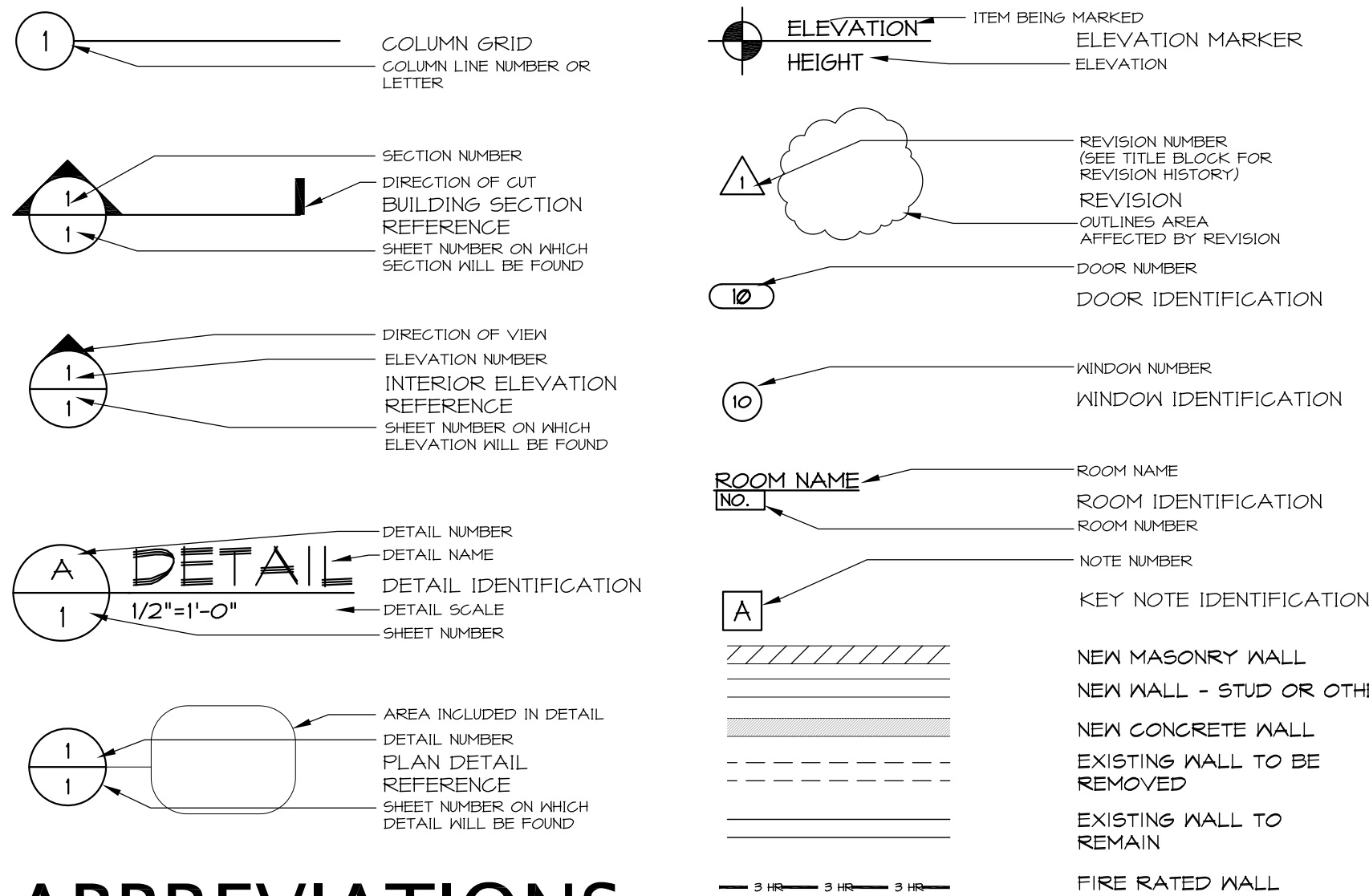


301 TRAVIS LANE WAUKESHA, WISCONSIN. 53189

SHEET INDEX

PROJECT INFORMATION



ABBREVIATIONS

[illegible]

