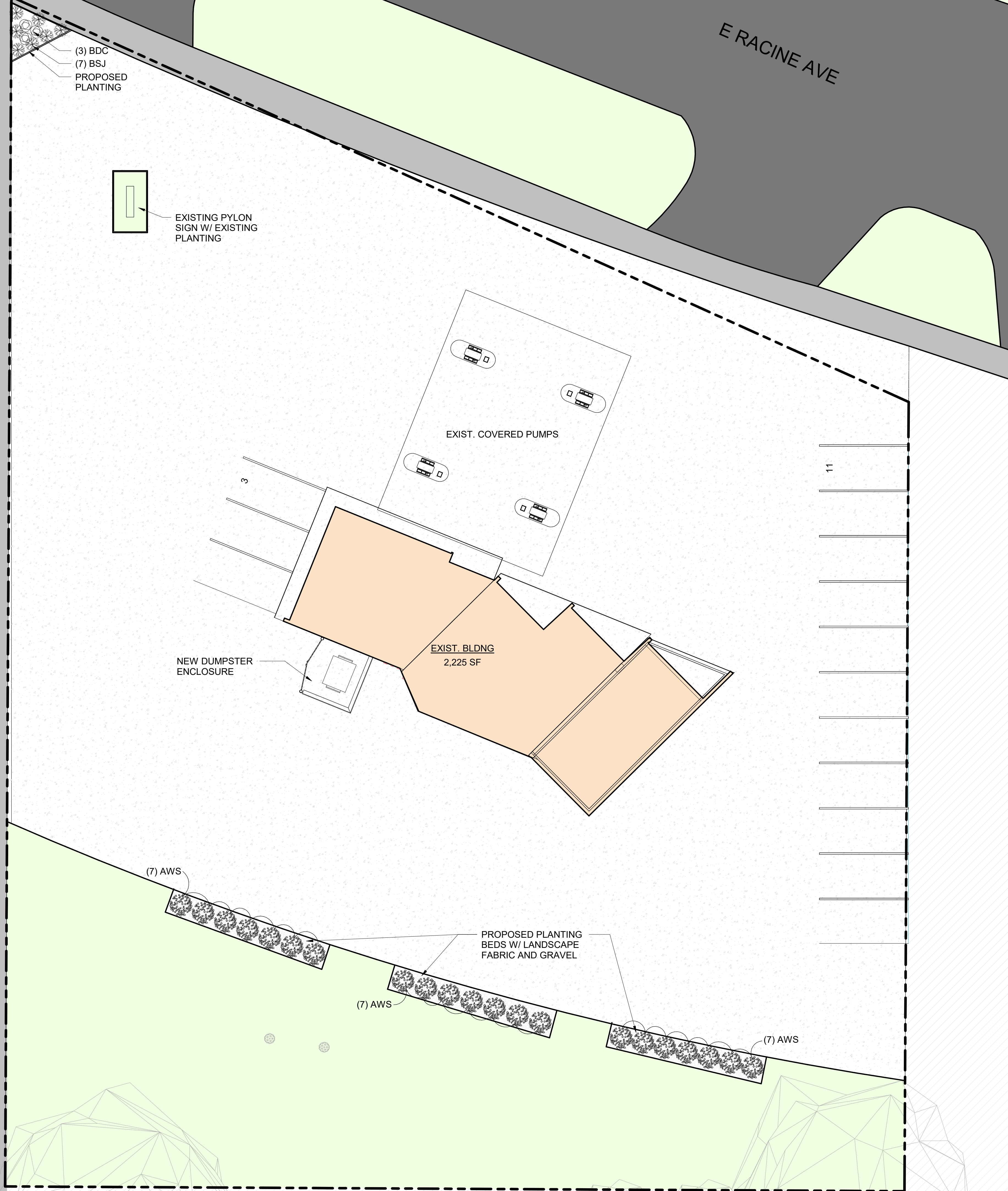


E ROBERTA AVE

E RACINE AVE



ZONING		REVISIONS
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'	

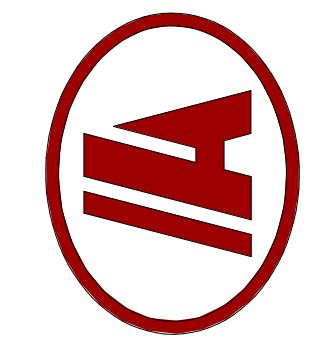
SITE STATISTICS		
NAME	AREA	AREA RATIO
EXIST CONC	26,546 SF	43%
EXIST. BLDNG	2,225 SF	4%
GRAVEL	507 SF	1%
GREENSPACE	14,439 SF	23%
ROAD	15,587 SF	25%
SIDEWALK	3,081 SF	5%
GRAND TOTAL	62,386 SF	100%

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 EXISTING:	14
TOTAL ACCESSIBLE STALLS REQUIRED:	XX
TOTAL ACCESSIBLE STALLS EXISTING:	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.

PLANT SCHEDULE						
SYM	QTY.	COMMON NAME	SIZE	ROOT	MATURITY HEIGHT	REMARKS
AWS	21	ANTHONY WATER SPIREAS	3' - 4'	POT	2' - 3'	
BSJ	7	BLUE STAR JUNIPER	1' - 4'	POT	1' - 3'	
BDC	3	BLANC DOUBLE DE COUBERT	3' - 5'	POT	4' - 7'	

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 4/17/2023 10:46:27 AM  
 SUBMITTAL DATE XX-XX-XX  
 DESIGN NO. ###  
 CONSTRUCTION NO. 4018

ARCHITECTURAL SITE PLAN  
**AS01**

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

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