

# HOP 'N' SHOP #19

1505 E RACINE AVE  
WAUKESHA, WI 53186

## PLAN REVIEW INFORMATION

<h3>BUILDING CODES</h3> <p>BUILDING CODE: 2015 IBC - MODIFICATIONS FROM WI ADMIN CODE SPS CHAP. 361 &amp; 362</p> <p>ENERGY CONSERVATION CODE: 2015 IECC - MODS FROM W.A.C. SPS CHAP. 361 &amp; 363</p> <p>MECHANICAL CODE: 2015 IMC - MODS FROM W.A.C. SPS CHAP. 361 &amp; 364</p> <p>FUEL GAS CODE: 2015 IFGC - MODS FROM W.A.C. SPS CHAP. 361 &amp; 365</p> <p>EXISTING BUILDING CODE: 2015 IBC - MODS FROM W.A.C. SPS CHAP. 361 &amp; 366</p> <p>ELECTRICAL CODE: WI ADMIN CODE SPS CHAP. 316</p> <p>PLUMBING CODE: WI ADMIN CODE SPS CHAP. 361 TO 367</p> <p>ACCESSIBILITY CODE: 2015 IBC CHAP. 11 - ICC / ANSI 117.1-09</p> <p>FIRE PREVENTION CODE: 2015 IBC CHAP. 9 - IFC, W.A.C. SPS CHAP. 314 &amp; 361 &amp; NFPA (PER IBC REFERENCED STANDARDS)</p> <p>IS THIS MUNICIPALITY A COMMERCIAL BUILDING DELEGATED AUTHORITY? YES</p>	<h3>OCCUPANCY SEPARATIONS</h3> <p>INCIDENTAL USE AREA S (IBC 509) SEPARATION REQUIRED: (IF NOT SPRINKLERED)</p> <p>SPECIFIC MECHANICAL ROOMS (509) 1 HR OR SPRINKLER</p> <p>LAUNDRY ROOMS OVER 100 S.F. 1 HR OR SPRINKLER</p> <p>PARKING GARAGES 2 HR OR 1 HR &amp; SPRINKLER</p> <p>ELEVATOR EQUIPMENT ROOMS 1 HR 25' OR LESS, 2HR OVER 25' RUN</p> <p>CEILING: UL SYSTEMS L532: 7/8" CHANNELS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE X DRYWALL TAPED &amp; FINISHED</p> <p>WALLS: UL SYSTEMS U301: 2X WOOD STUDS @ 16" O.C. W/ (2) LAYERS 5/8" TYPE X DRYWALL TAPED &amp; FINISHED</p>	<h3>FIRE RESISTIVE RATINGS</h3> <p>PRIMARY STRUCTURAL FRAME (IBC TABLE 601 &amp; TABLE 602): 0 HRS.</p> <p>BEARING WALLS: INTERIOR: 0 HRS. EXTERIOR: 0 HRS.</p> <p>NON-BEARING WALLS: INTERIOR: 0 HRS. EXTERIOR: 0 HRS.</p> <p>FLOOR CONSTRUCTION: 0 HRS.</p> <p>ROOF CONSTRUCTION: 0 HRS.</p> <p>FIRE WALLS (IBC 706): 0 HRS.</p> <p>FIRE BARRIERS (IBC 707): SHAFTE ENCLOSURES (IBC 707.3.1 &amp; IBC 713.4): 0 HRS. INTERIOR EXIT STAIRWAY AND RAMP CONSTRUCTION (IBC 707.3.2 &amp; IBC 1023.1): 0 HRS. EXIT PASSAGEWAYS (IBC 707.3.4 &amp; IBC 1024.3): 0 HRS. HORIZONTAL EXITS (IBC 707.3.5 &amp; IBC 1026.1 &amp; IBC 1026.2): 0 HRS. INCIDENTAL USES (IBC 707.3.7): 0 HRS. FIRE AREAS (IBC 707.3.10 &amp; IBC TABLE 707.3.10): 0 HRS. CORRIDORS: 0 HRS.</p> <p>SHAFT AND VERTICAL ENCLOSURES (IBC 713): MECHANICAL SHAFTS (IBC 713.4): 0 HRS. REFUSE AND LAUNDRY CHUTES (IBC 713.13): 0 HRS. ELEVATOR SHAFTS (IBC 708.14): 0 HRS.</p> <p>FIRE PARTITIONS (IBC 708.3 &amp; 402.4.2): TENANT SPACES (IBC 708.3 &amp; 403.4.2): 0 HRS. EXIT ACCESS (IBC 708.3 &amp; 1010.1): 0 HRS. SEPARATION WALLS (IBC 708.1-1 &amp; IBC 420.2 &amp; IBC 708.3): 0 HRS. CORRIDORS (IBC 708.1-3 &amp; IBC 1007.1.1-1): 0 HRS.</p> <p>SMOKE BARRIERS (IBC 709): 0 HRS.</p> <p>SMOKE PARTITIONS (IBC 710): 0 HRS.</p> <p>FIRE AREAS (IBC 903): 0 HRS.</p>																																										
<h3>SITE CRITERIA</h3> <p>GROSS SITE AREA: 36,360 S.F. (.835 AC.)</p> <p>FIRE SEPARATION DISTANCE (IBC 702.1): NORTH: 73'+ SOUTH: 75'+ EAST: 35'+ WEST: 55'+</p>	<h3>EXITING</h3> <p>OCCUPANT LOAD (TABLE 1004): 17 OCCUPANTS</p> <p>EXIT WIDTH (IBC 1005): STAIRWAY WIDTH REQUIRED: 5'1" STAIRWAY WIDTH PROVIDED: -NO SECOND FLOOR- OTHER COMPONENT WIDTH REQUIRED: 3'4" OTHER COMPONENT WIDTH PROVIDED: 3'6" NUMBER OF EXITS PROVIDED (IBC 1006): 2 NUMBER OF EXITS REQUIRED (IBC 1006): 5 COMMON PATH OF EGRESS (IBC 1006.2.1): LESS THAN 75' EXIT ACCESS TRAVEL DISTANCE (IBC 1017.2): LESS THAN 200' MAX DEAD END CORRIDOR LENGTH (IBC 1020.4): LESS THAN 50' MEANS OF ILLUMINATION (IBC 1008): MEANS OF EGRESS MUST BE ILLUMINATED TO A LEVEL NOT LESS THAN 1 FOOT CANDLE (11 LUX) AT WALKING SURFACE</p> <p>EXIT SIGNAGE (IBC 1013): ELECTRICAL CONTRACTOR RESPONSIBLE FOR CODE COMPLIANCE EXITING SIGNAGE</p>	<h3>INTERIOR FINISHES</h3> <p>WALL &amp; CEILING FINISH (IBC TABLE 803.11): CLASS A VERTICAL EXITS &amp; EXIT PASSAGEWAYS: CLASS B EXIT ACCESS CORRIDORS: CLASS C ROOMS &amp; ENCLOSED SPACES: CLASS A = FLAME SPREAD INDEX 0-25; SMOKE-DEVELOPED INDEX 0-450. CLASS B = FLAME SPREAD INDEX 26-75; SMOKE-DEVELOPED INDEX 0-450. CLASS C = FLAME SPREAD INDEX 76-200; SMOKE-DEVELOPED INDEX 0-450.</p>																																										
<h3>VICINITY MAP</h3>	<h3>PROJECT COMPONENTS</h3> <p>BUILDING SUPPORT SYSTEMS: SUBMITTED</p> <ul style="list-style-type: none"> <li>KITCHEN EXHAUST HOOD</li> </ul>	<h3>BUILDING CRITERIA</h3> <p>OCCUPANCY CLASSIFICATION (IBC 302): M SPECIAL OCCUPANCY (IBC 401): XX CONSTRUCTION CLASSIFICATION (IBC 602): TYPE IIB SPRINKLER TYPE &amp; COVERAGE (IBC 903): NONE ROOF CLASSIFICATION (IBC 1504 &amp; 1505): CLASS "X" EXTERIOR WALL CONSTRUCTION (IBC 1404): NORTH: CMU SOUTH: CMU EAST: CMU WEST: CMU</p> <p>ALLOWABLE BUILDING AREA CALCULATION (IBC 503, 504, 506): <math>A_b = (A + (NS \times I)) \times (X + (X - X))</math> <math>A_a = \text{Allowable area (Square Feet)}</math> <math>NS = \text{Tabular area per floor} = X \text{ S.F.}</math> <math>I = \text{Area increase for frontage per IBC 506.3.3} = (F/P - 0.25) \cdot W / 30</math> <math>P = \text{Building Perimeter} = X \text{ L.F.}</math> <math>F = \text{Building Frontage} = X \text{ L.F.}</math> <math>W = \text{Width of public way or open green space} = X \text{ L.F.}</math></p> <p>FRONTAGE CALCULATION INCREASES NOT USE</p> <p>EXISTING FIRE AREA WITHIN EXTERIOR/FIRE WALLS (fir levels X A) 2,225 S.F.</p> <p>ALLOWABLE BUILDING FIRE AREA AT (IBC 903): 12,000 S.F.</p> <p>EXISTING FLOOR AREA WITHIN EXTERIOR/ FIRE WALLS (IBC 502.1): 2,051 S.F.</p> <p>ALLOWABLE FLOOR BUILDING AREA <math>A_a</math> (IBC 506): 12,500 S.F.</p> <p>EXISTING HEIGHT WITHIN EXTERIOR/ FIRE WALLS (IBC 502.1) 16'</p> <p>ALLOWABLE BUILDING HEIGHT (IBC 504): 55'</p>																																										
<h3>BUILDING CRITERIA</h3> <p>OCCUPANT LOAD (IBC 1004): 17 TOTAL OCCUPANTS (1/2 MAX. OR MAX ALLOWED)</p> <p>OCCUPANTS OF EACH SEX: 9 OCCUPANTS EACH SEX</p> <p>USE(S) OF BUILDING: M</p> <table border="1"> <thead> <tr> <th>FIXTURES</th> <th>MALE REQ'D</th> <th>MALE PROV.</th> <th>ADA PROV.</th> <th>FEMALE REQ'D</th> <th>FEMALE PROV.</th> <th>ADA PROV.</th> </tr> </thead> <tbody> <tr> <td>WATER CLOSETS</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>URINALS</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>LAVATORIES</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>SHOWERS</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> </tr> <tr> <td>OTHER REQ'D FIXTURES</td> <td colspan="6">1 SERVICE SINKS REQ'D &amp; CUPS AT ADA SINK IN CAFE</td> </tr> </tbody> </table> <p>**DRINKING WATER PROVIDED BY CUPS AT SINK OR WATER FOUNTAIN</p>	FIXTURES	MALE REQ'D	MALE PROV.	ADA PROV.	FEMALE REQ'D	FEMALE PROV.	ADA PROV.	WATER CLOSETS	1	1	1	1	1	1	URINALS	-	-	-	-	-	-	LAVATORIES	1	1	1	1	1	1	SHOWERS	-	-	-	-	-	-	OTHER REQ'D FIXTURES	1 SERVICE SINKS REQ'D & CUPS AT ADA SINK IN CAFE						<h3>SANITARY FIXTURES</h3>	<h3>PROJECT COMPONENTS</h3>
FIXTURES	MALE REQ'D	MALE PROV.	ADA PROV.	FEMALE REQ'D	FEMALE PROV.	ADA PROV.																																						
WATER CLOSETS	1	1	1	1	1	1																																						
URINALS	-	-	-	-	-	-																																						
LAVATORIES	1	1	1	1	1	1																																						
SHOWERS	-	-	-	-	-	-																																						
OTHER REQ'D FIXTURES	1 SERVICE SINKS REQ'D & CUPS AT ADA SINK IN CAFE																																											

