

SHEET INDEX

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- A2.0 ELEVATIONS
- A3.0 SECTIONS
- A4.0 REFLECTIVE CEILING & SCHEDULES
- T2.0 SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	PROPOSED
SECOND FLOOR	N/A
FIRST FLOOR	21,095 S.F.
CANOPIES (COLUMN SUPPORTED)	55 S.F.
BASEMENT	N/A
BUILDING AREA SUB-TOTALS	21,150 S.F.
MEZZANINES	1,336 S.F.
FIRE AREA TOTALS	22,486 S.F.

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B - BUSINESS
F1 - MODERATE HAZARD FACTORY
S1 - MODERATE HAZARD STORAGE
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION
SPRINKLED YES/NO
FIREWALL YES/NO

ALLOWABLE AREA

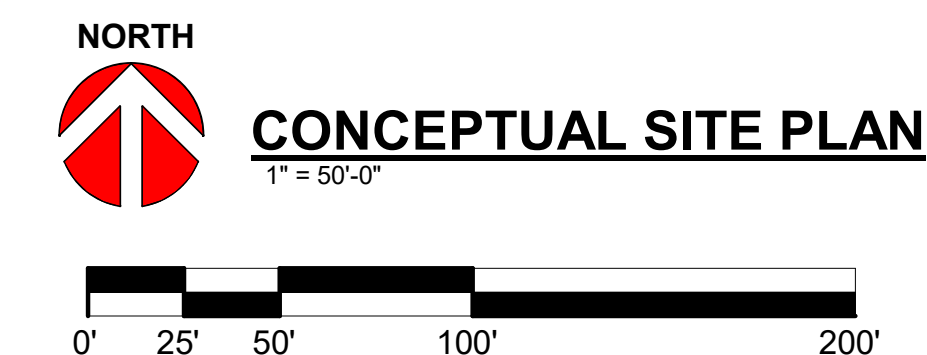
TABULAR FLOOR AREA: 15,500 S.F.
FRONTAGE INCREASE: 11,625 S.F.
SPRINKLER INCREASE: 46,500 S.F.
TOTAL ALLOWABLE AREA: 73,625 S.F.
ALLOWABLE FIRE AREA: LIMITED BY ALLOWABLE AREA

BUILDING/SITE CONTENT

BUILDING SIZE 21,095 S.F. 16.3%
HARD SURFACE 33,375 S.F. 25.7%
GREEN SPACE 75,152 S.F. 58.0%
PARCEL SIZE (APPROX.) 129,622 S.F. 2.98 ACRES
BUILDABLE AREA 83,197 S.F. 1.91 ACRES
PARKING PROVIDED 48 STALLS (1 STALL/439.48 S.F.)

ZONING INFORMATION

ZONING: M-3
FRONT YARD SETBACK: 40'-0"
SIDE YARD SETBACK: 25'-0"
REAR YARD SETBACK: 25'-0"
FRONT PARKING SETBACK: 25'-0" (VIA VARIANCE)
SIDE PARKING SETBACK: 15'-0"
REAR PARKING SETBACK: 15'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

SOFT WATER INC.

WAUKESHA,

WISCONSIN

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REVISIONS
R1 01.22.2018 TDP
R2 02.19.2018 TDP
R3 03.02.2018 TDP
R4 03.13.2018 TDP
R5 05.02.2018 TDP

