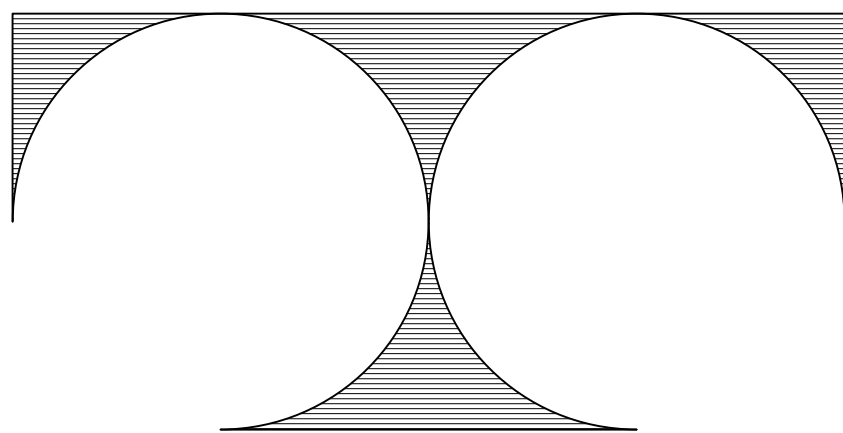


PROJECT :

QUALITY FIREPLACE INC. ADDITION

1337 PEARL ST.
WAUKESHA, WI

ARCHITECT :



TDI ASSOCIATES, INC.
ARCHITECTURE & PLANNING
25217 SOUTH WIND LAKE ROAD
WIND LAKE, WISCONSIN
TEL: (262) 409-2530

REVISION DATE

DRAWING INDEX :

T1.0 TITLE SHEET

ARCHITECTURAL:

SD.1 SITE DEVELOPMENT PLAN
L.1 LANDSCAPE PLAN
A1.1 FLOOR PLAN, DEMO PLAN, & LIFE SAFETY PLAN
A2.1 ELEVATIONS
A3.1 ACCESSIBLE MOUNTING DIAGRAMS & SECTIONS

STRUCTURAL:

S1.1 ROOF FRAME PLAN & FOUNDATION

GENERAL NOTES:

- THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - UNRELIEVED BY REVIEW OF SHOP DRAWING NOR BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS - FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS, FOR FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING AND SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.); FOR COORDINATION OF THE VARIOUS TRADES; FOR SAFE CONDITIONS ON THE JOB SITE; AND FOR THE PROTECTION OF THE PEOPLE AND PROPERTY AT THE JOB SITE.
- VARIATIONS IN FIELD CONDITIONS RELATIVE TO THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER WORK SHALL NOT PROGRESS UNTIL WRITTEN PERMISSION FROM THE ARCHITECT/ENGINEER IS OBTAINED.
- THE INFORMATION CONTAINED ON THE DRAWINGS IS IN ITSELF INCOMPLETE, AND VOID UNLESS USED IN CONJUNCTION WITH ALL THE SPECIFICATIONS, TRADE PRACTICES, OR APPLICABLE STANDARDS, CODES, ETC., INCORPORATED THEREIN BY REFERENCE, OF WHICH THE CONTRACTOR CERTIFIES KNOWLEDGE BY SIGNING THE CONTRACT.
- ARCHITECT/ENGINEER'S REVIEW OF DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC., ARE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT. CONSTRUCTION SHALL NOT START WITHOUT SAID REVIEW, AND ONLY SHOP DRAWINGS STAMPED BY THE ARCHITECT/ENGINEER WILL BE ALLOWED AT THE JOB SITE.
- DRAWINGS ARE NOT TO BE USED FOR SHOP DETAILING OR FOR CONSTRUCTION UNLESS SPECIFICALLY STAMPED BY THE ARCHITECT/ENGINEER ON THE DRAWINGS "FOR CONSTRUCTION". THESE DRAWINGS ARE TO BE REPRODUCED FOR THE PURPOSE OF USING THEM AS SHOP DRAWINGS.
- UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
- ALL DIMENSIONS ON SUB-CONTRACTORS DRAWINGS ARE TO BE CHECKED BY THE CONTRACTOR AGAINST ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL DIMENSIONS ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS AND TRADES.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL OPENINGS, SLEEVES, EQUIPMENT PADS, DEPRESSIONS, CURBS, FLOOR FINISHES, INSERTS, AND OTHER EMBEDDED ITEMS.
- UNLESS OTHERWISE SHOWN OR NOTED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION AND THE PLACEMENT OF ANY INSERTS, HANGARS, PIPE SLEEVES, HOLES OR ANCHORS BOLTS THAT ARE REQUIRED BY THE MECHANICAL OR ELECTRICAL EQUIPMENT.
- THE CONTRACTOR SHALL COMPLY WITH THE LATEST OCCUPATIONAL SAFETY HEALTH ACT REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN STRICT CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

BUILDING DATA : 2015 IBC & IBC WITH WISCONSIN MODIFICATIONS

PROPOSED OCCUPANCY:

(IBC, Chapter 5)

NON-SEPERATED
GROUP B, Business (OFFICE)
GROUP S-1, (Storage) FIRE PLACE EQUIPMENT & SUPPLIES*

CONSTRUCTION TYPE:

(IBC, per 602)

TYPE VB
ONE STORY

SPRINKLERS:

NONE

ALLOWABLE HEIGHT & AREA:

(IBC, per table 504.3, 504.4 & 506.2)

GROUP B	3 STORIES	9,000 SQ. FT.
GROUP S-1	2 STORIES	9,000 SQ. FT.

ACTUAL HEIGHT & AREA:

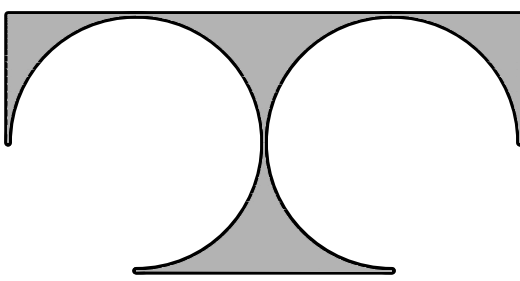
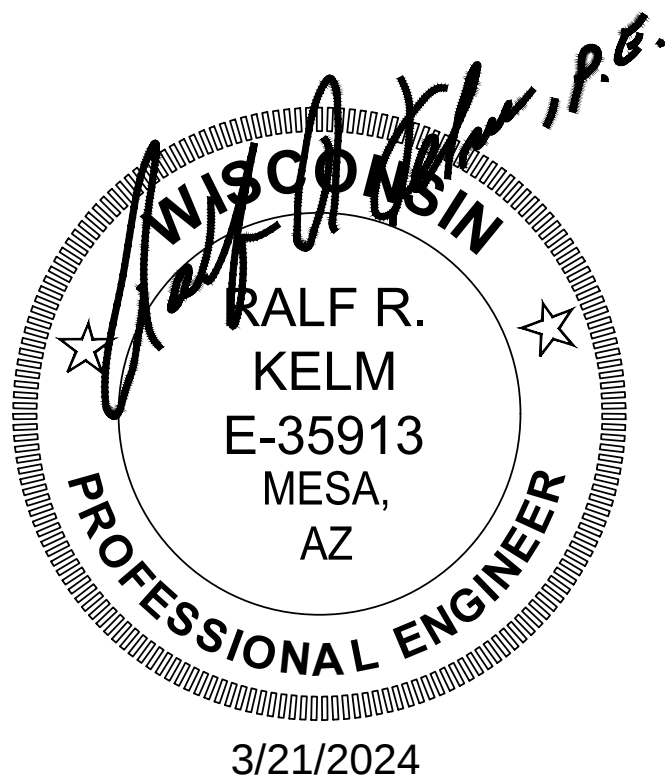
EXISTING BUILDING	4,043 SQ. FT.
ADDITION AREA	566 SQ. FT.
TOTAL =	4,609 SQ. FT.

