BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	6,900 S.F.	------ S.F.	6,900 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	------ S.F.	------ S.F.
MEZZANINES	------ S.F.	------ S.F.	------ S.F.
FIRE AREA TOTALS	6,900 S.F.	------ S.F.	------ S.F.
REMODEL AREA TOTALS	2,000 S.F.		

BUILDING CODE ANALYSIS

APPLICABLE CODES
2021 International Building Code (w/ WI Amendments)
2021 IEBC (Level 2 Alteration)

OCCUPANCY
E - EDUCATION
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: 16'0" Maximum Allowed: 44'0"
Number of Stories: 1 Maximum Allowed: 1
Total Building Area: 6,900 S.F. Maximum Allowed: 14,250 S.F.
Total Fire Area: 6,900 S.F. Maximum Allowed: 12,000 S.F.
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification IIB PEMB - VB INTERIOR FRAMING
Fire Separation Distance 20'0"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NONE
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load 49
Panic Hardware NO

PLUMBING SYSTEMS
Mens WC Required 1
Womens WC Required 1
Drinking Fountain Required
Other Source YES
Ambulatory Stall Required NO

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

NORTH

CONCEPTUAL SITE PLAN
1" = 20'-0"

0' 10' 20' 40' 80'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

WISCONSIN GREGORY D. STRAUB A-4000 RANDOM LAKE
04/08/2026

ISSUED FOR CONSTRUCTION

T2 DESIGN

TONY TISLAU
W2013 FAIRFIELD LN.
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BUILDING OWNER
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920-889-0707
ANTHONYTISLAU@GMAIL.COM

Revision	Description	Date
1	Revision 1	
2	Revision 2	
3	Revision 3	
4	Revision 4	
5	Revision 5	
6	Revision 6	

Client:
FUNDAMENTALS LLC.

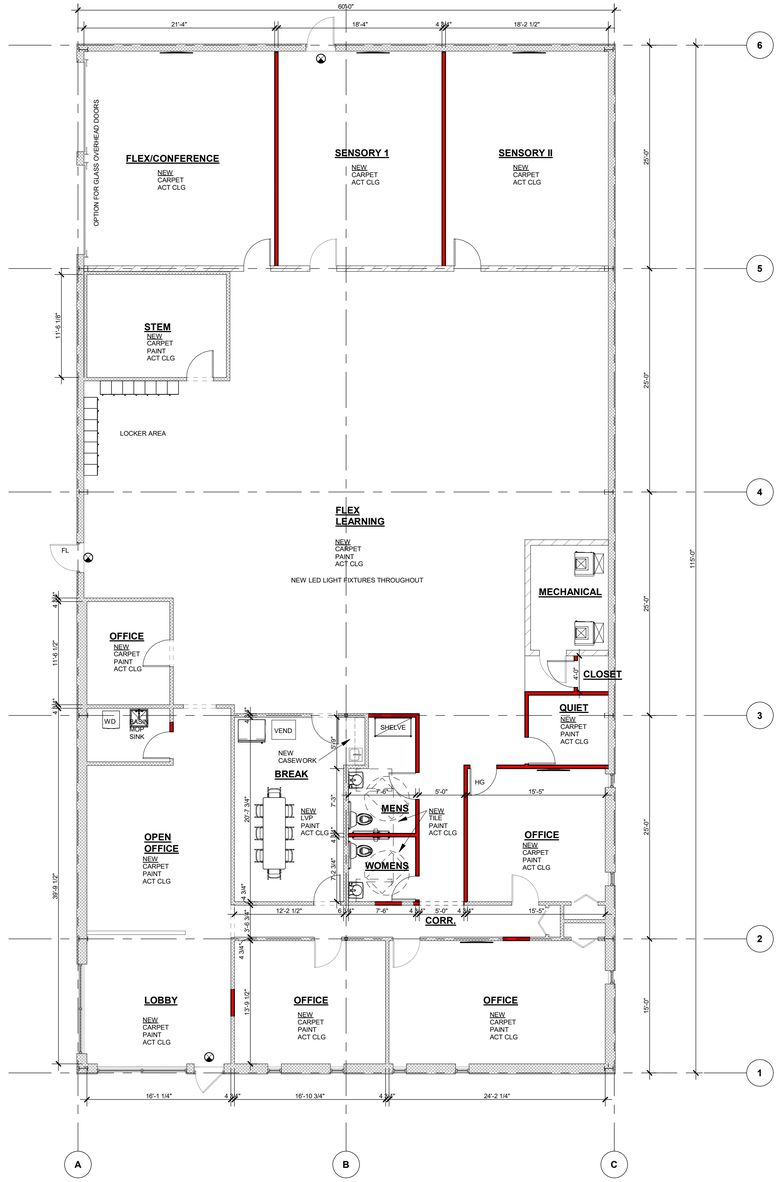
Project Description:
2040 North Ave.

