

SHEET INDEX

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- A3.0 SECTIONS
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BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	142,295 S.F.	142,295 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	142,295 S.F.	142,295 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	142,295 S.F.	142,295 S.F.
REMODEL AREA TOTALS	----- S.F.	---% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
Donges Bay Rd. at Wasaukee Rd., Germantown, WI, 53022

APPLICABLE CODES
2021 International Building Code (w/ WI Amendments)
2021 International Energy Conservation Code (IECC)

OCCUPANCY
B - Business, F1, S1, U (Electric Room)
Accessory Use
2-2
Incidental Use

High-Piled Combustible Storage YES
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: --" Maximum Allowed: --"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -- S.F. Maximum Allowed: -- S.F.
Total Fire Area: -- S.F. Maximum Allowed: -- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES

CONSTRUCTION TYPE
Construction Classification 2B
Fire Separation Distance --"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA 13
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category 2
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 12.7 psf
Mezzanine/Second Floor/Basement/Mezz
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 30 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 115 MPH
Surface Roughness --
Exposure Category C
Earthquake Load Criteria
Soil Site Class --
Ss --
S1 --

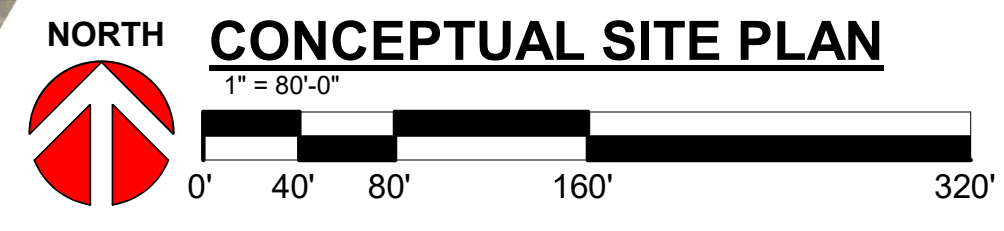
PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size 142,295 S.F. 20.98%
Hard Surface 168,208 S.F. 24.80%
Green Space 367,790 S.F. 54.22%
Parcel Size (Approx.) 678,293 S.F. 15.57 Acres
Parking Provided 156 Stalls
Area of Disturbance -- S.F.

ZONING
Property Zoning M1
Setbacks FY 30'-0" SY 10'-0" RY 25'-0"
Hard Surface Setback 8'-0"
Coverage Limit 80%
Greenspace Requirement 20%
Parking Required 156 Stalls
Refuse Enclosure NO
RTU SCREENING NO



PROPOSED BUILDING B FOR:

TOWN 9 INDUSTRIAL DEVELOPMENT

GERMANTOWN,

WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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WISCONSIN

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REVISIONS

NO.	DATE	BY
1	01.10.2024	I. HAUN
2	04.08.2024	I. HAUN
3	03.17.2026	I. HAUN
4		
5		
6		

PROJECT MANAGER:
N. LAURENT

DESIGNER:
C. MANSKE

INTERIOR DESIGNER:

DRAWN BY:
I. HAUN

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P23303

CONTRACT NO:

DATE:
12.22.2023

SHEET:
C1.0

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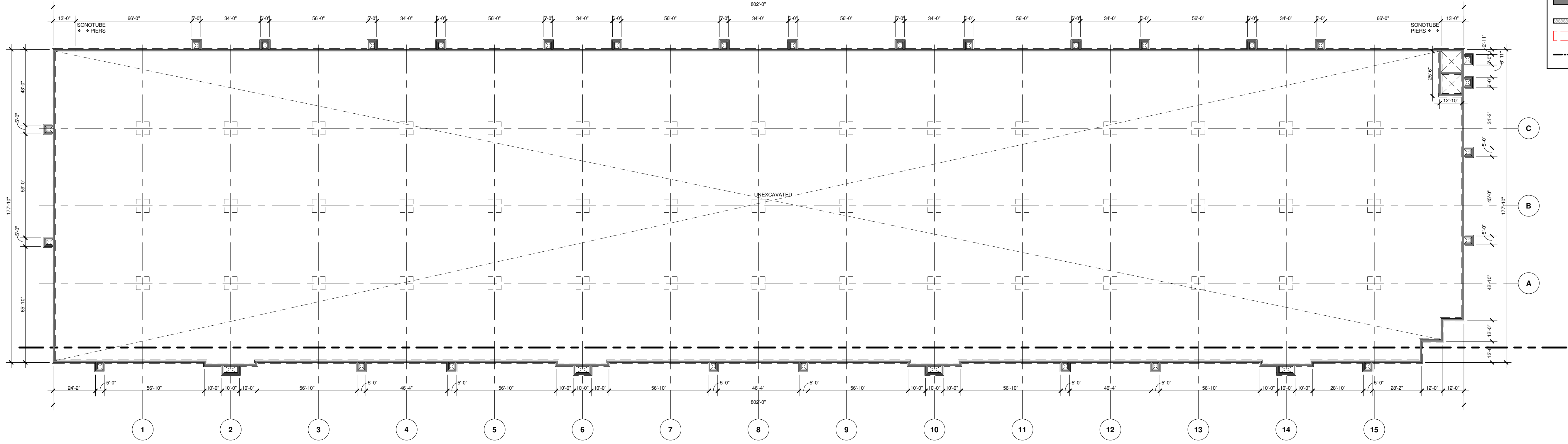
GENERAL NOTES

1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER GAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.

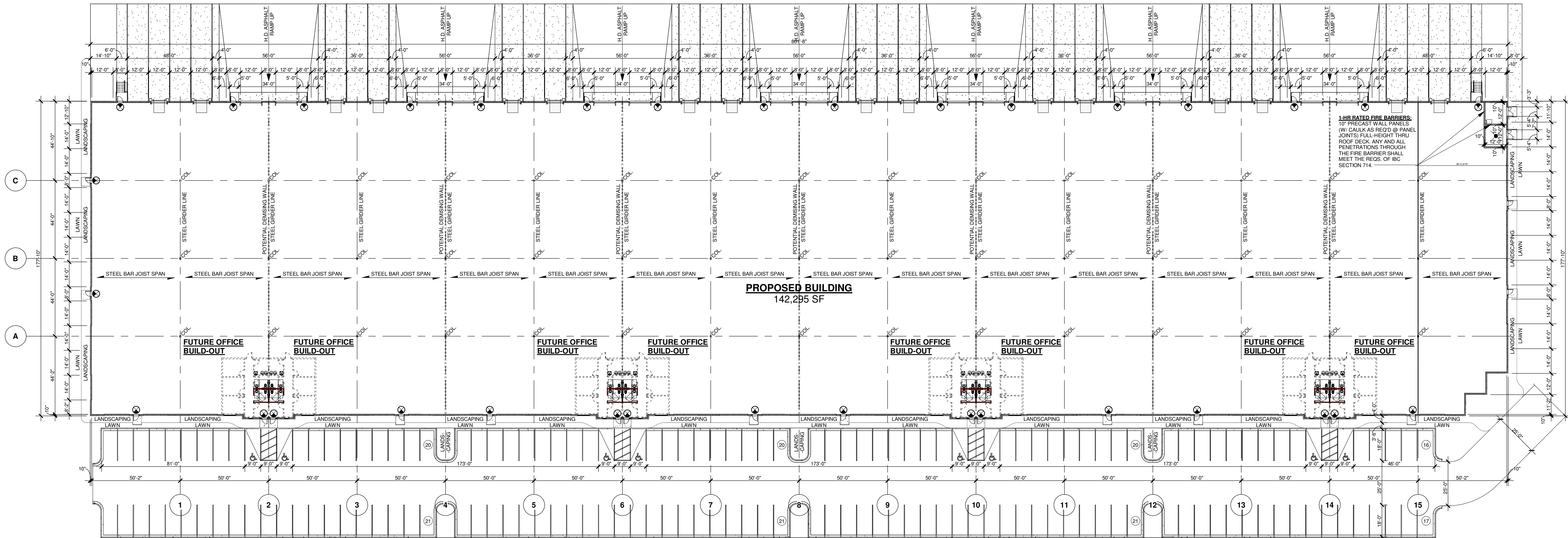
FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

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



FOUNDATION PLAN
1/32" = 1'-0"



OVERALL FLOOR PLAN
1/32" = 1'-0"

