

# VEHICLE CONNECTIONS

## BUILDING RENOVATION 1649 ARCADIAN AVENUE, WAUKESHA, WISCONSIN

### DRAWING INDEX

#### ARCHITECTURAL

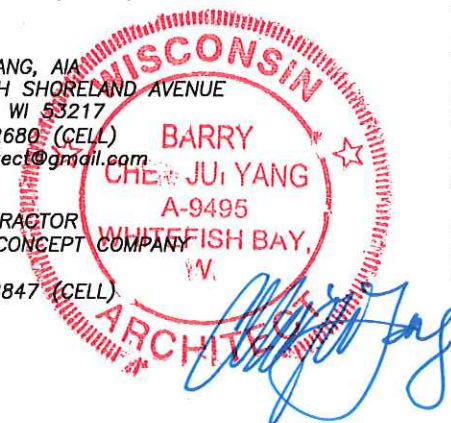
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### PROJECT TEAM

**BUILDING OWNER**  
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**ARCHITECT**  
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TED MEWS  
262-853-8847 (CELL)



### PROJECT INFORMATION

#### APPLICABLE CODE:

WAUKESHA ZONING CODE (CHAPTER 22 & CHAPTER 27-SIGNS)  
WISCONSIN COMMERCIAL BUILDING CODE (IBC 2009)

#### BUILDING DATA:

LOT SIZE: 0.86 ACRES (37,540 SF = 150'x250')  
BUILDING AREA: 4,100 S.F.  
BUILDING HEIGHT: 15'-0"

BUILDING FRONT SETBACK: 105'  
BUILDING SIDE SETBACK: 54'-8" & 20'-0"  
BUILDING REAR SETBACK: 90'-4'

CLASS OF CONSTRUCTION: TYPE IIB (UNPROTECTED)  
STRUCTURAL SYSTEM: 12" CMU BEARING WALLS & 12" PRECAST PLANK ROOF  
NUMBER OF STORY: 1  
OCCUPANCY: BUSINESS GROUP "B"  
SPRINKLERED SYSTEM IS NOT REQUIRED

ZONING DISTRICT: "B-5" (COMMUNITY BUSINESS DISTRICT)

#### ZONING CODE REQUIREMENTS:

MIN LOT SIZE: 10,000 S.F.  
MAX. BUILDING HEIGHT (PRINCIPAL BUILDING): NO LIMIT  
MAX. BUILDING HEIGHT (ACCESSORY BUILDING): 20'-0"

FRONT YARD BUILDING SETBACK: 50'  
SIDE YARD BUILDING SETBACK: 10'  
REAR YARD BUILDING SETBACK: 25'

PARKING SETBACK: 15' (FRONT) & 5' (SIDE & REAR)

MIN. DIMENSION OF ADA PARKING STALL: 9'x20' (PLUS 5' AISLE)  
MIN. DIMENSION OF CUSTOMER PARKING STALL: 9'x18'

