

Existing Site Plan

4,352 Square Feet Original Building
 1,285 Square Feet Of Bar Area
 508 Square Feet Of Storage
 1,670 Square Feet Of Mezzanine

1" = 20'-0"



Note:
 Every Sheet With The Exception Of The Mezzanine Plumbing Plan
 Has A Revision To It. Revisions Are Indicated In Red.
 Paths Of Egress And Accessible Routes Are Indicated
 In Blue And Pink And Are Labeled On The Floor Plans

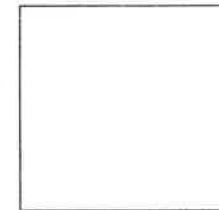
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- A2: Developed Site Plan
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- A4: First Floor Plan
- A5: Mezzanine Plan
- A6: Toilet Room Elevations
- A7: North / South Elevations
- A8: East / West Elevations
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- A10: E & W Additions Framing Plans
- A11: Section Through East & West Additions
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- A13: Section Through North Addition
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- M15: First Floor Mechanical Plan
- M16: Mezzanine Mechanical Plan
- P17: First Floor Plumbing Plan
- P18: Mezzanine Plumbing Plan

Robert W. Zandi - Architect

2367 1st PLACE
 KENOSHA, WISCONSIN 53140
 262-909-2077
 bobzandi75@gmail.com

Wisconsin Registration Number - A-4542



Project Information:

Previous Transaction ID Number: 948137
 Site ID Number: 777096
 Major Occupancy: Assembly
 Type VB Combustible Protected Class Of
 Construction Completely Sprinklered
 Occupancy: A-2 Restaurant
 First Floor Occupancy: 316
 Mezzanine Occupancy: 69
 11,365 Total Square Footage

Toilet Fixtures:

Dining Occupants:
 149 Women @ 75 Per Fixture Equals 1.9
 149 Men @ 75 Per fixture Equals 1.9

Bar Occupants:
 40 Women @ 40 Per Fixture Equals 1.0
 40 Men @ 40 Per fixture Equals 1.0

Provided Toilet Fixtures
 6 Toilets For Women
 3 Toilets And 3 Urinals For Men

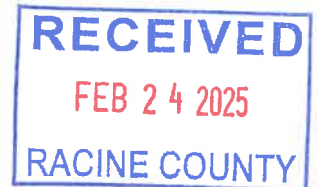
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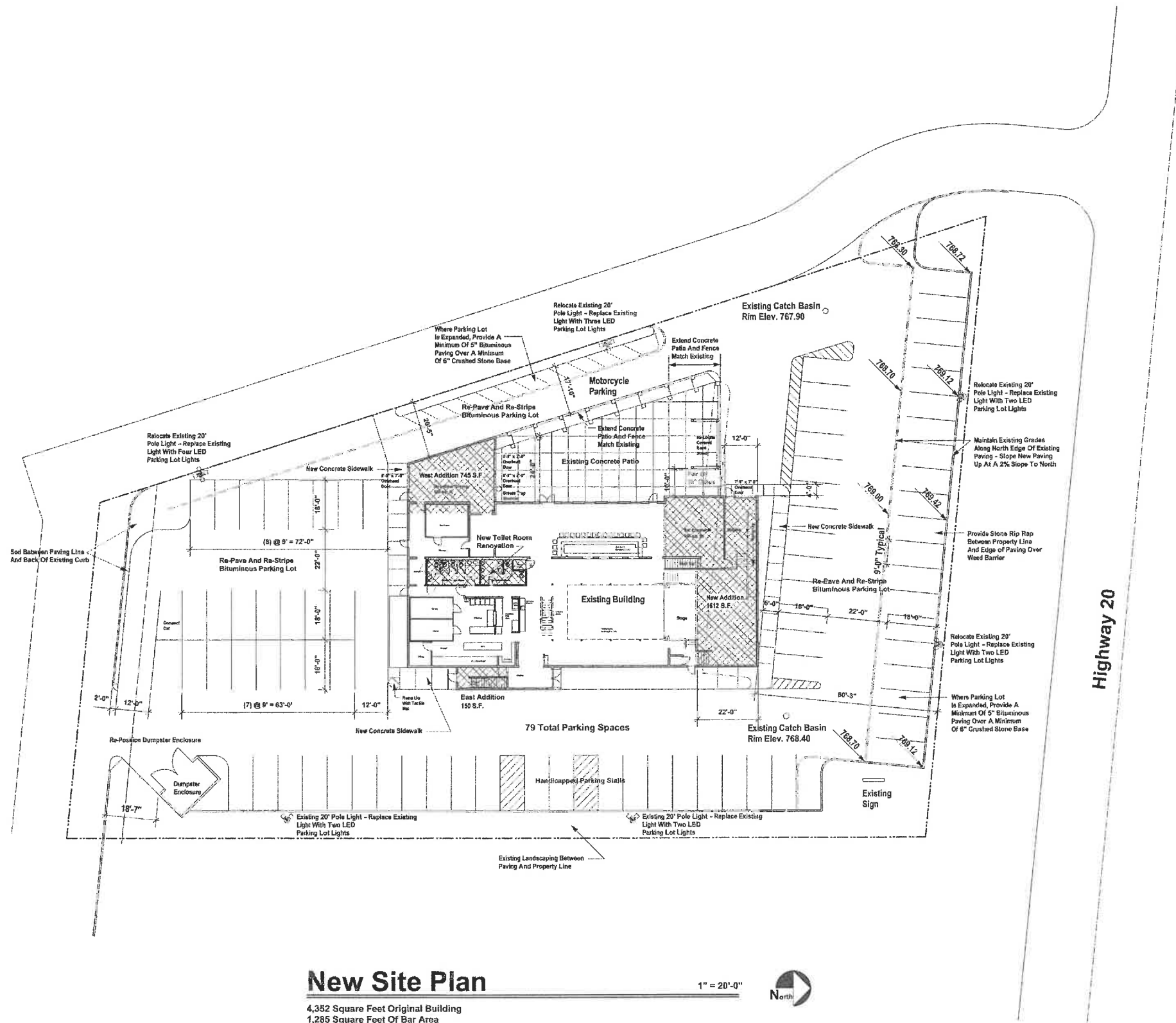
Uniform Floor Loads: 100 psf
 Concentrated Floor Loads: None - Included in Uniform Load
 Uniform Roof Load: None - See Snow Loads
 Concentrated Roof Load: 300# Where Roof is Subject
 To Maintenance Worker
 Exposure Factor - Ce = 1.0
 Thermal Factor - Ct = 1.0
 Importance Factor - I = 1.1
 Ground Snow Load = 30 psf
 Sloped Roof Snow Load = 20.8 psf
 Leeward Side = 33 psf
 Windward Side = 0 psf
 Soil Bearing: 1,500 psf
 Concrete: 4,000 PSI Typical
 Lumber For Mezzanine: Douglas Fir #2 Or Better
 Lumber For General Framing: SPF #2 Or Better
 LVL: 2.0

A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin

October 17, 2018
 Revised December 3, 2018

NORTH ADDITION REVISED JAN 26, 2015





New Site Plan

1" = 20'-0"



4,352 Square Feet Original Building
 1,285 Square Feet Of Bar Area
 509 Square Feet Of Storage
 1,670 Square Feet Of Mezzanine
 2,357 Square Feet Of First Floor Addition
 1,250 Square Feet Of Mezzanine Addition

