



3300 Birch Street Suite 1A    3025 S Parker Road Suite 735  
Eau Claire, WI 54703                      Aurora, CO 80014  
715-832-0875    |    [www.rivervalleyarchitects.com](http://www.rivervalleyarchitects.com)

## Scope of Work and Nature of Project Description

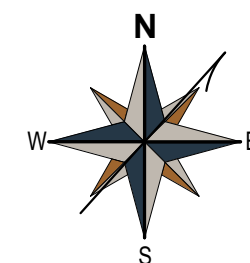
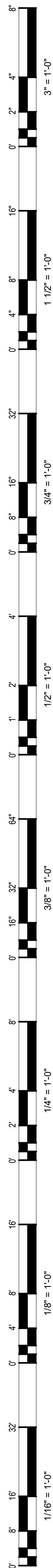
**March 19<sup>th</sup>, 2025**

To whom it may concern,

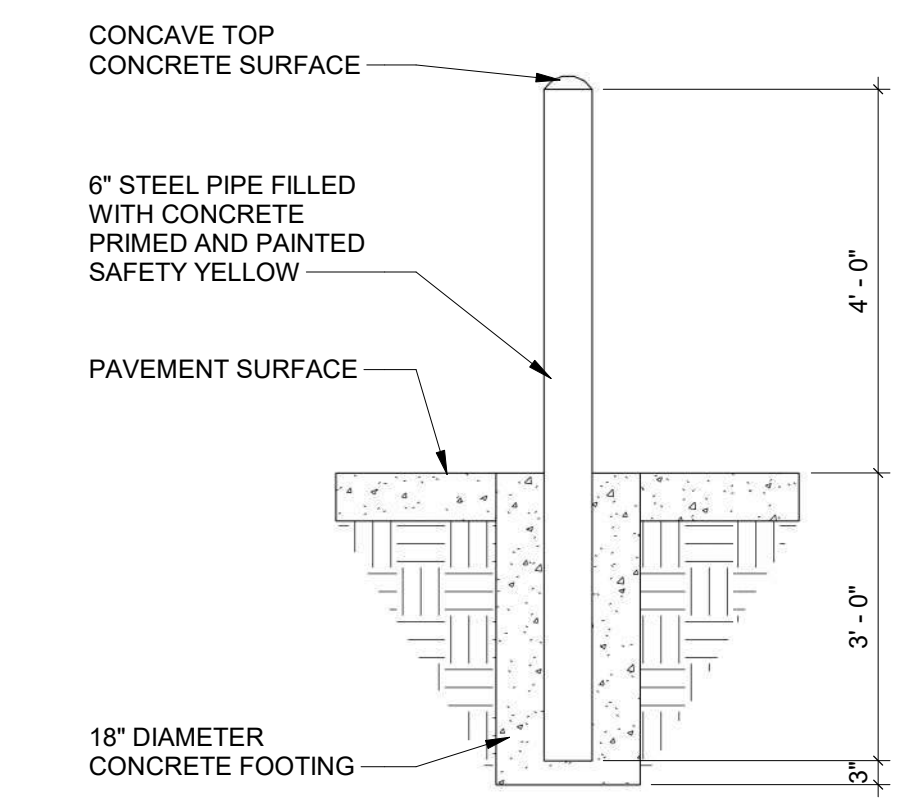
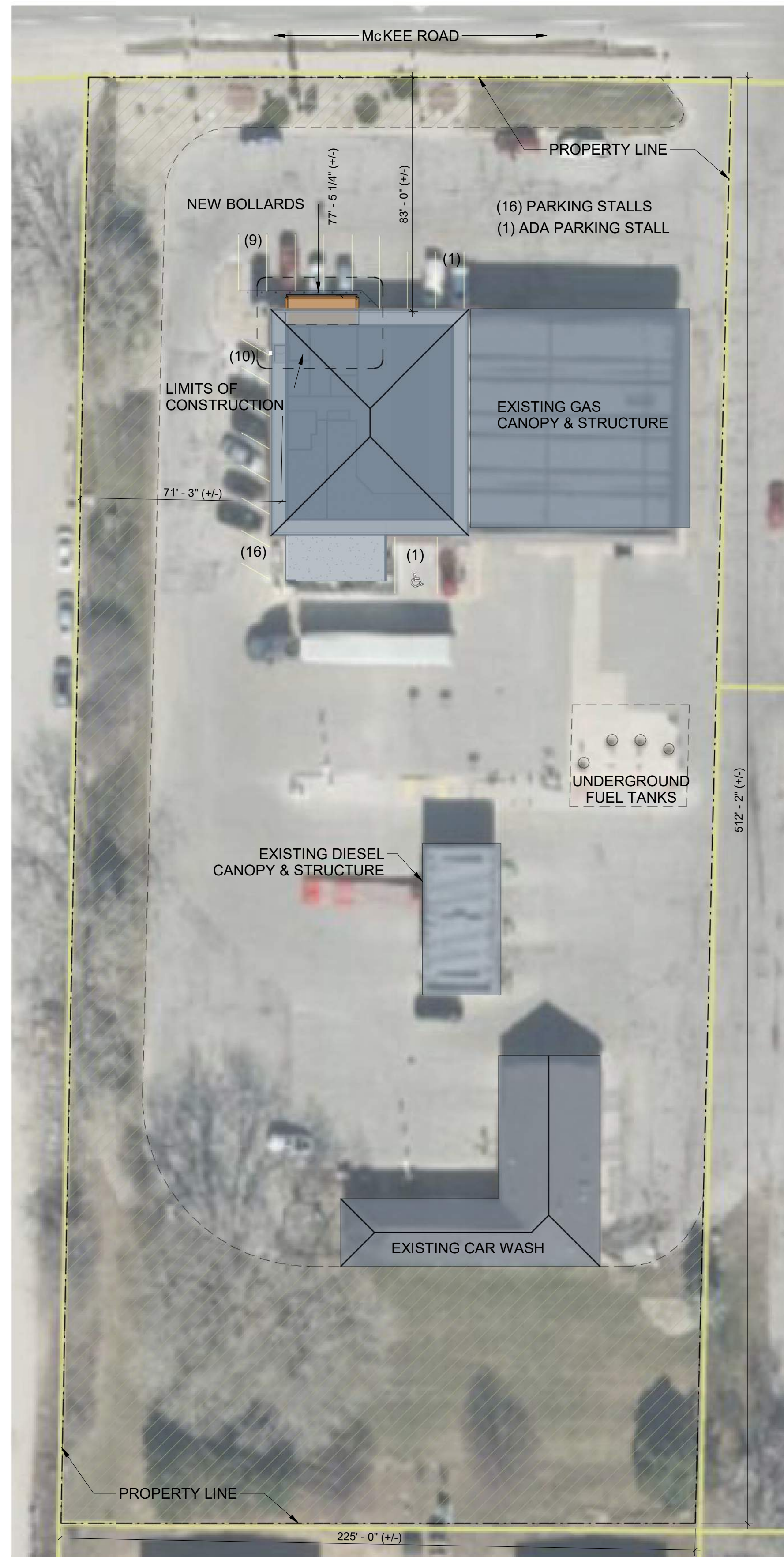
In general, the nature of the project is the construction of a new walk-in freezer/cooler addition to an existing Kwik Trip convenience store. The new addition will be approximately 270 square feet. The construction of the cooler box is to be with pre-manufactured insulated metal panels. The metal panel walls, and roof system are to be hidden by a brick wall system, along with a wood frame and rubber roof system above. Furthermore, the existing cooler space within the building will be demoed, removed and remodeled to be incorporated into the existing kitchen space

