

GENERAL NOTES:

1.

THE GENERAL CONTRACTOR IS RESPONSIBLE TO VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
2.

THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS.
3.

REFER TO THE SOILS REPORT FOR SUBSURFACE CONDITIONS, BEARING CAPACITIES, ETC. NOTIFY THE ARCHITECT, ENGINEER AND OWNER OF ANY DISCREPANCY BETWEEN THIS REPORT AND THE PLANS, SPECIFICATIONS OR SITE CONDITIONS.
4.

ALL WORK AND MATERIALS SHALL CONFORM TO THE LATEST BUILDING CODES, ORDINANCES AND REGULATIONS OF THE CITY OR COUNTY WITH JURISDICTION.
5.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS, LICENSES, INSPECTIONS AND TESTING AS REQUIRED BY THE CONTRACT DOCUMENTS OR ANY GOVERNMENT AGENCY.
6.

THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, OTHER SERVICES AND RELATED TASKS NECESSARY FOR PROPER EXECUTION OF THE CONSTRUCTION REQUIRED BY THE CONTRACT DOCUMENTS.
7.

THE GENERAL CONTRACTOR IS TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS. COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKER AND PEDESTRIAN PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. PROVIDE PROTECTION AS REQUIRED TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION WITHIN AND ADJACENT TO THE JOBSITE. WHERE DAMAGE OCCURS, REPAIR OR REPLACE DAMAGED AREA AND/OR MATERIAL AS REQUIRED TO THE OWNER'S APPROVAL AT NO ADDITIONAL COST. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL HOURS.
8.

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 ANCHOR BOLTS THAT ARE REQUIRED BY THE MECHANICAL, PLUMBING, SPRINKLER OR ELECTRICAL EQUIPMENT.
9.

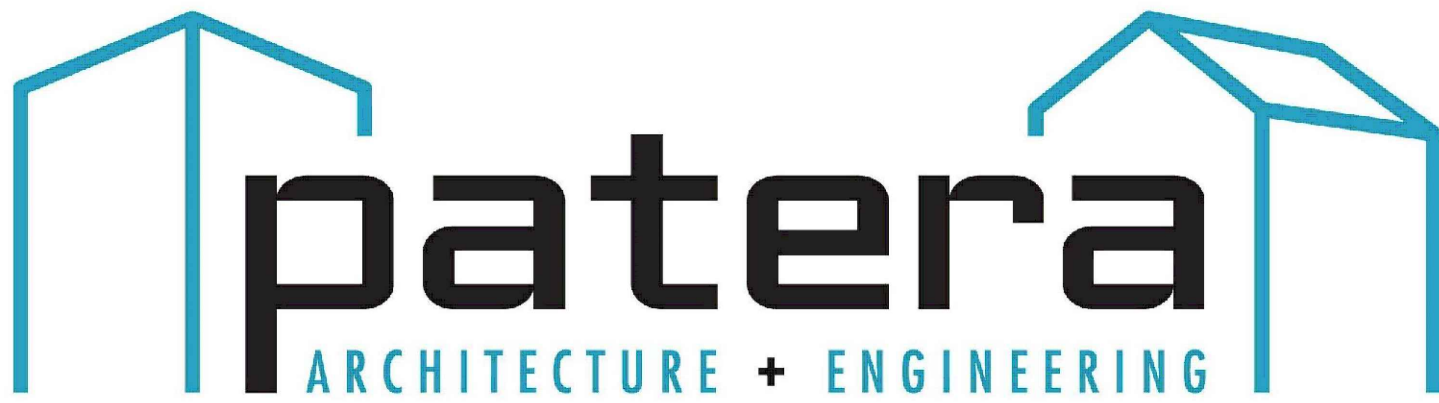
THE GENERAL CONTRACTOR SHALL BRING ANY REVISION OR ADDITIONAL WORK REQUIRED BY FIELD CONDITIONS OR LOCAL GOVERNING AUTHORITIES TO THE ATTENTION OF THE ARCHITECT AND OWNER BEFORE PROCEEDING.
10.

THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY THE SIZE AND LOCATION OF ALL UTILITY LINES AND STUBS TO THE BUILDING(S). BRING ALL UTILITY LINES (WATER, SEWER, GAS, STORM DRAIN, TELEPHONE AND ELECTRICAL, ETC.) INTO THE BUILDING AS INDICATED ON THE CONSTRUCTION DOCUMENTS. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT, OWNER & CIVIL ENGINEER.
11.