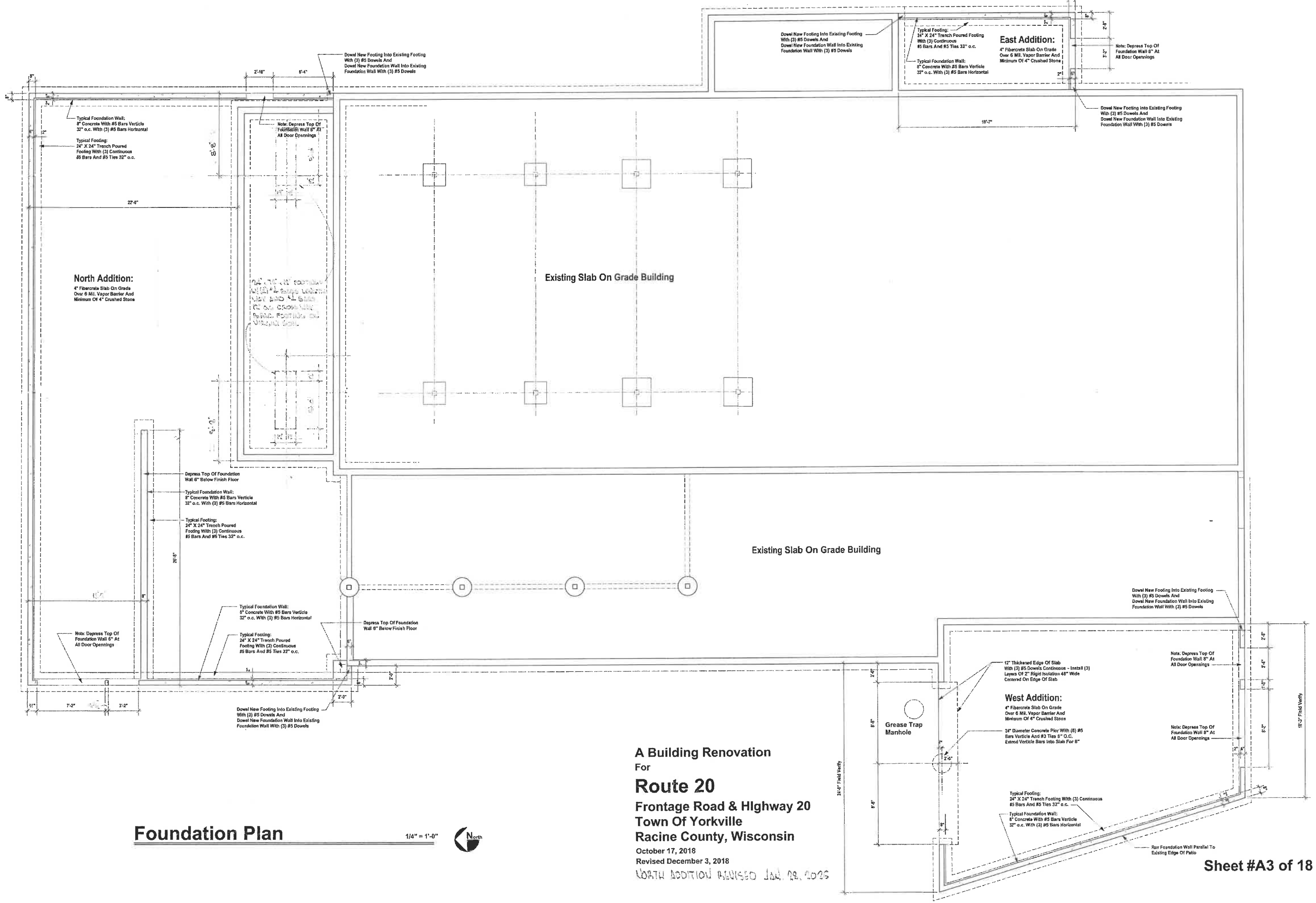
A Building Renovation
 For

Route 20

Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin

October 17, 2018
 Revised December 3, 2018

NORTH ADDITION ADVISED JAN. 12, 2019



Foundation Plan

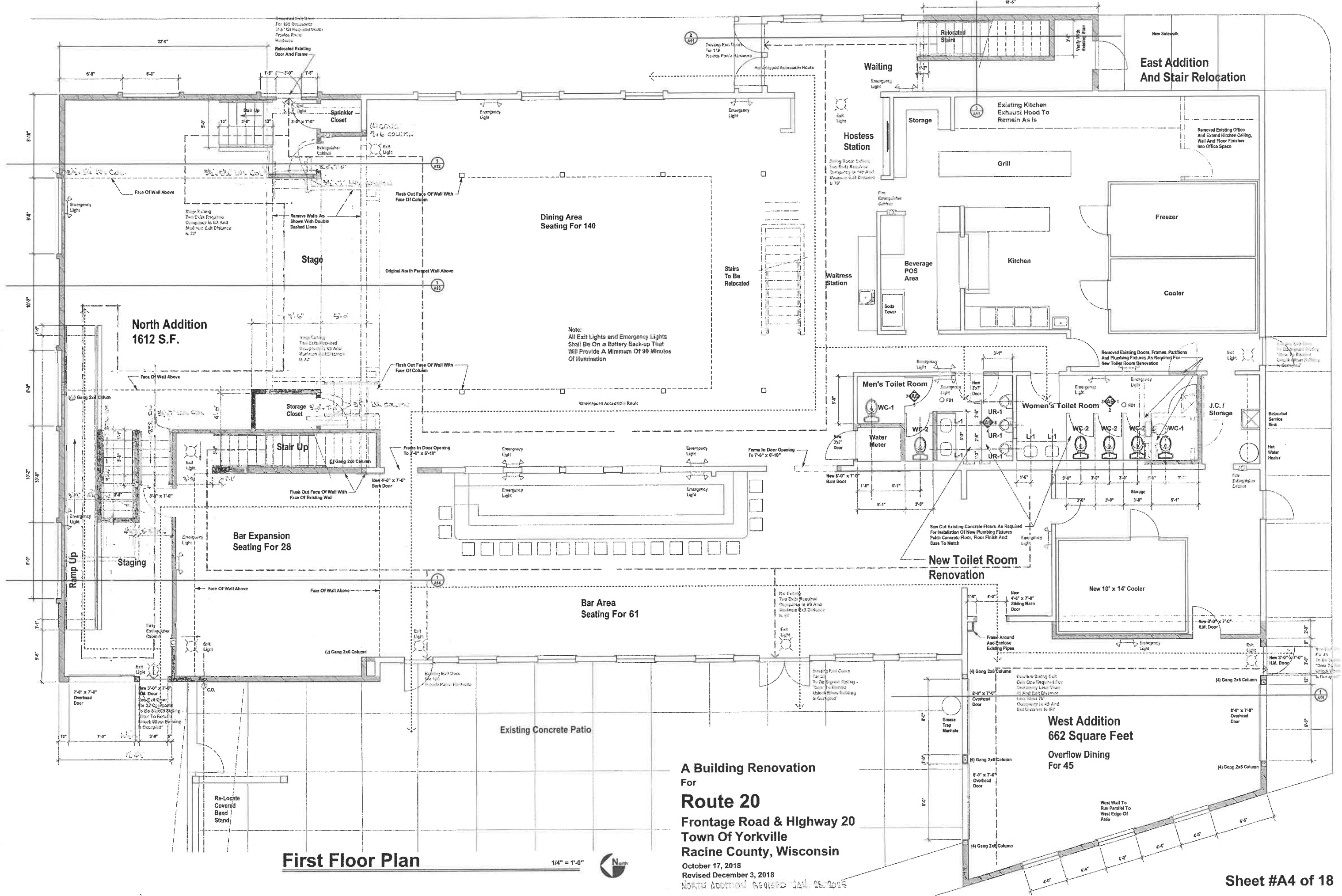
1/4" = 1'-0"



A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin

October 17, 2018
 Revised December 3, 2018

NORTH ADDITION REVISED JAN. 19, 2025

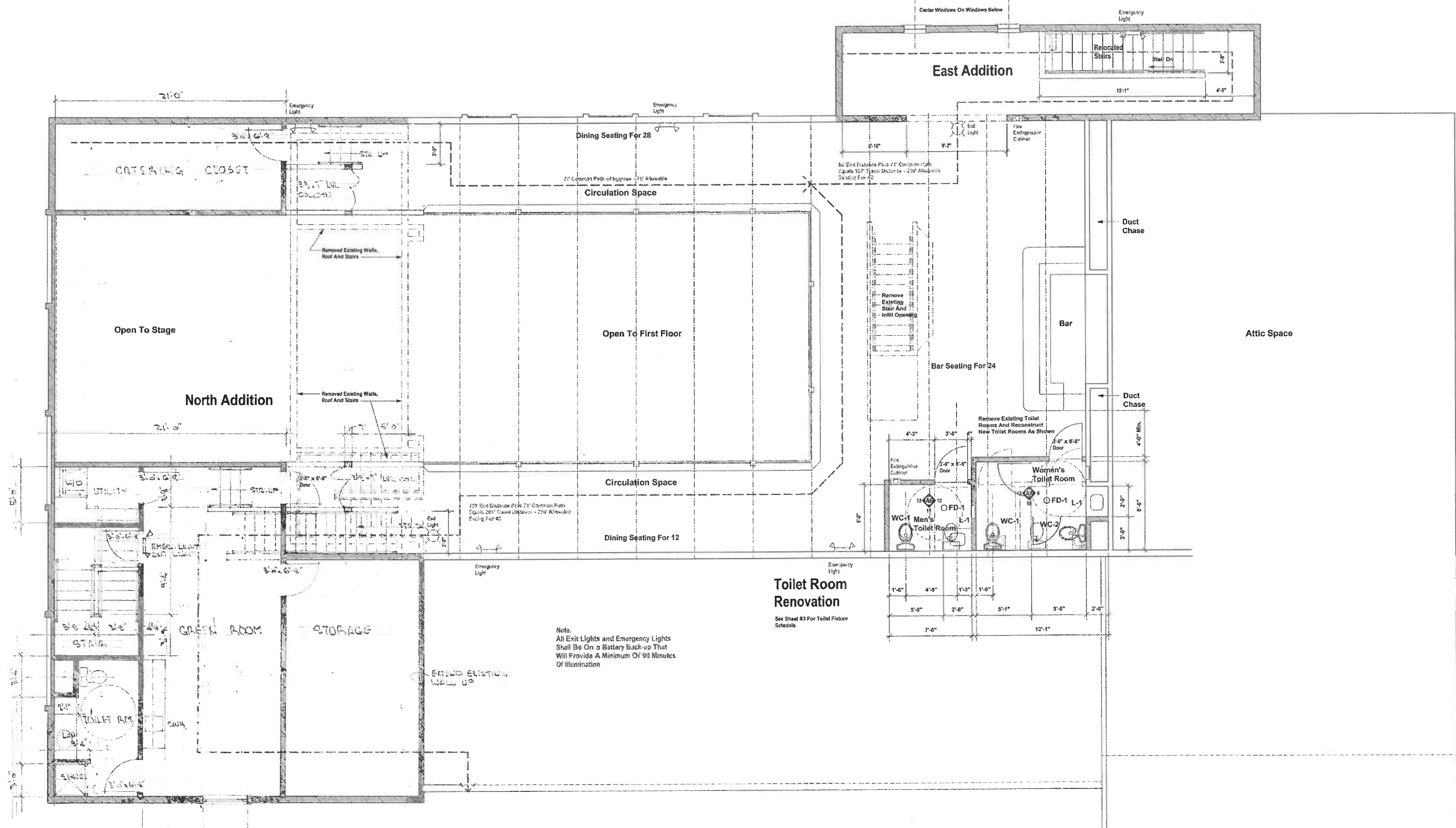


First Floor Plan

1/4" = 1'-0"



**A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin**
October 17, 2018
Revised December 3, 2018
NORTH ADDITION REQUIRED JAN. 25, 2015

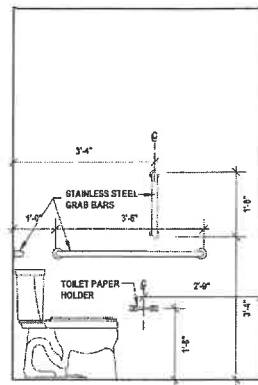


Mezzanine Floor Plan

1/4" = 1'-0"

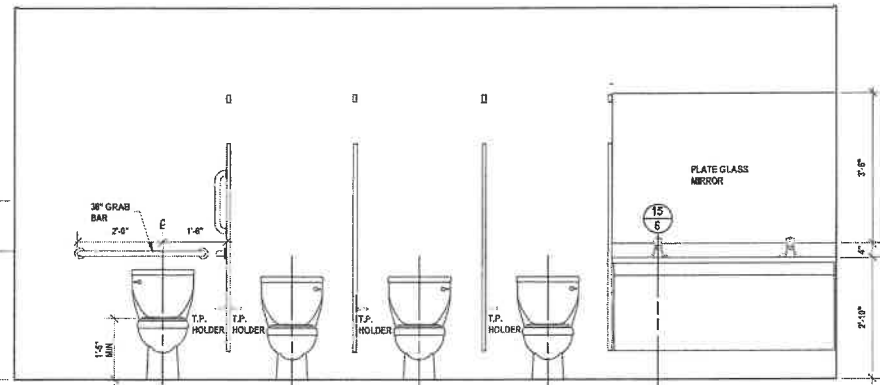


A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin
 October 17, 2018
 Revised December 3, 2018
 UNSATU ADDITION REVISED JAN 28, 2025



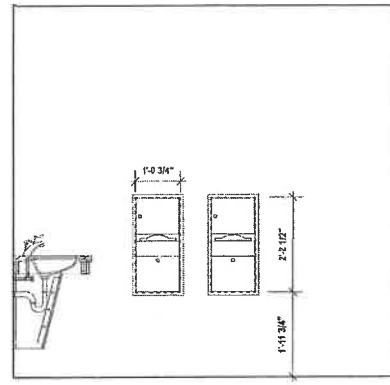
Handicapped Toilet Stall Flipped

1 WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"

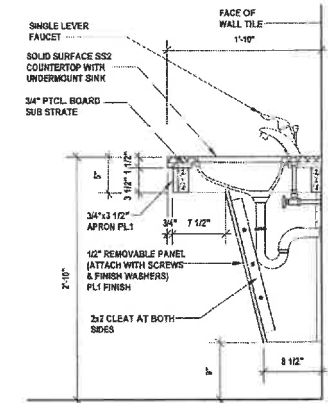


Handicapped Toilet Stall Flipped

2 WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"

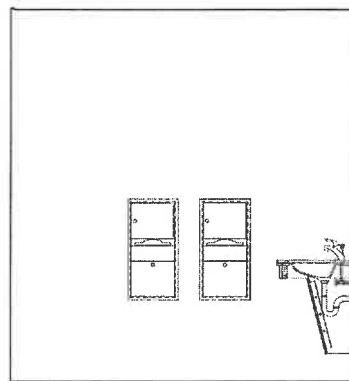


3 WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"

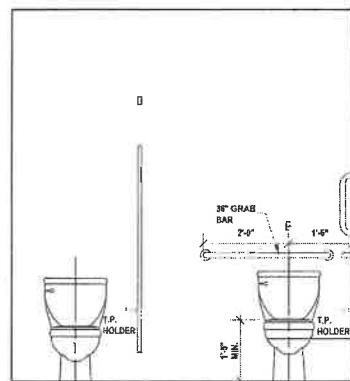


15 SECTION AT TOILET LAVATORY
Scale: 1" = 1'-0"

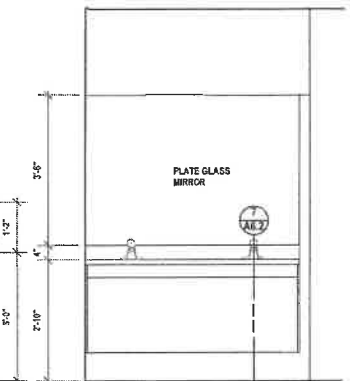
NOTE: PLUMBING CONTRACTOR TO ENSURE PIPES ARE UP TIGHT ENOUGH TO ALLOW REMOVABLE PANEL TO CLOSE



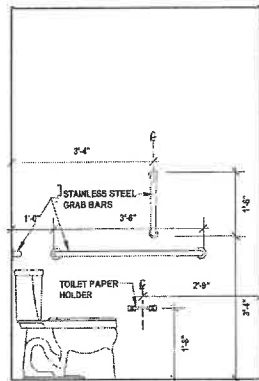
4 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



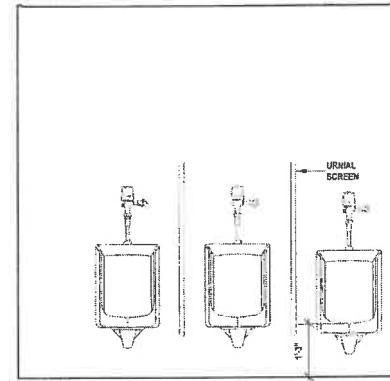
5 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



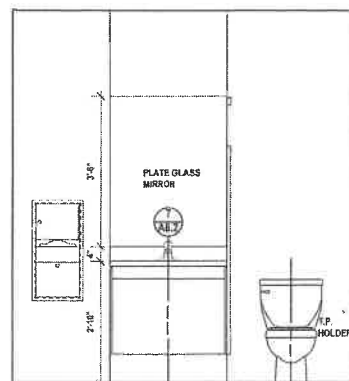
6 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



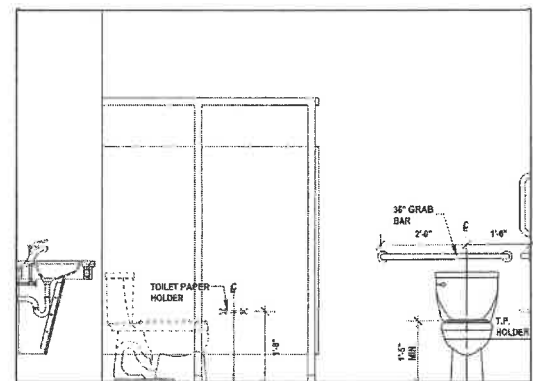
7 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