## SYMBOLS OF MATERIALS

EARTH	GYPSUM BOARD
GRAVEL	STEEL
CONCRETE	CAST STONE
CONCRETE MASONRY UNIT	BATT INSULATION
BRICK	RIGID INSULATION
WOOD ROUGH	ALL METALS - SMALL SCALE
PLYWOOD	

## DRAWING KEY

A	GRID LINES
#	DETAIL NUMBER
#	SHEET NUMBER
#	SECTION
#	CALLOUTS
#	DETAIL NUMBER
#	SHEET NUMBER
#	ELEVATIONS
#	DETAIL NUMBER
#	SHEET NUMBER
#	ROOM NAME
#	ROOM NUMBER
#	DOOR NO. ON PLAN
#	REVISION NO.
#	WALL TYPE

## DRAWING INDEX

A-SITE	
AS01	ARCHITECTURAL SITE PLAN
	DEMOLITION
D101	DEMO PLAN
	ARCHITECTURAL
A101	PLANS
A111	REFLECTED CEILING PLAN
A121	ROOF PLAN
A200	ELEVATIONS

## OWNER MAILING ADDRESS

AMRIT KATTEL  
HOP N SHOP #19  
132 SCHOOL ROAD KOHLER, WI 53044

## SUPERVISING PROFESSIONAL

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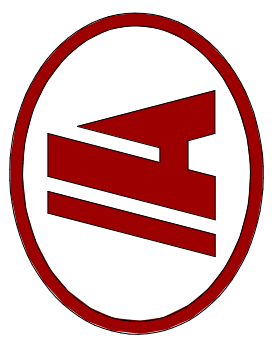
**ROBERT R. STENSBERG, #12238-5**

2746 S. 166th STREET  
NEW BERLIN, WI 53151

## PLAN REVISIONS

REV	DESCRIPTION	SHEETS	DATE
	PLAN COMMISSION SUBMITTAL	ALL SHEETS	04/03/2023

ANDERSON-ASHTON, INC. DESIGN / BUILD  
2746 South 166th Street  
New Berlin, WI 53151  
WWW.ANDERSONASHTON.COM

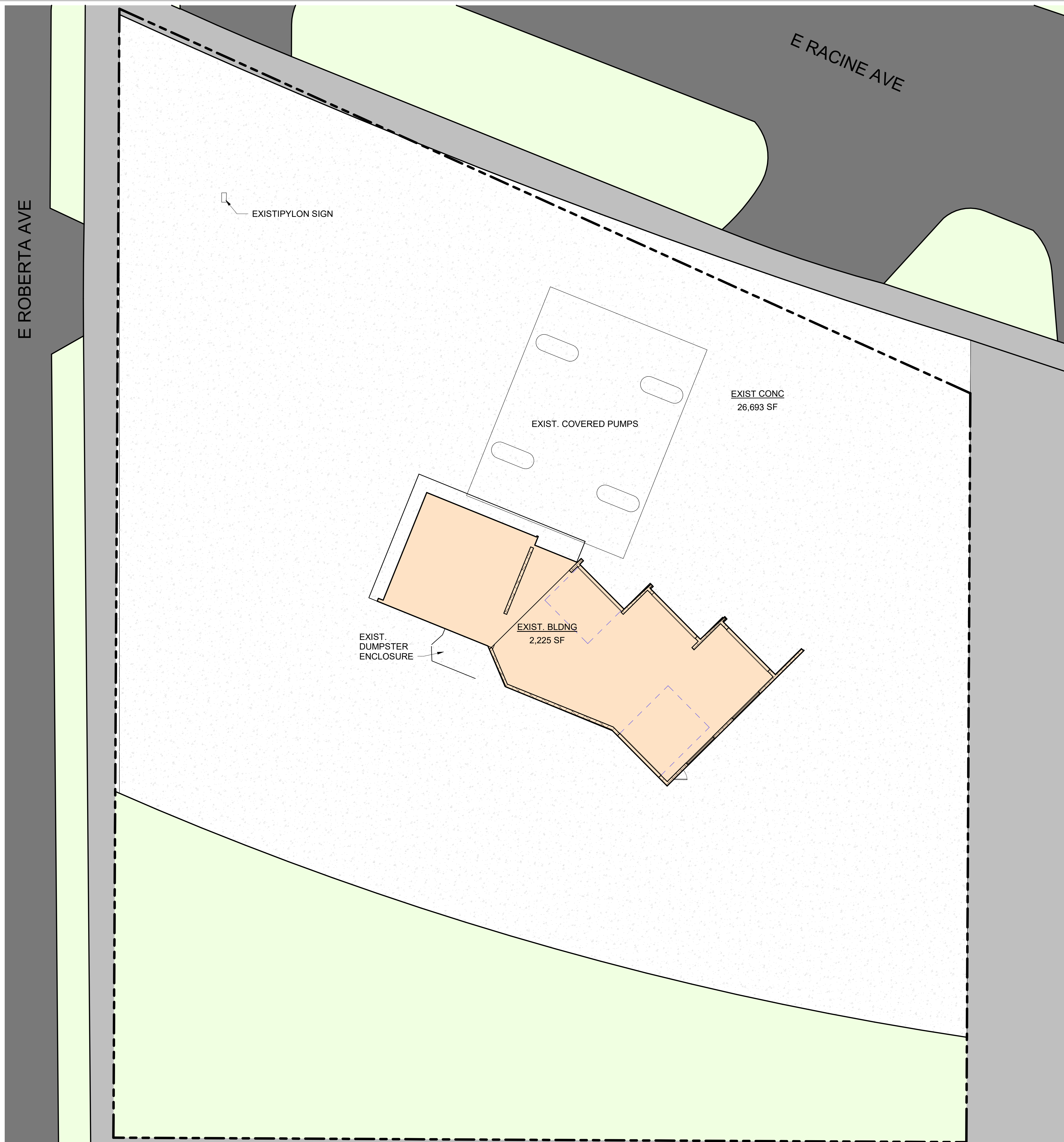


PROPOSED REMODEL BUILDING FOR:  
**HOP 'N' SHOP #19**  
1505 E RACINE AVE WAUKESHA, WI 53186

DRAFTED BY: SS  
DESIGNER: RRS  
ISSUE: 4/3/2023 12:58:56 PM  
SUBMITTAL DATE: XX-XX-XX  
DESIGN NO. ###  
CONSTRUCTION NO. 4018