Sincerely,

Ian Schoenke



**1** ARCHITECTURAL SITE PLAN  
AS101 1" = 30'-0"



**2** PIPE BOLLARD DETAIL  
AS101 1/2" = 1'-0"

**IMPERVIOUS SURFACE RATIO (ISR)**

70,066 SF (+/-) IMPERVIOUS SURFACE AREA  
116,052 SF (+/-) LOT SURFACE AREA  
60.3% IMP

**MATERIAL LEGEND**

	NEW BUILDING		EXISTING SITE STRUCTURE
	EXISTING LANDSCAPING		

- CITY SITE PLAN REQUIREMENTS**
- Site Plan:
1. Lot or property dimensions: AS INDICATED ON PLAN
  2. Orientation (to north): AS INDICATED ON PLAN
  3. Adjacent highways, roads, drive, etc: AS INDICATED ON PLAN
  4. Existing natural features (rivers, ponds, wetlands): NOT APPLICABLE
  5. Existing buildings and/or improvements: AS INDICATED ON PLAN
  6. Existing and proposed site drainage: NOT APPLICABLE/NO CHANGE TO CHANGE TO EXISTING SITE DRAINAGE
  7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site: NOT APPLICABLE/NOT IN SCOPE OF WORK.
  8. ISR shall be indicated on all plans: AS INDICATED ON PLAN
  9. Stormwater management plans and details, including grading plan: NOT APPLICABLE/NO CHANGE TO EXISTING SITE DRAINAGE
  10. Lighting plan in footcandles and light fixture cut sheets. NOT APPLICABLE/NOT IN SCOPE OF WORK
- Ingress, Egress, Parking:
1. Location of highway and road access points: AS INDICATED ON PLAN
  2. Location, size, configuration of drivers and walks: NOT APPLICABLE
  3. Number, size, location of parking spaces: AS INDICATED ON PLAN
  4. Location of handicapped parking and accessible building entrances: AS INDICATED ON PLAN
  5. Bicycle rack(s): NOT APPLICABLE
- Landscaping:
1. Location, species, size of existing trees, shrubs, and plantings: NOT APPLICABLE/NO CHANGE TO EXISTING LANDSCAPING
  2. Location, species, size of proposed plantings: NOT APPLICABLE/NOT IN SCOPE OF WORK
  3. Location and size of all paved, seeded/sodded and gravelled areas: AS INDICATED ON PLAN
  4. Location of all retaining walls, fences, berms and other landscape features: NOT APPLICABLE

**RVA**  
RIVER VALLEY ARCHITECTS

**Kwik TRIP STORES**

**Kwik STAR STORES**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1535 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8866  
FAX (608) 781-8860

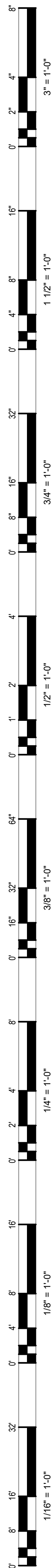
**KWIK TRIP #957**  
**FREEZER/COOLER ADDITION**  
FITCHBURG, WI

NO.	DATE	DESCRIPTION

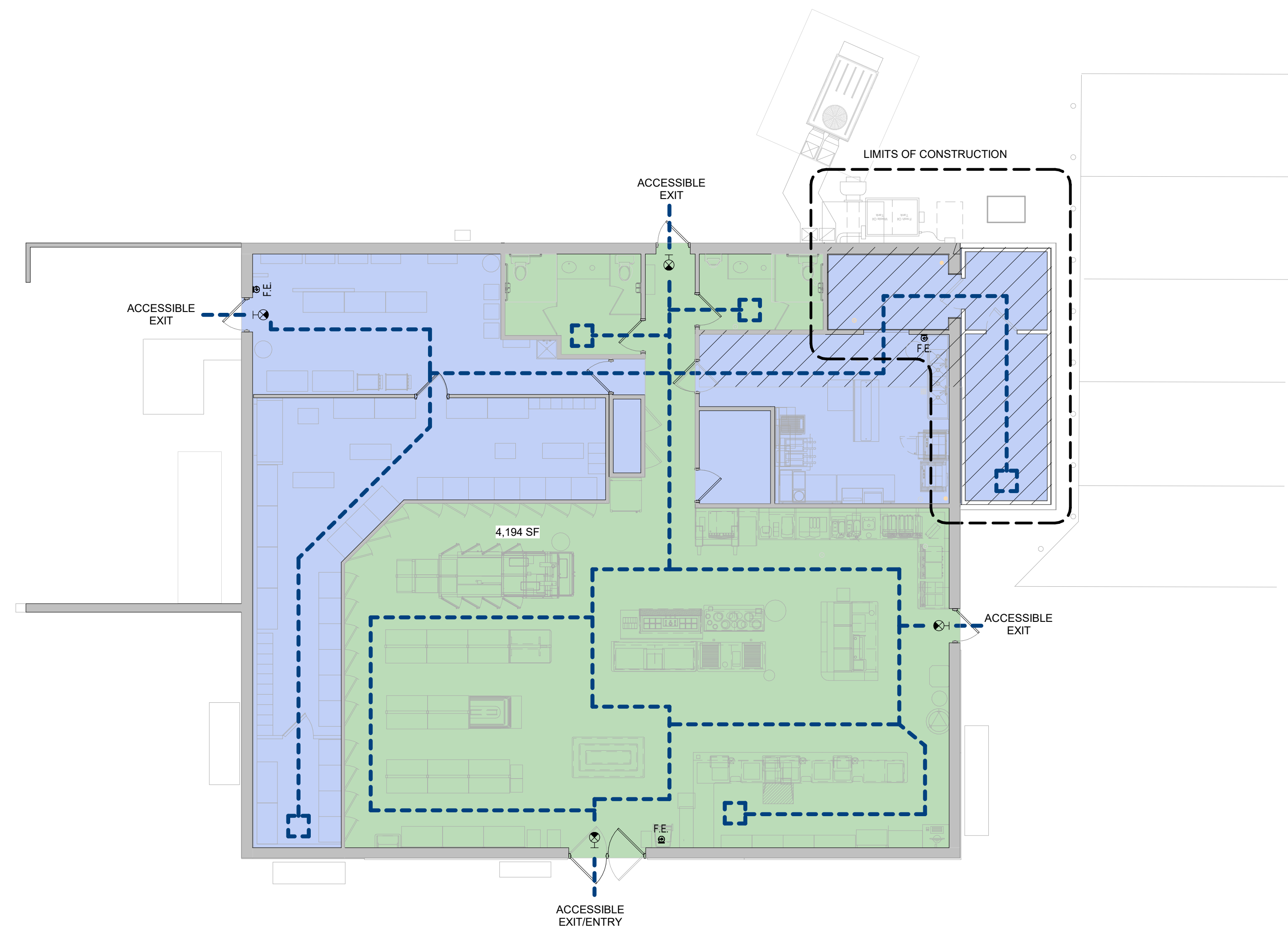
DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 03.14.2025

ARCHITECTURAL SITE PLAN

**AS101**



**1**  
**G101** **FIRST LEVEL CODE PLAN**  
1/8" = 1'-0"



**CODE PLAN LEGEND**

**MEANS OF EGRESS:**  
 EGRESS PATH: - - - - -  
 CEILING MOUNTED EXIT SIGN: [Symbol] ILLUMINATED SURFACE, DIRECTION OF ARROWS  
 WALL MOUNTED EXIT SIGN: [Symbol] DIRECTION OF ARROWS, ILLUMINATED SURFACE

**FIRE EXTINGUISHERS:**  
 FIRE EXTINGUISHER SURFACE MOUNTED: [Symbol] F.E.  
 FIRE EXTINGUISHER CABINET: [Symbol] F.E.C.