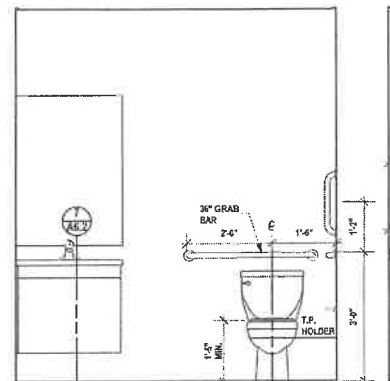
8 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



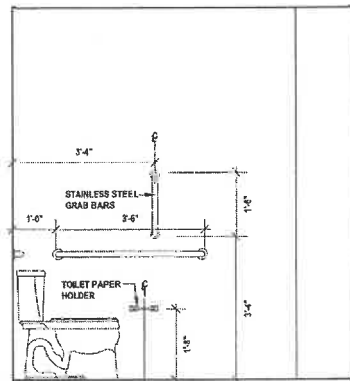
9 WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



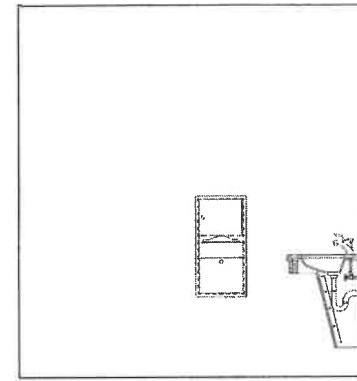
10 WOMEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



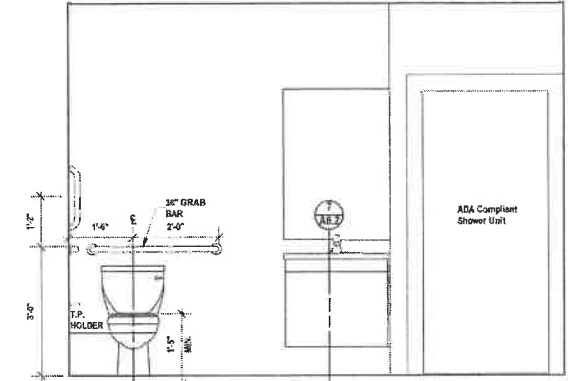
11 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



12 WOMEN'S / MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



13 MEN'S TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"



14 GREEN ROOM TOILET ROOM ELEV.
Scale: 1/2" = 1'-0"

Finish Notes:

All Toilet Rooms Shall Have Interior Finishes As Follows -

- Ceilings - Suspended Acoustic Panel Ceiling With Washable Surface - White
- Walls - Wet Walls Shall Have Porcelain Tile From Floor To Ceiling
Balance Of Walls Shall Be Painted With Latex Enamel With Eggshell Finish
- Base - 6" Porcelain Tile With Bullnose Top Edge
- Floor - Porcelain Tile
- Lavatories - Lavatories Shall Have A Solid Surface Top With An Integral Solid Surface Bowl
Lavatory Support Shall Have A Plastic Laminate Surface
- Toilet Part. - Steel With Baked Enamel Finish

See Sheet #3 For Toilet Room Fixture Schedule

A Building Renovation

For

Route 20

Frontage Road & Highway 20

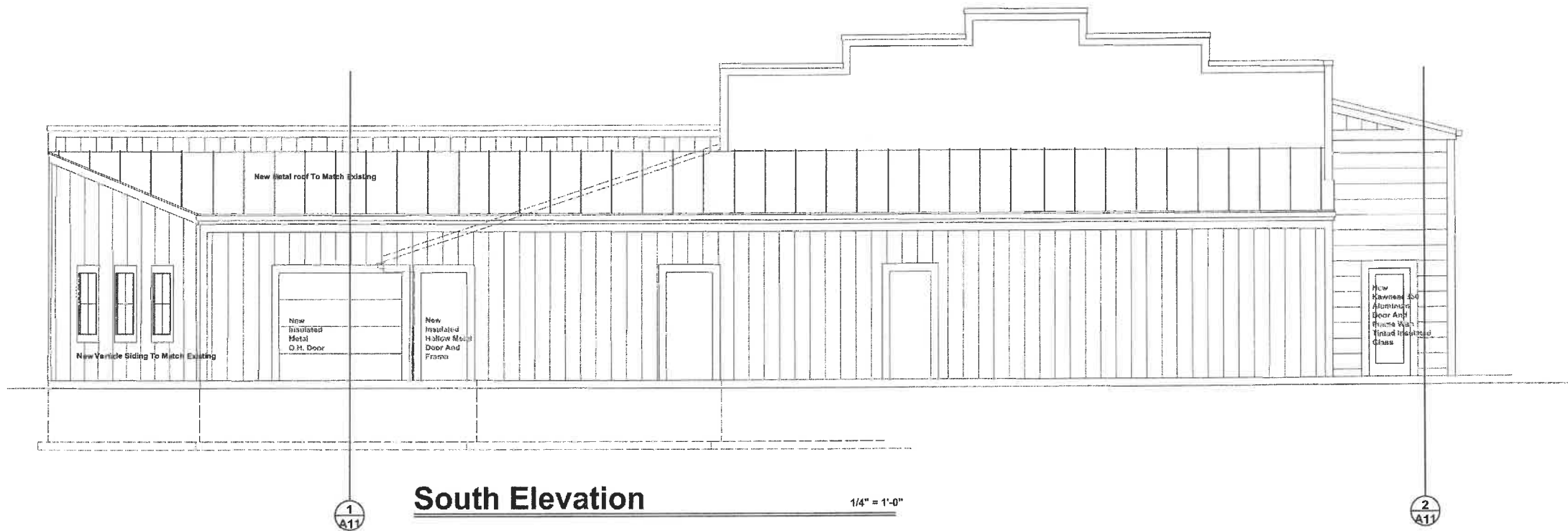
Town Of Yorkville

Racine County, Wisconsin

October 17, 2018

Revised December 3, 2018

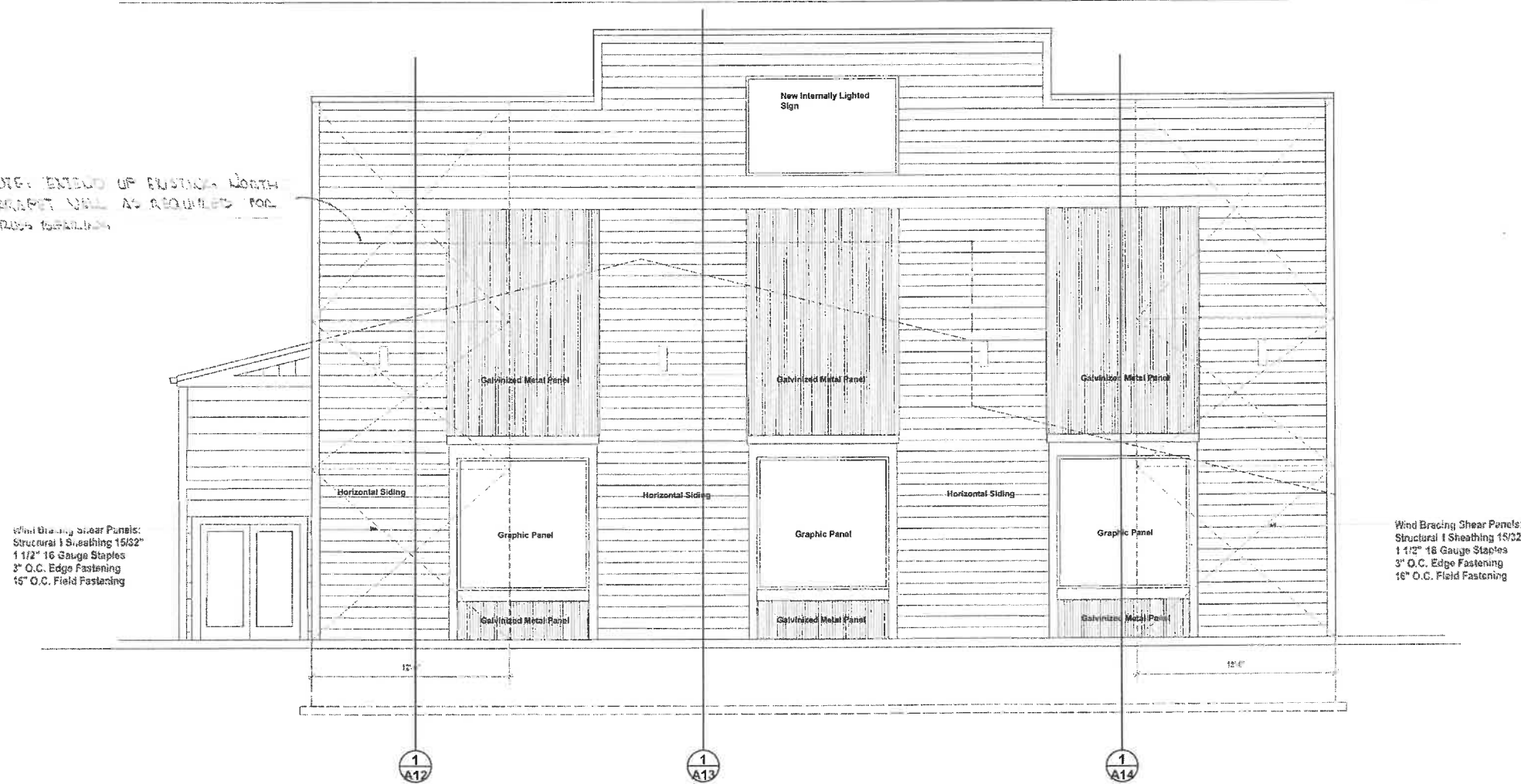
NO ADDITIONAL REVISIONS JAN. 09, 2018 **Sheet #A6 of 18**
(No Revisions This Sheet)



South Elevation

1/4" = 1'-0"

NOTE: EXTEND UP EXISTING NORTH
PROJECT WALL AS REQUIRED FOR
TRUSS INSTALLATION



North Elevation

1/4" = 1'-0"

A Building Renovation
For

Route 20

Frontage Road & Highway 20

Town Of Yorkville

Racine County, Wisconsin

October 17, 2018
Revised December 3, 2018

NOTHING ADDITIONAL REVISED JAN. 23, 2025
(DO NOT REMOVE THIS SHEET)

Sheet #A7 of 18

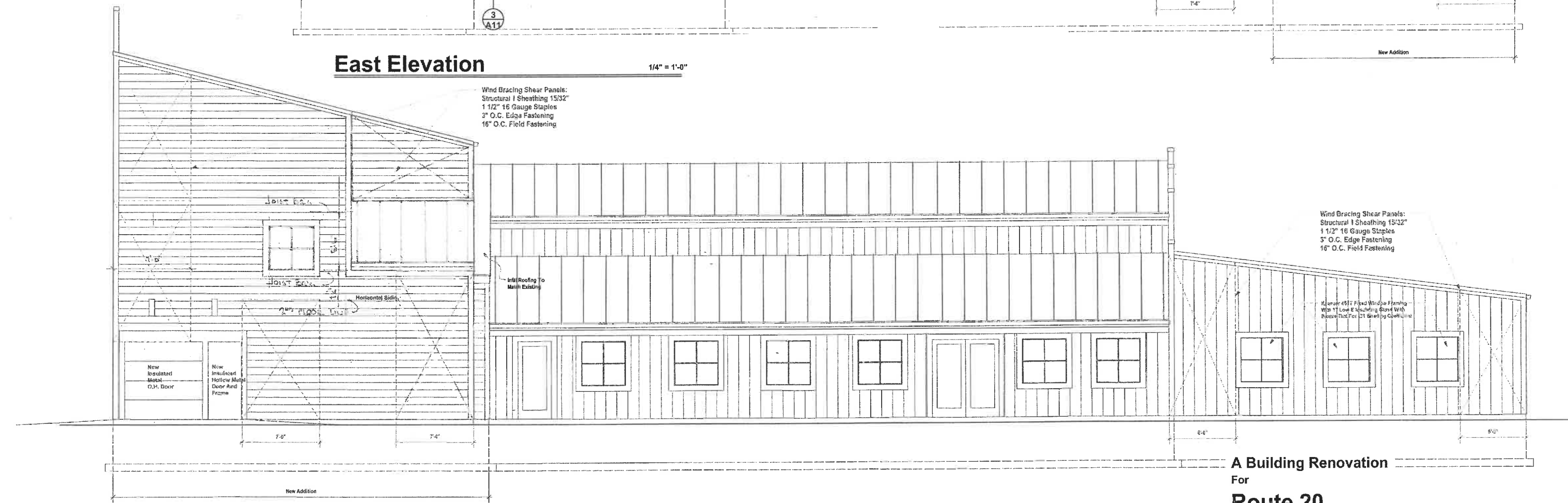
Wind Bracing Shear Panels:
 Structural I Sheathing 15/32"
 1 1/2" 16 Gauge Staples
 3" O.C. Edge Fastening
 16" O.C. Field Fastening



