

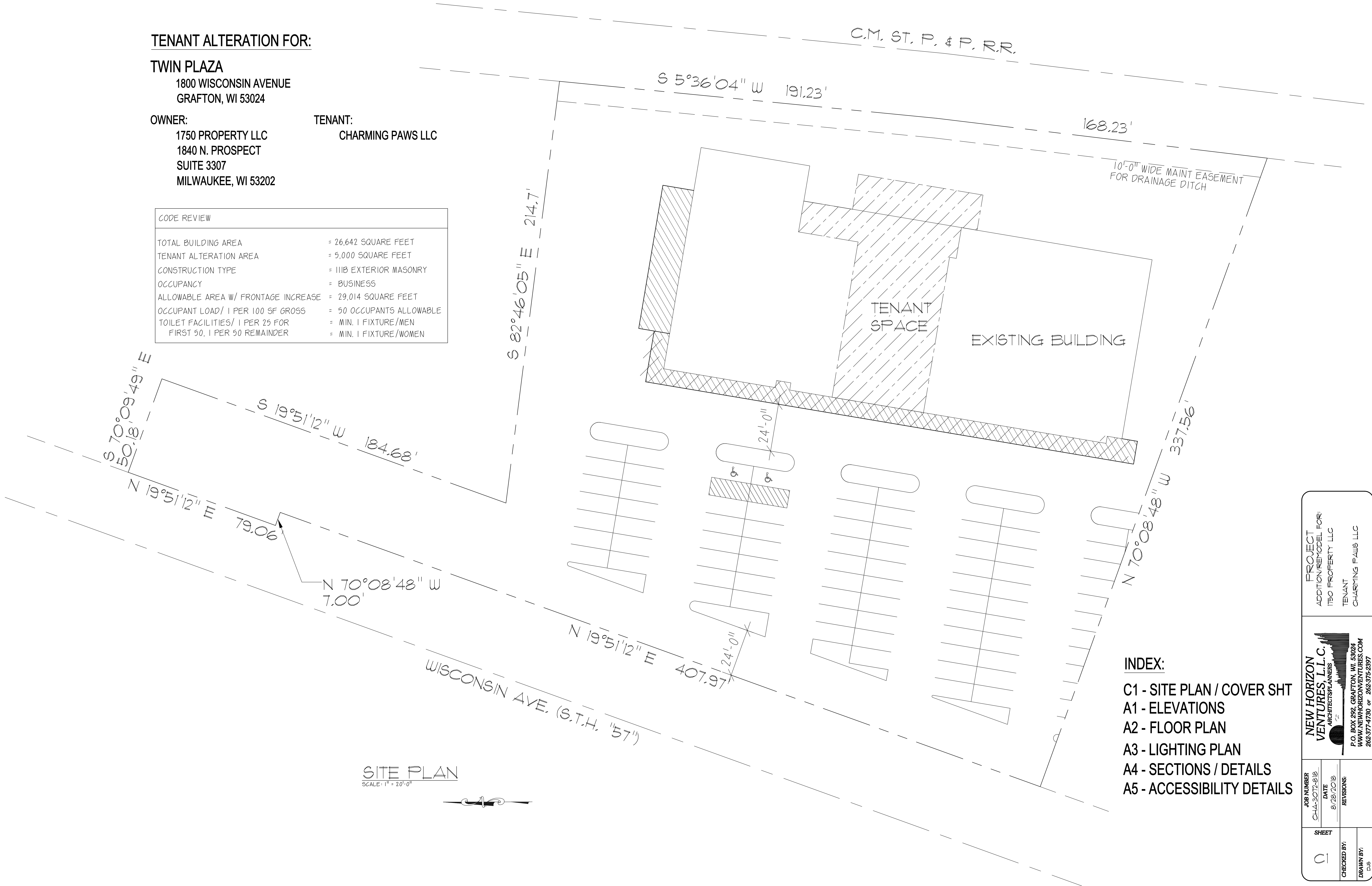
TENANT ALTERATION FOR:

TWIN PLAZA
1800 WISCONSIN AVENUE
GRAFTON, WI 53024

OWNER:
1750 PROPERTY LLC
1840 N. PROSPECT
SUITE 3307
MILWAUKEE, WI 53202

TENANT:
CHARMING PAWS LLC

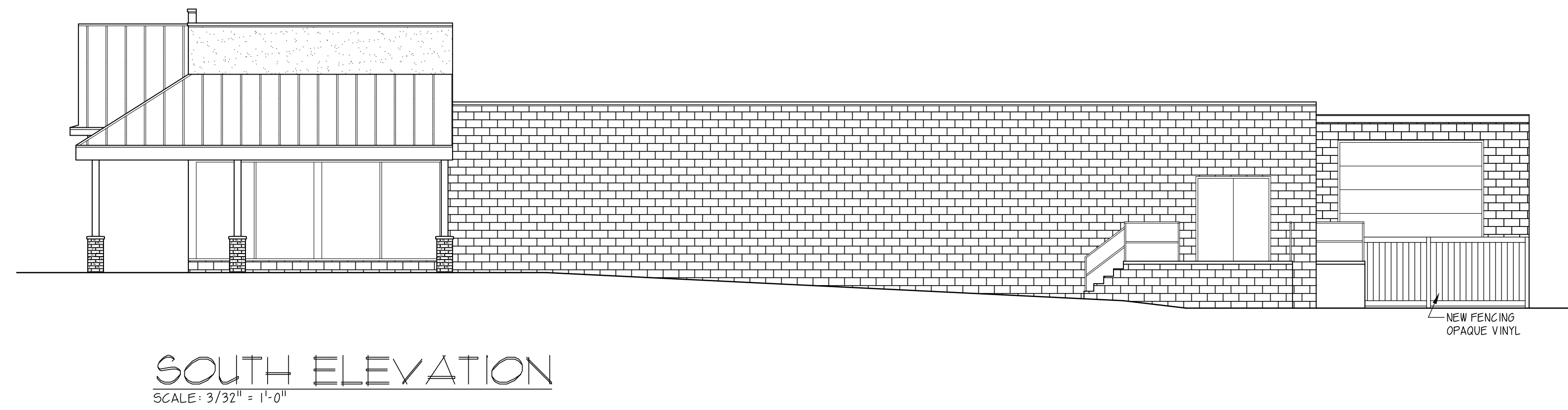
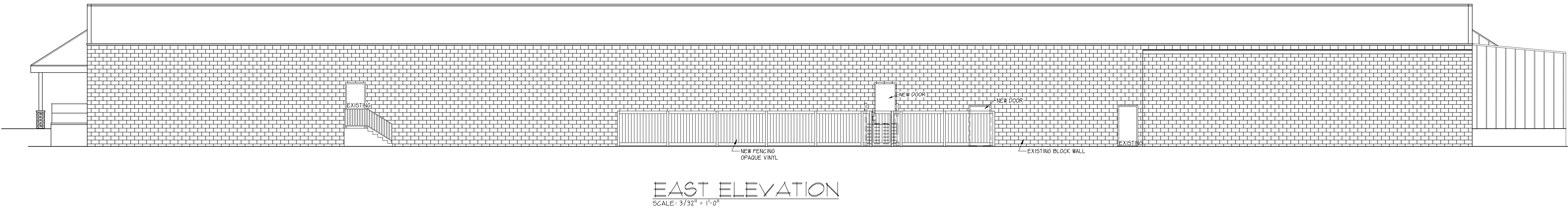
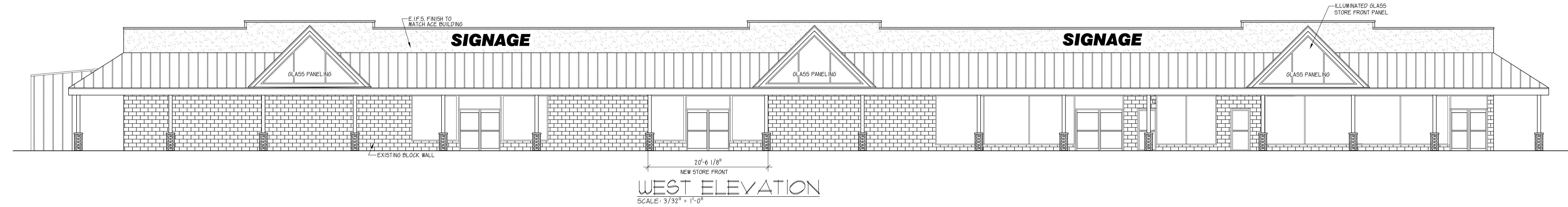
CODE REVIEW	
TOTAL BUILDING AREA	= 26,642 SQUARE FEET
TENANT ALTERATION AREA	= 9,000 SQUARE FEET
CONSTRUCTION TYPE	= IIIB EXTERIOR MASONRY
OCCUPANCY	= BUSINESS
ALLOWABLE AREA W/ FRONTAGE INCREASE	= 29,014 SQUARE FEET
OCCUPANT LOAD/ 1 PER 100 SF GROSS	= 50 OCCUPANTS ALLOWABLE
TOILET FACILITIES/ 1 PER 25 FOR FIRST 50, 1 PER 50 REMAINDER	= MIN. 1 FIXTURE/MEN = MIN. 1 FIXTURE/WOMEN



SITE PLAN
SCALE: 1" = 20'-0"

- INDEX:
- C1 - SITE PLAN / COVER SHT
 - A1 - ELEVATIONS
 - A2 - FLOOR PLAN
 - A3 - LIGHTING PLAN
 - A4 - SECTIONS / DETAILS
 - A5 - ACCESSIBILITY DETAILS

PROJECT ADDITION/REMODEL FOR: 1750 PROPERTY LLC TENANT CHARMING PAWS LLC	
NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 292, GRAFTON, WI 53024 WWW.NEWHORIZONVENTURES.COM 262.377.4730 or 262.375.2397	
JOB NUMBER CHA-3072-B1B	DATE 8/28/2018
CHECKED BY: D.S.	DRAWN BY: D.S.



JOB NUMBER CHA-3072-818	DATE 8/28/2018	REVISIONS:	PROJECT ADDITION/REMODEL FOR: 1750 PROPERTY LLC TENANT: CHARMING PAWS LLC
SHEET A1	CHECKED BY: D.S.	DRAWN BY: D.S.	NEW HORIZON VENTURES, L.L.C. ARCHITECTS/PLANNERS P.O. BOX 292, GRAFTON, WI 53024 WWW.NEWHORIZONVENTURES.COM 262.371.4730 or 262.375.2397

ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

- EXISTING WALLS TO REMAIN
- EXISTING WALL TO REMOVE
- NEW 1/2 WALLS (8'-0" HEIGHT)
- NEW WALLS TO CEILING
- NEW WALLS TO ROOF DECK

ELECTRICAL KEY

- SINGLE POLE SWITCH
- THREE-WAY SWITCH
- MOTION SENSOR
- DUPLEX WALL OUTLET
- 1/6F1" OUTLET
- GFI
- SMOKE DETECTOR
- WALL MOUNTED LIGHT FIXTURE
- PULL CHAIN LIGHT FIXTURE
- DUAL HEAD EMERGENCY UNIT
- DUAL HEAD EMERGENCY UNIT REMOTE, WEATHERPROOF
- EXIT, DIRECTIONAL
- COMBO EXIT, EMERGENCY UNIT DUAL HEAD
- FLUORESCENT LIGHT FIXTURE (2 x 4)
- FLUORESCENT LIGHT FIXTURE (2 x 2)
- LED LIGHT FIXTURE

