

PRO HEALTH CHIROPRACTIC

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR
A.B.	ANCHOR BOLT
AGGR.	AGGREGATE
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
B.W.	BOTH WAYS
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOT.	BOTTOM
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
DEG.	DEGREE
DIAG.	DIAGONAL
DN.	DOWN
D.S.	DOWNSPOUT
E.J.	EXPANSION JOINT
E.W.	EACH WAY
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
FDM.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FTG.	FOOTING
FURR.	FURRING
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GA.	GAUGE
GALV.	GALVANIZED
H.B.	HOSE BIB
HDWD.	HARDWOOD
HDWE.	HARDWARE
HT.	HEIGHT
HVAC.	HEATING, VENTILATION AND AIR CONDITIONING
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JNT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAV.	LAVATORY
LT.	LIGHT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MIR.	MIRROR
MTL.	METAL
MUL.	MULLION
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OH.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
PLYWD.	PLYWOOD
PR.	PAIR
R.O.	ROUGH OPENING
REQ'D.	REQUIRED
RM.	ROOM
S.C.	SOLID CORE
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
SUSP.	SUSPENDED
T&B	TOP AND BOTTOM
THK.	THICK
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
VER.	VERIFY
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
WD.	WOOD



PROJECT INFORMATION

PROJECT ADDRESS

407 N MAIN ST.
THIENSVILLE, WI 53092

BUILDING CODE

IBC 2015/ IBC 2015
ANSI A117.1 2009

USE AND OCCUPANCY

B- BUSINESS

TYPE OF CONSTRUCTION

VB- UNPROTECTED;
NON-SPRINKLERED

BUILDING HEIGHT & AREA

11'-8" / 3,275 S.F.



ARCHITECTURE FIRM

DISTINCTIVE DESIGN STUDIO
215 PINE STREET
SHEBOYGAN FALLS, WI 53085

CONTACT: STEVEN M PESKIE (PRINCIPAL)
PHONE: (920)-395-1090
EMAIL: STEVE@DISTINCTIVEDESIGNSTUDIO.COM

CONTRACTOR

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

STRUCTURAL ENGINEER

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

CIVIL ENGINEER

TBD

CONTACT: TBD
PHONE: TBD
EMAIL: TBD

SYMBOLS LEGEND

	DEMO WALLS
	EXISTING WALLS
	NEW WALLS
ROOM NAME	ROOM NAME
150 SF	
	(TRANSOM - IF APPLICABLE)
	WINDOW TAG
	SEE WINDOW SCHEDULE
	DOOR TAG
	SEE DOOR SCHEDULE
	LEVEL HEIGHT

SHEET LIST

SHEET #	SHEET NAME	REVISION	DATE
GENERAL			
G000	COVER	2	01.10.20
G400	CODE SUMMARY	2	01.10.20
G401	CODE REVIEW	2	01.10.20
CIVIL			
C100	ARCHITECTURAL SITE PLAN	2	01.10.20
DEMOLITION PLANS			
AD101	DEMO PLANS	2	01.10.20
CONSTRUCTION PLANS			
A100	LOWER LEVEL PLAN	2	01.10.20
A101	1ST FLOOR PLAN	2	01.10.20
A102	REFLECTED CEILING PLAN	2	01.10.20
A103	ROOF PLAN	2	01.10.20
A201	EXTERIOR ELEVATIONS	2	01.10.20
A300	SECTIONS	2	01.10.20
A301	SECTIONS	2	01.10.20
A401	INTERIOR ELEVATIONS	2	01.10.20
A501	DETAILS	2	01.10.20
A601	SCHEDULES	2	01.10.20