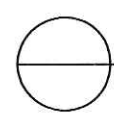
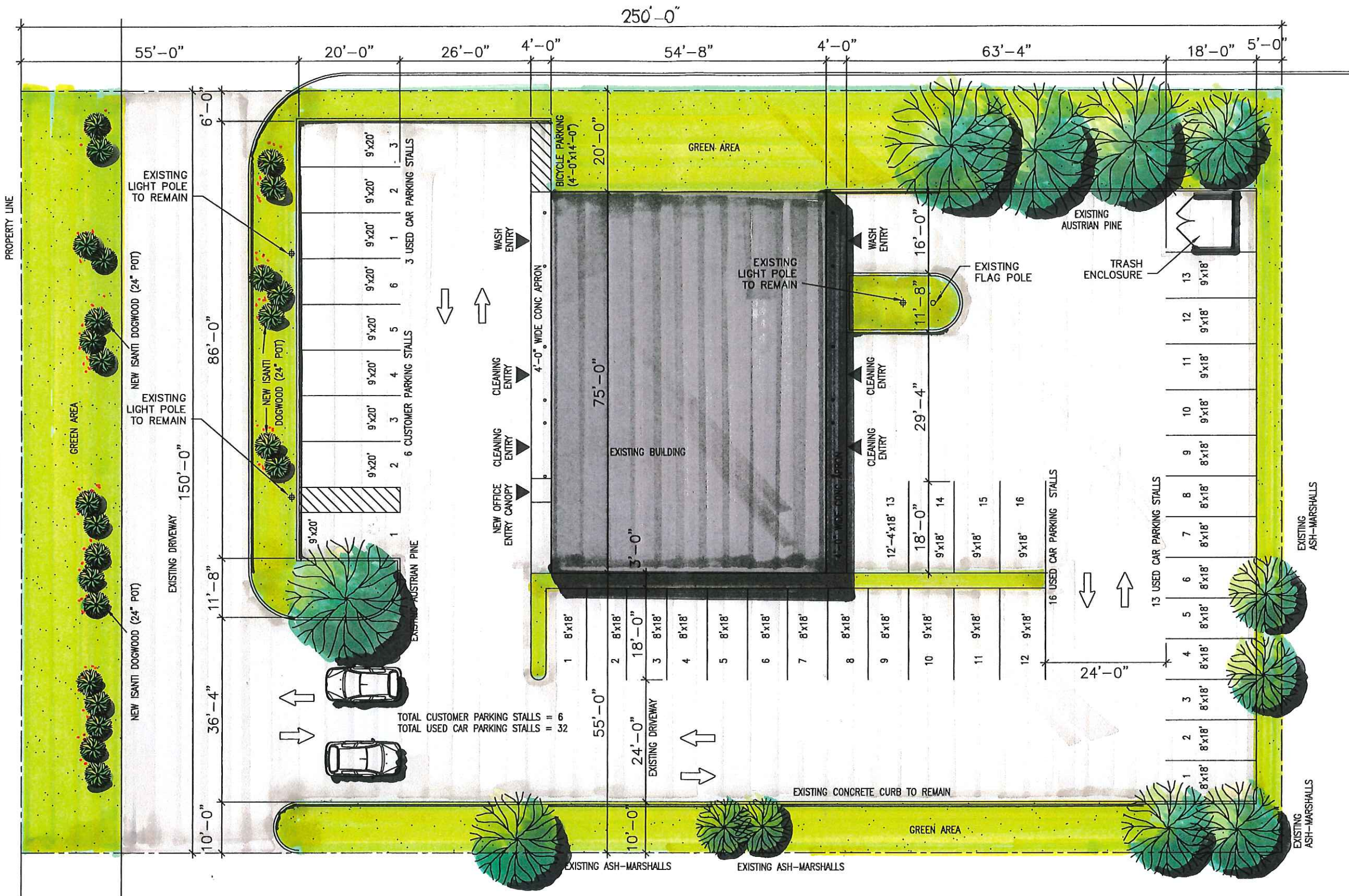
NUMBER OF CUSTOMER PARKING REQUIREMENTS: 6 (2 EMPLOYEES x 3STALLS/STAFF)  
NUMBER OF BICYCLE PARKING SPACES: 1 SHORT-TERM & 1 LONG-TERM SPACES

MAX. GROSS SIGN AREA FOR PROPERTY: 150 S.F. (2 S.F.x75')  
EXISTING GROUND SIGN: 120 S.F. (TO BE DEMOLISHED)  
PROPOSED WALL SIGN: 150 S.F. (REFER TO BUILDING ELEVATIONS 25'x3' EACH)