T101

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ZONING	
ZONED:	B-1
MIN. BUILDING SETBACKS (FT):	STREET YARD: 25' INTERIOR SIDE YARD: 10' REAR YARD: 25'
PAVING SETBACKS (FT):	STREET YARD: 15' INTERIOR SIDE YARD: 5' REAR YARD: 5'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 40' WHEN ADJACENT TO RESIDENTIAL ZONES ACCESSORY BUILDING: 20'

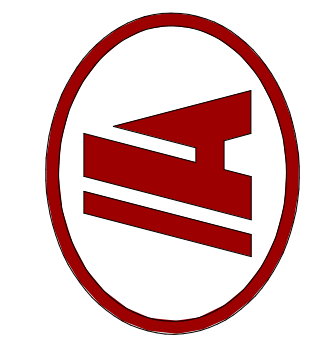
SITE STATISTICS		
NAME	AREA	AREA RATIO
EXIST. CONC	26,693 SF	39%
EXIST. BLDNG	2,225 SF	3%
EXIST. PUMP CANOPY	0 SF	0%
GREENSPACE	14,872 SF	22%
ROAD	15,588 SF	23%
SIDEWALK	9,742 SF	14%
GRAND TOTAL	69,120 SF	100%

PARKING	
PARKING REQUIREMENTS:	3 SPACES PER INDOOR SERVICE BAY PLUS 1 PER EMPLOYEE FOR THE SHIFT WITH THE LARGEST NUMBER OF EMPLOYEES, AND 1 SHORT-TERM BIKE PARKING SPACE PER 20,000SF, PLUS 1 LONG-TERM BIKE PARKING SPACE PER 12,000 SF OF GROSS FLOOR AREA
TOTAL STALLS REQUIRED:	XX
TOTAL STALLS PROPOSED:	XX
TOTAL ACCESSIBLE STALLS REQUIRED:	XX
TOTAL ACCESSIBLE STALLS PROPOSED:	XX

- GENERAL SITE NOTES:**
- VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
  - REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
  - STRIP AND REMOVE ALL REMAINDER VEGETATION & X" +/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
  - CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
  - CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
  - PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
  - ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
  - ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
  - ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
  - PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO +/- 0.10'
  - PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
  - RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
  - GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
  - GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.
  - AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
  - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10' MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.
- ASPHALT PAVING WORK**
- FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.
  - FINE GRADE AND COMPACT STONE BASE.
  - FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS
  - FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

REVISIONS

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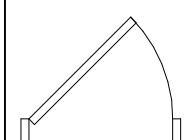
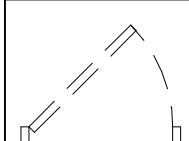
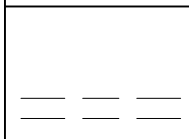
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ARCHITECTURAL SITE PLAN

AS01

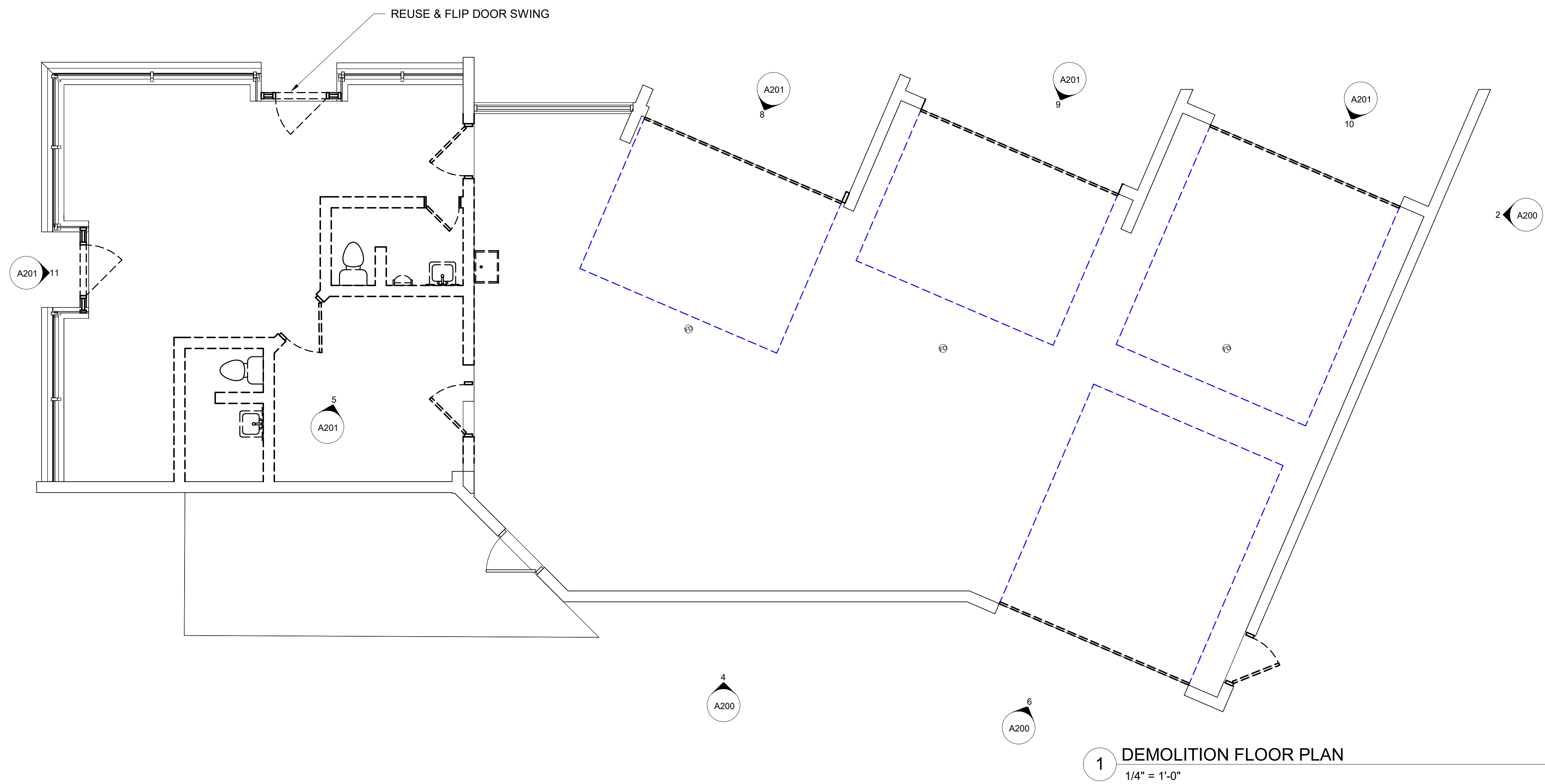
1 EXISTING ARCHITECTURAL SITE PLAN  
3/32" = 1'-0"

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DEMOLITION LEGEND:	
	EXISTING DOOR TO REMAIN
	DOOR & FRAME TO BE REMOVED
	EXISTING WALL TO BE REMOVED W/ ASSOC. ELEC & UTILITIES WITH IN WALL - CAP AS NEEDED