<u>GENERAL</u>	
T1.0	TITLE SHEET
<u>ARCHITECTURAL</u>	
D1.1	DEMO FLOOR PLAN
A1.1	FLOOR PLAN
A2.1	ELEVATIONS
A2.2	COLOR ELEVATION

CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING AND UTILITY PLAN

LANDSCAPE

LSP1.1 PROPOSED PARTIAL
LANDSCAPE
PLAN

SURVEY

SV 1.0 PLAT OF SURVEY

MECHANICAL:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD
CONTRACTOR UNDER SEPARATE COVER

ELECTRICAL:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD
CONTRACTOR UNDER SEPARATE COVER

PLUMBING:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD
CONTRACTOR UNDER SEPARATE COVER

FIRE PROTECTION:

TO BE PREPARED & SUBMITTED BY DESIGN / BUILD
CONTRACTOR UNDER SEPARATE COVER

ALTERNATE BIDS:

ALT #1: RECEIVING ADDITION

CODE REFERENCES

BUILDING CODE:
WI COMMERCIAL BUILDING CODE ADOPTION OF THE INTERNATIONAL CODES
SUBJECT TO THE MODIFICATION SPECIFIED BY WI DEPARTMENT OF SAFETY &
PROFESSIONAL SERVICES, CHAPTER 361-366

- INTERNATIONAL BUILDING CODE – 2015
- INTERNATIONAL ENERGY CONSERVATION CODE – 2015
EXEMPT PER C402.1.1 (1)
- INTERNATIONAL MECHANICAL CODE – 2015
- INTERNATIONAL FUEL GAS CODE – 2015
- INTERNATIONAL EXISTING BUILDING CODE – 2015

ACCESSIBILITY CODES:

- INTERNATIONAL BUILDING CODE- 2015, CHAPTER 11
- ICC A117.1 – 2009
- D.O.J. – 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

MECHANICAL CODE:

- REFER TO WI COMMERCIAL BUILDING CODE

ELECTRICAL CODE:

- INTERNATIONAL BUILDING CODE – 2015, CHAPTER 27
- WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 316
REFERENCE NATIONAL ELECTRIC CODE,
- NATIONAL ELECTRIC CODE (NEC) – 2011
SUBJECT TO THE CHANGES,
ADDITIONS OR OMISSIONS SPECIFIED
IN SUB CH. III. OF SPS CHAPTER 316

- PLUMBING CODE:
 - INTERNATIONAL BUILDING CODE – 2015, CHAPTER 29
 - WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 381–387
- FIRE PREVENTION:
 - WI SAFETY & PROFESSIONAL SERVICES, CHAPTER 314
 - REFERENCE NFPA
 - NFPA 1, FIRE CODE – 2012 AND/OR LOCAL FIRE ORDINANCE IF APPLICABLE
- SUBJECT TO THE MODIFICATIONS AS SPECIFIED IN SPS CHAPTER 314
- INTERNATIONAL FIRE CODE – 2015 (AS REFERENCED BY THE IBC – 2015)
- CIVIL ENGINEER:
 - CIVIL ENGINEER IS RESPONSIBLE FOR ALL FEDERAL, STATE AND LOCAL CODES RELATED TO STORM WATER MANAGEMENT, EROSION CONTROL, SOIL DISTURBANCE, AND NATURAL RESOURCE PROTECTION.
 - EMERGENCY EGRESS LIGHTING:
 - THESE DOCUMENTS DENOTE AN EGRESS PLAN SHOWING THE PATH WHERE EXIT LIGHTS & EMERGENCY EGRESS LIGHTING MAY BE REQUIRED.
 - FOR NEW BUILDINGS, ADDITIONS OR ALTERATIONS THAT CREATE NEW EGRESS PATHS, THE ELECTRICAL DESIGNER SHALL PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, EMERGENCY LIGHTING CUT-SHEETS, CALCULATIONS, PHOTO-METERICS OR OTHER MEANS TO SHOW COMPLIANCE WITH APPLICABLE CODES.
 - LIGHTING & ENERGY CONSERVATION:
 - ELECTRICAL DESIGNER SHALL PREPARE A LIGHTING PLAN AND PROVIDE, AT THE PROJECT SITE DURING CONSTRUCTION, LIGHTING PLANS AS WELL AS FIXTURE CUT-SHEETS AND ENERGY CALCULATIONS TO SHOW COMPLIANCE WITH THE ENERGY CODE.