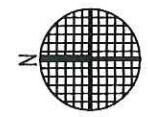
LOCATION MAP



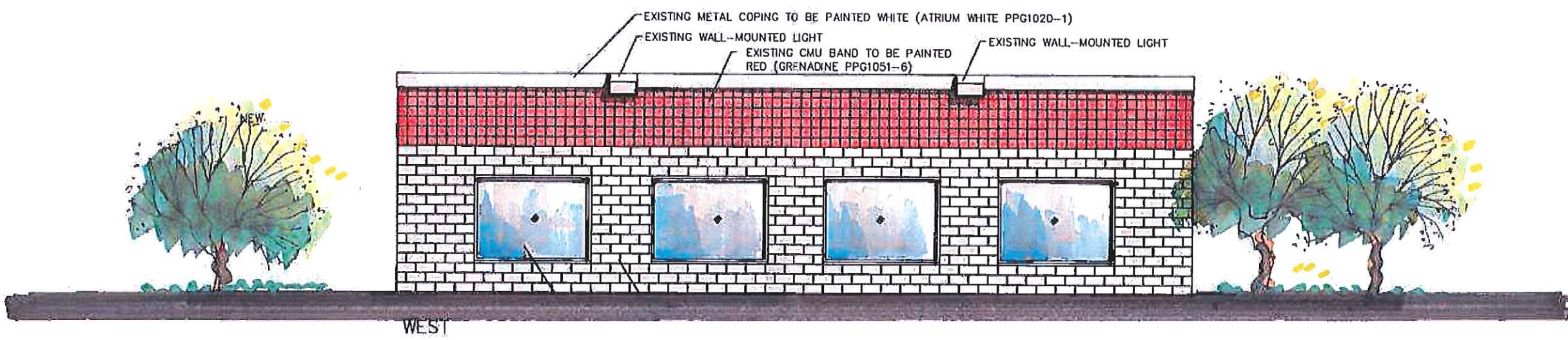
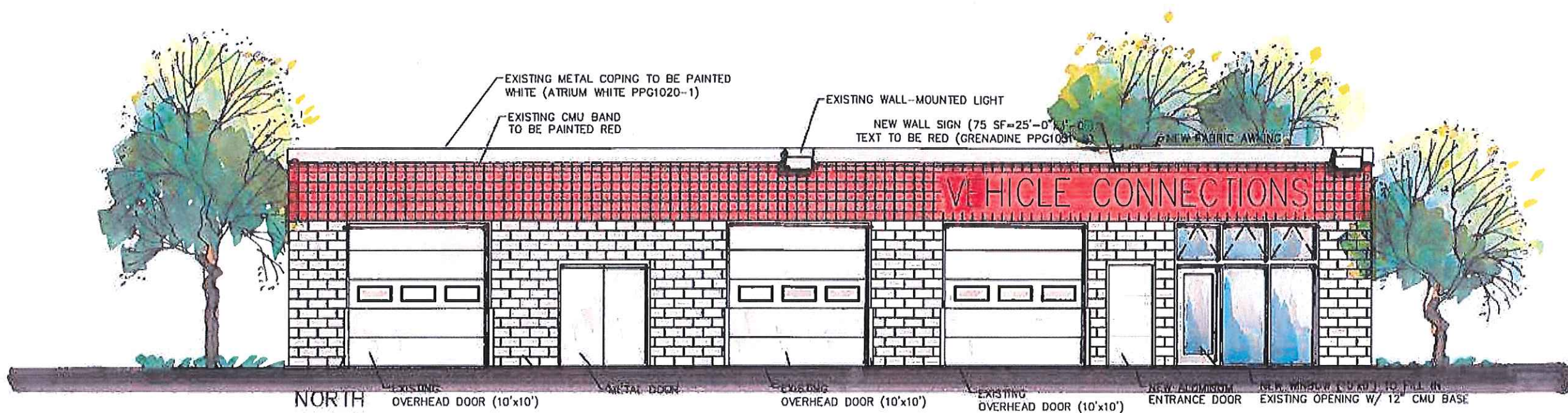


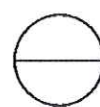
**PROPOSED SITE/LANDSCAPE PLAN**

Scale: 1"=20'-0"