EXISTING SOFFIT LIGHTING

LOBBY

GROOMING

BOARDING ROOMS

COLUMN

MECHANICAL CORRIDOR

SMALL DOG

SMALL DOG

BIG DOG

MENS

WOMENS

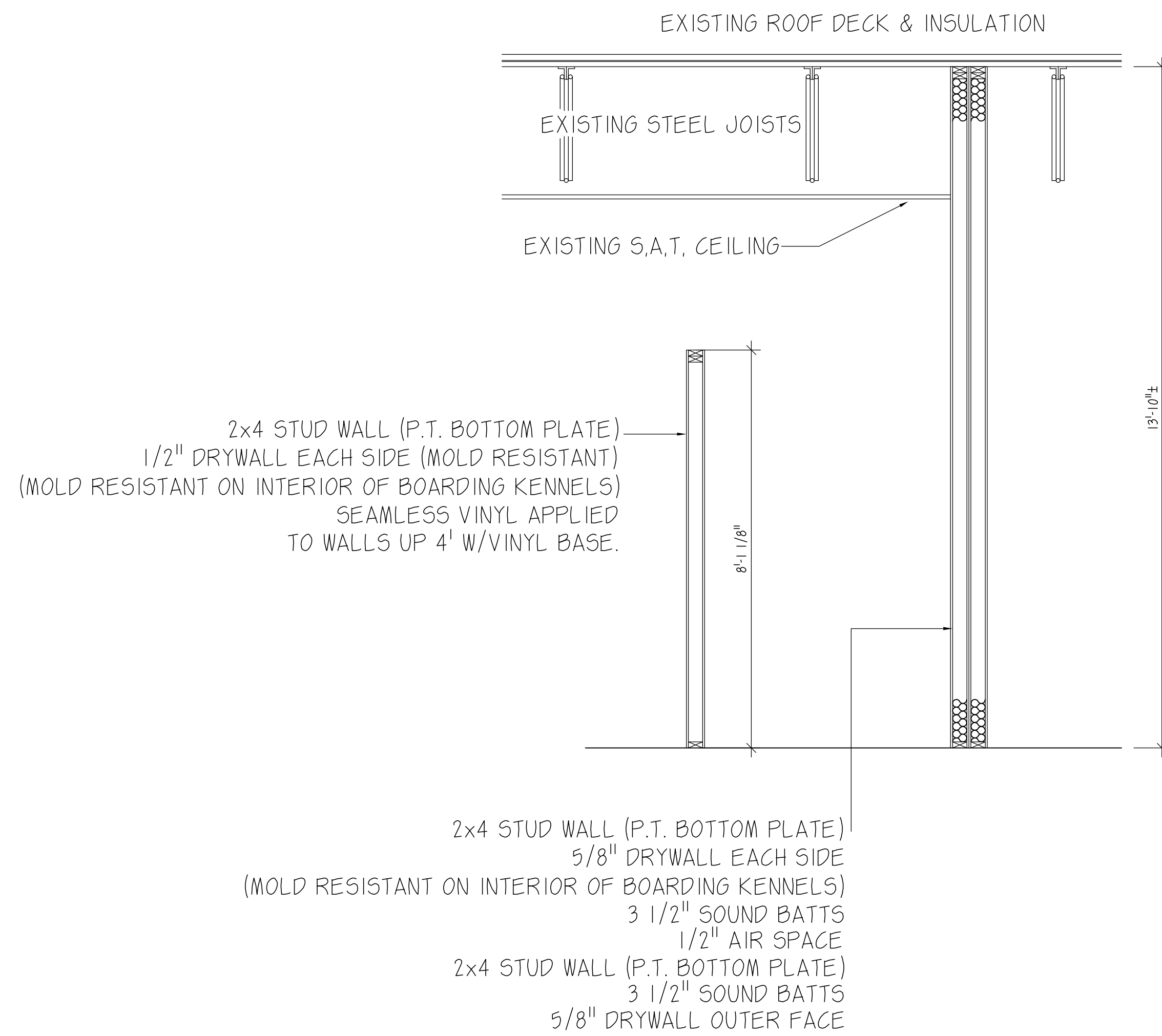
UTILITIES

STORAGE

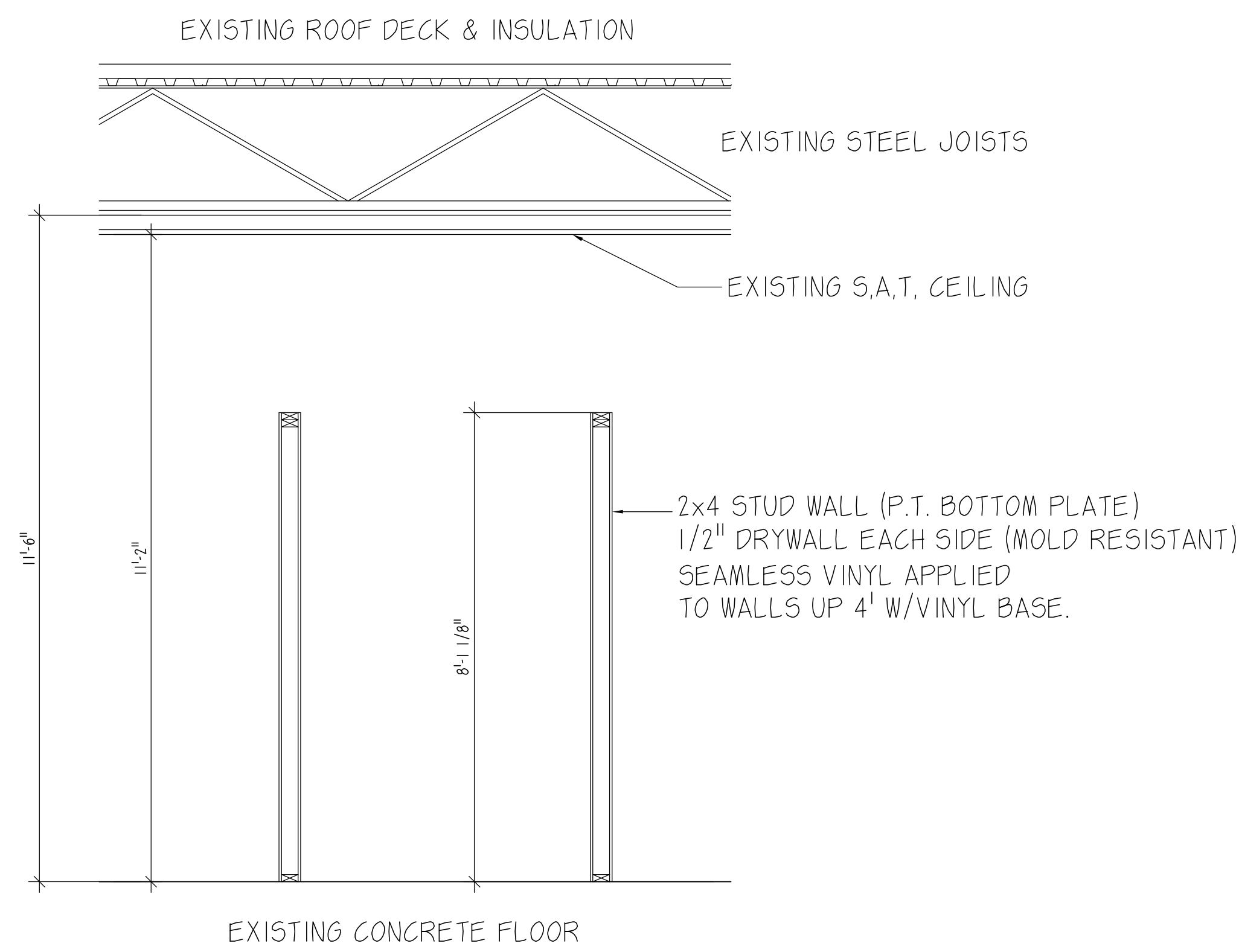