UNLESS NOTED OTHERWISE, ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
12.

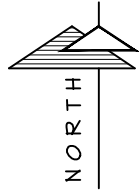
NO BUILDING OR PORTION OF A BUILDING SHALL BE OCCUPIED OR USED FOR STORAGE PRIOR TO THE ISSUANCE OF THE TEMPORARY CERTIFICATE OF OCCUPANCY. APPROVAL FOR OCCUPANCY IS ONLY GRANTED AFTER ACCEPTANCE BY GOVERNING AGENCIES.
13.

THE REMOVAL OF ALL HAZARDOUS CONTAINING MATERIALS IS THE SOLE RESPONSIBILITY OF THE OWNER. SHOULD ANY MATERIALS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, OR SUSPECTED TO BE HAZARDOUS, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY OWNER.



EXTERIOR ALTERATIONS

11020 W. PLANK CT.
WAUWATOSA, WI



1 SITE PLAN

SCALE: NTS

PROJECT INFORMATION:

GOVERNING CODE:	WISCONSIN ADOPTED 2015 IBC
SCOPE OF WORK: TENANT ALTERATION	
LEVEL OF ALTERATION	LEVEL 2
AREA OF WORK	21,009sf
TOTAL BUILDING AREA	50,803sf
CONSTRUCTION TYPE:	2 B
OCCUPANCY CLASSIFICATION: TENANT	S2 / B
SPRINKLER SYSTEM:	COMPLETE
FIRE EXTINGUISHERS:	PROVIDE PER IFC
ACCESSIBLE ROUTE:	EXISTING
ACCESSIBLE RESTROOMS & FIXTURES:	NEW

SHEET INDEX:

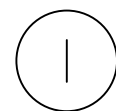
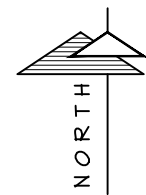
AO.1	TITLE SHEET
A1.1	FLOOR PLANS
A1.2	ELEVATIONS

ARCHITECTURAL



PROJECT TEAM:

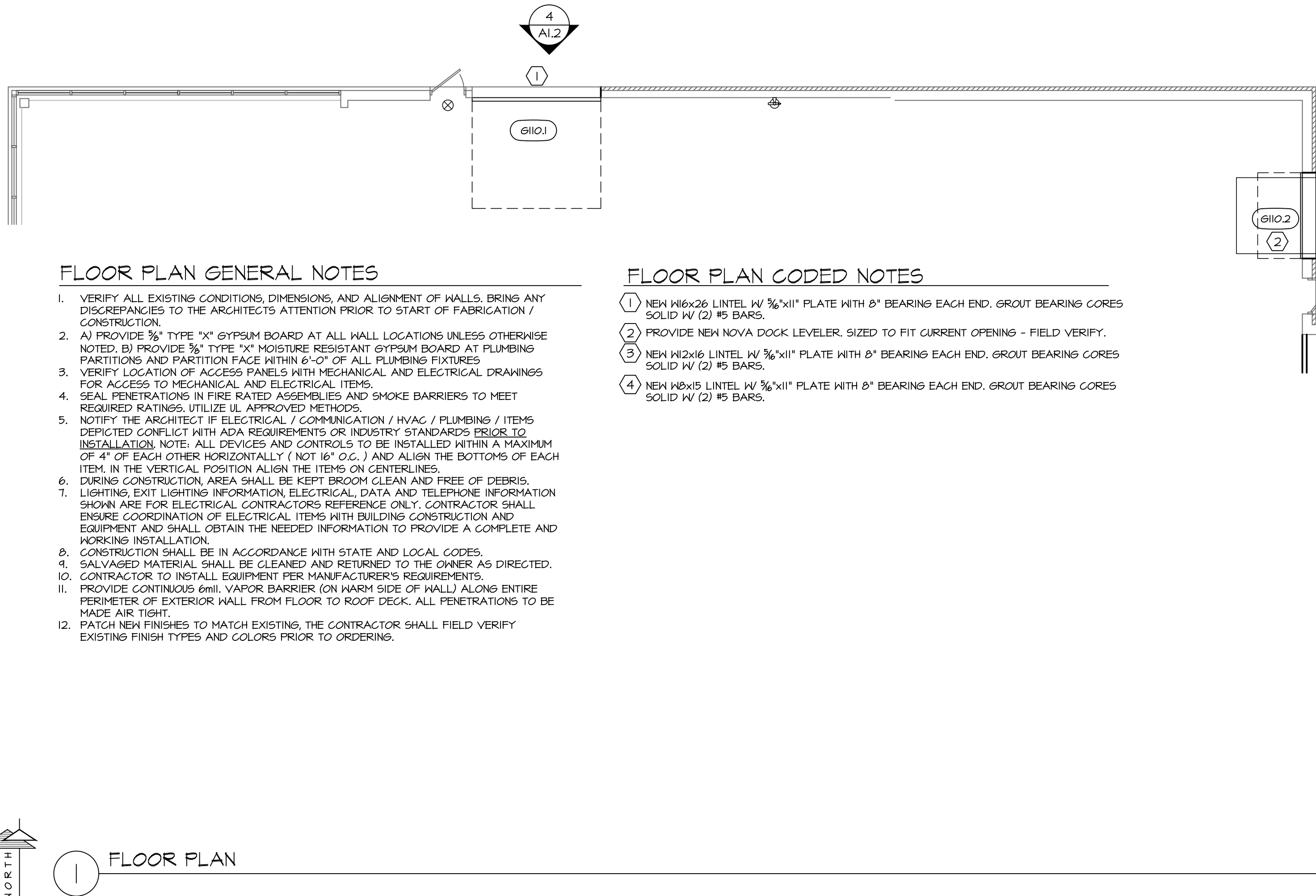
ARCHITECT:
PATERA, LLC
4040 N. CALHOUN RD. SUITE 200
BROOKFIELD, WI 53005
TEL: (262) 786-6776 ext 106
email steve@paterallc.com
ATTN: Steven M. Esser



