

DRAWING INDEX :

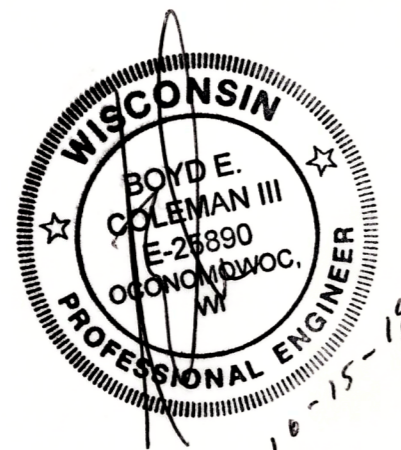
- T1.0 TITLE SHEET
- A1.1 FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS

REVISION DATE

STRUCTURAL*:

- S2.0 1ST LEVEL FRAMING
- S3.0 FRAMING ELEVATIONS

*STRUCTURAL DESIGN BY STRUCTURE INC



BUILDING DATA : 2015 IBC WITH WISCONSIN MODIFICATIONS

PROPOSED OCCUPANCY: NON-SEPERATED CHANGE OF USE GROUP S-1, AUTOMOTIVE SERVICE & STORAGE
(IBC, chapter 9)

CONSTRUCTION TYPE: TYPE IIB ONE STORY
(IBC, per 602)

SPRINKLERS: FULLY SPRINKLED NFPA-13

ALLOWABLE HEIGHT & AREA: GROUP S-1 3 STORIES 10,000 SQ. FT.
(IBC, per table 504.3, 504.4 & 506.2)

ACTUAL HEIGHT & AREA: EXISTING BUILDING 61,021 SQ. FT.
ALTERED AREA 4,114 SQ. FT.

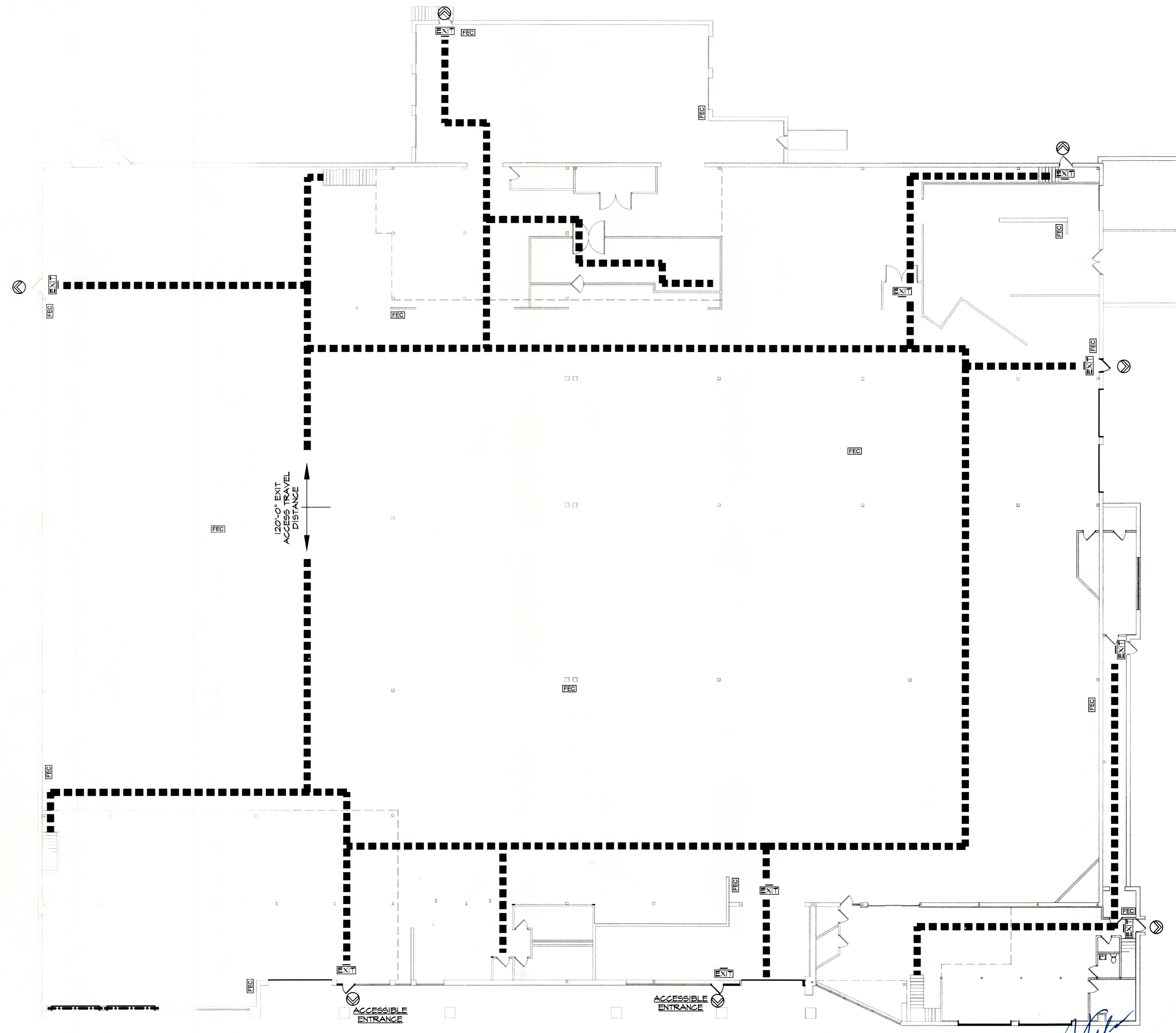
RATINGS REQUIRED: (per Table 508.4, 601, & 602)

OCCUPANCY SEPARATION	none per IBC 508.3
STRUCTURAL FRAMING	0 HOUR RATING N.C.
BEARING WALL EXTERIOR	0 HOUR RATING N.C.
BEARING WALL INTERIOR	0 HOUR RATING N.C.
NON BEARING EXTERIOR (.30')	0 HOUR RATING N.C.
NON BEARING INTERIOR	0 HOUR RATING N.C.
FLOOR CONSTRUCTION	0 HOUR RATING N.C.
ROOF CONSTRUCTION	CLASS - B N.C.
FIRE BARRIERS - SHAFT	1 HOUR RATING N.C.