MOP SINK

E-WFT13 WALL MOUNTED LIGHT FIXTURE - SEE SHT A-3 FOR PHOTOMETRICS

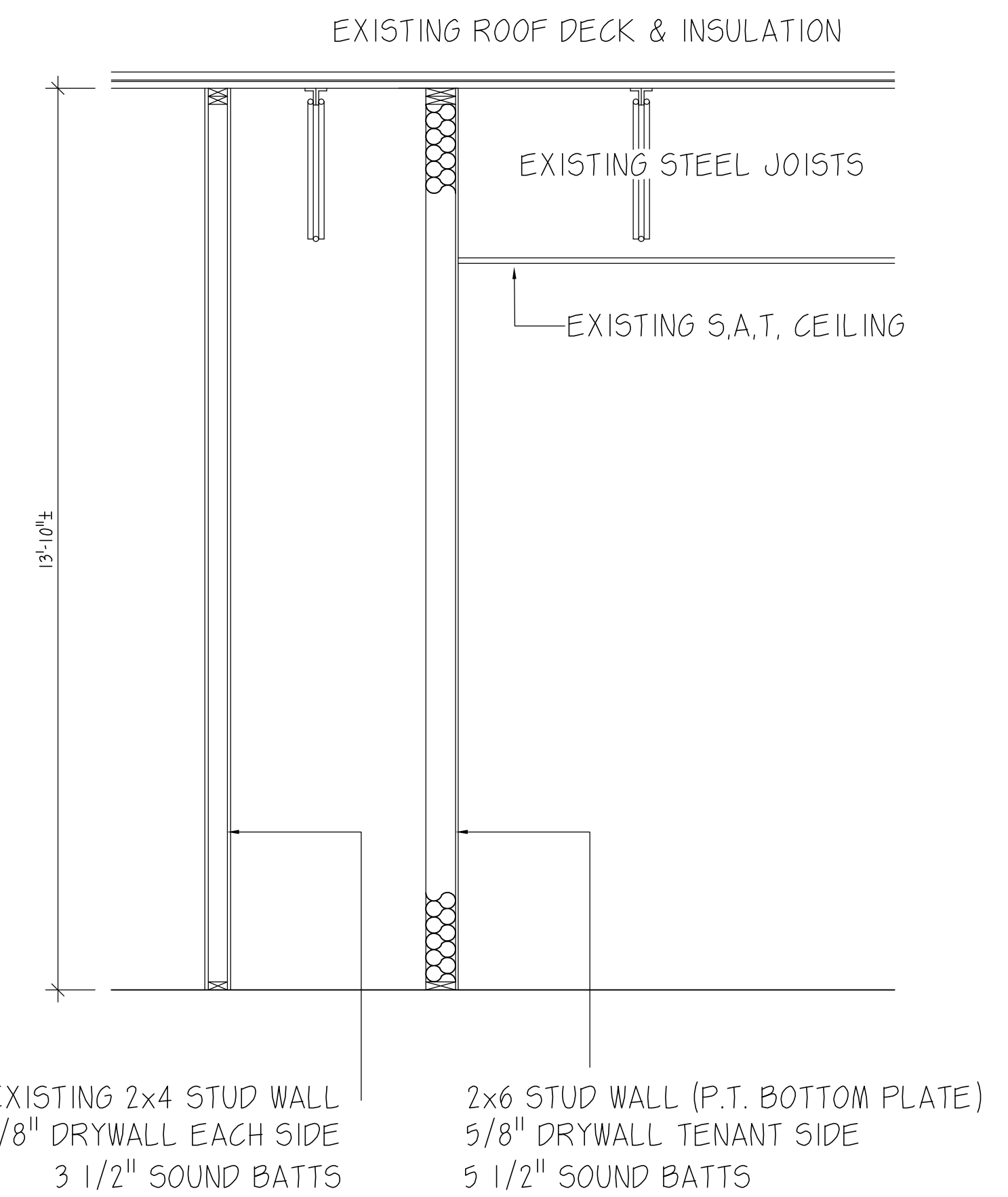
E-WFT13 WALL MOUNTED LIGHT FIXTURE



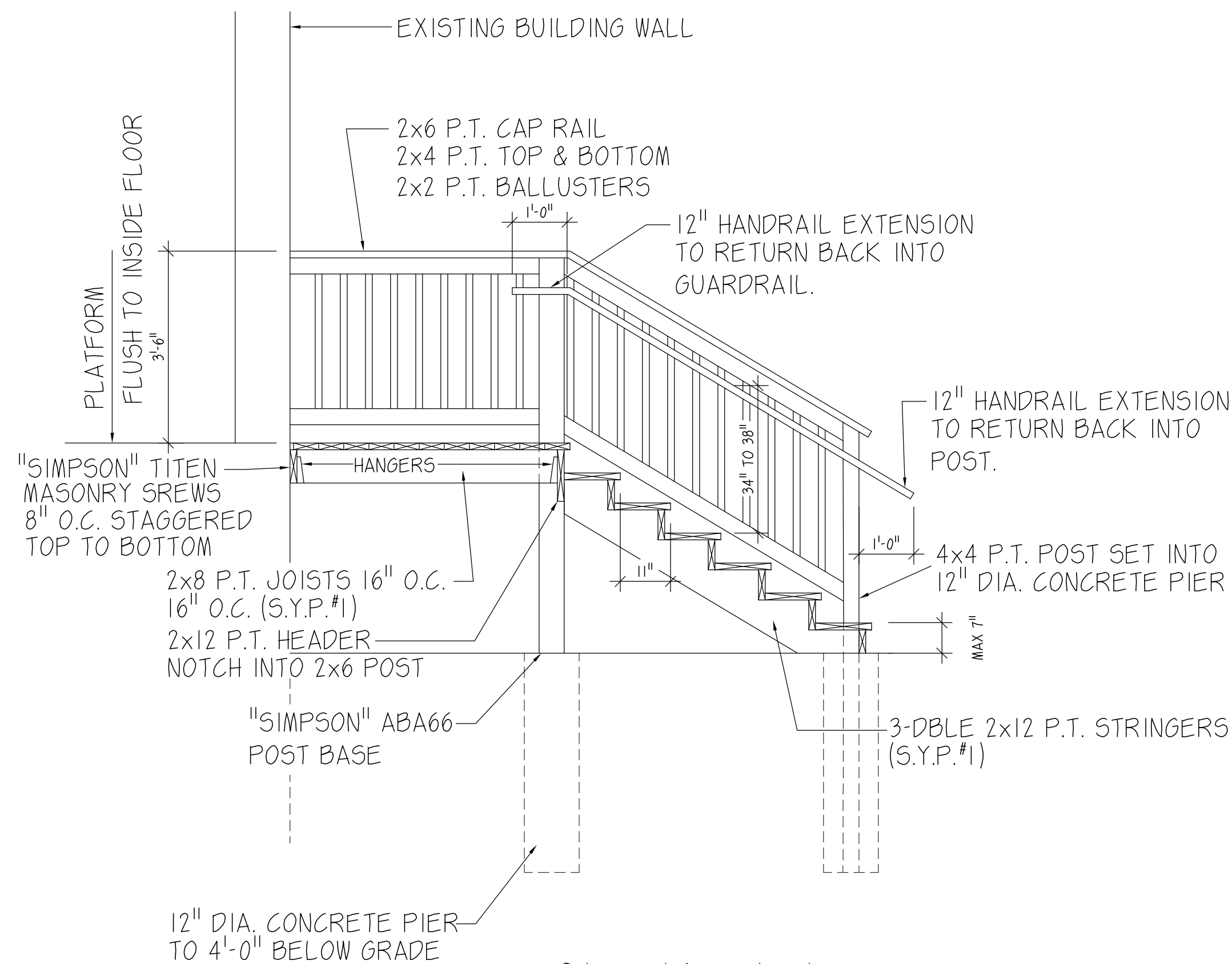
SECTION 1
SCALE: 1/2" = 1'-0"