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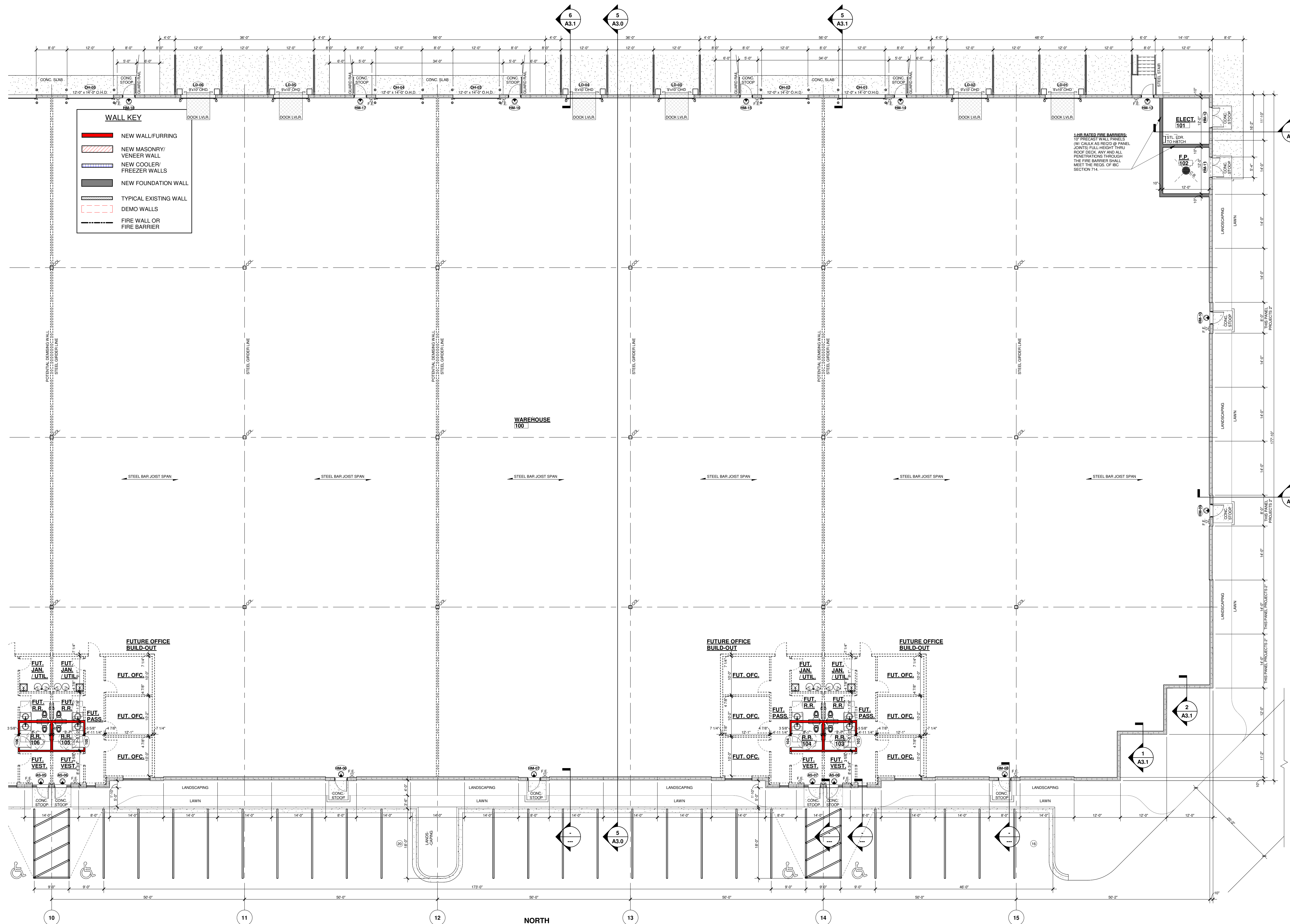
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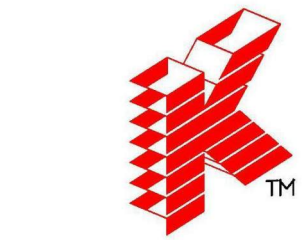
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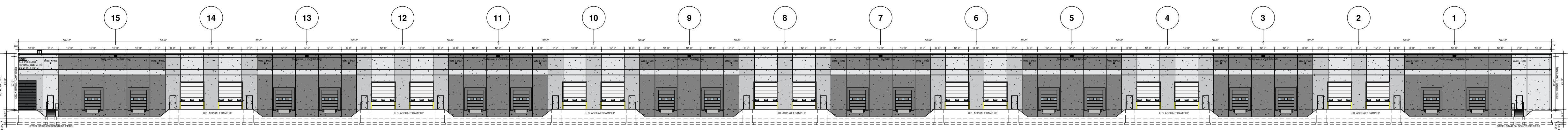