ACCESSIBILITY NOTES:
 -THIS PROJECT INCLUDES AN ALTERATION TO AN AREA OF PRIMARY FUNCTION. AS DENOTED IN THESE DOCUMENTS, ACCESSIBILITY UPGRADES ARE BEING PROVIDED TO THE ACCESSIBLE ROUTE, INCLUDING TOILET AND DRINKING FACILITIES, AS REQUIRED BY THE EXISTING BUILDING CODE. THESE UPGRADES ARE LIMITED TO 20% OF THE PROJECT COST AS ALLOWED BY THE EXISTING BUILDING CODE.

BUILDING DATA

BUILDING CODE:	IBC/IEBC/WI-SPS 361-366
CLASSIFICATION OF WORK:	ALTERATION/ADDITION/NEW CONSTRUCTION
TYPE OF WORK:	-
AREA OF WORK (ALTERATION):	2,170 SF (MEZZANINE)
AREA OF WORK (ADDITION):	1,885 SF
AREA OF WORK (NEW BUILDING):	10,396 SF
 <u>USE & OCCUPANCY:</u>	
MAJOR USE:	F1 - (NEW BUILDING) S1 - (ADDED TO EXISTING 1,508 SQ FT)
ACCESSORY OCCUPANCY:	B - ALTERATION
EXISTING OCCUPANCY:	TYPE 6, UNSPRINKLERED BUILDING MEETING CHAPTER 54. SIMILAR TO TYPE IIB CONSTRUCTION, OCCUPANCY W/TYPE B ACCESSORY 23,910 SQ FT. & 1,508 SQ FT.

GENERAL BUILDING DATA:	ALLOWED:	ACTUAL:
APPROX HEIGHT:	55'-0"	23'-6"
GROSS BUILDING AREA: (UNSPRINKLERED)	15,000 (F1) 17,500 (S1)	10,396 S.F. 3,450 S.F. TOTAL
FIRE AREA (F1 - UNSPRINKLERED)	12,000 S.F.	10,396 S.F.
NUMBER OF STORIES:	2	1
NUMBER OF FLOORS:		1 FLOOR
TYPE OF CONSTRUCTION:	IIB	
FIRE RESISTANCE RATED CONST. REQUIRED:	3-HR FIRE WALL BETWEEN BUILDINGS	

ZONING DATA

ZONING:

M-2 GENERAL MANUFACTURING DISTRICT

SETBACKS (AS NOTED ON CIVIL PLANS) PER 22.39 (7)

FRONT/STREET:	25 FT.
SIDE:	10 FT.
REAR:	25 FT.

MAXIMUM LOT AREA: NONE, PER 22.39 (5)

TOTAL DISTURBED AREA:	27,000 SF (0.62 ACR)
IMPERVIOUS AREA NET INCREASE	160 S.F.

FIRE CODE:

PER LOCAL ORDINANCE 21.07-(g)-2 FIRE SPRINKLER REQUIRED IN PORTIONS OF A BUILDING USED FOR HEAT



KellerTM

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES	MADISON
N216 State Road 55 P.O. Box 620 Kaukauna, WI 54130 Phone (920)766-5795 1-800-236-2534 Fax (920)766-5004	3308 Nursery Drive Middleton, WI 53562 Phone (608)445-2245

MILWAUKEE	WAUSAU
W204 N11509 Goldendale Rd Germantown, WI 53022 Phone (262)250-9710 1-800-236-2534 Fax (262)250-9740	5505 Lilac Ave Wausau, WI 54401 Phone (715)849-3141 Fax (715)849-3181

www.kellerbuilds.com


PROPOSED ADDITION FOR:

CONTENT

WAUKESHA, WISCONSIN

301 TRAVIS LANE

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REVISIONS	
	
<div> <div></div> <div></div> </div>	
PROJECT MANAGER:	M. QUEOFF
DESIGNER:	A. TISLA
DRAWN BY:	SJF
EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	
CONTRACT NO:	
DATE:	07.23.2016
SHEET:	T 10

NOT FOR CONSTRUCTION