

Date: October 6, 2022

To: Village of East Troy Plan Commission

From: Tim Schwecke, Zoning Administrator

Subject: Site plan review for a tear-down and rebuild part of existing building located at 2021 Beulah Avenue; Allan Integrated Control Systems (Ted Zess, agent)

Application 2022-34; <https://s.zoninghub.com/D9NANX019G>

Meeting October 10, 2022 Plan Commission meeting

General description The petitioner needs to remove a part of the existing building and rebuild it to include a second floor. The part to be rebuilt is between the east and west ends (dotted line below). The proposed rebuild conforms to side-yard setback requirements. The exterior of the new construction will match the front part of the building.



Previous Approvals. The Plan Commission approved a site plan in 2015 for a building addition and a parking lot expansion (Application 2015-23).

Zoning The subject property is zoned Light Industrial (LI).

Review procedures With regard to site plan reviews, the Plan Commission makes the final decision. The Plan Commission may (1) approve, (2) approve with conditions, or (3) deny the application. If approval is granted, the Plan Commission can impose conditions deemed necessary to protect the public health, safety, and welfare.

Public notice Aside from being included on the meeting agenda, no other public notice is required.

Proposed motion Approve the revised site plan/plan of operation as proposed subject to the following conditions:

1. The owner must obtain a building permit for the work within 9 months of this date and start the work within 14 months of this date and continue in good faith to completion.
2. All other aspects of the previously approved site plan and plan of operation will remain unchanged.

Attachments:

1. Application materials



Site Plan

Village of East Troy, Wisconsin

Version: March 27, 2018

Village of East Troy
2015 Energy Drive
East Troy, WI 53120

Overview: The site plan review process ensures that proposed land uses and development activity complies with the requirements of the Village's zoning regulations. This review must occur before any building, occupancy, and building permits can be issued; except that development activity associated with an approved final plat of subdivision or certified survey map, and development activity associated with an approved final development plan of a planned development, is exempt from this requirement.

Governing regulations: The procedures and standards governing the review of this application are found in § 510-160 of the Village's zoning code.

General instructions: Complete this application and submit one copies to the Village Clerk at the mailing address shown above. Before you formally submit your application, you are encouraged to meet with the zoning administrator who can answer any questions you may have. If you have any questions, do not hesitate to contact the zoning administrator at (920) 728-2814 or via email at tim.schwecke@civitekconsulting.com. You may download this form at <http://villageofeasttroy.zoninghub/highlights/procedures/procedure.aspx>.

When you fill out this application, you should think about how your business operation may expand or be different in the future. For example, if your business will have 5 employees to start and you hope to have 25, tell us. Also, if you foresee an expansion to a building or a parking lot, your site plan should show that. If you invest time to do this now, you will end up with a more thoughtful plan. Not only that, you will save time and the expense of having to submit a new site plan sometime in the future. So, think ahead.

Application fee: none

Application submittal deadline: Applications must be submitted by the second Monday of the month by 12:00 pm at the Village Hall.

1. Applicant and property owner information

	Applicant	Property owner
Name		
Street address		
City, state, zip code		
Daytime telephone number		
Email		

2. Agent contact information.

Include the names of those agents, if any, that helped prepare this application including the supplemental information. Agents may include surveyors, engineers, landscape architects, architects, planners, and attorneys.

	Agent 1	Agent 2
Name		
Company		
Street address		
City, state, zip code		
Daytime telephone number		
Email		

3. Type of application (select one)

- ☐ New site plan
- ☐ An amendment of a previously approved site plan (i.e., revision and/or expansion)

4. Business information

Current business name	
Date business began	
Previous name, if any	

5. Subject property information

Physical address

Tax key number(s)

Note: The tax key number can be found on the tax bill for the property or it may be obtained from the Village Clerk.

6. Zoning information (refer to the Village’s current zoning map)

The subject property is located in the following base zoning district(s). (check all that apply)

☐ RH-35 Rural Holding
 ☐ TR-8 Two-Family Residential
 ☐ NB Neighborhood Business

☐ SR-3 Estate Residential
 ☐ AR-9 Attached Residential
 ☐ HB Highway Business

☐ SR-4 Suburban Residential
 ☐ MR-10 Multi-Family Residential
 ☐ CB Central Business

☐ SR-5 Neighborhood Residential
 ☐ MHR-6 Mobile Home Residential
 ☐ BP Business Park

☐ SR-6 Traditional-Front Residential
 ☐ LI Light Industrial

☐ SR-7 Traditional-Rear Residential
 ☐ GI General Industrial

The subject property is also located in the following overlay zoning district(s). (check all that apply)

☐ PD Planned Development
 ☐ GP Groundwater Protection
 ☐ FP 100-Year Floodplain

☐ DD Downtown Design
 ☐ NFC Natural Features Conservancy
 ☐ FP 500-Year Floodplain

☐ SW Shoreland-Wetland

7. Adjoining land uses and zoning

	Zoning district(s)	Current uses
North		
South		
East		
West		

Note: If the subject property abuts a property located in a different zoning district, a bufferyard may be required. You will need to submit a Landscaping and Bufferyard Worksheet if a bufferyard is required.

8. Current use. Describe the current use of the subject property.

9. Proposed use. Describe the proposed use or the proposed amendment.

10. Hours of operation. Describe when the proposed use will be open for business (i.e., hours and days).

11. Employees. Describe number by type, number on largest works shift, etc.

12. Customers / patrons of business. Describe the customers and patrons, including peak loads.

13. Miscellaneous

☐ Yes ☐ No Has the Village approved a variance for the subject property?

If yes, provide the year of issuance and a short description for each one.

☐ Yes ☐ No Is the subject property currently in violation of the Village's zoning code?

If yes, describe the nature of the violation and what is being done to bring the property into compliance.

☐ Yes ☐ No Are there any nonconforming buildings on the subject property? A nonconforming building does not meet the dimensional requirements for the zoning district in which it is located.

If yes, describe what building is nonconforming and the nature of the nonconformity.

☐ Yes ☐ No Will the proposed use create any detectable ground vibrations? (See § 510-99 of the zoning code.) If

yes, describe.

☐ Yes ☐ No Will the proposed use create any detectable noise beyond the property boundary lines? (See § 510-100 of the zoning code.)

If yes, describe.

☐ Yes ☐ No Will the proposed use create any air pollution? (See § 510-101 of the zoning code.)

If yes, describe.

☐ Yes ☐ No Will the proposed use create any detectable odor beyond the property boundary lines? (See § 510-102 of the zoning code.)

If yes, describe.

☐ Yes ☐ No Will the proposed use create any detectable glare or heat beyond the property boundary lines? (See § 510-104 of the zoning code.)

If yes, describe.

☐ Yes ☐ No Will the proposed use involve any materials which could detonate by any means? (See § 510-105 of the zoning code.)

If yes, describe.

☐ Yes ☐ No Will the proposed use involve any materials that are toxic or noxious or that are considered waste materials? (See § 510-106 of the zoning code.)
 If yes, describe.

☐ Yes ☐ No Will the proposed use involve any outdoor storage of materials?
 If yes, describe.

☐ Yes ☐ No If the proposed use involves processing or manufacturing of materials, will water be used in any of those processes?
 If yes, describe the nature of the activity and anticipated water demand and sanitary loading

☐ Yes ☐ No Is expansion of the proposed use or building anticipated?
 If yes, describe the nature of the expansion and potential timeline for such expansion

14. Utilities

Water ☐ Municipal ☐ Private well
 If private well, when was the well installed and approved?

Sewer ☐ Municipal ☐ On-site septic system
 If septic system, when was the system installed and approved?

15. Licenses and permits

Required

☐ Beer ☐ Have ☐ To Get
☐ Liquor ☐ Have ☐ To Get
☐ Cigarette ☐ Have ☐ To Get
☐ Food service ☐ Have ☐ To Get
☐ Amusement Device ☐ Have ☐ To Get
☐ Other: _____ ☐ Have ☐ To Get
☐ Other: _____ ☐ Have ☐ To Get
☐ Other: _____ ☐ Have ☐ To Get

16. Property access (refer to § 510-91 of the zoning code for details)

	<u>Current</u>	<u>New</u>
Local street	_____	_____
County highway	_____	_____
State highway	_____	_____

17. On-site parking (refer to § 510-91.1 of the zoning code for details)

	Current	Required [1]	New
Standard spaces			
Accessible spaces			

Notes:

[1] On-site parking is not required in the Central Business (CB) zoning district

☐ Yes ☐ No Are you proposing shared parking pursuant to § 510-93(G) of the zoning code?

If yes, attach a draft shared parking agreement.

18. Calculations for maximum building coverage and impervious surface coverage

- | | | |
|--|---------|-------|
| a. Area of subject property as determined by site survey | acres | <hr/> |
| b. Land located within proposed rights-of-ways of roads and within proposed boundaries of public facilities that are designated within the Village's comprehensive plan and/or required for dedication per subdivision regulations | acres | <hr/> |
| c. Land which, although part of the same parcel, is not contiguous to or is not accessible from the proposed road network serving the project | acres | <hr/> |
| d. Land which is proposed for a different development option or a different zoning district | acres | <hr/> |
| e. Navigable waters (lakes & streams not within a designated floodplain) | acres | <hr/> |
| f. Designated floodplains | acres | <hr/> |
| g. Wetlands | acres | <hr/> |
| h. Lakeshores | acres | <hr/> |
| i. Woodlands | acres | <hr/> |
| j. Steep slopes (12 percent or greater) | acres | <hr/> |
| k. Total of "b" through "j" | acres | <hr/> |
| l. Net developable area (subtract "k" from "a") | acres | <hr/> |
| m. Building coverage ratio (see the standard for the appropriate zoning district) | percent | <hr/> |
| n. Impervious surface coverage ratio (see the standard for the appropriate zoning district) | percent | <hr/> |
| o. Maximum building coverage on property (multiply "l" by "m") | acres | <hr/> |
| p. Maximum impervious surface coverage on property (multiply "l" by "n") | acres | <hr/> |

	Maximum (acres)	Proposed (acres)
Building coverage (For Maximum, enter calculated value for "o" from above table)		
Impervious surface (For Maximum, enter calculated value for "p" from above table)		

19. Supplemental materials. Attach each of the following as appropriate. Upon written petition, the Village Administrator, Village Engineer, Village Planner, or the Zoning Administrator may waive specific site plan requirements.

Site plan with the following information:

- Title block showing the name, address, and phone of the current property owner and/or agent(s) (i.e. developer, architect, engineer, or planner) for project.
- The date of the original plan and the latest date of revision to the plan.
- A north arrow and a graphic scale (at a minimum scale of 1" = 100').
- A legal description of the subject property.
- All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
- All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
- Ground contours when any slope exceeds 12 percent
- All required building setback lines.

9. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
10. If the project is designed to be completed in phases or allow expansion of the building and other features, indicate these.
11. The location and dimension (cross-section and entry throat) of all access points onto public streets.
12. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided versus required by this Chapter.
13. The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
14. The location of all outdoor storage areas and the design of all screening devices.
15. Floodplains, wetlands, lakeshores, woodlands, steep slopes, and other environmentally sensitive lands.
16. The location, type, height, size, and lighting of all signage on the subject property.
17. The location and type of any permanently protected green space areas.
18. The location of existing and proposed drainage facilities.
19. Environmental and manmade development constraints and hazards including brownfields, contaminated sites, unstable soils, high groundwater, bedrock, and high-pressure natural gas lines
20. In the legend, the following data for the subject property: lot area, building coverage, building coverage ratio, floor area ratio, impervious surface area, impervious surface ratio, and building height.
21. Any additional information as requested by the Plan Commission or Village Board.

Landscaping plan prepared at the same scale as the main plan showing the location of all required bufferyard and landscaping areas, and existing and proposed landscape point fencing and berm options for meeting said requirements. The landscaping plan shall demonstrate complete compliance with the requirements of Article XIV of Chapter 510 of the zoning code. Be sure to show the individual plant locations and species, fencing types and heights, and berm heights. In addition to the drawing, include the Worksheet for Landscaping and Bufferyards.

Grading and erosion control plan prepared at the same scale as the main plan, showing existing and proposed grades, including retention walls and related devices, and erosion control measures.

Outdoor lighting plan (photometric plan) prepared at the same scale as the main plan that shows all existing and proposed exterior light fixtures. Calculations for the photometric plan shall be rounded to the nearest 0.10 foot-candles. A legend must be included to show the following information for each type of fixture: (1) manufacturer name, (2) product number, (3) mounting height, and (4) any other pertinent information. Be sure that current and proposed lighting will not exceed the 0.50 foot-candles threshold at the property boundary line. See § 510-95 of the zoning code for more details.

Plat of survey prepared by a registered land surveyor if in the judgment of the Zoning Administrator such accuracy is needed to ensure compliance with all dimensional standards, including setback requirements. The survey shall depict property lines, easements, and other existing and proposed improvements, and other information as may be needed to establish compliance with zoning requirements.

Architectural review application for any new buildings or for remodeling of existing buildings. The application must include elevation drawings showing finished exterior treatment, with adequate labels to clearly depict exterior materials, texture, color, and overall appearance. Perspective renderings of the proposed project and/or photos of similar structures may be submitted, but not in lieu of adequate drawings showing the actual intended appearance of the buildings. (Refer to § 510-90 of the zoning code for additional details.)

20. Attachments. List any attachments included with your application.

21. Other information. You may provide any other information you feel is relevant to the review of your application.

22. Applicant certification

- ◆ I certify that all of the information in this application, along with any attachments, is true and correct to the best of my knowledge and belief.
- ◆ I understand that I may be charged additional fees (above and beyond the initial application fee) consistent with § 510-149 (D) of the Village's municipal code to pay for the services of independent consultants the Village elects to retain to help review this application. Depending on the nature of the proposed project, such independent consultants may include planners, engineers, architects, attorneys, environmental specialists, recreation specialists, and other experts. I further understand, the Village may delay acceptance of the application as complete, or may delay final approval of the proposal, until all outstanding fees have been paid. I further understand that such fees must be paid even if this application is withdrawn or denied. If the applicant or the property owner does not pay such fees upon request, such fees may be assigned to the property owner as a special assessment to the subject property.
- ◆ I understand that submission of this application authorizes Village officials and employees, Plan Commission members, Village Board members, and other designated agents, including those retained by the Village, to enter the property to conduct whatever site investigations are necessary

to review this application. This does not authorize any such individual to enter any building on the subject property, unless such inspection is specifically related to the review of this application and the property owner gives his or her permission to do so.

- ♦ I understand that this application and any written materials relating to this application will become a permanent public record and that by submitting this application I acknowledge that I have no right to confidentiality. Any person has the right to obtain copies of this application and related materials or view it online.
- ♦ I understand that the zoning administrator will review this application to determine if it contains all of the required information. If he or she determines that the application is incomplete, it will not be scheduled for review until it is deemed to be complete.

Property Owner:

Name – print	Name – Signature	Date
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Name – print	Name – Signature	Date
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Applicant (if different than Property Owner):

Name – print	Name – Signature	Date
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Name – print	Name – Signature	Date
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PROJECT:

COMMERCIAL ADDITION/ALTERATION

PROJECT LOCATION:

2021 BEULAH AVE
EAST TROY, WI 53120

PROJECT FOR:

ALLAN INTERGRATED CONTROLS

ARCHITECT:

STELLING & ASSOCIATES ARCHITECTS, LTD.

181 WEST CHESTNUT STREET
BURLINGTON, WI 53105



SITE LOCATOR MAP

MATERIAL AND SYMBOL LEGEND

	EARTH, UNDISTURBED		MATCH LINE
	EARTH, DISTURBED		DETAIL REFERENCE WITH NUMBER AND SHEET
	GRAVEL		INTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	CONCRETE		EXTERIOR ELEVATION MARK, DRAWING NUMBER AND SHEET REFERENCE
	BRICK		DRAWING NAME
	MASONRY		DRAWING NUMBER
	RIGID INSULATION		TITLE
	BATT INSULATION		SCALE
	STEEL		DRAWING ADDRESS TAG
	DRYWALL		SECTION CUT MARK
	WOOD / FINISHED		REVISIONS
	WOOD / CONTINUOUS BLOCKING		
	WOOD / NAILER		
	PLYWOOD		

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, THE 2015 INTERNATIONAL EXISTING BUILDING CODE AND IN CONJUNCTION WITH WISCONSIN S.P.S. 360-366 AND ALL OTHER STATE LAWS AND LOCAL CODES AND ZONING ORDINANCES. ALL HANDICAP ACCESS ISSUES COMPLY WITH ICC/ANSI 117.1, REVISION 2009 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FROM THE DEPT. OF JUSTICE PUBLISHED SEPTEMBER 15, 2010. THIS PROJECT IS SUBJECT TO FIELD INSPECTION.
2. IF YOU BELIEVE THAT THERE ARE DISCREPANCIES IN THE PLANS OR QUESTIONS ARISE, NOTIFY THE ARCHITECT IMMEDIATELY. DO NOT SCALE DIMENSIONS FROM THE DRAWINGS; CONFORM TO ALL DIMENSIONS INDICATED. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
3. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.
4. ARCHITECTURAL FLOOR PLANS - ALL DIMENSIONS ARE TO THE FACE OF STUDS AT ALL FRAMING AND TO THE FACE OF CONCRETE AT FOUNDATION UNLESS OTHERWISE INDICATED.
5. DESIGN ASSUMPTIONS:

SOIL:
BEARING CAPACITY ASSUMED TO BE 2,000 PSF. VERIFY EXISTING CONDITIONS AND REMEDIATION REQUIREMENTS WITH THE SOILS ENGINEERING REPORT AS NECESSARY.

CONCRETE:
ULTIMATE COMPRESSIVE STRENGTH (F_c) = 3,000 PSI
MODULUS OF ELASTICITY (E) = 9
FLEXURE-EXTREME FIBER IN COMPRESSION (F_c) = 1,350 PSI
SLABS AND FOOTING SHEAR (V) = 110 PSI
BEARING (F_c) ON FULL AREA = 750 PSI

STEEL:
GRADE = A36
YIELD STRESS = 36,000 PSI
SHEAR ON GROSS SECTION (F_v) = 14,000 PSI
BENDING-COMPACT SECTIONS (F_b) = 24,000 PSI
NON-COMPACT SECTIONS (F_b) = 22,000 PSI
TENSION & COMPRESSION FOR REC. BRG. PL = 27,000 PSI
REINFORCING STEEL - DEFORMED ROD GRADE 60 = ASTM A615-68
BOLTS GRADE = ASTM A325
ALLOWABLE TENSILE STRESS (F_t) = 40,000 PSI
HIGH-STRENGTH BOLTS IN FRICTION AND BEARING TYPE CONNECTIONS WITH THREADS IN SHEAR PLANE = 15.0 KSI
MODULUS OF ELASTICITY (E) = 29,000,000 PSI

WOOD:
2.0E PARALLAM PSL:
DESIGN STRESSES:
SHEAR MODULUS OF ELASTICITY (G) = 125,000 PSI
MODULUS OF ELASTICITY (E) = 2,000,000 PSI
FLEXURAL STRESS (F_b) = 2,900 PSI*
COMPRESSION PERPENDICULAR TO GRAIN (F_c⊥) = 650 PSI**
PARALLEL TO WIDE FACE TO STRANDS (F_c∥) = 2,900 PSI
COMPRESSION PARALLEL TO GRAIN (F_c∥) = 2,900 PSI
HORIZONTAL SHEAR PERPENDICULAR TO WIDE FACE OF STRANDS (F_v) = 290 PSI

- * FOR 12-INCH DEPTH. FOR OTHERS, MULTIPLY BY [12/D]^{0.111}
- ** F_c⊥ SHALL NOT BE INCREASED FOR DURATION OF LOAD

MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS
SEE STRUCTURAL SHEETS

MICROLAM:
DESIGN STRESSES:
MODULUS OF ELASTICITY (E) = 1,900,000 PSI
FLEXURAL STRESS (F_b) = 2,600 PSI*
SHEAR MODULUS OF ELASTICITY (G) = 118,750 PSI
COMPRESSION PERPENDICULAR TO GRAIN (F_c⊥) = 2,510 PSI
PARALLEL TO GRAIN LINE (F_c∥) = 750 PSI**
HORIZONTAL SHEAR PERPENDICULAR TO TO GLUE LINE (F_v) = 285 PSI

- * FOR 12-INCH DEPTH. FOR OTHERS, MULTIPLY BY [12/D]^{0.136}
- ** F_c⊥ SHALL NOT BE INCREASED FOR DURATION OF LOAD

MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS
SEE STRUCTURAL SHEETS

JOISTS: IF USED
FHA 689, NER 119
CODE EVALUATION FEA 689, NER 119

MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S PRINTED REQUIREMENTS
SEE STRUCTURAL SHEETS

COLUMNS / POSTS:
DOUGLAS FIR NO. 2 OR BETTER; SIZE AS INDICATED ON PLANS
MODULUS OF ELASTICITY (E) = 1,300,000 PSI
COMPRESSION PARALLEL TO GRAIN (F_c∥) = 700 PSI

ABBREVIATIONS

AFF	above finish floor	DF	drinking fountain
AFG	above finish grade	east	east
AFS	above finish slab	EL	elevation
ACS PNL	access panel	ELEV	elevator
LL	acoustical metal deck	EP	epoxy
ADDM	addendum	EPB	epoxy base
ADDL	additional	EXIST	existing
A/C	air condition	EXT	exterior
ALUM	aluminum	EIFS	exterior insulation & finish system
ALT	alternate	EPS	expanded polystyrene board
APT	apartment	EXPS	extruded polystyrene board
APPD	approved	EWS	eye wash station
A/E	Architect/Engineer	FWC	fabric wall covering
BA	by allowance	FAX	facsimile
B PL	base plate	FM	factory mutual
BLW	below	FT	feet
BLT	borrowed light	F	female
BB	bulletin board	FRP	fiber reinforced polyester
BLDG	building	FC	file cabinet
CPT	carpet	FA	fire alarm
CSWK	casework	FP	fire protection
CLG	ceiling	FPL	fire place
CT	ceramic tile	FP	fire proof
CTB	ceramic tile base	FLR	floor
CIP	cast-in-place	FD	floor drain
CB	catch basin	FTG	footing
CH BD	chalkboard	GA	gage
CO	cleanout	GALV	galvanized
CLR	clear	GC	general contractor
COL	column	GLU LAM	glued laminated wood
CONC	concrete	GB	grab bar
CMU	concrete masonry unit	GRAN	granite
CM	construction management	GYP BD	gypsum board
CJ	control joint	HCP	handicapped
CORR	corridor	HVAC	heating, ventilating & air conditioning
DEMO	demolition	HWY	highway
DEPT	department	HC	hollow core
DIA	diameter	H	hollow metal
DW	dishwasher	HB	hose bib
DR	door	HW	hot water
DR FR	door frame	HSKPG	housekeeping
DH	double hung	IAW	in accordance with
DWG	drawing	INSUL	insulation

STUDS:

SPRUCE-PINE-FIR (SPF) 2X4 AND 2X6, STUD GRADE
BENDING STRESS (F_b) > 675 PSI
MODULUS OF ELASTICITY (E) = 1,200,000 PSI
COMPRESSION PARALLEL TO GRAIN (F_c∥) = 725 PSI

JOISTS AND RAFTERS:

GRADE SPRUCE-PINE-FIR NO. 2 OR BETTER
EXTREME FIBER IN BENDING (F_b) SINGLE = 1,275 PSI
MODULUS OF ELASTICITY (E) = 1,400,000 PSI

PRE-ENGINEERED WOOD TRUSSES:

TRUSS DRAWINGS AND CALCULATIONS BY SUPPLIER, ANCHOR EACH END WITH CONNECTORS AS SPECIFIED BY MANUFACTURER AND PROVIDE STRONGBACK/BLOCKING AS REQUIRED BY TRUSS DESIGNER. TRUSS ENGINEERING AND ITS ASSOCIATED STATE APPROVAL, IF REQUIRED, MUST BE SUBMITTED BY THE TRUSS MANUFACTURER. COPIES OF THIS APPROVAL MUST BE FORWARDED TO THE ARCHITECT. ALL STATE APPROVAL FEES MUST BE PAID BY TRUSS MANUFACTURER.

*ALL STRUCTURAL BEAMS, COLUMNS, JOISTS, HEADERS AND CONNECTOR CONFIGURATIONS TO BE REVIEWED BY MANUFACTURER/SUPPLIER'S STRUCTURAL ENGINEER. FINAL SHOP DRAWINGS AND SPECIFICATIONS TO BE PROVIDED BY SUPPLIER TO ENGINEER FOR REVIEW AND VERIFICATION PRIOR TO CONSTRUCTION.

6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THE EXISTING SITE AND RETURNING IT TO ITS ORIGINAL CONDITION. ALL WASTE, TRASH AND RUBBISH SHALL BE REMOVED FROM THE SITE BY THE CONTRACTORS AND AT THE CONTRACTORS EXPENSE AND THE SITE SHALL BE RAKED AND SWEEP CLEAN AT THE COMPLETION OF THE PROJECT.

7. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

8. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.

9. BARRICADE ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.

10. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS AND SHALL IMMEDIATELY NOTIFY ARCHITECT OF ANY VARIANCE OR DISCREPANCIES AFFECTING CONSTRUCTION.

12. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES AS REQUIRED.

13. ALL PENETRATIONS THROUGH EXTERIOR WALLS SHALL BE SEALED FOR ENERGY LOSS AND/OR RODENT INFILTRATION.

14. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.

15. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY STATE CONDITIONAL APPROVAL AND LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

16. TEMPORARY UTILITIES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND ALL UTILITY FEES SHALL BE PAID BY THE OWNER.

17. ALL SUB-CONTRACTORS MUST VISIT THE CONSTRUCTION SITE TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS; IF ANY QUESTIONS REGARDING EXISTING CONDITIONS AFFECTING SUB-CONTRACTOR EXIST, ADVISE OWNER IMMEDIATELY.

18. PROVIDE ALL INSULATION AS INDICATED ON THE PLANS AND AS REQUIRED BY CODES, INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.

19. PROVIDE GROUND FAULT CIRCUIT PROTECTION FOR ALL BREAK ROOMS, TOILET ROOMS, EXTERIOR ELECTRIC OUTLETS AND BASEMENT OUTLETS OR AS DIRECTED PER N.E.C. GUIDELINES.

20. ALL DOORS TO BE 4" OFF PERPENDICULAR WALLS TYPICAL - GC TO ADJUST PER OWNER'S FINAL CASING SELECTION

21. CONTRACTOR RESPONSIBLE FOR PATCHING AND REPAIR OF ALL AREAS OF EXISTING BUILDING THAT WERE ALTERED BY NEW CONSTRUCTION AND TIE IN BY MATCHING EXISTING CEILING, FLOOR AND WALL TREATMENTS, CONTRACTOR TO REVIEW OPTIONS OF FINAL FIT AND FINISH SELECTIONS WITH OWNER. (MAINTAIN FLUSH CONDITIONS WHERE NEW AND EXISTING WALLS TIE IN WITH EACH OTHER). GENERAL CONTRACTOR TO MINIMIZE IMPACT OF NEW CONSTRUCTION ON EXISTING BUILDING. CONFIRM IMPACT OF ALL WORK WITH OWNER PRIOR TO STARTING CONSTRUCTION.

22. HVAC CONTRACTOR TO PROVIDE TWO NEW HIGH EFFICIENCY DIRECT VENTING FORCE AIR SYSTEMS WITH FRESH AIR AND COOLING AS REQUIRED BY USE. THESE SYSTEMS AS SPECIFIC TO THE BUILDING ALTERATION AREA AND NEW FIRST AND SECOND FLOOR ADDITION. PROTECT ALL EXISTING SYSTEMS IN AREAS NOT AFFECTED BY THE ALTERATION AND ADDITION. SUBMIT AREA PLANS AND CALCULATIONS TO THE STATE OF WISCONSIN FOR APPROVAL PRIOR TO INSTALLATION.

23. ELECTRICAL CONTRACTOR TO REVIEW EXISTING ELECTRICAL SERVICE AND PROVIDE ELECTRICAL PLAN AND SERVICE RECOMMENDATION FOR NEW WORK AND TIE IN WITH EXISTING

24. PLUMBING CONTRACTOR TO REVIEW EXISTING SYSTEM AND ALL ASSOCIATED TIE-INS TO BUILDING AND LOCAL SANITARY AND OR STORM SERVICES. VERIFY ADEQUACY OF SUPPLY AND HOT WATER SYSTEM AND PROVIDE FOR ANY OWNER REQUESTED UPGRADES. ALL REQUIRED CALCULATIONS AND ASSOCIATED STATE SUBMITTALS BY PLUMBING CONTRACTOR AND OR HIS SYSTEM DESIGNER.