RATINGS REQUIRED:

(per Table 508.4, 601, & 602)

OCCUPANCY SEPARATION	none per IBC 508.3
STRUCTURAL FRAMING	0 HOUR RATING
BEARING WALL EXTERIOR	2 HOUR RATING N.C.
BEARING WALL INTERIOR	0 HOUR RATING
NON BEARING EXTERIOR (10' X 30')	1 HOUR RATING N.C.
NON BEARING INTERIOR	0 HOUR RATING
FLOOR CONSTRUCTION	0 HOUR RATING
ROOF CONSTRUCTION	0 HOUR RATING

N.C. = NONCOMBUSTIBLE



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Sheet Title
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- -

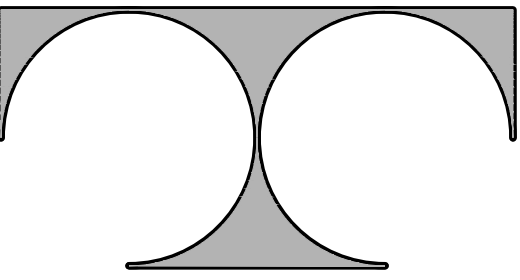
Date: 3-21-2024

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Drawn By: RJH

Sheet No.

T1.0



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Sheet Title
SITE
DEVELOPMENT
PLAN

Issued For: Date:

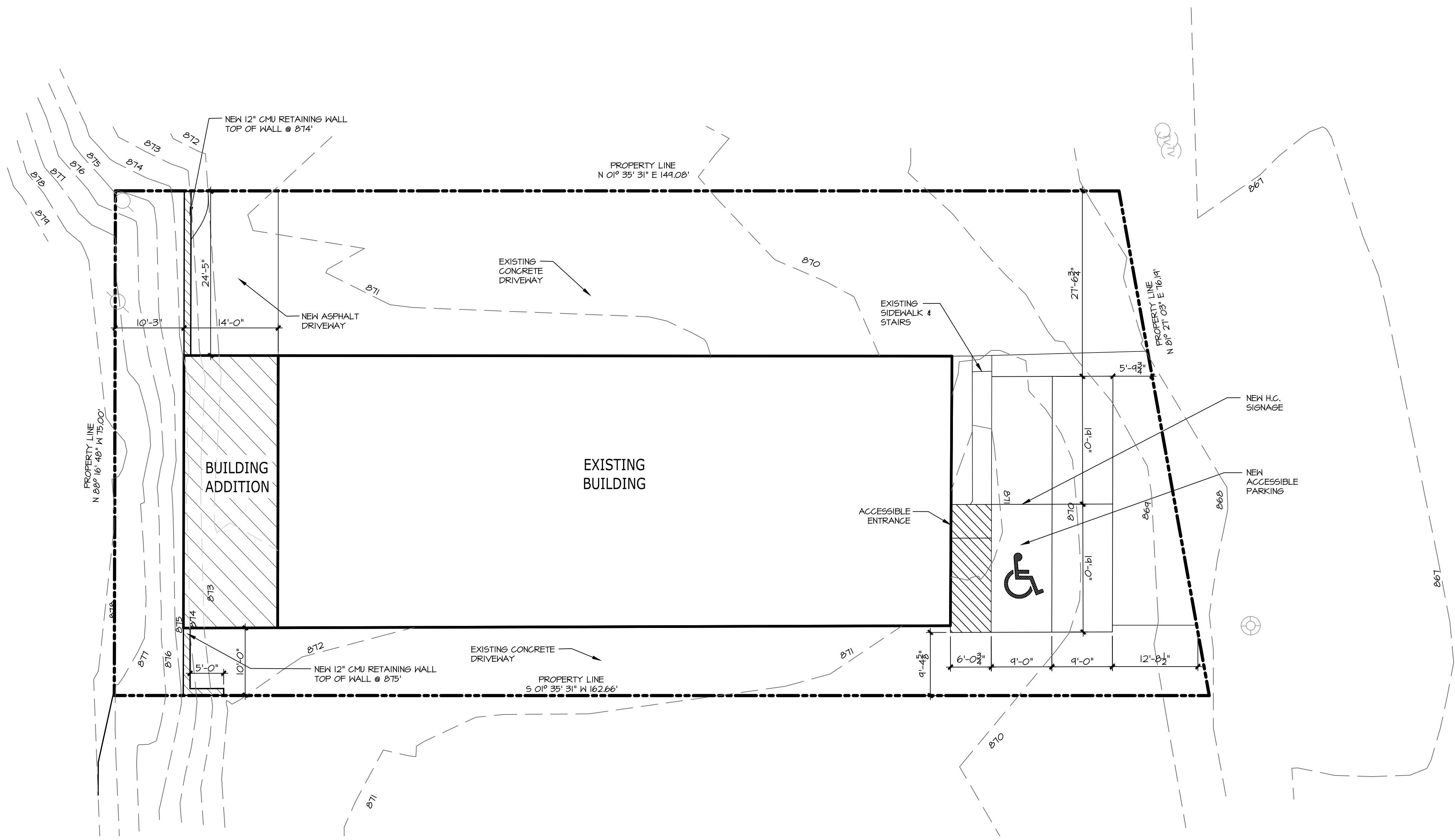
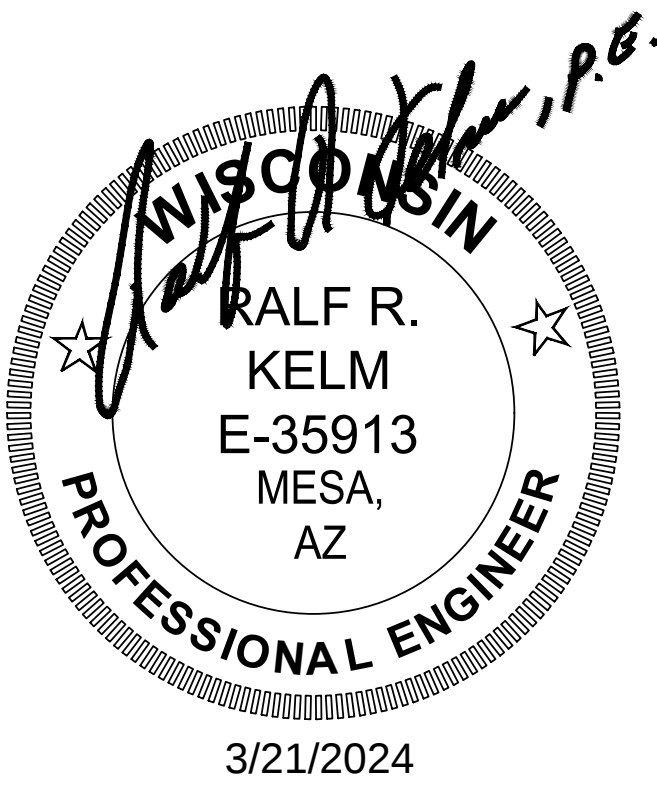
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Job NO.: 23141.100

