



SITE PLAN
SCALE: 1" = 60'-0"
(SEE CIVIL DRAWINGS)



ZONING INFORMATION (SETBACK)

	REQD.	ACTUAL
FRONT (SECONDARY STREET - SOUTH EXIST.)	50'-0"	50'-0"
SIDE (EAST)	15'-0"	156'-6"
SIDE (WEST)	15'-0"	25'-0"
REAR	25'-0"	801'-4"

TRUCK BERTHS

	ACTUAL
TRUCK LOADING	13

PARKING

	ACTUAL
PARKING SPACES	103
ADA PARKING SPACE	4

HEIGHT IN M-2 GENERAL INDUSTRIAL
BUILDING HEIGHT (PRINCIPAL BUILDING) = 60'-0" MAX (ACTUAL = 29'-0"±)

ZONING:
M-2 GENERAL INDUSTRIAL

LOT AREA:	REQD.	ACTUAL
40,000 Sq.Ft.		926,642 Sq.Ft.

MAXIMUM COVERAGE BY BUILDINGS

LOT AREA = 926,642 SF	REQD.	ACTUAL
193,269 SF	50%	20.8%

SITE INFORMATION
EXISTING SITE AREA (926,642 SF)
EXISTING BUILDING AREA (163,360 SF)
BUILDING "SOUTH" = 110,300 SF AND SETBACK - NO CHANGE @ N,E AND W
BUILDING "MIDDLE" = 53,060 SF AND SETBACK - NO CHANGE
NORTH ADDITION (29,909 SF)
EXISTING HANDICAPPED PARKING AND PARKING - NO CHANGE
EXISTING ACCESSIBLE WALKWAYS AND ENTRY - NO CHANGE
EXISTING TRUCK MANEUVERING AND DOCKS - NO CHANGE

MATERIAL LEGEND

6 2	INTERIOR INSUL. PANEL 26 GA MTL FACE (EA SIDE) R INSUL = 45(6") U SYSTEM = 0.02(6") FS < 25, SD < 450 SEE NOTE # 7
6 3	EXTERIOR INSUL. PANEL INSUL. NON-BEARING WALL FOR INSULATED ENVELOPE EXTERIOR CLADDING AND PROFILE 26 GA MTL FACE (EA SIDE) R INSUL = 30(4") U SYSTEM = 0.02(6") FS < 25, SD < 450 SEE NOTE # 7
B4	4" CONC. BLOCK PART. 4" CONC BLOCK LADDER HORIZ REINF @ 16" o.c.V
B8	8" CONC. BLOCK PART. 8" CONC BLOCK UL U901 2HR D-2 BLOCK 3HR C-3 BLOCK 4HR B-4 BLOCK LADDER HORIZ REINF @ 16" o.c.V
PC	10" PRECAST PANEL W/4" STYRENE INSUL R INSUL = 22.5 U SYSTEM = .03
R3	10" PRECAST PANEL W/4" STYRENE INSUL R INSUL = 22.5 U SYSTEM = .03 3 HOUR RATING 1989 PCI, UL 723 JOINT
C3	EXISTING TILT UP CONCRETE WALL ARCHIVAL 1973 UBC TABLE 43B, 3 HR
C4	EXISTING TILT UP CONCRETE WALL ARCHIVAL 1973 UBC TABLE 43B, 4 HR
R	60 MIL FULLY ADHERED TPO MEMBRANE 5.3" ISOCYANURATE INSULATION 1 1/2" METAL DECK SEE STRUCT OWB SEE STRUCTURAL R _i INSULATION REQ'D=30, R= 32.1 ACTUAL IECC TABLE C402.1.3, U SYSTEM
1	TYP. ROOF 1/2"=1'-0"
42	FREEZER FL. 1/2"=1'-0"
41	PLANT SLAB 1/2"=1'-0"

NORTH ADDITION ALLOWABLE HEIGHT (TYPE IIB-S)
PER TABLE 504.4

ALLOWABLE SPRINKLER BUILDING TYPE IIB (S1)	3 STORIES
ACTUAL	ONE STORY 22 FEET

OCCUPANT LOAD (NORTH ADDITION)
PER TABLE 1004.1.2

STORAGE : 29,909 sq.ft. / 500 = 60
TOTAL : 60 (ACTUAL INCIDENTAL OCCUPANCY - 67F FREEZER)
EGRESS WIDTH WITH SPRINKLER SYSTEM = 0.15 x 951 = 143"
EGRESS PROVIDED
3'-0" EXIT DOORS, 36 x (5) = 180"
EXIT ACCESS TRAVEL DISTANCE PER TABLE "1017.2"
"S-1" WITH SPRINKLER SYSTEM = 250 FT.
ACTUAL MAXIMUM TRAVEL DISTANCE = 205 FT.