MERCANTILE (STOCK AREA ONLY): [Blue Box]  
 MERCANTILE (REMAINING FLOOR AREA): [Green Box]  
 AREA OF WORK: [Hatched Box]

**GENERAL NOTES**

A. THIS PLAN IS INTENDED TO BE PRINTED IN COLOR AS IT CONTAINS COLOR CODED LIFE SAFETY DATA. WITHOUT A COLOR PRINT, INFORMATION CONTAINED ON THIS PLAN MAY BE MISSING OR MISINTERPRETED.

B. WHERE THERE IS A CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIREWALL, FIRE BARRIER, FIRE PARTITION, SMOKE BARRIER, AND SMOKE PARTITION OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. THE IDENTIFICATION SHALL BE WITHIN 15'-0" OF EACH END OF EACH WALL AND REPEATED AT INTERVALS NOT EXCEEDING 30'-0". MINIMUM LETTER HEIGHT OF 3" AND HAVE SUGGESTED WORDING: "3 HOUR FIRE WALL- PROTECT ALL OPENINGS. REFER TO IBC 703.7 FOR FURTHER INFORMATION.

**APPLICABLE CODES**

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WISCONSIN AMENDMENTS  
 ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
 FIRE CODE: 2015 INTERNATIONAL FIRE CODE (IFC)  
 ACCESSIBILITY CODE: 2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

**OCCUPANCY CLASSIFICATION** IBC CHAPTER 3

'M' MERCANTILE

**SPECIAL REQUIREMENTS** IBC CHAPTER 4

NONE

**GENERAL BUILDING HEIGHTS & AREAS** IBC CHAPTER 5

ALLOWABLE BUILDING HEIGHT AND STORIES PER TABLE 504.3 & 504.4:  
 ALLOWABLE BUILDING HEIGHT: 40FT ALLOWABLE STORIES: 1  
 ACTUAL BUILDING HEIGHT: 26'-4" ACTUAL STORIES: 1

**SECTION 506 - BUILDING AREA:**

TABULAR ALLOWABLE FLOOR AREA PER TABLE 506.2:  
 9,000 SF

ACTUAL BUILDING AREAS:  
 EXISTING BUILDING: 4194 SF  
 NEW FREEZER/COOLER ADDITION: 263 SF  
 TOTAL BUILDING AREA: 4,457 SF

**TYPE OF CONSTRUCTION** IBC CHAPTER 6

VB - WOOD FRAME UNPROTECTED

**FIRE PROTECTION** IBC CHAPTER 9

SECTION 903 - AUTOMATIC SPRINKLER SYSTEMS:  
 REQUIREMENTS: NOT REQUIRED  
 SECTION 906 - PORTABLE FIRE EXTINGUISHERS:  
 SEE PLAN FOR FIRE EXTINGUISHER LOCATIONS

**MEANS OF EGRESS** IBC CHAPTER 10

'M' MERCANTILE (STOCK AREA ONLY) 2000 SF / 300 = 7 OCC.  
 'M' MERCANTILE (REMAINING FLOOR AREA) 2457 SF / 60 = 41 OCC.  
 TOTAL OCCUPANT LOAD = 48

**EXIT REQUIREMENTS (PER SECTION 1005.3.2)**

LEVEL	OCCUPANCY LOAD	EGRESS WIDTH REQUIRED (INCHES)	EGRESS WIDTH PROVIDED (INCHES)
FIRST LEVEL	48	9.6	180

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE (PER TABLE 1017.2):  
 MAX EXIT TRAVEL DISTANCE = 200 FT

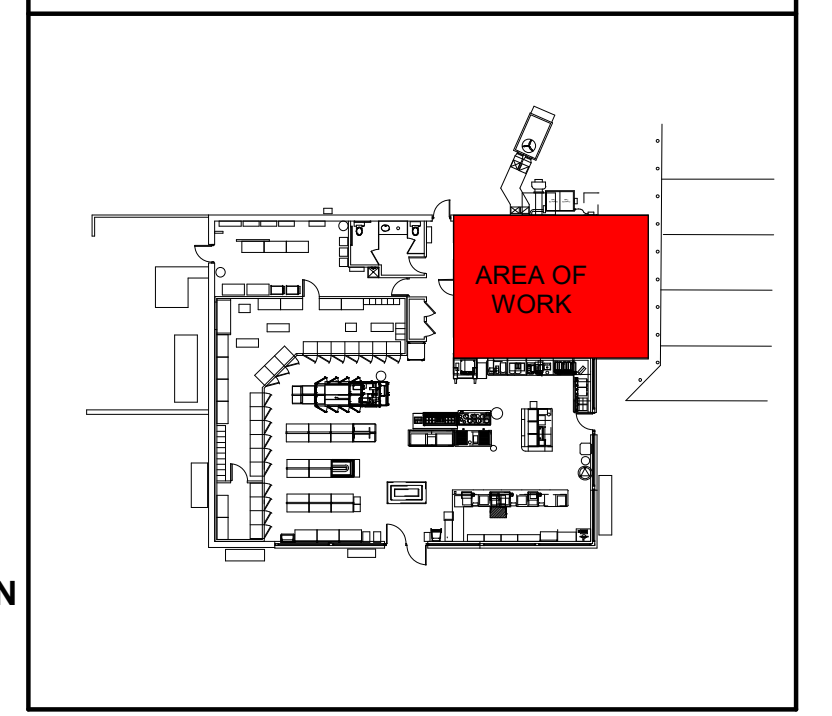
**PLUMBING SYSTEMS** IBC CHAPTER 29

**REQUIRED PLUMBING FIXTURES COUNTS (PER TABLE 2902.1)**

FIXTURE	REQUIRED	PROVIDED
WATER CLOSETS (MALE)	1	1
URINALS	-	1
WATER CLOSETS (FEMALE)	1	1
LAVATORIES (MALE)	1	1
LAVATORIES (FEMALE)	1	1
BATHTUBS/SHOWERS	0	0
DRINKING FOUNTAINS	1	1
SERVICE SINKS	1	1

NOTE:  
 THE BUSINESS PROVIDES FREE WATER FROM THE FOUNTAIN DISPENSER TO THE PUBLIC.

**KEY PLAN**



**RVA**  
**RIVER VALLEY ARCHITECTS**

**Kwik TRIP STORES**

**Kwik TRIP, Inc.**  
 P.O. BOX 2107  
 1638 OAK STREET  
 LA CROSSE, WI 54603-2107  
 PH. (608) 781-8986  
 FAX (608) 781-8960