**GENERAL NOTES - DEMOLITION:**

- EXISTING CONDITIONS MAY VARY FROM THOSE INDICATED. NOTIFY THE ARCHITECT IN WRITING OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK.
- REMOVE INTERIOR PARTITION WALLS, INTERIOR DOORS, ACOUSTIC CEILING SYSTEMS, ACOUSTIC TILES, LIGHTING AND ELECTRICAL ACCESSORIES AS REQUIRED BY FINAL PLANS.
- CONFIRM WITH OWNER FOR ANY INTENT TO SALVAGE ANYTHING FROM DEMOLITION WORK.
- DEMOLITION OF MECHANICAL, ELECTRICAL, AND PLUMBING ELEMENTS REQUIRED BY THE GENERAL DEMOLITION, BUT NOT INDICATED, SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. EACH TRADE CONTRACTOR SHALL COORDINATE THEIR DEMOLITION WITH EACH OTHER AND WITH THE SCOPE OF THE FINISHED WORK.
- CONTRACTOR TO VERIFY STRUCTURAL INTEGRITY OF ALL ADJACENT FRAMING PRIOR TO REMOVING WALLS, HEADERS, ETC. PROVIDE TEMPORARY SUPPORT AND/OR SHORING AS REQUIRED BETWEEN DEMOLITION AND NEW CONSTRUCTION WORK.
- CONTRACTOR SHALL PATCH FLOOR, FILL VOIDS AND DEPRESSIONS TO MAKE FLOOR LEVEL TO ACCEPT NEW FLOOR FINISHES PER MANUFACTURER'S RECOMMENDATIONS.
- ANY DEMOLITION WORK SHALL BE DONE CAREFULLY. ALL DISTURBED SURFACES TO BE REPAIRED APPROPRIATELY. ALL SALVAGEABLE ITEMS SHALL BE TURNED OVER TO THE OWNER.
- PROVIDE TEMPORARY SUPPORT AND STABILIZE ANY PARTITIONS THAT BECOME UNBRACED DUE TO SELECTIVE OR PARTIAL DEMOLITION. NO DEMOLITION WORK SHALL INTERRUPT, COMPROMISE, DAMAGE, OR REMOVE ADJACENT STRUCTURE OR FINISHES NOT SPECIFIED FOR DEMOLITION.
- PATCH OUT FLOORS AND WALLS AT REMOVED PARTITIONS TO MATCH EXISTING ADJACENT FINISHES WHERE NEW FINISHES ARE NOT SCHEDULED.
- FILL AND/OR GRIND FLOORS AT REMOVED PARTITIONS AS REQUIRED TO PROVIDE A SMOOTH TRANSITION, SLOPE NOT TO EXCEED 1/16" PER FOOT.
- REMOVE ALL CARPETING, RUGS, TILE, SHEET FLOORING, AND OTHER FINISHES COMPLETELY TO EXISTING SUBFLOOR AS REQUIRED BY FINAL PLANS.
- REMOVE ALL ELECTRICAL FIXTURES, OUTLETS, SUPPLY BOXES, AND WIRES AS REQUIRED BY FINAL PLANS. TERMINATE LINES BELOW SUBFLOOR (MINIMUM) OR AT MAIN PANEL.
- CONTRACTOR SHALL TERMINATE ALL ELECTRICAL, IT, PLUMBING, TELECOM/DATA LINES AND PROVIDE FOR UNINTERRUPTED SERVICE TO THE FACILITY BEFORE COMMENCING DEMOLITION WORK.
- WHERE APPLICABLE, REMOVE ALL LOOSE PAINT ENCOUNTERED ON SURFACES RELATED TO THE WORK, AND DISPOSE PER CODE REQUIREMENTS.
- REMOVE ALL EXISTING FLOORING FINISHES, PROTRUDING OBJECTS (BOLTS, ETC.), AND LOOSE PIECES OF CONCRETE. ALL UNEVEN SURFACES TO BE GROUND DOWN, REMEDIATE IDENTIFIED HAZARDOUS MATERIALS AS REQUIRED BY CODE AND APPLICABLE LAWS & REGULATIONS. STRIP CONCRETE FLOOR AND RESEAL PER FINAL PLANS.
- REMOVE EXISTING CMU WALLS, FILL AND/OR GRIND FLOORS AT REMOVED PARTITIONS AS REQUIRED TO PROVIDE A SMOOTH TRANSITION.
- REMOVE EXISTING ABANDONED ELECTRICAL EQUIPMENT, GC TO COORDINATE WITH OWNER TO IDENTIFY FIXTURES AND EQUIPMENT FOR SALVAGE, RECYCLING, OR REMOVAL. GC SHALL PROVIDE CREDIT TO OWNER FOR ANY MATERIAL THAT CAN BE SALVAGED FOR REUSE/RECYCLING.



**1 DEMOLITION FLOOR PLAN**  
1/4" = 1'-0"

REVISIONS

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DEMO PLAN

**D101**

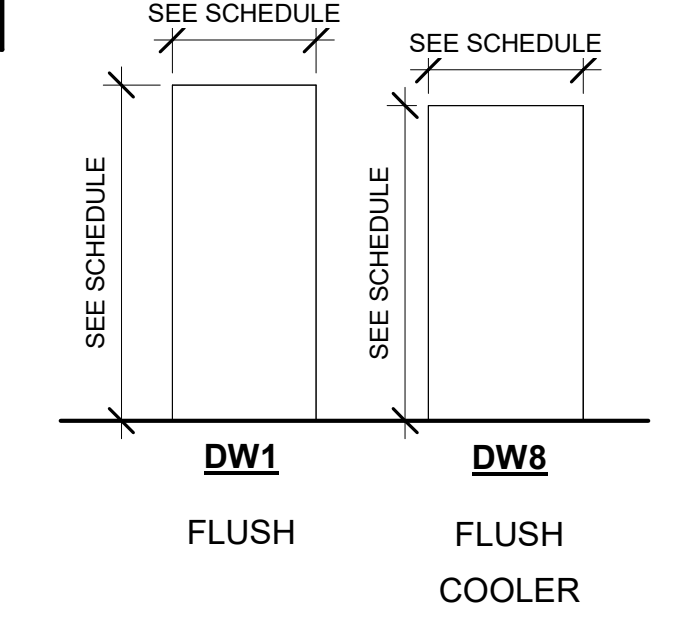
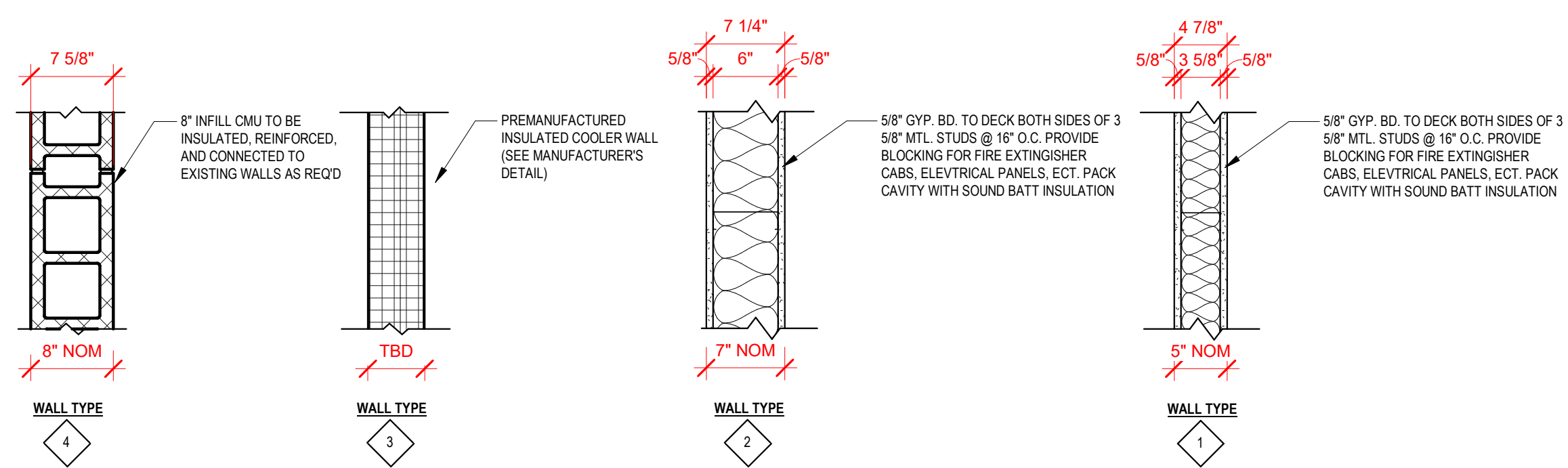
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KEY NAME	DESCRIPTION
<b>FLOOR FINISH</b>	
CONC-1	CONCRETE (UNFINISHED)
CONC-2	POLISHED CONCRETE
CONC-3	SELF-LEVELING CONCRETE STAINED AND SEALED
CPT-1	CARPET-BROADLOOM
CPT-2	CARPET TILE
CT-1	CERAMIC TILE
LVT-1	LUXURY VINYL TILE
PLY-1	PLYWOOD (PAINTED)
QT-1	QUARRY TILE
RT-1	RUBBER STAIR TREADS AND LANDING
VCT-1	VINYL COMPOSITION TILE
<b>WALL BASE</b>	
PTB-1	PORCELAIN TILE BASE
VB-1	COVERED VINYL BASE
<b>WALL FINISH</b>	
GWB	5/8" GYPSUM WALL BOARD
GWB-MR	5/8" MOISTURE RESISTANT GYPSUM WALL BOARD
<b>APPLIED FINISHES</b>	
PT-1	PAINT -
<b>MILLWORK</b>	
PLAM-1	PLASTIC LAMINATE -
PLAM-2	SOLID SURFACE -
<b>CEILING FINISHES</b>	
ACT-1	2' X 2' ARMSTRONG CIRRUSS 3/4" ANGLED TEGULAR 15/16 LAY-IN (OR EQUAL) ACOUSTICAL CEILING TILE IN 2 X 2 WHITE METAL GRID
ACT-2	VINYL FACED DRYWALL TILE IN 2 X 2 WHITE METAL GRID