N.C. = NONCOMBUSTIBLE

GENERAL NOTES:

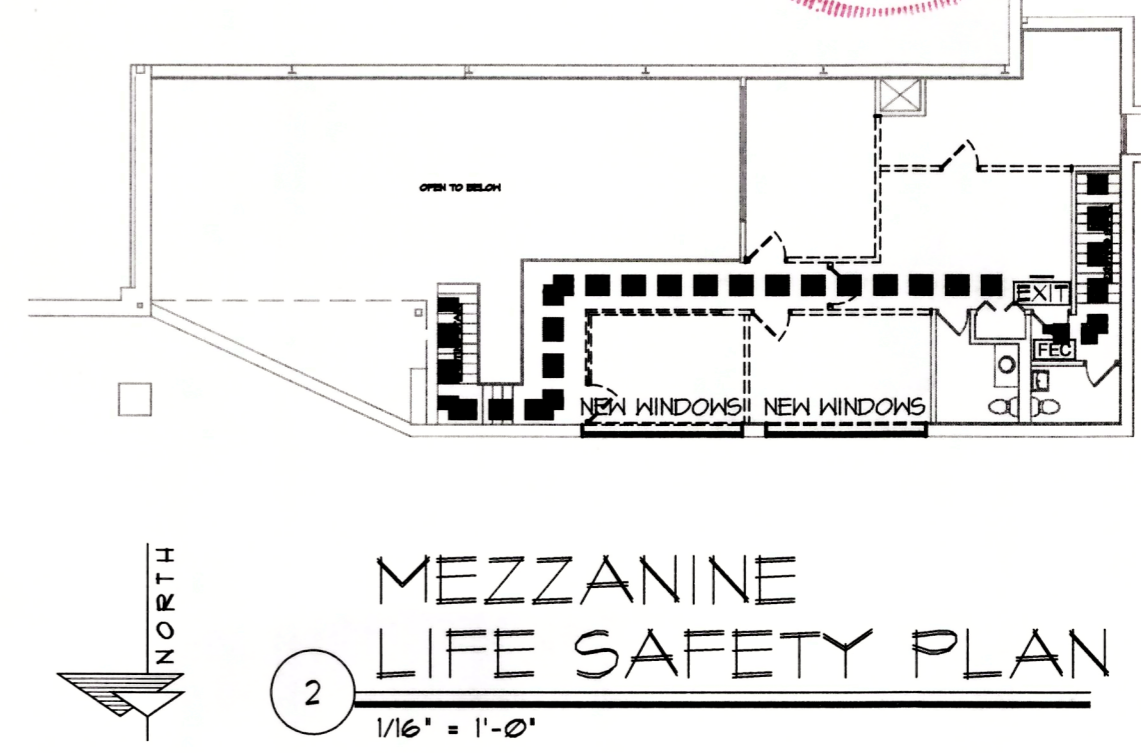
- THE ARCHITECT/ENGINEER MAINTAINS NO RESPONSIBILITY FOR THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR THOSE WORKING IN SUCH CAPACITIES, FOR THE METHODS USED, OR LACK THEREOF, IN THE EXECUTION OF THE WORK AND SAFETY PROCEDURES AND PRECAUTIONS TAKEN AT THE PROJECT SITE.
- CONTRACTORS SHALL ASSUME FULL RESPONSIBILITY - 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.



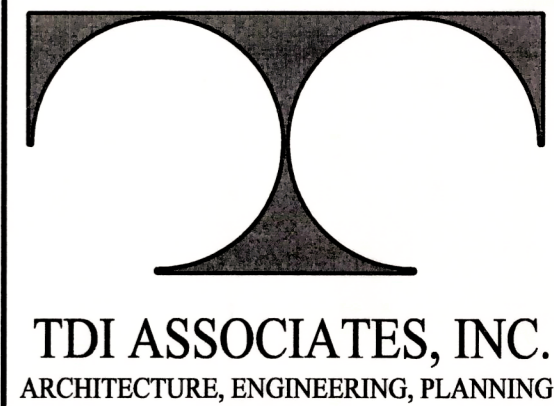
1 1ST FLOOR LIFE SAFETY PLAN
1/16" = 1'-0"

DRAWING LEGEND

	= SINGLE DIRECTION EXIT SIGN WITH EBU LIGHT EXIT SIGN FACES INDICATED WITH A LINE
	= BUILDING EXIT
	= FIRE EXTINGUISHER CABINET
	= PATH OF EGRESS



2 MEZZANINE LIFE SAFETY PLAN
1/16" = 1'-0"



N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

BOUCHER WEST PHOTO & DETAIL

1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
All Rights Reserved
OWNERSHIP OF DOCUMENTS
This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
TITLE SHEET

Issued For: _____ Date: _____

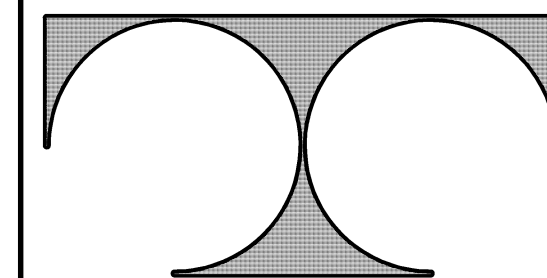
Date: **09-17-2019**

Job NO.: **16538.000**

Drawn By: **RJH**

Sheet No.

T1.0



TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

BOUCHER WEST PHOTO & DETAIL

1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
FLOOR PLAN

Issued For: Date:

Date: 09-17-2019

Job NO.: 16538.000

Drawn By: RJH

Sheet No.

A1.1

GENERAL NOTES

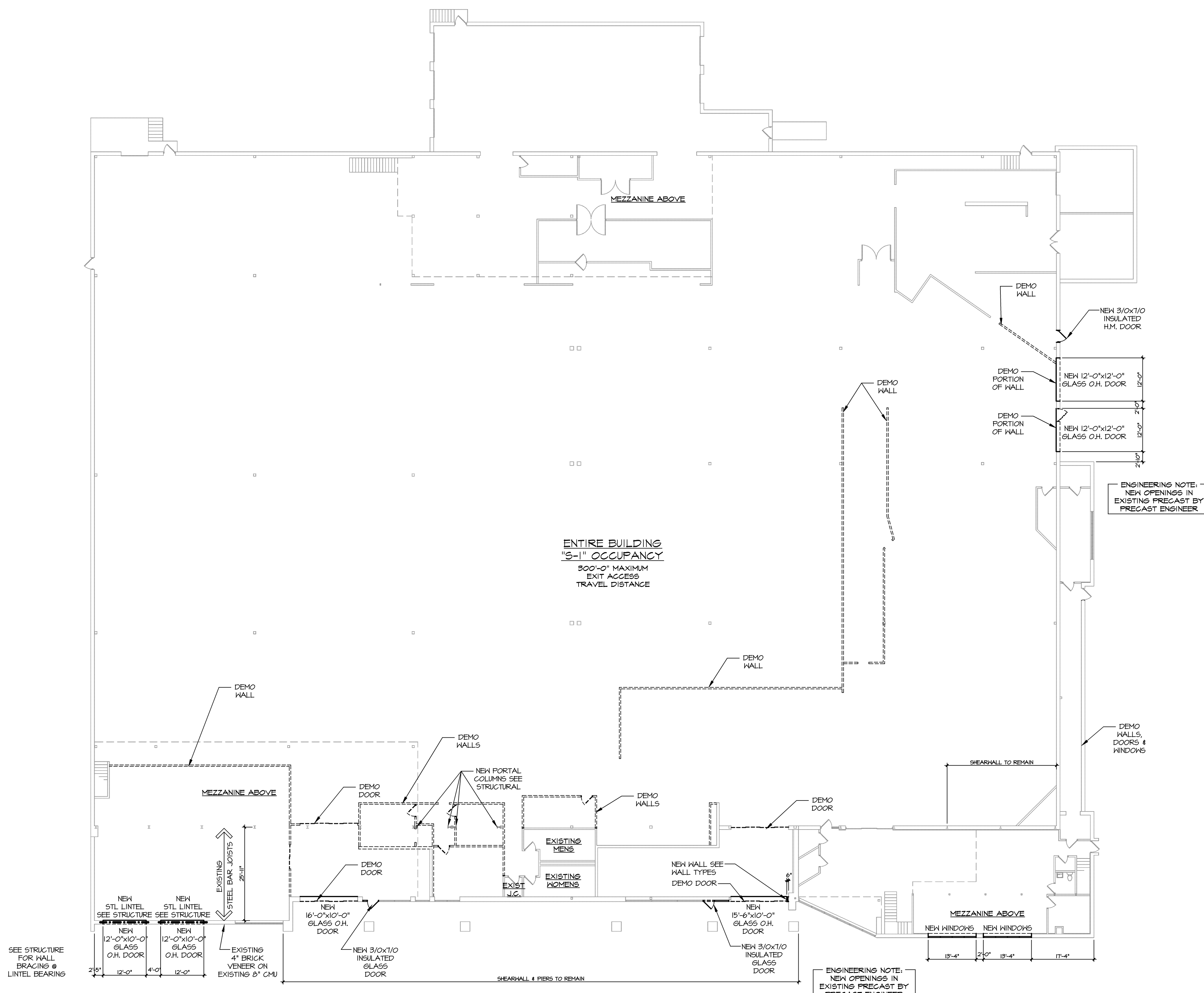
1. PATCH ALL EXISTING SURFACES TO MATCH WHERE EXISTING WALLS, DOORS & BORROWED LITES WERE REMOVED
2. TENANT TO GET DRINKING WATER FROM SINK (OTHER THAN TOILET ROOM) OR PROVIDE BOTTLED WATER