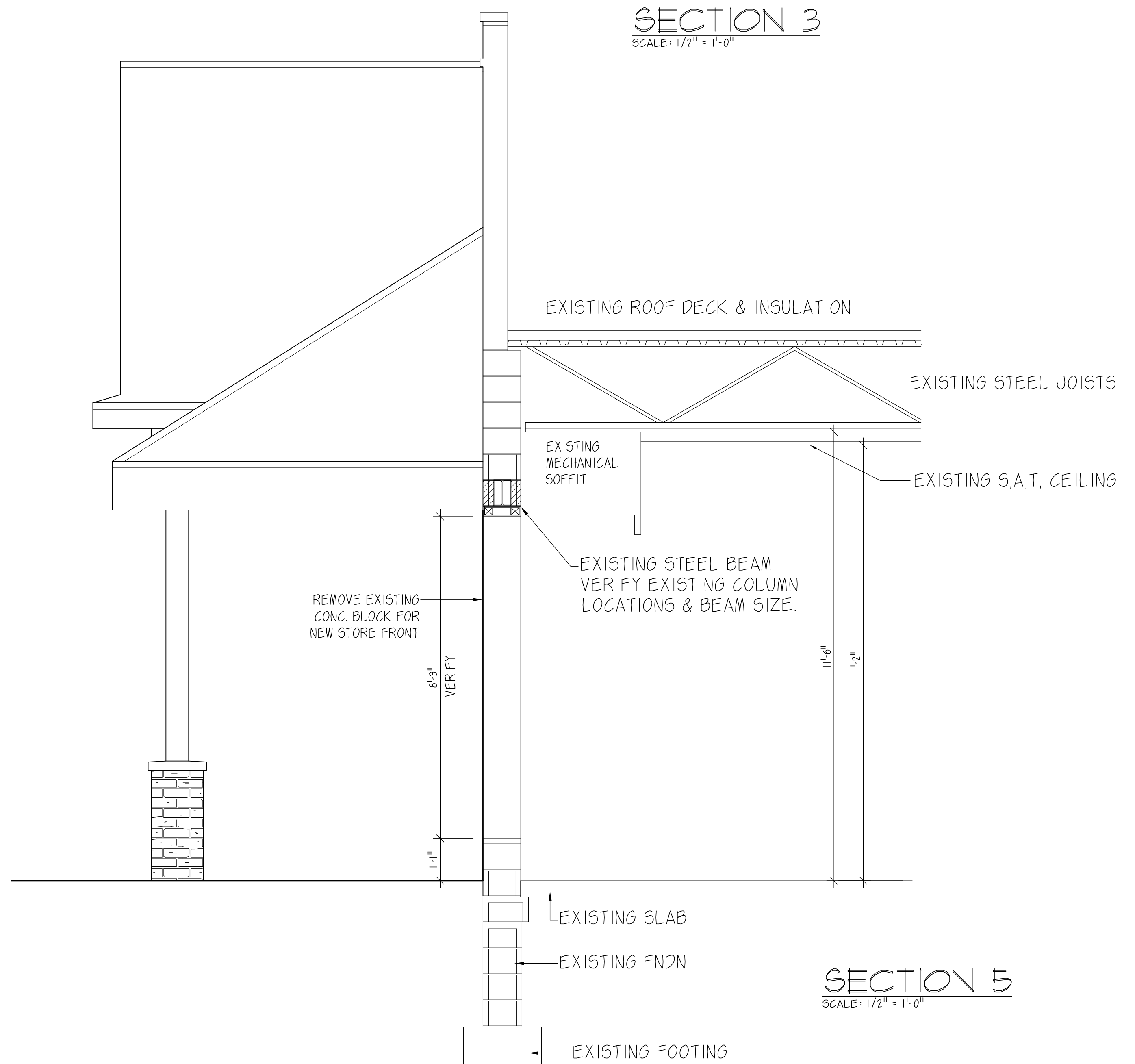
SECTION 2
SCALE: 1/2" = 1'-0"



SECTION 3
SCALE: 1/2" = 1'-0"



SECTION 4
SCALE: 1/2" = 1'-0"



SECTION 5
SCALE: 1/2" = 1'-0"

PROJECT
ADDITION/REMODEL FOR:
1750 PROPERTY LLC
TENANT:
CHARLYNG PAULS LLC

NEW HORIZON
VENTURES, L.L.C.
ARCHITECTS/PLANNERS
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SHEET
A4
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DRAWN BY:
D.S.

ACCESSIBILITY ELEMENTS

ACCESSIBLE AND USABLE
BUILDINGS AND FACILITIES
AMERICAN NATIONAL STANDARDS
ICC/ANSI A117.1-1998

303 Changes in Level

303.2 Vertical. Changes in level 1/4 inch high maximum shall be permitted to be vertical.

303.3 Beveled. Changes in level between 1/4 inch high minimum and 1/2 inch high maximum shall be beveled with a slope not steeper than 1:2.