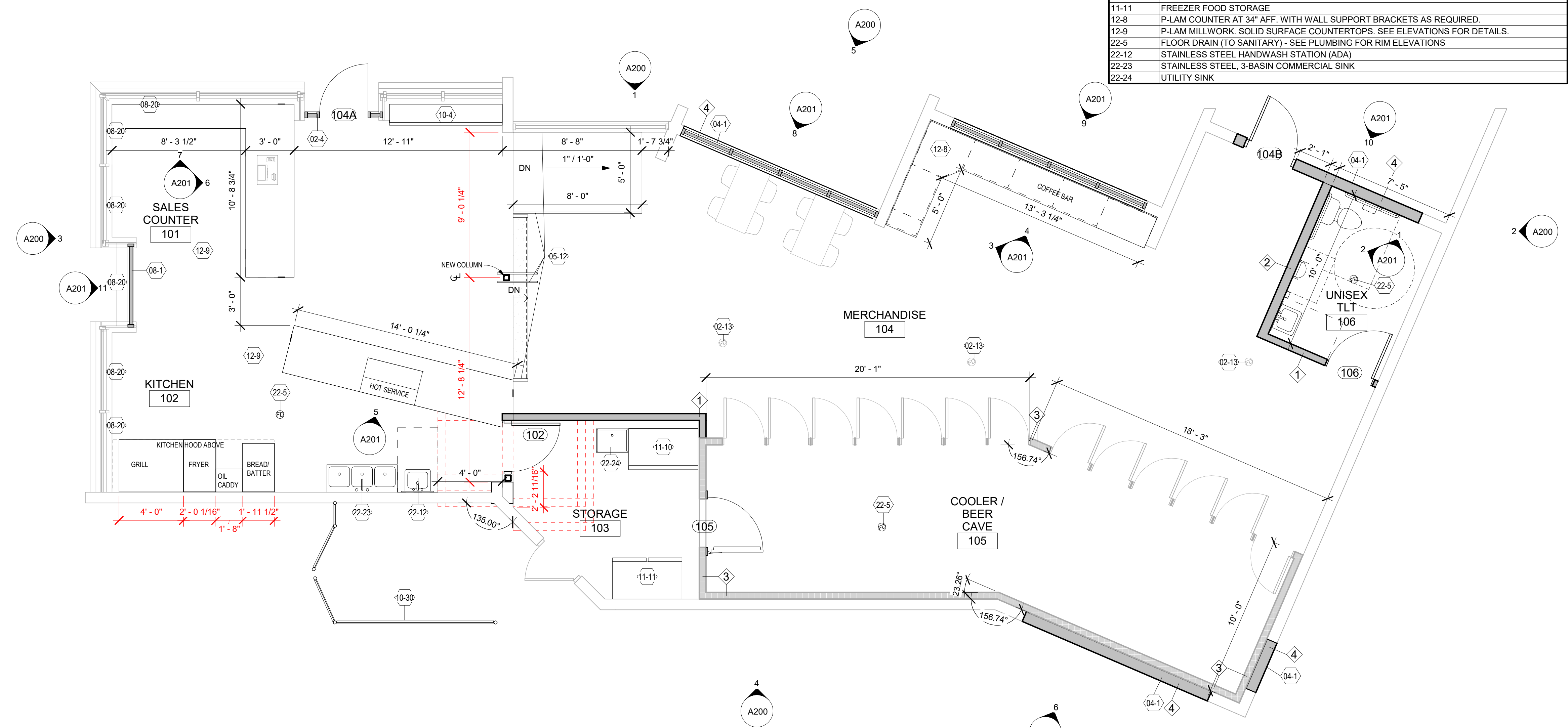
ROOM NUMBER	ROOM NAME	FLOOR		WALL				CEILING		COMMENTS					
		SUBSTRATE	FINISH	NORTH	SOUTH	EAST	WEST	MATERIAL	FINISH						
101	SALES COUNTER	EXIST.	CONC-2	CONC-2	EXIST.	FILM	N/A	N/A	N/A	EXIST.	FILM	GWB	--	FILM TO COVER EXIST. GLAZING	
102	KITCHEN	EXIST.		CONC-2	N/A	N/A	GWB	PT-1	GWB	PT-1	EXIST.	FILM	GWB	FILM TO COVER EXIST. GLAZING	
103	STORAGE	EXIST.	CONC-2	CONC-2	GWB	PT-1	GWB	PT-1	FREEZER PANEL	PF	GWB	PT-1	ACT-1	--	
104	MERCHANDISE	EXIST.	CONC-2	CONC-2	EXIST.	PT-1	GWB	PT-1	GWB	PT-1	N/A	N/A	EXPOSED STRUCTURE	--	
105	COOLER / BEER CAVE	EXIST.	CONC-2	CONC-2	PF	FREEZER PANEL	PF	FREEZER PANEL	PF	FREEZER PANEL	PF	FREEZER PANEL	PF	FREEZER PANEL	--
106	UNISEX TLT	EXIST.	CONC-2	CONC-2	GWB-MR	CT-1	GWB-MR	CT-1	GWB-MR	CT-1	GWB-MR	CT-1	ACT-2	--	

NUMBER	LOCATION	FIRE RATING	DOOR SIZE	DOOR STYLE	DOOR FINISH	FRAME STYLE	FRAME FINISH	HARDWARE GROUP	COMMENTS
<b>FINISH FLOOR</b>									
102	KITCHEN	--	3'-0" X 7'-0"	DW1	PF	F-HM1	PF	5	REUSE EXISTING DOOR, REVERSE SWING
104A	MERCHANDISE	--	3'-0" X 7'-0"	-	-	-	-	-	-
104B	MERCHANDISE	--	3'-0" X 7'-0"	DHM1	PF	F-HM1	PF	1	-
105	COOLER / BEER CAVE	--	3'-0" X 6'-6"	DW8	PF	F-HM1	PF	5	-
106	MERCHANDISE	--	3'-0" X 7'-0"	DW1	PF	F-HM1	PF	3	-

- DOOR HARDWARE KEY**
- HINGES, FLUID CLOSER W/ HOLD OPEN, THRESHOLD, WEATHER STRIPPING, SWEEPS (INT & EXT), DRIP CAP, OFFICE LOCKSET
  - HINGES, FLUID CLOSER W/ HOLD OPEN, LOCKSET - OFFICE, DOOR STOP
  - HINGES, LOCKSET - PRIVACY, DOOR STOP
  - HINGES, LOCKSET - OFFICE, DOOR STOP
  - HINGES, LOCKSET - STORAGE
  - HINGES, PUSH/PULL, DOOR STOP
  - OVERHEAD DOOR HARDWARE, ELECTRIC OPERATOR, HIGH-LIFT, VERTICAL LIFT, STANDARD LIFT, REMOTE CONTROL, VISION LITES

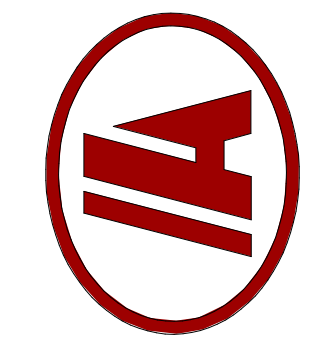


Key Value	Keynote Text
02-4	REUSE EXISTING STOREFRONT DOOR AND REHANG TO SWING OUT
02-13	SEAL AND ABANDON FLOOR DRAINS AND CATCH BASIN
04-1	8" INFILL CMU TO BE INSULATED, REINFORCED, AND CONNECTED TO EXISTING WALLS AS REQ'D. PAINT TO MATCH EXISTING
05-12	PAINTED STEEL PIPE GUARD AND HAND RAILING. RAILING DESIGN AS ALLOWED PER IBC 1014 & 1015.
08-1	ALUMINUM STOREFRONT WINDOW SYSTEM W/1" INSULATED GLAZING (TO MATCH EXISTING). VERIFY DIMENSIONS IN FIELD
08-20	PROVIDE OPAQUE WINDOW FILM (3M OR EQUAL) INTERIOR SIDE
10-4	SHELVING, BY OWNER
10-30	PROVIDE NEW SLATS IN PRIVACY FENCE AND GATE. SLATS PAINTED DARK GRAY
11-10	REFRIGERATED FOOD STORAGE
11-11	FREEZER FOOD STORAGE
12-8	P-LAM COUNTER AT 34" AFF. WITH WALL SUPPORT BRACKETS AS REQUIRED.
12-9	P-LAM MILLWORK. SOLID SURFACE COUNTERTOPS. SEE ELEVATIONS FOR DETAILS.
22-5	FLOOR DRAIN (TO SANITARY) - SEE PLUMBING FOR RIM ELEVATIONS
22-12	STAINLESS STEEL HANDWASH STATION (ADA)
22-23	STAINLESS STEEL, 3-BASIN COMMERCIAL SINK
22-24	UTILITY SINK



**1 FLOOR PLAN**  
1/4" = 1'-0"  
TOOTAL SF: 2,217 SF

**ANDERSON ASHTON**  
DESIGN / BUILD  
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New Berlin, WI 53151  
Phone: (262) 786-4640  
WWW.ANDERSONASHTON.COM



PROPOSED REMODEL BUILDING FOR:  
**HOP 'N' SHOP #19**  
1505 E RACINE AVE WALKESHA, WI 53186

DRAFTED BY: SS  
DESIGNER: RRS  
ISSUE: 4/3/2023 12:58:49 PM  
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DESIGN NO. ###  
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PLANS

**A101**

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**GENERAL CEILING NOTES:**

1. EXPOSED TO STRUCTURE WHERE NO CEILING MATERIAL IS SPECIFIED
2. REFER TO ROOM FINISH SCHEDULE FOR CEILING MATERIALS AND FINISHES
3. MINIMUM TILE WIDTH TO BE 4" AT WALLS

