 EXISTING PHASE 1 FRAMING ACCEPTABLE FOR NEW FAMILY ROOM



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 2ND FLOOR FRAMING PLAN

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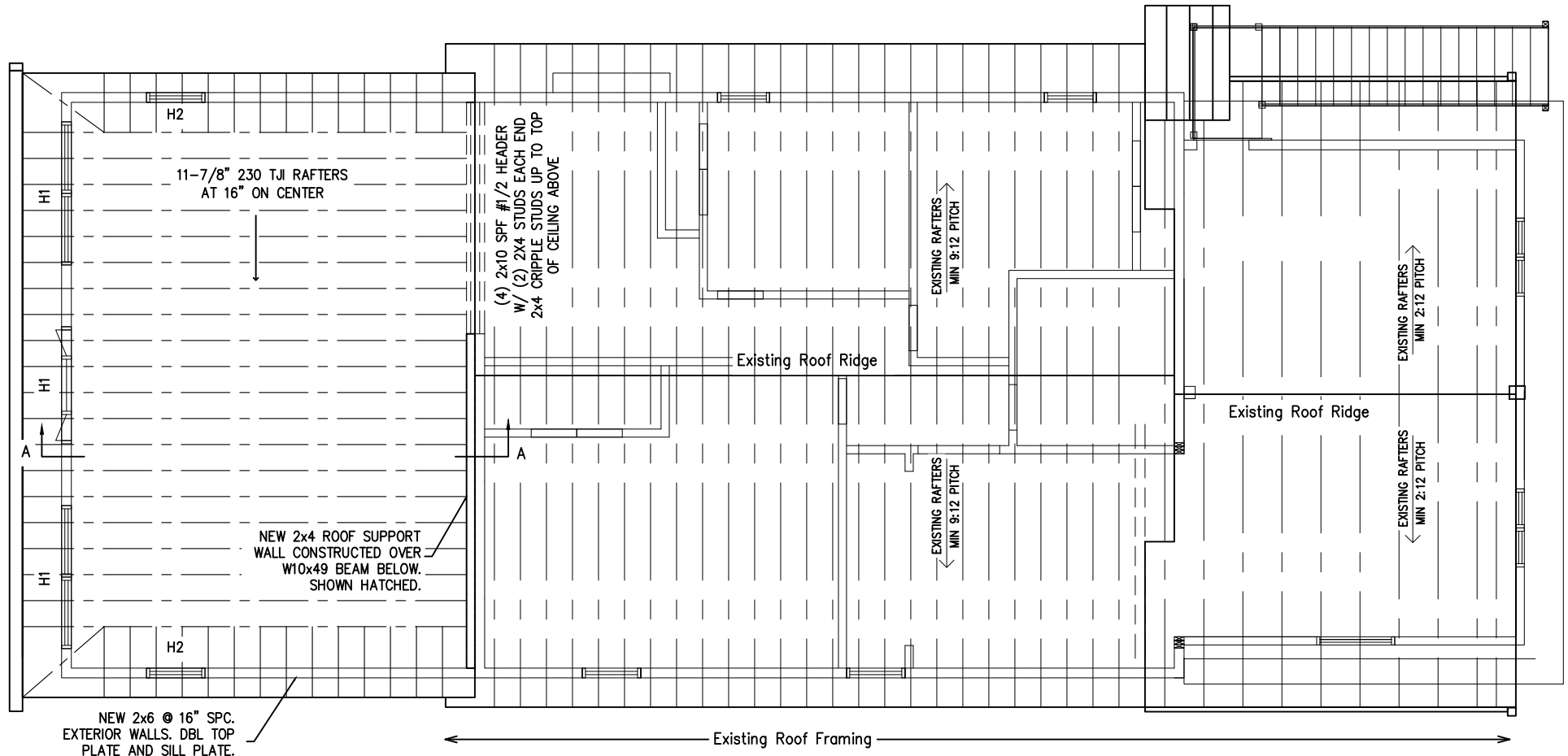