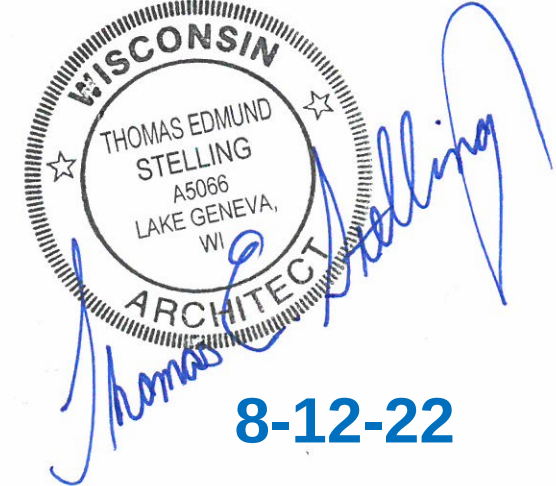
ENVELOPE COMPLIANCE ENERGY CODE USED:			
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ROOF:	ATTIC INSULATION:	R-38	R-50 PROVIDED
WALLS ABOVE GRADE:	WOOD FRAMING	R-13/R-7.5 CL	R-19 PROVIDED
		U-0.051	U-0.051
WALLS BELOW GRADE:		R-7.5 CI REQ	R-15 CI PROVIDED
OPAQUE SWING DOORS:		U-0.7 MAX REQ	0.55
OPAQUE WINDOWS:		U-0.45 MAX REQ	V-FACTOR=MAX 0.6 SHGC=MAX 0.40
ANDERSEN WINDOWS:			400 SERIES

INDEX OF DRAWINGS

T1	TITLE SHEET, SITE LOCATOR MAP AND CODE DATA
G100	CODE DATA & LIFE SAFETY PLAN
AS100	SITE PLAN
A100	EXISTING FLOOR PLANS & DEMO PLANS
A101	FOUNDATION PLAN
A102	FIRST & SECOND FLOOR PLANS
A103	FIRST FLOOR PLAN-ENLARGED
A104	SECOND FLOOR PLAN-ENLARGED
A200	EXISTING ELEVATIONS
A201	ELEVATIONS-EAST & NORTH
A202	ELEVATIONS-WEST & SOUTH
A300	BUILDING AND WALL SECTIONS
A301	CONSTRUCTION DETAILS
A400	ENLARGE RESTROOMS & INTERIOR ELEVATIONS
A600	ROOM & DOOR FINISH SCHEDULES

NOTE:
- ALL WORK MUST BE COMPLETED IN STRICT CONFORMANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND 2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISC. SPS 360-366, AND ALL REFERENCES MADE THEREIN. ALL HANDICAP ACCESS ISSUES COMPLY WITH ICC/ANSI 117.1, REVISION 2009 AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FROM THE DEPT. OF JUSTICE PUBLISHED SEPTEMBER 15, 2010. SHOULD ANY CODE RELATED QUESTIONS ARISE, CONTACT ARCHITECT IMMEDIATELY.
- GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS.

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PROJECT DESCRIPTION:

COMMERCIAL ADDITION/ALTERATION

PROJECT FOR:

ALLAN INTEGRATED CONTROLS

2021 BEULAH AVE
EAST TROY, WI 53120

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SHEET NUMBER:

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1 OF 15

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BURLINGTON, WI 53105
TELEPHONE: (262) 763-8725 FAX: (262) 763-1871

PROJECT ADDRESS:
ALLEN INTEGRATED CONTROLS
2021 BEULAH AVE
EAST TROY, WI 53120

PROJECT CODE DATA:

CODES:
2015 INTERNATIONAL BUILDING CODE
ICC/ANSI A117.1 - 2009
ADA STANDARDS FOR ACCESSIBLE
DESIGN-2010

THIS SUBMITTAL IS FOR AN ADDITION/ALTERATION TO A COMMERCIAL STRUCTURE CONTAINING GROUP B, GROUP F-1, GROUP S-1 AND NON SEPARATED USE 508.4 NO SEPARATION REQUIREMENT.

PROJECT DESCRIPTION NOTE:

THIS PROJECT CONSISTS OF A REMODELING THAT REQUIRES THE REMOVAL OF PART OF THEIR EXISTING STRUCTURE (SOME OF WHICH IS NON CONFORMING), THE REPAIR AND REPLACEMENT OF FIRST FLOOR AREAS, AND A FIRST FLOOR ADDITION TO REPLACE AND INCORPORATE AN EXTERIOR OPEN WOOD STAIR INTO THE BUILDING. THERE WILL BE AN ADDITION TO THE EXISTING SECOND FLOOR, FOR A TOTAL AGGREGATE AREA OF 2,895 SQ FT.

NONSEPARATED USE: 508.3

2 STORY BUILDING WITH BASEMENT

TYPE OF CONSTRUCTION: 602.5 V-B / 2 STORY NON SPRINKLED

USER GROUPS:
304.1 "B" BUSINESS
306.2 "F-1" MODERATE-HAZARD FACTORY INDUSTRIAL
311.1.1 "S-1" MODERATE-HAZARD STORAGE

BUILDING AREA:
TOTAL FOOTPRINT OF BUILDING (INCLUDING EXTERIOR WALLS)=4264 SQ FT
SHOP & PEDESTRIAN TUNNEL WERE COMPLETED IN 2015 TRANSACTION ID #2583214 AND ARE NOT PART OF THIS REVIEW. WE'VE INCLUDED THAT AREA ONLY FOR PLUMBING CALCS.

ENVELOPE COMPLIANCE ENERGY CODE USED:
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS COMPLIANCE METHOD IS BASED ON USING PRESCRIPTIVE APPROACH BASED ON SUBSTITUTED 2009 IECC TABLE 502.2(1) AND 502.1.2. CHAPTER 3 FIGURE 301.1 2009 CLIMATE ZONE 6.

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U-0.051 U-0.051
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OPAQUE SWING DOORS: U-0.7 MAX REQ 0.55
OPAQUE WINDOWS: U-0.45 MAX. REQ V-FACTOR=MAX 0.6 SHGC=MAX 0.40
ANDERSEN WINDOWS: 400 SERIES

BUILDING OCCUPANCY LOAD TABLE 1004.1.2 :
(USED TO CALCULATE REQUIRED EGRESS WIDTH AND SANITARY REQUIREMENTS)
S-1 GROUP.....1410/300 GROSS =5 PERSONS
BASEMENT
B GROUP.....FIRST FLOOR 2835/100 GROSS =29 PERSONS
(EXISTING & PART OF NEW ADDITION/ALTERATION)
F-1 GROUP.....FIRST FLOOR 1429/100 GROSS =15 PERSONS
(PART OF NEW ADDITION/ALTERATION)
B GROUP.....SECOND FLOOR 3030/100 GROSS =31 PERSONS
(SECOND FLOOR 1508 EXISTING SQ FT, 1522 SQ FT NEW ADDITION)
*AGGREGATE AREA (NET) IS 2895 SQ FT. MEETS EXCEPTION 1104.4.1 AGGREGATE AREA IS UNDER 3,000 SQ FT.

TOTAL BUILDING CAPACITY: 80 PERSONS

EGRESS REQUIREMENTS: (SECTION 1005.1)

BASEMENT 5 PERSONS
GROUP S-2 5 PERSONS X .3= 1.5
EGRESS PROVIDED AT STAIRS IS 41"
5 PERSONS X .2= 1"
EGRESS PROVIDED 1 DOOR AT 36"

FIRST FLOOR 44 PERSONS SECOND FLOOR 31
GROUP B & GROUP F-1 44 PERSONS X .2= 8.8" GROUP B 31 X .3= 9.3"
EGRESS PROVIDED AT STAIRS IS 37"
3 DOORS WITH 36" EGRESS PROVIDED AT STAIRS AND 48" AT NEW STAIR
36X3=108" PROVIDED

PLUMBING FACILITIES REQUIREMENTS: CHAPTER 29, TABLE 2902.1

REQUIRED FOR "B" - BUSINESS

BASED ON 60 PERSONS

WATER CLOSETS
60/2 = 30
30 MEN 30 WOMEN
30 MEN= W.C. 1 PER 25 FOR THE 1ST 50 =30/25=1.2 W.C.
30 WOMEN= W.C. 1 PER 25 FOR THE 1ST 50 =30/25=1.2 W.C.

LAVATORIES
30 MEN= LAV. 1 PER 40 FOR THE 1ST 80 = 30/40=.75 LAV
30 WOMEN= LAV. 1 PER 40 FOR THE 1ST 80 = 30/40=.75 LAV

DRINKING FOUNTAIN
1 PER 100 = 60/100 = .6

REQUIRED FOR "F-1" - FACTORY

BASED ON 15 PERSONS + 44 PERSONS= 59 (44 SHOP AND PEDESTRIAN TUNNEL INCLUDED ONLY FOR PLUMBING):

WATER CLOSETS
59/2
30 MEN 30 WOMEN
30 MEN= W.C. 1 PER 100 = 30/100 =.30 W.C.
30 WOMEN= W.C. 1 PER 100 = 30/100 =.30 W.C.

LAVATORIES
30 MEN= LAV. 1 PER 100 = 30/100 =.30 LAV.
30 WOMEN= LAV. 1 PER 100 = 30/100 =.30 LAV.

DRINKING FOUNTAIN
1 PER 400 = 59/400 = .1475

REQUIRED FOR "S-1" - STORAGE

BASED ON 5 PERSONS:

WATER CLOSETS
5/2
2.5 MEN 2.5 WOMEN
2.5 MEN= W.C. 1 PER 100 = 2.5/100 =.025 W.C.
2.5 WOMEN= W.C. 1 PER 100 = 2.5/100 =.025 W.C.

LAVATORIES
2.5 MEN= LAV. 1 PER 100 = 2.5/100 =.025 LAV.
2.5 WOMEN= LAV. 1 PER 100 = 2.5/100 =.025 LAV.

DRINKING FOUNTAIN
1 PER 1000 = 5/1000 = .005

FIXTURES REQUIRED AND PROVIDED BY CODE FOR B, F-1, & S-2

WATER CLOSETS
MEN 1.2 + .30 + .025 = 1.525 REQUIRED
WOMEN 1.2 + .30 + .025 = 1.525 REQUIRED
PROVIDED 2 UNISEX W.C, 1 MEN'S W.C., AND 1 WOMEN'S W.C.

LAVATORIES
MEN .75 + .30 + .025 = 1.075 REQUIRED
WOMEN .75 + .30 + .025 = 1.075 REQUIRED
PROVIDED 4 LAVS

DRINKING FOUNTAINS
6 + .1475 + .005 = .7525 = 1 REQUIRED
OWNER WILL PROVIDE DRINKING WATER CONTAINER FREE OF CHARGE

SERVICE SINKS
1 REQUIRED
PROVIDED 1

CS SYSTEMS
LITHONIA LIGHTING

ECRG
Lithonia Lighting Basics™
Emergency Light/Batt Coaxbox

EXIT EXIT EXIT EXIT

20 10 FC

Specifications

Observations

Spacing guidelines

CS SYSTEMS
LITHONIA LIGHTING

ELM2L
Quantum® Contemporary
Commercial LED Emergency Light

20 10 FC

Specifications

Observations

Spacing guidelines

CS SYSTEMS
LITHONIA LIGHTING

ELM4L
Quantum® Contemporary
Commercial LED Emergency Light

20 10 FC

Specifications

Observations

Spacing guidelines

CS SYSTEMS
LITHONIA LIGHTING

20 10 FC

Specifications

Observations

Spacing guidelines

SYMBOLS KEY

EGRESS PATH
EXIT ACCESS TRAVEL DISTANCE
OR COMMON PATH (AS NOTED)

E EXIT LIGHT - FINAL LOCATION AS REQUIRED BY LOCAL AUTHORITY

E EXIT LIGHT WITH EMERGENCY LIGHTING - FINAL LOCATION AS REQUIRED BY LOCAL AUTHORITY

EMERGENCY LIGHTING - FINAL LOCATION AS REQUIRED BY LOCAL AUTHORITY
OPTIONS:
• BATTERY BACKUP
• OR ON BACKUP GENERATOR

EXTERIOR EMERGENCY LIGHT

SM SURFACE MOUNTED FIRE EXTINGUISHER

SMC SURFACE MOUNTED CABINET FIRE EXTINGUISHER

SRC SEMI RECESSED CABINET FIRE EXTINGUISHER

FRC FULLY RECESSED CABINET FIRE EXTINGUISHER

= 1HR FIRE PARTITION/BARRIER

= 2HR FIRE BARRIER

= 3HR FIRE BARRIER

NOTES

2A-10BC FIRE EXTINGUISHER. MOUNTING HEIGHT TO TOP OF EXTINGUISHER NOT TO EXCEED 5'-0" FROM FINISHED FLOOR. VERIFY FINAL SIZE, TYPE & LOCATIONS PER NFPA 10 AND IN ACCORDANCE W/ LOCAL FIRE INSPECTOR. (VERIFY NEED FOR SPECIAL EXTINGUISHERS IN SERVICE AREAS)

VERIFY WITH LOCAL FIRE INSPECTOR FINAL LOCATION OF KNOX BOX, TYPICALLY INSTALLED NEAR FRONT ENTRANCE. MATERIAL SAFETY DATA SHEET IF REQUIRED, TO BE STORED IN AN IDENTIFIABLE CONTAINER IN EASY TO ACCESS LOCATION - CONSULT FIRE INSPECTOR FOR SPECIFIC INFORMATION

SEE ELECTRICAL EMERGENCY LIGHTING PLANS FOR EXIT LIGHT DIRECTIONAL FEATURES AND EGRESS LIGHTING FIXTURE TYPES AND LOCATIONS.

NOTE: FINAL DESIGN MAY VARY - BASED ON CODE AND APPROVAL OF LOCAL AUTHORITIES

1 LIFE SAFETY PLAN-MECHANICAL BASEMENT
1/8"=1'-0"

2 LIFE SAFETY PLAN-SECOND FLOOR
1/8"=1'-0"

LIFE SAFETY PLANS

BUILDING OCCUPANCY
B BUSINESS
F-1 MODERATE-HAZARD FACTORY INDUSTRIAL
S-1 MODERATE-HAZARD STORAGE

CONSTRUCTION TYPE
TYPE V-B 2 STORY

SPRINKLED
NON SPRINKLED

EXTERIOR BEARING WALLS
WOOD FRAME

INTERIOR NON-BEARING WALLS (IF ADDED)
WOOD STUD

ROOF CONSTRUCTION

MAX EXIT TRAVEL DISTANCE TABLE 1017.2
B & F-1 = 200'-0"
PATH A=< THAN 200' AT 92'-4"
PATH B=< THAN 200' AT 70'-7"
PATH C=< THAN 200' AT 127'-9"
S-1 = 200'-0"< THAN 200' AT 128'-6"

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD

ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS

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NOTE
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3 LIFE SAFETY PLAN-SECOND FLOOR
1/8"=1'-0"

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481 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53106
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SHEET NUMBER:
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2 OF 15

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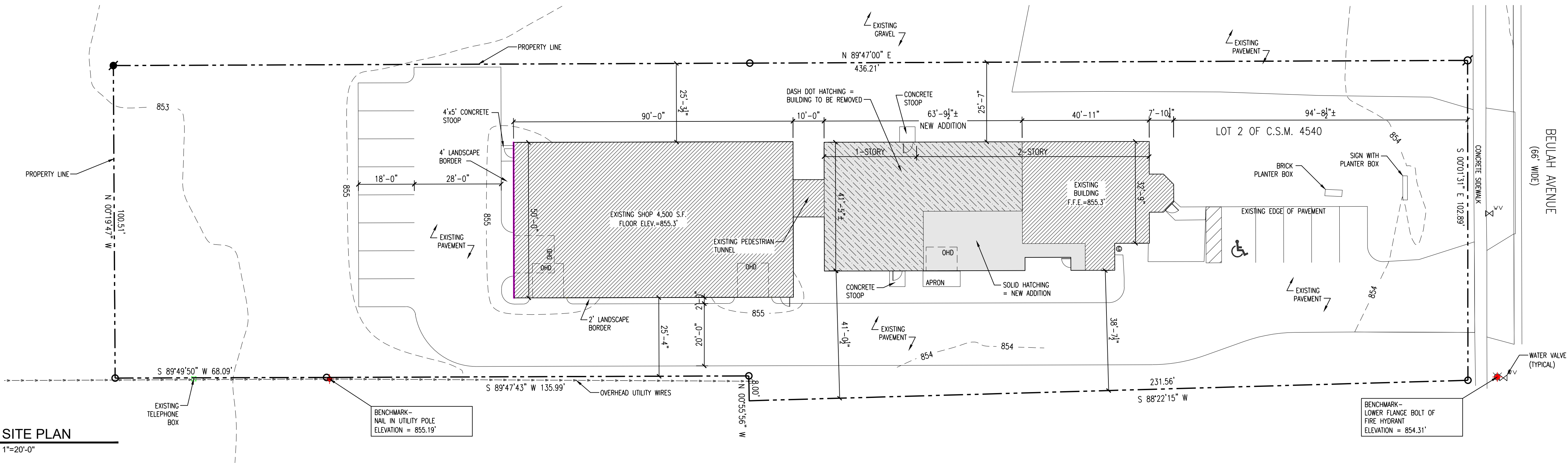
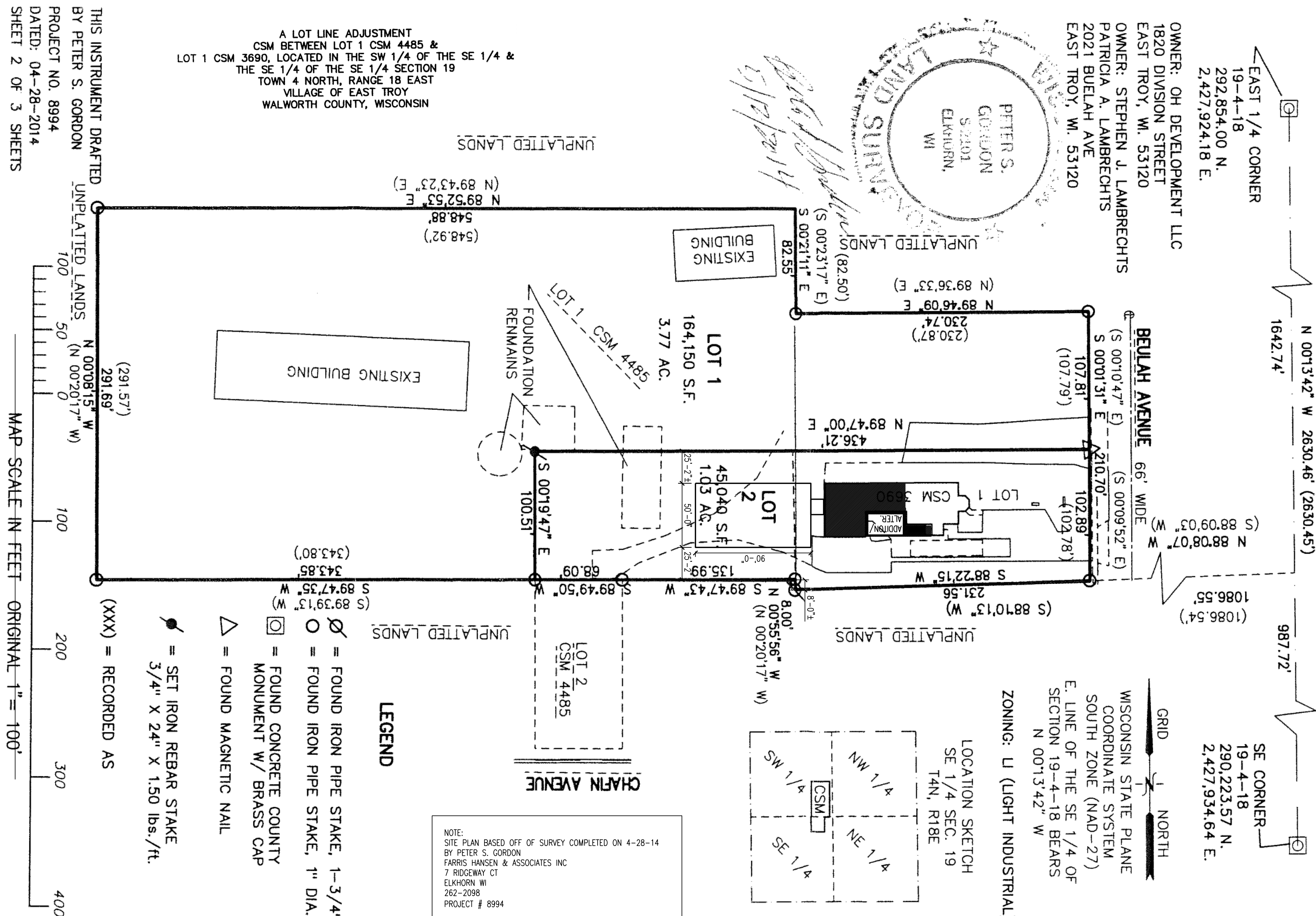
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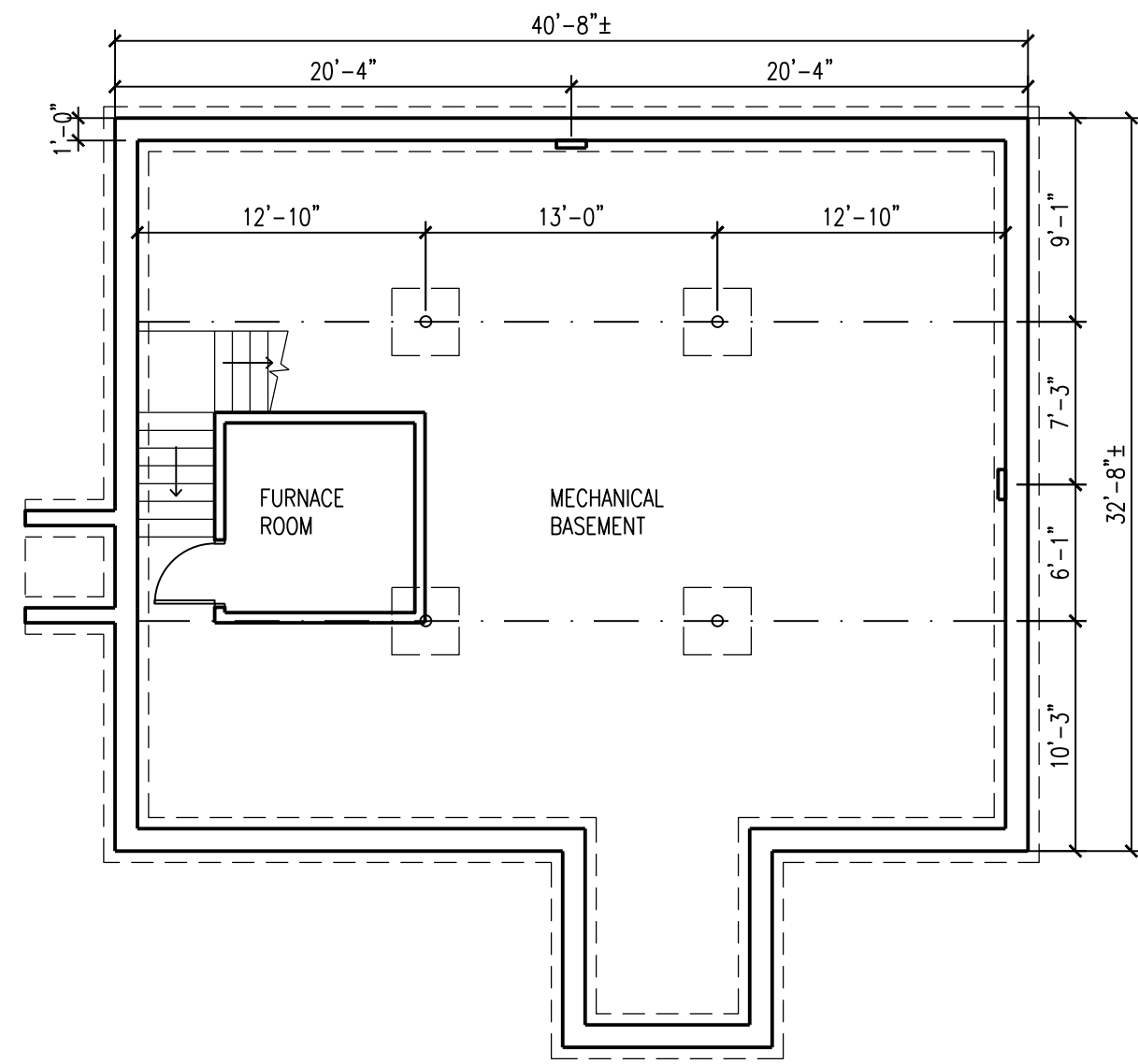
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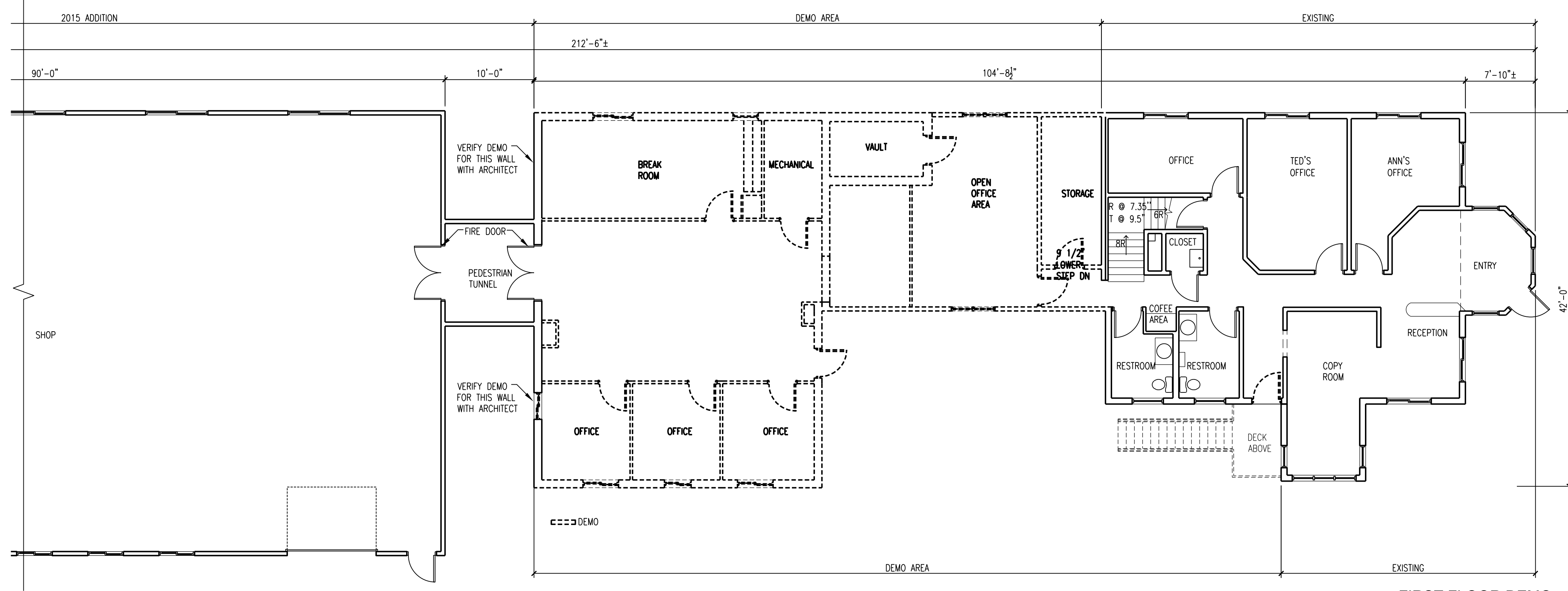
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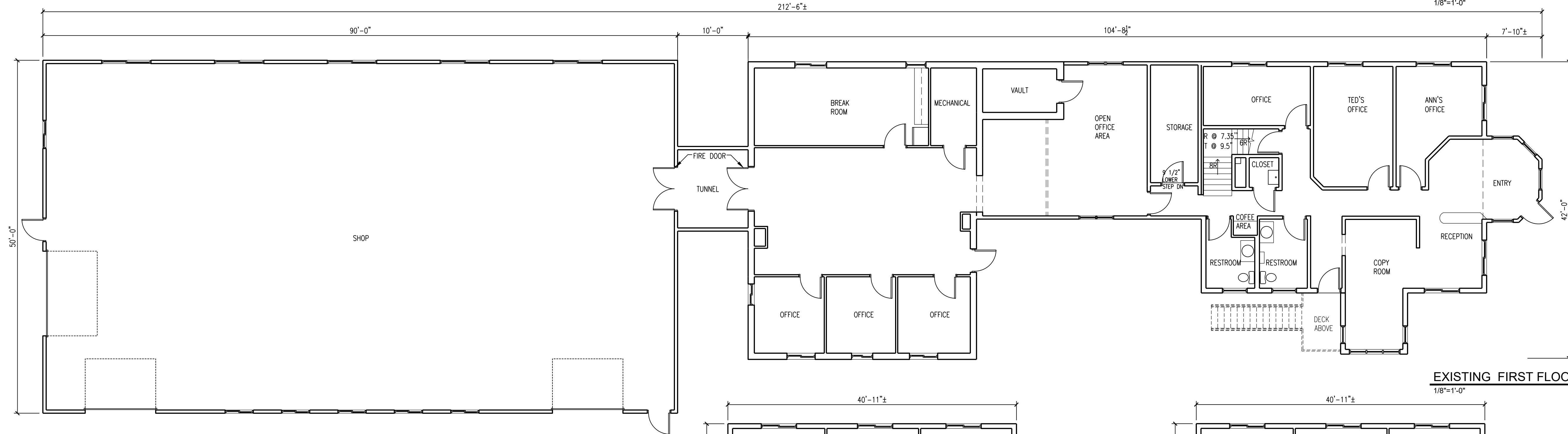