East Elevation

1/4" = 1'-0"

Wind Bracing Shear Panels:
 Structural I Sheathing 15/32"
 1 1/2" 16 Gauge Staples
 3" O.C. Edge Fastening
 16" O.C. Field Fastening



West Elevation

1/4" = 1'-0"

Wind Bracing Shear Panels:
 Structural I Sheathing 15/32"
 1 1/2" 16 Gauge Staples
 3" O.C. Edge Fastening
 16" O.C. Field Fastening

Marine 4517 Fixed Window Framing
 With 1" Low E Insulating Glass With
 Reserve Flat For 21" Sizing Code 1102

A Building Renovation

For

Route 20

Frontage Road & Highway 20

Town Of Yorkville

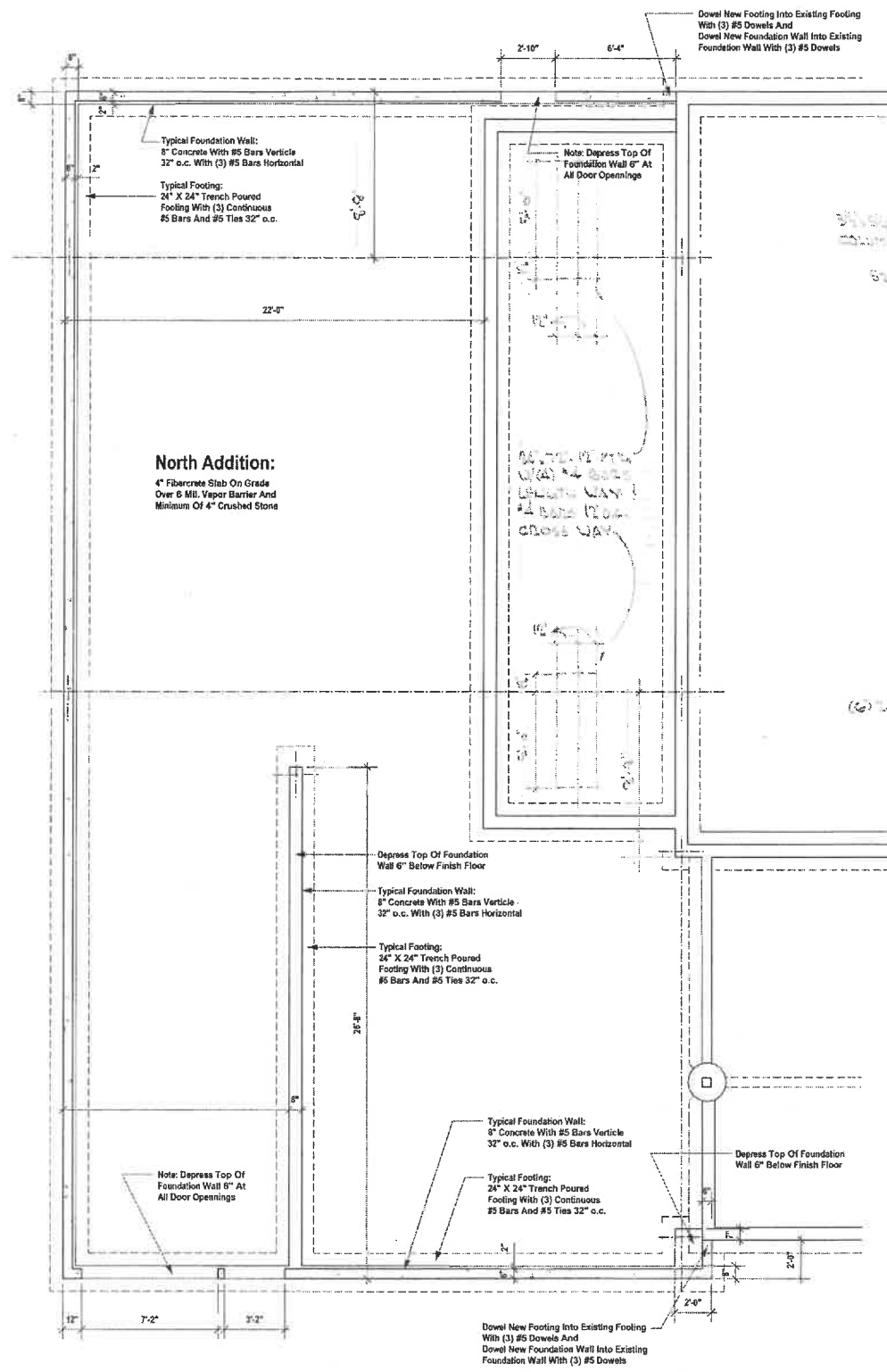
Racine County, Wisconsin

October 17, 2018

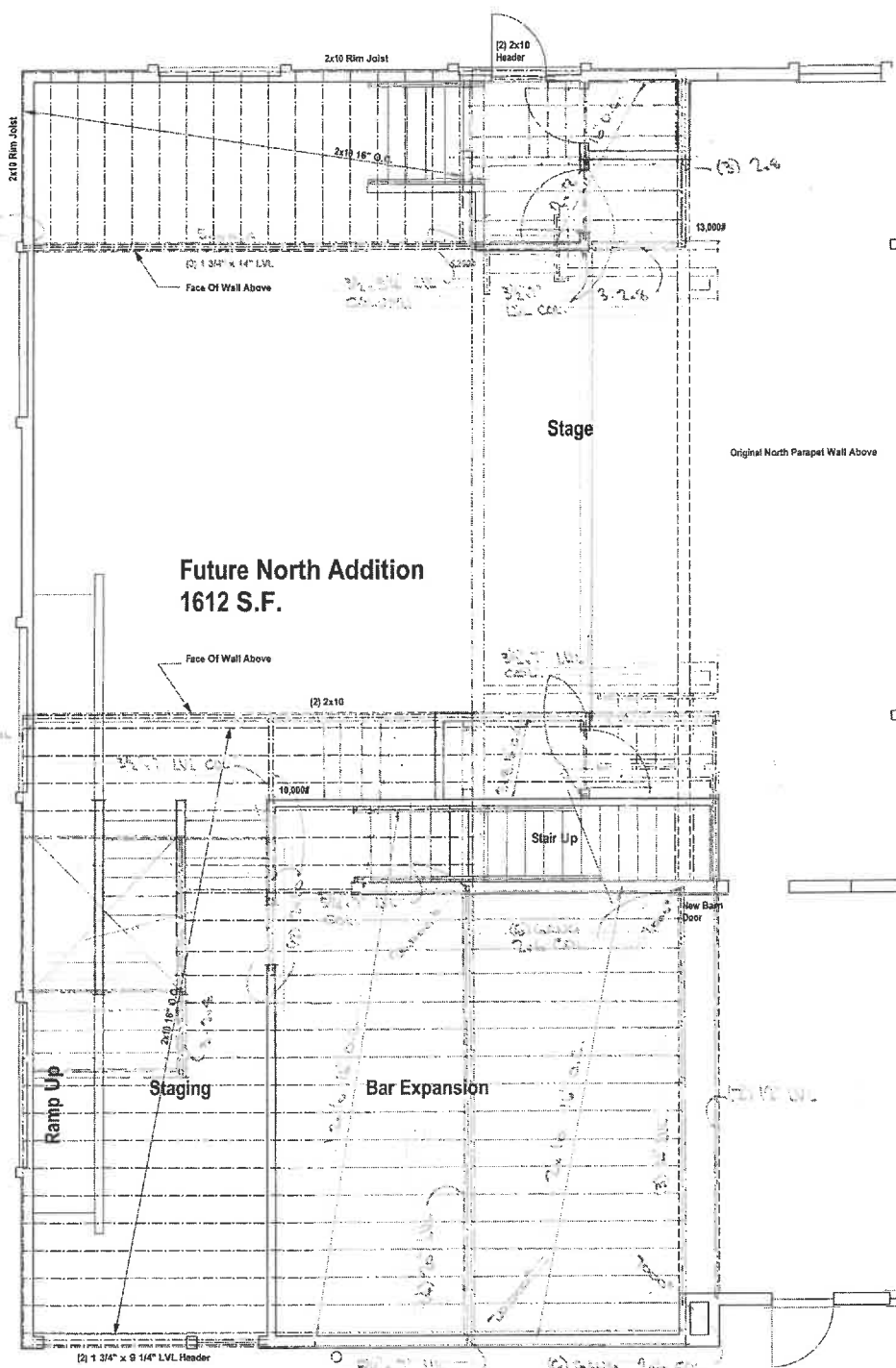
Revised December 3, 2018

NORTH NORTH REVISIONS JAN 22, 2019

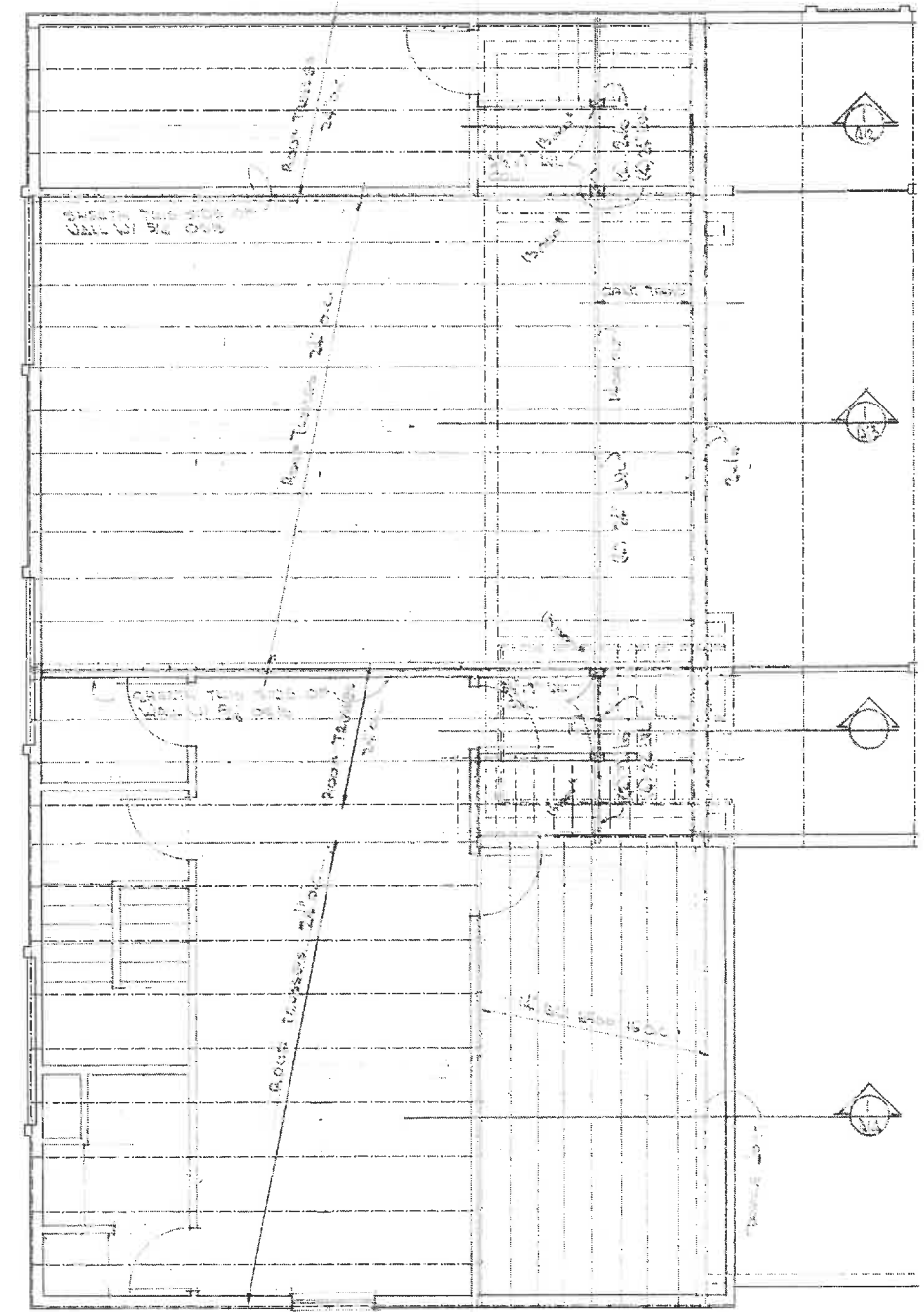
Sheet #A8 of 18



N. Addition Foundation Plan 1/4" = 1'-0"



N. Addition Mezz. Framing Plan 1/4" = 1'-0"



N. Addition Roof Framing Plan 1/4" = 1'-0"

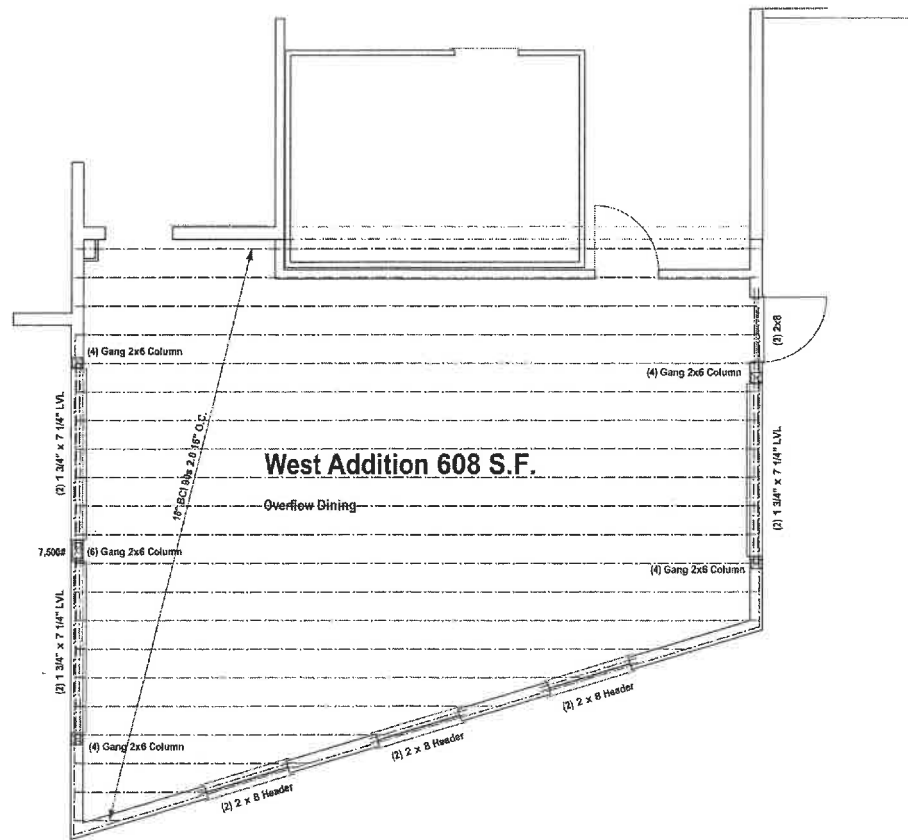
Structural Information:

Uniform Floor Loads:	100 psf
Concentrated Floor Loads:	None - Included in Uniform Load
Uniform Roof Load:	None - See Snow Loads
Concentrated Roof Load:	300# Where Roof is Subject To Maintenance Worker
Snow Loads:	Exposure Factor - Ce = 1.0 Thermal Factor - Ct = 1.0 Importance Factor - I = 1.1 Ground Snow Load = 30 psf Sloped Roof Snow Load = 20.8 psf Leeward Side = 33 psf Windward Side = 0 psf
Unbalanced Snow Loads:	
Soil Bearing:	1,500 psf