DOOR NOTES

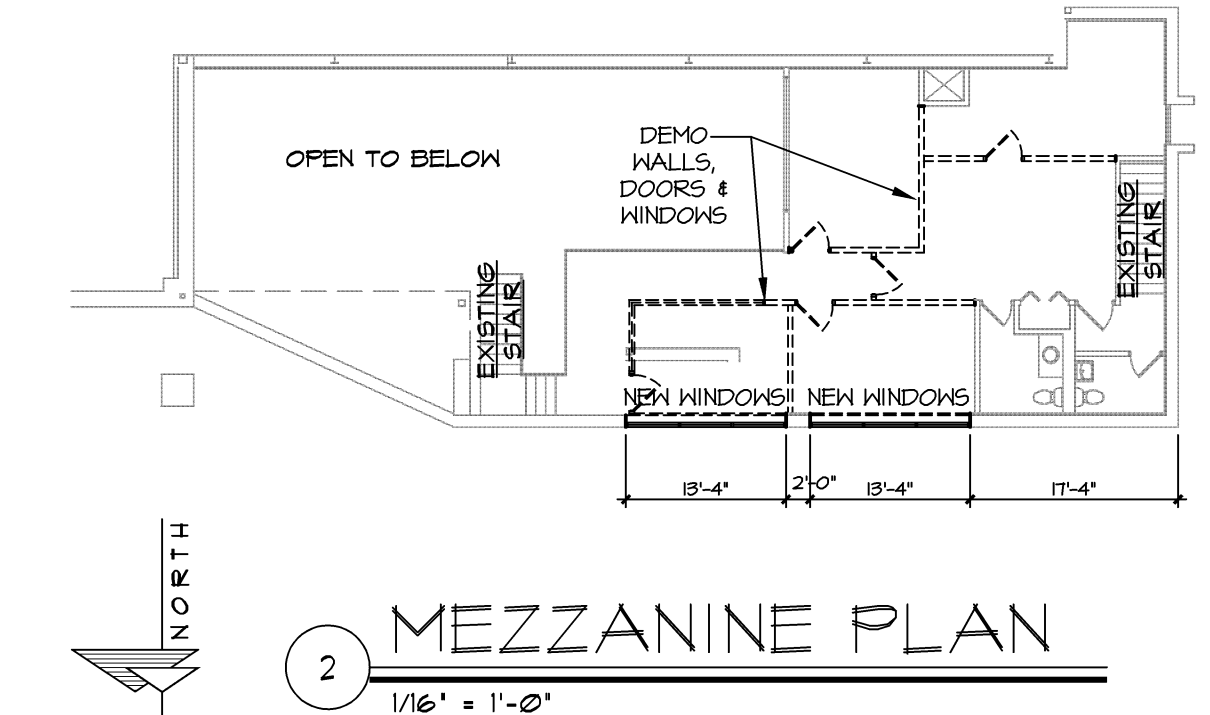
1. ALL NEW DOOR HARDWARE SETS SHALL HAVE LEVER HANDLES UNLESS OTHERWISE NOTED, MATCH EXISTING FINISH
2. ALL DOORS ARE TO BE 3'-0" x 7'-0" UNLESS NOTED
3. ALL DOORS TO MATCH EXISTING FINISHES

WALL TYPES

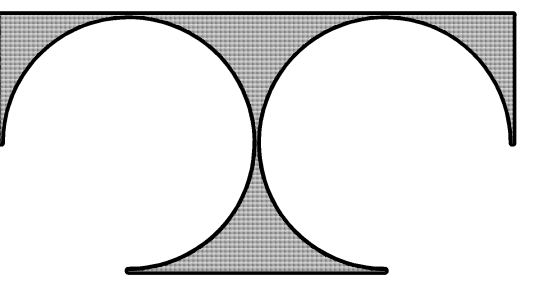
BUILDING WRAP ON
3/4" FIRE RETARDANT SHEATHING ON
50 KSI STL 6" DEEP 16 GA. STUD W/ 1 5/8" WIDE FLANGES W/
R-19 BATT INSULATION
4 MIL VAPOR BARRIER
5/8" GNB
WRAP OUTSIDE OF WALL WITH BREAK METAL TO MATCH
EXISTING STOREFRONT,
WALL THICKNESS TO MATCH EXISTING WALL.



1 1ST FLOOR PLAN
1/16" = 1'-0"



2 MEZZANINE PLAN
1/16" = 1'-0"



TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

BOUCHER WEST PHOTO & DETAIL

1535 EAST MORELAND BOULEVARD
WAUKESHA, WISCONSIN

TDI ASSOCIATES, INC
All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of TDI Associates, Inc., and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of TDI Associates, Inc.