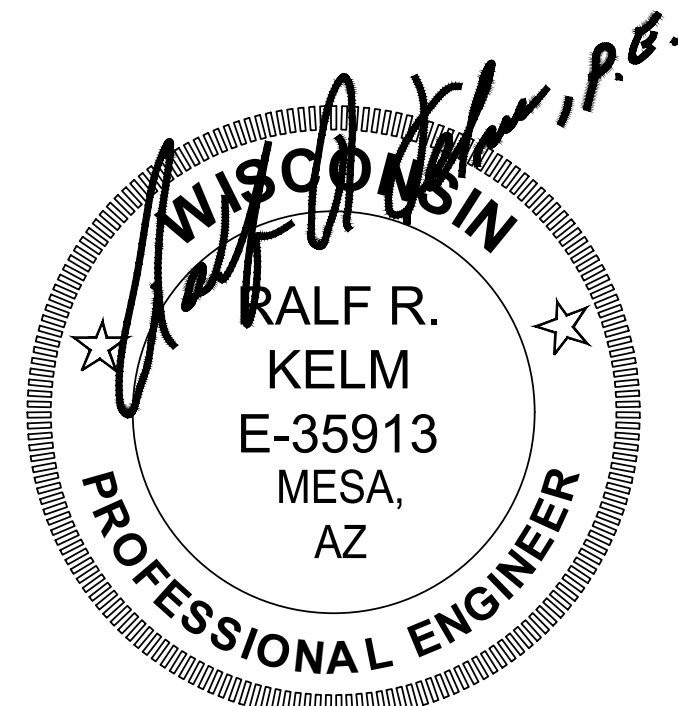
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Sheet No.

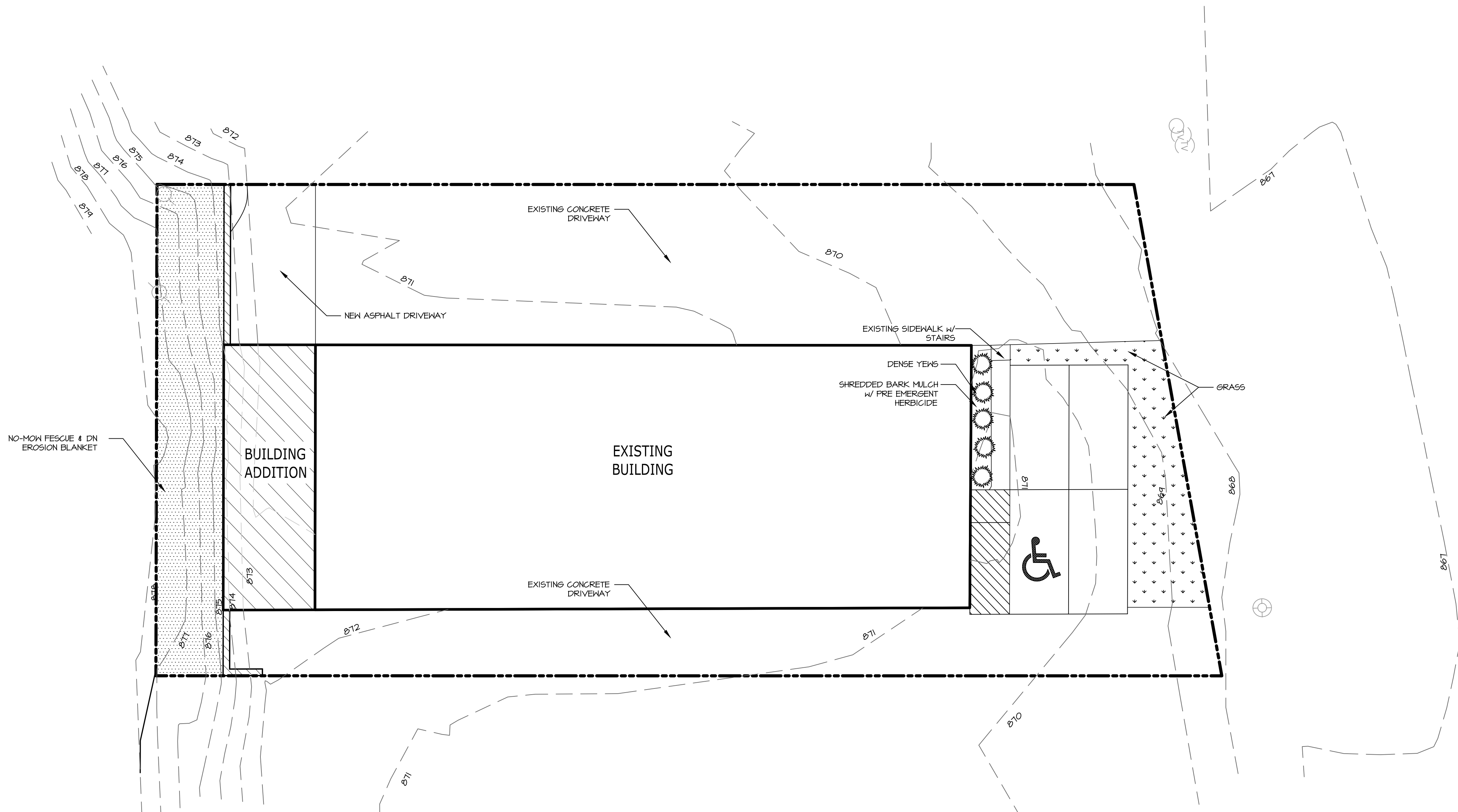
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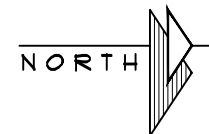
1 SITE DEVELOPMENT PLAN
1"=10'-0" NORTH