**ELECTRICAL NOTES**

1. ELECTRICAL CONTRACTOR RESPONSIBLE FOR CODE COMPLIANT (IBC 1008) EXIT LIGHTING - A SET OF COMPLETE EXIT LIGHTING BY ELECTRICAL CONTRACTOR TO REMAIN ON SITE DURING CONSTRUCTION

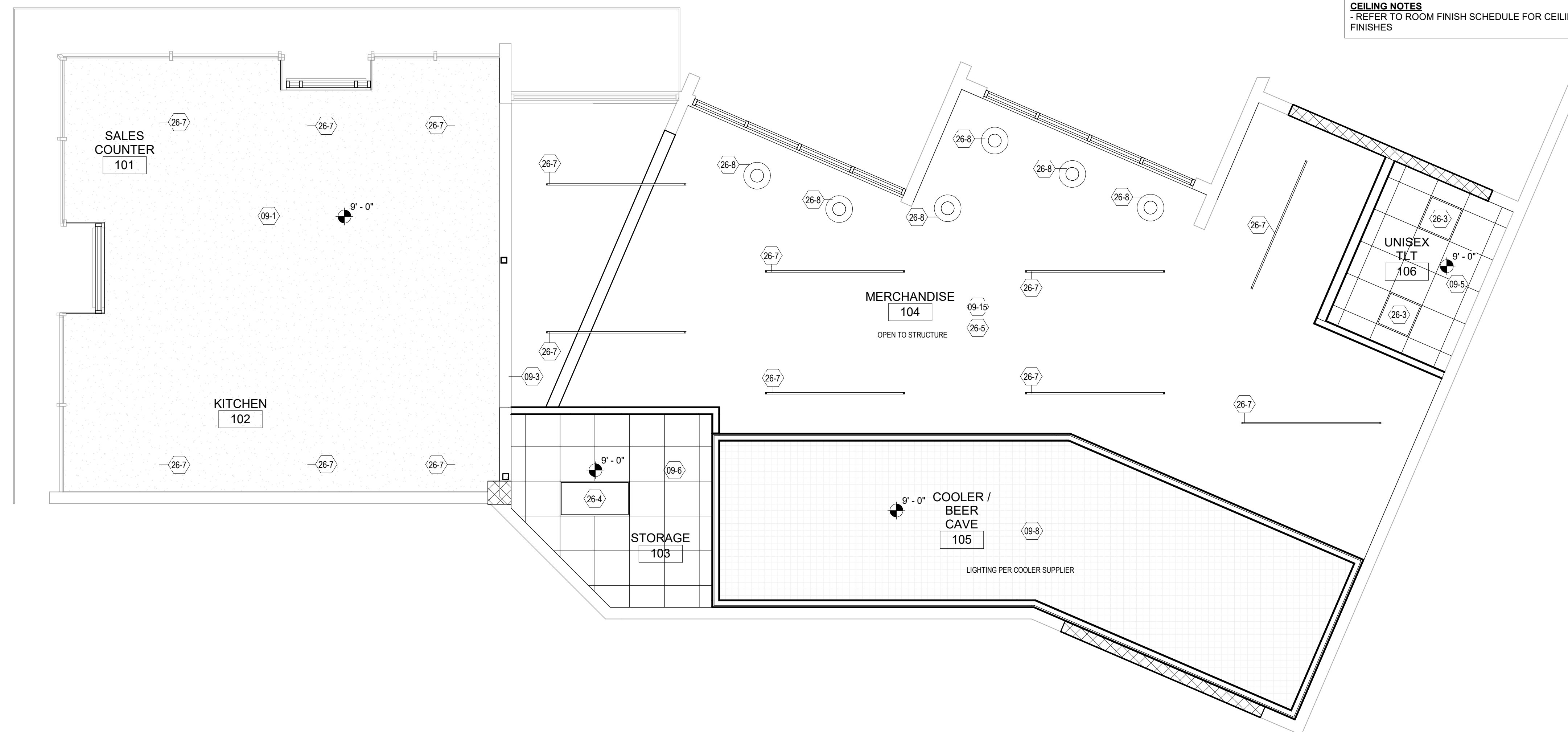
**CEILING PLAN LEGEND**

	ROOM NAME ROOM NUMBER
	PLAN NOTES
	EXIT LIGHT
	2'X2' SUSPENDED ACOUSTICAL CEILING TILE SYSTEM
	SUSPENDED GYPSUM BOARD CEILING SYSTEM
	SOUND BATT INSULATION ABOVE CEILING
	EGRESS PATH LIGHTING SHOWN FOR REFERENCE PURPOSES ONLY. ELECTRICAL CONTRACTOR TO PROVIDE FINAL EGRESS PATH LIGHTING DESIGN TO SATISFY 1.0 FC (AVERAGE) ALONG ENTIRE PROPOSED PATH

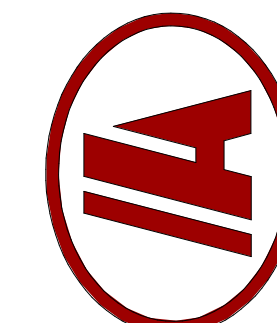
**CEILING KEYNOTE LEGEND**

Key Value	Keynote Text
09-1	GYPSUM WALL BOARD TYPE 'X'
09-3	PAINTED GYPSUM BULKHEAD
09-5	2'-0" X 2'-0" VINYL FACED ACT CEILING THIS ROOM
09-6	2'-0" X 2'-0" ARMSTRONG CIRRUS 3/4" ANGLED TEGULAR 15/16 LAY-IN (OR EQUAL) ACOUSTICAL CEILING TOLE IN 2 X 2 WHITE METAL GRID
09-8	FREEZER PANEL
09-15	EXPOSED PAINTED STRUCTURE THIS ROOM
26-3	2'X2' LED DOWNLIGHT
26-4	2'X4' LED DOWNLIGHT
26-5	LIGHT FIXTURES SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL DRAWINGS FOR FINAL DESIGN, EMERG. EGRESS LIGHTING, AND TYPES AND LOCATIONS OF LIGHT FIXTURES ALL ROOMS TYP.
26-7	8" LONG LED SUSPENDED STRIPS
26-8	SUSPENDED PENDANTS

**CEILING NOTES**  
- REFER TO ROOM FINISH SCHEDULE FOR CEILING MATERIALS AND FINISHES



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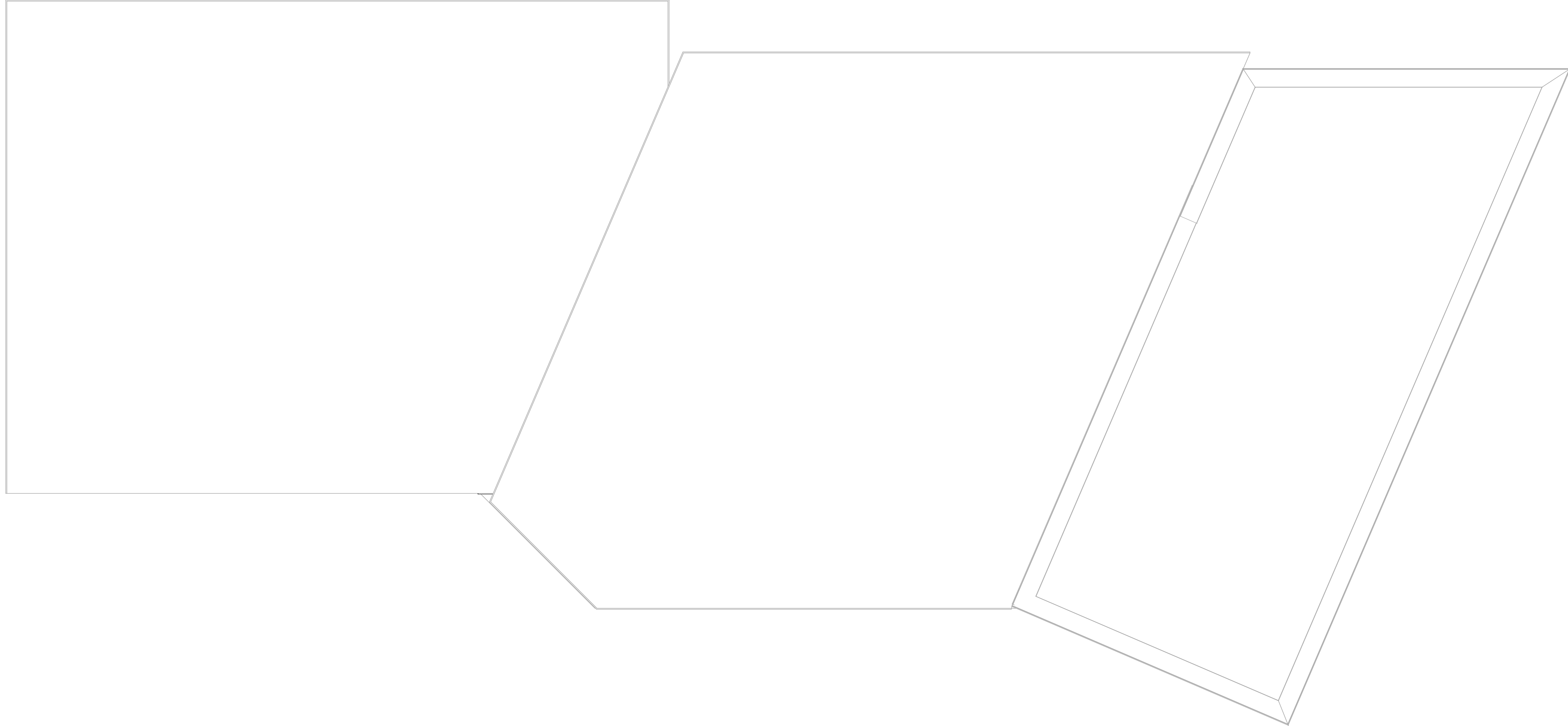
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REFLECTED CEILING PLAN