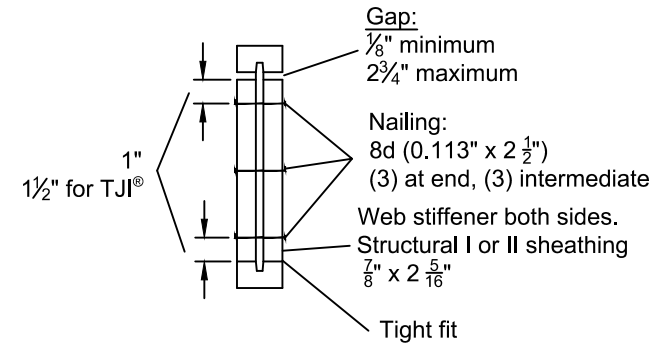
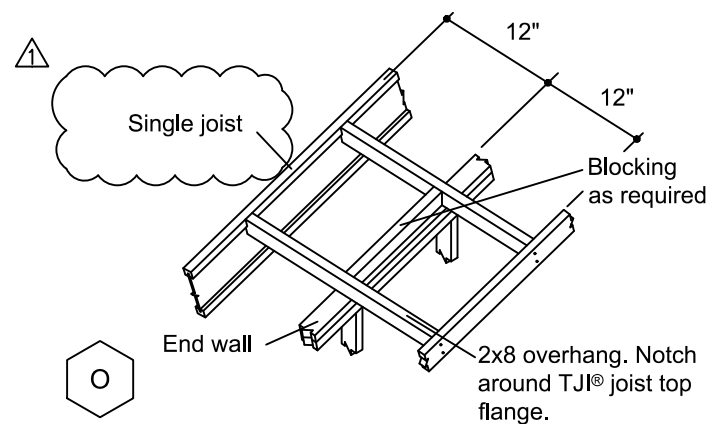
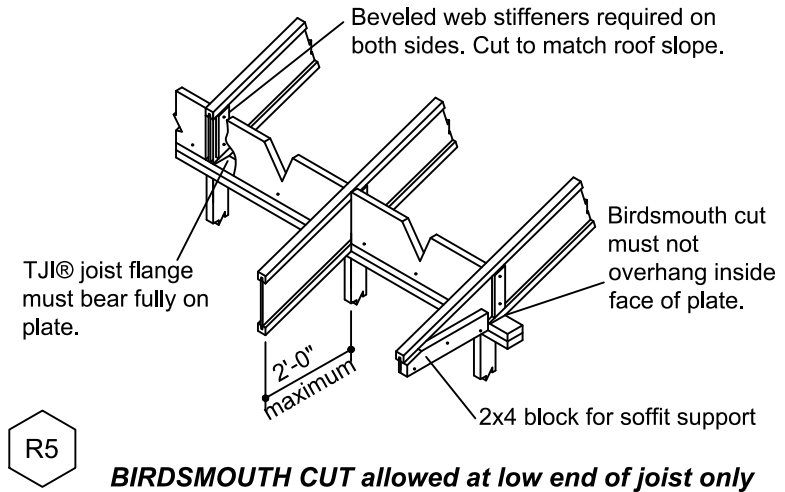
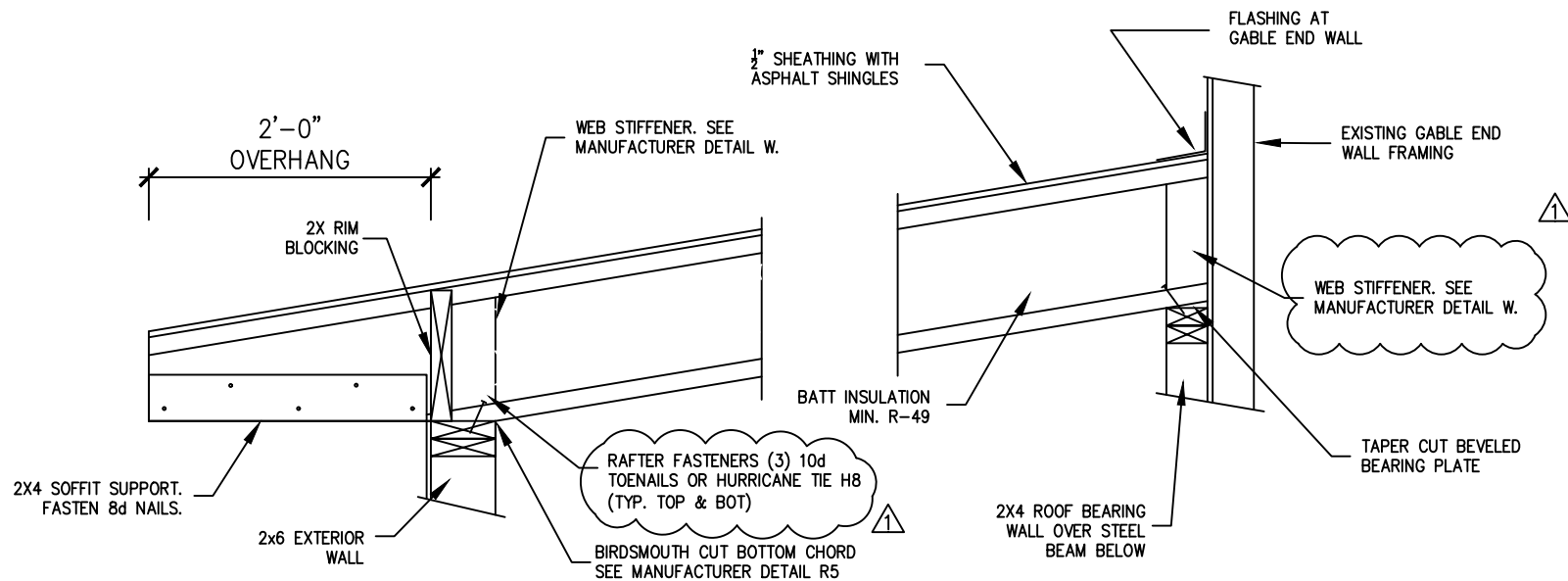
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ROOF FRAMING PLAN