**KWIK TRIP #957**  
**FREEZER/COOLER ADDITION**  
 FITCHBURG, WI

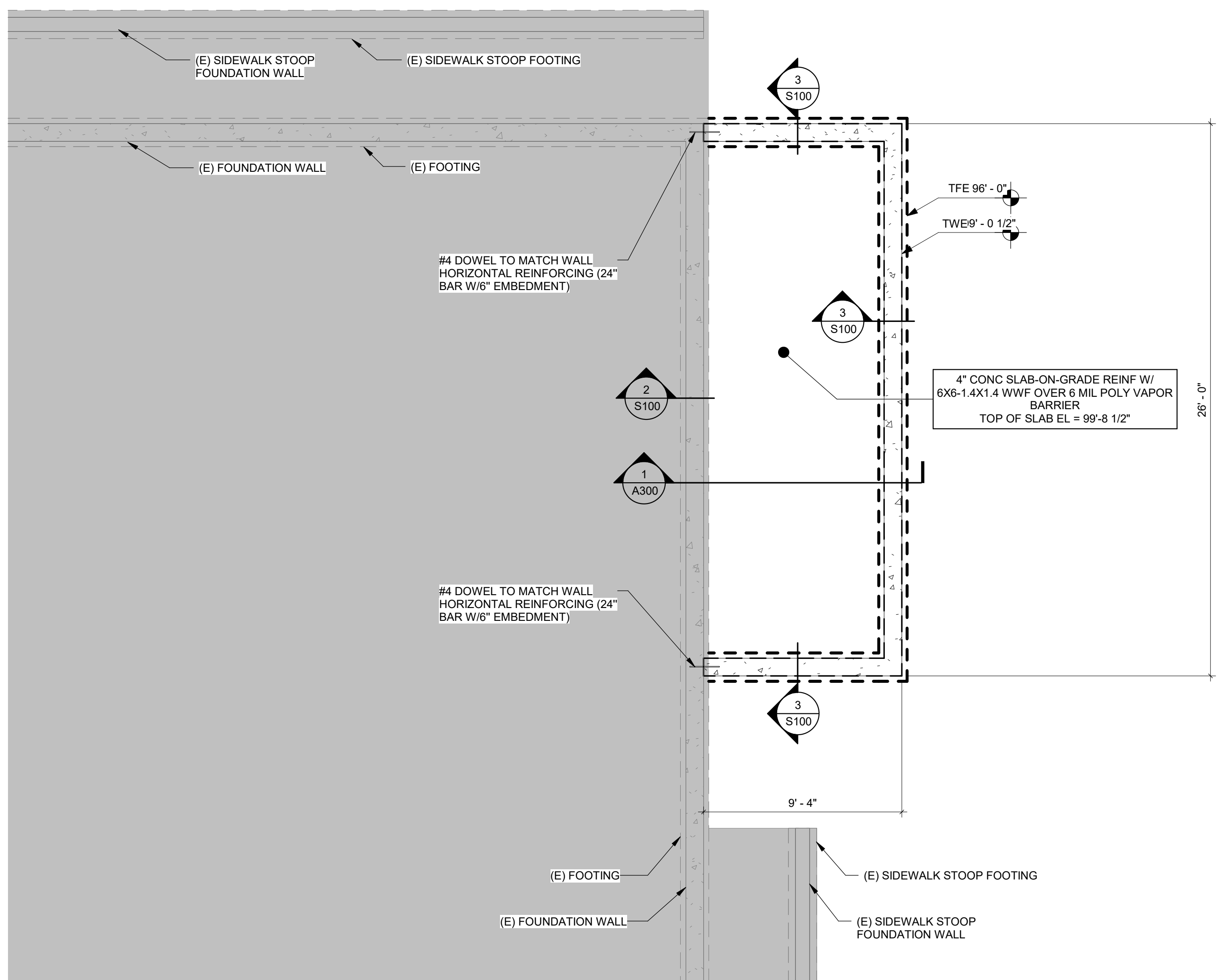
NO.	DATE	DESCRIPTION

DRAWN BY: IS  
 PM: KG  
 JOB NO: 24-160  
 DATE: 02.25.2025

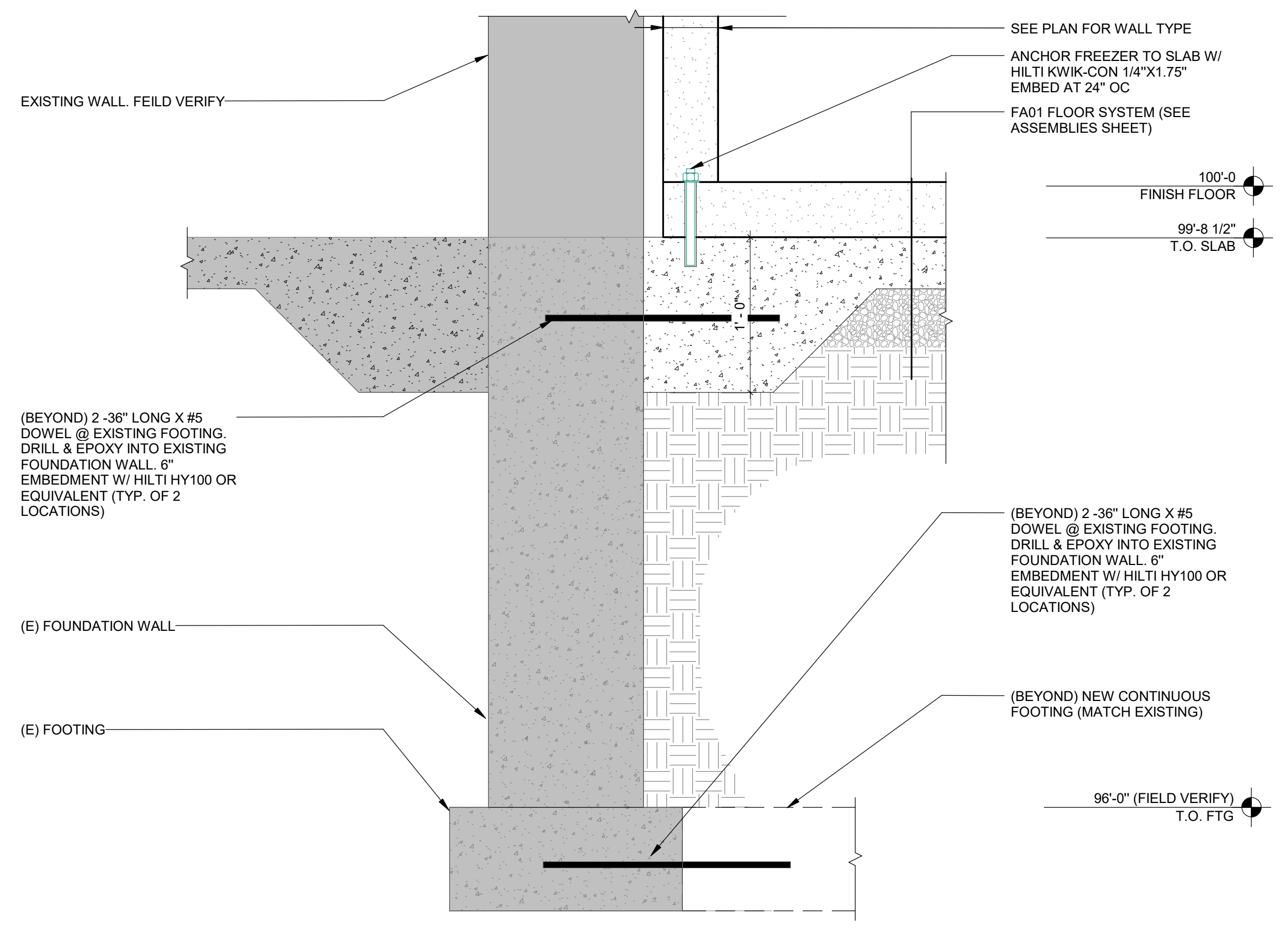
LIFE SAFETY PLAN /  
 CODE PLAN

**G101**

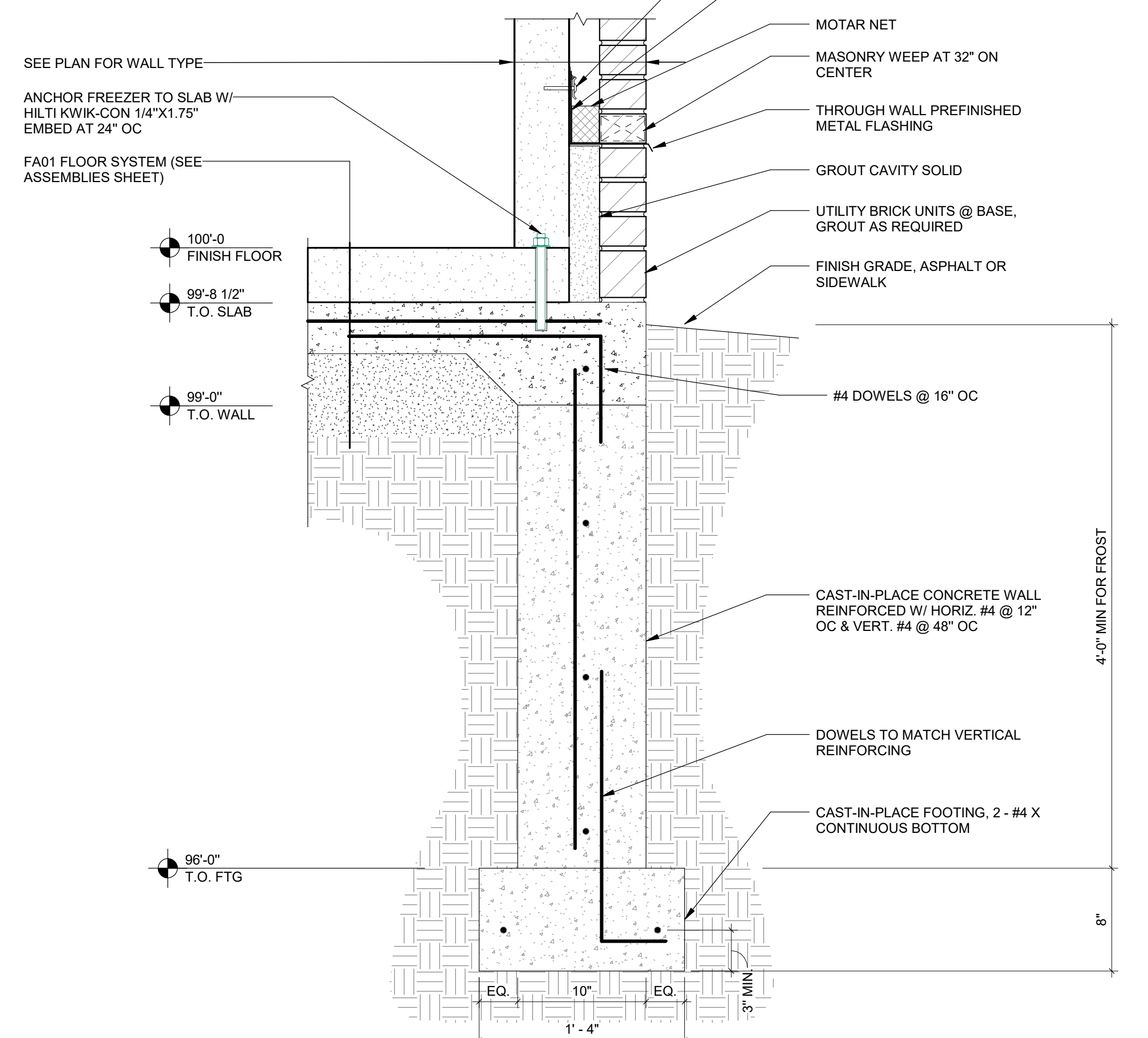