**A111**

**1 REFLECTED CEILING PLAN**  
1/4" = 1'-0"

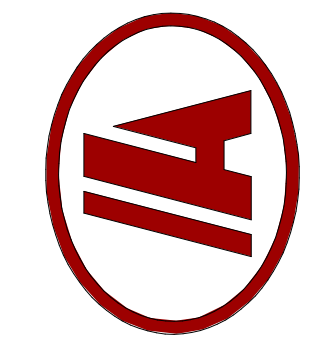
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1 ROOF PLAN  
1/4" = 1'-0"

REVISIONS

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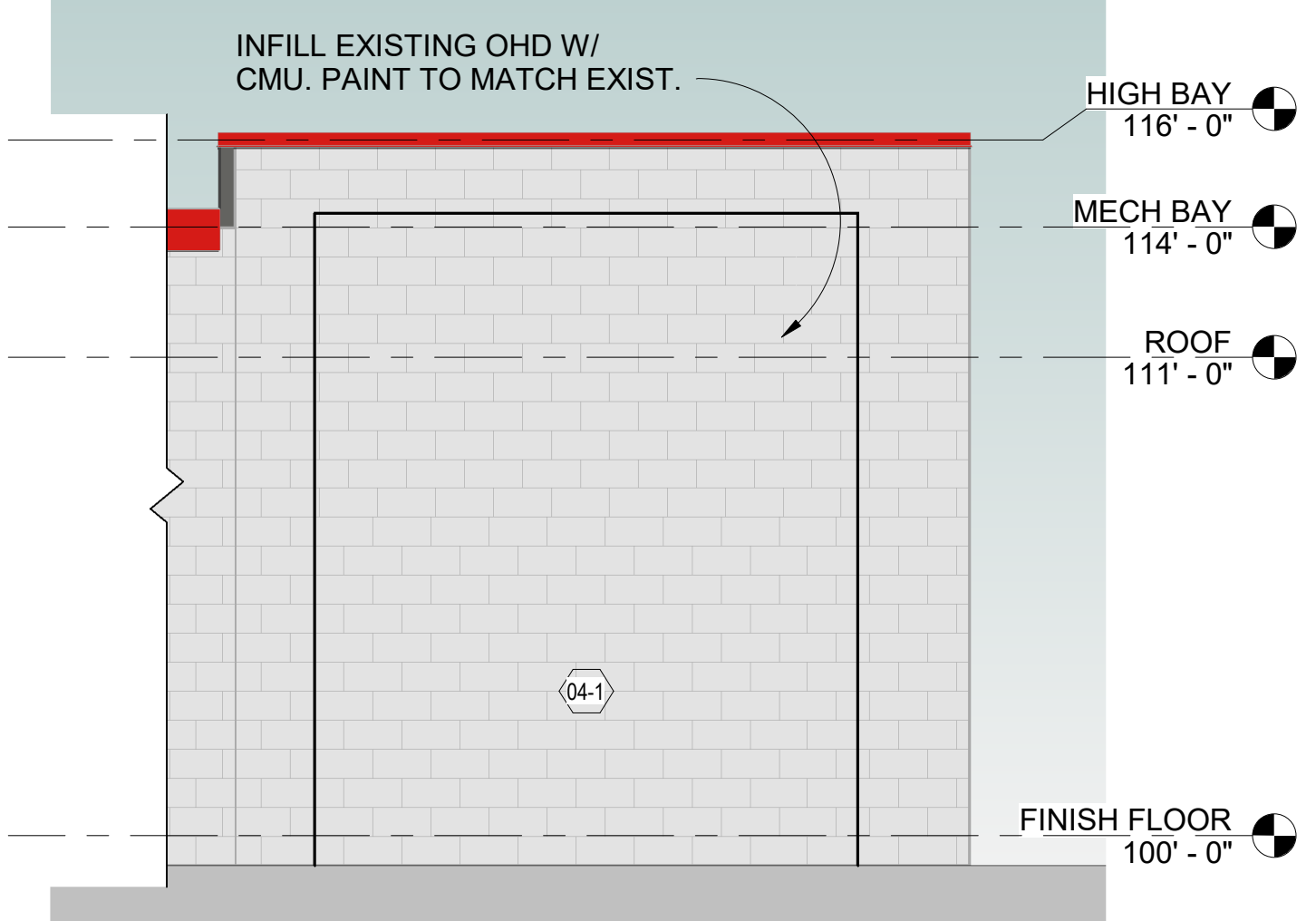
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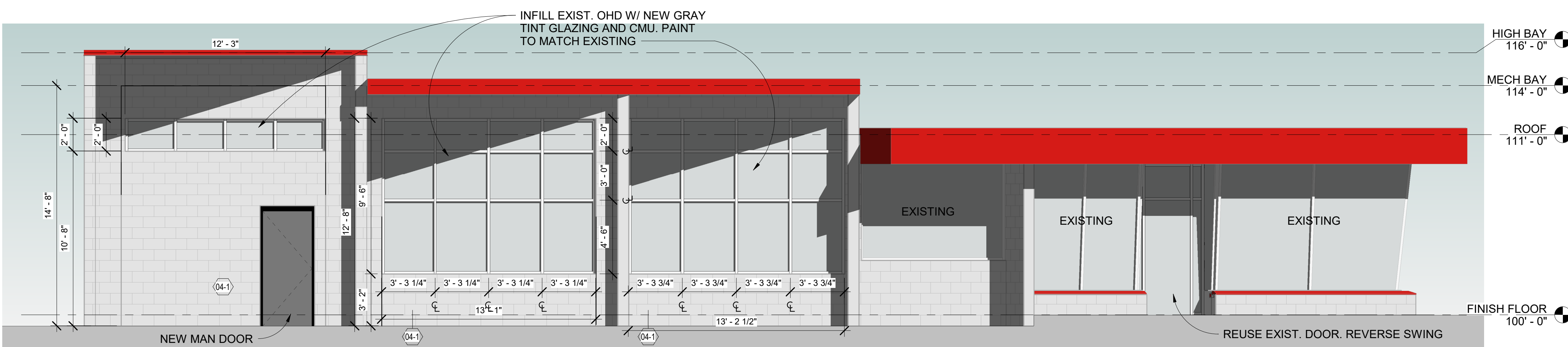
ROOF PLAN