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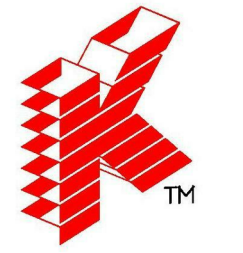
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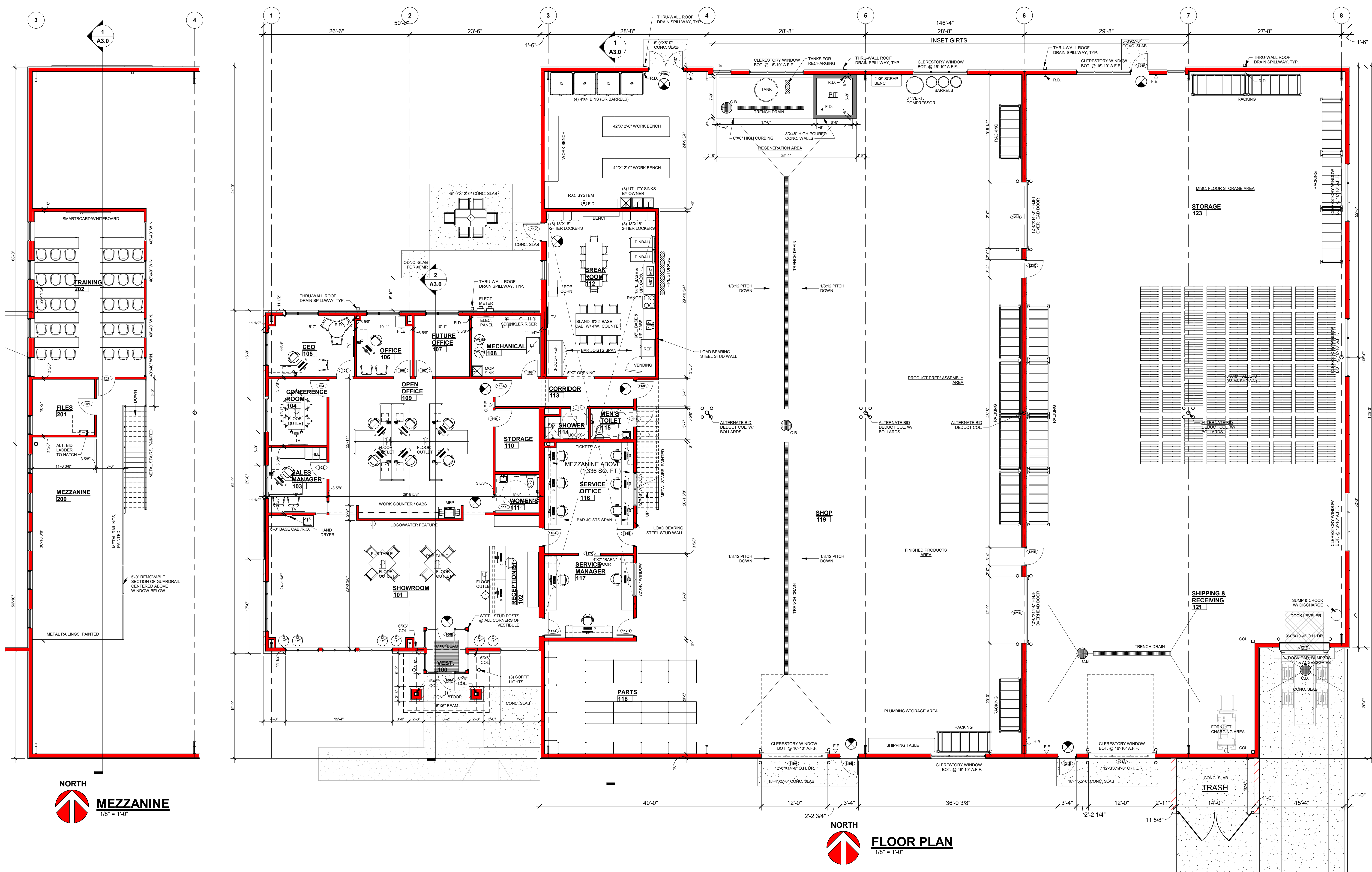
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WALL KEY

	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER

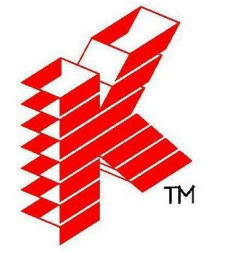


NORTH

MEZZANINE
 1/8" = 1'-0"