3/21/2024



1 LANDSCAPE PLAN
1" = 10'-0"



GENERAL LANDSCAPE NOTES:

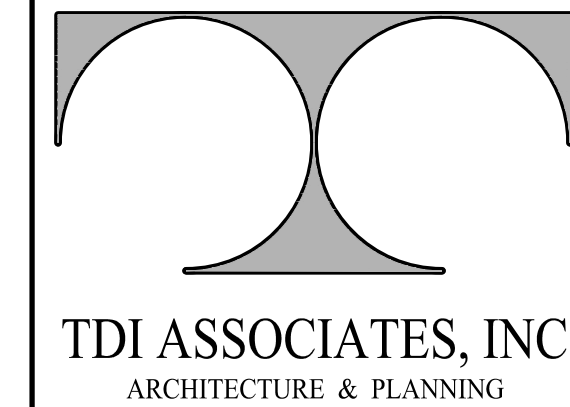
1. Topsoil return to depth of 4" minimum is by excavating contractor. Berms (if applicable) are by others. Returned topsoil to have no rock larger than 1", construction debris and/or roots in the soil. Contact general contractor if soil is not acceptable for proper plant growth.
2. Always contact Diggers Hotline (800-242-8511) or JULIE 811 (or 1-800-892-0123) before proceeding with any work.
3. Landscape contractor is required to visit the site and review all civil plans related to the project. The civil plans take precedence over the landscape plans.
4. Plant material to be of the highest quality available and should not include # 2 grade trees, evergreens or shrubs. Landscape contractor is to verify plant quantities due to changes in the overall phase I landscape plan.
5. Labeled plants have precedence over the plant table. Verify quantity with a hand takeoff of the plan. Any substitutions of plant type, quantity or size must be approved by city forester..
6. Planting beds shall receive a 3" layer of high quality non-dyed shredded hardwood mulch. 3' diameter tree rings shall be installed around all trees and evergreens in the turf areas. Perennial and annual beds shall receive between a 1-2" layer of shredded bark mulch.
7. Spade cut plant beds and tree rings with a 4" deep shovel cut.
8. Perennial and annual beds to have a 2" layer of compost mulch incorporated 6" deep into the planting bed before installation of plants.
9. Seeded lawn areas to have high quality Bluegrass seed blend for sunny areas, shade areas to have a Bluegrass and Fescue blend of seed. See civil plans for turf restoration. Apply a 10-10-10 starter fertilizer after turf has germinated. Follow manufactures direction on fertilizer application rates.
10. Erosion blanket shall be installed on seeded slopes with a grade of 3:1 or less. 90 day single net, double net or Turf Reinforcement Mats shall be installed per the required use. Follow manufactures stapling guidelines to ensure proper stabilization. Install erosion blanket for dormant seed applications (after November 1st) or mid-summer installations or where ever applicable to promote healthy turf establishment.
11. Landscape contractor is responsible to maintain the site for a period of 45 days after substantial completion of project. This will include watering, mowing of turf areas as needed, weeding plant beds, maintaining a clean site and other activities to ensure proper growth of the landscape.
12. Warranty of plants, trees, evergreens, shrubs shall be for a period of 18 months from date of substantial completion. Perennials, ornamental grasses, annuals shall be guaranteed for one (1) growing season. One replacement will be required of each dead plant at the end of the warranty period.

GENERAL LANDSCAPE LEGEND

- (5) DENSE YEW
- PREMIUM 60 TURF-SEED & DN EROSION BLANKET
- NO-MOW FESCUE & DN EROSION BLANKET

PLANT SCHEDULE

SHRUB EVERGREENS: TAXUS x MEDIA 'DENSIFORMIS'
COMMON NAME: DENSE YEW
SIZE: 24"
CONTAINER: B4B
QUANTITY: 5



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Sheet Title
**LANDSCAPE
PLAN**

Issued For: Date:

Date: **3-21-2024**

Job NO.: **23141.100**

Drawn By: **HAC**

Sheet No.

L1.1

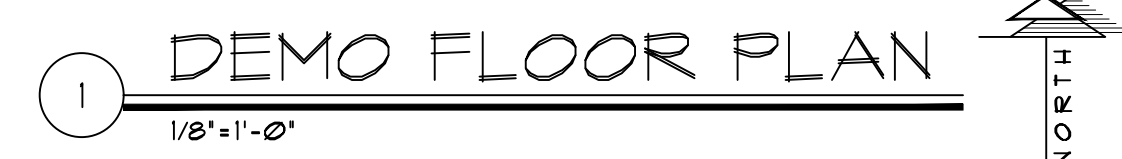
1. PATCH ALL EXISTING SURFACES TO MATCH WHERE EXISTING WALLS, DOORS & BORROWED LITES WERE REMOVED
2. INSTALL H.C. TOILET SIGNAGE
3. TENANT TO GET DRINKING WATER FROM SINK OR PROVIDE BOTTLED WATER

1. ALL NEW DOOR HARDWARE SETS SHALL HAVE LEVER HANDLES UNLESS OTHERWISE NOTED, MATCH EXISTING FINISH
2. ALL DOORS ARE TO BE 3'-0" UNLESS NOTED
3. ALL DOORS TO MATCH EXISTING FINISHES

 DEMO WALLS
 EXISTING WALLS
 NEW WALLS - 12" CMU

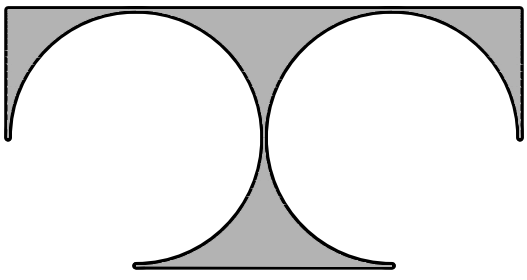
P-1: CMU 16"X16" PILASTERS W/ (2) #5 BARS IN CORES GROUTED SOLID W/ 3500PSI CONC.
W/ (2) #5 DOWEL W/ 6" MIN. IMBED AND 3" OVERLAP