FLOOR PLAN



EXISTING / DEMO FLOOR PLAN



FLOOR PLAN GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT'S ATTENTION PRIOR TO START OF FABRICATION / CONSTRUCTION.
2. A) PROVIDE 3/4" TYPE 'X' GYPSUM BOARD AT ALL WALL LOCATIONS UNLESS OTHERWISE NOTED. B) PROVIDE 3/4" TYPE 'X' MOISTURE RESISTANT GYPSUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES
3. VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS FOR ACCESS TO MECHANICAL AND ELECTRICAL ITEMS.
4. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
5. NOTIFY THE ARCHITECT IF ELECTRICAL / COMMUNICATION / HVAC / PLUMBING / ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS PRIOR TO INSTALLATION. NOTE: ALL DEVICES AND CONTROLS TO BE INSTALLED WITHIN A MAXIMUM OF 4" OF EACH OTHER HORIZONTALLY (NOT 16" O.C.) AND ALIGN THE BOTTOMS OF EACH ITEM, IN THE VERTICAL POSITION ALIGN THE ITEMS ON CENTERLINES.
6. DURING CONSTRUCTION, AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS.
7. LIGHTING, EXIT LIGHTING INFORMATION, ELECTRICAL, DATA AND TELEPHONE INFORMATION SHOWN ARE FOR ELECTRICAL CONTRACTORS REFERENCE ONLY. CONTRACTOR SHALL ENSURE COORDINATION OF ELECTRICAL ITEMS WITH BUILDING CONSTRUCTION AND EQUIPMENT AND SHALL OBTAIN THE NEEDED INFORMATION TO PROVIDE A COMPLETE AND WORKING INSTALLATION.
8. CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL CODES.
9. SALVAGED MATERIAL SHALL BE CLEANED AND RETURNED TO THE OWNER AS DIRECTED.
10. CONTRACTOR TO INSTALL EQUIPMENT PER MANUFACTURER'S REQUIREMENTS
11. PROVIDE CONTINUOUS 6mil. VAPOR BARRIER (ON WARM SIDE OF WALL) ALONG ENTIRE PERIMETER OF EXTERIOR WALL FROM FLOOR TO ROOF DECK. ALL PENETRATIONS TO BE MADE AIR TIGHT.
12. PATCH NEW FINISHES TO MATCH EXISTING, THE CONTRACTOR SHALL FIELD VERIFY EXISTING FINISH TYPES AND COLORS PRIOR TO ORDERING.