303.4 Ramped. Changes in level greater than 1/2 inch shall be ramped and shall comply with section 405 or 406.

604 Water Closets:

604.4 Height: The top of water closet seats shall be 17 inches minimum and 19 inches maximum above the floor or ground. Seats shall not return automatically to a lifted position.

604.6 Flush Controls: Flush controls shall be hand operated or automatic. Hand-operated flush controls shall comply with Section 309

604.7 Dispensers: Toilet paper dispensers shall comply with Section 309.4 and shall be 7 inches minimum and 9 inches maximum in front of the water closet. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the floor or ground. There shall be a clearance of 1 1/2 inches minimum below 12 inches minimum above the grab bar. Dispensers shall not be of a type that control delivery, or that do not allow contiguous paper flow.

604.8 Toilet Compartments: See Detail

604.5 Grab Bars: See Detail

605 Urinals. See Detail

603.3 Mirrors. See Detail

606 Lavatories and Sinks. See Detail

606.4 Faucets. Faucets shall comply with Section 309. Hand-operated, self-closing faucets shall remain open for 10 seconds minimum.

606.6 Exposed Pipes and Surfaces. 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.

609 Grab Bars. See Details for position

609.1 General. Grab bars in accessible toilet or bath facilities shall comply with Section 609.

609.2 Size. Grab bars shall have a circular cross section with a diameter of 1 1/4 inch minimum to 1 1/2 inches maximum, or shall provide equivalent graspability complying with Section.

609.2.1 Non-Circular Cross Section. permitted provided they have a perimeter dimension of 4 inches minimum and 4.8 inches maximum and with edges having a 1/8 inch minimum radius.

609.3 Spacing. The space between the wall and the grab bar shall be 1 1/2 inches. The space between the grab bar and objects below and at the end shall be 1 1/2 inches minimum. The space between the grab bar and projecting objects above shall be 15 inches minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be 1 1/2 inches minimum.

609.8 Structural strength.

shall not be exceeded for materials used where a vertical or horizontal force of 250 lb is applied at any point on the grab bar, fastener mounting device, or supporting structure.

Allowable stresses in bending, shear, and tension

404 Doors and Doorways.

404.2.3 Clear Width. Doorways shall have a clear opening of 32 inches (815 mm) minimum.

Clear opening of doorway with swinging doors shall be measured between the face of door and stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the floor or ground. Projections into the minimum clear opening width more than 34 inches (865 mm) and up to 80 inches (2020 mm) above the floor or ground are permitted but shall not exceed 4 inches (102 mm).

404.2.5 Thresholds at Doorways. Thresholds if provided, at doorways shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 302 and 303.

404.2.7 Door Hardware. Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Such hardware shall be 48 inches maximum above the floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location.

405 Ramps.

405.1 General. Walking surfaces on accessible routes with a running slope steeper than 1:20 are ramps and shall comply with Section 405

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.5 Clear Width. The clear width of a ramp run shall be 36 inches minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

CONTINUE

405.7 Landings. Ramps shall have landings at bottom and top of each run.

Landings shall comply with Sections 405.7.1 through 405.7.5.

405.7.1 Slope. Landings shall have a slope not steeper than 1:48 and shall comply with Section 302

405.7.2 Width. Clear width of landings shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing length shall be 60 inches minimum clear.

405.7.4 Change in Direction. Ramps that have change in direction at landings shall have a 60 inch minimum by 60 inch minimum landing.

405.8 Handrails. Ramps with a rise greater then 6 inches shall have handrails complying with Section 505. Handrails shall not reduce the required clearances of a ramp run or landing.

502.6 Identification. Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with Section 703.7. Such signs shall be 60 inches minimum above the floor or ground surface of the parking space, measured to the bottom of the sign.

504 Stairways.

504.1 General. Accessible stairs shall comply with Section 504.

504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depth. Risers shall be 4 inches high minimum and 7 inches maximum. Treads shall be 11 inches deep minimum, measured from riser to riser.

504.3 Open Risers. Open risers shall not be permitted.

504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosings shall be 1-1/2 inches maximum beyond the tread below.

505 Handrails.

505.1 General. Handrails required by Section 405 for ramps or Section 504 for stairs shall comply with Section 505.

505.2 Location. Handrails shall be provided on both sides of stairs and ramps.

505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Sections 505.10 and 307.

505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above the stair nosings and ramp surfaces. Handrails shall be at a consistent height above stair nosings and ramp surfaces.

505.5 Clearance. Clear space between handrail and wall shall be 1 1/2 inches

505.6 Gripping Surface. Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions.

EXCEPTION: Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions provided they comply with the following criteria:

- 1) not more than 20 percent of the handrail length is obstructed.
- 2) horizontal projections beyond the sides of the handrail occur 2 1/2 inches minimum below the bottom of the handrail
- 3) edges have a 1/8 inch minimum radius.

505.7 Cross Section. Handrails shall have a circular cross section with an outside diameter of 1 1/4 inch minimum and 2 inches maximum, or shall provide equivalent graspability complying with Section 505.7.1.

505.7.1 Non-Circular Cross Section. Handrails with other shapes shall be permitted provided they have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and provided their largest cross section dimension is 2 1/4 inches maximum.

505.8 Surfaces. Handrails, and wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall have 1/8 inch minimum radius

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrails for stairs and ramps shall have extensions complying with Sections 505.10.1 through 505.10.3.