Sheet Title
EXTERIOR ELEVATIONS

Issued For: _____ Date: _____

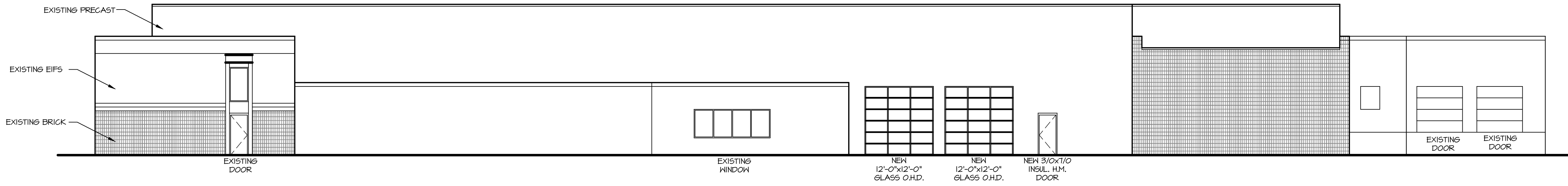
Date: **09-17-2019**

Job NO.: **16538.000**

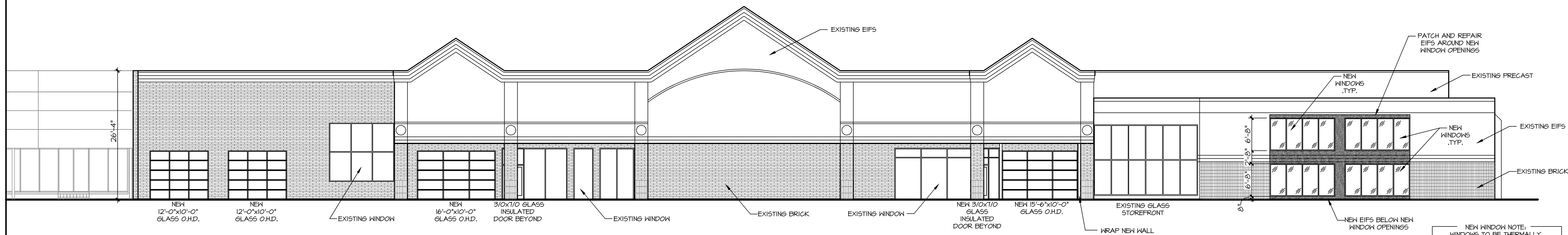
Drawn By: **RJH**

Sheet No.

A2.1



1 WEST ELEVATION
3/32" = 1'-0"



1 NORTH ELEVATION
3/32" = 1'-0"

**BOUCHER WEST
PHOTO & DETAIL
1535 E MORELAND BOULEVARD
WAUKESHA, WI**

SHEET TITLE

1st LEVEL FRAMING

CONSTRUCTION

10.15.2019

JOB NUMBER:

19-195

DATE:

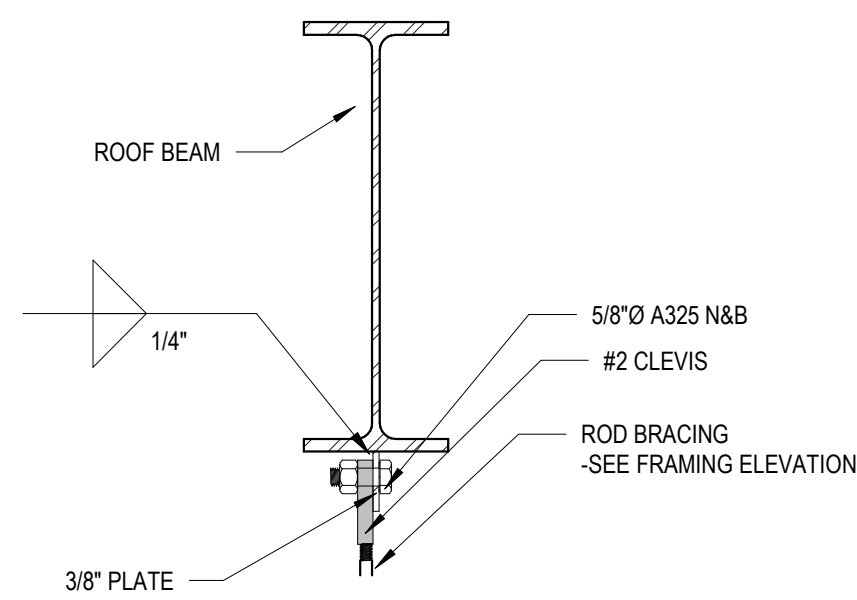
9/17/2019

DRAWN BY:

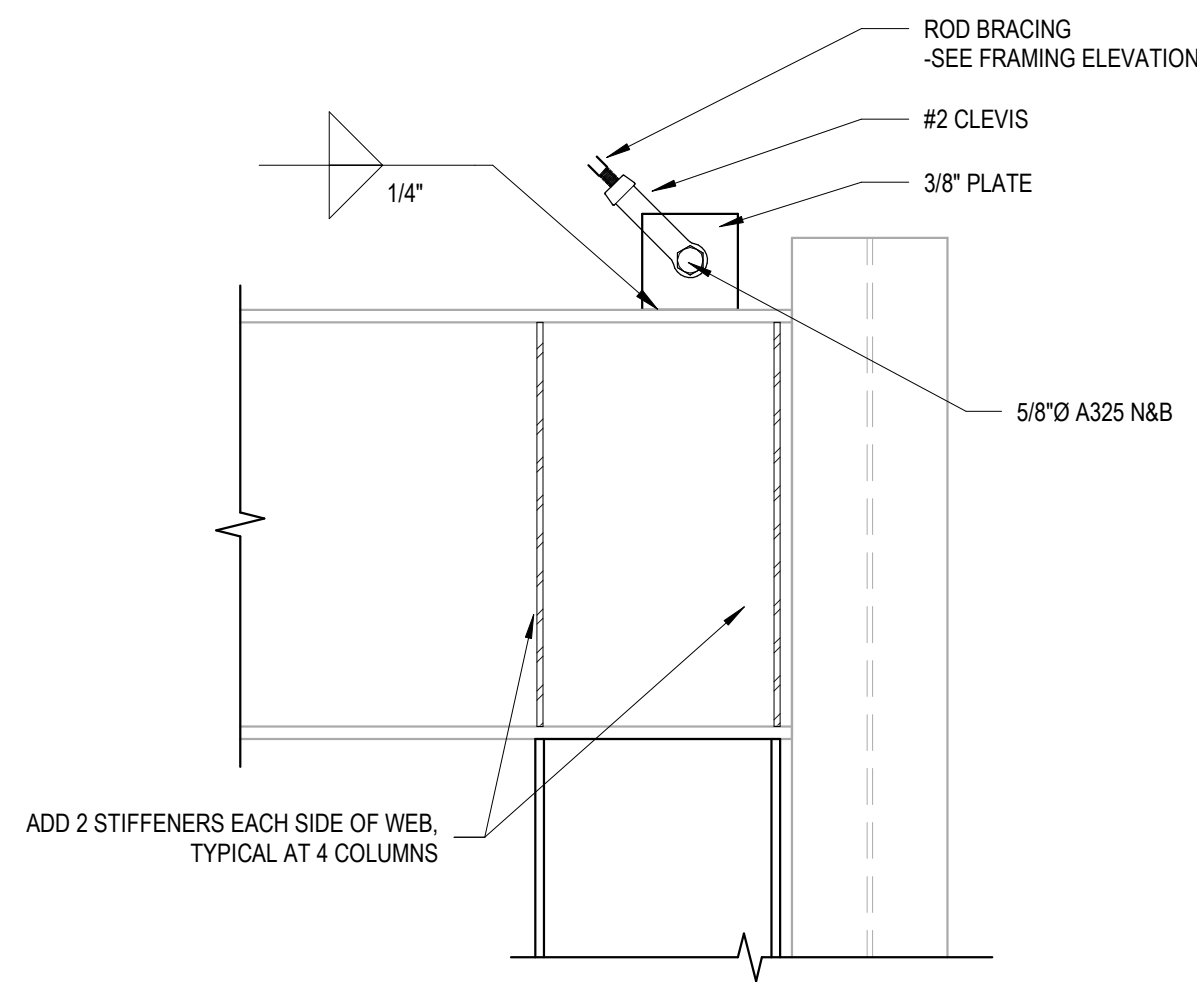
ks

SHEET NUMBER:

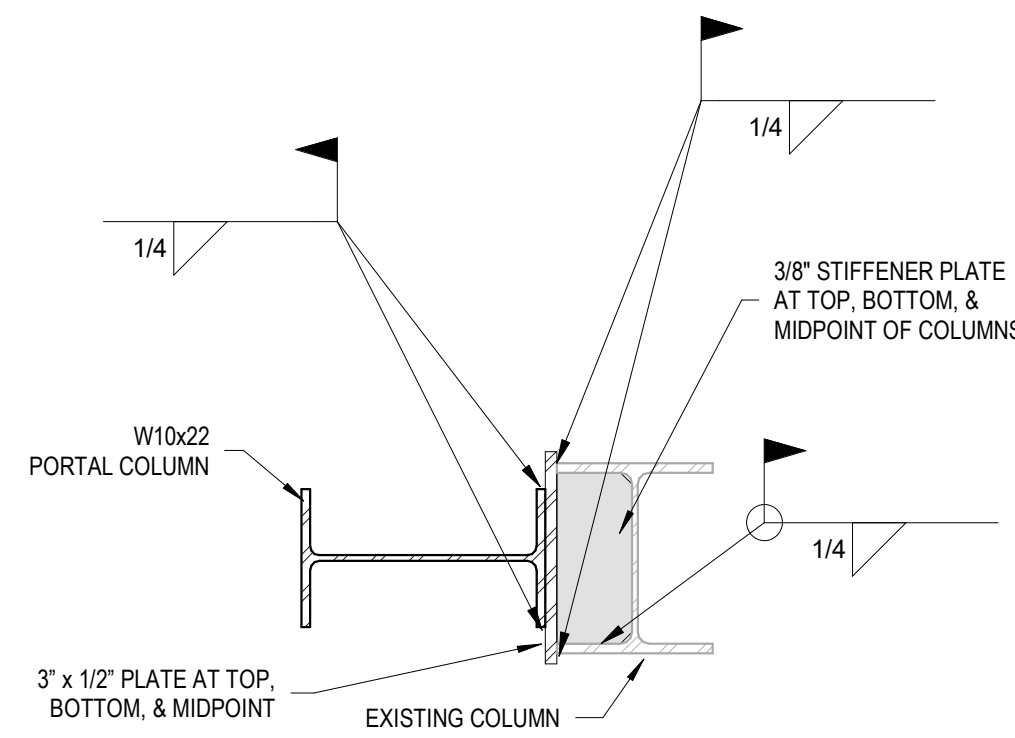
S2.0



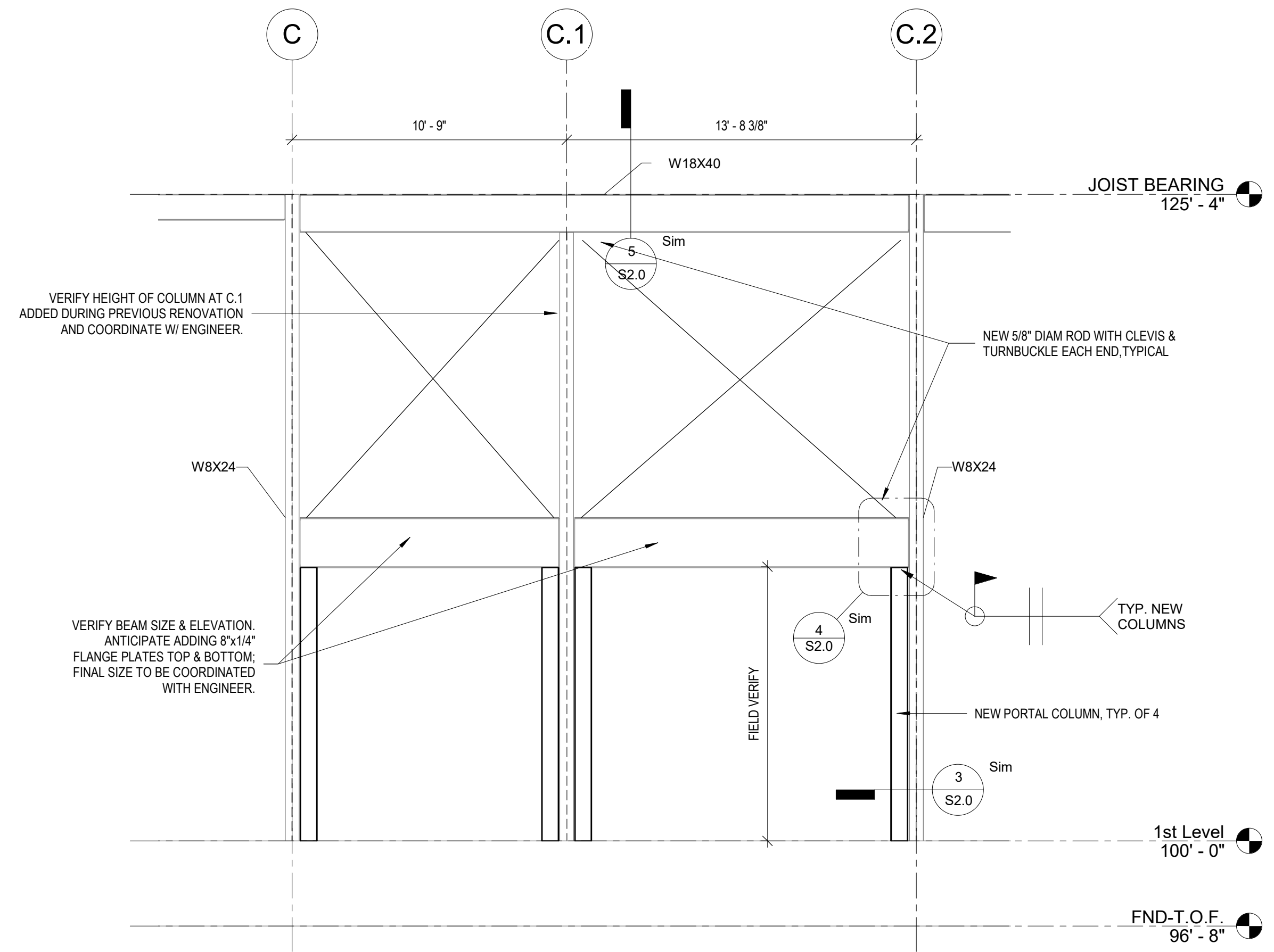
5 ROD BRACING DETAIL AT ROOF BEAM
1 1/2" = 1'-0"