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND SPECIFICATIONS AS PUBLISHED AND ADOPTED BY THE GOVERNING AUTHORITY. SHOULD A CONFLICT OCCUR BETWEEN THE IBC AND THE DRAWINGS, THE IBC SHALL GOVERN.
- WRITTEN DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE, UNO.
- THE USE OF THESE DOCUMENTS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS (WHOLE OR IN PART) FOR ANY OTHER PURPOSE IS PROHIBITED. OWNERSHIP OF THESE DOCUMENTS REMAINS WITH DISTINCTIVE DESIGN STUDIO.
- THE DESIGNER IS NOT RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND FOR THE MEANS, METHOD, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
- THE CONTRACTOR AND ANY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ALL WORK AND MUST MEET ALL REQUIREMENTS DICTATED BY THE IBC.
- THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, LOCAL, AND SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRESCRIPTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR SECURING AND MAINTAINING ALL NECESSARY INSURANCE INCLUDING WORKERS COMPENSATION.
- THE CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK INCLUDING ADEQUATE PRE-REVIEW OF ALL SHOP DRAWINGS. ERRORS DUE TO LACK OF REVIEW AND/OR COORDINATION SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE DESIGNER ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
- ALL MATERIAL USED IN THE CONSTRUCTION OF THIS PROJECT SHALL BE NEW UNLESS OTHERWISE NOTED. REJECT AND REPLACE ANY DAMAGED MATERIAL RESULTING FROM WARPING, WEATHER DAMAGE, OR OTHER CAUSES.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES IN A NEAT AND ORDERLY FASHION. CONSTRUCTION DEBRIS REMOVAL FROM THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS.
- GLAZING INSTALLED IN HAZARDOUS LOCATIONS (BATHROOMS) TO BE TEMPERED SAFETY GLAZING PER IBC.
- ALL WINDOW / DOOR SIZES ARE NOMINAL FRAME SIZE. CONTRACTOR TO VERIFY ROUGH OPENING SIZES FROM SUPPLIER BEFORE CONSTRUCTION.

PLUMBING NOTES

- ALL PLUMBING DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILT PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE BUILDING CODE.
- VERIFY SIZE OF ALL PLUMBING FIXTURES AND APPLIANCES.

MECHANICAL NOTES

- ALL MECHANICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILT MECHANICAL CONTRACTOR. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND ENERGY CALCULATIONS PER THE BUILDING CODE.
- KITCHEN, BATH, LAUNDRY, AND SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION, VENTING DIRECTLY TO THE OUTSIDE.

ELECTRICAL NOTES

- ALL ELECTRICAL DRAWINGS AND WORK SHALL BE PROVIDED BY THE DESIGN BUILT ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL PERMIT REQUIRED DRAWINGS AND CALCULATIONS PER THE INTERNATIONAL BUILDING CODE.
- VERIFY SIZE OF ALL ELECTRICAL FIXTURE, APPLIANCES AND EQUIPMENT.

ALTERNATES

- PROVIDE ADD ALTERNATE: TO REPLACE ALL EXISTING EXTERIOR SINGLE PANE GLAZING WITH NEW INSULATED GLAZED UNITS. (PROVIDE REQUIRED WOOD TRIMS.
- PROVIDE ADD ALTERNATE: TO REROOF ENTIRE BUILDING WITH NEW MEMBRANE ROOFING AND REQUIRED INSULATION.
- PROVIDE ADD ALTERNATE: TO LIGHTLY SAND, STAIN & VARNISH PAINT ALL EXISTING EXTERIOR WOOD MEMBERS INCLUSIVE OF, BUT NOT LIMITED TO: ALL COLUMNS, BEAMS, ROOF DECK BOARDS, AND WINDOW TRIMS.
- PROVIDE ADD ALTERNATE: TO LIGHTLY SAND, STAIN & VARNISH PAINT ALL EXISTING INTERIOR WOOD MEMBERS INCLUSIVE OF, BUT NOT LIMITED TO: ALL COLUMNS, BEAMS, ROOF DECK BOARDS, AND WINDOW TRIMS.

ALLOWANCES

- PROVIDE \$XXXX.XX ALLOWANCE FOR STAINLESS STEEL HEAVY TIMBER CONNECTORS.

REVISIONS

#	DATE	REV	DESCRIPTION
1	11.06.19		
2	01.10.20		SUBMITTAL SET



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PRO HEALTH CHIROPRACTIC

OFFICE RENOVATION
407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY PLANS

COVER

ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

G000

SCALE: 12" = 1'-0"
NOTE:
12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY

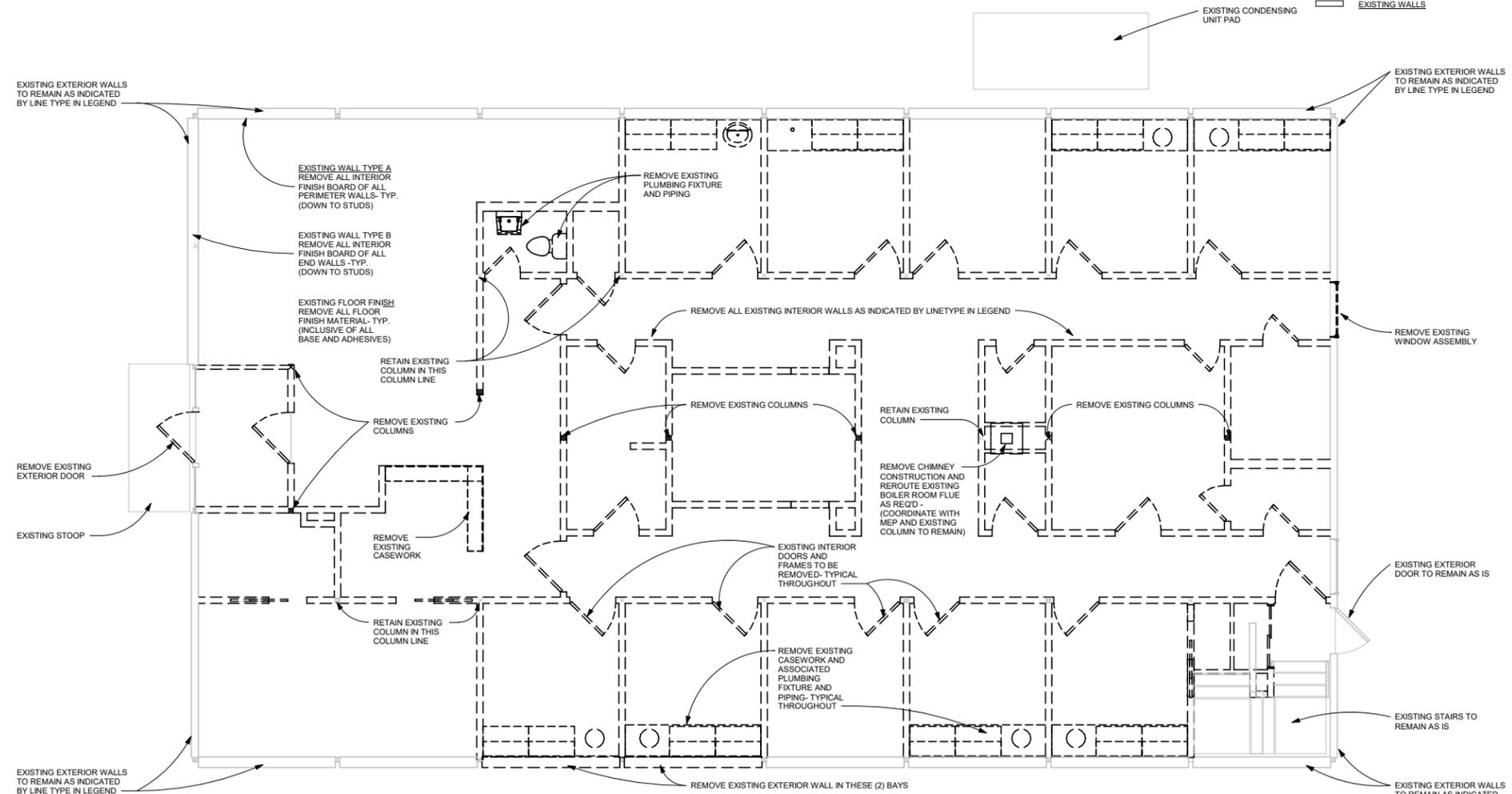


DEMO NOTES

- GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERGROUND UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE OWNER OR TENANTS.
- OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS
- REMOVE ALL UNUSED ELECTRICAL WIRING, CONDUITS, WATER PIPING, VENTS, ETC.
- IT IS THE INTENT THAT ALL EXISTING WORK INTERFERING WITH THE INSTALLATION OF NEW WORK BE REMOVED AS REQUIRED
- DEMOLITION WORK SHALL NOT INTERFERE WITH ACCESS TO INDIVIDUAL TENANT'S SPACES. DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
- DEMOLITION CONTRACTOR SHALL NOT USE ANY CONSTRUCTION METHODS THAT WILL CAUSE DAMAGE TO WORK TO BE LEFT IN PLACE
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS TO THE EXTENT OF DEMOLITION WORK TO BE PERFORMED
- WHILE EVERY ATTEMPT HAS BEEN MADE TO SHOW ALL ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS NOT SHOWN TO BE REMOVED, INTERFERING WITH NEW CONSTRUCTION WORK, SHALL BE REMOVED WITHOUT ADDITIONAL COST TO THE OWNER.
- CARE SHALL BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER SHALL BE NOTIFIED UPON AUTHORIZATION THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