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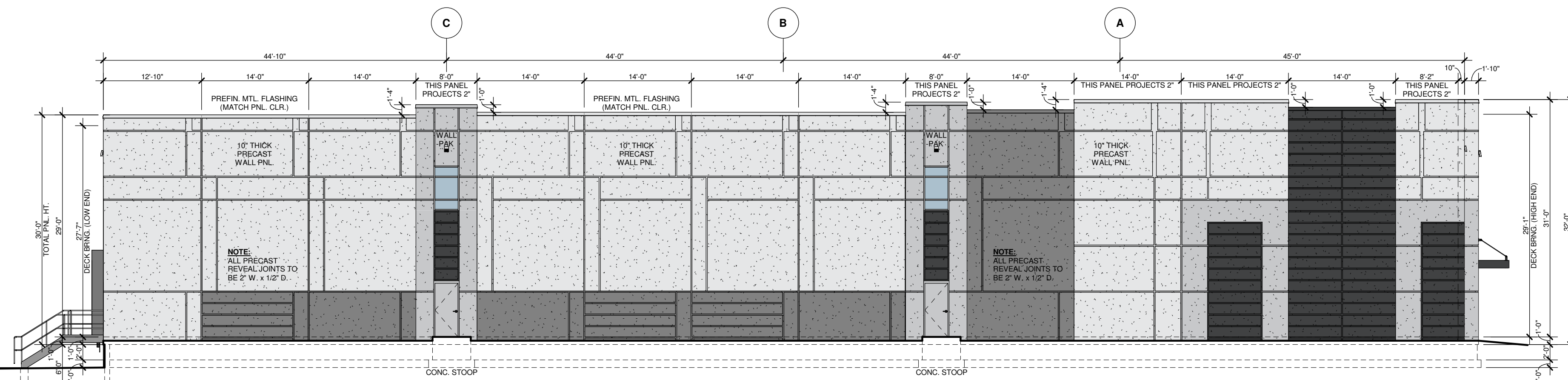
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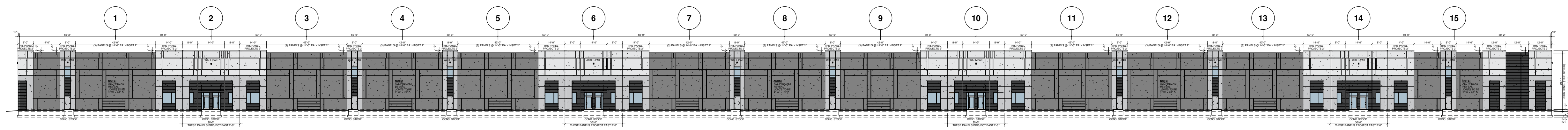
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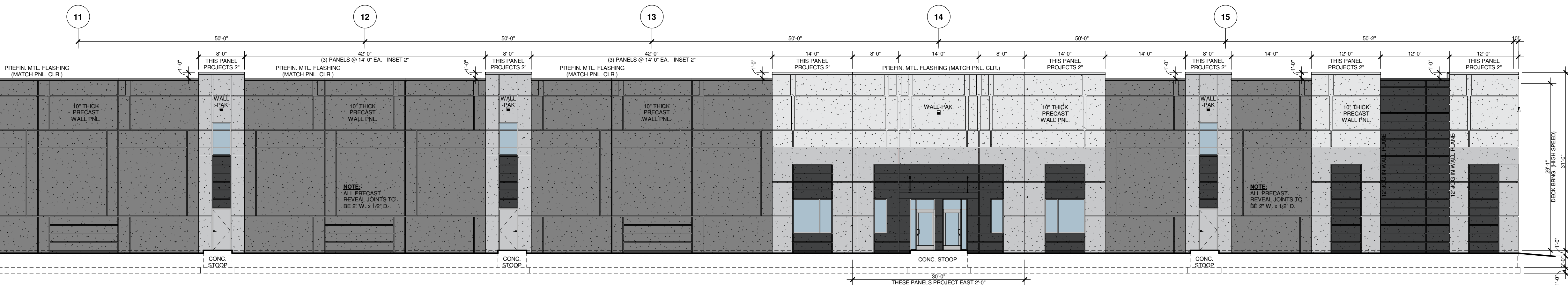
WEST ELEVATION
1/32" = 1'-0"



