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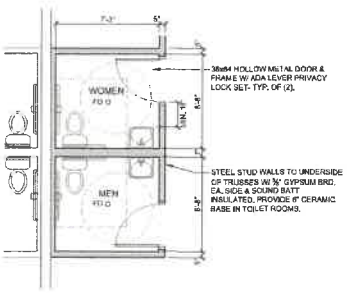
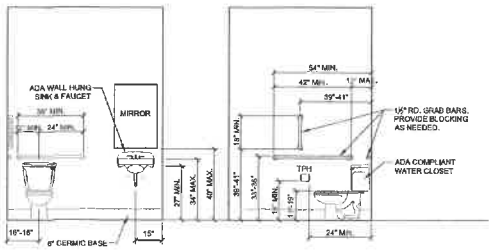


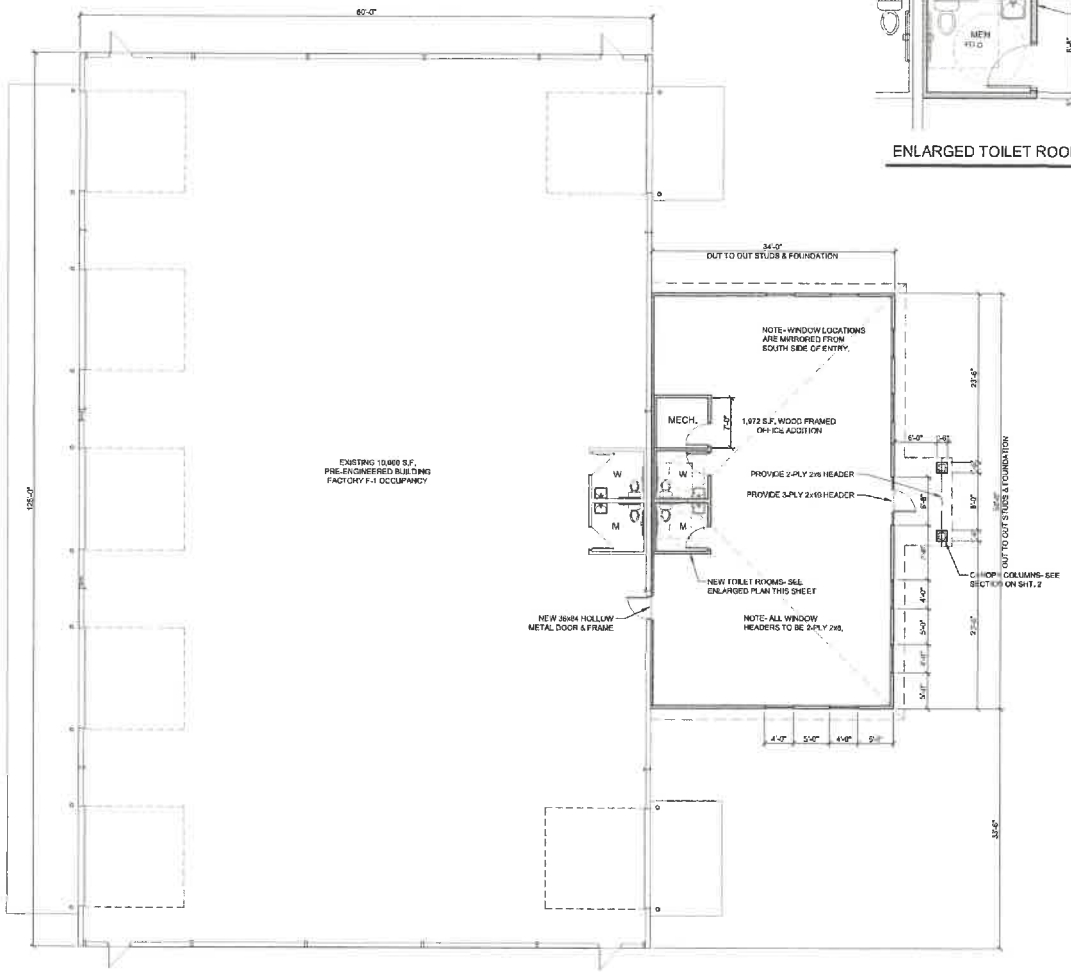
ENLARGED TOILET ROOMS PLAN

SCALE: ¼" = 1'-0"