	= SINGLE DIRECTION EXIT SIGN EXIT SIGN FACES INDICATED WITH A LINE
	= BUILDING EXIT
	= FIRE EXTINGUISHER CABINET



Issued For: _____ Date: _____

A1.1



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Sheet Title
ELEVATIONS

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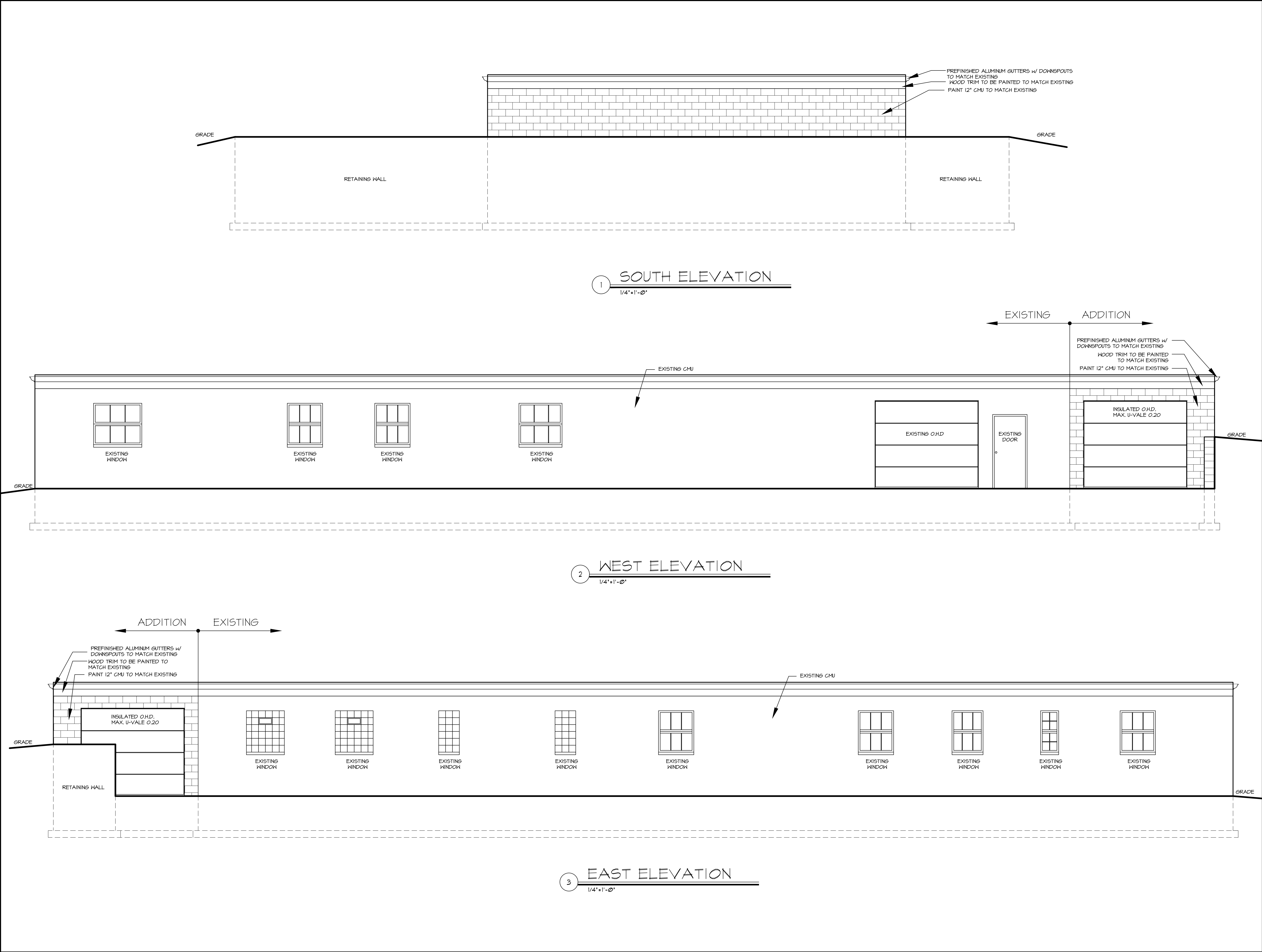
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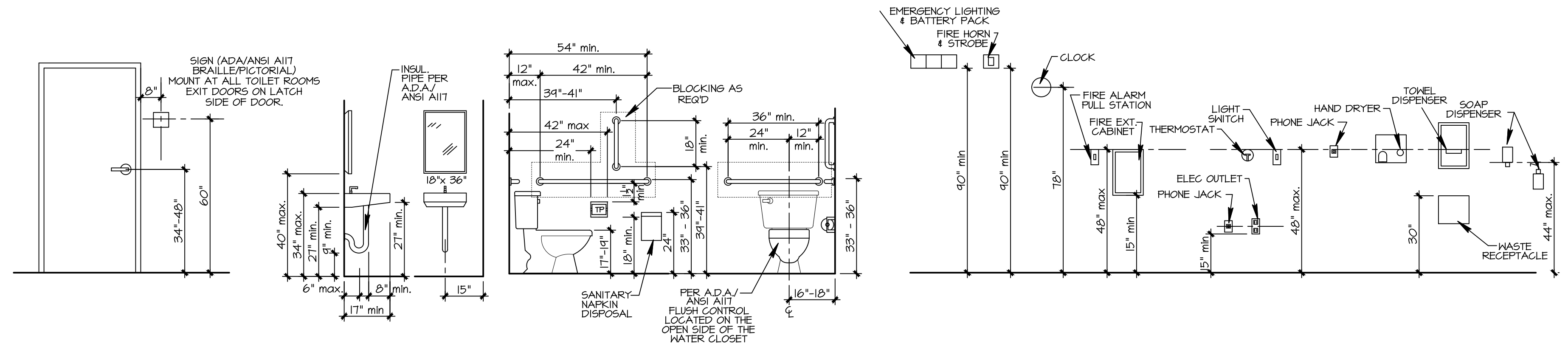
Job NO.: 23141.100