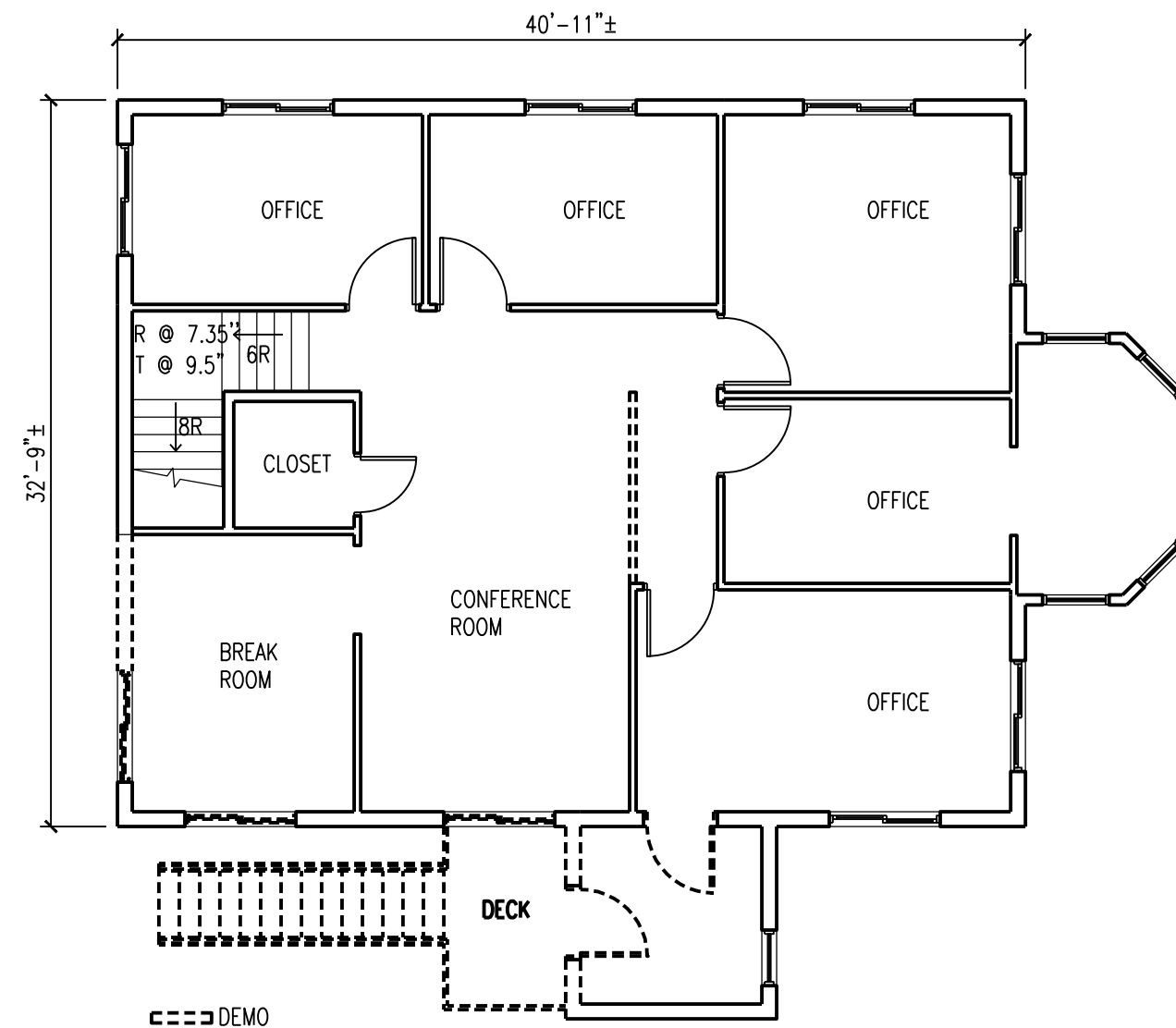
EXISTING BASEMENT
1/8"=1'-0"



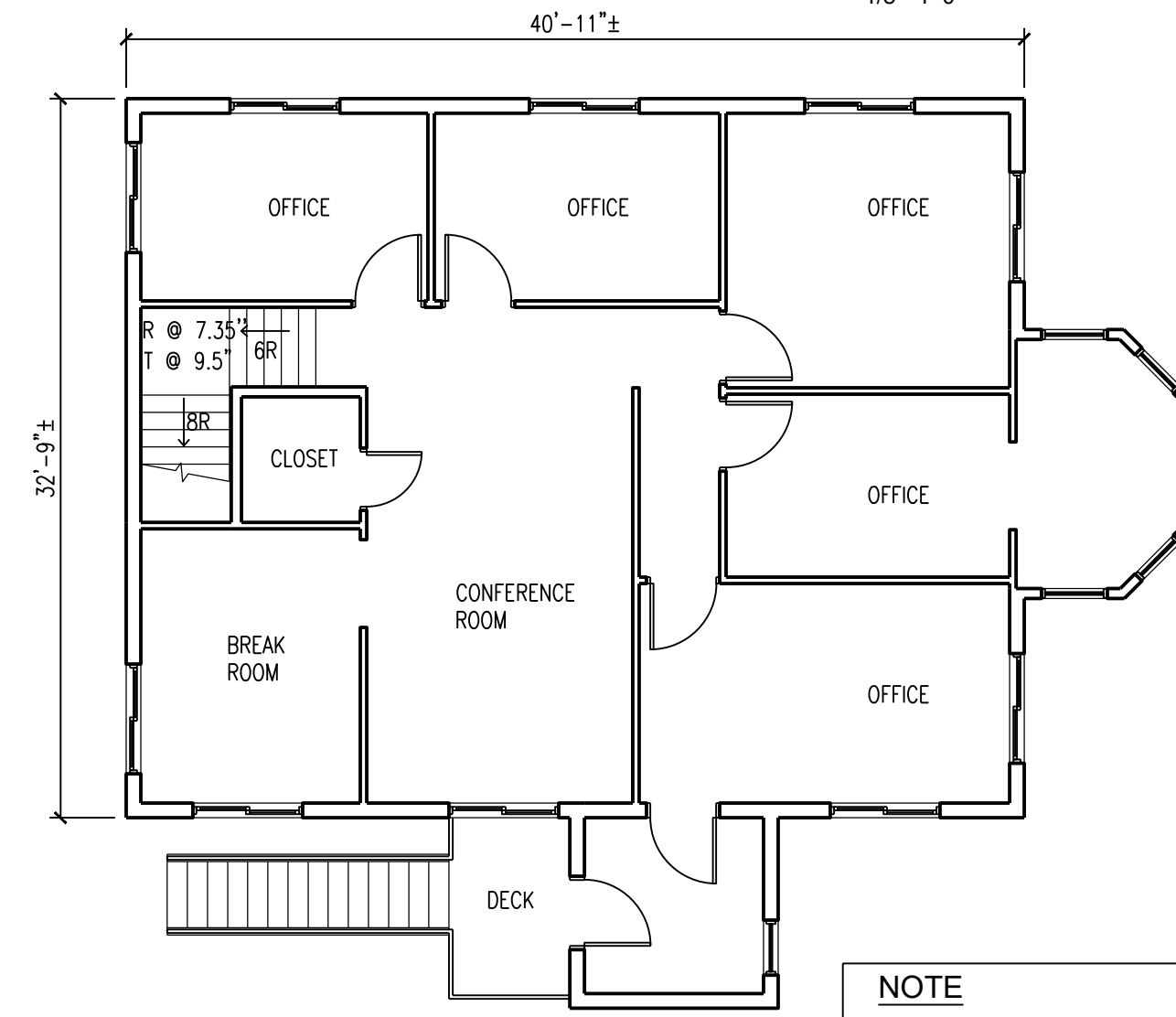
FIRST FLOOR DEMO
1/8"=1'-0"



EXISTING FIRST FLOOR
1/8"=1'-0"



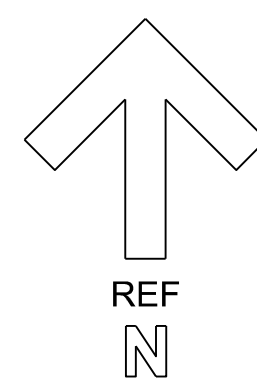
SECOND FLOOR-DEMO
1/8"=1'-0"



EXISTING SECOND FLOOR
1/8"=1'-0"

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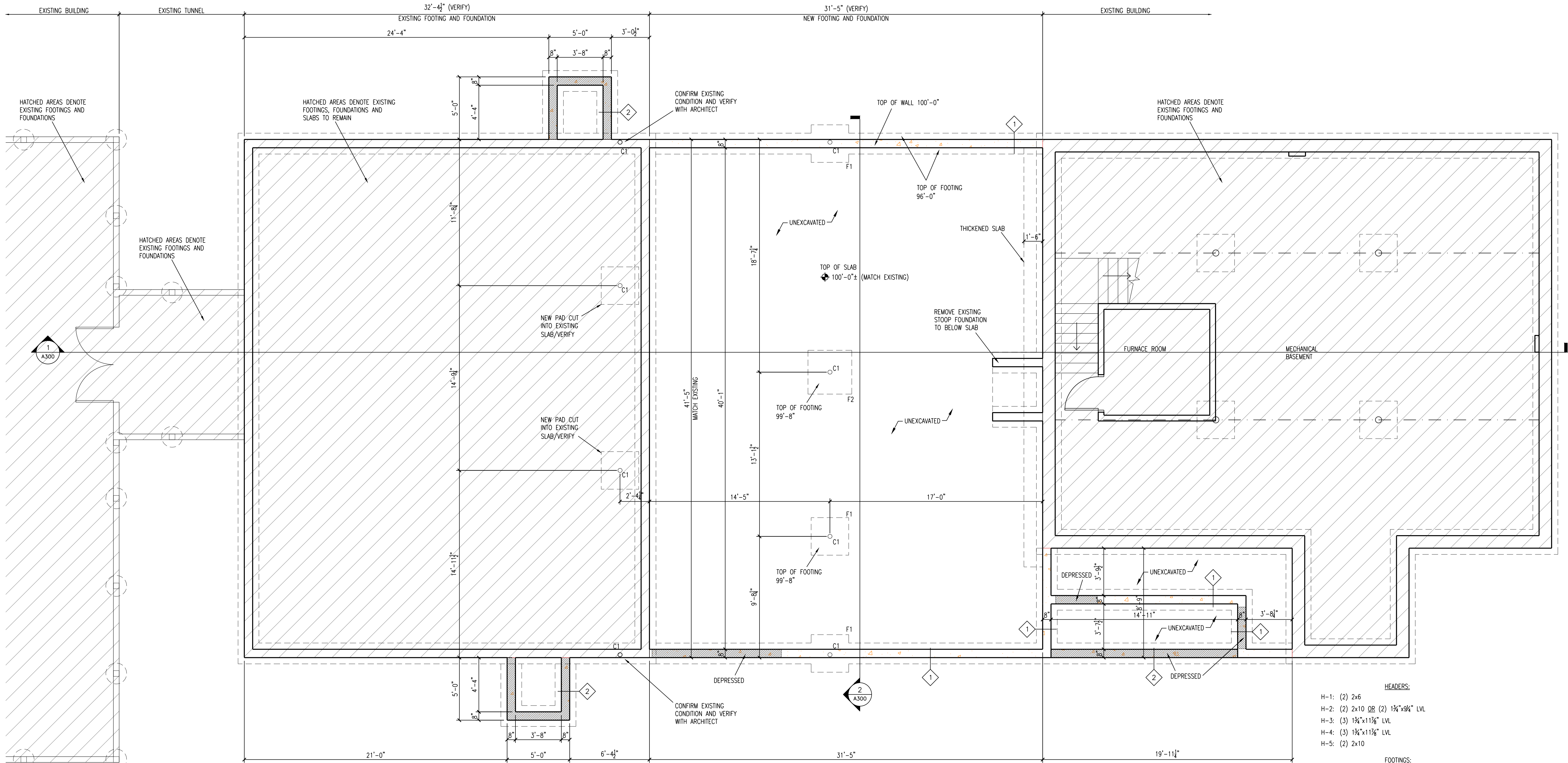
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EXISTING FLOOR PLANS &
DEMO PLANS

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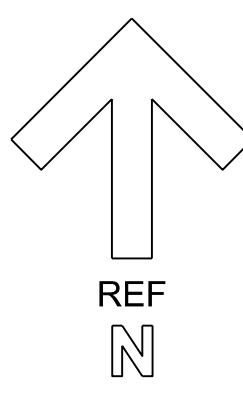
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WALL TYPE:

- 1 FROST WALLS AND FOOTINGS (TYPICAL):
8" POURED CONCRETE FROST WALL WITH TWO (2) #5 REBARS HIGH AND LOW ON 2'-0" WIDE X 1'-0" DEEP FOOTING WITH TWO (2) #5 REBARS CONT. INSTALL 3" R15 STYROFOAM INSTALLED HORIZONTALLY UNDER SLAB TO 4'-0" AROUND EXTERIOR PERIMETER AS INDICATED ON BUILDING SECTION SHEET A300.
- 2 STOOP WALLS AND FOOTINGS:
NEW CONCRETE STOOP FROST WALLS, 8" THICK WITH TWO (2) #5 REBARS HIGH AND LOW, RESTING ON 1'-8" WIDE X 8" DEEP FOOTING WITH TWO (2) #5 REBARS CONTINUOUS RESTING ON UNDISTURBED SOIL.



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

- HEADERS:
- H-1: (2) 2x6
H-2: (2) 2x10 OR (2) 1 3/4"x9 3/4" LVL
H-3: (3) 1 3/4"x11 7/8" LVL
H-4: (3) 1 3/4"x11 7/8" LVL
H-5: (2) 2x10
- FOOTINGS:
- F-1: 3'-0" x 3'-0" x 1'-0" WITH (3) #5 REBAR EACH WAY
F-2: 3'-6" x 3'-6" x 1'-0" WITH (4) #5 REBAR EACH WAY
- COLUMNS:
- C-1: 3 1/2" STANDARD STEEL PIPE COLUMN
- BEAMS:
- B-1: (3) 1 3/4"x16" LVL
B-2: W8x15 WIDE FLANGE BEAM (OR BETTER)
B-3: W8x21 WIDE FLANGE BEAM (OR BETTER)
B-4: W8x31 WIDE FLANGE BEAM (OR BETTER)

NOTE
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FOUNDATIONS PLAN

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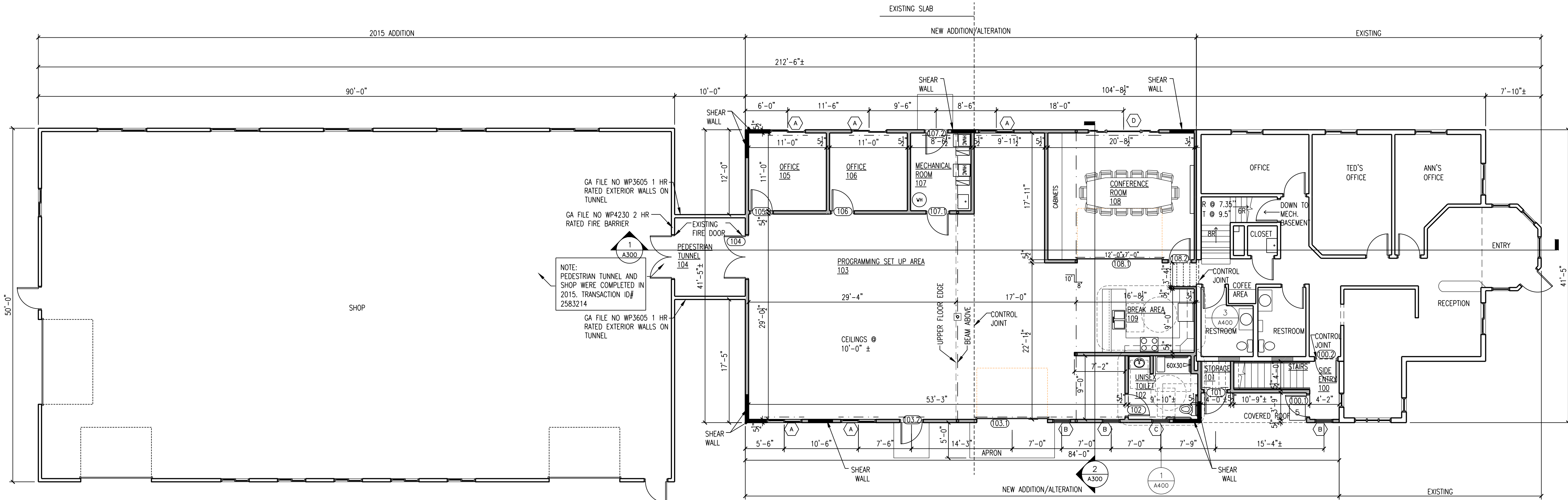
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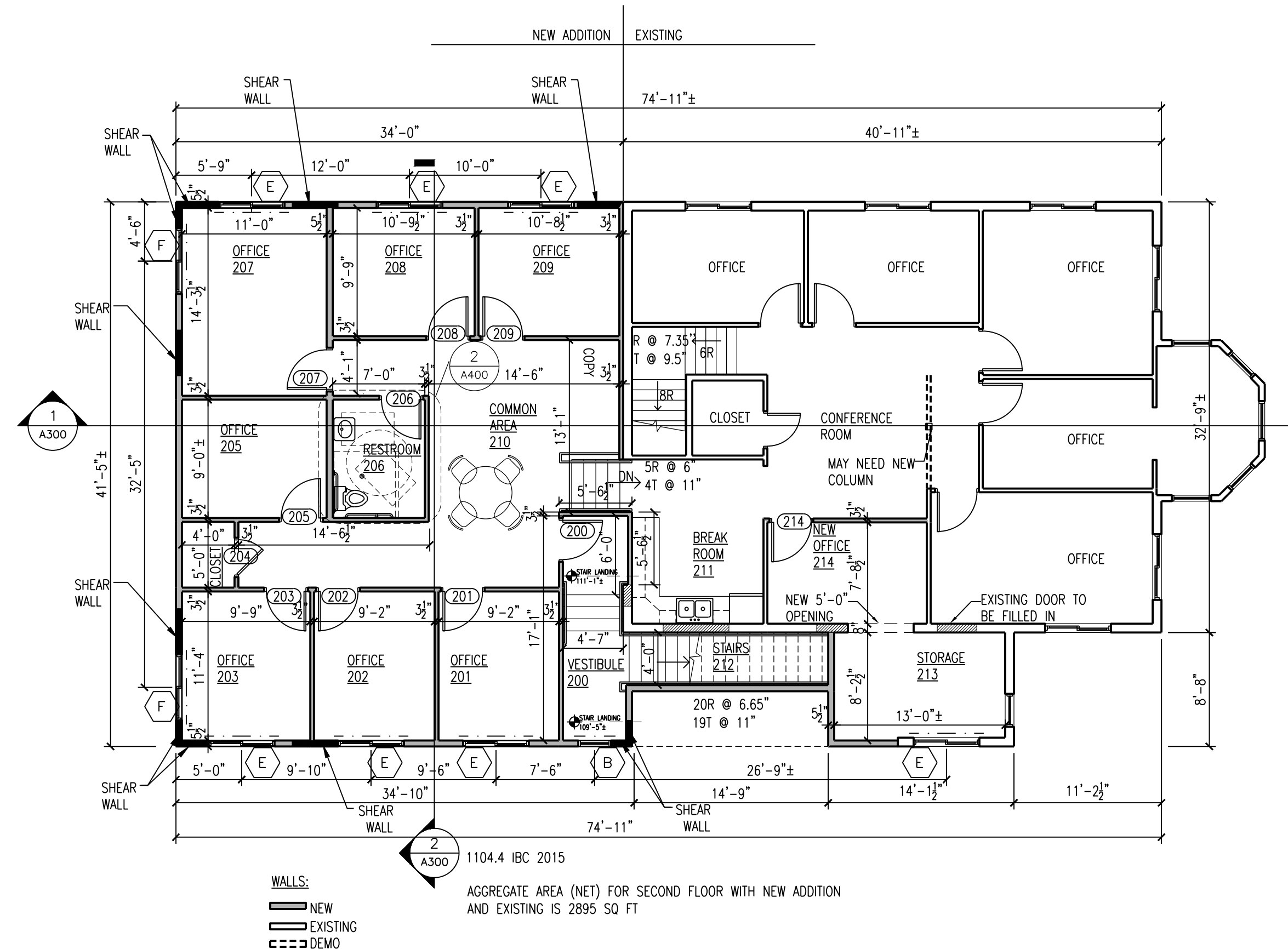
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5 OF 15



1 PROPOSED FIRST FLOOR PLAN
1/8"=1'-0"

WALLS:
NEW
EXISTING



2 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0"

AGGREGATE AREA (NET) FOR SECOND FLOOR WITH NEW ADDITION
AND EXISTING IS 2895 SQ FT

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TO AND FROM FACE OF STUD
ALL ANGLES TO BE 45
DEGREES UNLESS
OTHERWISE NOTED
ON DRAWINGS
DO NOT SCALE FROM DRAWINGS
IF ANY QUESTIONS ARISE NOTIFY
ARCHITECT IMMEDIATELY

REFER TO SHEETS A103 & A104 FOR ENLARGED FLOOR PLANS,
ADDITIONAL NOTES, AND WALL TAG INFORMATION

PROJECT DESCRIPTION:
COMMERCIAL ADDITION/ALTERATION

PROJECT FOR:
ALLAN INTEGRATED
CONTROLS

2021 BEULAH AVE
EAST TROY, WI 53120

DRAWING DESCRIPTION:
FIRST & SECOND FLOOR
PLANS

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APPROVED:

DRAWN BY:

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DATE:

08-12-22

ARCHITECTS

PROJECT NUMBER:

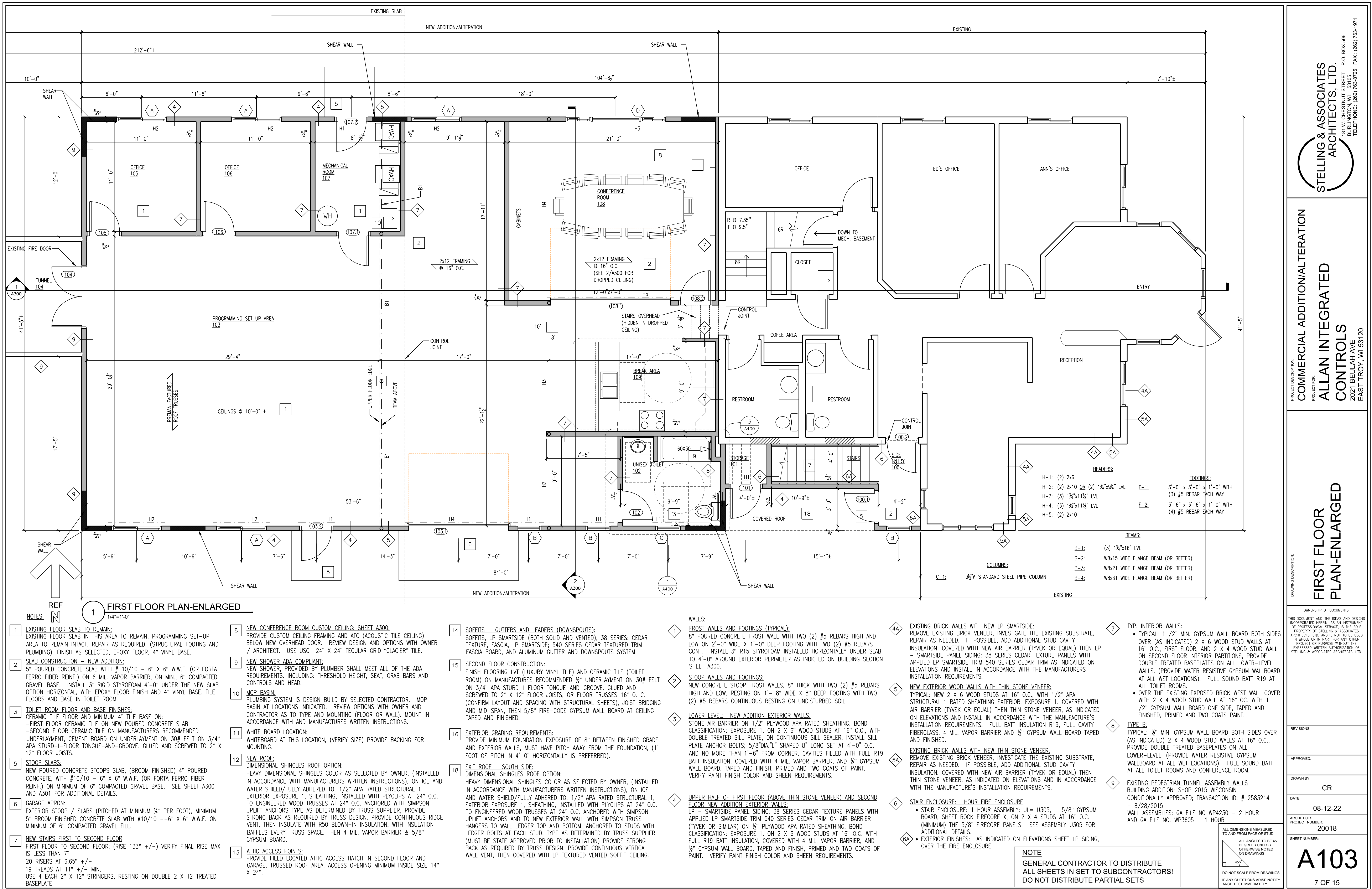
20018

SHEET NUMBER:

A102

6 OF 15

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HANDRAILS AT STAIRS (PER IBC 2015 AND ANSI A117.1 – 2009)

HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCH BACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS. TOP OF GRIPPING SURFACES OF HANDRAILS SHALL BE 34" MINIMUM AND 38" MAXIMUM VERTICALLY ABOVE STAIR NOSINGS. HANDRAILS SHALL BE AT A CONSISTENT HEIGHT ABOVE STAIR NOSINGS. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1-1/2" MINIMUM. GRIPPING SURFACES SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POSTS, OTHER CONSTRUCTION ELEMENTS, OR OBSTRUCTIONS. HANDRAIL BRACKETS OR BALUSTERS ATTACHED TO THE BOTTOM SURFACE OF THE HANDRAIL SHALL NOT BE CONSIDERED OBSTRUCTIONS PROVIDED THEY COMPLY WITH THE FOLLOWING CRITERIA: NOT MORE THAN 20% OF THE HANDRAIL LENGTH IS OBSTRUCTED, HORIZONTAL PROJECTIONS BEYOND THE SIDES OF THE HANDRAIL SHOULD NOT OCCUR WITHIN 1-1/2" BELOW THE BOTTOM OF THE HANDRAIL, AND EDGES HAVE A .01" MINIMUM RADIUS. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH AN OUTSIDE DIAMETER OF 1-1/4" MINIMUM AND 2" MAXIMUM OR SHALL PROVIDE EQUIVALENT GRASPABILITY. HANDRAILS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4" MINIMUM AND 6-1/4" MAXIMUM AND PROVIDE THEIR LARGEST CROSS-SECTION DIMENSION IS 2-1/4" MAXIMUM. HANDRAILS AND ANY WALL OR OTHER SURFACES ADJACENT TO THEM SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE .01" MINIMUM RADIUS. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. TOP EXTENSION AT STAIRS:

AT THE TOP OF STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM BEGINNING DIRECTLY ABOVE THE LANDING NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. BOTTOM EXTENSION AT STAIRS:

AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

STAIRS:

HANDRAILS SHALL EXTEND BEYOND AND IN THE SAME DIRECTION OF STAIR FLIGHTS WITH THE FOLLOWING EXCEPTIONS:

1. CONTINUOUS HANDRAILS AT THE INSIDE TURN OF STAIRS AND RAMPS.
 2. EXTENSIONS ARE NOT REQUIRED FOR HANDRAILS IN AISLES SERVING SEATING WHERE THE HANDRAILS ARE DISCONTINUOUS TO PROVIDE ACCESS TO SEATING AND TO PERMIT CROSSOVERS WITHIN THE AISLE.
 3. IN ALTERATIONS, FULL EXTENSIONS OF HANDRAILS SHALL NOT BE REQUIRED WHERE SUCH EXTENSIONS WOULD BE HAZARDOUS DUE TO PLAN CONFIGURATION.
- AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12" MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. STAIRWAYS SHALL HAVE INTERMEDIATE HANDRAILS LOCATED IN SUCH A MANNER SO THAT ALL PORTIONS OF THE STAIRWAY WIDTH REQUIRED FOR EGRESS CAPACITY ARE WITHIN 30 INCHES OF A HANDRAIL. ON MONUMENTAL STAIRS, HANDRAILS SHALL BE LOCATED ALONG THE MOST DIRECT PATH OF EGRESS TRAVEL. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP AND HAVE ATTACHMENT DEVICE AND SUPPORTING STRUCTURE TO TRANSFER THIS LOAD TO APPROPRIATE STRUCTURAL ELEMENTS OF THE BUILDING. INTERMEDIATE RAILS, BALUSTERS AND PANEL FILLERS SHALL BE DESIGNED TO WITHSTAND A HORIZONTALLY APPLIED NORMAL LOAD OF 50 LBS. ON AN AREA NOT TO EXCEED 1 SQ. FT. INCLUDING OPENINGS AND SPACE BETWEEN RAILS.