DEAD ENDS
PER TABLE 1020.4 EXCEPTIONS 2
"S-1" WITH SPRINKLER SYSTEM, THE DEAD END CORRIDORS SHALL NOT EXCEED 50 FEET (15 240 MM).
ALLOWABLE = 50 FT.

APPLICABLE BUILDING CODES

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
MECHANICAL CODE:	2015 INTERNATIONAL MECH. CODE
PLUMBING CODE:	2015 NATIONAL STANDARD PLUMBING CODE
ELECTRICAL CODE:	2008 NATIONAL ELECTRICAL CODE
FIRE CODE:	2015 INTERNATIONAL FIRE CODE
ENERGY CODE:	2015 INTERNATIONAL ENERGY CODE

FIRE RESISTANT RATINGS
PER TABLE "601"
CONSTRUCTION TYPE - "IIB"
OCCUPANCY "S-1 MODERATE STORAGE"

STRUCTURAL FRAME	0 HR
BEARING WALLS EXTERIOR AND INTERIOR (MIN. SETBACK)	0 HR
NON BEARING WALLS EXTERIOR > 30'	0 HR
NON BEARING WALLS INTERIOR	0 HR
FLOOR CONSTRUCTION	SLAB ON GRADE 0 HR
ROOF CONSTRUCTION	0 HR
SPRINKLER REFRIGERATION ROOM	0 HR

TOTAL ADDITION ALLOWABLE AREA
PER TABLE 506.2
USE CLASSIFICATION "STORAGE S-1 MODERATE"
BUILDING CONSTRUCTION TYPE "IIB"
EXISTING BUILDING AREA 163,360 SQ. FT.
EXISTING AUTOMATIC SPRINKLER SYSTEM

ALLOWABLE BASE - S1	70,000 Sq. Ft.
TOTAL ALLOWABLE	70,000 Sq. Ft.
ACTUAL	29,909 Sq. Ft.

- CITY OF NEW BERLIN CODE REQUIREMENTS**
- THIS FACILITY WILL COMPLY TO ALL ACCESSIBILITY REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT - NEW CONSTRUCTION
 - DOOR HARDWARE SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. THUMB TURN DEADBOLTS ARE PROHIBITED. DOOR THRESHOLDS SHALL NOT EXCEED ONE-HALF INCH (1/2") IN HEIGHT WITH THRESHOLDS IN EXCESS OF ONE-QUARTER INCH (1/4") IN HEIGHT HAVING A 1:2 BEVEL. DOOR CLOSERS SHALL MEET SWEEP PERIOD AND OPENING FORCE REQUIREMENTS.
 - ALL EXITS SHALL BE KEYLESS IN DIRECTION OF TRAVEL.
 - DOOR GLAZING AND ADJACENT BORROWED LIGHT IN THE BUILDING DOOR GLAZING AND SHALL BE TEMPERED.
 - INTERIOR FINISHES SHALL BE CLASS II, FLAME SPREAD SHALL BE LESS THAN 75.
 - ROOF SHALL BE CLASS A, FLAME SPREAD OF INSULATION SHALL BE LESS THAN 75.
 - INSULATED WALL AND ROOF PANELS SHALL BE EQUAL TO KINGSPAN OR METAL SPAN AND MEET ALL REQUIREMENTS OF IBC, F.M. AND THE FIREPREVENTION BUREAU OF NEW BERLIN, WISCONSIN. PANELS SHALL HAVE A FLAME SPREAD < 25 AND MEET THE REQUIREMENTS OF ASTM E 84; ASTM D 1929; AND F.M. 4880 - U.L. 1040 - SPI P100 401. PANELS SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.
 - USED MATERIALS OR EQUIPMENT SHALL NOT BE REUSED UNLESS THEY HAVE BEEN RECONDITIONED, TESTED, AND PLACED IN GOOD AND PROPER WORKING CONDITION, AND APPROVED BY THE LOCAL AUTHORITY.