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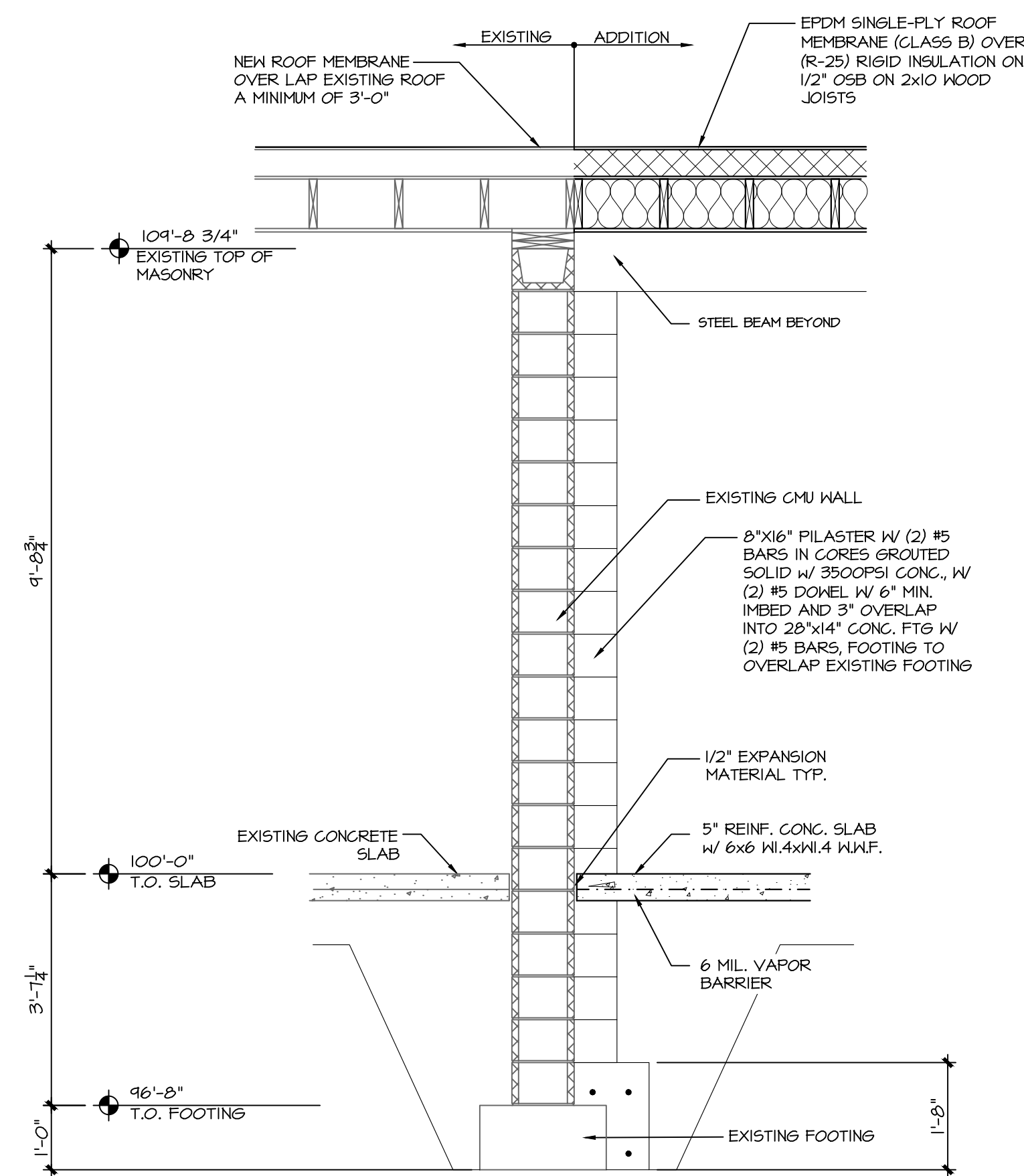
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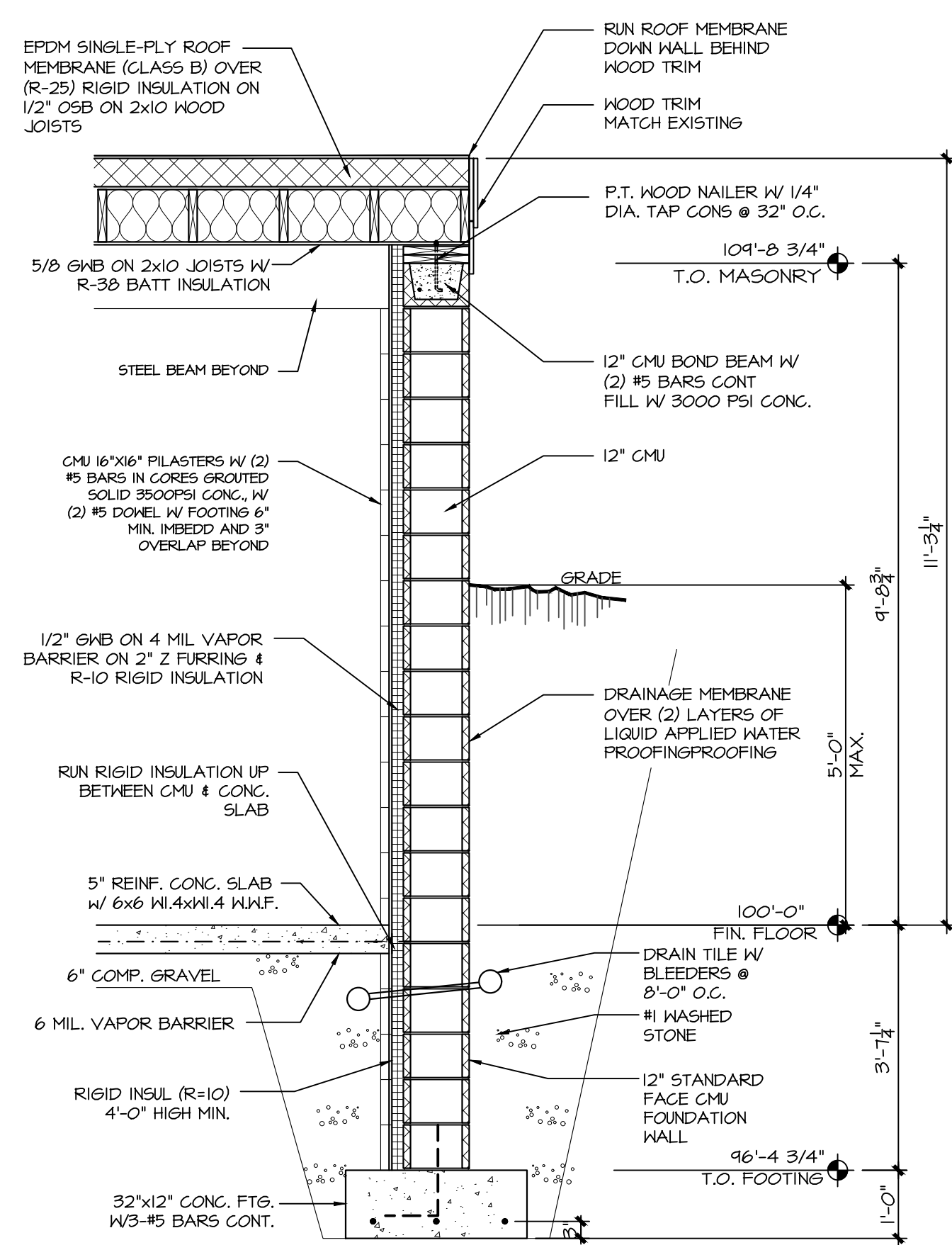