HEADERS:

- H-1: (2) 2x6
H-2: (2) 2x10 OR (2) 1 1/2"x9 1/2" LVL
H-3: (3) 1 1/2"x11 1/8" LVL
H-4: (3) 1 1/2"x11 1/8" LVL
H-5: (2) 2x10

FOOTINGS:

- F-1: 3'-0" x 3'-0" x 1'-0" WITH (3) #5 REBAR EACH WAY
F-2: 3'-6" x 3'-6" x 1'-0" WITH (4) #5 REBAR EACH WAY

COLUMNS:

- C-1: 3/4" STANDARD STEEL PIPE COLUMN

BEAMS:

- B-1: (3) 1 1/2"x16" LVL
B-2: W8x15 WIDE FLANGE BEAM (OR BETTER)
B-3: W8x21 WIDE FLANGE BEAM (OR BETTER)
B-4: W8x31 WIDE FLANGE BEAM (OR BETTER)

NOTES:

- 1 EXISTING FLOOR SLAB TO REMAIN:
EXISTING FLOOR SLAB IN THIS AREA TO REMAIN, PROGRAMMING SET-UP AREA TO REMAIN INTACT, REPAIR AS REQUIRED, (STRUCTURAL FOOTING AND PLUMBING), FINISH AS REQUIRED, EPOXY FLOOR, 4" VINYL BASE.
- 2 SLAB CONSTRUCTION – NEW ADDITION:
5" POURED CONCRETE SLAB WITH #10/10 – 6" X 6" W.W.F. (OR FORTA FERRO FIBER REIN.) ON 6 MIL. VAPOR BARRIER, ON MIN., 6" COMPACTED GRAVEL BASE. INSTALL 3" RIGID STYROFOAM 4'-0" UNDER THE NEW SLAB OPTION HORIZONTAL, WITH EPOXY FLOOR FINISH AND 4" VINYL BASE. TILE FLOORS AND BASE IN TOILET ROOM.
- 3 TOILET ROOM FLOOR AND BASE FINISHES:
CERAMIC TILE FLOOR AND MINIMUM 4" TILE BASE ON –
–FIRST FLOOR CERAMIC TILE ON NEW POURED CONCRETE SLAB
–SECOND FLOOR CERAMIC TILE ON MANUFACTURERS RECOMMENDED UNDERLAYMENT, CEMENT BOARD ON UNDERLAYMENT ON 30# FELT ON 3/4" APA STURD-I-FLOOR TONGUE-AND-GROOVE. GLUED AND SCREWED TO 2" X 12" FLOOR JOISTS.
- 5 STOOP SLABS:
NEW POURED CONCRETE STOOPS SLAB, (BROOM FINISHED) 4" POURED CONCRETE, WITH #10/10 – 6" X 6" W.W.F. (OR FORTA FERRO FIBER REIN.) ON MINIMUM OF 6" COMPACTED GRAVEL BASE. SEE SHEET A300 AND A301 FOR ADDITIONAL DETAILS.
- 6 GARAGE APRON:
EXTERIOR STOOP / SLABS (PITCHED AT MINIMUM 1/8" PER FOOT), MINIMUM 5" BROOM FINISHED CONCRETE SLAB WITH #10/10 –6" X 6" W.W.F. ON MINIMUM OF 6" COMPACTED GRAVEL FILL.
- 7 NEW STAIRS FIRST TO SECOND FLOOR
FIRST FLOOR TO SECOND FLOOR: (RISE 133" +/-) VERIFY FINAL RISE MAX IS LESS THAN 7"
20 RISERS AT 6.65" +/-
19 TREADS AT 11" +/- MIN.
USE 4 EACH 2" X 12" STRINGERS, RESTING ON DOUBLE 2 X 12 TREATED BASEPLATE

- 8 NEW CONFERENCE ROOM CUSTOM CEILING: SHEET A300:
PROVIDE CUSTOM CEILING FRAMING AND ATC (ACOUSTIC TILE CEILING) BELOW NEW OVERHEAD DOOR. REVIEW DESIGN AND OPTIONS WITH OWNER / ARCHITECT. USE USC 24" X 24" REGULAR GRID "GLACIER" TILE.
- 9 NEW SHOWER ADA COMPLIANT:
NEW SHOWER, PROVIDED BY PLUMBER SHALL MEET ALL OF THE ADA REQUIREMENTS, INCLUDING: THRESHOLD HEIGHT, SEAT, GRAB BARS AND CONTROLS AND HEAD.
- 10 MOP BASIN:
PLUMBING SYSTEM IS DESIGN BUILD BY SELECTED CONTRACTOR. MOP BASIN AT LOCATIONS INDICATED. REVIEW OPTIONS WITH OWNER AND CONTRACTOR AS TO TYPE AND MOUNTING (FLOOR OR WALL). MOUNT IN ACCORDANCE WITH AND MANUFACTURES WRITTEN INSTRUCTIONS.
- 11 WHITE BOARD LOCATION:
WHITEBOARD AT THIS LOCATION, (VERIFY SIZE) PROVIDE BACKING FOR MOUNTING.
- 12 NEW ROOF:
DIMENSIONAL SHINGLES ROOF OPTION:
HEAVY DIMENSIONAL SHINGLES COLOR AS SELECTED BY OWNER, (INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS), ON ICE AND WATER SHIELD/FULLY ADHERED TO; 1/2" APA RATED STRUCTURAL 1, EXTERIOR EXPOSURE 1, SHEATHING, INSTALLED WITH PLYCLIPS AT 24" O.C. TO ENGINEERED WOOD TRUSSES AT 24" O.C. ANCHORED WITH SIMPSON UPLIFT ANCHORS TYPE AS DETERMINED BY TRUSS SUPPLIER, PROVIDE STRONG BACK AS REQUIRED BY TRUSS DESIGN, PROVIDE CONTINUOUS RIDGE VENT, THEN INSULATE WITH R50 BLOWN-IN INSULATION, WITH INSULATION BAFFLES EVERY TRUSS SPACE, THEN 4 MIL. VAPOR BARRIER & 5/8" GYPSUM BOARD.
- 13 ATTIC ACCESS POINTS:
PROVIDE FIELD LOCATED ATTIC ACCESS HATCH IN SECOND FLOOR AND GARAGE, TRUSSED ROOF AREA. ACCESS OPENING MINIMUM INSIDE SIZE 14" X 24".

- 14 SOFFITS – GUTTERS AND LEADERS (DOWNSPOUTS):
SOFFITS, LP SMARTSIDE (BOTH SOLID AND VENTED), 38 SERIES: CEDAR TEXTURE, FASCIA, LP SMARTSIDE; 540 SERIES CEDAR TEXTURED TRIM FASCIA BOARD, AND ALUMINUM GUTTER AND DOWNSPOUTS SYSTEM.
- 15 SECOND FLOOR CONSTRUCTION:
FINISH FLOORING LVT (LUXURY VINYL TILE) AND CERAMIC TILE (TOILET ROOM) ON MANUFACTURES RECOMMENDED 1/2" UNDERLAYMENT ON 30# FELT ON 3/4" APA STURD-I-FLOOR TONGUE-AND-GROOVE. GLUED AND SCREWED TO 2" X 12" FLOOR JOISTS, OR FLOOR TRUSSES 16" O. C. (CONFIRM LAYOUT AND SPACING WITH STRUCTURAL SHEETS), JOIST BRIDGING AND MID-SPAN, THEN 5/8" FIRE-CODE GYPSUM WALL BOARD AT CEILING TAPED AND FINISHED.
- 16 EXTERIOR GRADING REQUIREMENTS:
PROVIDE MINIMUM FOUNDATION EXPOSURE OF 8" BETWEEN FINISHED GRADE AND EXTERIOR WALLS, MUST HAVE PITCH AWAY FROM THE FOUNDATION, (1' FOOT OF PITCH IN 4'-0" HORIZONTALLY IS PREFERRED).
- 18 EXIT ROOF – SOUTH SIDE:
DIMENSIONAL SHINGLES ROOF OPTION:
HEAVY DIMENSIONAL SHINGLES COLOR AS SELECTED BY OWNER, (INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS), ON ICE AND WATER SHIELD/FULLY ADHERED TO; 1/2" APA RATED STRUCTURAL 1, EXTERIOR EXPOSURE 1, SHEATHING, INSTALLED WITH PLYCLIPS AT 24" O.C. TO ENGINEERED WOOD TRUSSES AT 24" O.C. ANCHORED WITH SIMPSON UPLIFT ANCHORS AND TO NEW EXTERIOR WALL WITH SIMPSON TRUSS HANGERS TO WALL LEDGER TOP AND BOTTOM, ANCHORED TO STUDS WITH LEDGER BOLTS AT EACH STUD. TYPE AS DETERMINED BY TRUSS SUPPLIER (MUST BE STATE APPROVED PRIOR TO INSTALLATION) PROVIDE STRONG BACK AS REQUIRED BY TRUSS DESIGN, PROVIDE CONTINUOUS VERTICAL WALL VENT, THEN COVERED WITH LP TEXTURED VENTED SOFFIT CEILING.

WALLS:

- 1 FROST WALLS AND FOOTINGS (TYPICAL):
8" POURED CONCRETE FROST WALL WITH TWO (2) #5 REBARS HIGH AND LOW ON 2'-0" WIDE X 1'-0" DEEP FOOTING WITH TWO (2) #5 REBARS CONT. INSTALL 3" R15 STYROFOAM INSTALLED HORIZONTALLY UNDER SLAB TO 4'-0" AROUND EXTERIOR PERIMETER AS INDICATED ON BUILDING SECTION SHEET A300.
- 2 STOOP WALLS AND FOOTINGS:
NEW CONCRETE STOOP FROST WALLS, 8" THICK WITH TWO (2) #5 REBARS HIGH AND LOW, RESTING ON 1'- 8" WIDE X 8" DEEP FOOTING WITH TWO (2) #5 REBARS CONTINUOUS RESTING ON UNDISTURBED SOIL.
- 3 LOWER LEVEL: NEW ADDITION EXTERIOR WALLS:
STONE AIR BARRIER ON 1/2" PLYWOOD APA RATED SHEATHING, BOND CLASSIFICATION: EXPOSURE 1. ON 2 X 6" WOOD STUDS AT 16" O.C., WITH DOUBLE TREATED SILL PLATE, ON CONTINUOUS SILL SEALER, INSTALL SILL PLATE ANCHOR BOLTS; 5/8"DIA."L" SHAPED 8" LONG SET AT 4'-0" O.C. AND NO MORE THAN 1'-6" FROM CORNER. CAVITIES FILLED WITH FULL R19 BATT INSULATION, COVERED WITH 4 MIL. VAPOR BARRIER, AND 1/2" GYPSUM WALL BOARD, TAPED AND FINISH, PRIMED AND TWO COATS OF PAINT. VERIFY PAINT FINISH COLOR AND SHEEN REQUIREMENTS.
- 4 UPPER HALF OF FIRST FLOOR (ABOVE THIN STONE VENEER) AND SECOND FLOOR NEW ADDITION EXTERIOR WALLS:
LP – SMARTSIDE PANEL SIDING: 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM ON AIR BARRIER (TYVEK OR SIMILAR) ON 1/2" PLYWOOD APA RATED SHEATHING, BOND CLASSIFICATION: EXPOSURE 1. ON 2 X 6 WOOD STUDS AT 16" O.C. WITH FULL R19 BATT INSULATION, COVERED WITH 4 MIL. VAPOR BARRIER, AND 1/2" GYPSUM WALL BOARD, TAPED AND FINISH, PRIMED AND TWO COATS OF PAINT. VERIFY PAINT FINISH COLOR AND SHEEN REQUIREMENTS.

EXISTING BRICK WALLS WITH NEW LP SMARTSIDE:

- REMOVE EXISTING BRICK VENEER, INVESTIGATE THE EXISTING SUBSTRATE, REPAIR AS NEEDED. IF POSSIBLE, ADD ADDITIONAL STUD CAVITY INSULATION. COVERED WITH NEW AIR BARRIER (TYVEK OR EQUAL) THEN LP – SMARTSIDE PANEL SIDING: 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM AS INDICATED ON ELEVATIONS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION REQUIREMENTS.

NEW EXTERIOR WOOD WALLS WITH THIN STONE VENEER:

- TYPICAL: NEW 2 X 6 WOOD STUDS AT 16" O.C., WITH 1/2" APA STRUCTURAL 1 RATED SHEATHING EXTERIOR, EXPOSURE 1. COVERED WITH AIR BARRIER (TYVEK OR EQUAL) THEN THIN STONE VENEER, AS INDICATED ON ELEVATIONS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION REQUIREMENTS. FULL BATT INSULATION R19, FULL CAVITY FIBERGLASS, 4 MIL. VAPOR BARRIER AND 1/2" GYPSUM WALL BOARD TAPED AND FINISHED.

EXISTING BRICK WALLS WITH NEW THIN STONE VENEER:

- REMOVE EXISTING BRICK VENEER, INVESTIGATE THE EXISTING SUBSTRATE, REPAIR AS NEEDED. IF POSSIBLE, ADD ADDITIONAL STUD CAVITY INSULATION. COVERED WITH NEW AIR BARRIER (TYVEK OR EQUAL) THEN THIN STONE VENEER, AS INDICATED ON ELEVATIONS AND IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION REQUIREMENTS.

STAIR ENCLOSURE: 1 HOUR FIRE ENCLOSURE

- STAIR ENCLOSURE: 1 HOUR ASSEMBLY: UL= U305, – 5/8" GYPSUM BOARD, SHEET ROCK FIRECORE X, ON 2 X 4 STUDS AT 16" O.C. (MINIMUM) THE 5/8" FIRECORE PANELS. SEE ASSEMBLY U305 FOR ADDITIONAL DETAILS.
- EXTERIOR FINISHES: AS INDICATED ON ELEVATIONS SHEET LP SIDING, OVER THE FIRE ENCLOSURE.

NOTE

GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS

TYP. INTERIOR WALLS:

- TYPICAL: 1 1/2" MIN. GYPSUM WALL BOARD BOTH SIDES OVER (AS INDICATED) 2 X 6 WOOD STUD WALLS AT 16" O.C., FIRST FLOOR, AND 2 X 4 WOOD STUD WALL ON SECOND FLOOR INTERIOR PARTITIONS, PROVIDE DOUBLE TREATED BASEPLATES ON ALL LOWER-LEVEL WALLS. (PROVIDE WATER RESISTIVE GYPSUM WALLBOARD AT ALL WET LOCATIONS). FULL SOUND BATT R19 AT ALL TOILET ROOMS.
- OVER THE EXISTING EXPOSED BRICK WEST WALL COVER WITH 2 X 4 WOOD STUD WALL AT 16" OC. WITH 1 1/2" GYPSUM WALL BOARD ONE SIDE, TAPED AND FINISHED, PRIMED AND TWO COATS PAINT.

TYPE B:

- TYPICAL: 1/2" MIN. GYPSUM WALL BOARD BOTH SIDES OVER (AS INDICATED) 2 X 4 WOOD STUD WALLS AT 16" O.C., PROVIDE DOUBLE TREATED BASEPLATES ON ALL LOWER-LEVEL. (PROVIDE WATER RESISTIVE GYPSUM WALLBOARD AT ALL WET LOCATIONS). FULL SOUND BATT AT ALL TOILET ROOMS AND CONFERENCE ROOM.

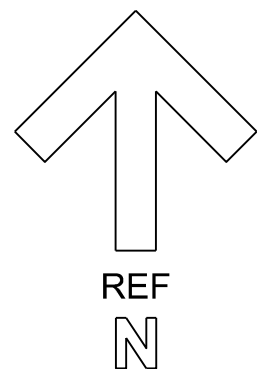
EXISTING PEDESTRIAN TUNNEL ASSEMBLY WALLS

- BUILDING ADDITION: SHOP 2015 WISCONSIN CONDITIONALLY APPROVED; TRANSACTION ID: # 2583214 – 8/28/2015
WALL ASSEMBLIES: GA FILE NO WP4230 – 2 HOUR AND GA FILE NO. WP3605 – 1 HOUR

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD UNLESS OTHERWISE NOTED ON DRAWINGS

ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS

DO NOT SCALE FROM DRAWINGS IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY



1104.4 IBC 2015
AGGREGATE AREA (NET) FOR SECOND FLOOR WITH NEW ADDITION AND EXISTING IS 2895 SQ FT

1 SECOND FLOOR PLAN-ENLARGED
1/4"=1'-0"

WALLS:
NEW
EXISTING
DEMO

STELLING & ASSOCIATES
ARCHITECTS, LTD.

COMMERCIAL ADDITION/ALTERATION
PROJECT FOR:
ALLAN INTEGRATED
CONTROLS
2021 BELL LAKE AVE
EAST TROY, WI 53120

SECOND FLOOR
PLAN-ENLARGED

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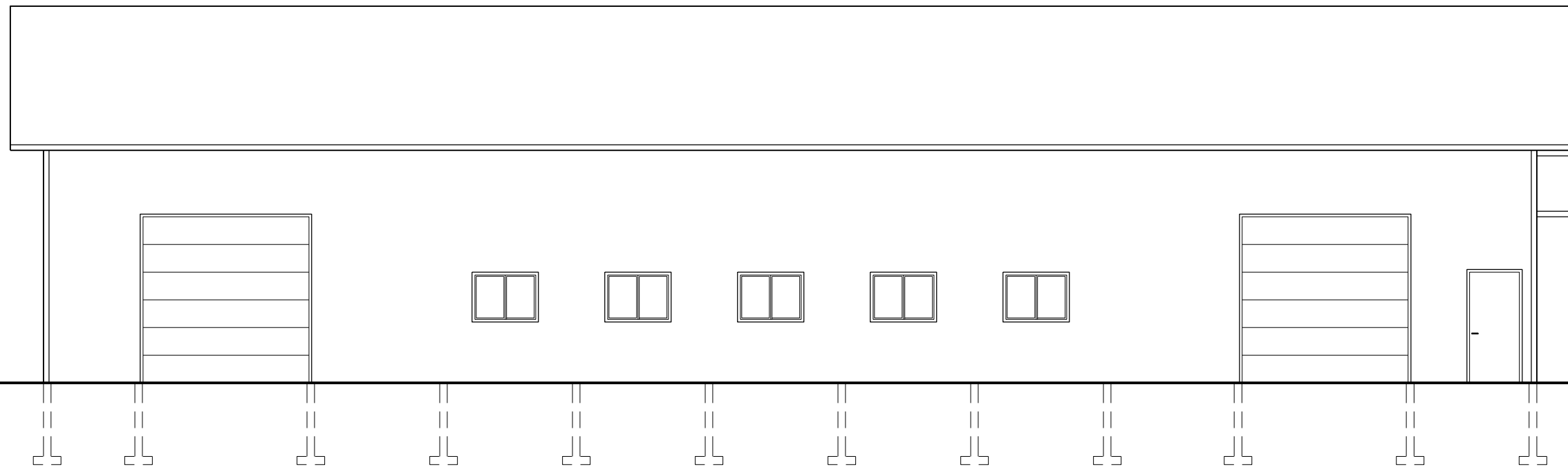
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PROJECT NUMBER:

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A104

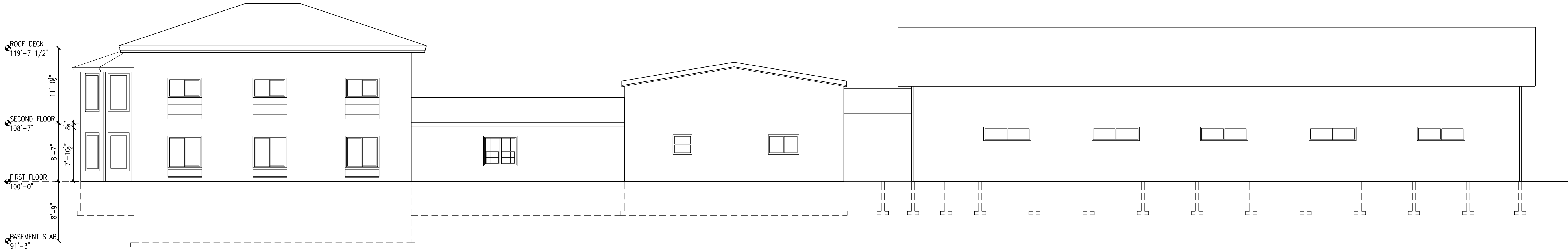
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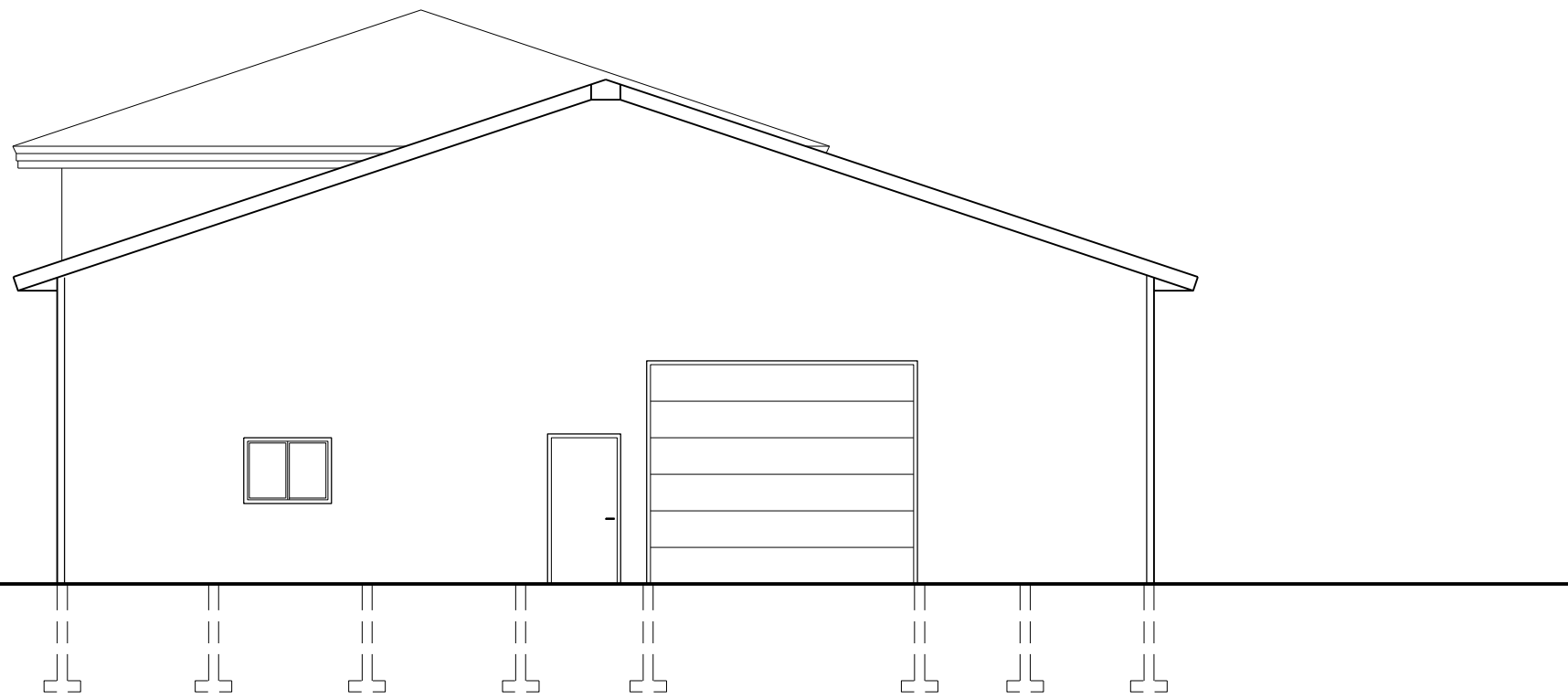
1 EXISTING SOUTH ELEVATION
1/8"=1'-0"



2 EXISTING EAST ELEVATION
1/8"=1'-0"



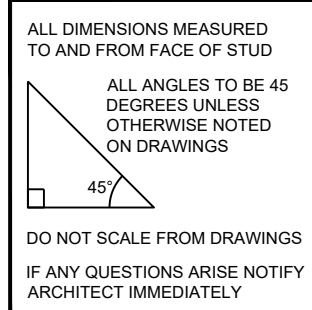
3 EXISTING NORTH ELEVATION
1/8"=1'-0"



4 EXISTING WEST ELEVATION
1/8"=1'-0"



NOTE
GENERAL CONTRACTOR TO DISTRIBUTE
ALL SHEETS IN SET TO SUBCONTRACTORS!
DO NOT DISTRIBUTE PARTIAL SETS



PROJECT DESCRIPTION:
COMMERCIAL ADDITION/ALTERATION
PROJECT FOR:
ALLAN INTEGRATED
CONTROLS
2021 BELL LAH AVE
EAST TROY, WI 53120

EXISTING ELEVATIONS

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PROJECT NUMBER:

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SHEET NUMBER:

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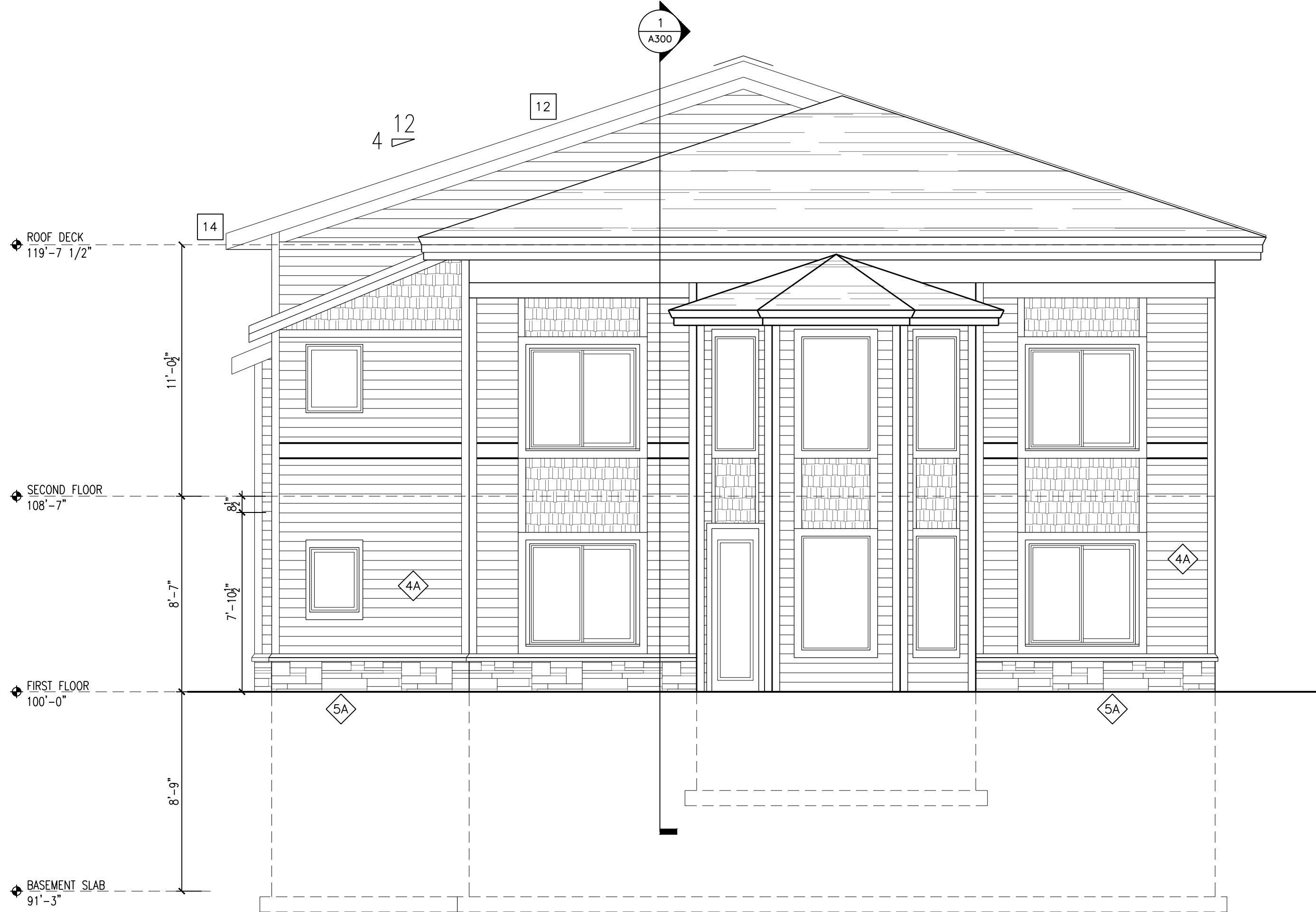
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TELEPHONE: (262) 763-8725 FAX: (262) 763-1971

NOTES:

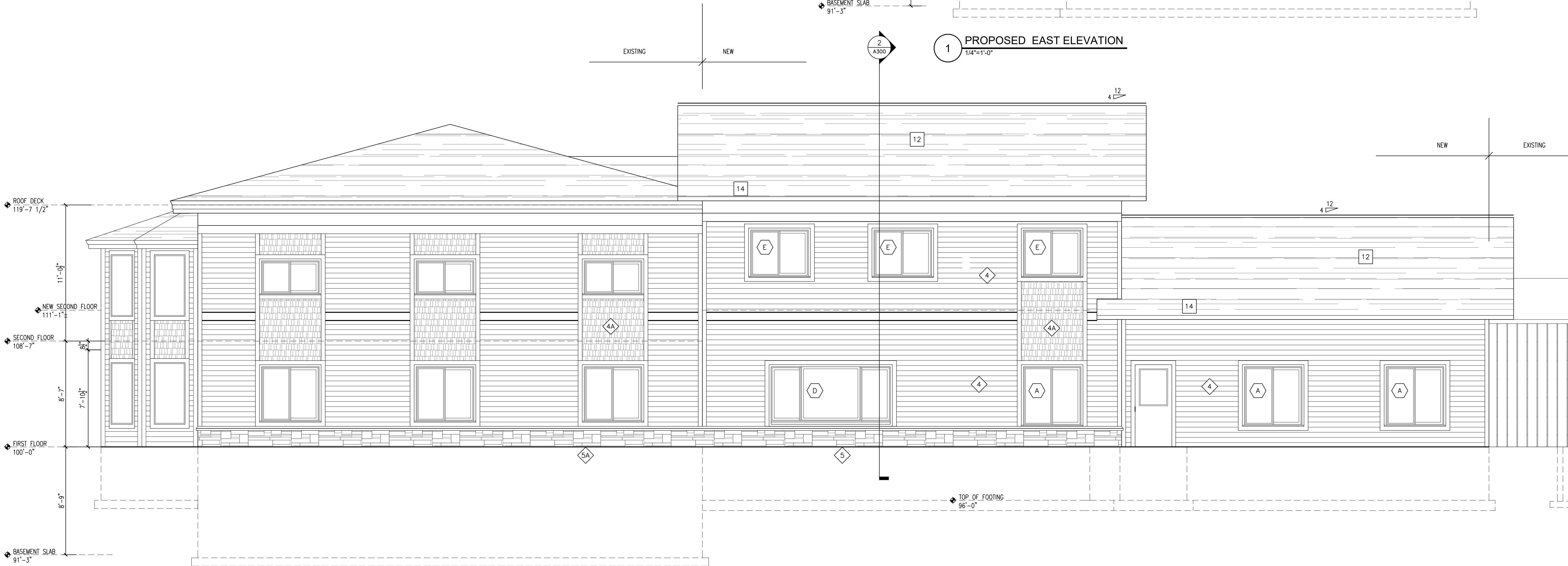
- 12 NEW ROOF:
DIMENSIONAL SHINGLES ROOF OPTION:
HEAVY DIMENSIONAL SHINGLES COLOR AS SELECTED BY OWNER, (INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS), ON ICE AND WATER SHIELD/FULLY ADHERED TO, 1/2" APA RATED STRUCTURAL 1, EXTERIOR EXPOSURE 1, SHEATHING, INSTALLED WITH PLYCLIPS AT 24" O.C. TO ENGINEERED WOOD TRUSSES AT 24" O.C. ANCHORED WITH SIMPSON UPLIFT ANCHORS TYPE AS DETERMINED BY TRUSS SUPPLIER, PROVIDE STRONG BACK AS REQUIRED BY TRUSS DESIGN. PROVIDE CONTINUOUS RIDGE VENT, THEN INSULATE WITH R50 BLOWN-IN INSULATION, WITH INSULATION BAFFLES EVERY TRUSS SPACE, THEN 4 MIL. VAPOR BARRIER & 5/8" GYPSUM BOARD.
- 14 SOFFITS - GUTTERS AND LEADERS (DOWNSPOUTS):
SOFFITS, LP SMARTSIDE (BOTH SOLID AND VENTED), 38 SERIES: CEDAR TEXTURE, FASCIA, LP SMARTSIDE; 540 SERIES CEDAR TEXTURED TRIM FASCIA BOARD, AND ALUMINUM GUTTER AND DOWNSPOUTS SYSTEM.

WALLS:

- 4 UPPER HALF OF FIRST FLOOR (ABOVE THIN STONE VENEER) AND SECOND FLOOR NEW ADDITION EXTERIOR WALLS:
LP - SMARTSIDE PANEL SIDING: 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM ON AIR BARRIER (TYVEK OR SIMILAR) ON 1/2" PLYWOOD APA RATED SHEATHING, BOND CLASSIFICATION: EXPOSURE 1. ON 2 X 6 WOOD STUDS AT 16" O.C. WITH FULL R19 BATT INSULATION, COVERED WITH 4 MIL. VAPOR BARRIER, AND 1/2" GYPSUM WALL BOARD, TAPED AND FINISH, PRIMED AND TWO COATS OF PAINT. VERIFY PAINT FINISH COLOR AND SHEEN REQUIREMENTS.
- 4A EXISTING BRICK WALLS WITH NEW LP SMARTSIDE:
REMOVE EXISTING BRICK VENEER, INVESTIGATE THE EXISTING SUBSTRATE, REPAIR AS NEEDED. IF POSSIBLE, ADD ADDITIONAL STUD CAVITY INSULATION. COVERED WITH NEW AIR BARRIER (TYVEK OR EQUAL) THEN LP - SMARTSIDE PANEL SIDING: 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM AS INDICATED ON ELEVATIONS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION REQUIREMENTS.
- 5 NEW EXTERIOR WOOD WALLS WITH THIN STONE VENEER:
TYPICAL: NEW 2 X 6 WOOD STUDS AT 16" O.C., WITH 1/2" APA STRUCTURAL 1 RATED SHEATHING EXTERIOR, EXPOSURE 1, COVERED WITH AIR BARRIER (TYVEK OR EQUAL) THEN THIN STONE VENEER, AS INDICATED ON ELEVATIONS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION REQUIREMENTS. FULL BATT INSULATION R19, FULL CAVITY FIBERGLASS, 4 MIL. VAPOR BARRIER AND 1/2" GYPSUM WALL BOARD TAPED AND FINISHED.
- 5A EXISTING BRICK WALLS WITH NEW THIN STONE VENEER:
REMOVE EXISTING BRICK VENEER, INVESTIGATE THE EXISTING SUBSTRATE, REPAIR AS NEEDED. IF POSSIBLE, ADD ADDITIONAL STUD CAVITY INSULATION. COVERED WITH NEW AIR BARRIER (TYVEK OR EQUAL) THEN THIN STONE VENEER, AS INDICATED ON ELEVATIONS AND IN ACCORDANCE WITH THE MANUFACTURE'S INSTALLATION REQUIREMENTS.
- 9 EXISTING PEDESTRIAN TUNNEL ASSEMBLY WALLS
BUILDING ADDITION: SHOP 2015 WISCONSIN
CONDITIONALLY APPROVED; TRANSACTION ID: # 2583214
- 8/28/2015
WALL ASSEMBLIES: GA FILE NO WP4230 - 2 HOUR
AND GA FILE NO. WP3605 - 1 HOUR.



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



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

PROJECT DESCRIPTION:
COMMERCIAL ADDITION/ALTERATION

PROJECT FOR:
ALLAN INTEGRATED
CONTROLS

2021 BEULAH AVE
EAST TROY, WI 53120

DRAWING DESCRIPTION:
ELEVATIONS-EAST &
NORTH

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REVISIONS:

APPROVED:

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CR

DATE:

08-12-22

ARCHITECTS

PROJECT NUMBER:

20018

SHEET NUMBER:

A201

10 OF 15

STELLING & ASSOCIATES
ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971

NOTES:

12 NEW ROOF:
DIMENSIONAL SHINGLES COLOR AS SELECTED BY OWNER, (INSTALLED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS), ON ICE AND WATER SHIELD/FULLY ADHERED TO, 1/2" APA RATED STRUCTURAL 1, EXTERIOR EXPOSURE 1, SHEATHING, INSTALLED WITH PLYCLIPS AT 24" O.C. TO ENGINEERED WOOD TRUSSES AT 24" O.C. ANCHORED WITH SIMPSON UPLIFT ANCHORS TYPE AS DETERMINED BY TRUSS SUPPLIER, PROVIDE STRONG BACK AS REQUIRED BY TRUSS DESIGN. PROVIDE CONTINUOUS RIDGE VENT, THEN INSULATE WITH R50 BLOWN-IN INSULATION, WITH INSULATION BAFFLES EVERY TRUSS SPACE, THEN 4 MIL. VAPOR BARRIER & 5/8" GYPSUM BOARD.

14 SOFFITS – GUTTERS AND LEADERS (DOWNSPOUTS):
SOFFITS, LP SMARTSIDE (BOTH SOLID AND VENTED), 38 SERIES: CEDAR TEXTURE, FASCIA, LP SMARTSIDE; 540 SERIES CEDAR TEXTURED TRIM FASCIA BOARD, AND ALUMINUM GUTTER AND DOWNSPOUTS SYSTEM.

WALLS:

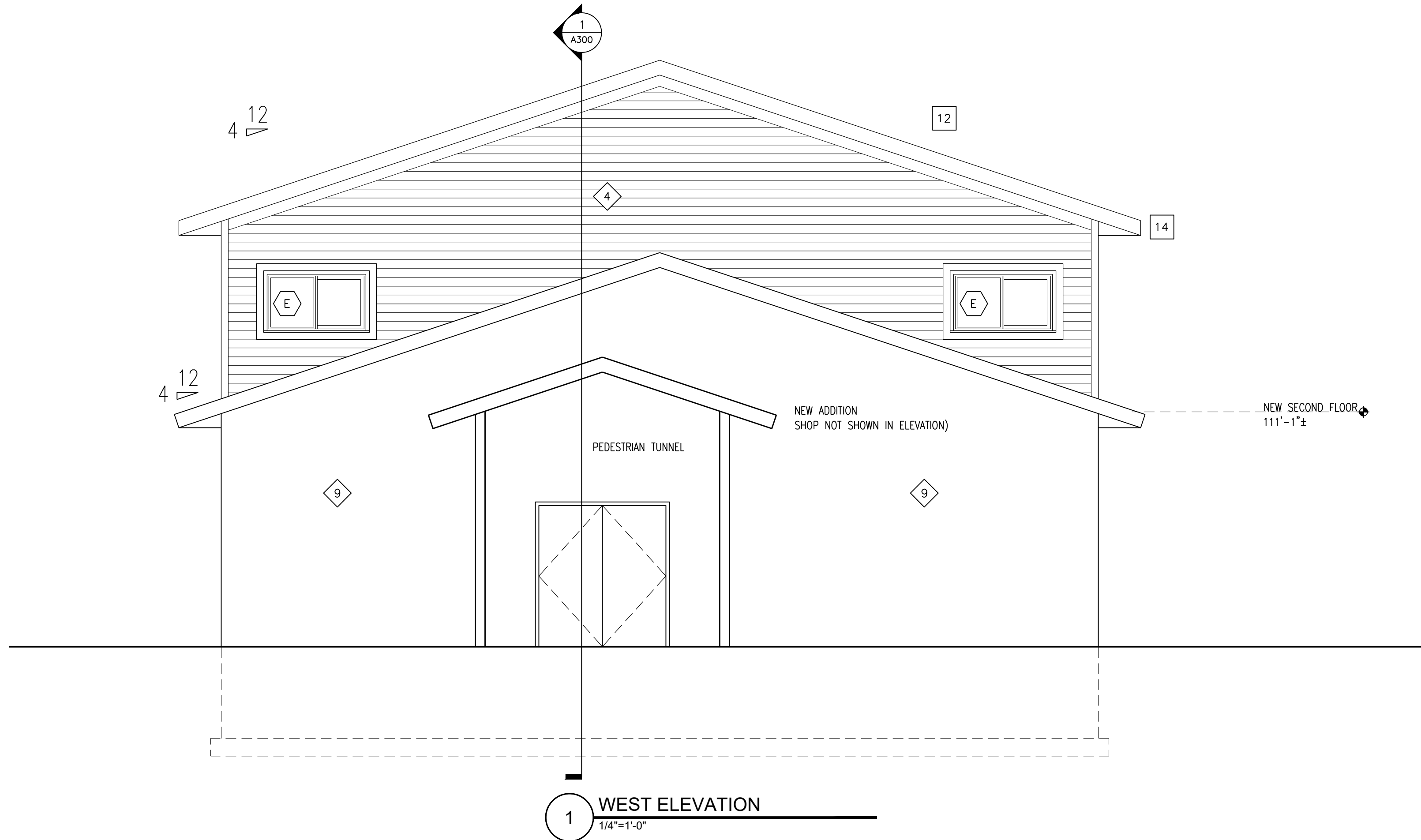
4 UPPER HALF OF FIRST FLOOR (ABOVE THIN STONE VENEER) AND SECOND FLOOR NEW ADDITION EXTERIOR WALLS:
LP – SMARTSIDE PANEL SIDING; 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM ON AIR BARRIER (TYVEK OR SIMILAR) ON 1/2" PLYWOOD APA RATED SHEATHING, BOND CLASSIFICATION: EXPOSURE 1. ON 2 X 6 WOOD STUDS AT 16" O.C. WITH FULL R19 BATT INSULATION, COVERED WITH 4 MIL. VAPOR BARRIER, AND 1/2" GYPSUM WALL BOARD, TAPED AND FINISH, PRIMED AND TWO COATS OF PAINT. VERIFY PAINT FINISH COLOR AND SHEEN REQUIREMENTS.

4A EXISTING BRICK WALLS WITH NEW LP SMARTSIDE:
REMOVE EXISTING BRICK VENEER, INVESTIGATE THE EXISTING SUBSTRATE, REPAIR AS NEEDED. IF POSSIBLE, ADD ADDITIONAL STUD CAVITY INSULATION, COVERED WITH NEW AIR BARRIER (TYVEK OR EQUAL) THEN LP – SMARTSIDE PANEL SIDING; 38 SERIES CEDAR TEXTURE PANELS WITH APPLIED LP SMARTSIDE TRIM 540 SERIES CEDAR TRIM AS INDICATED ON ELEVATIONS AND INSTALL IN ACCORDANCE WITH THE MANUFACTURERS INSTALLATION REQUIREMENTS.

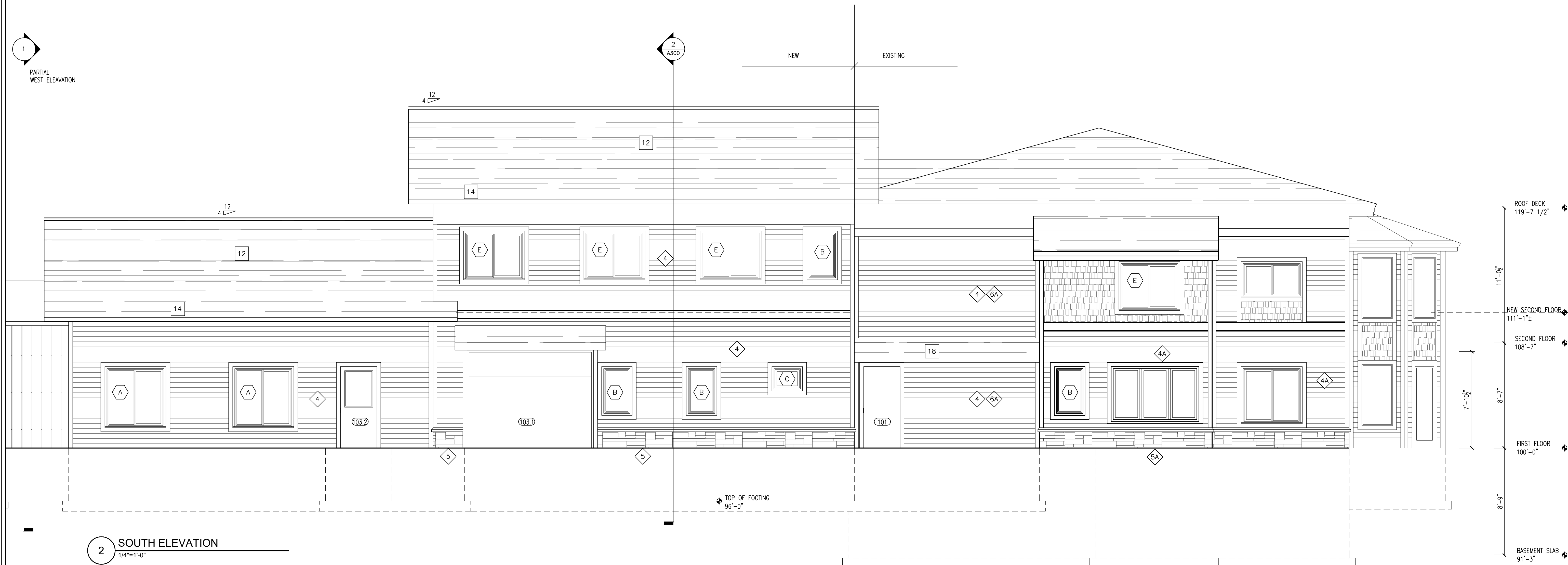
5 NEW EXTERIOR WOOD WALLS WITH THIN STONE VENEER:
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9 EXISTING PEDESTRIAN TUNNEL ASSEMBLY WALLS
BUILDING ADDITION: SHOP 2015 WISCONSIN
CONDITIONALLY APPROVED; TRANSACTION ID: # 2583214
– 8/28/2015
WALL ASSEMBLIES: GA FILE NO WP4230 – 2 HOUR
AND GA FILE NO. WP3605 – 1 HOUR.



1
PARTIAL
WEST ELEVATION



PROJECT DESCRIPTION:
COMMERCIAL ADDITION/ALTERATION

PROJECT FOR:
ALLAN INTEGRATED
CONTROLS

2021 BEULAH AVE
EAST TROY, WI 53120

DRAWING DESCRIPTION:

ELEVATIONS-WEST &
SOUTH

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DATE:

08-12-22

ARCHITECTS
PROJECT NUMBER:

20018

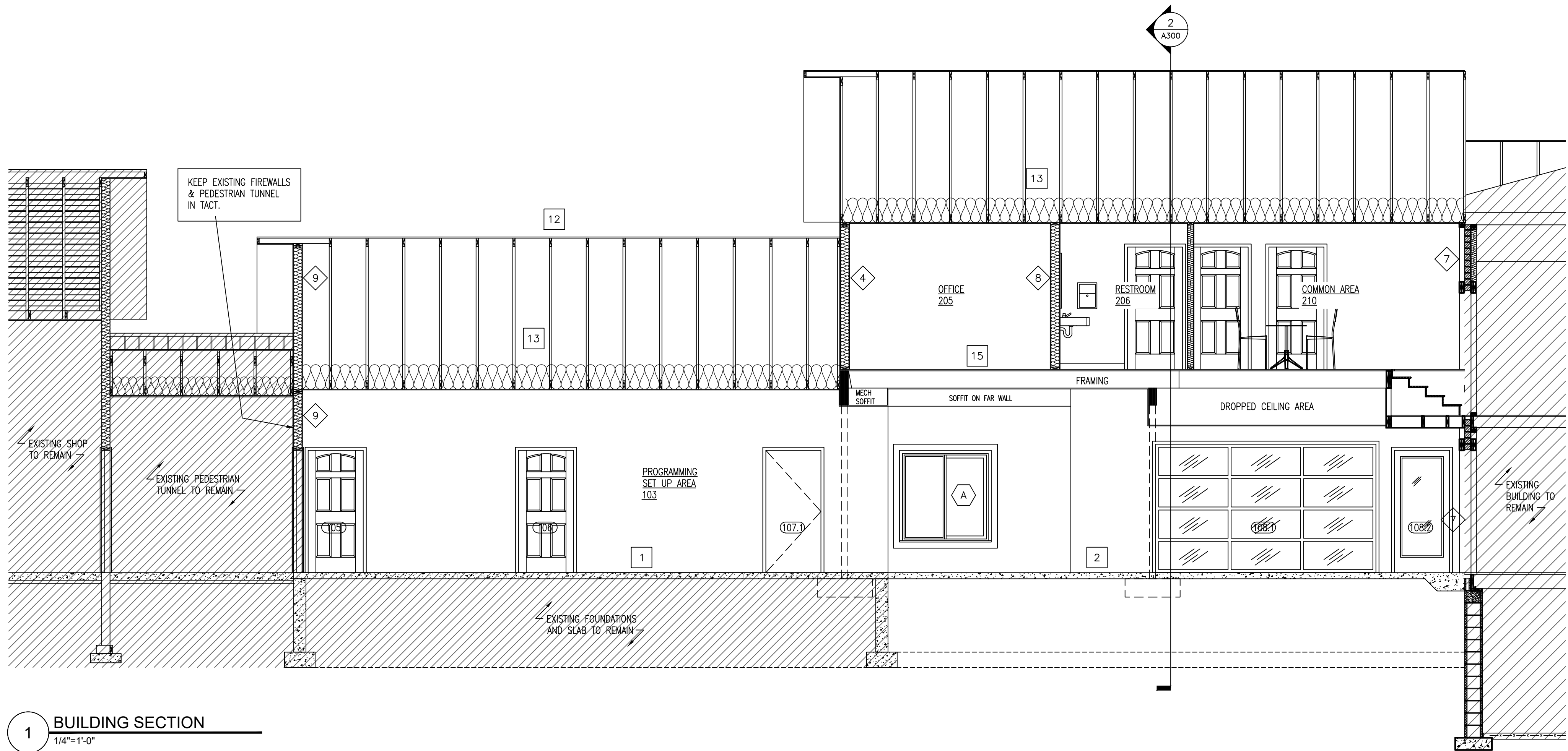
SHEET NUMBER:

A202

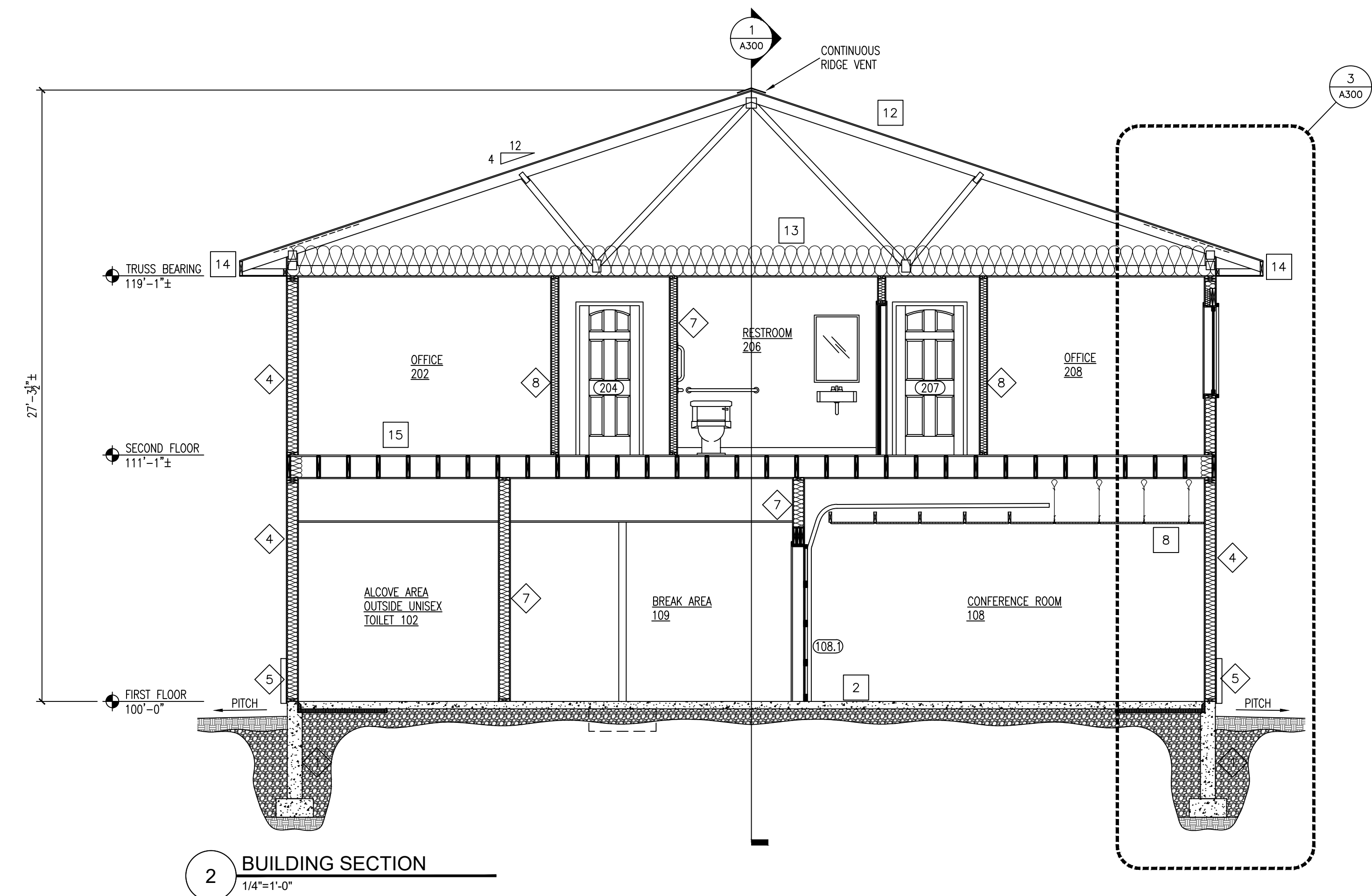
11 OF 15

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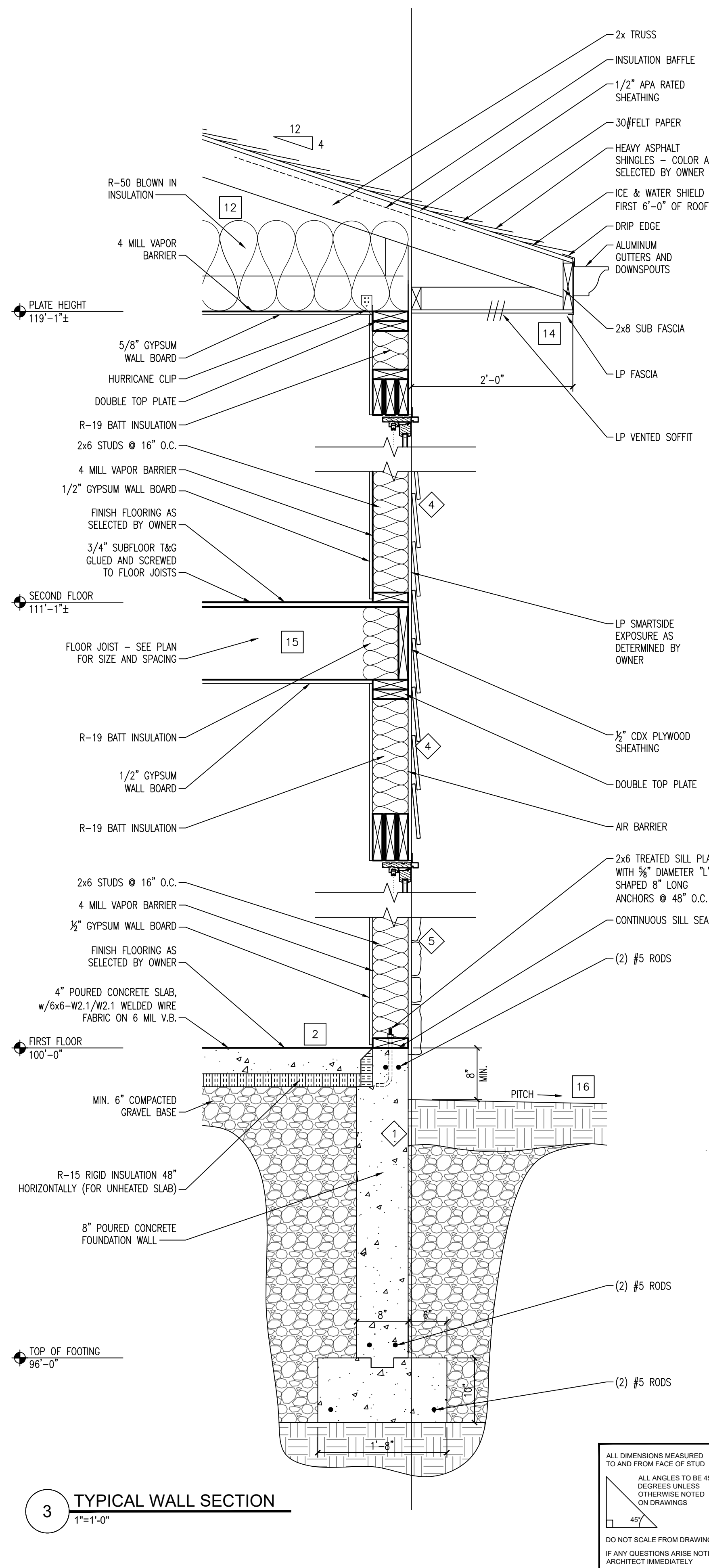
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-9725 FAX: (262) 763-1971