NORTH

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



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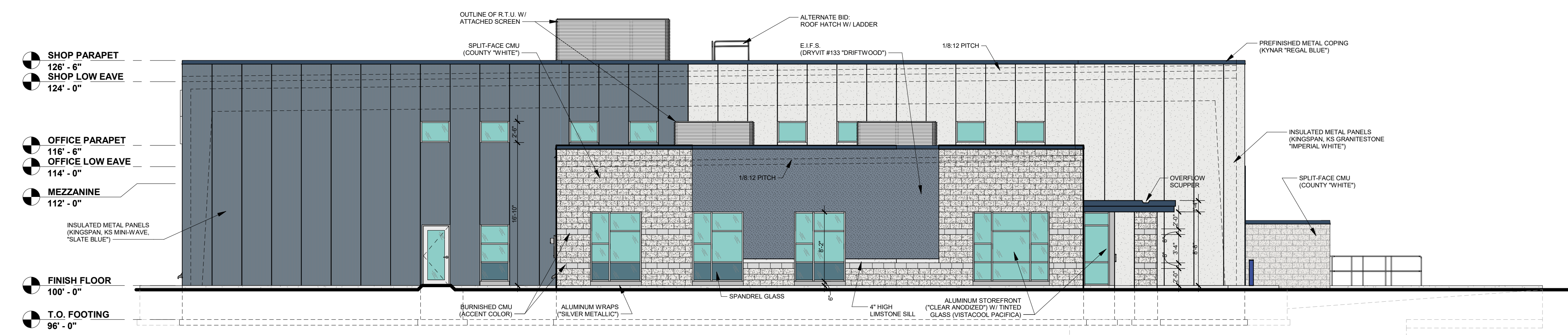
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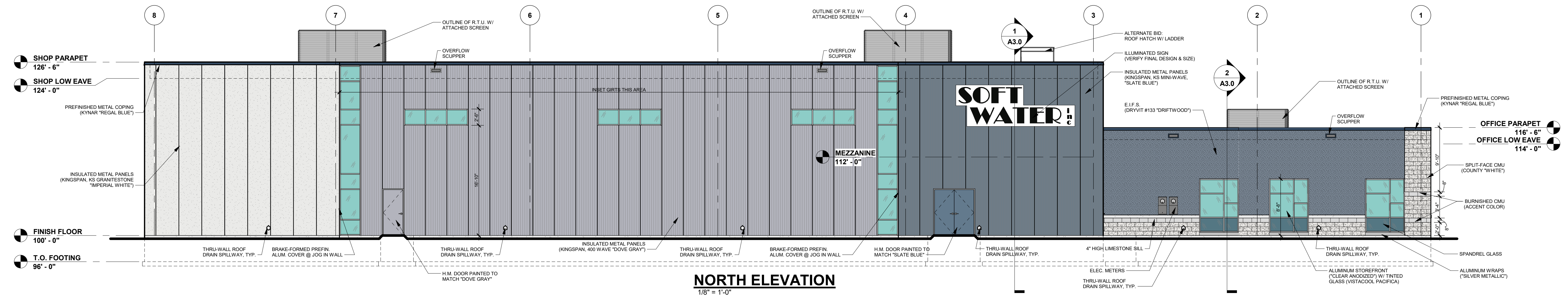