Concrete:	4,000 PSI Typical
Lumber For Mezzanine:	Douglas Fir #2 Or Better
Lumber For General Framing:	SPF #2 Or Better
LVL:	2.0

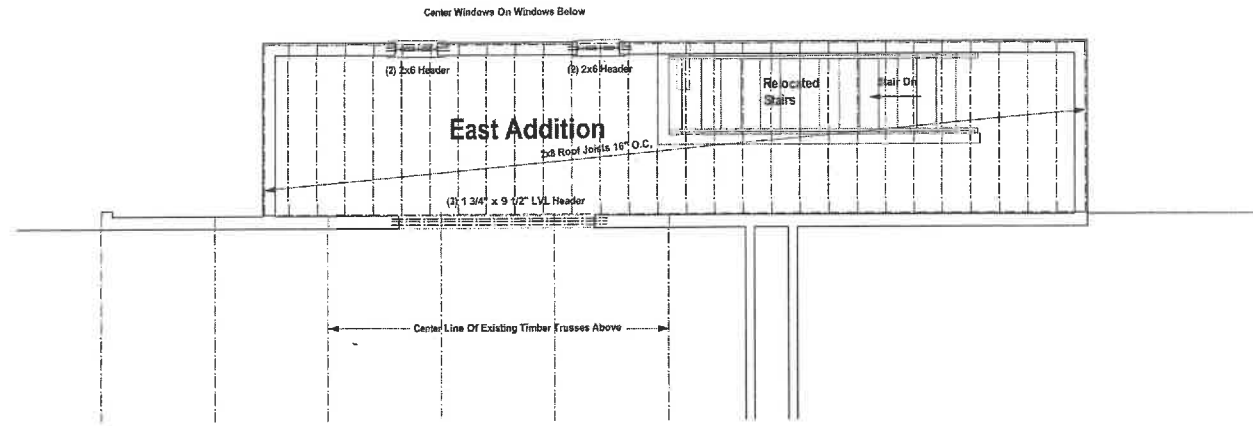
**A Building Renovation
For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin**

October 17, 2018
Revised December 3, 2018

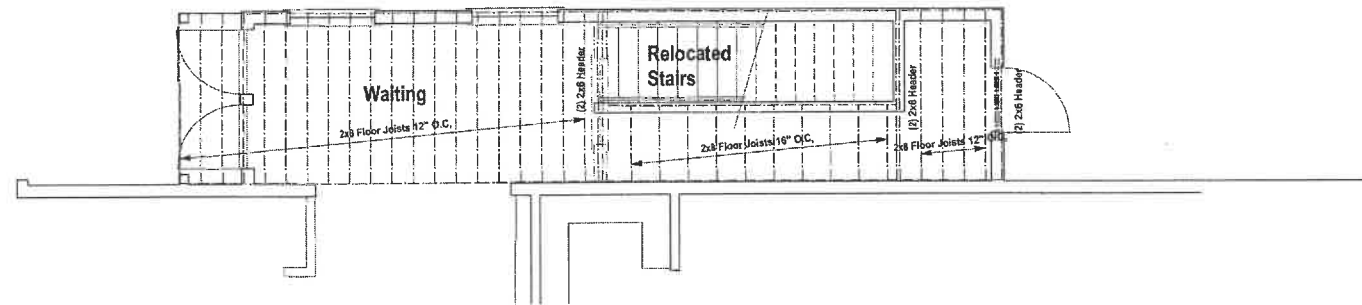
North Addition Required Jan 28, 2019



W. Addition Roof Framing Plan 1/4" = 1'-0"



E. Addition Roof Framing Plan 1/4" = 1'-0"



E. Addition Floor Framing Plan 1/4" = 1'-0"



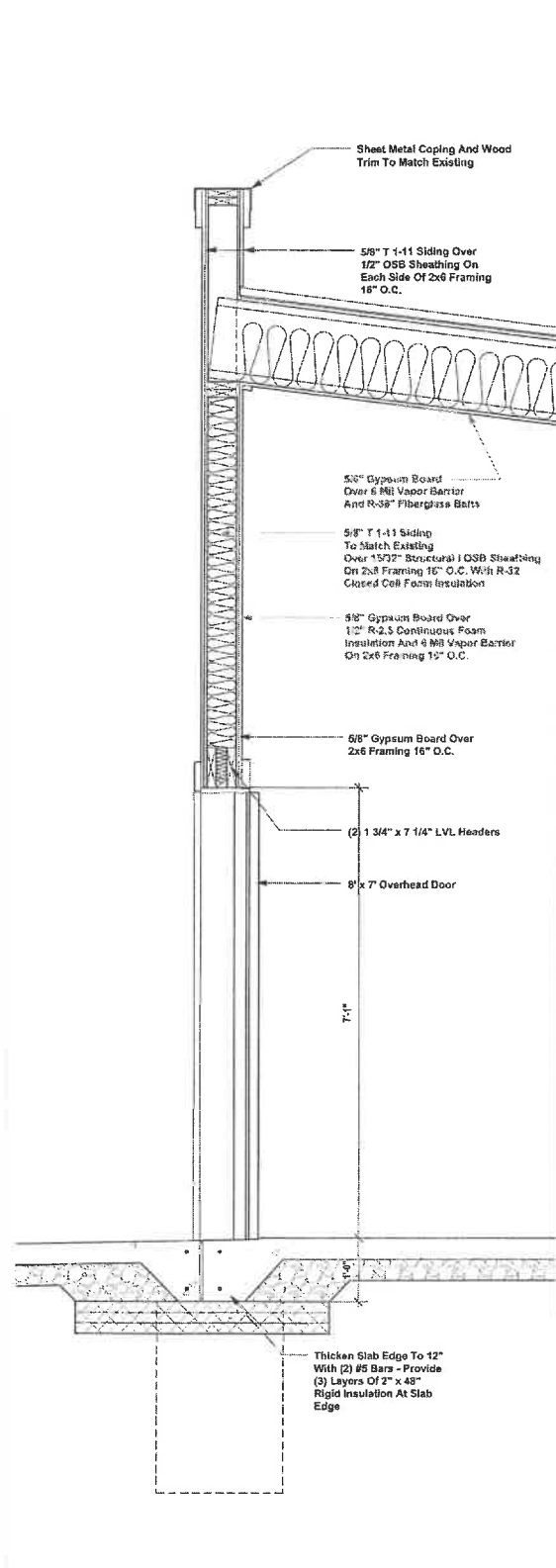
Structural Information:

Uniform Floor Loads: 100 psf
Concentrated Floor Loads: None - Included in Uniform Load
Uniform Roof Load: None - See Snow Loads
Concentrated Roof Load: 300# Where Roof Is Subject To Maintenance Worker
Snow Loads: Exposure Factor - Ce = 1.0
 Thermal Factor - Ct = 1.0
 Importance Factor - I = 1.1
 Ground Snow Load = 30 psf
 Sloped Roof Snow Load = 20.8 psf
Unbalanced Snow Loads: Leeward Side = 33 psf
 Windward Side = 0 psf
Soil Bearing: 1,500 psf
Concrete: 4,000 PSI Typical
Lumber For Mezzanine: Douglas Fir #2 Or Better
Lumber For General Framing: SPF #2 Or Better
LVL: 2.0

A Building Renovation
 For
Route 20
Frontage Road & Highway 20
Town Of Yorkville
Racine County, Wisconsin

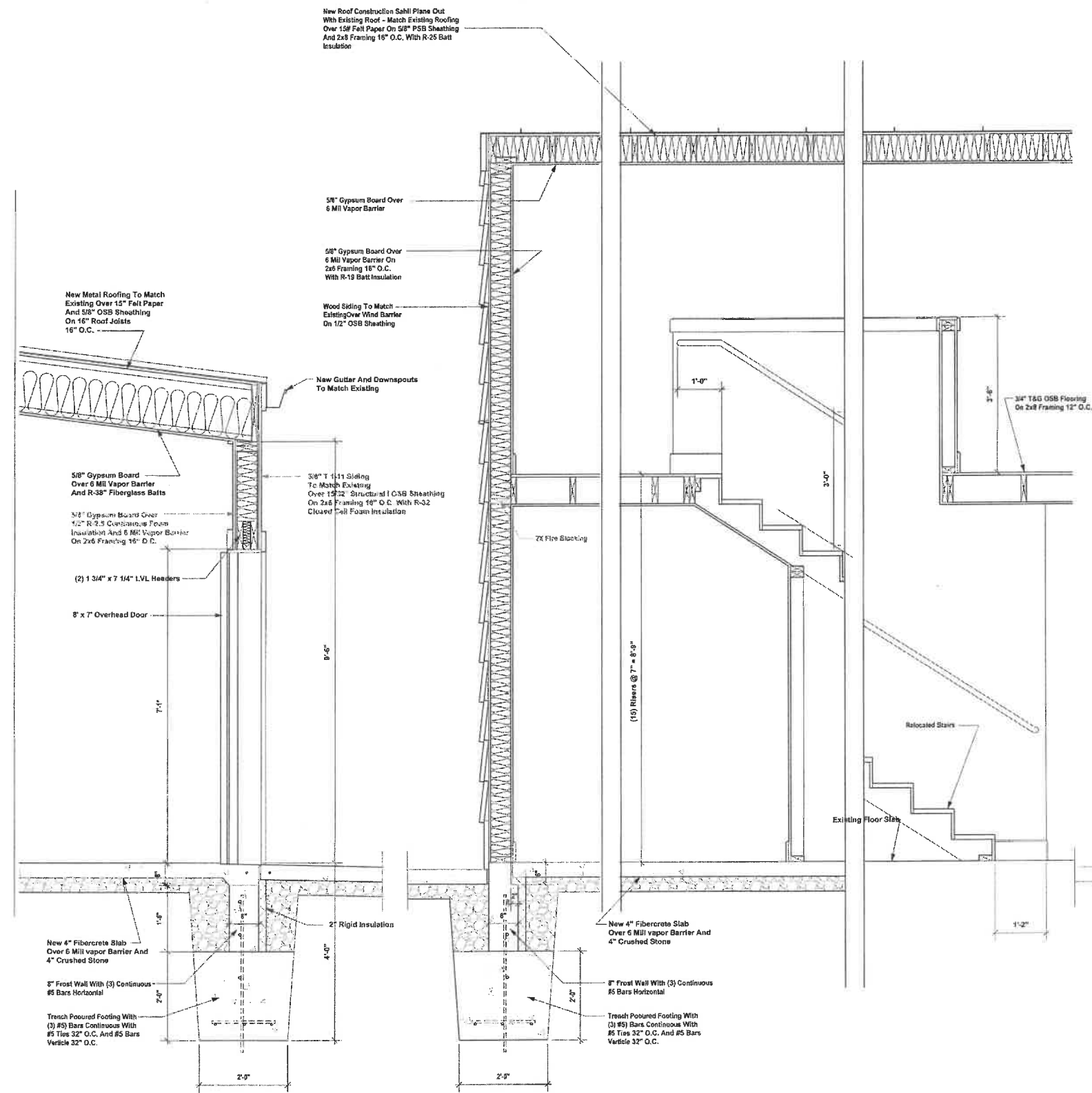
Sheet #A10 of 18

October 17, 2018
 Revised December 3, 2018
 NORTH ADDITION REVISED Jan. 03, 2015 (NO DIM. THIS SHEET)