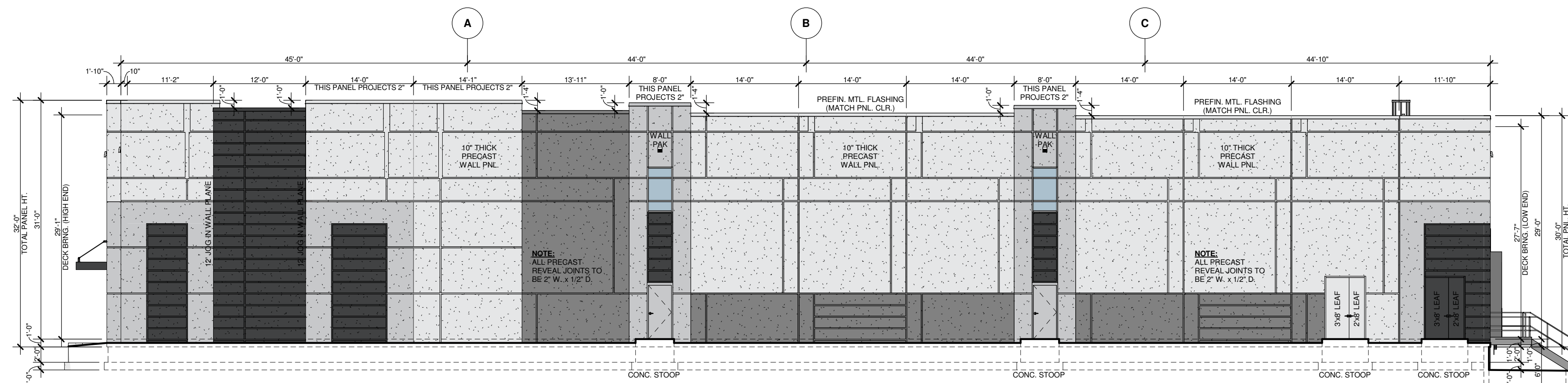
SOUTH ELEVATION
3/32" = 1'-0"