1 BUILDING SECTION
1/4"=1'-0"



2 BUILDING SECTION
1/4"=1'-0"



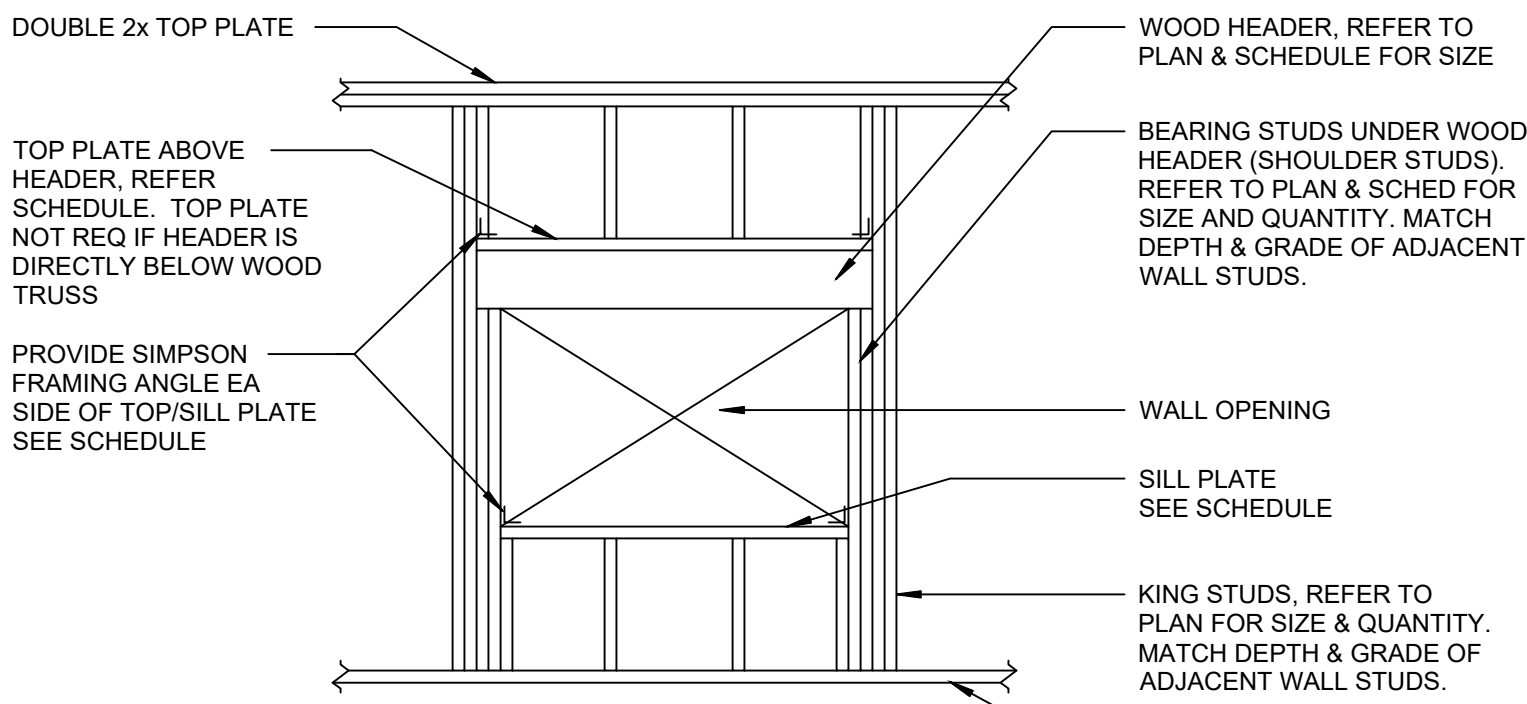
3 TYPICAL WALL SECTION
1"=1'-0"

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD
ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS
DO NOT SCALE FROM DRAWINGS
IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

TYPICAL FASTENING SCHEDULE		
CONNECTION TYPE:	NAILING - COMMON NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)	NAILING - STRIP NAILS: (UNLESS OTHER CONNECTION IS REQUIRED)
DOUBLE TOP PLATES, FACE NAIL	16d COMMON (3-1/2"x0.135") @ 16" OC	3"x0.131" @ 12" OC
DOUBLE TOP PLATES, LAP SPICE, FACE NAIL	(8) 16d COMMON (3-1/2"x0.162")	(12) 3"x0.131"
TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL	(2) 16d COMMON (3-1/2"x0.162")	(3) 3"x0.131"
TOP PLATE TO STUD, END NAIL	(2) 16d COMMON (3-1/2"x0.162")	3"x0.131"
CONT HEADER TO STUD, TOENAIL	(4) 8d COMMON (2-1/2"x0.131")	--
STUD TO SOLE PLATE	(4) 8d COMMON (2-1/2"x0.131"), TOENAIL OR	(4) 3"x0.131" TOENAIL
BUILT-UP STUD COLUMNS, FACE NAIL	(2) 16d COMMON (3-1/2"x0.162"), END NAIL	(3) 3"x0.131" END NAIL
BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"x0.148") @ 16" OC	3"x0.131" @ 12" OC STAGGERED
BUILT-UP HEADER, FACE NAIL	16d COMMON (3-1/2"x0.162") @ 24" OC	3"x0.131" @ 16" OC STAGGERED
PLYWOOD/OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2-1/2"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES	3"x0.131" @ 6" OC AT SUPPORTED PANEL EDGES
JOIST TO SILL OR GIRDER, TOENAIL	8d COMMON (2-1/2"x0.131") @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS	3"x0.131" @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
RIM JOIST TO TOP PLATE, TOENAIL	(3) 8d COMMON (2-1/2"x0.131")	(3) 3"x0.131"
BLOCKING BTWN JOIST/RAFTERS TO TOP PL. TOENAIL	8d COMMON (2-1/2"x0.131") @ 6" OC	3"x0.131" @ 6" OC
JOIST TO RIM BOARD, FACE NAIL	(3) 8d COMMON (2-1/2"x0.131")	(3) 3"x0.131"
SOLE PLATE TO JOIST/BLOCKING, FACE NAIL	(3) 16d COMMON (3-1/2"x0.162")	(4) 3"x0.131"
FLOOR SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	16d COMMON (3-1/2"x0.135") @ 16" OC	3"x0.131" @ 8" OC
	#8 SCREWS @ 6" OC AT SUPPORTED PANEL EDGES	#8 SCREWS @ 6" OC AT SUPPORTED PANEL EDGES
	#8 SCREWS @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE	#8 SCREWS @ 12" OC AT INTERMEDIATE MEMBERS IN FIELD OF PANELS W/ CONSTRUCTION ADHESIVE

1 TYPICAL WOOD FASTENING SCHEDULE

N.T.S.



OPENING WIDTH	SILL PLATE SIZE	PLATE GRADE	FRAMING ANGLE
0'-0" TO 4'-0"	2x6	SPF STUD	-
4'-0" TO 8'-0"	2x6	SPF No. 1/No. 2	A35
8'-0" TO 11'-0"	1 3/4"x5 1/2"	2.0E LVL	A35
11'-0" TO 14'-0"	(2) 1 3/4"x5 1/2"	2.0E LVL	A35
14'-0" TO 16'-0"	(3) 1 3/4"x5 1/2"	2.0E LVL	A35

NOTE:
USE SIMPSON HH HEADER HANGER FOR
HEADER CONNECTION TO WOOD COLUMNS.

4 TYPICAL FRAMING AROUND AN OPENING IN A WOOD STUD BEARING WALL

1/2"=1'-0"

SECTION 1: SLAB-ON-GRADE NOTES

- SLAB-ON-GRADE CONSTRUCTION SHOULD CONFORM WITH THE RECOMMENDATIONS AND REQUIREMENTS SET FORTH IN THE LATEST RELEASE OF ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION.
- REFER TO THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS FOR SUB-FLOOR DRAINAGE SYSTEM, SUBGRADE PREPARATION, AND/OR MUD SLAB AND VAPOR RETARDER REQUIREMENTS.
- THE SUBGRADE SHALL BE FREE OF STANDING WATER AT THE TIME OF CONCRETE PLACEMENT.
- REFER TO PLANS FOR SLAB THICKNESS ("T") AND REINFORCEMENT (WWF OR REINFORCEMENT BARS). REFER TO SPECIFICATIONS FOR FIBER REINFORCEMENT TO BE INCORPORATED IN CONCRETE MIX, IF ANY. WHERE PRESENT, REINFORCING BARS SHALL BE CHAIRED BY SOIL SUPPORTED SLAB BOLSTERS.
- PROVIDE (2) #8 x 6'-0" AT ALL RE-ENTRANT CORNERS AND OTHER SIMILAR SLAB DISCONTINUITIES.
- UNLESS SHOWN OTHERWISE ON THE DRAWINGS, PROVIDE CONTROL AND/OR CONSTRUCTION JOINTS AT EVERY COLUMN LINE AND IN BETWEEN THE COLUMNS SUCH THAT THE JOINT SPACING DOES NOT EXCEED 36 x ("T") UNO. THE RESULTING PANELS SHOULD BE APPROXIMATELY SQUARE.

SECTION 2: CONSTRUCTION JOINT NOTES

- BREAK THE BOND BETWEEN NEW AND PREVIOUSLY PLACES SLABS BY SPRAYING OR BY PAINTING THE EXPOSED SIDE OF THE JOINT WITH A CURING COMPOUND, ASPHALTIC EMULSION, OR FORM OIL.

SECTION 3: CONTROL JOINT NOTES

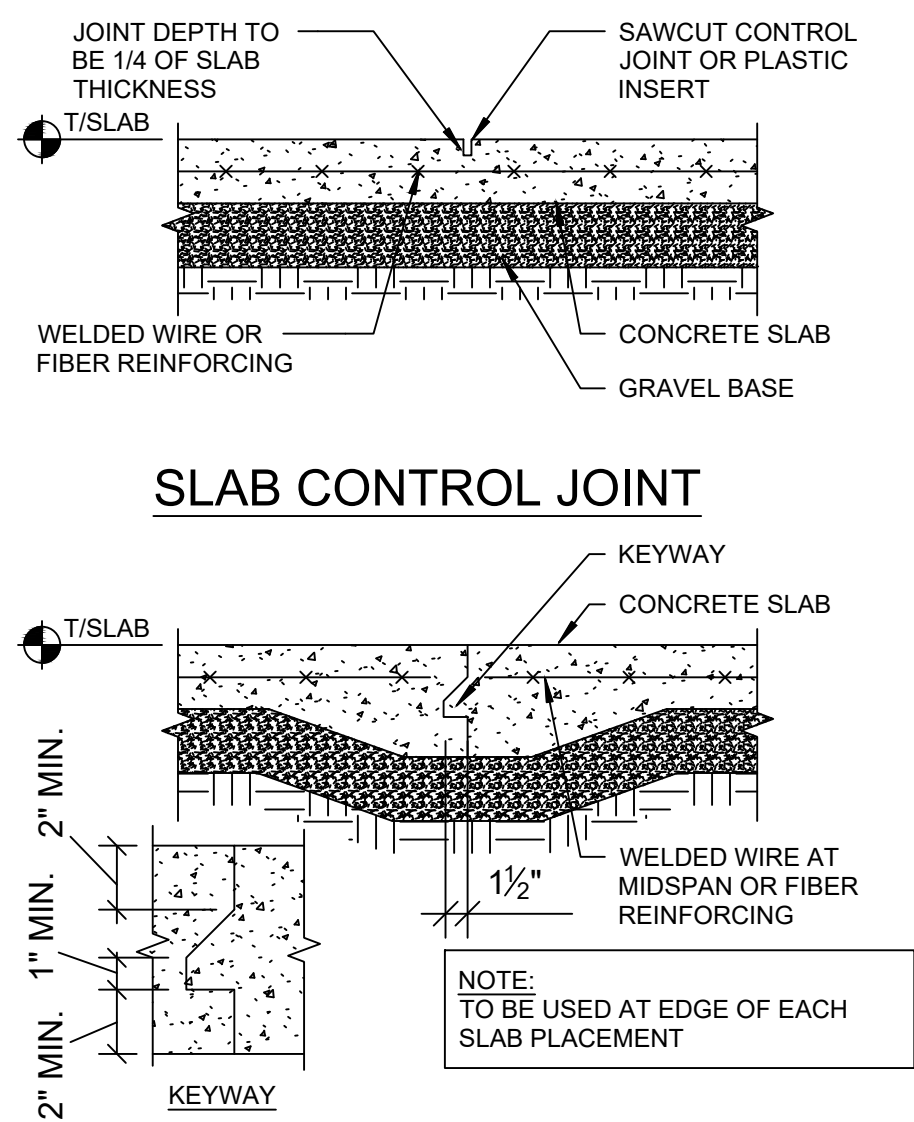
- FOR SAW-CUT CONTROL JOINTS, MAKE THE SAW-CUT AS SOON AS THE SLAB IS ABLE TO SUPPORT THE WEIGHT OF WORKERS AND SAWING EQUIPMENT WITHOUT DAMAGE TO THE FINISHED SURFACE OF THE SLAB, BUT WITHIN 24 HOURS.
- DEPTH OF SAW-CUT SHOULD BE 1 1/4" IF PRODUCED USING THE EARLY ENTRY DRY-CUT PROCESS AND "T"/4 (1" MIN) IF PRODUCED USING THE CONVENTIONAL WET-CUT PROCESS.
- REFER TO SPECIFICATIONS REGARDING EPOXY RESIN OR ELASTOMERIC SEALANT REQUIREMENTS FILL CONTROL JOINTS.

SECTION 4: FORMED CONTROL JOINT OPTION NOTES

- FORM CONTROL JOINTS BY INSERTING A PRE-MOLDED STRIP INTO THE FRESH CONCRETE UNTIL THE TOP SURFACE OF THE STRIP IS FLUSH WITH THE TOP SURFACE OF THE SLAB.
- TOOL THE SLAB EDGES ROUND ON EACH SIDE OF THE INSERT, 1/8" MAX RADIUS.
- AFTER THE CONCRETE HAS CURED, REMOVE THE INSERTS AND CLEAN THE GROOVE OF LOOSE DEBRIS.

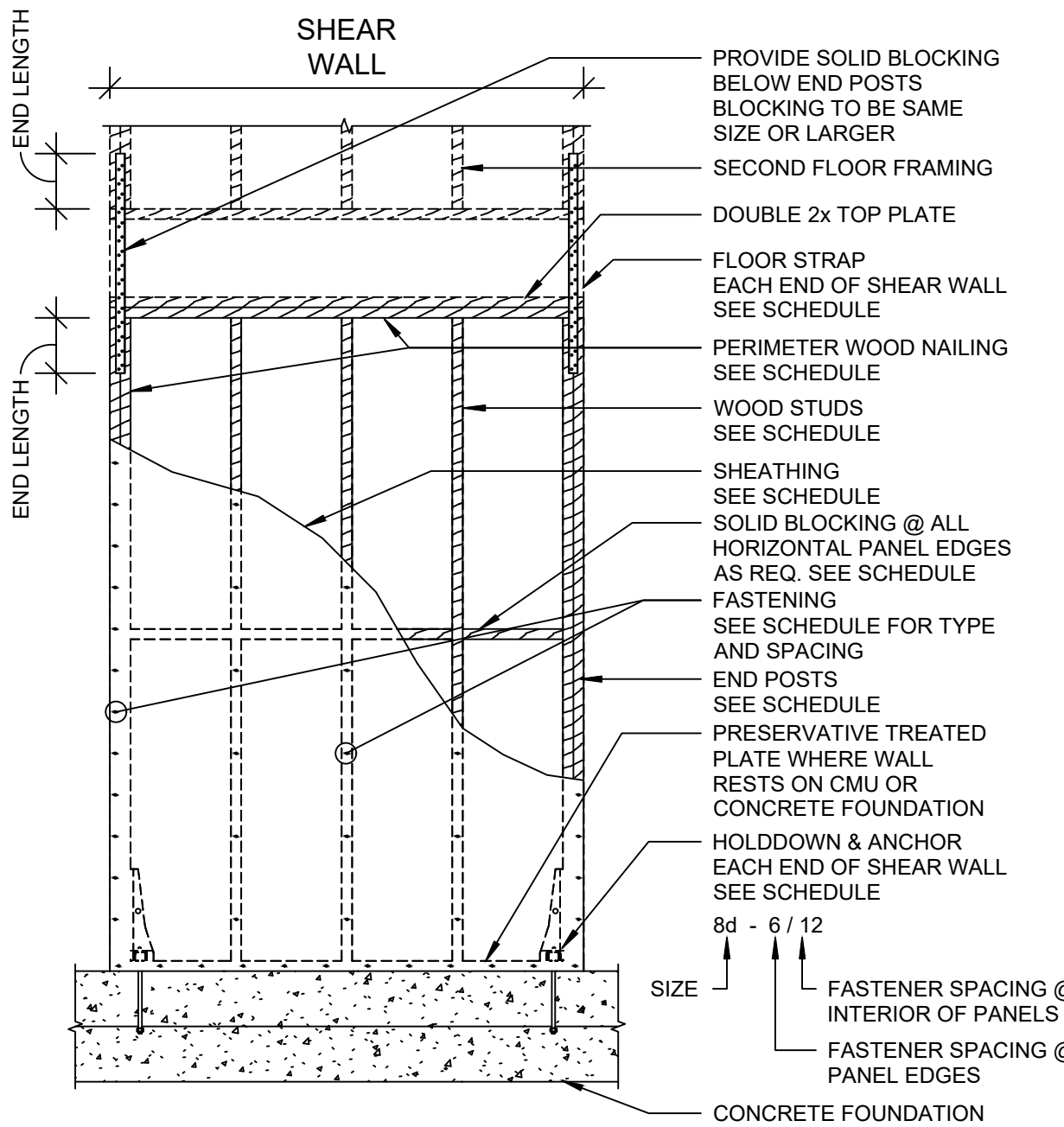
7 TYPICAL WOOD FASTENING SCHEDULE

1/2"=1'-0"



SLAB CONTROL JOINT

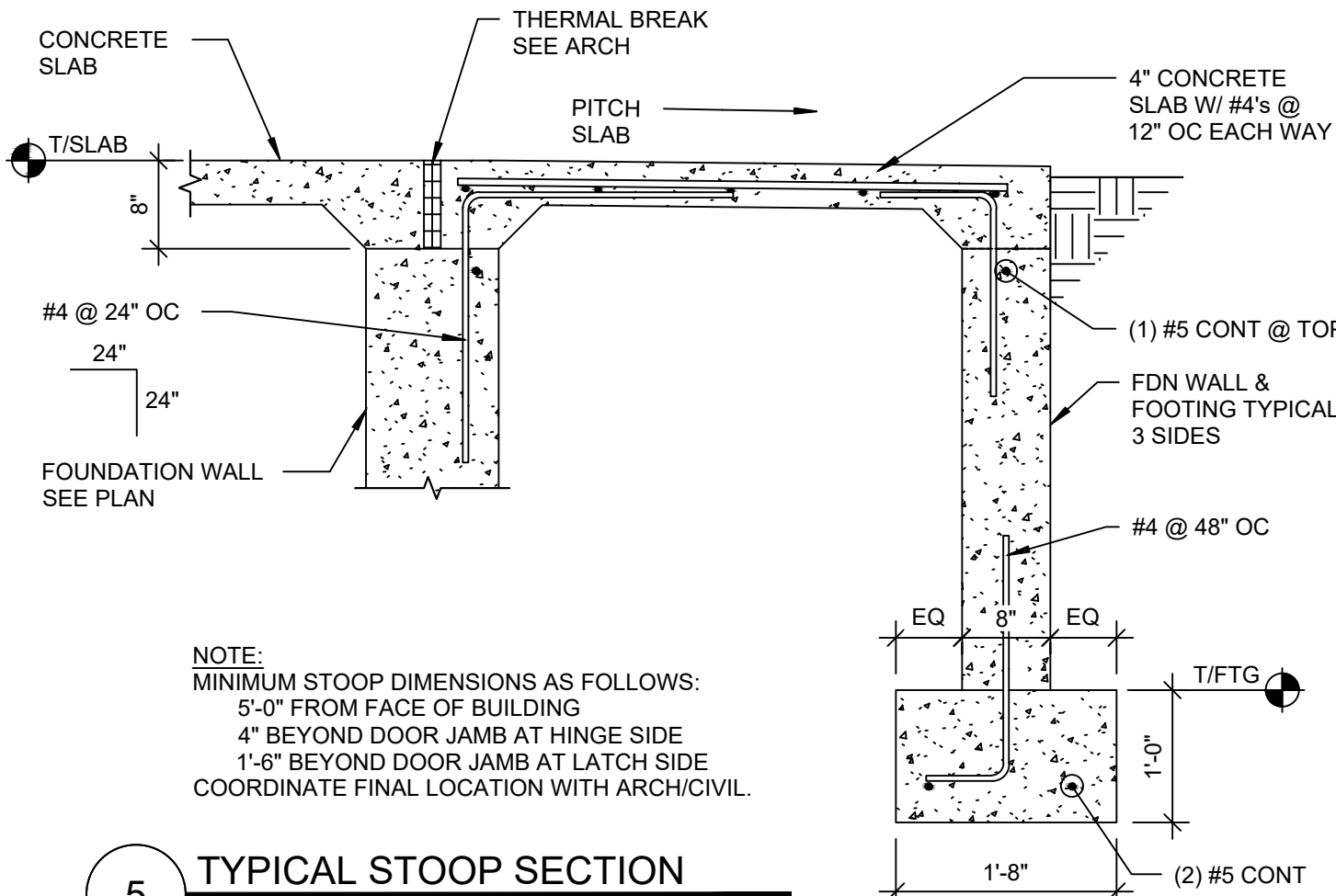
SLAB CONSTRUCTION JOINT



- NOTES:
- TYPICAL DETAILS SHOWN WITH PLYWOOD OR OSB SHEATHING. GYPSUM BOARD SHEAR WALLS SIMILAR. SEE SCHEDULE FOR FASTENERS AND SPACING.
 - CONTRACTOR OPTION: WOOD SHEATHING MAY BE ORIENTED W/ LONG DIMENSION VERTICAL (OPPOSITE WHAT IS SHOWN ON DETAIL).

2 TYPICAL WOOD SHEAR WALL

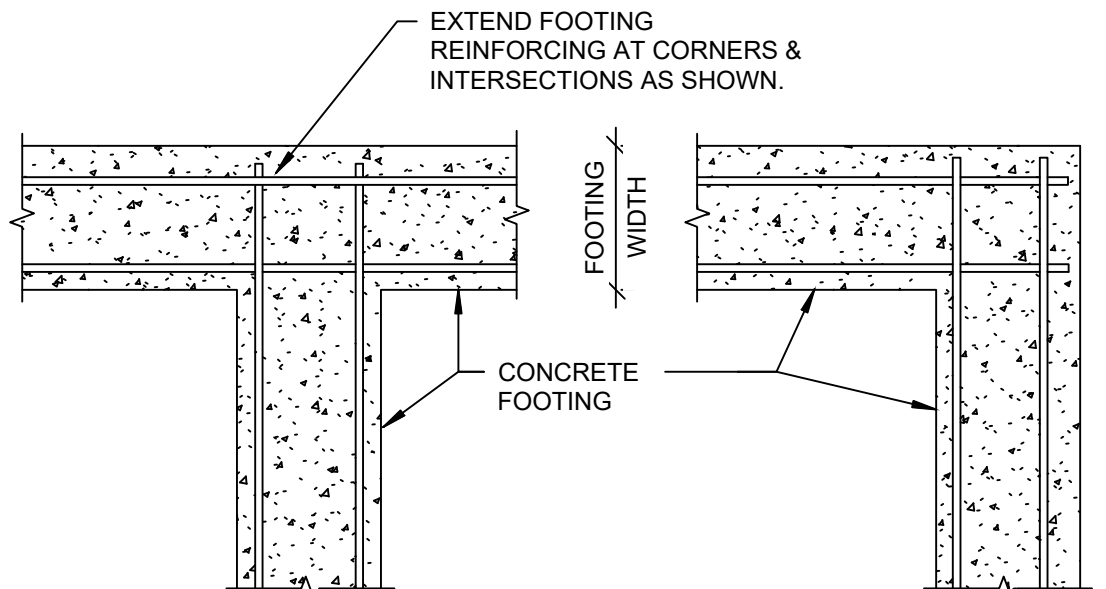
1/2"=1'-0"



NOTE:
MINIMUM STOOP DIMENSIONS AS FOLLOWS:
5'-0" FROM FACE OF BUILDING
4" BEYOND DOOR JAMB AT HINGE SIDE
1'-6" BEYOND DOOR JAMB AT LATCH SIDE
COORDINATE FINAL LOCATION WITH ARCH/CIVIL.