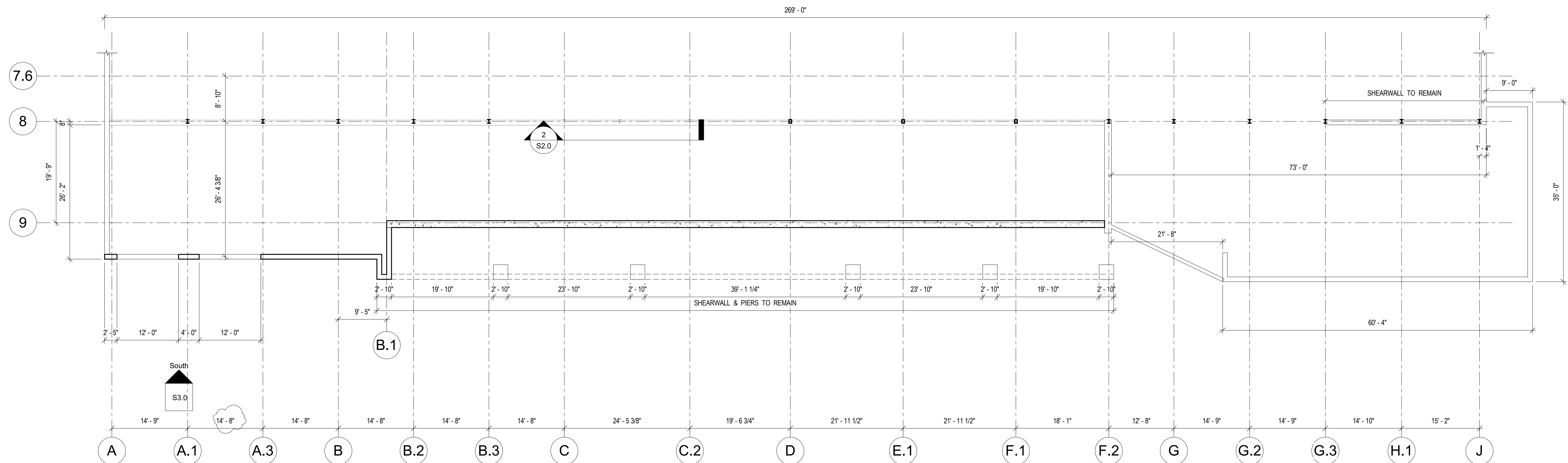
4 ROD BRACING DETAIL
1 1/2" = 1'-0"



3 PORTAL COLUMN LINE 8
1 1/2" = 1'-0"



2 PORTAL ELEVATION
1/4" = 1'-0"



1 1st Level
3/32" = 1'-0"

**BOUCHER WEST
PHOTO & DETAIL
1535 E MORELAND BOULEVARD
WAUKESHA, WI**

SHEET TITLE
FRAMING ELEVATIONS

CONSTRUCTION

10 3 2019

10 15 2019

JOB NUMBER: 19-195

DATE: 9/17/2019

DRAWN BY: bec

SHEET NUMBER:

S3.0

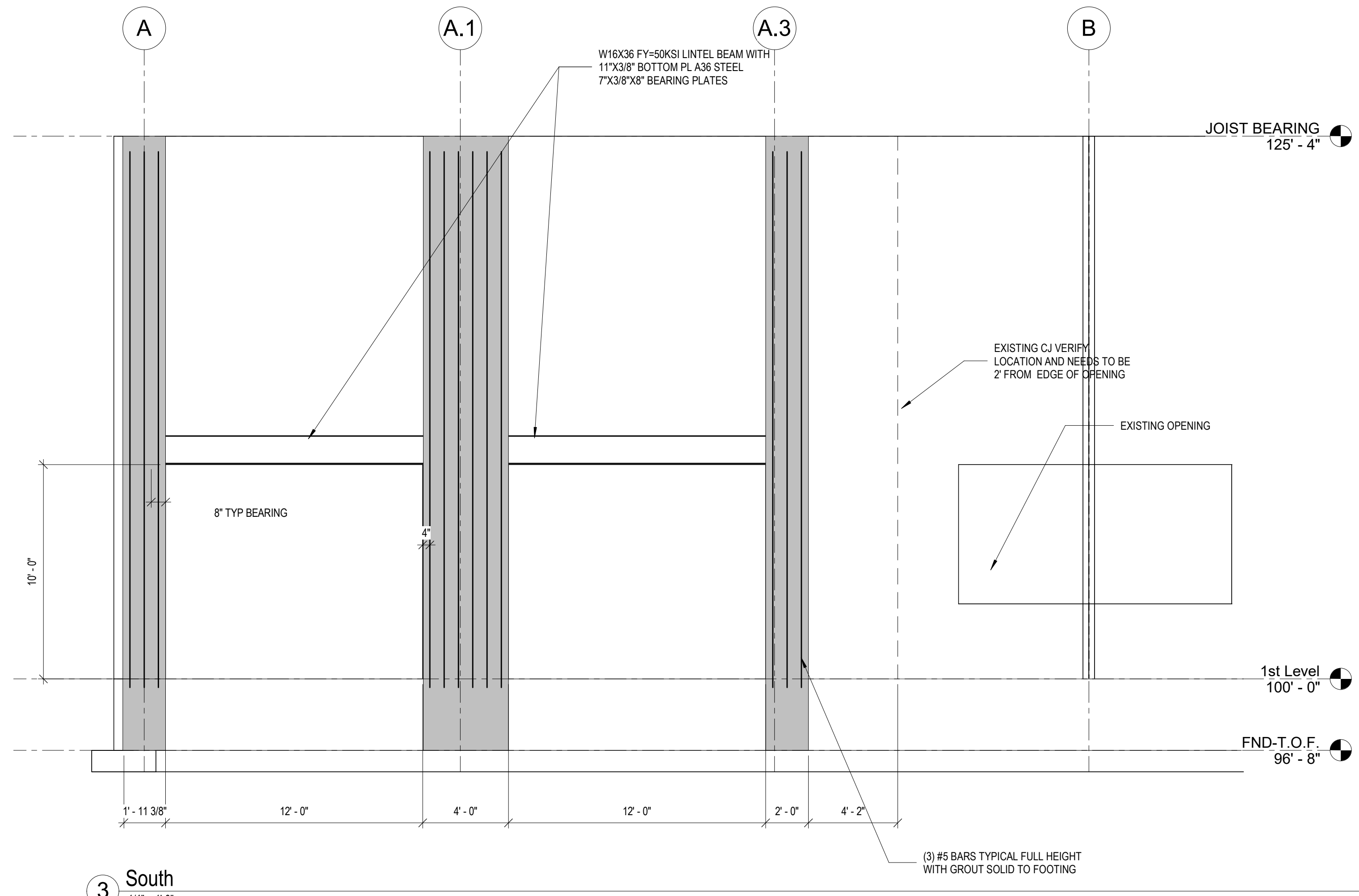
STRUCTURAL STEEL

- A. PRIME PAINT RED.
- B. ALL STRUCTURAL STEEL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ASTM AND SHALL BE FABRICATED AND ERECTED ACCORDING TO AISC SPECIFICATIONS.
- C. ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL USE A325 BOLTS AND NUTS, UNLESS OTHERWISE NOTED. INSTALL BOLTS AND NUTS PER AISC.
- D. STEEL FABRICATOR & SUPPLIER SHALL DESIGN CONNECTION FOR THE LOADS INDICATED ON THE DRAWINGS. CONNECTIONS SHALL BE SHOP WELDED AND FIELD BOLTED.
- E. STEEL FABRICATOR & SUPPLIER SHALL SUBMIT DIGITAL (PDF) ERECTION/SHOP DRAWINGS FOR DESIGN CONCEPT APPROVAL.
- F. WELDING SHALL CONFORM TO THE LATEST EDITION OF AWS D1.1 AND ALL WELDERS ARE TO BE CERTIFIED.
- G. ANY FIELD MODIFICATIONS TO STEEL WILL REQUIRE APPROVAL BY THE ENGINEER OF RECORD.
- H. BASIC BOLTED CONNECTIONS ARE DESIGNED AS TYPE "BEARING N" UNLESS NOTED OTHERWISE.
- I. ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH THE AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL BUILDINGS" ALLOWABLE STRESS DESIGN, NINTH EDITION.
- J. ALL WELDING OF STRUCTURAL STEEL IS BASED ON AWS D1.1 "STRUCTURAL WELDING CODE".
- K. MATERIAL SPECIFICATIONS:

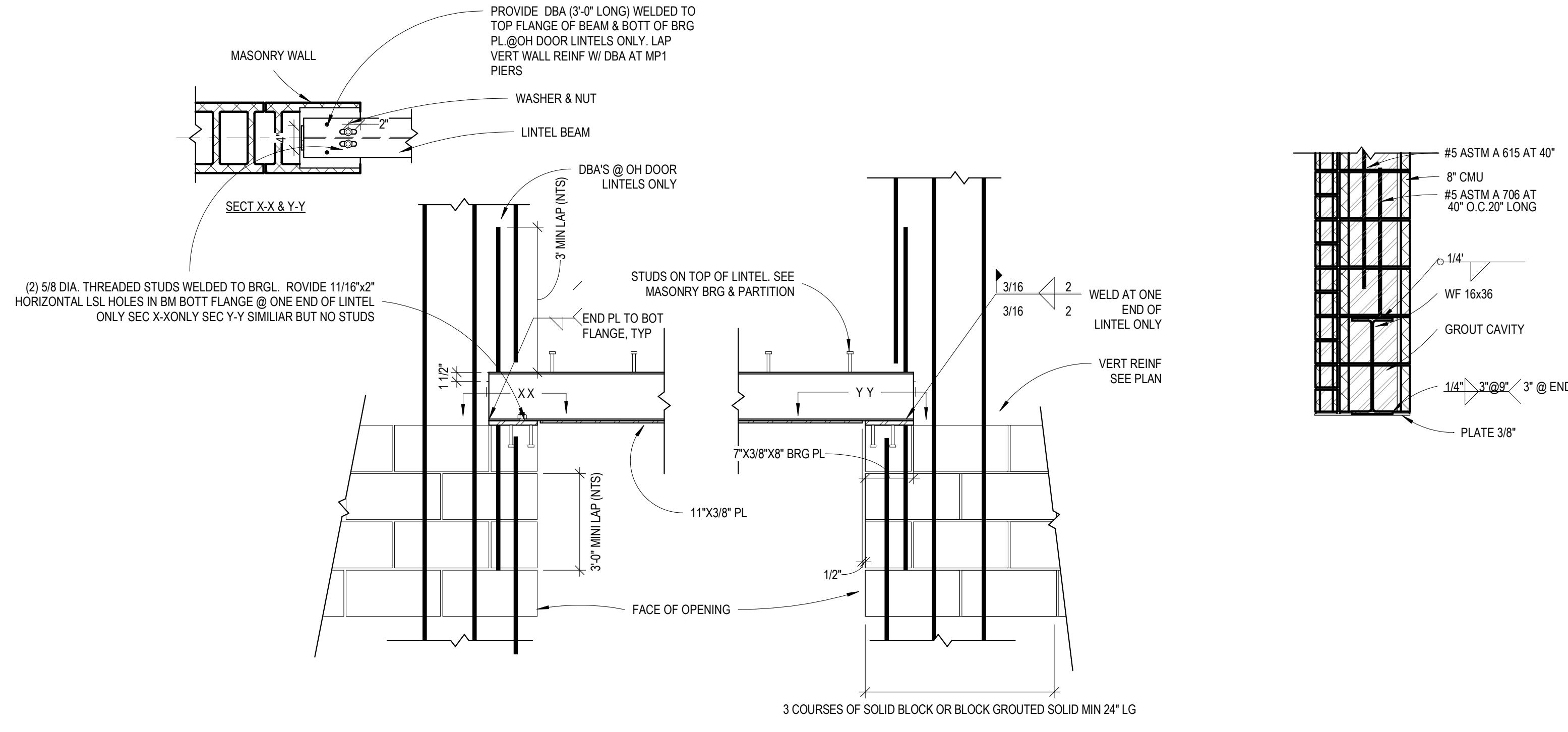
PLATE 1"-12" WIDE AND THROUGH 1.5" THICK	A572 GRADE 50, MODIFIED TO 55 KSI
OTHERS	A-36
BUILT-UP STRUCTURAL WEB MATERIAL	A-607 GRADE 55 OR A507 GRADE 50 w/ MIN. YIELD OF 55 KSI
HOT-ROLLED STRUCTURAL	A992 GRADE 50
HSS STRUCTURAL TUBE	A500 GR. B (48 KSI RECT/42KSI ROUND)
STRUCTURAL PIPE	A53 GRADE B (35 KSI)
ROD BRACING	A-36
CABLE BRACING	EHS A475
WELDS	AWS/D1.1 E70XX
HIGH-STRENGTH BOLTS	A-325 OR A-490
MACHINE BOLTS	A-307 GRADE A OR SAE J429 GRADE 2
- L. THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT (THE METAL BUILDING SYSTEM) IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND (IBMA STANDARDS) PERTAINING TO PROPER ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE CORRECT USE OF TEMPORARY GUYS AND BRACING WHERE NEEDED FOR SQUAREING, PLUMBING, AND SECURING THE STRUCTURAL AND SECONDARY FRAMING. SECONDARY WALL FRAMING MEMBERS (GIRTS) ARE NOT DESIGNED TO FUNCTION AS A WORK PLATFORM OR PROVIDE SAFETY TIE OFF ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS. SECONDARY ROOF FRAMING MEMBERS (PURLINS OR BAR JOISTS) ARE NOT DESIGNED TO PROVIDE SAFETY TIE OFF ATTACHMENT IN ACCORDANCE WITH OSHA REQUIREMENTS.
- M. ALL HIGH STRENGTH BOLTS ARE TYPE A325 AND ARE TO BE FULLY TIGHTENED BY AN ACCEPTABLE METHOD, SUCH AS "TURN OF THE NUT" METHOD. UNLESS NOTED OTHERWISE, BOLTS IN STANDARD HOLES DO NOT REQUIRE THE USE OF WASHERS, PER ASTM A325, SECTION 5(B).
- N. ALL A307 MACHINE BOLTS ARE TO BE BROUGHT TO A "SNUG TIGHT" CONDITION TO ENSURE THAT THE MATERIALS IN THE JOINT ARE BROUGHT INTO GOOD CONTACT WITH EACH OTHER.
- O. WASHERS ARE REQUIRED AT ALL SLOTTED CONNECTIONS.
 1. AT HOLE TO SLOT CONNECTION, ONE WASHER IS REQUIRED ON THE SLOTTED SIDE.
 2. AT SLOT TO SLOT CONNECTIONS, TWO WASHERS ARE REQUIRED, ONE ON EACH SIDE OF THE CONNECTION.
- P. STRUCRITE, INC., SHALL BE NOTIFIED PRIOR TO ANY FIELD MODIFICATIONS. MODIFICATIONS SHALL BE APPROVED BY STRUCRITE, INC., BEFORE WORK IS UNDERTAKEN.
- Q. ALL WELDING MUST BE PERFORMED BY AWS CERTIFIED WELDERS WHO ARE QUALIFIED FOR THE WELDING PROCESSES AND POSITIONS INDICATED. ALL WORK MUST BE COMPLETED AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE AWS SPECIFICATIONS. WELD ELECTRODES USED FOR THE SMAW (OR STICK) WELD PROCESS MUST BE 70 KSI STEEL AND LOW HYDROGEN CONTENT.