2/28/2025 8:58:13 AM Autodesk Docs://24-160\_KT\_957 FITCHBURG.WI/24-160\_KT\_957 FITCHBURG.WI/R24\_CLOUD.rvt



**1 FOUNDATION PLAN**  
S100 1/4" = 1'-0"



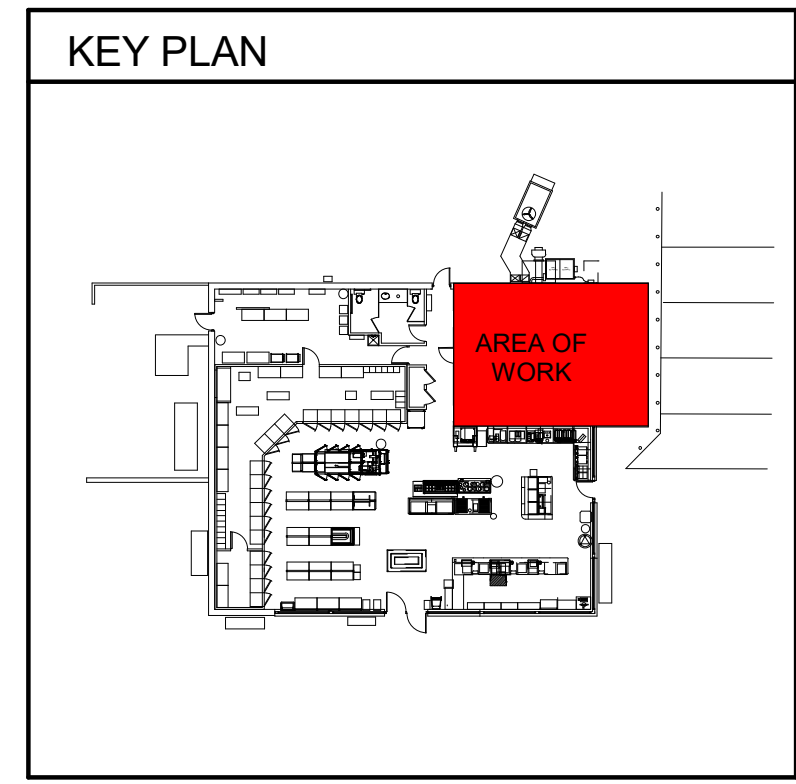
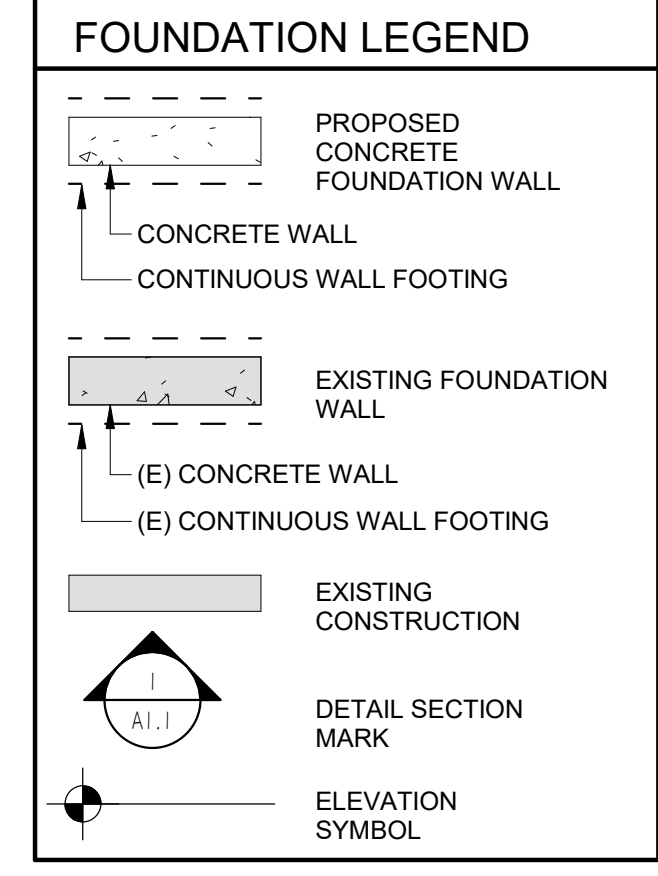
**2 FOUNDATION/FLOOR EDGE DETAIL**  
S100 1 1/2" = 1'-0"