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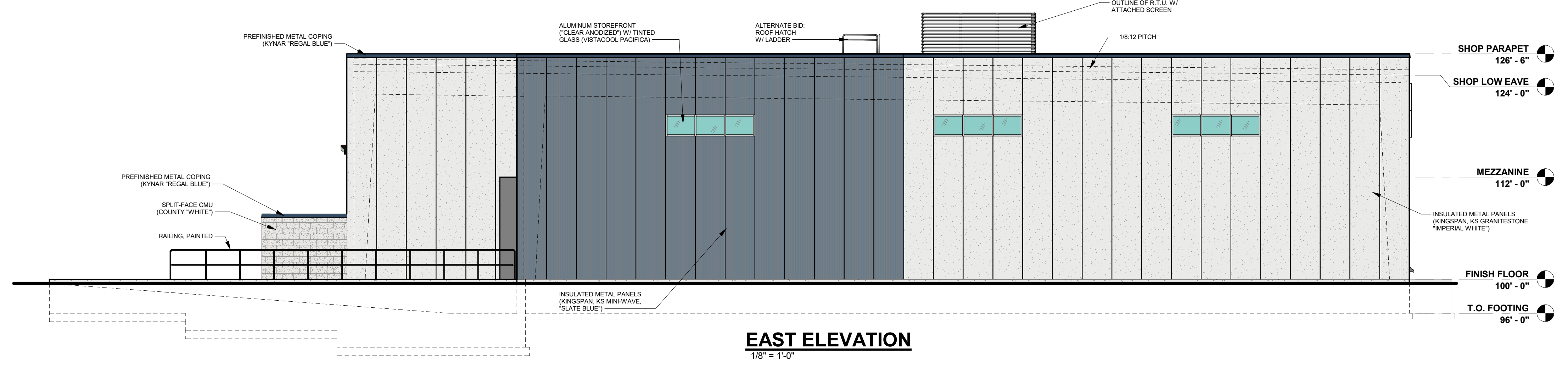
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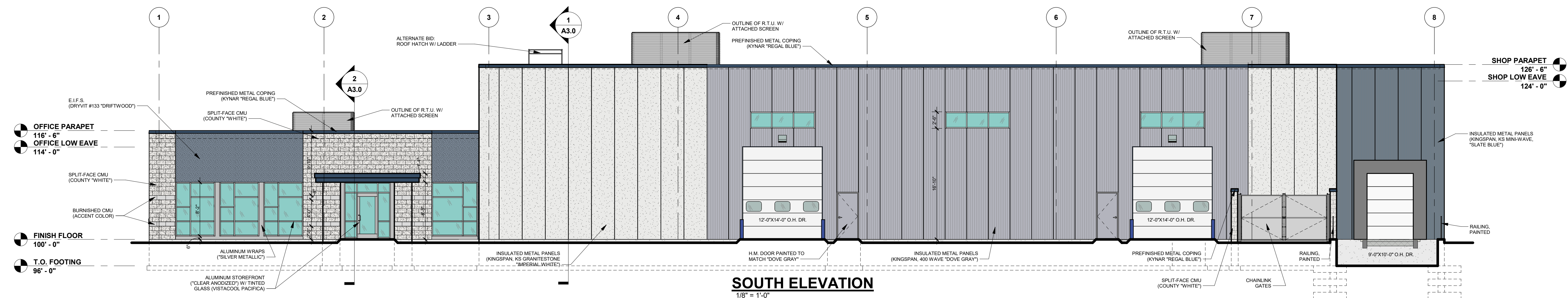
WEST ELEVATION
1/8" = 1'-0"