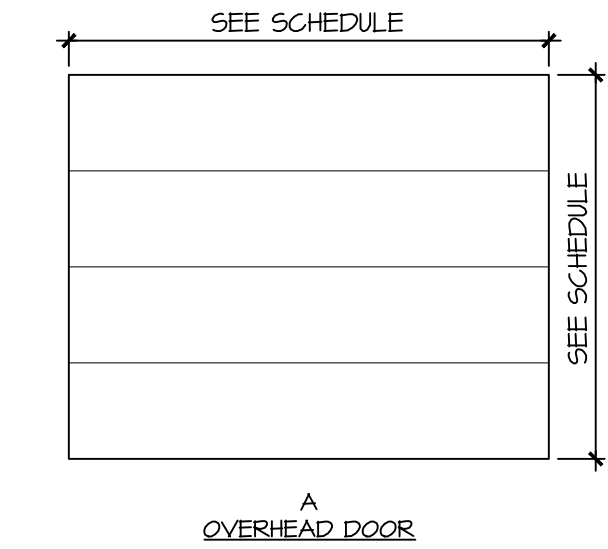
FLOOR PLAN CODED NOTES

- 1 NEW H16x26 LINTEL W/ 3/8"x11" PLATE WITH 8" BEARING EACH END. GROUT BEARING CORES SOLID W/ (2) #5 BARS.
- 2 PROVIDE NEW NOVA DOCK LEVELER, SIZED TO FIT CURRENT OPENING - FIELD VERIFY.
- 3 NEW H12x16 LINTEL W/ 3/8"x11" PLATE WITH 8" BEARING EACH END. GROUT BEARING CORES SOLID W/ (2) #5 BARS.
- 4 NEW H8x15 LINTEL W/ 3/8"x11" PLATE WITH 8" BEARING EACH END. GROUT BEARING CORES SOLID W/ (2) #5 BARS.

DOOR SCHEDULE

DOOR NUMBER	ROOM NAME	DOOR SIZE			DOOR INFORMATION			FRAME INFORMATION			HARDWARE	DETAILS	RATING (MIN)	NOTES
		WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH				
FI04.1	WAREHOUSE	8'-0"	8'-0"	2"	INSL. METAL	A	PRE FINISHED	-	-	-	-	-	-	AUTO OPENER /EXST OPENING
FI04.2	WAREHOUSE	12'-0"	12'-0"	2"	INSL. METAL	A	PRE FINISHED	-	-	-	-	-	-	AUTO OPENER
GI10.1	WAREHOUSE	12'-0"	12'-0"	2"	INSL. METAL	A	PRE FINISHED	-	-	-	-	-	-	AUTO OPENER
GI10.2	WAREHOUSE	8'-0"	8'-0"	2"	INSL. METAL	A	PRE FINISHED	-	-	-	-	-	-	AUTO OPENER /EXST OPENING

DOOR TYPES



SCALE: 1/8" = 1'-0"

REVISIONS:

- X
-
-
-
-
-
-
-

TENANT BUILD-OUT

11020 W. PLANK CT.
WAUMATOSA, WI

SHEET TITLE:
FLOOR PLANS

A1.1

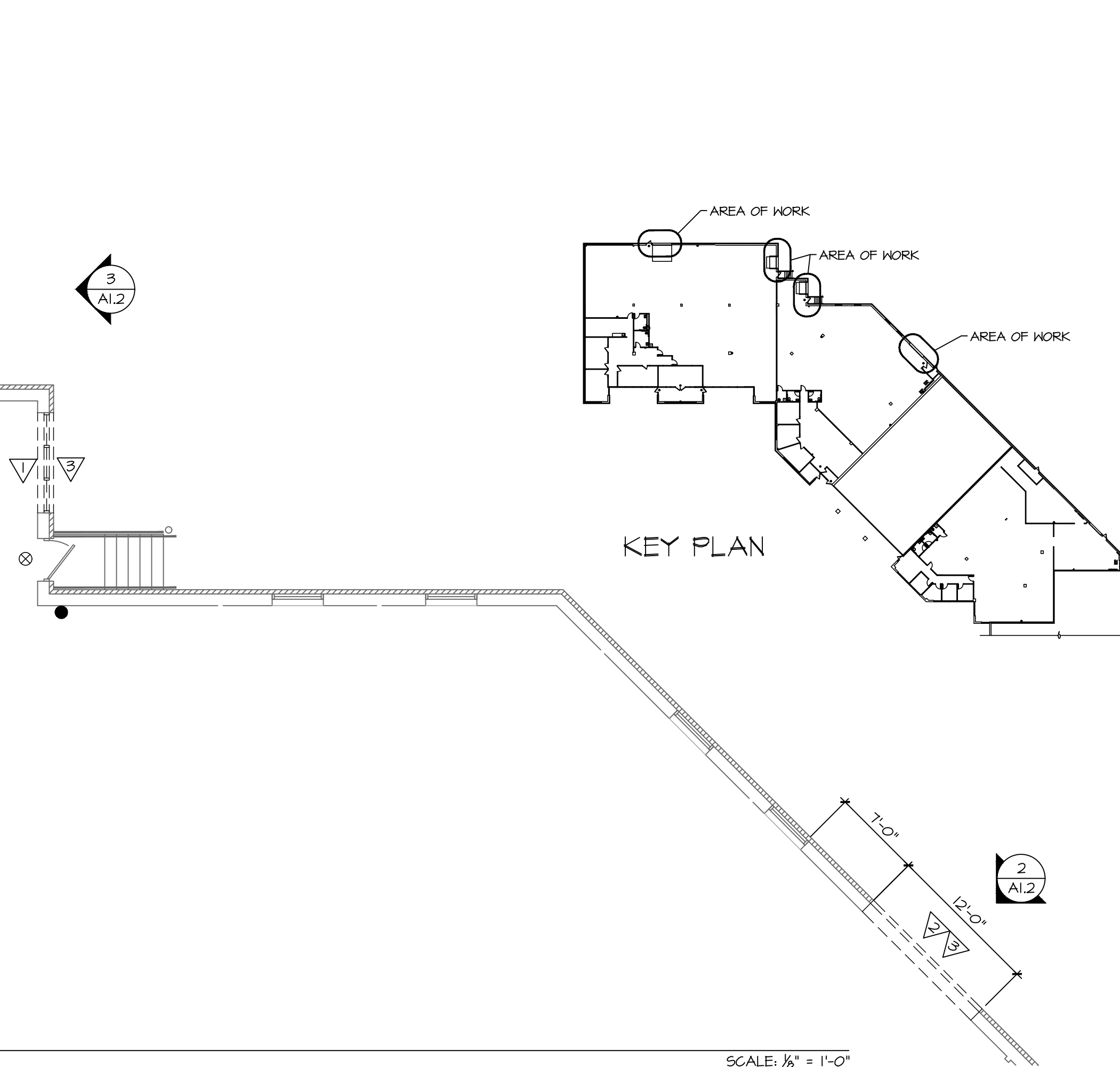