**3 FOUNDATION DETAIL**  
S100 1 1/2" = 1'-0"

- FOUNDATION NOTES**
- FROST PROTECTION IS REQUIRED FOR ALL FOUNDATIONS
  - PROVIDE DOWELS TO WALLS
  - FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL & STANDING WATER & SHALL BE CHECKED & APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE PLACEMENT OF ANY CONCRETE.
  - WALL FOOTINGS ARE CONTINUOUS POURED CONCRETE WITH CONTINUOUS REINFORCEMENT PLACED 3" CLEAR OF THE BOTTOM & SIDES
  - WHERE FILL IS REQUIRED ON TWO SIDES OF WALL, IT SHALL BE PLACED SIMULTANEOUSLY.
  - EXISTING FILL BELOW THE BUILDING & SLAB & FOOTINGS SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR MAX DRY DENSITY.
  - DESIGN ALLOWABLE SOIL BEARING PRESSURE AS 2000 PSF (ASSUMED).
  - ALL MASONRY LEDGE HEIGHTS ARE APPROXIMATE. VERIFY FINAL HEIGHTS IN FIELD.
  - VERIFY TOP OF WALL ELEVATION IS ADEQUATE FOR BRICK LEDGE LOCATION.
  - PROVIDE CONTROL JOINTS & CONSTRUCTION JOINTS IN SLAB.
- MATERIAL DESIGN PROPERTIES**
- CIP CONCRETE STRENGTHS:**
- SPREAD FOOTINGS  $f_c = 3000$  psi
  - FOUNDATION WALLS / PIERS  $f_c = 4,500$  psi
  - SLAB ON GRADE  $f_c = 4,000$  psi
  - EXTERIOR SLAB ON GRADE  $f_c = 4,500$  psi
  - PROVIDE 6% AIR & w/ CM RATIO = 0.45 MAX
- REINFORCING STEEL STRENGTHS:**
- BARS (ASTM A 615, GRADE 60)
  - WWF (ASTM A 185)
- WOOD FRAMING**
- SPF No.1/No.2 UNO
  - SIZE & SPACING PER PLANS

- DESIGN LOADS**
- 2015 International Building Code
- Snow Loads**
- $P_g = 30$  psf
  - $P_f = 27$  sf
  - $C_e = 1.0$
  - $C_t = 1.3$
  - $I_s = 1.0$
  - $P_{drift} = 57$  psf x 13'-0"
- Wind Loads**
- Basic Wind Speed (Ultimate) = 115 MPH
  - $I_w = 1.0$
  - Enclosed Building
- Earthquake Seismic**
- Use Group II
  - Seismic Design Category B
  - $S_{ds} = 0.09$
  - $S_{d1} = 0.07$
  - Site Class D
  - A-17 Light Framed Walls, other material  $R=2$
  - $C_s = 0.045$
  - Equivalent Lateral Force Procedure



KWIK TRIP, Inc.  
P.O. BOX 2107  
1505 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8866  
FAX (608) 781-8860

**KWIK TRIP #957**  
**FREEZER/COOLER ADDITION**  
FITCHBURG, WI

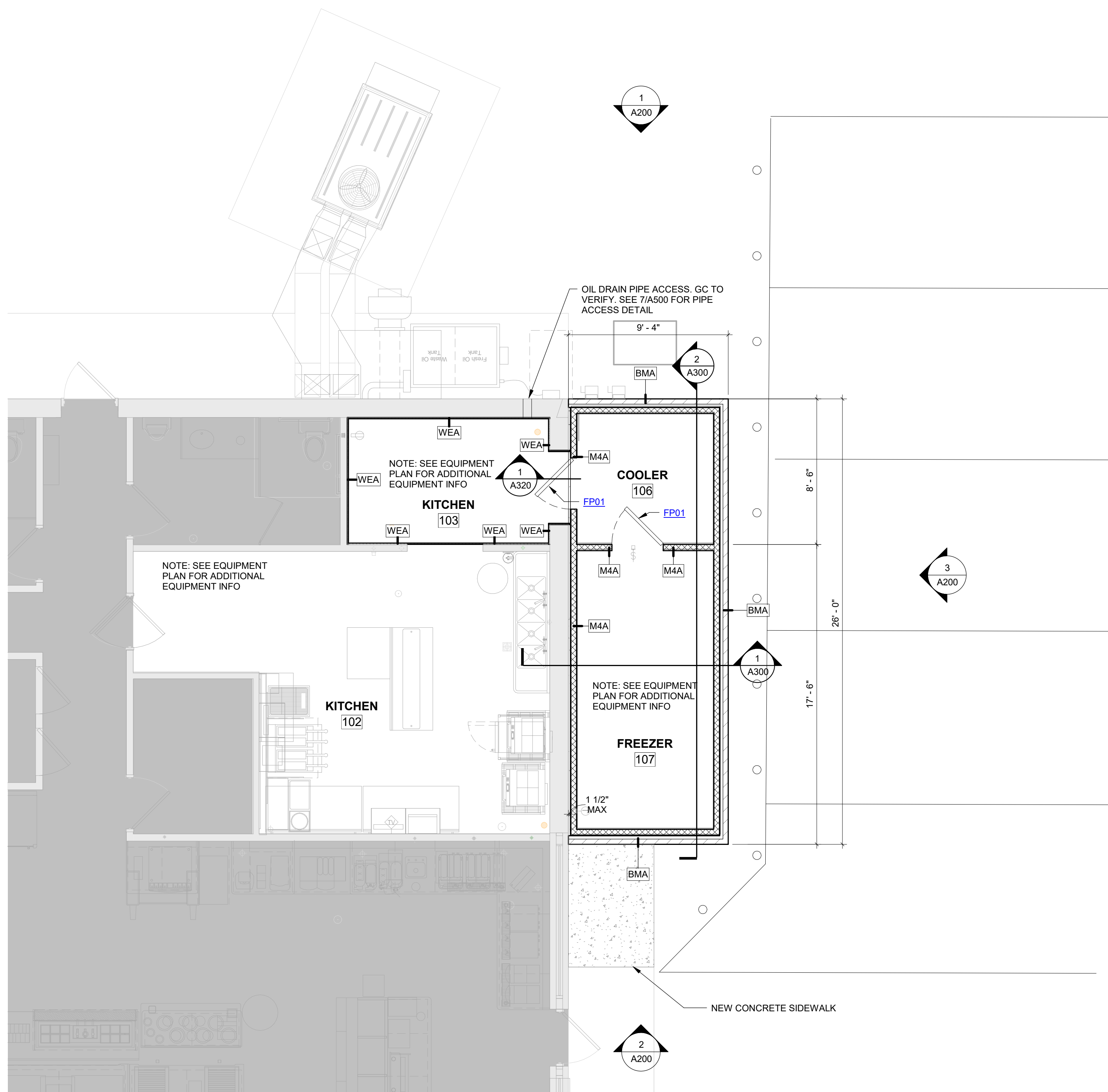
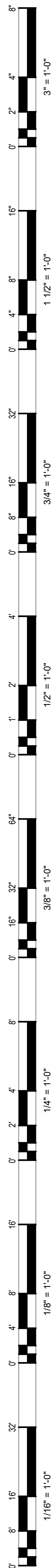
NO.	DATE	DESCRIPTION

DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 02.25.2025

FOUNDATION PLAN

**S100**

3/14/2025 1:47:16 PM Autodesk Docs://24-160\_KT 957 FITCHBURG.WI/24-160\_KT 957 FITCHBURG.WI/R24\_CLOUD.rvt



- FREEZER/COOLER SPECIFICATIONS**
- INSULATION: 4" THICK - UL CLASS 1 FOAM
  - EXTERIOR FINISH: AS SHOWN - 26 GA STUCCO GALVANIZED
  - BALANCE - 26 GA STUCCO GALVANIZED
  - EXT. METAL (TOP/BOT) - 26 GA STUCCO GALVANIZED
  - INTERIOR FINISH: 26 GA STUCCO GALVANIZED
  - FLOOR TYPE: 16 GA STAINLESS STEEL -GRIPTEX
  - DOORS: 36" WIDE X 78" TALL

- GENERAL NOTES**
- GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
  - SEE STANDARD MOUNTING HEIGHTS ON SHEET G1002 FOR DETAILS REGARDING INSTALLATION REQUIREMENTS FOR FIXTURES AND ACCESSORIES.
  - SEE ACCESSIBILITY SYMBOLS AND DIAGRAMS ON SHEET G1002 FOR FURTHER INFORMATION ON REQUIRED CLEARANCES.
  - ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD/ MASONRY CONSTRUCTION TO FACE OF STUD/ MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
  - "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
  - EXTERIOR DIMENSIONS ARE TO BUILDING LINE, SEE WALL TYPES.
  - FOR WALL TYPES SEE SHEET AE001.
  - GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF WALL SHEATHING, FOR ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
  - ALL WALLS TO EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.