MASONRY/BRICK

- A. MASONRY CONSTRUCTION AND MATERIALS SHALL COMPLY WITH LOCAL AND STATE CODES REQUIREMENTS, SPECIFICATIONS OF NCMA, AND THE FOLLOWING:
 1. UNITS SHALL BE FLUSH FACED AND/OR ARCHITECTURAL FACED AS SHOWN ON THE DRAWINGS.
 2. UNITS SHALL BE EQUAL TO STANDARD OR SPECIAL SIZE CMU AS MANUFACTURED BY PREMIER BLOCK CORPORATION AND HEBRON BRICK COMPANY CHIPPED, CRACKED AND BROKEN UNITS SHALL NOT BE USED.
 3. UNITS SHALL MEET ASTM C90 AND SHALL BE DRY-BLOCK UNITS FOR EXTERIOR MASONRY.
 4. UNITS SHALL BE LAID IN RUNNING OR STACKED BOND (SEE DRAWINGS). SINGLE WYTHE OR BACKUP WYTHE WALLS SHALL HAVE STANDARD GALVANIZED "DUR-O-WAL" OR EQUAL LADDER TYPE REINFORCING AT 16" ON CENTER. LAP ALL REINFORCEMENT 6". VERTICAL AND HORIZONTAL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. MORTAR SHALL BE CEMENT-LIME TYPE M OR S (FM-1800) WITH DRY-BLOCK ADDITIVE PER MANUFACTURERS RECOMMENDATIONS ON EXTERIOR MASONRY. USE TYPE M BELOW GRADE, TYPE S ABOVE GRADE.
 5. UNITS SHALL HAVE CONCAVE TOOL JOINTS FOR WEATHER TIGHTNESS. JOINTS SHALL BE CLEAN, STRAIGHT, PLUMB, LEVEL AND UNIFORM.
 6. ALL MASONRY WORK SHALL BE PERFORMED BY SKILLED WORKMEN IN A COMPETENT MANNER AND SHALL BE PROPERLY INSPECTED.
- B. POUR BOND BEAMS FULL WITH 2,000 PSI GROUT PER ASTM C476 AND REINFORCE WITH MINIMUM #4 DEFORMED REINFORCING BAR PER 4" THICKNESS OR AS DETAILED ON THE DRAWINGS. LAP LENGTHS OF HORIZONTAL BARS TO BE 48 BAR DIAMETERS. STRUCTURAL BOND BEAM LINTELS SHALL HAVE NO LAPPED SPLICES.
- C. WHERE PRECAST OR POURED IN PLACE REINFORCED MASONRY LINTELS ARE PROVIDED, MAINTAIN MINIMUM 8" SOLID BEARING ON EACH SIDE OF OPENING BY FILLING CORES WITH GROUT (3) COURSES BELOW BEARING OR AS INDICATED ON PLANS.
- D. WHERE DRAWINGS CALL FOR CORE OR CORES OF BLOCK TO BE REINFORCED VERTICALLY, TAKE CARE THAT SAID CORE(S) ARE KEPT CLEAR AND FREE OF MORTAR WHILE LAYING OF CMU. WHEN (2) BARS ARE TO BE PLACED IN ONE CORE, PROVIDE BAR POSITIONERS TO INSURE PROPER PLACEMENT OF REINFORCING. FILL CORE OR CORES OF CMU WITH 2000 PSI GROUT PER ASTM C476 WITH A SLUMP BETWEEN 8 AND 11 AND CONSOLIDATE BY PUDDLING OR VIBRATING. VIBRATING REQUIRED ON MASONRY LESS THAN 12" IN WIDTH, AND FOR LIFTS GREATER THAN 12" IN HEIGHT. VERTICAL LIFTS SHALL NOT BE MORE THAN 5'-0". VERTICAL REINFORCING BARS SHALL HAVE LAP LENGTHS OF 48 BAR DIAMETERS.
- E. PROVIDE 3/8" DIAMETER X 8" ANCHOR BOLTS AT 4'-0" ON CENTER FOR ALL PRESSURE TREATED ROUGH WOOD AT TOP OF MASONRY WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
- F. INSTALL WEEP VENTS AT TOP AND BOTTOM COURSE OF BLOCK, ABOVE LINTELS AND BOND BEAMS AT 32" ON CENTER OR AS INDICATED ON THE DRAWINGS.
- G. ALL EXTERIOR CONCRETE MASONRY SURFACES SHALL BE SEALED WITH (2) COATS TAMMS CHEM-STOP WATER REPELLENT SEALER UNLESS SPECIFIED ON THE DRAWINGS TO BE PAINTED. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- H. FLASHING SHALL BE PERM-A-BARRIER FLASHING BY W.R. GRACE WITH STAINLESS STEEL METAL DRIP EDGE OR EQUIVALENT. INSTALL FLASHING AT BOTTOM COURSE OF BLOCK, ABOVE OPENINGS AND ABOVE BOND BEAMS IN EXTERIOR WALLS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- I. CONTROL JOINTS SHALL BE SPACED A MAXIMUM 30' ON CENTER AND 10' FROM CORNERS PER NCMA REQUIREMENTS. AT COLUMNS THAT ARE INSIDE THE WALL OR AS INDICATED ON PLANS. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.
- J. PREMIUM COLOR MASONRY UNITS AS SELECTED UNLESS COLOR SCHEDULE AND AGGREGATE SHOWN WITHIN PLANS.



3 South
1/4" = 1'-0"



1 WF STEEL LINTEL DETAIL
3/4\"/>

2 8\"/>