A121

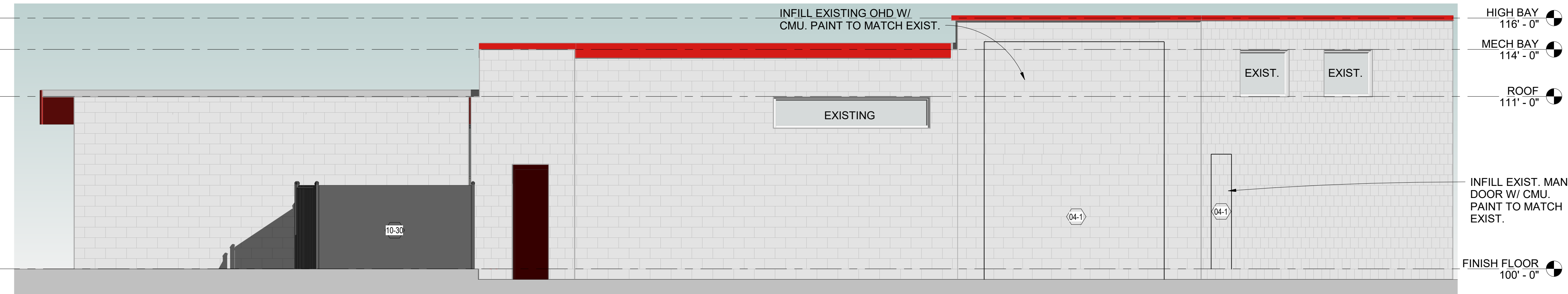
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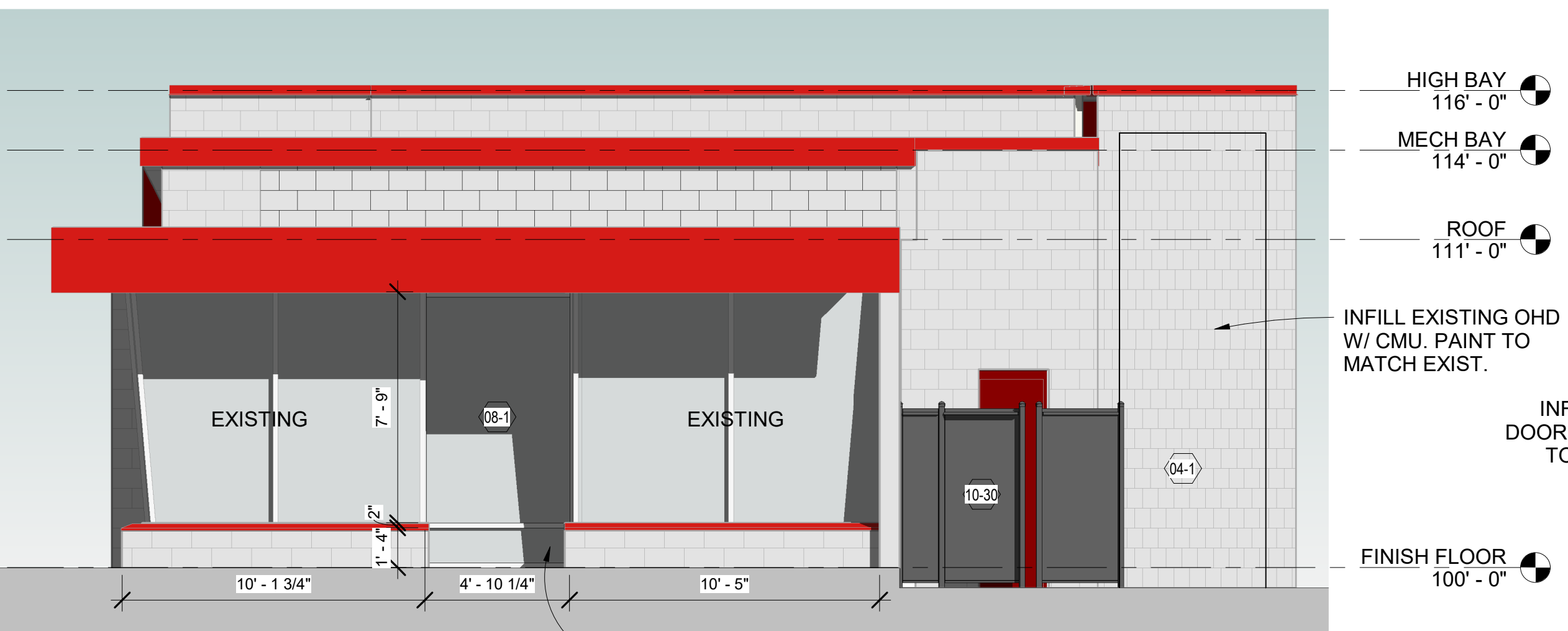
6 NEW SOUTH INFILL WALL  
1/4" = 1'-0"



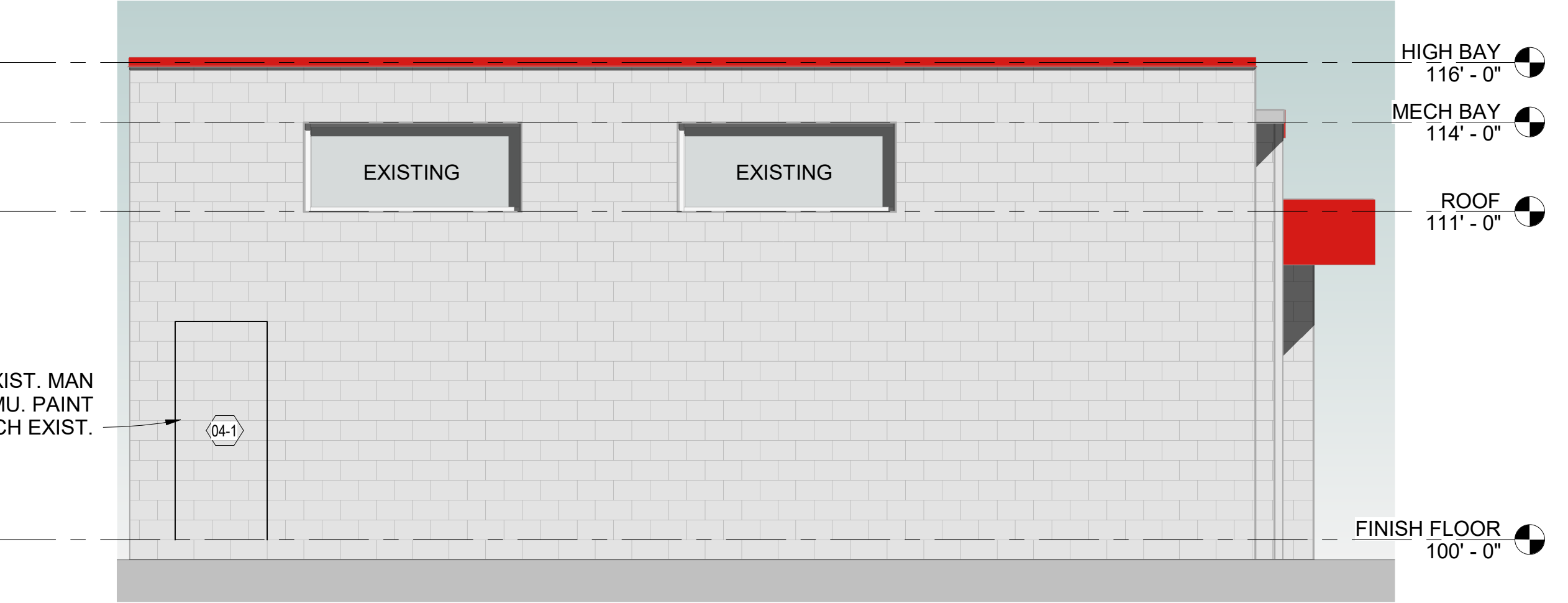
5 NEW NORTH STOREFRONTS ELEVATION  
1/4" = 1'-0"



4 SOUTH ELEVATION  
1/4" = 1'-0"

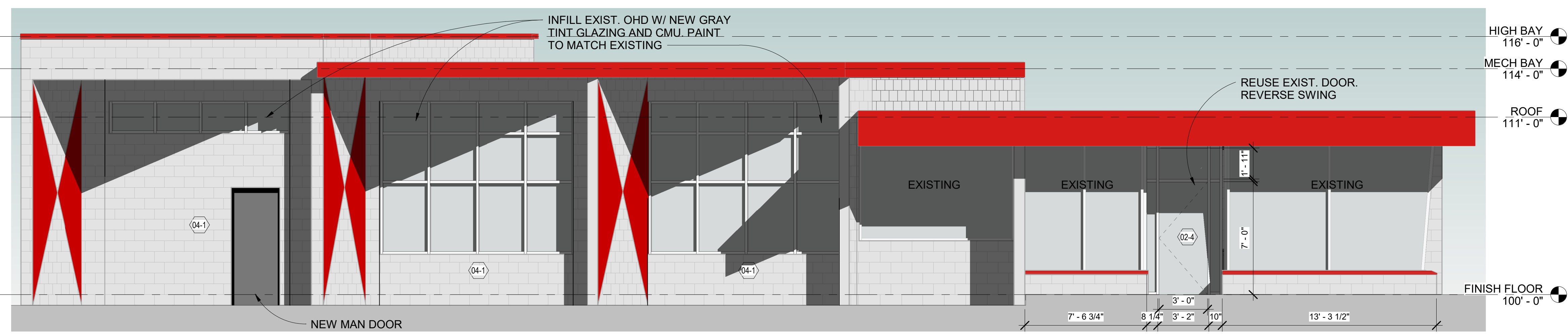


3 WEST ELEVATION  
1/4" = 1'-0"



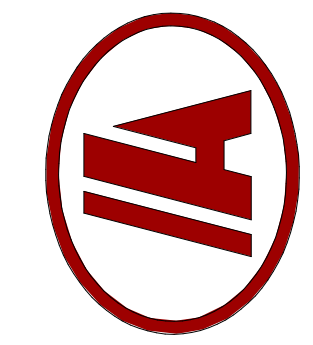
2 EAST ELEVATION  
1/4" = 1'-0"

KEY NOTE	DESCRIPTION
02-4	REUSE EXISTING STOREFRONT DOOR AND REHANG TO SWING OUT
04-1	8" INFILL CMU TO BE INSULATED, REINFORCED, AND CONNECTED TO EXISTING WALLS AS REQ'D. PAINT TO MATCH EXISTING
08-1	ALUMINUM STOREFRONT WINDOW SYSTEM W/1" INSULATED GLAZING (TO MATCH EXISTING). VERIFY DIMENSIONS IN FIELD
10-30	PROVIDE NEW SLATS IN PRIVACY FENCE AND GATE. SLATS PAINTED DARK GRAY



1 NORTH ELEVATION  
1/4" = 1'-0"

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ELEVATIONS

A200

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