REQUIRED TOILET FIXTURES

INDUSTRIAL: 41,290 sq.ft. / 500 = 83
STORAGE : 74,403 sq.ft. / 400 = 186
OFFICE : 10,568 sq.ft. / 200 = 53
EAST MEZZ: 4,202 sq.ft. / 200 = 22
EXIST. SOUTH MEZZ: 2,350 sq.ft. / 200 = 12
WEST MEZZ: 959 sq.ft. / 200 = 5
TOTAL: 362 OCCUP. ASSUMED 181 MALE, 181 FEMALE

PER STATE OF ILLINOIS "890. APPENDIX A", "TABLE B"	REQUIRED	PROVIDED
PLUMBING FIXTURES <td></td> <td></td>		
WATER CLOSET	[7]	[8] [9]
URINAL	[-]	[5]
LAVATORIES	[7]	[8] [8]
DRINKING FOUNTAIN	[1]	[2]

FIXTURE COUNT PER 2015 IPC TABLE 403.1
USE GROUP : INDUSTRIAL, OFFICE, STORAGE

BUILDING OCCUPANCY LOAD:

WAREHOUSE: 151,568 SF / 500 = 303
FACTORY: 19,645 SF / 100 = 196
OFFICE: 18,968 SF / 100 = 189
TOTAL = 688
ACTUAL COUNT WITH ADDITION, 52 MALE AND 14 FEMALE

ENTIRE BUILDING IS PROTECTED BY A SPRINKLER SYSTEM. FREEZER = INSULATED WALL/PARTIN, AND CEILING PANELS SHALL HAVE 26 GA SKINS, EACH FACE + SHALL BE EQUAL TO KINGSPAN AND METALSPAN AND MEET ALL REQUIREMENTS OF IBC, F.M. AND THE FIREPREVENTION BUREAU OF NEW BERLIN. PANELS SHALL HAVE A FLAME SPREAD < 25 AND MEET THE REQUIREMENTS OF ASTM E 84; ASTM D 1929; AND F.M. 4880 - U.L. 1040 - SPI P100 401. PANELS SHALL HAVE A SMOKE DEVELOPED RATING OF NOT MORE THAN 450.

INSULATED PANEL
THICKNESS = 1/2" = 1'-0"
INSUL. PARTIN SEE SCHEDULE 26 GA MTL FACE (EA SIDE)
R INSUL = 30 (4"), 45 (6")
U SYSTEM = 0.03 (4"), 0.02 (6")

- SHEET INDEX**
- ARCHITECTURAL
- A1 - TITLE SHEET, SITE PLAN, CODE MATRIX, MATERIAL LEGEND AND NOTES
 - A2 - MAIN FLOOR PLAN, ROOM FINISH SCHEDULE AND ABBREVIATION
 - A20 - BUILDING FLOOR PLAN WITH EQUIPMENT
 - A202 - FULL BUILDING FLOOR PLAN (ADDITION, MIDDLE AND SOUTH) WITH EQUIPMENT
 - A2R - ROOF PLAN
 - A2X - EGRESS PLAN (NORTH ADDITION)
 - A2X2 - EGRESS PLAN (ALL BUILDINGS)
 - A3 - BUILDING ELEVATIONS
 - A4A - BUILDING SECTIONS
 - A4B - BUILDING SECTIONS
 - A50 - DOOR SCHEDULE AND DOOR DETAILS
 - A5R - ROOF DETAILS, BASE DETAILS
- CIVIL
- 1 - SITE PLAN
 - 2 - EROSION CONTROL PLAN
 - 3 - GRADING AND UTILITY PLAN
 - 4 - DETAILS
 - 5 - CONSTRUCTION NOTES

ISSUED FOR NEW ROOF STAIR: 07-24-2018

JENS CONSTRUCTION

N26 W23314 Paul Rd. Pewaukee, WI 53072
TEL: 262-513-5460 FAX: 262-513-5466

VERIFY ALL CONDITIONS AND DIMENSIONS

ISSUED FOR CONSTRUCTION:
ISSUED FOR BID:
ISSUED FOR NEW BERLIN REVIEW: 07-16-2018
ISSUED FOR PRELIMINARY: 07-10-2018

JOB# 18D1
FROZEN STORAGE ADDITION
CURE HANSEN
16300 W. LINCOLN AVENUE
NEW BERLIN, WI 53151

arsa associates

ALAN R. SCHNEIDER ARCHITECT P.C.
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TEL: 847-398-4439 FAX: 847-698-9899
ALAN R. SCHNEIDER ARCHITECT P.C. 2018

I HAVE PREPARED OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS. I STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS, THEY ARE IN COMPLIANCE WITH THE LOCAL ORDINANCES OF NEW BERLIN, WISCONSIN, AMERICANS WITH DISABILITIES ACT AND ANSI A 117.1-2010.

SIGNED: *Alan R. Schneider* DATED: 07-26-2018
ALAN R. SCHNEIDER, WISCONSIN REG. # 9557
(LICENSE EXPIRES 11-30-2018)
PROFESSIONAL DESIGN LICENSE # 2774