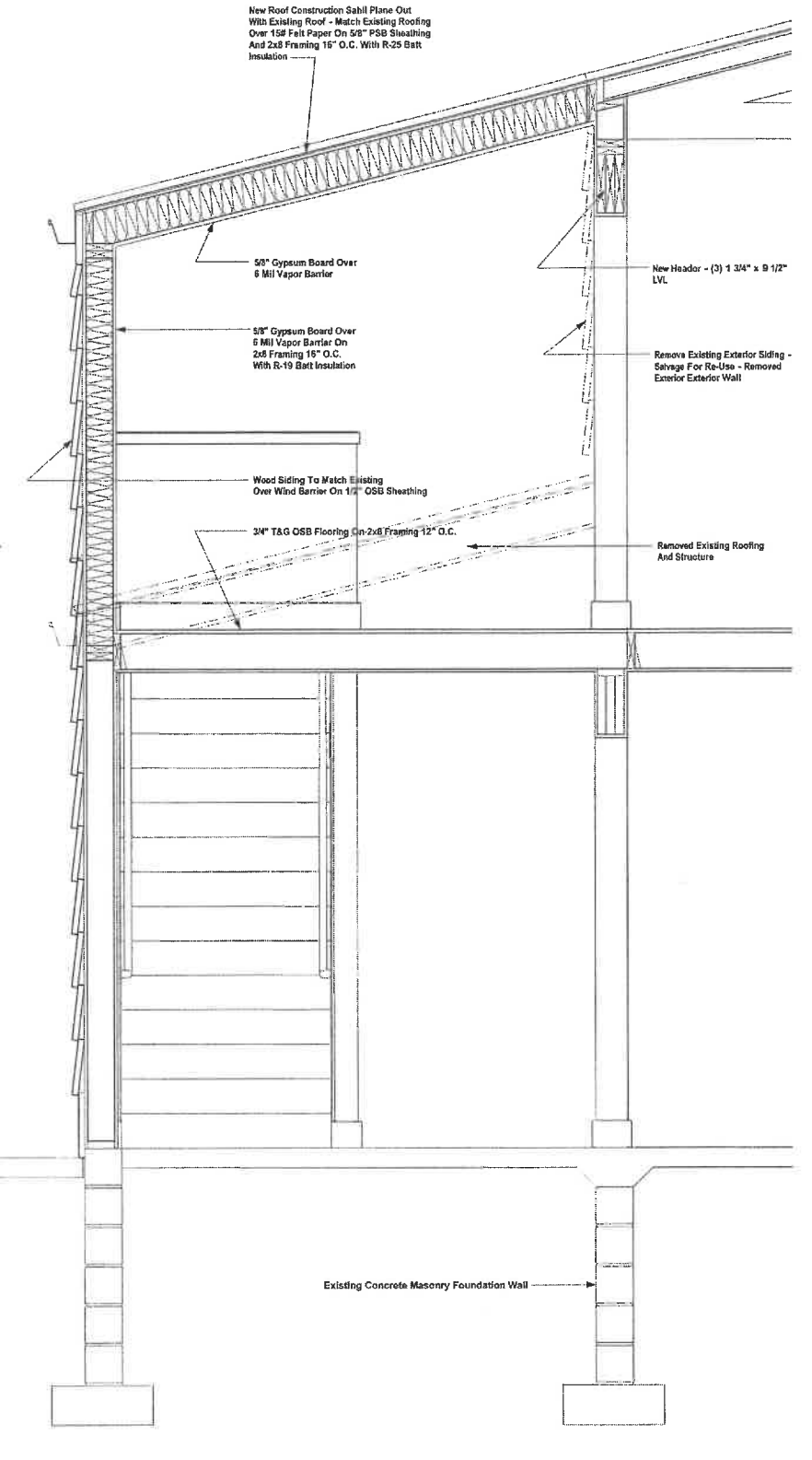
1 Section Through West Addition

3/4" = 1'-0"



2 Section Through East Addition

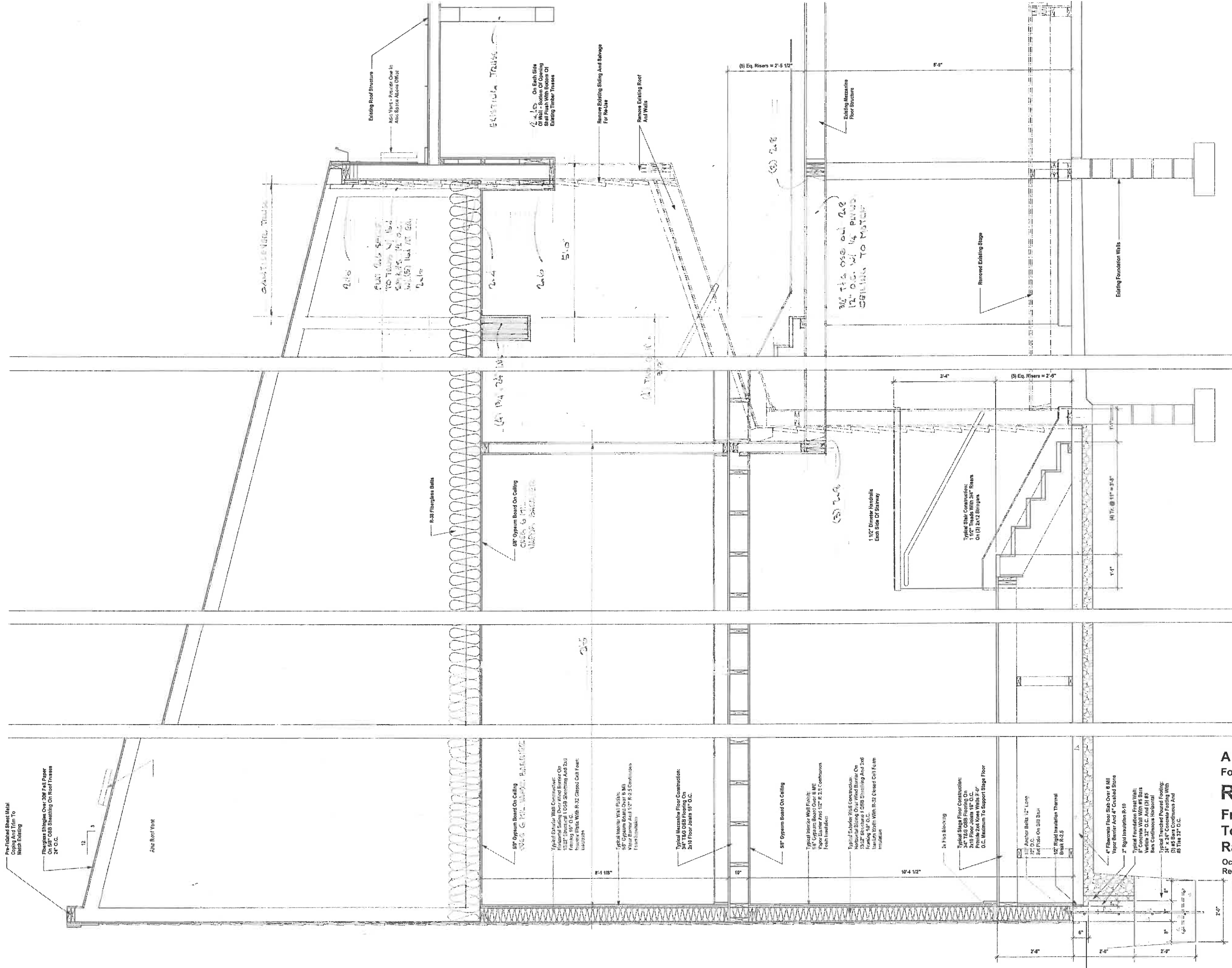
3/4" = 1'-0"



3 Section Through East Addition

3/4" = 1'-0"

A Building Remodeling
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin
 October 17, 2018
 Revised December 3, 2018
 NORTH POSITION REVISED JAN. 24, 2019 (ON REVISION SHEET)



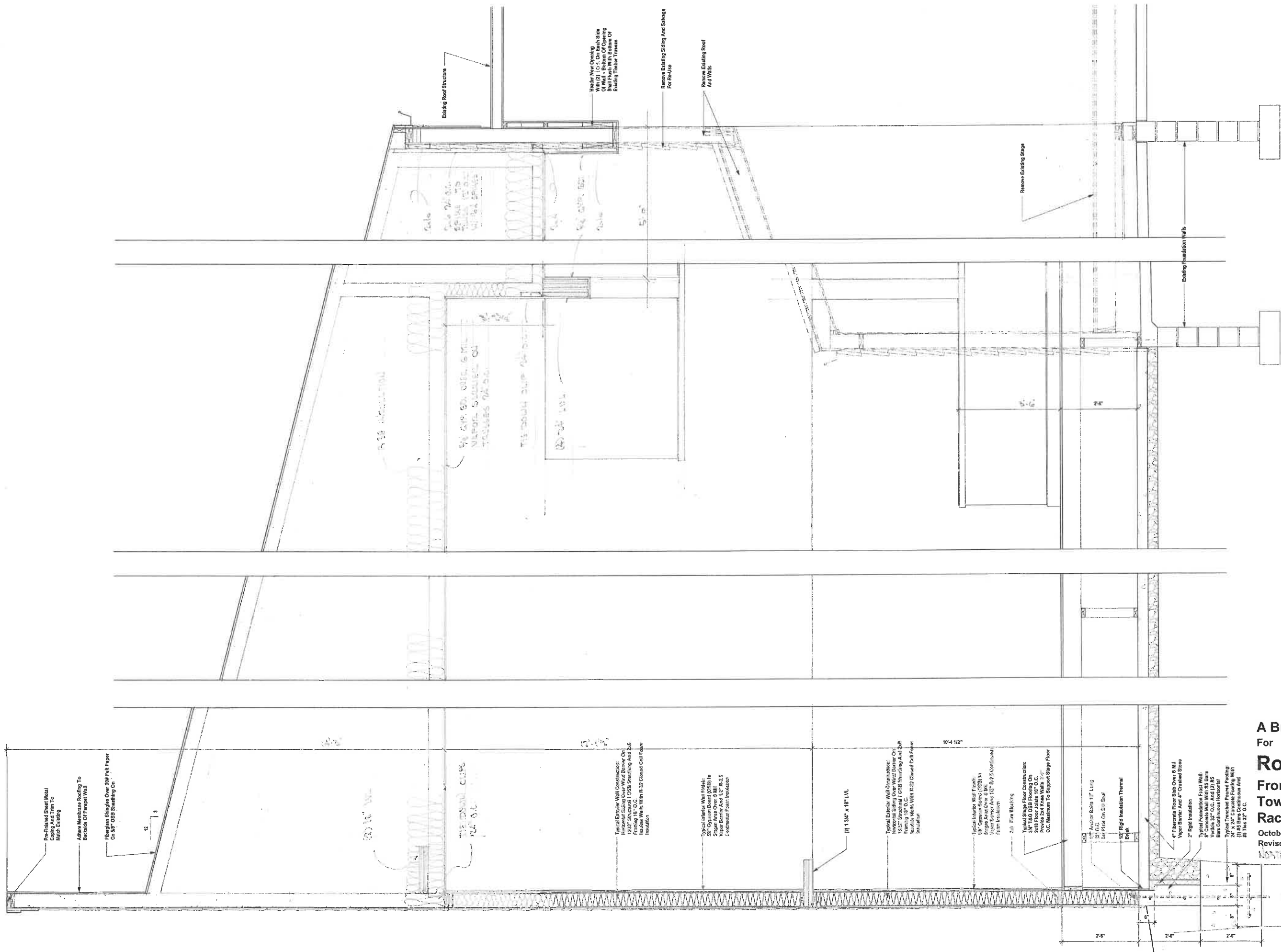
A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin

October 17, 2018
 Revised December 3, 2018

NORTH ADDITION REVISED
 JAN. 28, 2025

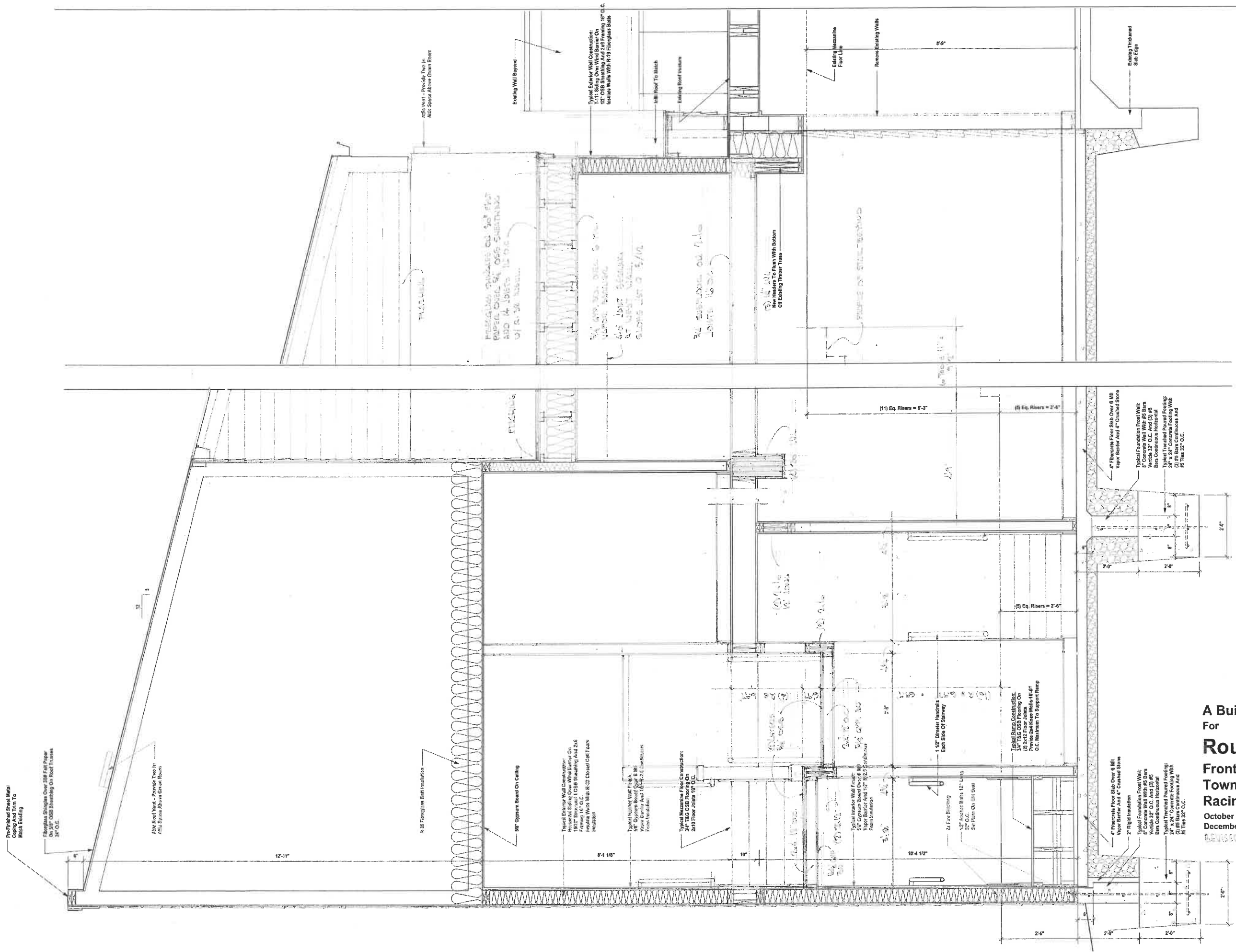
Sheet #A12 of 18

1 Section Through North Addition @ Office 3/4" = 1'-0"



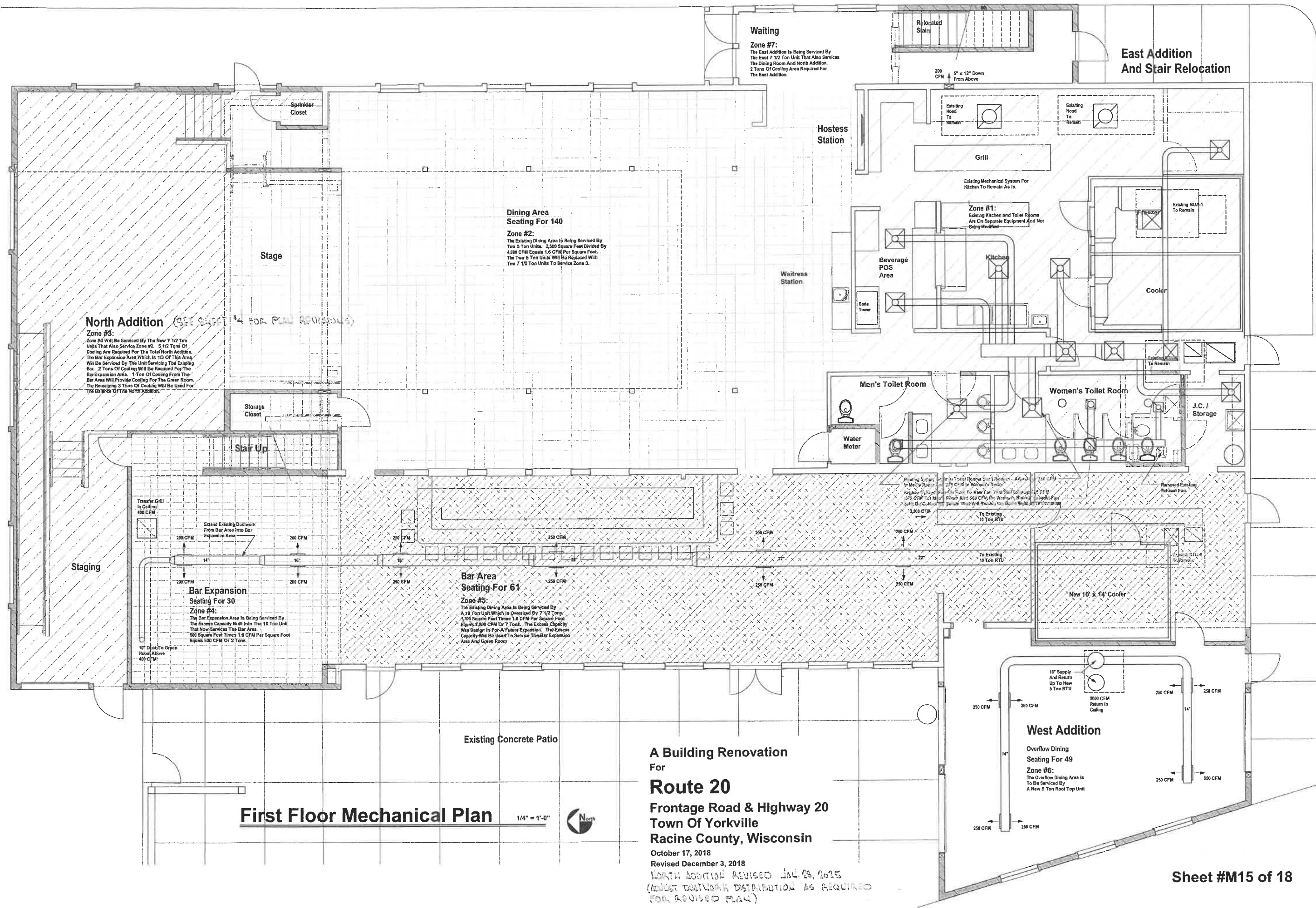
1 Section Through North Addition @ Stage 3/4" = 1'-0"

A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin
 October 17, 2018
 Revised December 3, 2018
 NORTH ADDITION REVISION JAN. 09, 2015



A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin
 October 17, 2018
 December 3, 2018
 REVISED NORTH ADDITION 10/17/18

1 Section Through North Addition @ Green Room 3/4" = 1'-0"



North Addition (SEE SHEET #4 FOR PLAN REVISIONS)
Zone #3:
 Zone #3 Will Be Serviced By The New 7 1/2 Ton Unit That Also Services Zone #2. 5 1/2 Tons Of Cooling Are Required For This Total North Addition. The Bar Expansion Area Which Is 1/3 Of This Area Will Be Serviced By The Unit Servicing The Existing Bar. 2 Tons Of Cooling Will Be Required For The Bar Expansion Area. 1 Ton Of Cooling From The Bar Area Will Provide Cooling For The Green Room. The Remaining 3 Tons Of Cooling Will Be Used For The Balance Of The North Addition.

Dining Area
Seating For 140
Zone #2:
 The Existing Dining Area Is Being Serviced By Two 5 Ton Units. 2,900 Square Feet Divided By 4,000 CFM Equals 1.6 CFM Per Square Foot. The Two 5 Ton Units Will Be Replaced With Two 7 1/2 Ton Units To Service Zone 3.

Bar Expansion
Seating For 30
Zone #4:
 The Bar Expansion Area Is Being Serviced By The Excess Capacity Built Into The 10 Ton Unit That Now Services The Bar Area. 500 Square Feet Times 1.6 CFM Per Square Foot Equals 800 CFM Or 2 Tons.

Bar Area
Seating For 61
Zone #5:
 The Existing Dining Area Is Being Serviced By A 10 Ton Unit Which Is Overloaded By 7 1/2 Tons. 1,700 Square Feet Times 1.6 CFM Per Square Foot Equals 2,700 CFM Or 7 Tons. The Excess Capacity Was Design In For A Future Expansion. The Excess Capacity Will Be Used To Service The Bar Expansion Area And Green Room.

Waiting
Zone #7:
 The East Addition Is Being Serviced By The East 7 1/2 Ton Unit That Also Services The Dining Room And North Addition. 2 Tons Of Cooling Area Required For The East Addition.

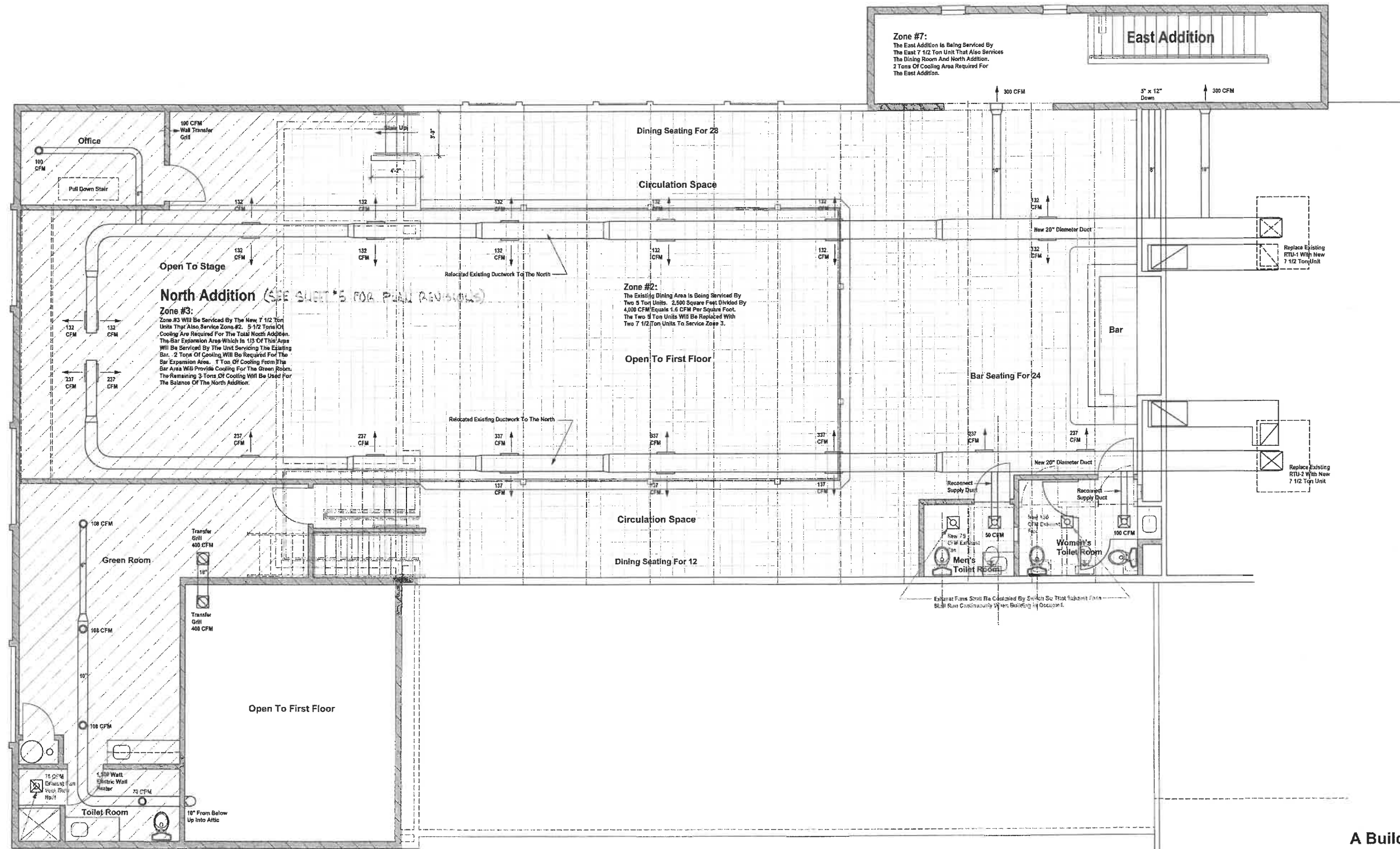
West Addition
Overflow Dining
Seating For 49
Zone #6:
 The Overflow Dining Area Is To Be Serviced By A New 5 Ton Roof Top Unit