DATE: 06/09/2025

PROJECT NUMBER: 25-118

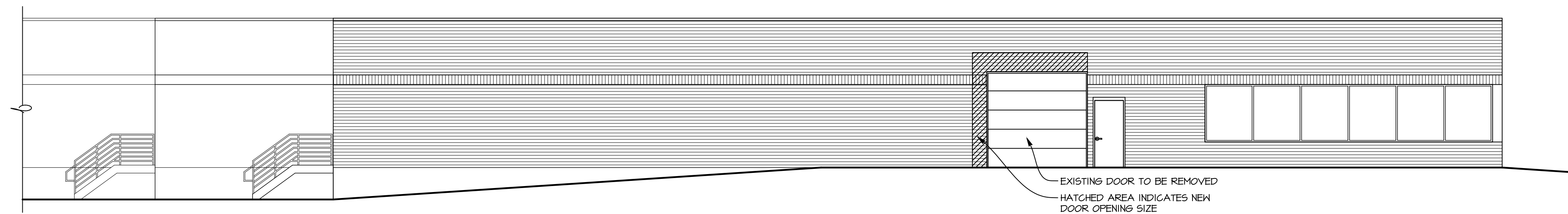
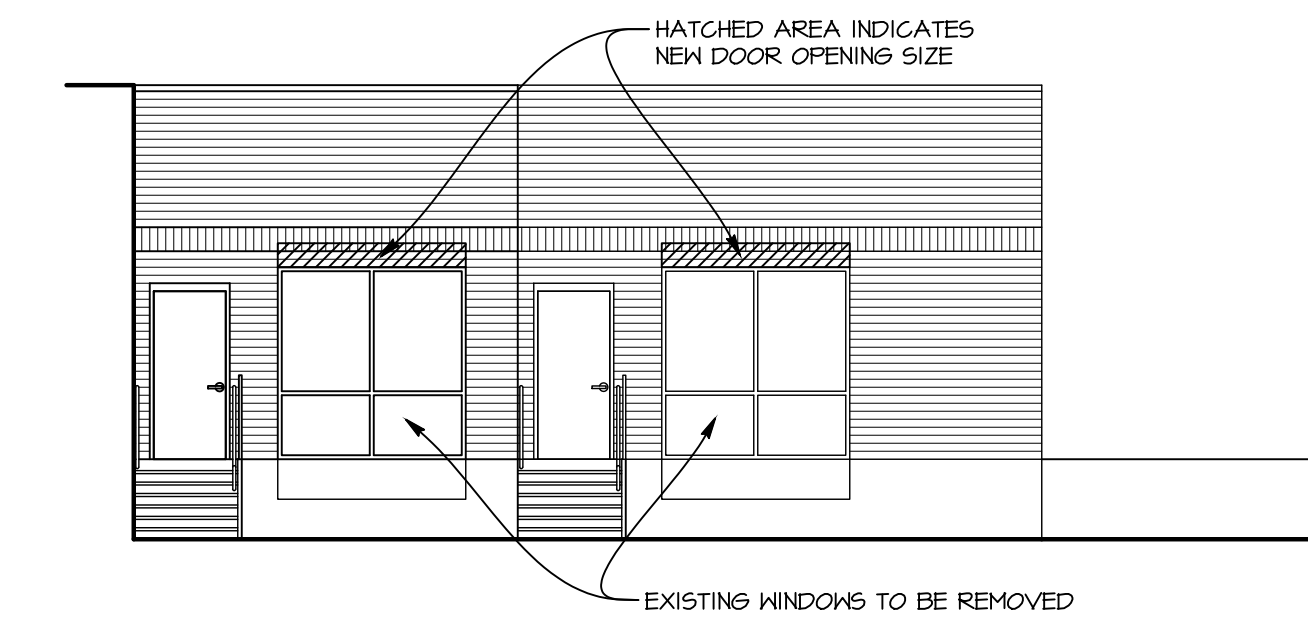
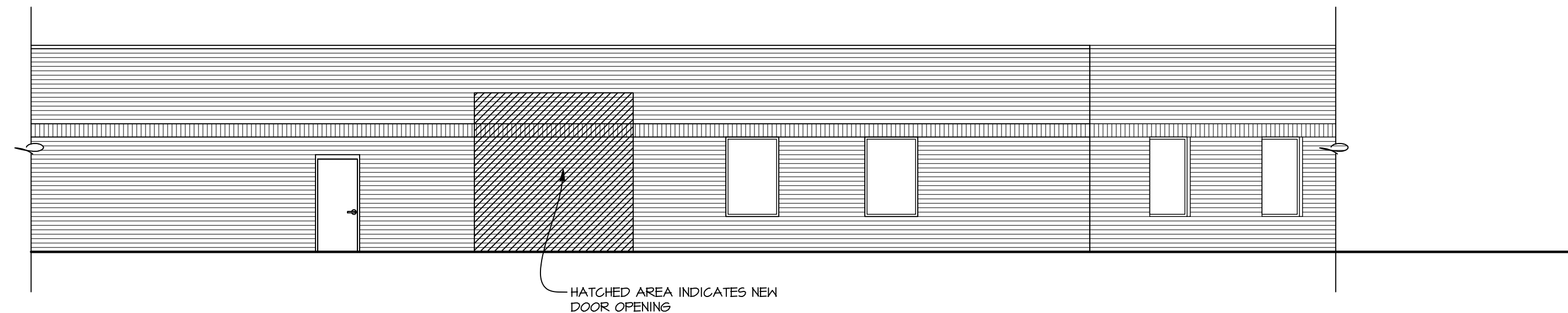