EAST ELEVATION
1/32" = 1'-0"



ENLARGED PARTIAL EAST ELEVATION (NORTH END)
3/32" = 1'-0"



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

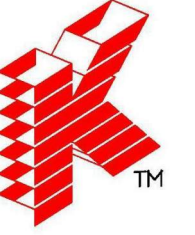
DOOR & WINDOW VALUES

WINDOWS:	U VALUE	0.0-
	SHGC	0.0-
	VT	0.0-
DOORS:	U VALUE	0.37
(SWINGING)		
O.H. DOORS:	U VALUE	0.38
(NON-SWINGING)		
DOORS:	U VALUE	0.0-
	SHGC	0.0-
	VT	0.0-
(50% GLAZING)		



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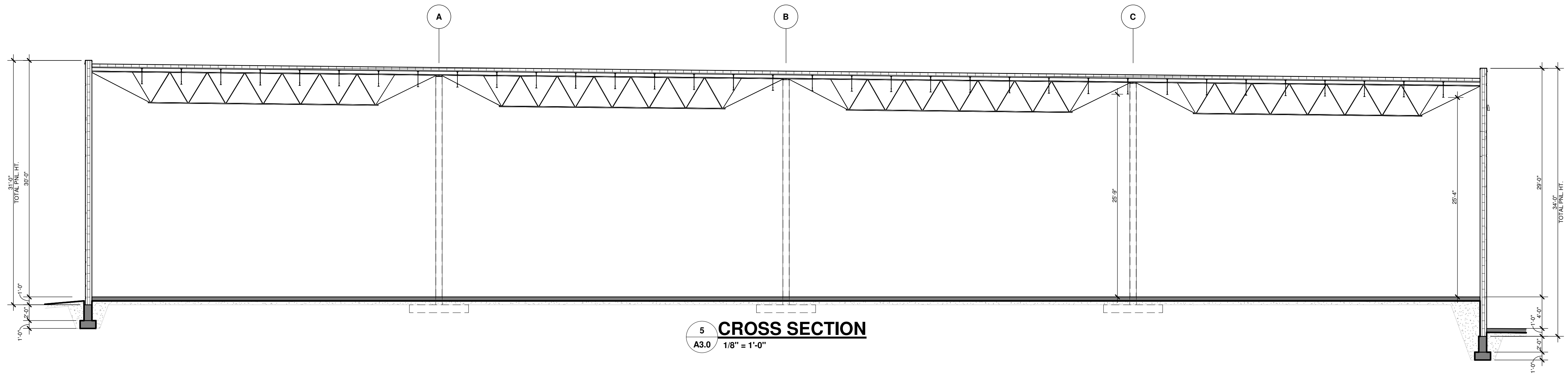
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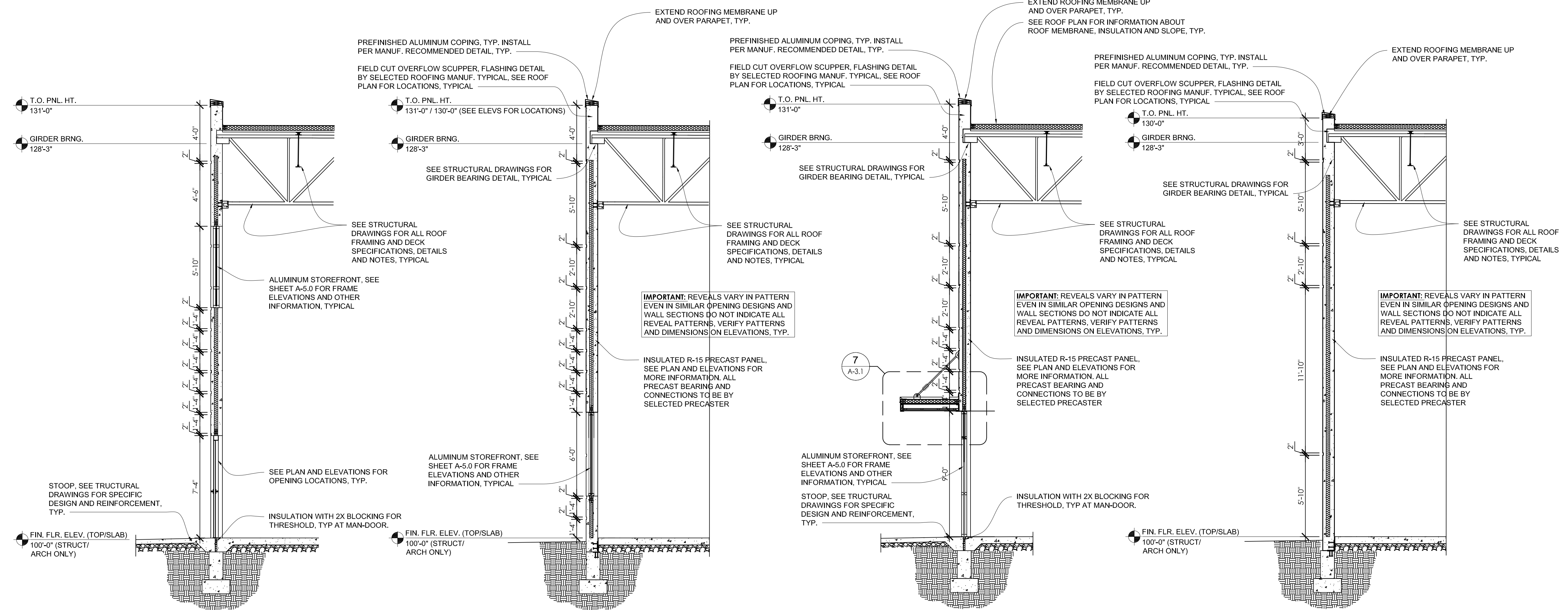
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5 CROSS SECTION
A3.0 1/4" = 1'-0"



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GERMANTOWN,

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