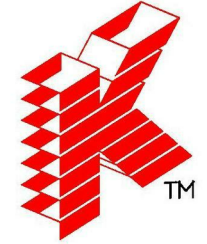
NORTH ELEVATION
1/8" = 1'-0"



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



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



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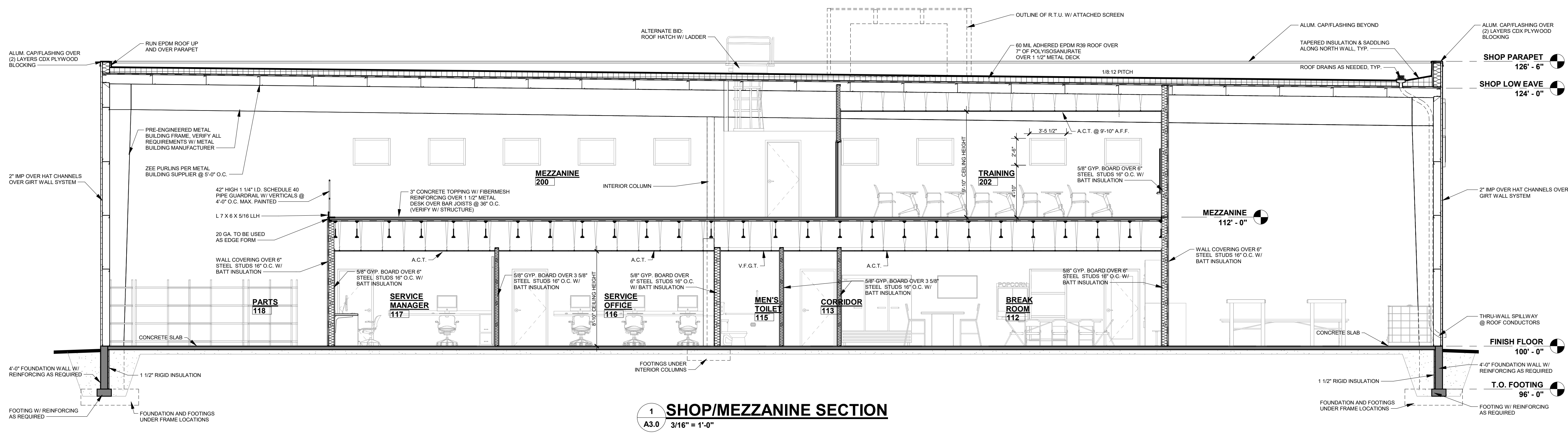
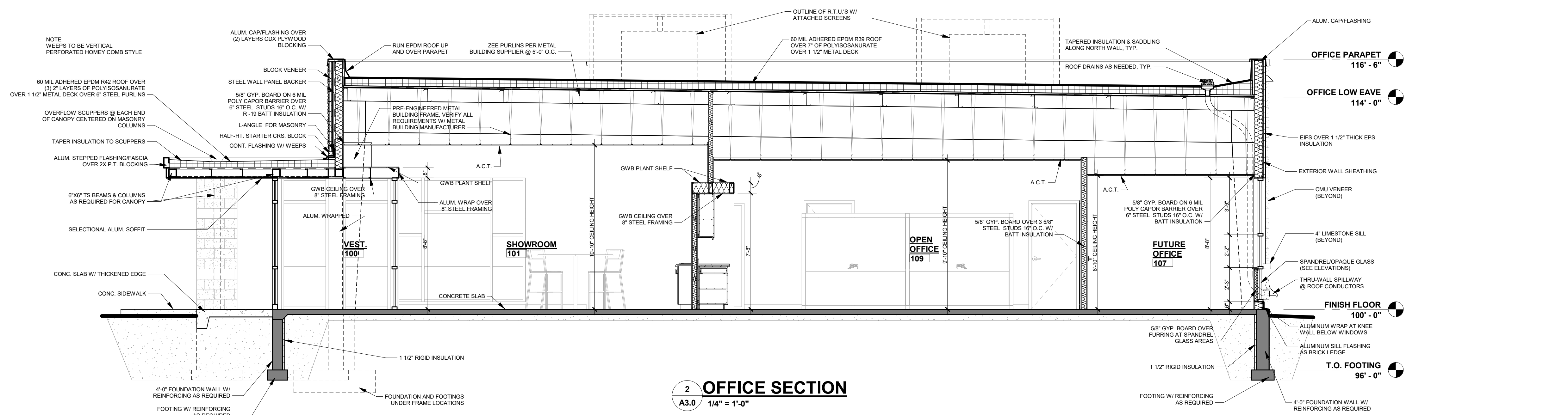
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DOOR & FRAME SCHEDULE											
#	SIZE		DOORS							FRAME	
	W	H	TYPE	MAT.	LITE	GRILLE	LABEL	COLOR	REMARKS	TYPE	Comments
100A	3'-0"	7'-0"									
100B	3'-0"	7'-0"									
103	3'-0"	7'-0"									
104	3'-0"	7'-0"									
105	3'-0"	7'-0"									
106	3'-0"	7'-0"									
107	3'-0"	7'-0"									
108	3'-0"	7'-0"									
110	3'-0"	7'-0"									
111	3'-0"	7'-0"									
112	3'-0"	7'-0"									
113A	3'-0"	7'-0"									
113B	3'-0"	7'-0"									
114	3'-0"	7'-0"									
115	3'-0"	7'-0"									
116A	3'-0"	7'-0"									
116B	3'-0"	7'-0"									
117A	3'-0"	7'-0"									
117B	3'-0"	7'-0"									
117C	4'-0"	7'-0"									
119A	12'-0"	14'-0"									
119B	3'-0"	7'-0"									
119C	6'-0"	7'-0"									
121A	12'-0"	14'-0"									
121B	3'-0"	7'-0"									
121C	9'-0"	10'-0"									
121D	12'-0"	14'-0"									
121E	3'-0"	7'-0"									
121F	3'-0"	7'-0"									
123B	12'-0"	14'-0"									
123C	3'-0"	7'-0"									
201	3'-0"	7'-0"									
202	3'-0"	7'-0"									