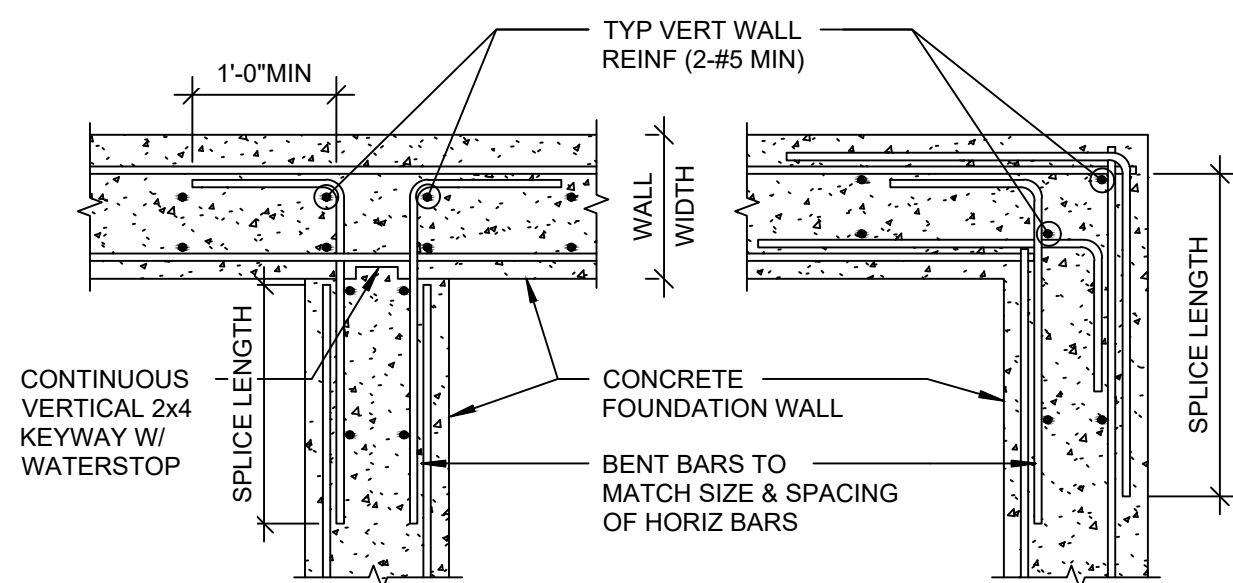
5 TYPICAL STOOP SECTION

3/4"=1'-0"



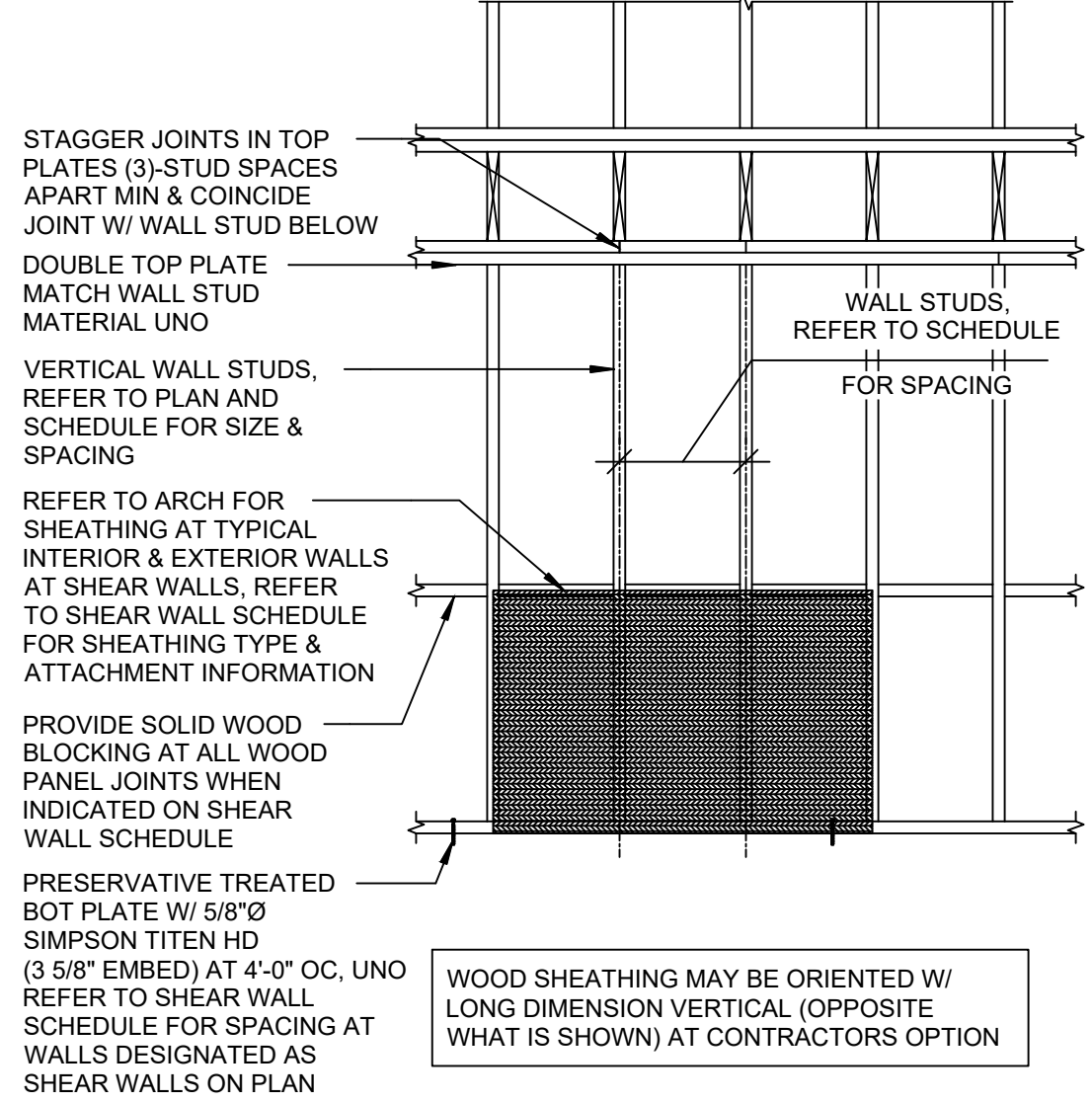
8 TYPICAL FOOTING REINFORCING

3/4"=1'-0"



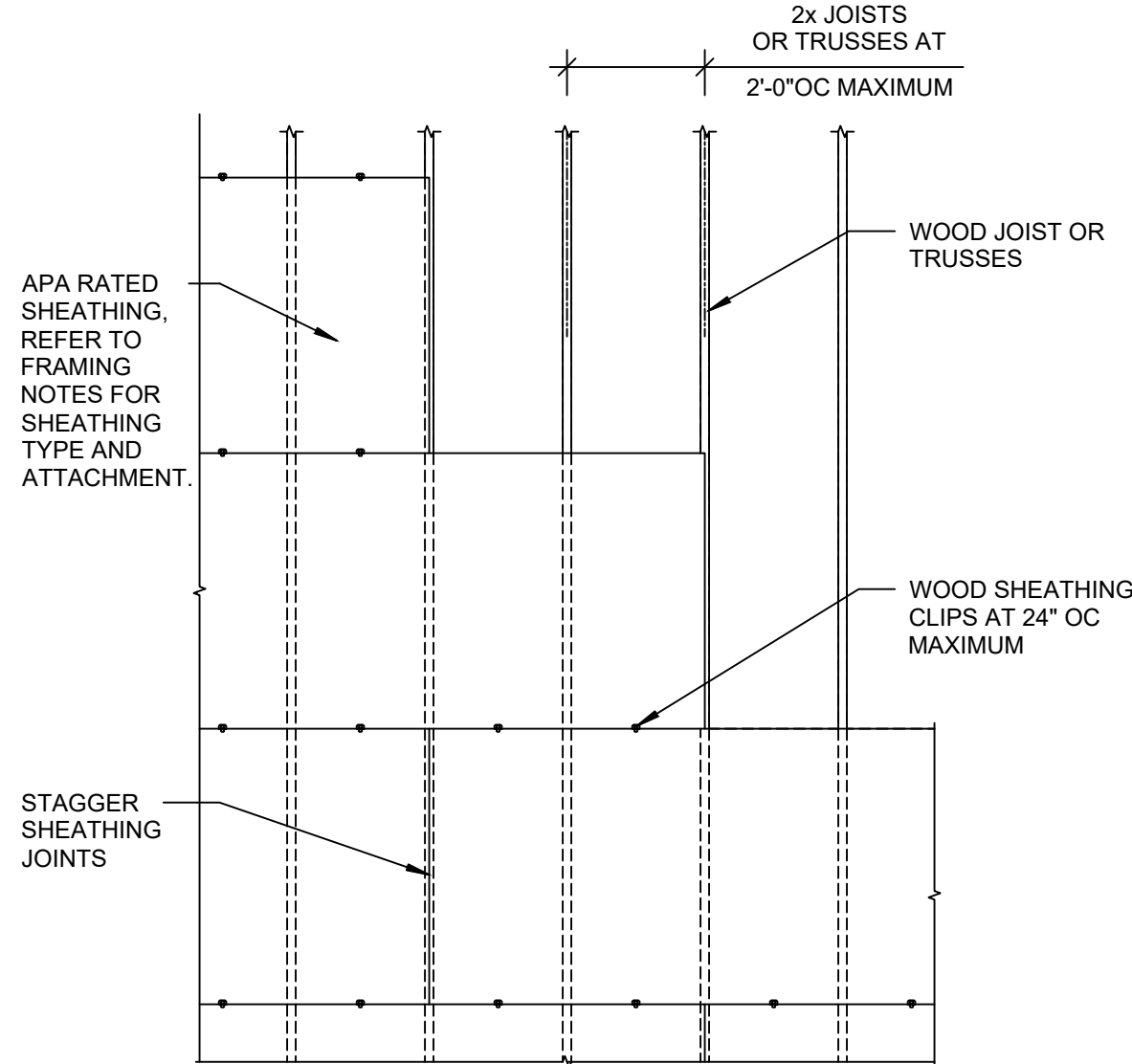
9 TYPICAL WALL REINFORCING

3/4"=1'-0"



3 TYPICAL WOOD BEARING WALL

1/2"=1'-0"



6 TYPICAL WOOD ROOF DECK ATTACHMENT

3/8"=1'-0"

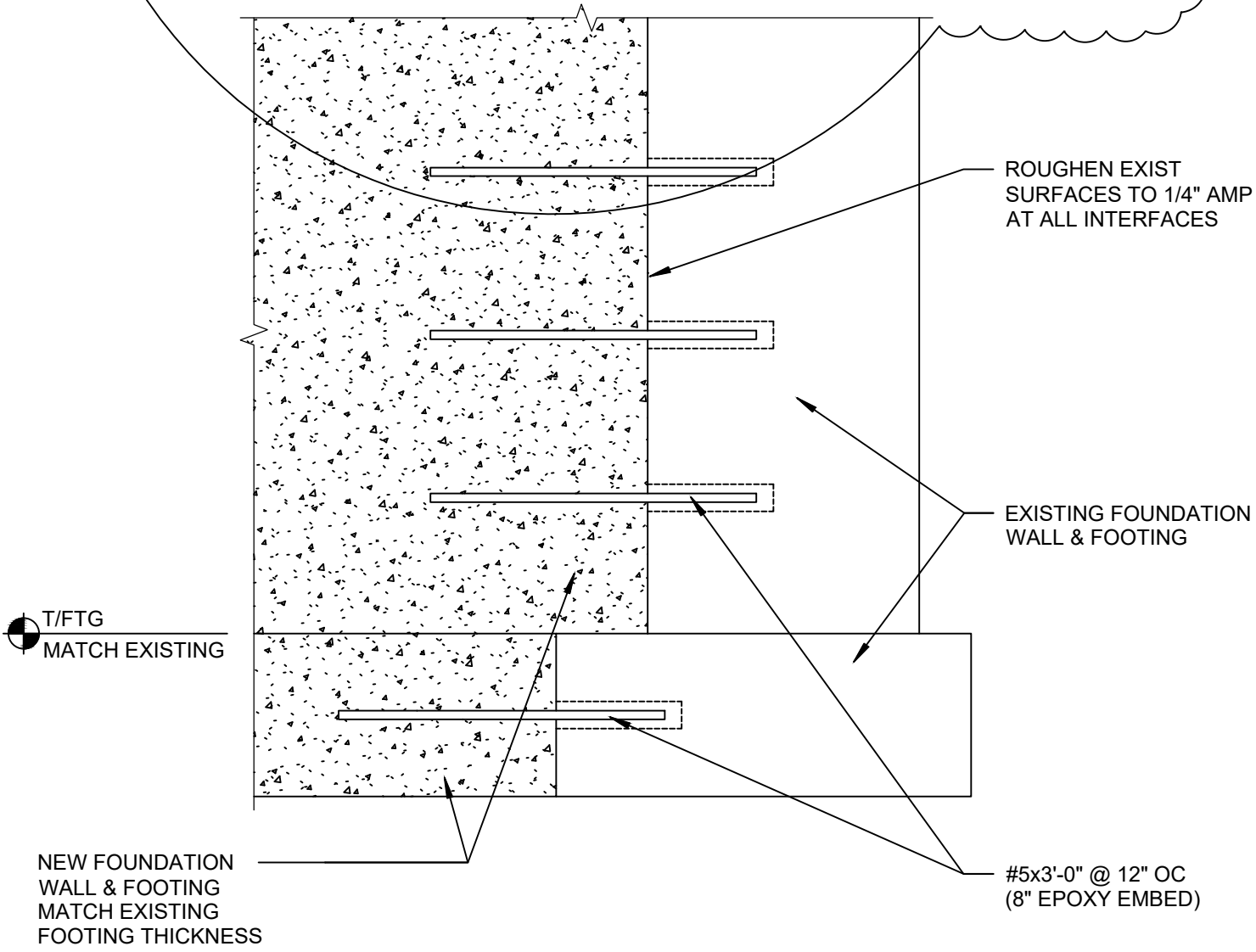
REINFORCING LAP SPICE LENGTH SCHEDULE		BAR SIZE										
f _c (PSI)	LOCATION	#3	#4	#5	#6	#7	#8	#9	#10	#11		
3,000	TOP BARS	28	38	47	56	81	93	105	118	131		
	OTHERS	22	29	36	43	63	72	81	91	101		
4,000	TOP BARS	25	33	41	49	71	81	91	102	114		
	OTHERS	19	25	31	37	54	62	70	79	87		

- NOTES:
- TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.
 - TENSION LAP SPICE LENGTHS ARE CALCULATED PER ACI 318-14. LENGTHS ARE IN INCHES.
 - TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
 - SPICE LENGTHS IN THIS SCHEDULE ARE BASED ON CLEAR COVER AT LEAST 1.0 BAR Ø AND CLEAR SPACING AT LEAST 2.0 BAR Ø.

10 TYPICAL CONCRETE REINFORCING LAP LENGTHS

12"=1'-0"

SEE SHEET A103 FOR CONSTRUCTION NOTES



11 TYPICAL WOOD FOUNDATION INTERSECTION

1"=1'-0"

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD
ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS
DO NOT SCALE FROM DRAWINGS
IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

STELLING & ASSOCIATES
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81 W. CHESTNUT STREET
BURLINGTON, WI 53105
TELEPHONE: (262) 763-8725 FAX: (262) 763-1971

COMMERCIAL ADDITIONAL ITERATION
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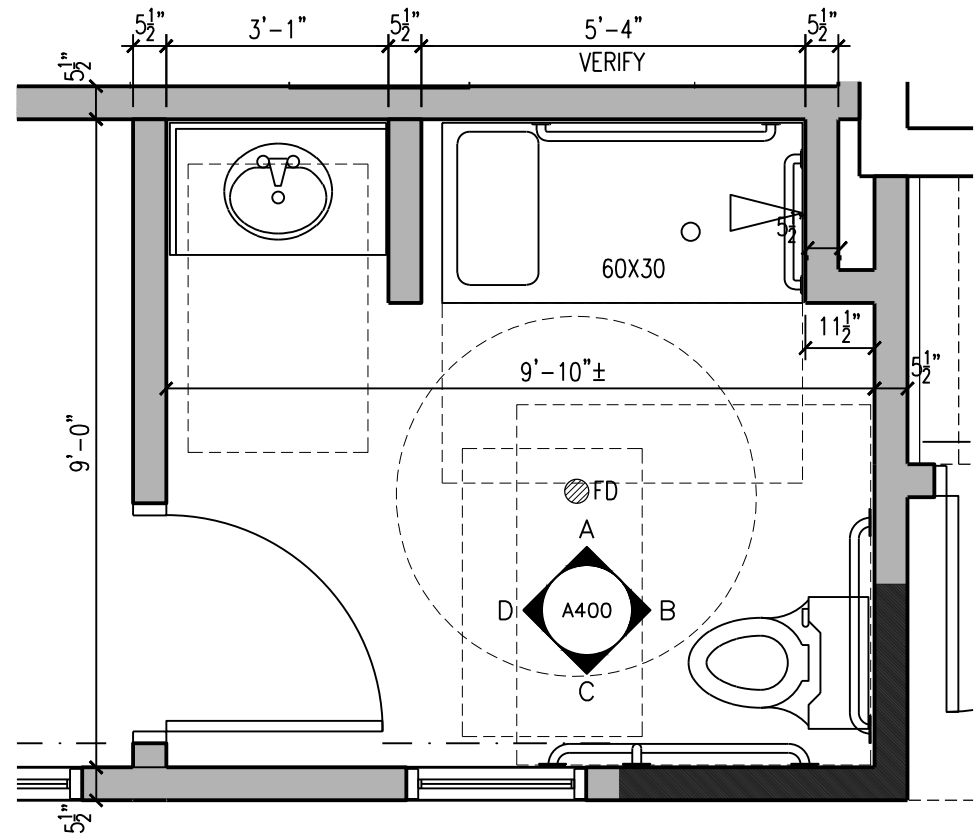
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DATE: 08-12-22
ARCHITECTS PROJECT NUMBER: 20018
SHEET NUMBER: 20018

A301
13 OF 15

GRAB BAR NOTE:
THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A HANDRAIL OR GRAB BAR SHALL BE 1-1/4" TO 2" DIAMETER OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. GRABS WITH OTHER SHAPES SHALL BE PERMITTED PROVIDED THEY HAVE A PERIMETER DIMENSION OF 4" MIN. AND 4.8" MAX. AND WITH EDGES HAVING A 1/8" MIN. RADIUS. THE SPACE BETWEEN WALL AND GRAB BAR SHALL BE 1-1/2". THE SPACE BETWEEN GRAB BAR AND OBJECTS BELOW AND AT THE ENDS SHALL BE 1-1/2" MIN. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 15" MIN. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL BE DESIGNED TO WITHSTAND A LOAD OF 250 LBS. APPLIED VERTICALLY OR HORIZONTALLY APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER MOUNTING DEVICE OR SUPPORTING STRUCTURE.



1 ENLARGED RESTROOM- RM 102
3/8"=1'-0"

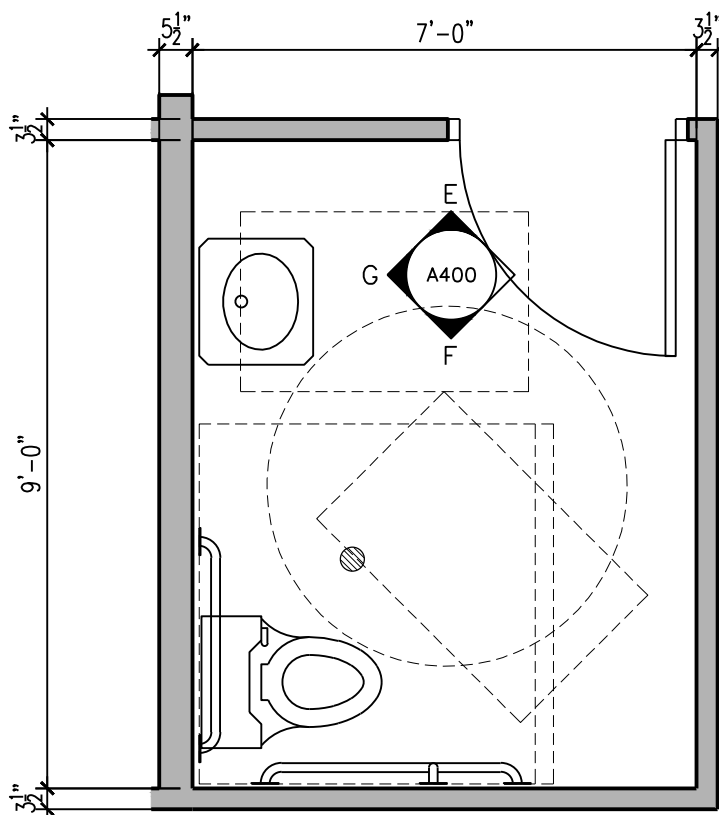
NOTE:

1. OWNER PROVIDE CARGAGE RECEPTACLES AND SOAP DISPENSERS IN BOTH TOILET ROOMS. OPTIONAL OWNER PROVIDED SANITARY NAPKIN DISPENSER IN WOMEN'S TOILET ROOM.

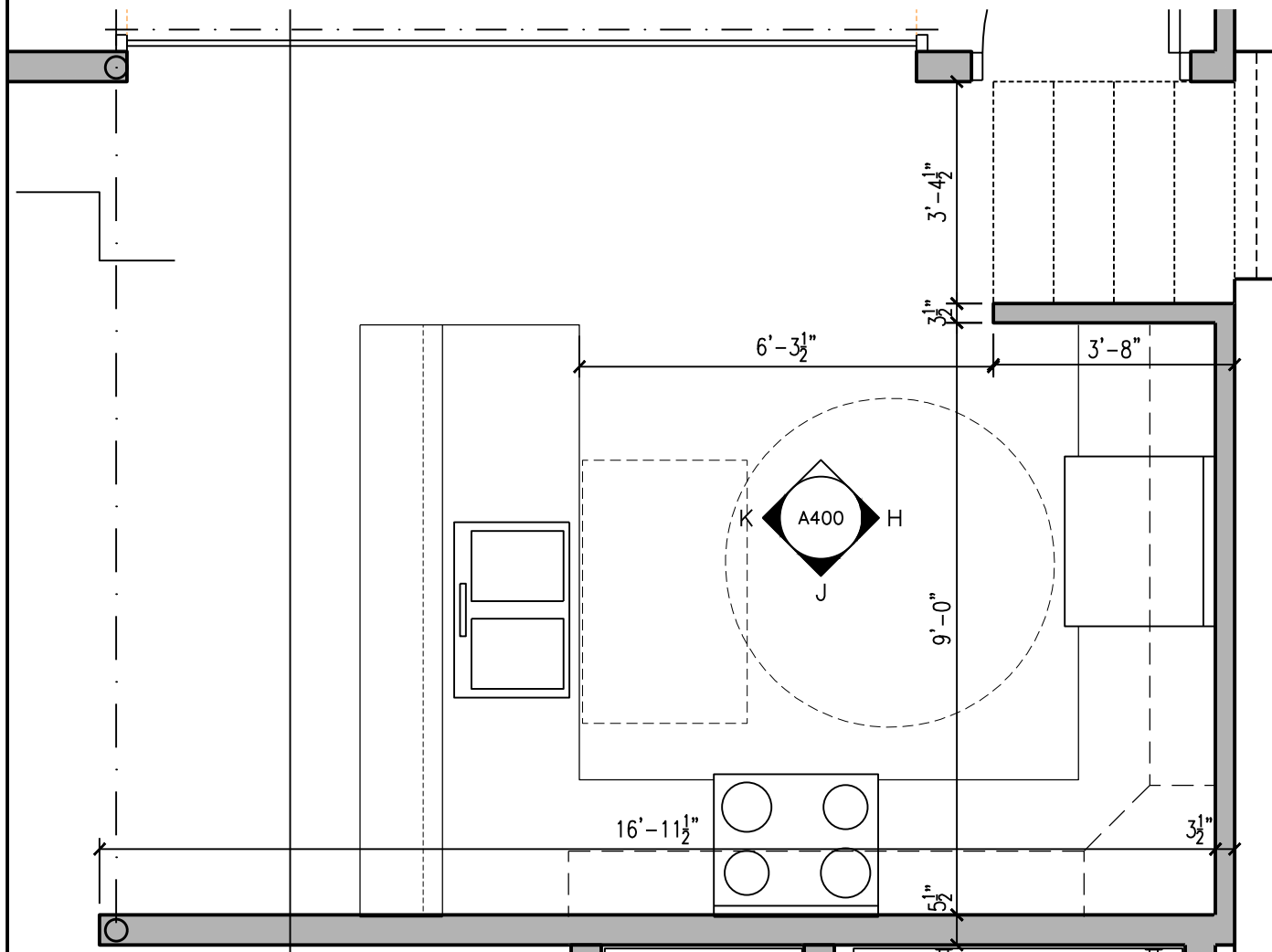
2. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES AND SINKS.

3. ADA TACTILE SIGNS ARE MOUNTED NEXT TO DOOR ON THE LATCH SIDE. TACTILE CHARACTERS SHALL BE 48" MINIMUM ABOVE THE FLOOR MEASURED TO THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM TO THE BASELINE OF THE HIGHEST. PICTOGRAM SHALL HAVE A FIELD 6 INCHES IN HEIGHT. CHARACTERS OR BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD.

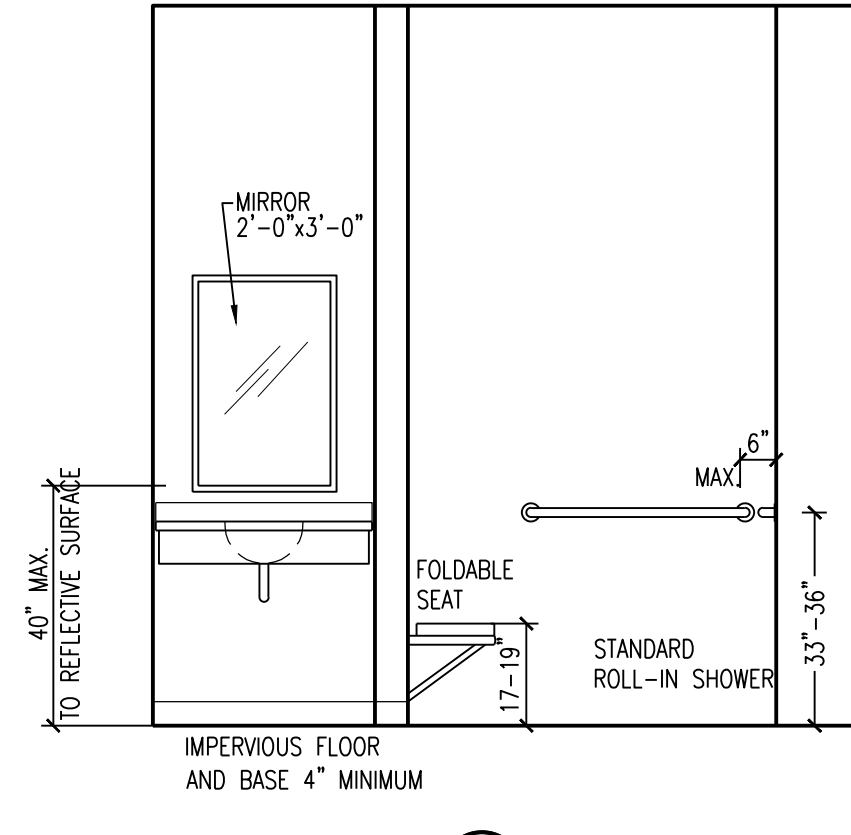
4. THE FRONT OF LAVATORIES AND SINKS SHALL BE 34 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE HIGHER OF THE RIM OR COUNTER SURFACE.