Drawing Description:
EXISTING SITE PLAN

Project Number	2623
Date	4.20.26
Drawn By	TT
Checked By	
Drawing No.	C1.0

REFLECTED CEILING PLAN

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

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Client:

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Drawing Description:

FLOOR PLAN

Project Number	2623
Date	4.20.26
Drawn By	TT
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Drawing No.

A1.0

WEST ELEVATION

SW PERSPECTIVE

NOTE: NO EXTERIOR WORK TO BE PERFORMED AT THIS TIME

ISSUED FOR CONSTRUCTION

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Client:

FUNDAMENTALS LLC.

Project Description:

2040 North Ave.

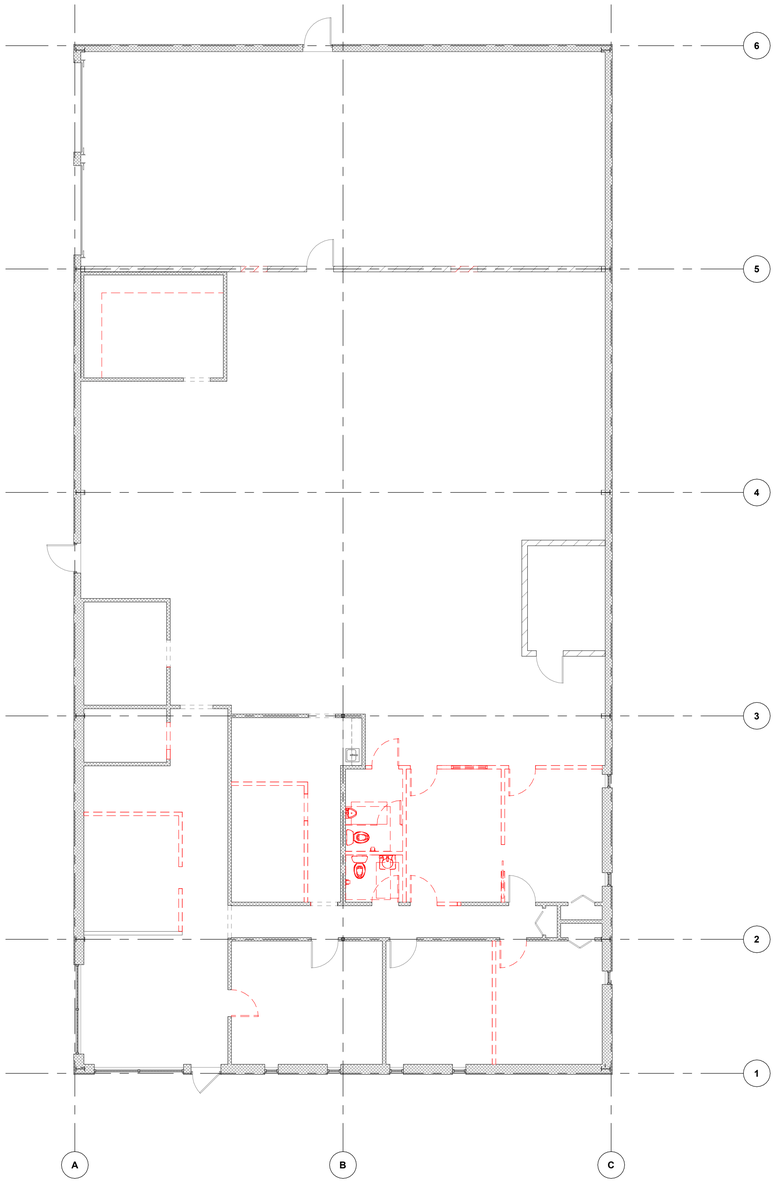
Drawing Description:

ELEVATIONS

Project Number	2623
Date	4.20.26
Drawn By	Author
Checked By	Checker

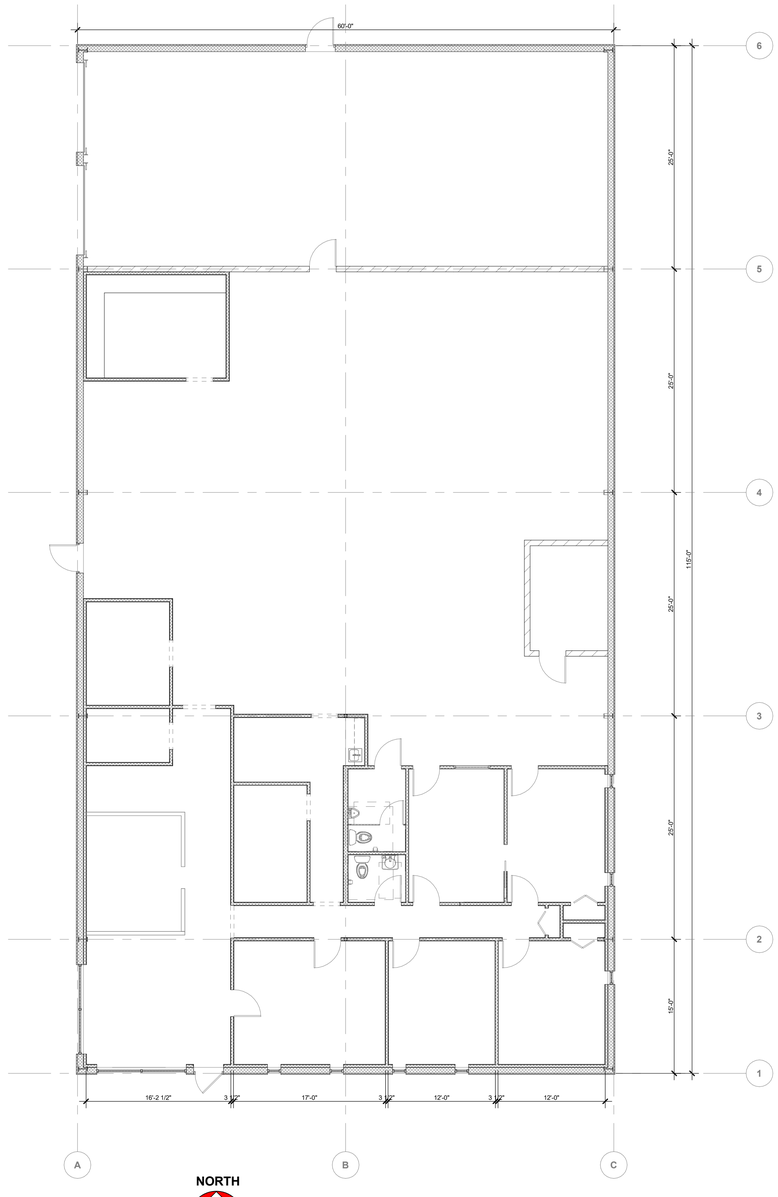
Drawing No.

A2.0



DEMOLITION FLOOR PLAN

1/8" = 1'-0"



NORTH

EXISTING FLOOR PLAN

1/8" = 1'-0"

ISSUED FOR CONSTRUCTION

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Client:

FUNDAMENTALS LLC.

Project Description:

2040 North Ave.

Drawing Description:

EXISTING FLOOR PLAN

Project Number	2623
Date	4.20.26
Drawn By	TT
Checked By	

Drawing No.

EX1.0