ROOM SCHEDULE										
RM#	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MATERIAL	HGT.	
100	VEST.									
101	SHOWROOM									
102	RECEPTIONIST									
103	SALES MANAGER									
104	CONFERENCE ROOM									
105	CEO									
106	OFFICE									
107	FUTURE OFFICE									
108	MECHANICAL									
109	OPEN OFFICE									
110	STORAGE									
111	WOMEN'S									
112	BREAK ROOM									
113	CORRIDOR									
114	SHOWER									
115	MEN'S TOILET									
116	SERVICE OFFICE									
117	SERVICE MANAGER									
118	PARTS									
119	SHOP									
121	SHIPPING & RECEIVING									
123	STORAGE									
200	MEZZANINE									
201	FILES									
202	TRAINING									



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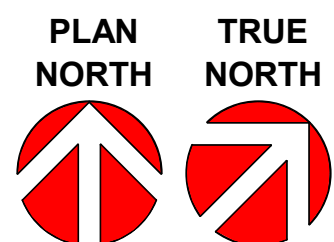
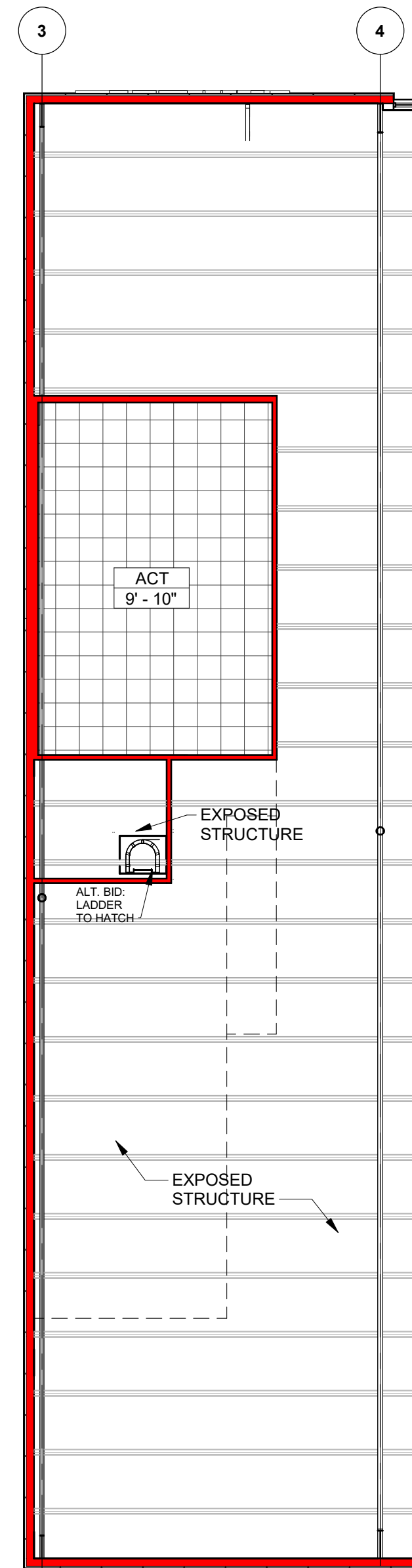
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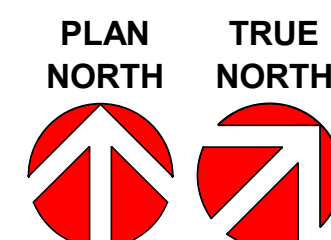
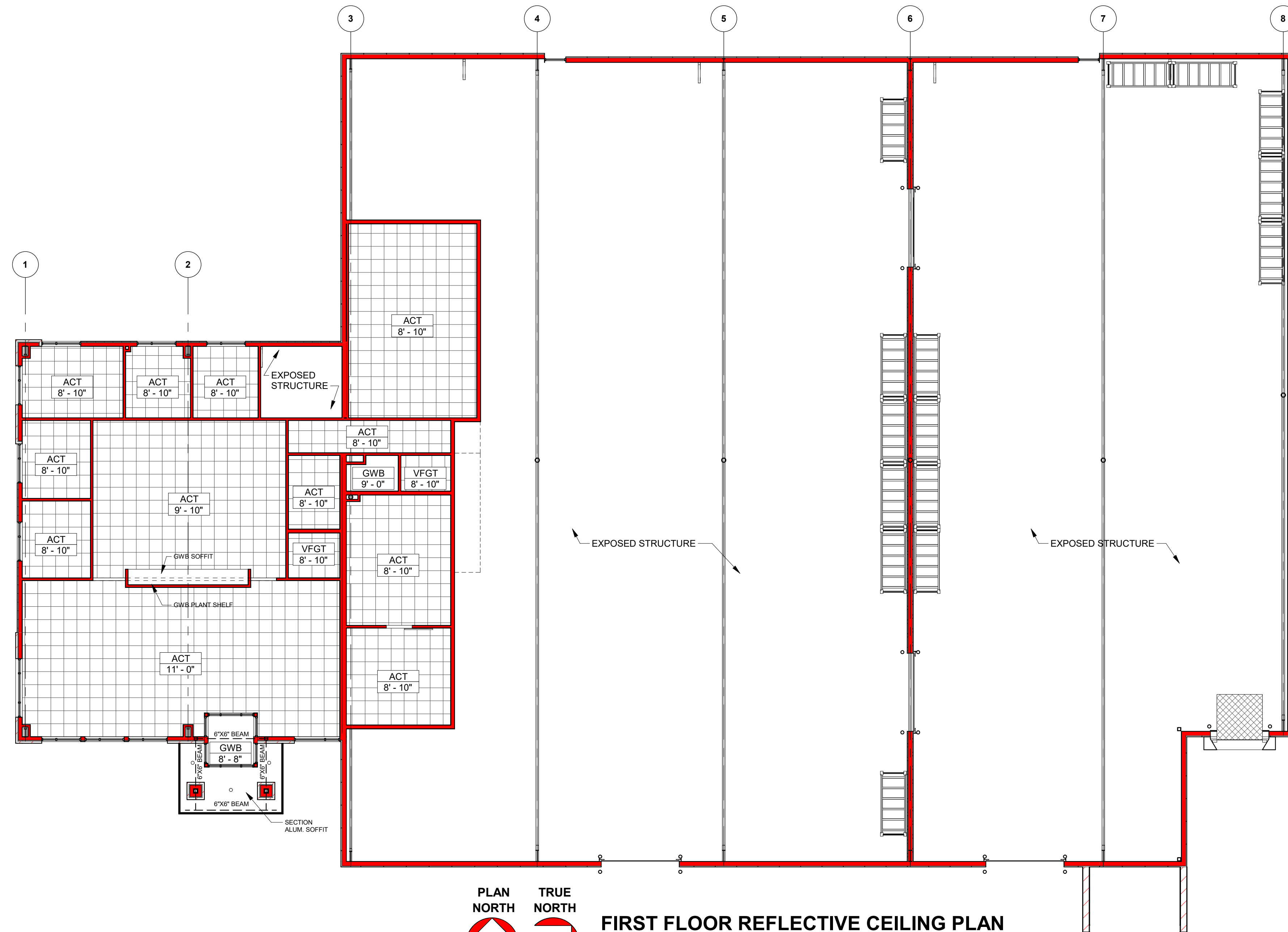
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MEZZANINE REFLECTIVE CEILING PLAN
 3/32" = 1'-0"



FIRST FLOOR REFLECTIVE CEILING PLAN
 3/32" = 1'-0"

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