- DURING DEMOLITION AND CONSTRUCTION OPERATIONS PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS, BUT NOT LIMITED TO, BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ALL APPLICABLE RULES AND REGULATIONS.
- IF ANY EXISTING CONSTRUCTION THAT IS TO BE LEFT IN PLACE OR NOT SPECIFICALLY NOTED FOR REMOVAL IS DAMAGED DURING DEMOLITION OR NEW CONSTRUCTION WORK, IT SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
- COORDINATE CONSTRUCTION TIMING, MOVEMENT OF CONSTRUCTION MATERIALS AND STORAGE OF REFUSE CONTAINERS WITH THE OWNER.
- COORDINATE ARCHITECTURAL DEMOLITION WORK WITH ALL OF THE MECHANICAL, ELECTRICAL, TRADES AND DRAWINGS. VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO COMMENCING WORK.
- UPON OPENING OF PERIMETER EXTERIOR WALLS VERIFY ADEQUATE WALL INSULATION AND ADD AS REQUIRED FOR ANY REMOVAL DUE TO INSTALLATION OF NEW ELECTRICAL WIRING RUNS AND ASSOCIATED JUNCTION BOXES.

LEGEND

-  DEMO WALLS
-  EXISTING WALLS



1 FLOOR PLAN - FIRST FLOOR DEMO
1/4" = 1'-0"

DISTINCTIVE DESIGN
S T U D I O

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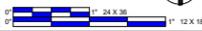
PRELIMINARY PLANS

DEMO PLANS

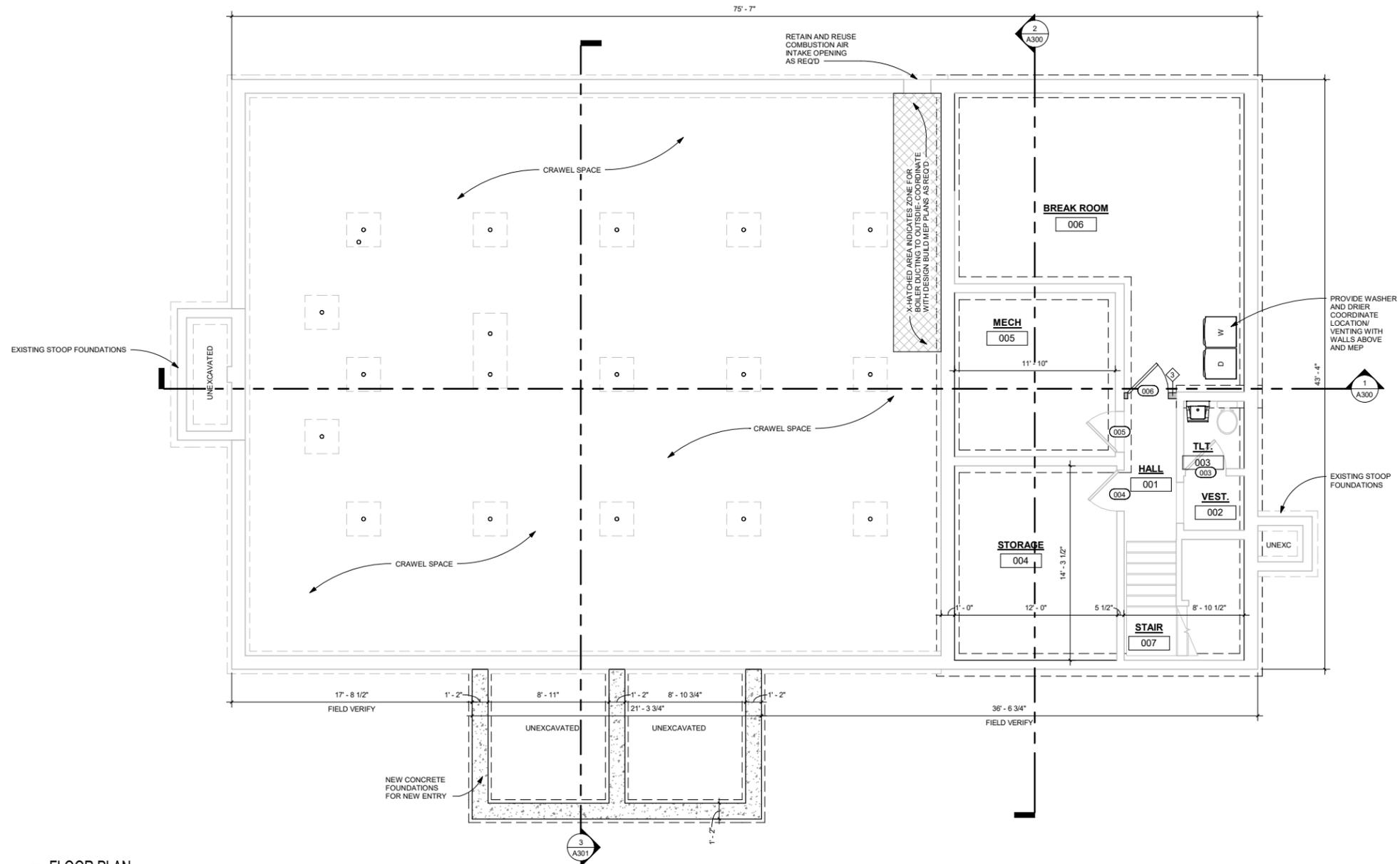
ISSUE DATE: 01.10.20
DRAWN BY: ECK
CHECKED BY: SMP
PROJECT #: 19-054