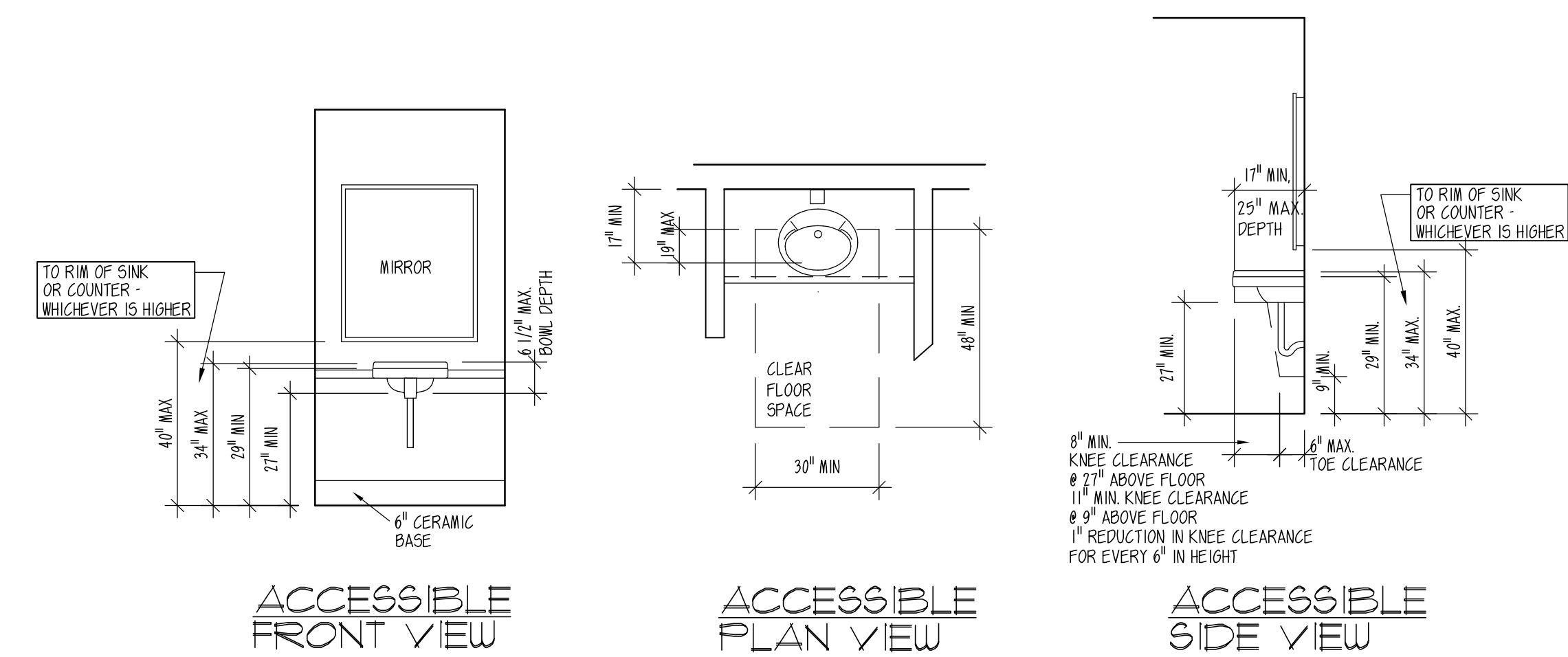
EXCEPTIONS:

1. Continuous handrails at the inside turn of stairs or 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.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally 12 inches minimum beyond the top and bottom of ramp runs. Such extension shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run.

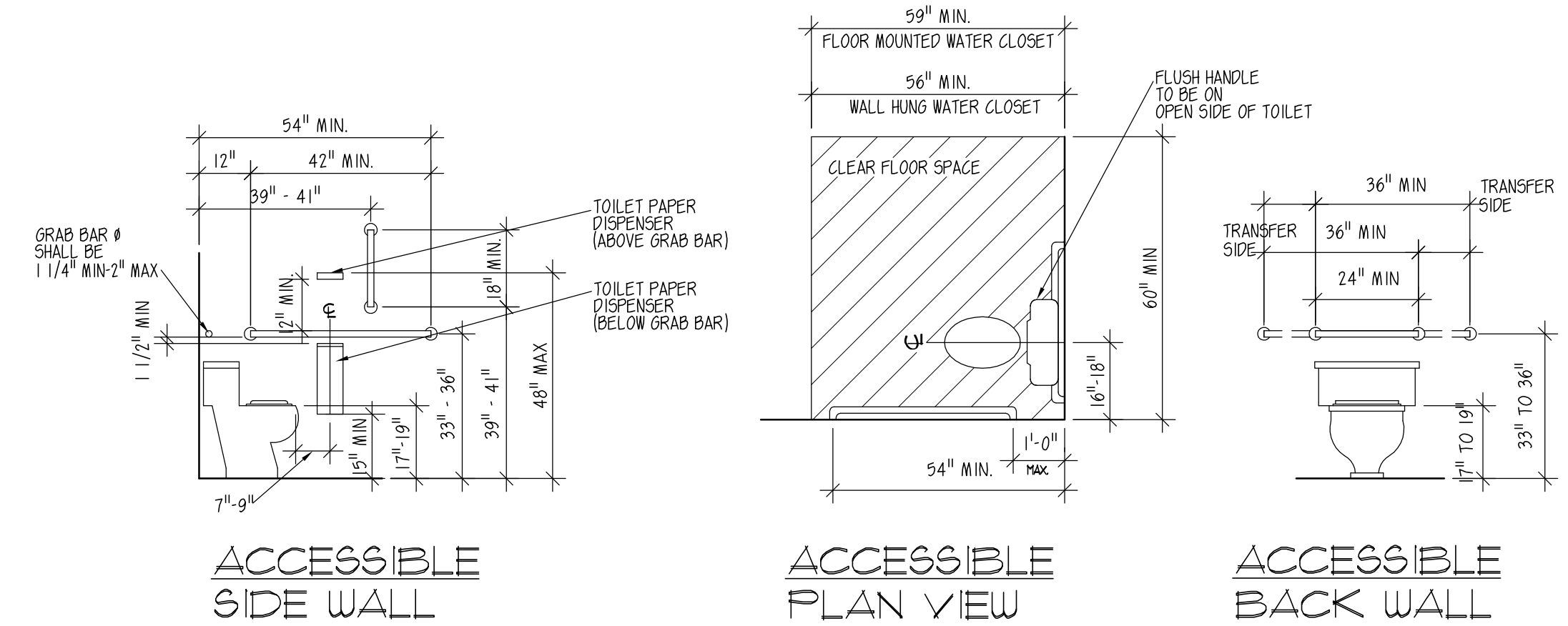
505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Such extension shall return to a wall, guard, or walking surface, or shall be continuous to the handrail of an adjacent stair flight.

505.10.3 Bottom Extension at Stairs. At the bottom of a stair flight, handrails shall extend to the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight or shall return to a wall, guard, or the walking surface. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Such extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail or an adjacent stair flight.