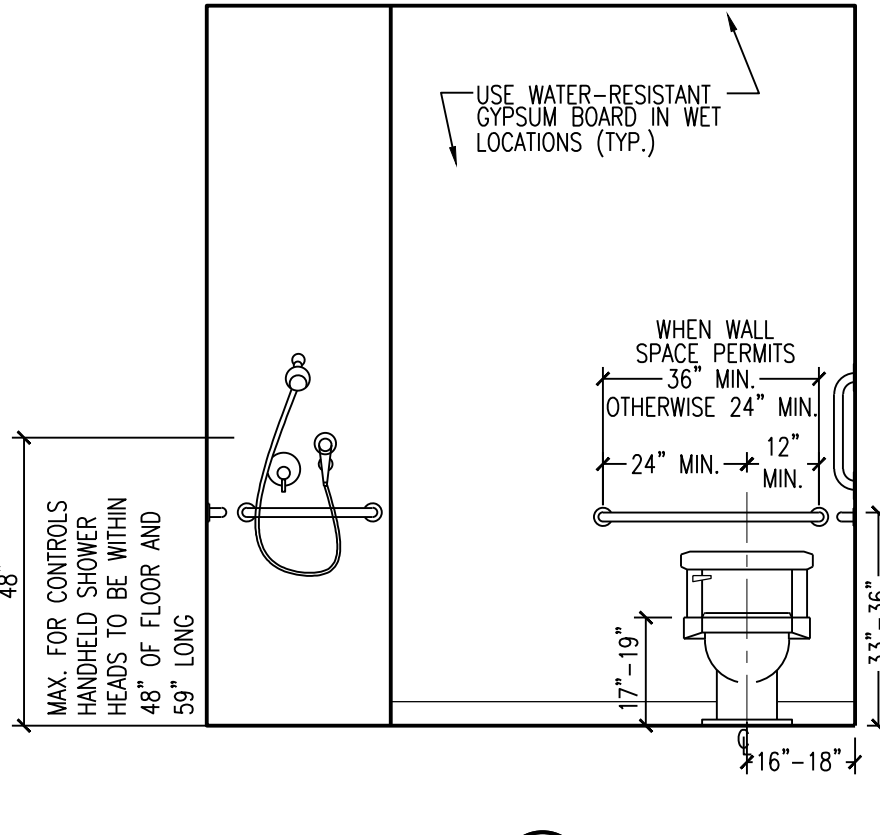
2 ENLARGED RESTROOM-RM 206
3/8"=1'-0"



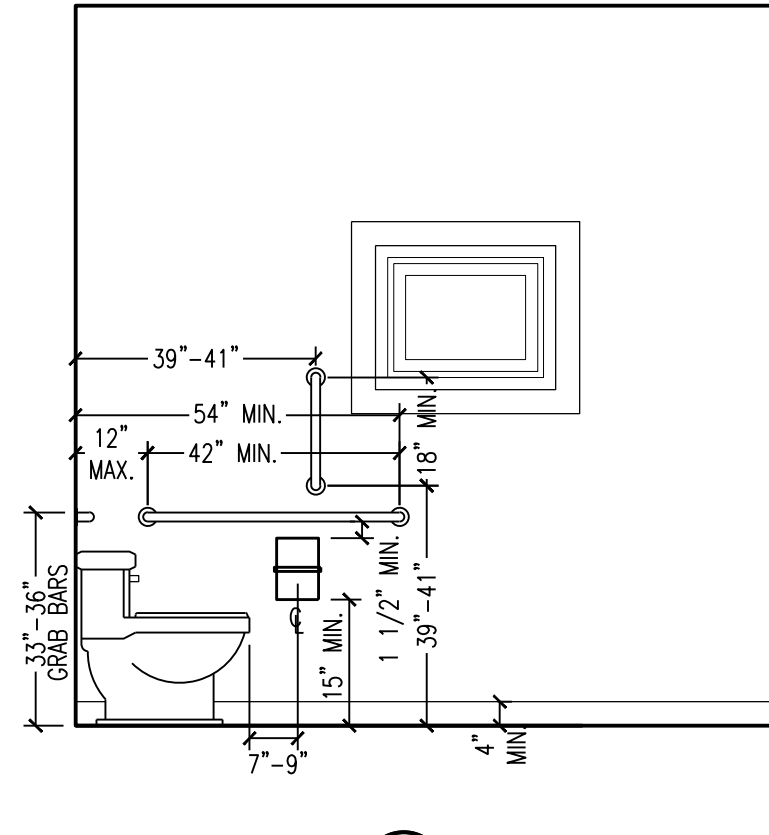
3 ENLARGED BREAK AREA-109
3/8"=1'-0"



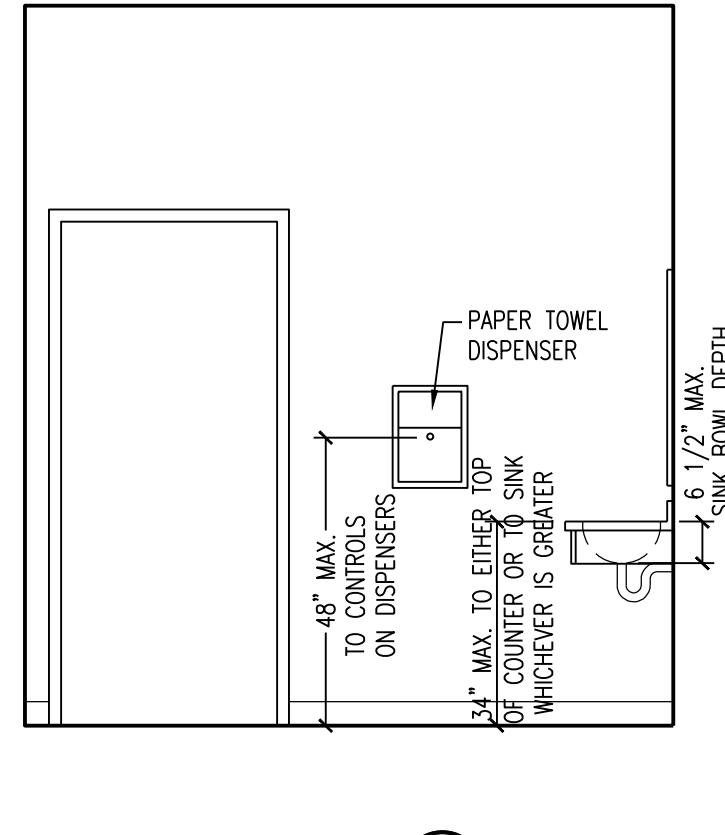
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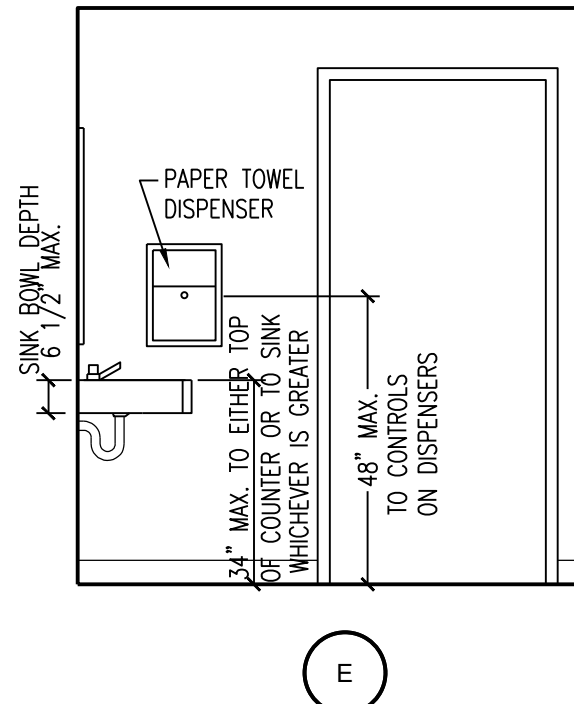
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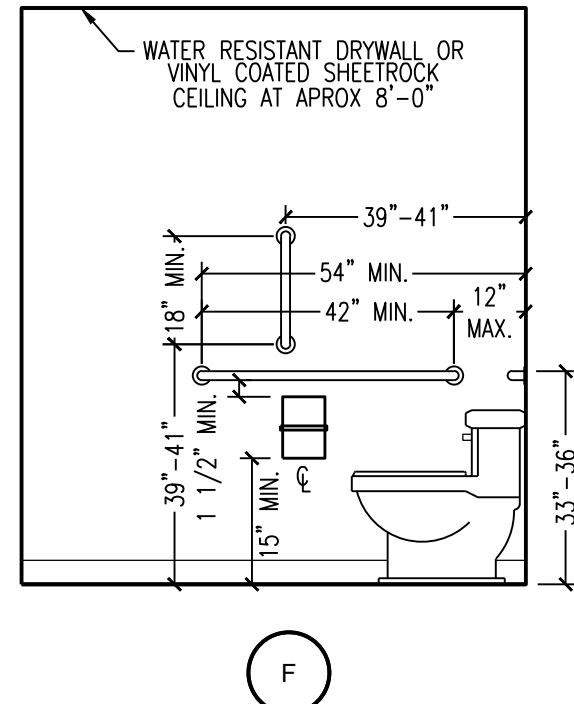
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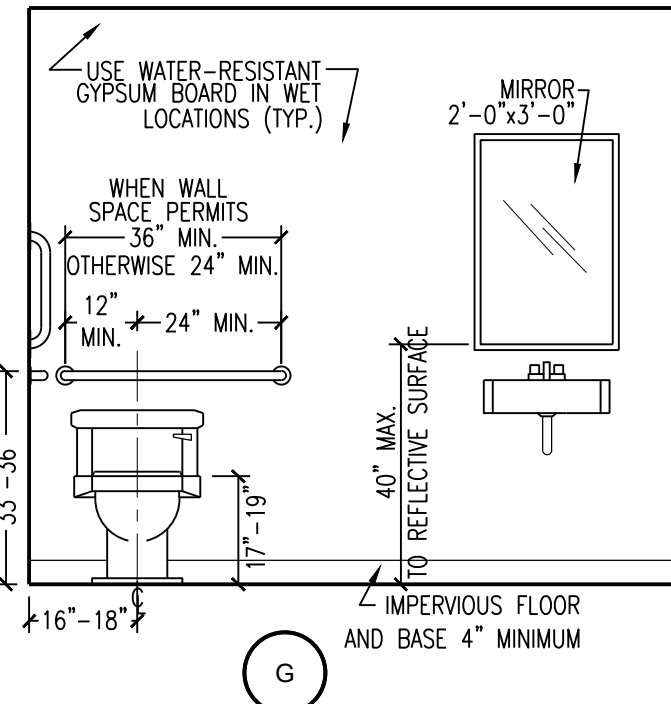
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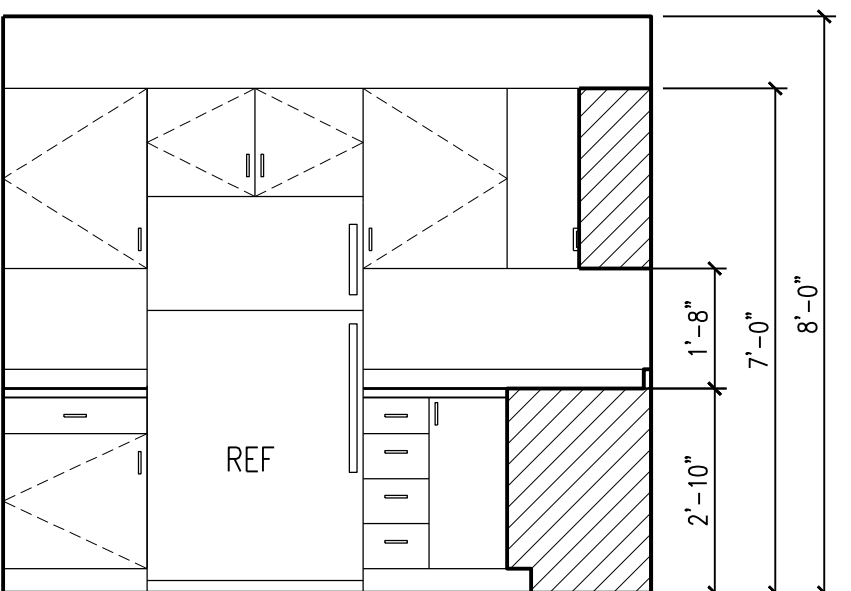
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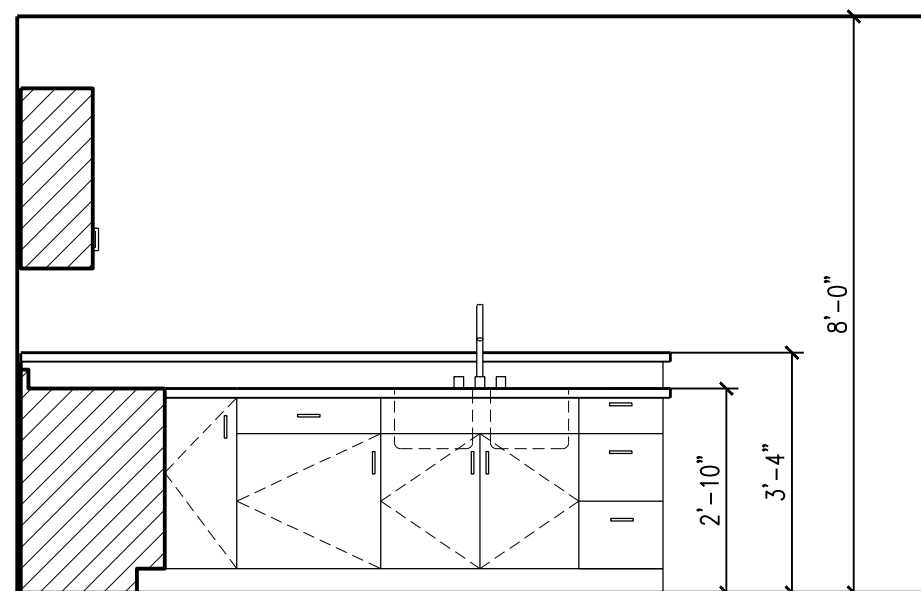
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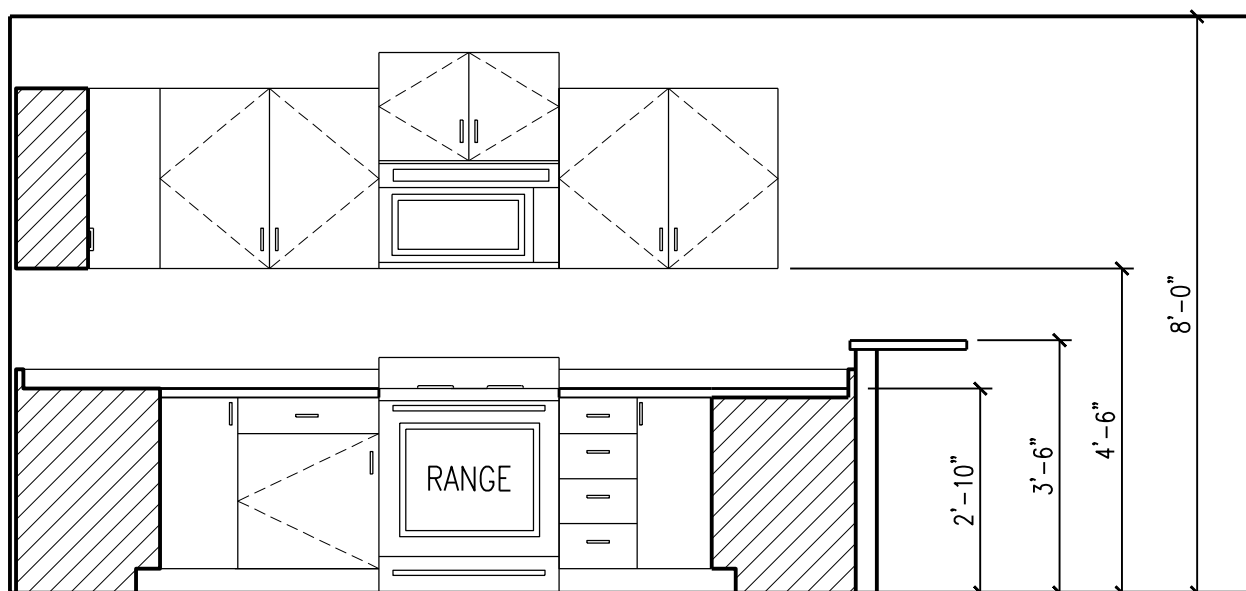
G



H



J



K

NOTE
GENERAL CONTRACTOR TO DISTRIBUTE ALL SHEETS IN SET TO SUBCONTRACTORS! DO NOT DISTRIBUTE PARTIAL SETS

NOTE
CONTRACTOR TO VERIFY WINDOW SIZES WITH OWNER AND UDC EGRESS AND LIGHT REQUIREMENTS

NOTE
GENERAL CONTRACTOR TO CONFIRM ALL EXISTING CONDITIONS AND REVIEW RESIDENCE. IF QUESTIONS ARISE, CONTACT ARCHITECT/OWNER PRIOR TO CONSTRUCTION

ALL DIMENSIONS MEASURED TO AND FROM FACE OF STUD
ALL ANGLES TO BE 45 DEGREES UNLESS OTHERWISE NOTED ON DRAWINGS
DO NOT SCALE FROM DRAWINGS
IF ANY QUESTIONS ARISE NOTIFY ARCHITECT IMMEDIATELY

PROJECT DESCRIPTION:
COMMERCIAL ADDITION/ALTERATION
PROJECT FOR:
ALLAN INTEGRATED CONTROLS
2021 BELLUAH AVE
EAST TROY, WI 53120

DRAWING DESCRIPTION:
ENLARGED RESTROOMS & INTERIOR ELEVATIONS

OWNERSHIP OF DOCUMENTS:
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REVISIONS:
APPROVED:
DRAWN BY:
CR
DATE:
08-12-22
ARCHITECTS PROJECT NUMBER:
20018
SHEET NUMBER:

A400
14 OF 15

STELLING & ASSOCIATES ARCHITECTS, LTD.
181 W. CHESTNUT STREET P.O. BOX 506
BURLINGTON, WI 53105
TELEPHONE: (262) 763-8725 FAX: (262) 763-1971

FIRST FLOOR DOOR AND FRAME SCHEDULE															
DOOR NUMBER	DOOR			FRAME											DOOR NUMBER
	TYPE	SIZE	THICKNESS	MAT./ GAUGE	TYPE GLASS	CONST.	FINISH	TYPE	PROFILE	MAT./ GAUGE	FINISH	HARDWARE	ASSEMBLY RATING	REMARKS:	
100.1	C	3'-0"x6'-8"	1 3/4"	METAL	1/2 GLAZ	INSUL/MTL	PT	WD	PREHUNG	WD	WD	6	1 HR	INSULATED METAL	100.1
100.2	B	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	7	1 HR		100.2
101	A	3'-0"x6'-8"	1 3/4"	MANF.	---	INSUL/MTL	PT TO MATCH	WD	PREHUNG	WD	PT	3	---	INSULATED METAL	101
102	D	3'-0"x6'-8"	1 3/4"	WD	ACRYLIC	SC	STN	WD	WD	WD	STN	4	---		102
103.1	G	10'-0"x8'-0"	1 3/4"	ALUM.	FULL	ALUM.	CLEAR	WD	TBD	---	NONE	5	---	INSULATED FULL VIEW	103.1
103.2	C	3'-0"x6'-8"	1 3/4"	INSUL. METAL	1/2 GLAZ	INSUL/ URETHANE	PTM	WD	PREHUNG	WD	PT TO MATCH	7	---	INSULATED METAL URETHANE	103.2
104	E	6'-0"x7'-0"	1 3/4"	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	3 HR	EXISTING 3HR RATED FIRE DOOR W/DOOR CLOSURES	104
105	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	ME	WD	STN	1	---		105
106	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	ME	WD	STN	1	---		106
107.1	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	ME	WD	STN	2	---	VERIFY FURNACE DIRECT VENT	107.1
107.2	C	3'-0"x6'-8"	1 3/4"	MANF.	1/2 GLAZ	INSUL/MTL	PT TO MATCH	WD	PREHUNG	WD	PT TO MATCH	3	---	INSULATED METAL DOOR	107.2
108.1	F	12'-0"x7'-0"	1 3/4"	INSUL/ MTL	VERIFY	FACTORY	WD	TBD	---	WD	PT TO MATCH	5	---	WAYNE DALTON THERMAL SEAL	108.1
108.2	B	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---	ALUMINUM FULL VIEW DOOR MODEL K-AL	108.2

SECOND FLOOR DOOR AND FRAME SCHEDULE															
DOOR NUMBER	DOOR			FRAME											DOOR NUMBER
	TYPE	SIZE	THICKNESS	MAT./ GAUGE	TYPE GLASS	CONST.	FINISH	TYPE	PROFILE	MAT./ GAUGE	FINISH	HARDWARE	ASSEMBLY RATING	REMARKS:	
200	B	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	7	1 HR		200
201	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		201
202	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		202
203	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		203
204	D	2'-8"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	8	---		204
205	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		205
206	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	4	---		206
207	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		207
208	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		208
209	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---		209
214	D	3'-0"x6'-8"	1 3/4"	WD	---	SC	STN	WD	---	WD	STN	1	---	VERIFY LOCATION	214

ABBREVIATIONS:

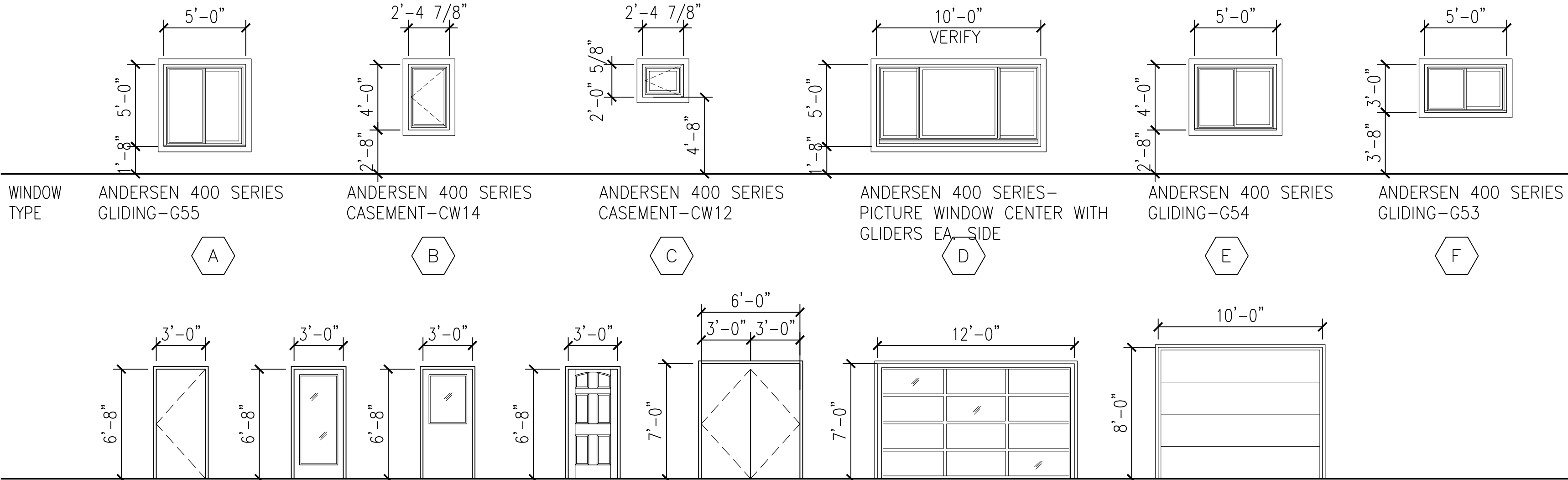
ALUM	ALUMINUM	AS	AS SELECTED BY OWNER
GLAZ	GLAZING/GLASS	N/A	NOT APPLICABLE
INSUL	INSULATED	P2P	PRIMER W/2 COATS PAINT
WD	WOOD	SC	SOLID CORE
MTL	METAL	STN	STAINED - FINISHED PER SPECIFICATIONS
MCS	MASSONITE DOORS	PT	PAINT
ME	MATCH EXISTING	HC	HOLLOW CORE
		DW	DRY WALL

FIRST FLOOR ROOM FINISH SCHEDULE																
NUMBER	ROOM TITLE	FLOOR		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		HGT.	NOTES:	NUMBER
		SB-FL	MAT.	BASE	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	FINISH			
100	SIDE ENTRY	CONC	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"	100
101	STORAGE	CONC	---	---	5/8 F.C	P2P	5/8 F.C	P2P	5/8 F.C	P2P	5/8 F.C	P2P	5/8 F.C	P2P	VARIES	101
102	UNSEX TOILET ROOM	CONC	CT	CT	WRDW	P2P	WRDW	P2P	WRDW	P2P	WRDW	P2P	GYP BD	P2P	8'-0"	102
103	PROGRAMMING AREA	CONC	EPOXY	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	10'-0"	103
104	PEDESTRIAN TUNNEL	CONC	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING		104
105	OFFICE	CONC	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	10'-0"	105
106	OFFICE	CONC	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	10'-0"	106
107	MECHANICAL ROOM	CONC	EPOXY	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	10'-0"	107
108	CONFERENCE ROOM	CONC	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"	VERIFY 108
109	BREAK AREA	CONC	EPOXY	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"-8'-6"	VERIFY 109

SECOND FLOOR ROOM FINISH SCHEDULE																	
NUMBER	ROOM TITLE	FLOOR			NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING			NOTES:	NUMBER
		SB-FL	MAT.	BASE	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	MAT.	FINISH	HGT.		
200	VESTIBULE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		200
201	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		201
202	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		202
203	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		203
204	CLOSET	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		204
205	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		205
206	RESTROOM	PLY	CT	CT	WRDW	P2P	WRDW	P2P	WRDW	P2P	WRDW	P2P	GYP BD	P2P	8'-0"		206
207	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		207
208	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		208
209	OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		209
210	COMMON AREA	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		210
211	BREAK ROOM	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		211
212	STAIRS	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		212
213	STORAGE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		213
214	NEW OFFICE	PLY	LVT	4" VINYL	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	GYP BD	P2P	8'-0"		214

ABBREVIATIONS:

ACT	ACOUSTICAL CEILING TILE	P2P	PRIME, 2 COATS FINISH PAINT
CONC	CONCRETE	VBY	VINYL BASE
CPT	CARPET	VCSR	VINYL COATED SHEETROCK
CT	CERAMIC TILE	WD	WOOD
GL/GYP BD	GLAZING/GYPSUM WALLBOARD	WRDW	WATER RESISTANT DRYWALL
GYP BD	GYPSUM WALLBOARD	SEALED	SEALED CONCRETE
LVT	LUXURY VINYL TILE	PLY	3/4" PLWOOD



1 WINDOW & DOOR TYPES

PART 1 GENERAL		1.1 SECTION INCLUDES		1.2 RELATED REQUIREMENTS		1.3 REFERENCE STANDARDS		1.4 ADMINISTRATIVE REQUIREMENTS		1.5 SUBMITTALS		1.6 DELIVERY, STORAGE, AND HANDLING		1.7 WARRANTY		PART 2 PRODUCTS		2.1 MANUFACTURERS		2.2 DOOR HARDWARE - GENERAL		2.3 LOCKS AND LATCHES		2.4 HINGES		2.5 PUSH/PULLS		2.6 CYLINDRICAL LOCKSETS - Lever Style		2.7 CLOSERS		2.8 STOPS AND HOLDERS		2.9 GASKETING AND THRESHOLDS		2.10 PROTECTION PLATES AND ARCHITECTURAL TRIM		2.11 FIRE DEPARTMENT LOCK BOX - Verify with Fire Department Requirements		2.12 INSTALLATION		2.13 EXECUTION		2.14 ADJUSTING		2.15 CLEANING		2.16 PROTECTION		2.17 ENTRY EGRESS DOOR: South Side		2.18 ENTRY EGRESS DOOR: North Side		2.19 ENTRY EGRESS DOOR: East Side		2.20 ENTRY EGRESS DOOR: West Side		2.21 ENTRY EGRESS DOOR: Staircase		2.22 ENTRY EGRESS DOOR: Elevator Lobby		2.23 ENTRY EGRESS DOOR: Mechanical Room		2.24 ENTRY EGRESS DOOR: Restroom		2.25 ENTRY EGRESS DOOR: Storage Room		2.26 ENTRY EGRESS DOOR: Conference Room		2.27 ENTRY EGRESS DOOR: Break Room		2.28 ENTRY EGRESS DOOR: Common Area		2.29 ENTRY EGRESS DOOR: Vestibule		2.30 ENTRY EGRESS DOOR: Side Entry		2.31 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.32 ENTRY EGRESS DOOR: Programming Area		2.33 ENTRY EGRESS DOOR: Unisex Toilet Room		2.34 ENTRY EGRESS DOOR: Storage		2.35 ENTRY EGRESS DOOR: Side Entry		2.36 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.37 ENTRY EGRESS DOOR: Programming Area		2.38 ENTRY EGRESS DOOR: Unisex Toilet Room		2.39 ENTRY EGRESS DOOR: Storage		2.40 ENTRY EGRESS DOOR: Side Entry		2.41 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.42 ENTRY EGRESS DOOR: Programming Area		2.43 ENTRY EGRESS DOOR: Unisex Toilet Room		2.44 ENTRY EGRESS DOOR: Storage		2.45 ENTRY EGRESS DOOR: Side Entry		2.46 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.47 ENTRY EGRESS DOOR: Programming Area		2.48 ENTRY EGRESS DOOR: Unisex Toilet Room		2.49 ENTRY EGRESS DOOR: Storage		2.50 ENTRY EGRESS DOOR: Side Entry		2.51 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.52 ENTRY EGRESS DOOR: Programming Area		2.53 ENTRY EGRESS DOOR: Unisex Toilet Room		2.54 ENTRY EGRESS DOOR: Storage		2.55 ENTRY EGRESS DOOR: Side Entry		2.56 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.57 ENTRY EGRESS DOOR: Programming Area		2.58 ENTRY EGRESS DOOR: Unisex Toilet Room		2.59 ENTRY EGRESS DOOR: Storage		2.60 ENTRY EGRESS DOOR: Side Entry		2.61 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.62 ENTRY EGRESS DOOR: Programming Area		2.63 ENTRY EGRESS DOOR: Unisex Toilet Room		2.64 ENTRY EGRESS DOOR: Storage		2.65 ENTRY EGRESS DOOR: Side Entry		2.66 ENTRY EGRESS DOOR: Pedestrian Tunnel		2.67 ENTRY EGRESS DOOR: Programming Area		2.68 ENTRY EGRESS DOOR: Unisex Toilet Room		2.69 ENTRY EGRESS DOOR: Storage		2.70 ENTRY EGRESS DOOR: Side Entry
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