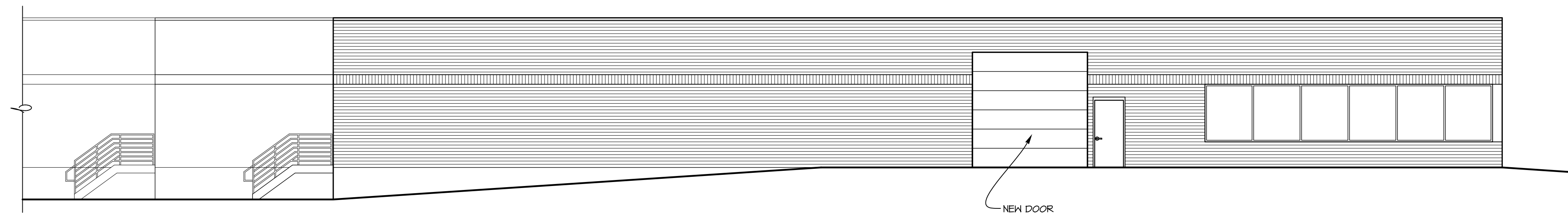
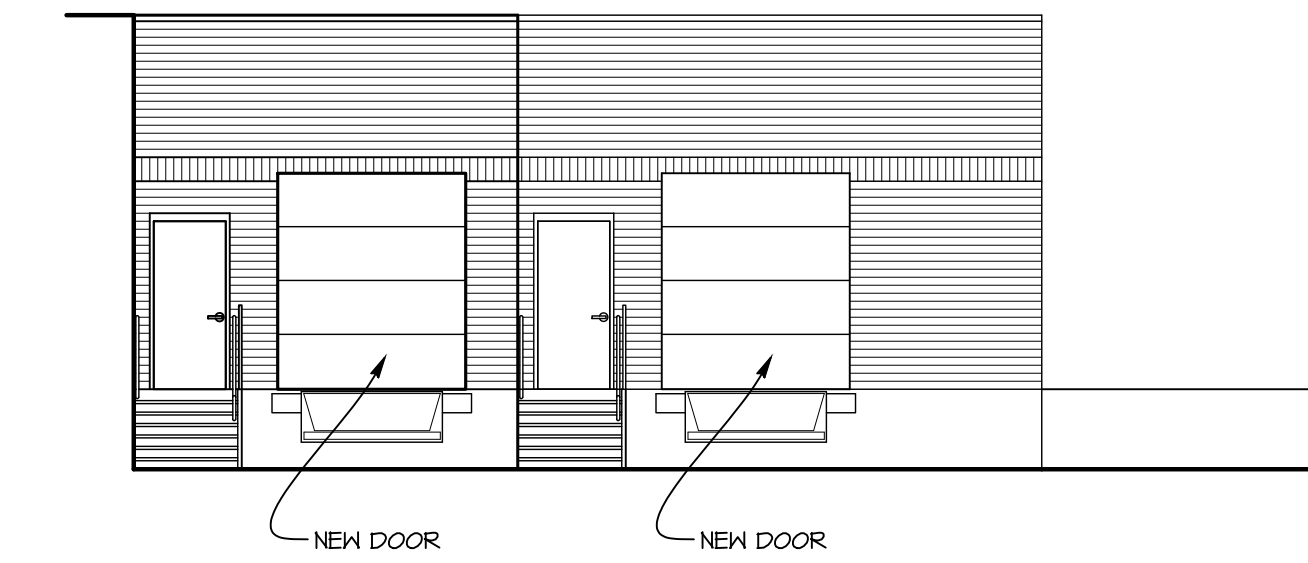
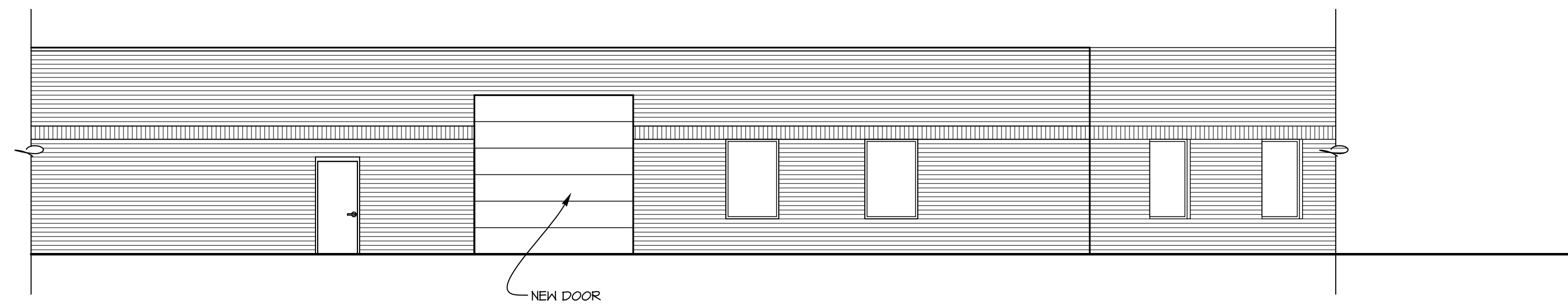
CONSTRUCTION SET