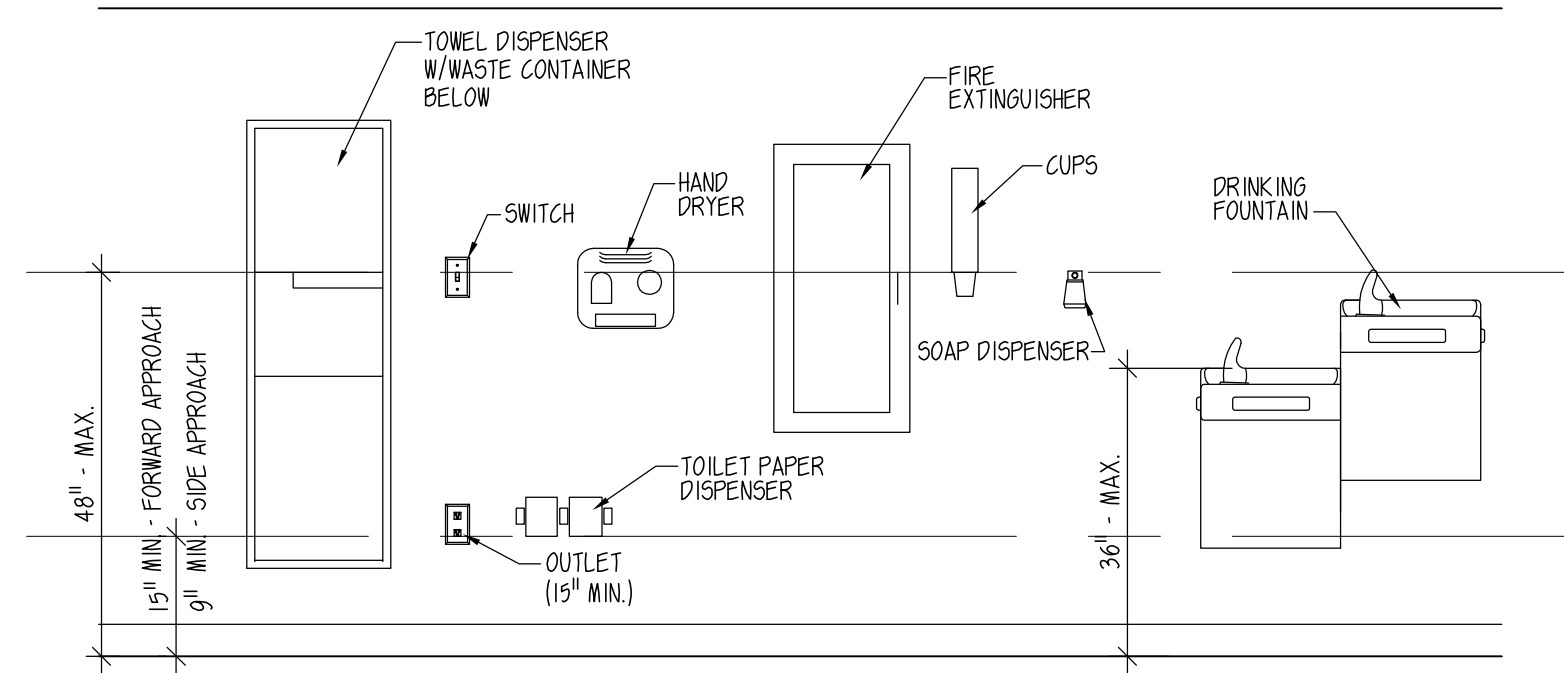
ACCESSIBLE VANITY DETAILS

SCALE: 3/8" = 1'-0"



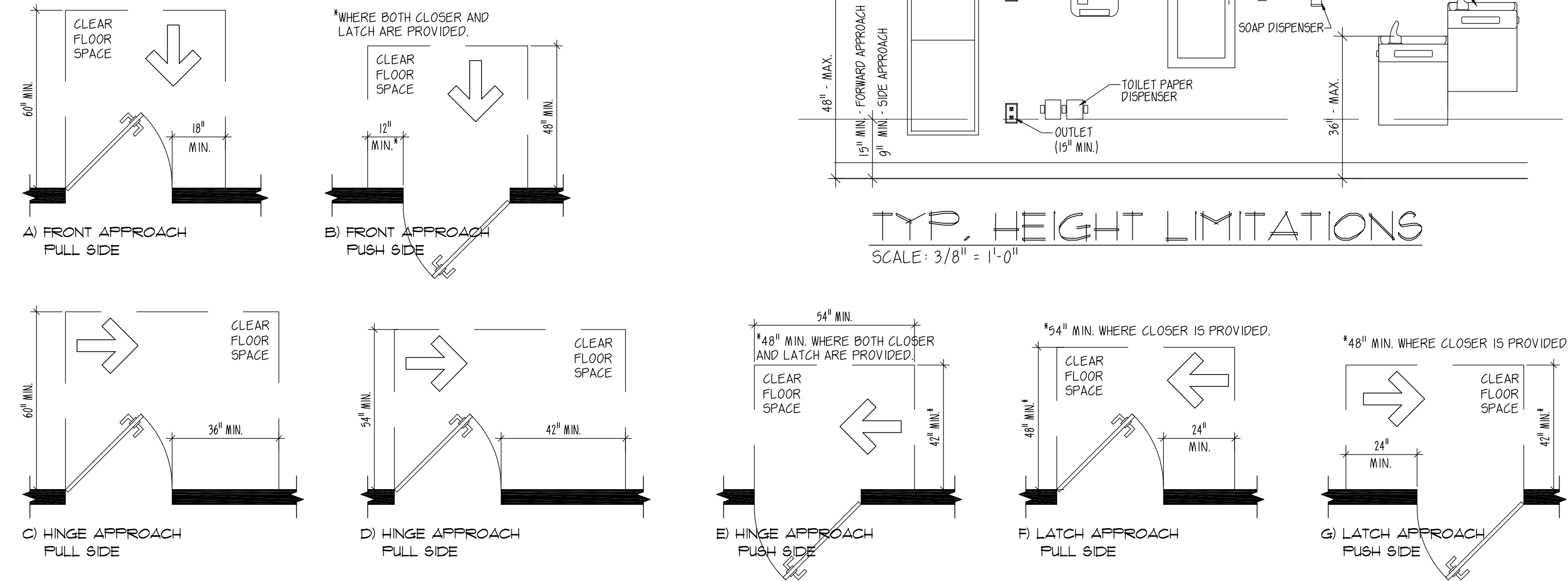
ACCESSIBLE WATER CLOSET DETAILS

SCALE:



TYP. HEIGHT LIMITATIONS

SCALE: 3/8" = 1'-0"



MANEUVERING CLEARANCE @ SWINGING DOORS

SCALE: 3/8" = 1'-0"

PROJECT
ADDITION/REMODEL FOR:
ITEO PROPERTY LLC
TENANT:
CHARMING PAULS LLC

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