AD101

SCALE: As indicated
NOTE:
12x18 SETS ARE REDUCED BY 50% SCALE DRAWINGS ACCORDINGLY



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① FLOOR PLAN - LOWER LEVEL EXISTING
1/4" = 1'-0"

REVISIONS	DATE	DESCRIPTION
2	01.10.20	SUBMITTAL SET

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STUDIO

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PRELIMINARY
PLANS

LOWER LEVEL
PLAN

ISSUE DATE: 01.10.20
DRAWN BY: ECK
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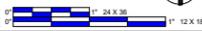
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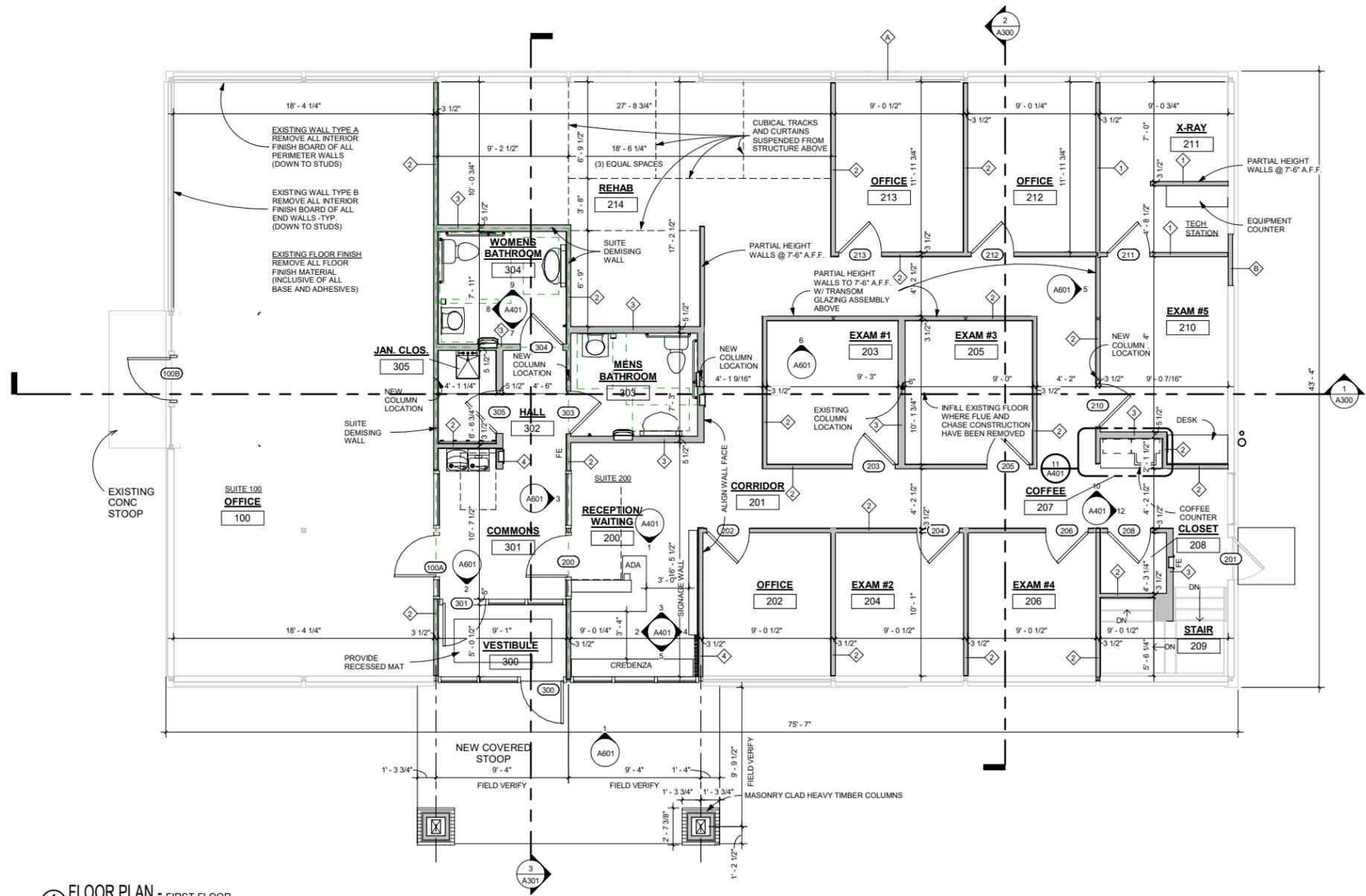
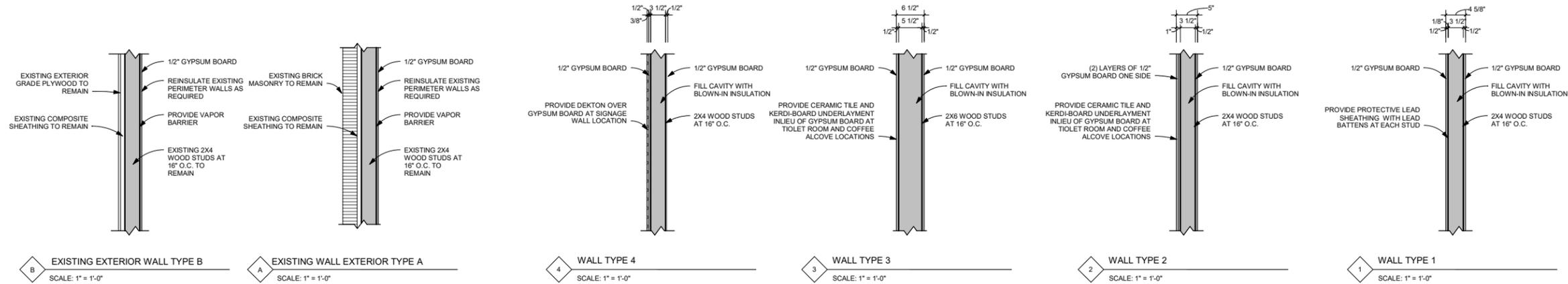
SCALE: 1/4" = 1'-0"
NOTE:
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50% SCALE DRAWINGS
ACCORDINGLY

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THESE DOCUMENTS ARE NOT FOR CONSTRUCTION

IF PRINTED ON 24" X 36" TOP SCALE BAR SHALL BE EXACTLY 1" = 12' X 18"
IF PRINTED ON 12" X 18" BOTTOM SCALE BAR SHALL BE EXACTLY 1" = 6' X 9"
IF EITHER SCALE BAR IS NOT EXACTLY 1" DRAWING IS NOT TO SCALE





REVISIONS	DESCRIPTION
1	DATE: 11.26.19 REV: 01.10.20 SUBMITTAL SET
2	

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PRO HEALTH CHIROPRACTIC

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407 N MAIN ST.
THIENSVILLE, WI 53092

PRELIMINARY PLANS

1ST FLOOR PLAN

ISSUE DATE: 01.10.20
DRAWN BY: JOC
CHECKED BY: SMP
PROJECT #: 19-054

A101
SCALE: As indicated

NOTE:
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