TOILET ROOM ELEVATIONS

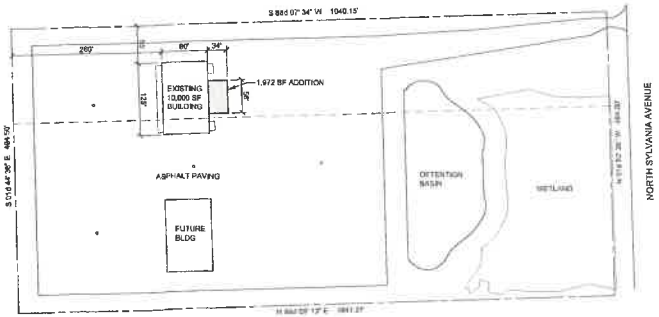
SCALE: ⅜" = 1'-0"



FLOOR PLAN

SCALE: ⅛" = 1'-0"

NORTH



SITE PLAN

SCALE: 1" = 100'

NORTH

WISCONSIN
ROBERT P. YUHAS
ARCHITECT

Robert P. Yuhas
2/18/25

CODE DESIGN CRITERIA

GOVERNING CODE:
WISCONSIN ENROLLED 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC) CHAPTER 11 ADDITIONS.

OCCUPANCY: FACTORY GROUP F-1 WITH ACCESSORY GROUP BUSINESS B.

CONSTRUCTION CLASSIFICATION: VB (ENTIRE BUILDING TO COMPLY TO MOST STRINGENT TYPE VB CONSTRUCTION)

BUILDING NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM.

ALLOWABLE BUILDING AREA PER TABLE 506.2 = 8,500 S.F.

ALLOWABLE BUILDING AREA INCREASE DUE TO STREET FRONTAGE PER SECTION 506.2
75% MAXIMUM INCREASE FOR FULLY OPEN PERIMETER
8,500 SF + 8,500 SF (.75) = 8,500 SF + 6,375 SF = 14,875 SF

ALLOWABLE FIRE AREA WITHOUT AUTOMATIC SPRINKLERS FOR F1 OCCUPANCY PER FIGURE 903.2 = 12,000 SF

GENERAL NOTES

PROJECT SCOPE CONSIST OF AN ADDITION AND CHANGE OF CONSTRUCTION TYPE OF EXISTING BUILDING FROM TYPE IIB TO VB.

MECHANICAL, ELECTRICAL & PLUMBING TO BE DESIGN/BUILD AND DESIGNED, PERMITTED AND INSTALLED BY LICENSED PROFESSIONALS.

ALL CONTRACTORS WORK TO CONFORM TO LOCAL, STATE & FEDERAL CODES AND REGULATIONS.

DRAWING INDEX

1 - FLOOR PLAN, ARCHITECTURAL SITE PLAN & CODE DESIGN CRITERIA
2 - EXTERIOR ELEVATIONS & WALL SECTION

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RPY Architecture, LLC
3316 N Wisconsin St., Racine, WI 53402
262-994-9285 mb_yuhas@yahoo.com

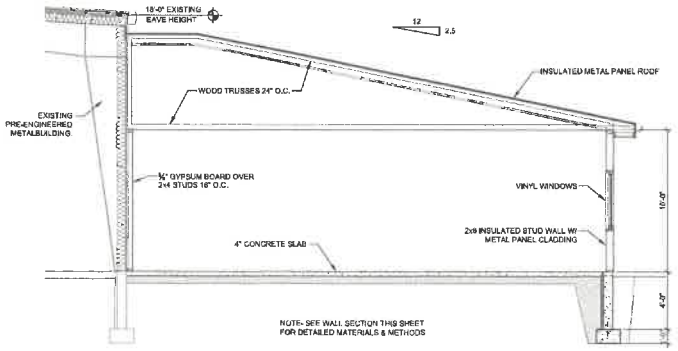
BUILDING ADDITION FOR: GLEASON PROPERTIES

2232 N SYLVANIA AVE., YORKVILLE, WI 53177

PLAN DATES:
2-18-2025

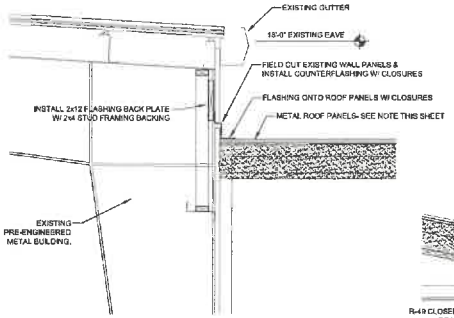
SHEET
1 of 2

C:\Users\Drew\Documents\RPY\Projects\2024\Gleason 2232 N Sylvania addition\Gleason 2232 N Sylvania addition.dwg 2/18/2025 2:47:47 PM, DWG To PDF.pc3