AREA OF WORK
AREA OF WORK
AREA OF WORK

KEY PLAN



SCALE: 1/8" = 1'-0"



REVISIONS:

- X _____

- _____

- _____

- _____

- _____

- _____

- _____

- _____

Doors to match existing color

Door 1

Dock Door 1

Dock door 2

Door 2



Door 1 - increasing to 12x12' door



Dock door 1 and 2 wide angle view

Door to be increased in height



Dock door 2

Dock Door 1



Dock door 2



Dock Door 1



Door 2

adding new door to right of service door





9' x 7' 3285 white with optional white aluminum full-view window section

These models are also available in



DURABLE. RELIABLE.

SPECIFICATIONS, OPTIONAL FEATURES AND ACCESSORIES



EXHAUST PORT

An exhaust port is an optional feature to keep those unwanted fumes from lingering around the work area.



INSIDE SIDE LOCK

The inside side lock is a wise decision for added security when you are not around. (Torsion only)

OPTIONAL WINDOW DESIGNS

24" SECTION HEIGHT



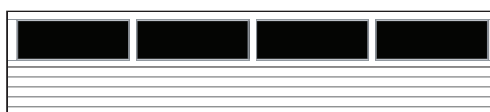
24" x 6"



24" x 12"



34" x 16"



Full-View

26-GAUGE **MODEL 3285** Insulated

24-GAUGE **MODEL 3282** Insulated

SECTIONS

- Features four evenly spaced micro-grooves that run horizontally across each section
- Double-sided steel doors are 24 or 26-gauge front and 27-gauge back for sturdiness
- Concealed steel back-up plates run from top to bottom of each section for secure hardware attachment
- Section joints are tongue-and-groove
- White painted end stiles
- Bottom "U" type astragal is a standard feature
- 3285 is available in white, almond, sandstone, brown, gray, or black; 3282 is available in white only

TRACKS

- Tracks are 2" or 3", as specified
- Available in bracket mount, angle mount, clip angle mount, 12" radius, 15" radius, high lift, vertical lift, roof pitch, or dual track low headroom

HARDWARE

- Package includes 11-gauge or 14-gauge hinges, as specified
- 2" or 3" long-stem or short-stem steel ball bearings rollers
- Heavy-duty adjustable top roller brackets

SPRINGS

- Torsion springs are helically wound with stress relieved, oil-tempered wire
- Springs are individually-calibrated for each door
- Counter-balance torsion shafts are galvanized for rust resistance
- High cycle spring options may be specified

INSULATION TYPE

- CFC free polystyrene core is secured in place with a urethane adhesive to increase structural integrity
- R-value - 10.29

VISIT YOUR DOOR PROFESSIONAL AT:

C.H.I. Overhead Doors are manufactured in Arthur, Illinois, USA.



COLOR SELECTION

WHITE*

ALMOND

SANDSTONE

BROWN

GRAY

BLACK

Note: Refer to samples at your local C.H.I. Distributor for exact color match.

*3282 available in white only.



Wind chamber tested to ensure wind load resistance, the C.H.I. Windbreaker Series and iSeries doors provide enhanced defense against the elements.

DOOR CONSTRUCTION

CFC free polystyrene insulation is secured in place with a urethane adhesive to increase structural integrity. The front and back skins are locked together in a tongue and groove design for years of worry free protection.

Model 3285..... R-value* - 10.29



*R-value testing is in accordance with ASTM C518 standards.

C.H.I. Overhead Doors | 1485 Sunrise Drive | Arthur, Illinois 61911 | www.chiohd.com