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

- FRAMING NOTES:
- H1 - (3) 2x10s SPF #1, WITH (2) JACKS STUDS EA END
 - H2 - (2) 2X6s SPF #2 WITH (1) JACK STUD EA END

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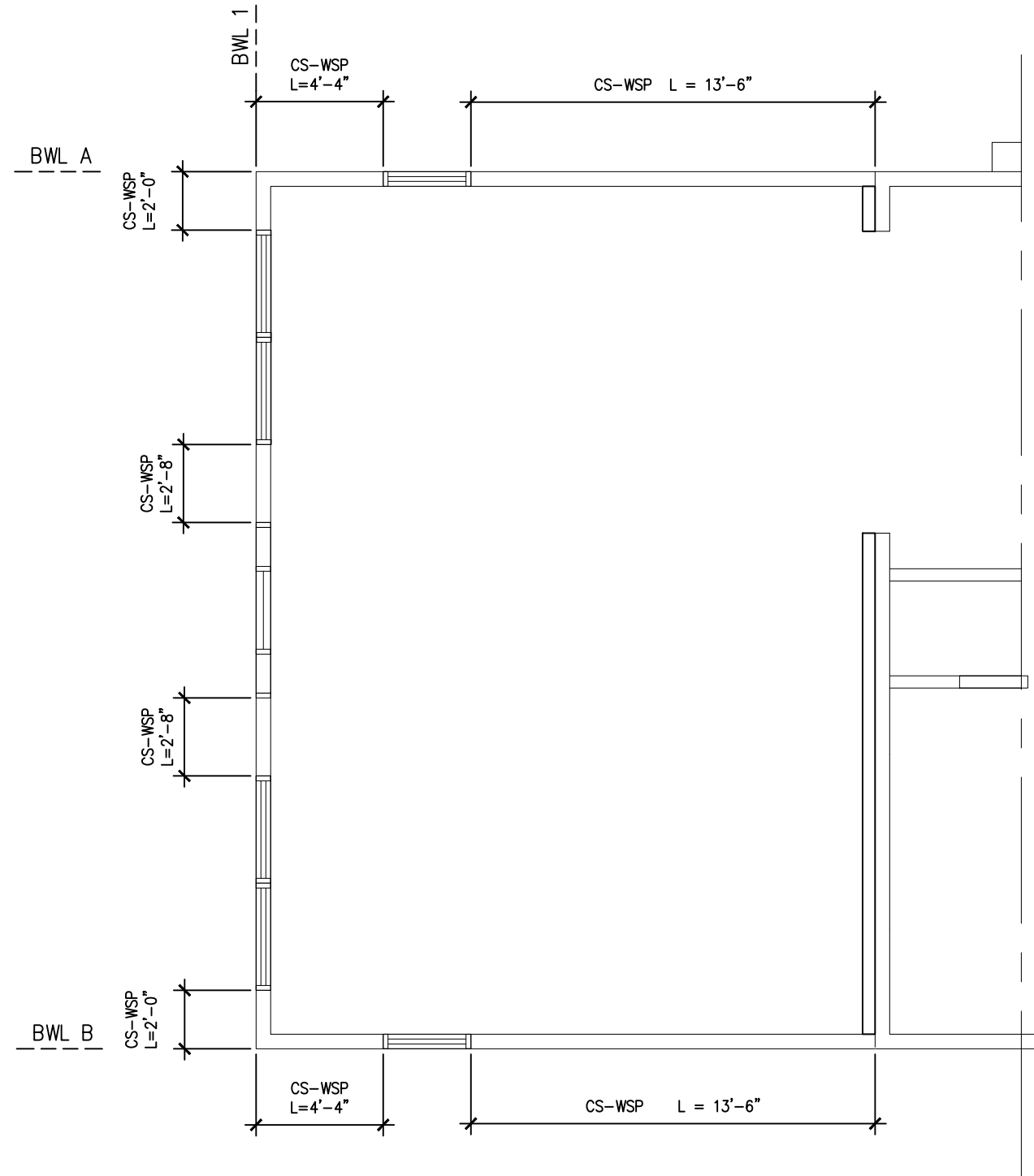
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WIND DESIGN - ASCE 7
 Vult = 115 mph
 EXP B
 2-STORY

WALL BRACING NOTES:

CS-WSP: CONTINUOUS SHEATHED
 MIN. 3/8" WOOD STRUCTURAL PANEL FOR 16" STUD SPACING 7/16"
 FASTENERS: 6d COMMON NAIL OR 8d BOX NAIL (2 3/8" LG x 0.113")
 OR 7/16" - OR 1/2" CROWN 16 GA STAPLES 1 1/4" LG MIN.
 SPACING: 3" EDGES, 6" FIELD

ADDITION WALL BRACING PLAN

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



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