BUILDING SECTION

SCALE: ¼" = 1'-0"



DETAIL @ NEW ROOF TO EXISTING

SCALE: ¾" = 1'-0"

SOUTH ELEVATION

NORTH ELEVATION SIMILAR BUT OPPOSITE HAND

SCALE: ¼" = 1'-0"

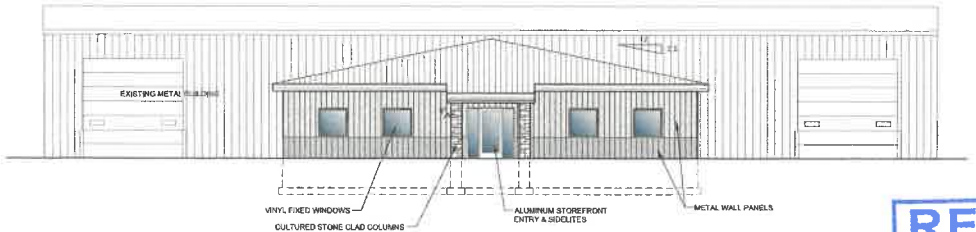
THERMAL ENVELOPE

ROOF: R-49 CLOSED CELL SPRAY FOAM INSULATION.

WALL: R-21 FIBERGLAS CAVITY INSULATION W/ R-4 XPS CONTINUOUS INSULATION.

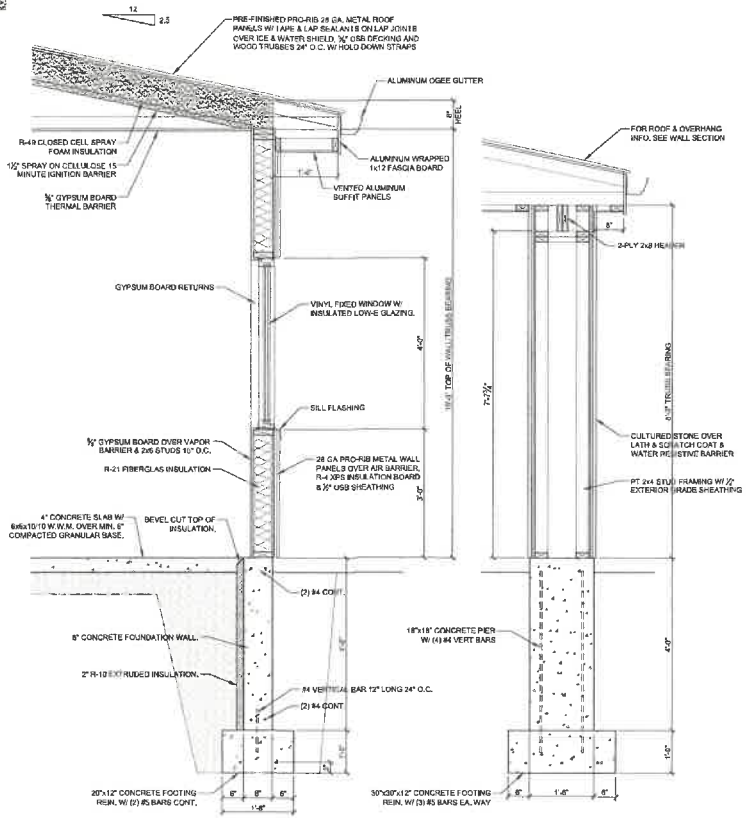
WINDOWS: FIXED VINYL/FIBERGLAS BY VECTOR- PRODUCT ID RRTAK-25. 0.22 U-FACTOR.

ENTRY: TUBELITE 14000 SERIES STOREFRONT, ALUMINUM THERMAL BREAK FRAMING W/ 0.32 U-FACTOR GLAZING AND 0.31 SHGC. AAMA 1503-09



EAST ELEVATION

SCALE: ¼" = 1'-0"



TYP. WALL SECTION

SCALE: ¾" = 1'-0"

CANOPY COLUMN SECTION

SCALE: ¼" = 1'-0"

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PLAN DATES:
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SHEET 2 of 2