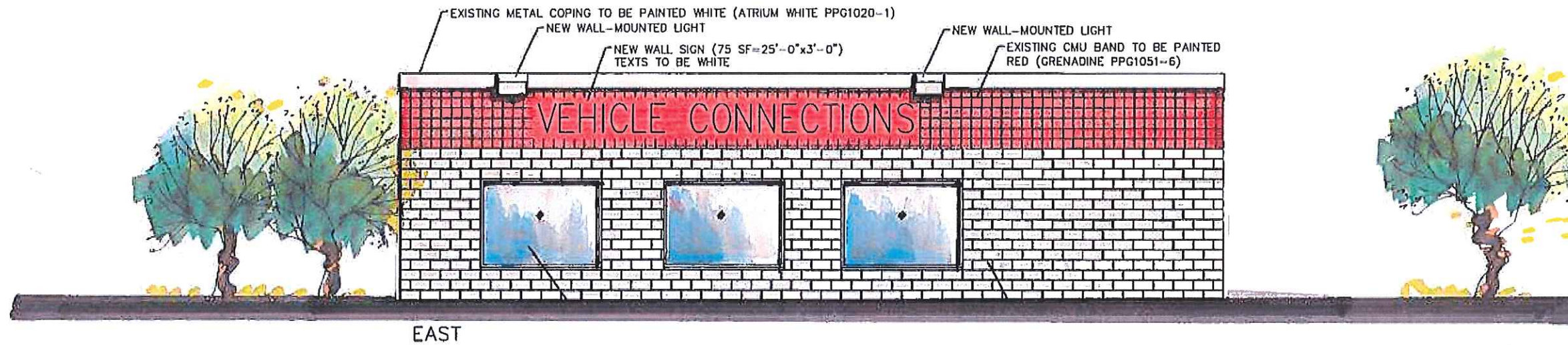
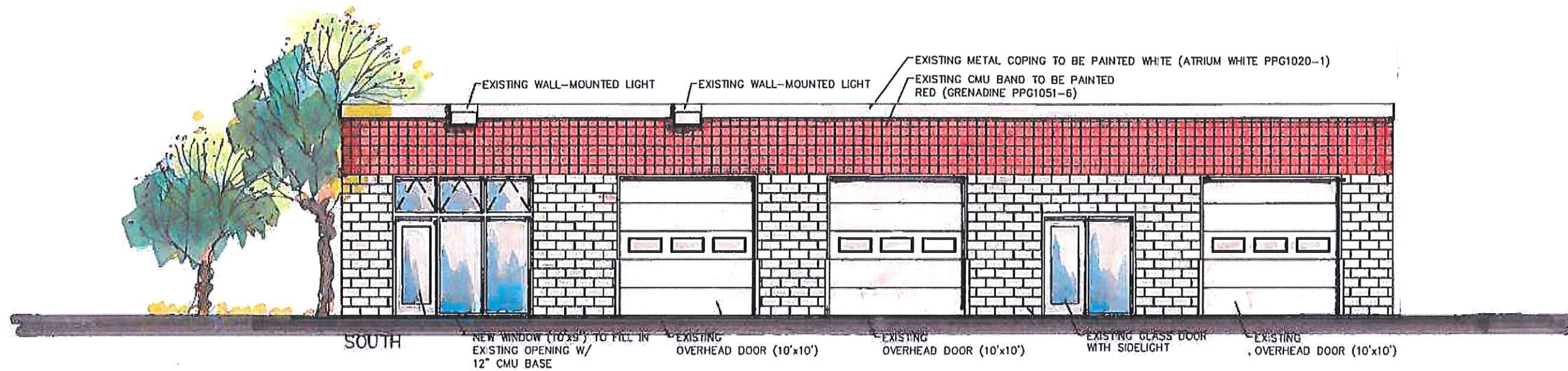


<b>BARRY C. YANG ARCHITECT</b> 5559 North Shoreland Avenue Milwaukee, WI 53217 Phone: 262-385-2680 Email: byang.architect@gmail.com	<b>VEHICLE CONNECTIONS</b> Building Renovation 1649 ACARDIAN AVENUE WAUKESHA, WISCONSIN		DATE 20171010	JOB NUMBER 17005
			DRAWN BY BCY	SHEET NUMBER 200




**PROPOSED BUILDING ELEVATIONS**  
 Scale: 1/8"=1'-0"

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PROPOSED BUILDING ELEVATIONS  
 Scale: 1/8"=1'-0"

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		BCY	230