4 STANDARD MOUNTING HEIGHTS
N.T.S.

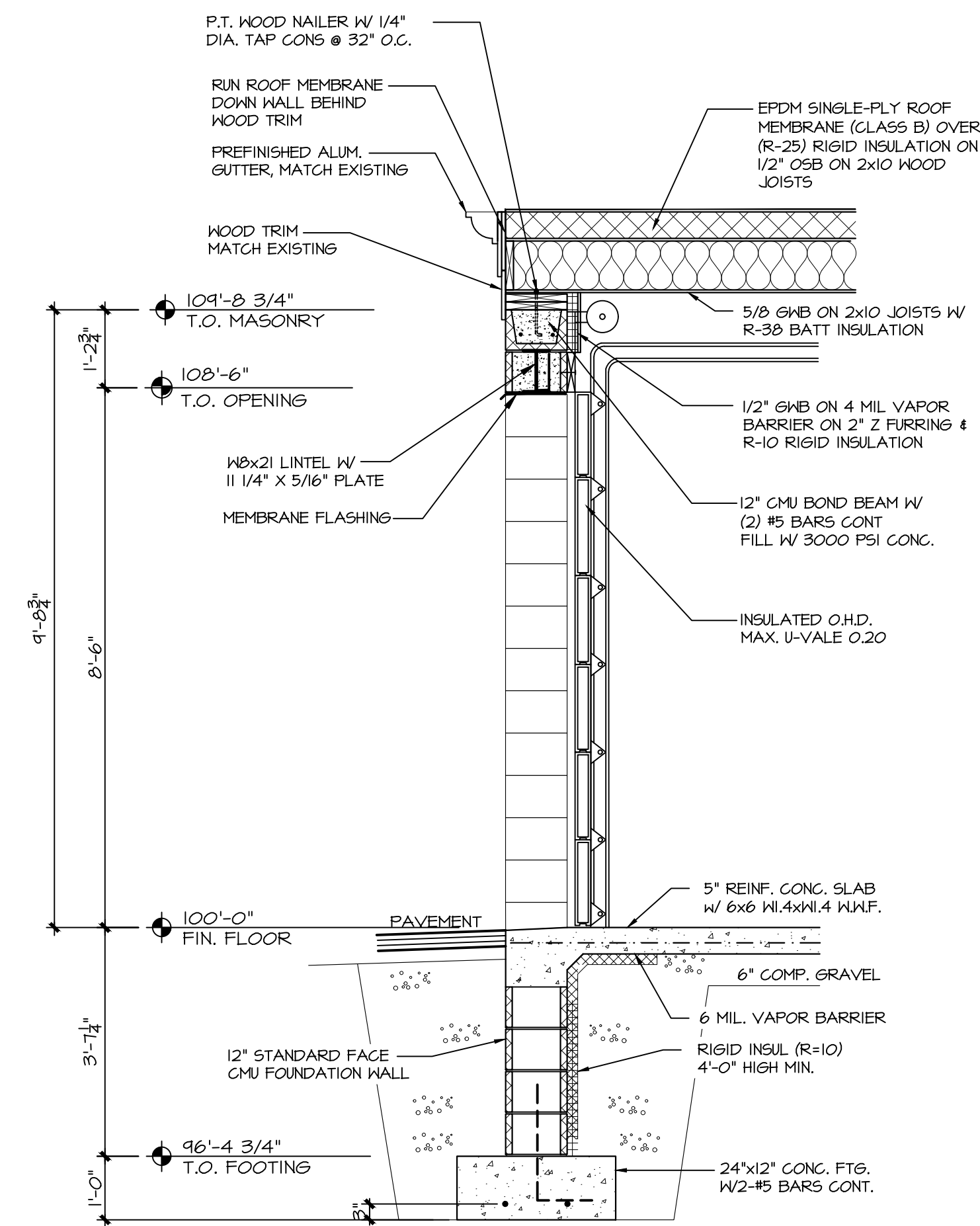
YR-2003



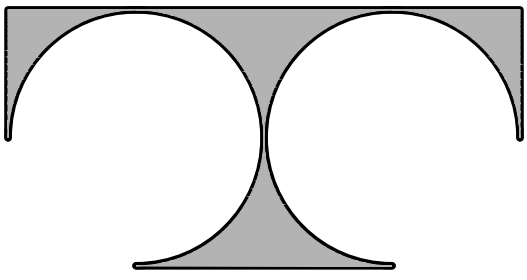
1 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



3 WALL SECTION
1/2" = 1'-0"



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Sheet Title
ROOF FRAMING
PLAN &
FOUNDATION
PLAN

Issued For: Date:

Date: 3-21-2024

Job NO.: 23141.100

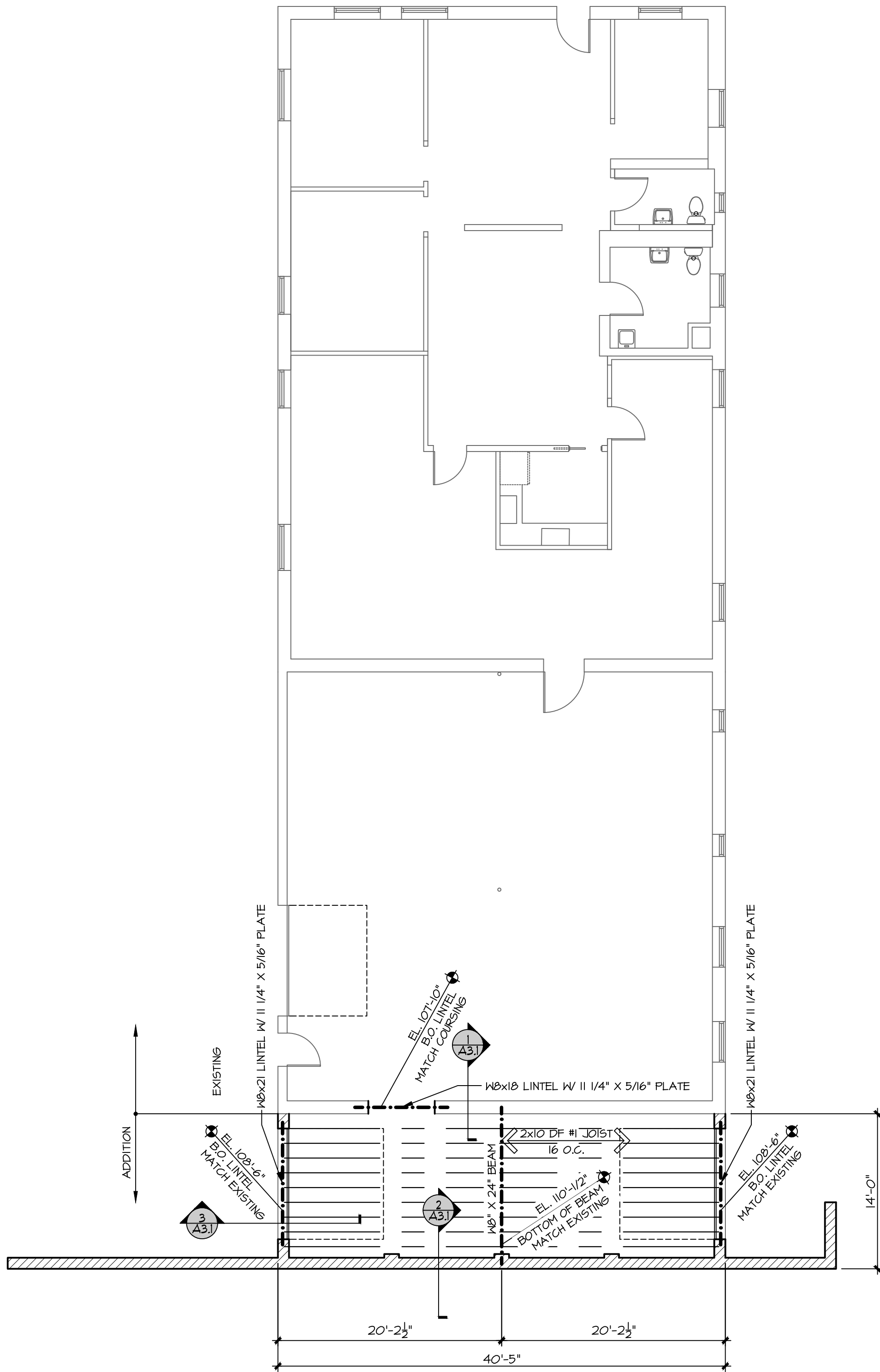
Drawn By: HAC

Sheet No.

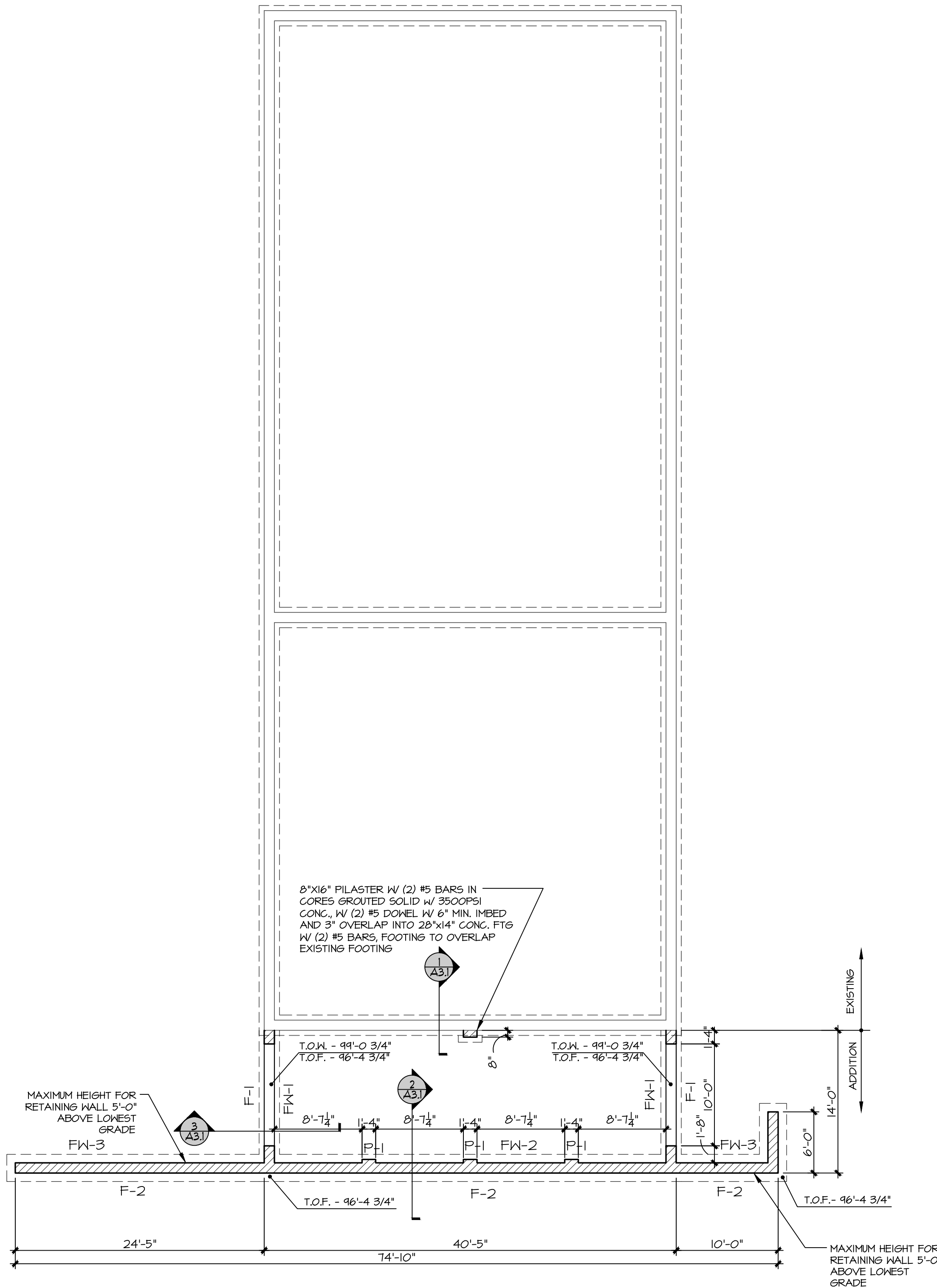
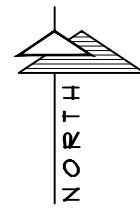
S1.1

WALL TYPES

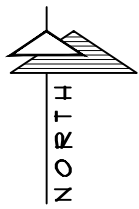
- 12" FOUNDATION WALLS
EXISTING FOUNDATION WALLS



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



2 FOUNDATION PLAN
1/8"=1'-0"



FOOTING SCHEDULE:
F-1 : 24"x12" CONT. W/ (2) #5 BARS
F-2 : 32"x12" CONT. W/ (3) #5 BARS
FOUNDATION WALLS:
FW-1 : 12" CMU W/ (1) #5 BAR, FILL CORES SOLID W/ 3500 PSI CONC. @ 8'-0" O.C.
FW-2 : 12" CMU W/ (4) #5 BARS, FILL CORES SOLID W/ 3500 PSI CONC. @ 5'-0" O.C.
FW-3 : 12" CMU W/ (2) #5 BARS, FILL CORES SOLID W/ 3500 PSI CONC. @ 6" O.C.
PILASTER:
P-1 : CMU 16"x16" PILASTERS W/ (2) #5 BARS IN CORES GROUTED SOLID W/ 3500PSI CONC., W/ (2) #5 DOWEL W/ 6" MIN. IMBED AND 3" OVERLAP