First Floor Mechanical Plan 1/4" = 1'-0"



A Building Renovation
 For
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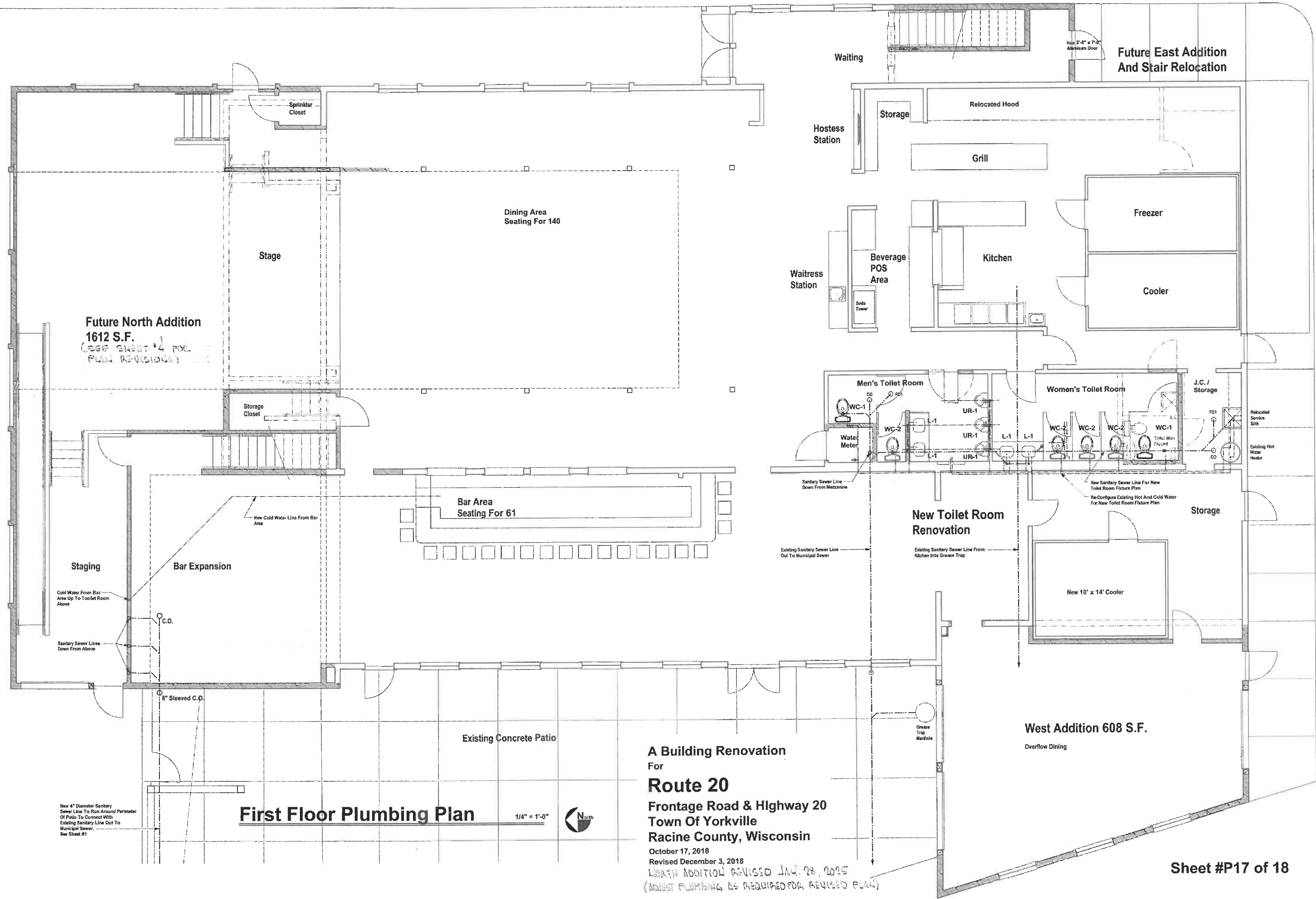
October 17, 2018
 Revised December 3, 2018
 NORTH ADDITION REVISED JUL 28, 2025
 (ADJUST DUCTWORK DISTRIBUTION AS REQUIRED FOR REVISED PLAN)



Exhaust Fan Shall Be Controlled By Switch So That Exhaust Fan Shall Run Continuously When Building Is Occupied.

Mezzanine Mechanical Plan 1/4" = 1'-0"

A Building Renovation
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Racine County, Wisconsin
October 17, 2018
Revised December 3, 2018
NORTH ADDITION REVISED JAN. 26, 2015
(ADJUST DISTRIBUTION AS REQUIRED
PER REVISION PLAN)



Future North Addition
 1612 S.F.
 (SEE SHEET #4 FOR
 PLAN REVISIONS)

**Future East Addition
 And Stair Relocation**

First Floor Plumbing Plan

1/4" = 1'-0"

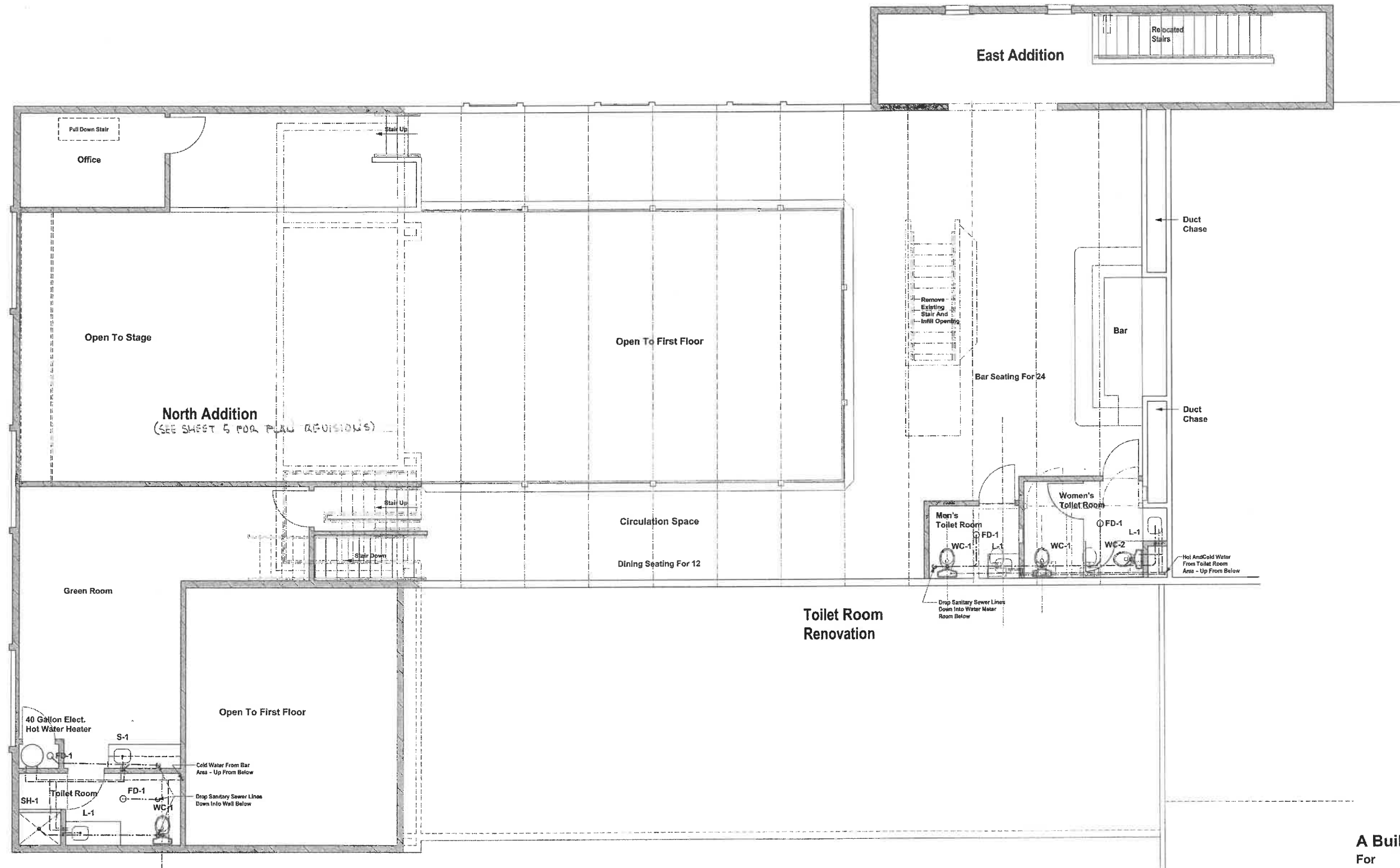


**A Building Renovation
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 (MUST PLUMBING AS REQUIRED FOR REVISED PLAN)

New 4" Diameter Sanitary
 Sewer Line To Run Around Perimeter
 Of Patio To Connect With
 Existing Sanitary Line Out To
 Municipal Sewer.
 See Sheet #1

West Addition 608 S.F.
 Overflow Dining



Mezzanine Plumbing Plan

1/4" = 1'-0"



PLUMBING FIXTURE SCHEDULE							
FIXTURE NUMBER	MANUFACTURERS DESIGNATION	FIXTURE TYPE	WASTE	VENT	SUPPLY		TRIM REMARKS
					CW	HW	
WC1	AMERICAN STANDARD 'COLONY' FITRIGHT RIGHT HEIGHT, ELONGATED	ADA WATERCLOSET	4"	2"	1/2"	-	2" DIAMETER TRAPWAY MINIMUM - ELONGATED RIM WITH AMERICAN STANDARD #5311.12 SEAT
WC2	AMERICAN STANDARD 'COLONY', ELONGATED	WATERCLOSET	4"	2"	1/2"	-	2" DIAMETER TRAPWAY MINIMUM - ELONGATED RIM WITH AMERICAN STANDARD #5311.12 SEAT
UR1	AMERICAN STANDARD 'LYNBROOK' URINAL	WALL HUNG URINAL	1 1/2"	1 1/2"	3/4"	-	AMERICAN STANDARD 6045.601 FLUSH VALVE - CHROME FINISH - MOUNT RIM AT 17" A.F.F.
L1	LAVATORY TO BE INTEGRAL WITH VANITY TOP	INTEGRAL LAVATORY	1 1/4"	1 1/2"	1/2"	1/2"	MOEN L4621 SINGLE LEVER FAUCET - 4" CENTERS - CHROME FINISH
SH1	KOHLER FREEWILL K12100C	ADA SHOWER	2"	1 1/2"	1/2"	1/2"	PROVIDE HAND HELD SHOWER HEAD
FD1	WATTS DRAINAGE FD-200-A	FLOOR DRAIN	-	-	-	-	BRONZE HEAD WITH HEEL PROOF GRATE AND ZURN Z1072 BARRIER TRAP SEAL
S1	JUST SINGLE BOWL STAINLESS STEEL SINK #SL1921	SINGLE BOWL SINK 2 HOLE	1 1/2"	1 1/2"	1/2"	1/2"	MOEN CHATEAU #4904 SINGLE LEVER FAUCET

A Building Renovation
 For
Route 20
 Frontage Road & Highway 20
 Town Of Yorkville
 Racine County, Wisconsin
 October 17, 2018
 Revised December 3, 2018

*NORTH ADDITION REVISED JAN. 22, 2005
 (ADJUST PLUMBING AS REQ'D FOR REVISED PLAN)*