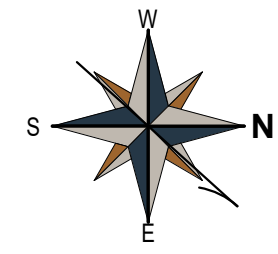
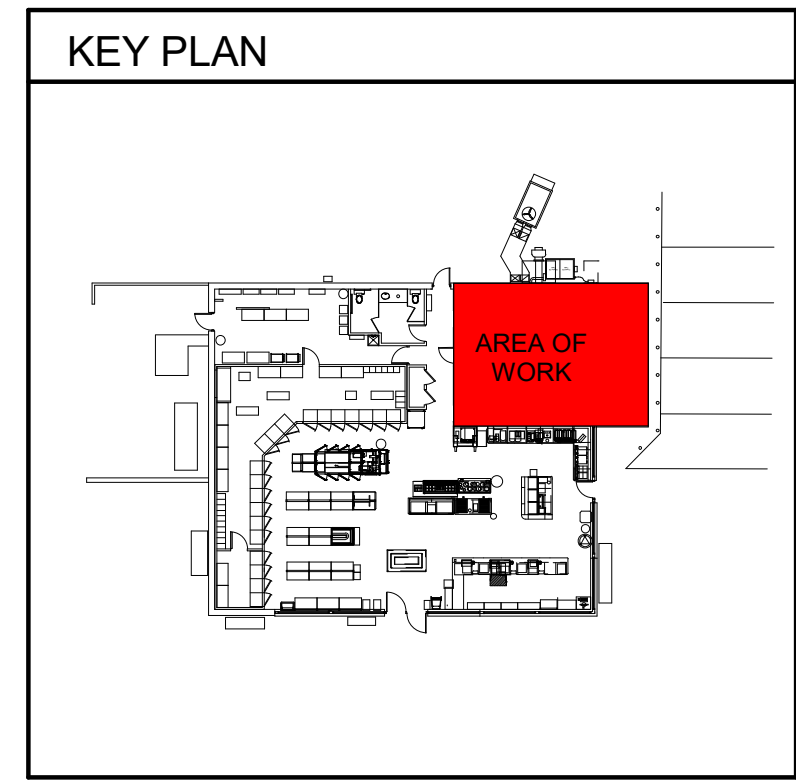
**ASSEMBLIES AND COMPONENTS**

FNA14	NEW CONCRETE SIDEWALK
FP01	36" WIDE (I.M.P) INSULATED METAL PANEL DOOR (DESIGNED AND SUPPLIED BY OTHERS)
PIPE 01	OIL DRAIN PIPE ACCESS. GC TO VERIFY. SEE 7/A500 FOR PIPE ACCESS DETAIL

KWIK TRIP, Inc.  
P.O. BOX 2107  
1535 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8866  
FAX (608) 781-8860

**KWIK TRIP #957  
FREEZER/COOLER ADDITION  
FITCHBURG, WI**

**1 FIRST LEVEL FLOOR PLAN**  
A101 1/4" = 1'-0"



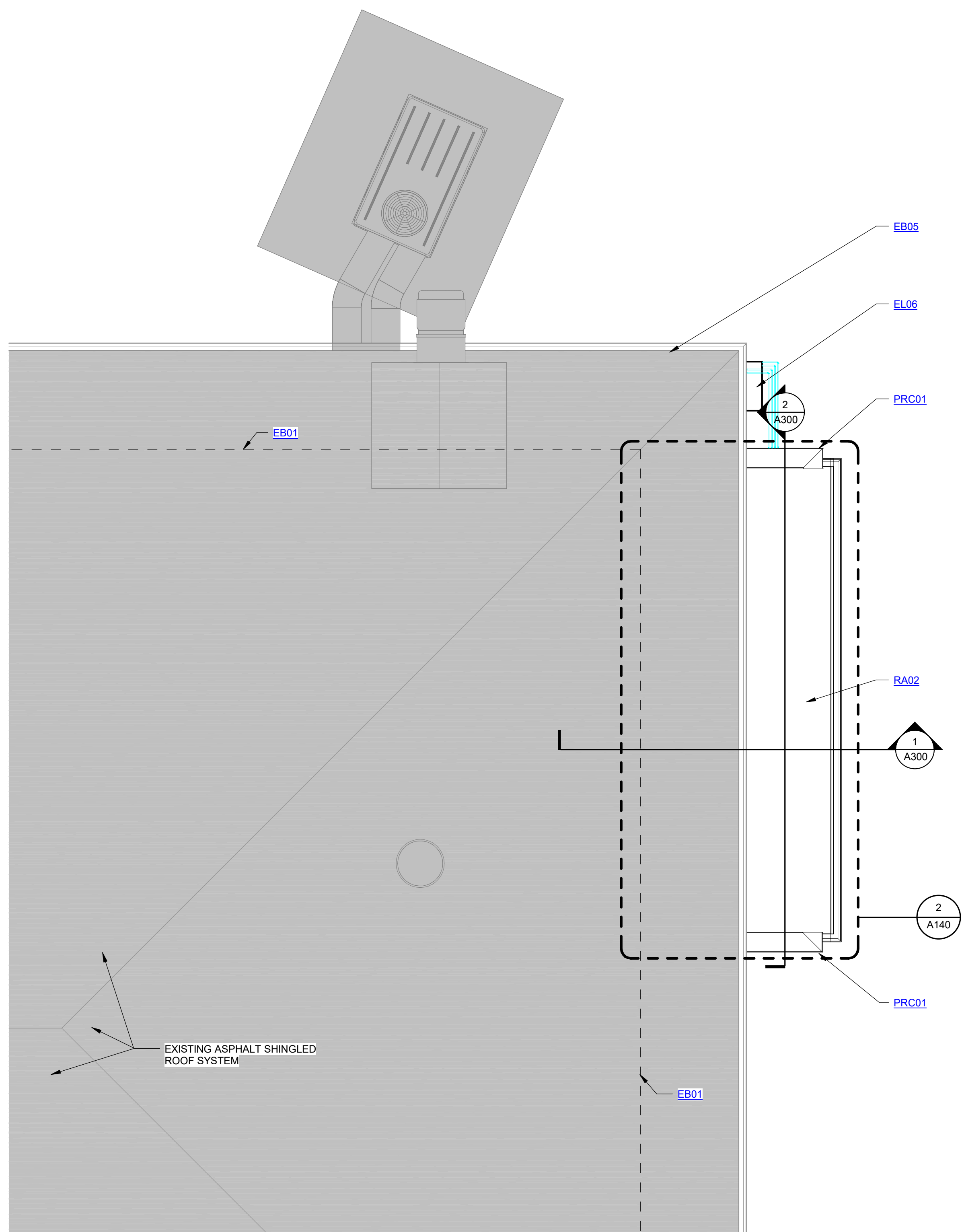
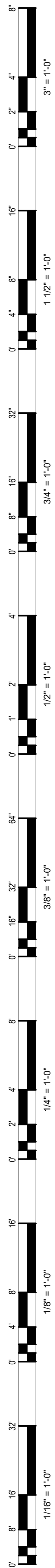
NO.	DATE	DESCRIPTION

DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 03.14.2025

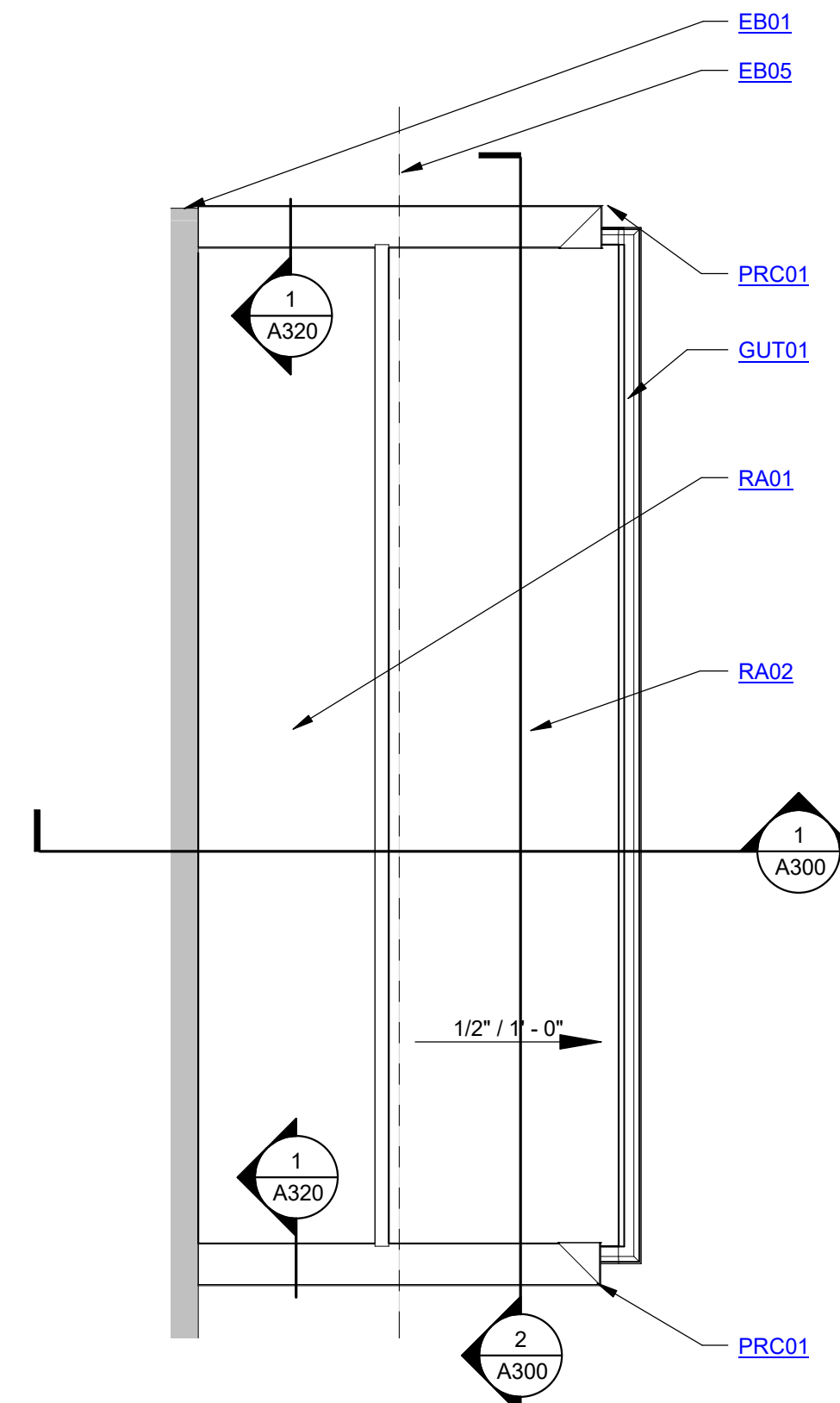
FIRST LEVEL FLOOR PLAN

**A101**

3/14/2025 1:47:20 PM Autodesk Docs://24-160\_KT 957 FITCHBURG.WI/24-160 KT 957 FITCHBURG.WI/R24\_CLOUD.rvt



**1**  
A140  
1/4" = 1'-0"



**2**  
A140  
1/4" = 1'-0"

**GENERAL NOTES**

- A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
- B. PROVIDE INSULATION SADDLES AT CURB LOCATIONS TO DIVERT WATER TOWARD ROOF DRAINS.
- C. VERIFY ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ROOF PENETRATIONS, SIZES, AND LOCATIONS WITH MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION CONTRACTOR. CONTRACTOR TO FLASH ALL ROOF PENETRATIONS, CURBS, AND SUPPORTS IN ACCORDANCE WITH ROOFING MANUFACTURERS RECOMMENDATIONS TO OBTAIN ROOFING WARRANTY.
- D. LOCATE ROOF PENETRATIONS AT INCONSPICUOUS (LEAST VISIBLE) LOCATIONS WHERE POSSIBLE.
- E. PAINT ALL EXPOSED ROOF VENTS, PIPES, DUCTS, AND ALL OTHER EXPOSED ITEMS TO MATCH ROOF FINISH MATERIAL COLOR.

**ASSEMBLIES AND COMPONENTS**

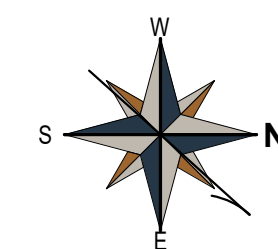
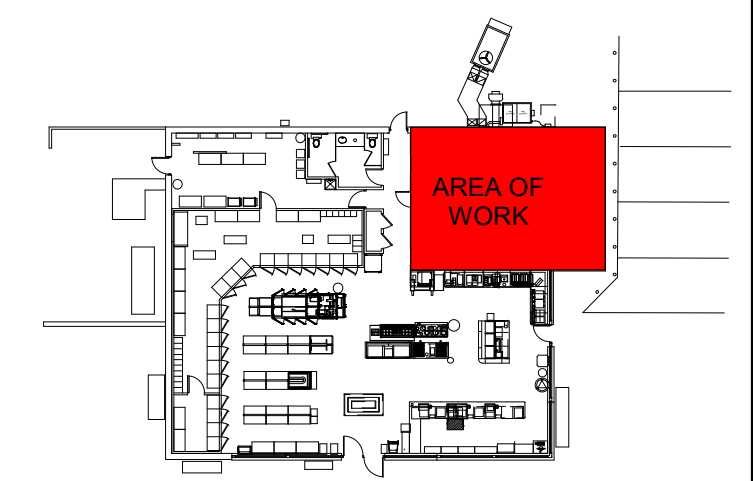
EB01	FACE OF BUILDING EXTERIOR BELOW ROOF
EB05	EXISTING EAVE
EL06	PME EQUIPMENT SEE REFRIGERATION DRAWINGS
EXIST 06	EXISTING ASPHALT SHINGLED ROOF SYSTEM
GUT01	PREFINISHED METAL GUTTER
PRC01	PARAPET ROOF COPING. (BY VENDOR)
RA01	RA01 FREEZER/COOLER ROOF ASSEMBLY. SEE SHEET A001
RA02	RA02 FREEZER/COOLER ROOF. REFER TO ASSEMBLIES ON SHEET A001



KWIK TRIP, Inc.  
P.O. BOX 2107  
1636 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8866  
FAX (608) 781-8860

**KWIK TRIP #957**  
**FREEZER/COOLER ADDITION**  
FITCHBURG, WI

**KEY PLAN**



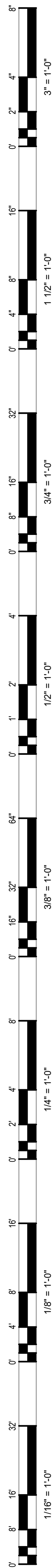
NO.	DATE	DESCRIPTION

DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 03.14.2025

ROOF PLAN

**A140**

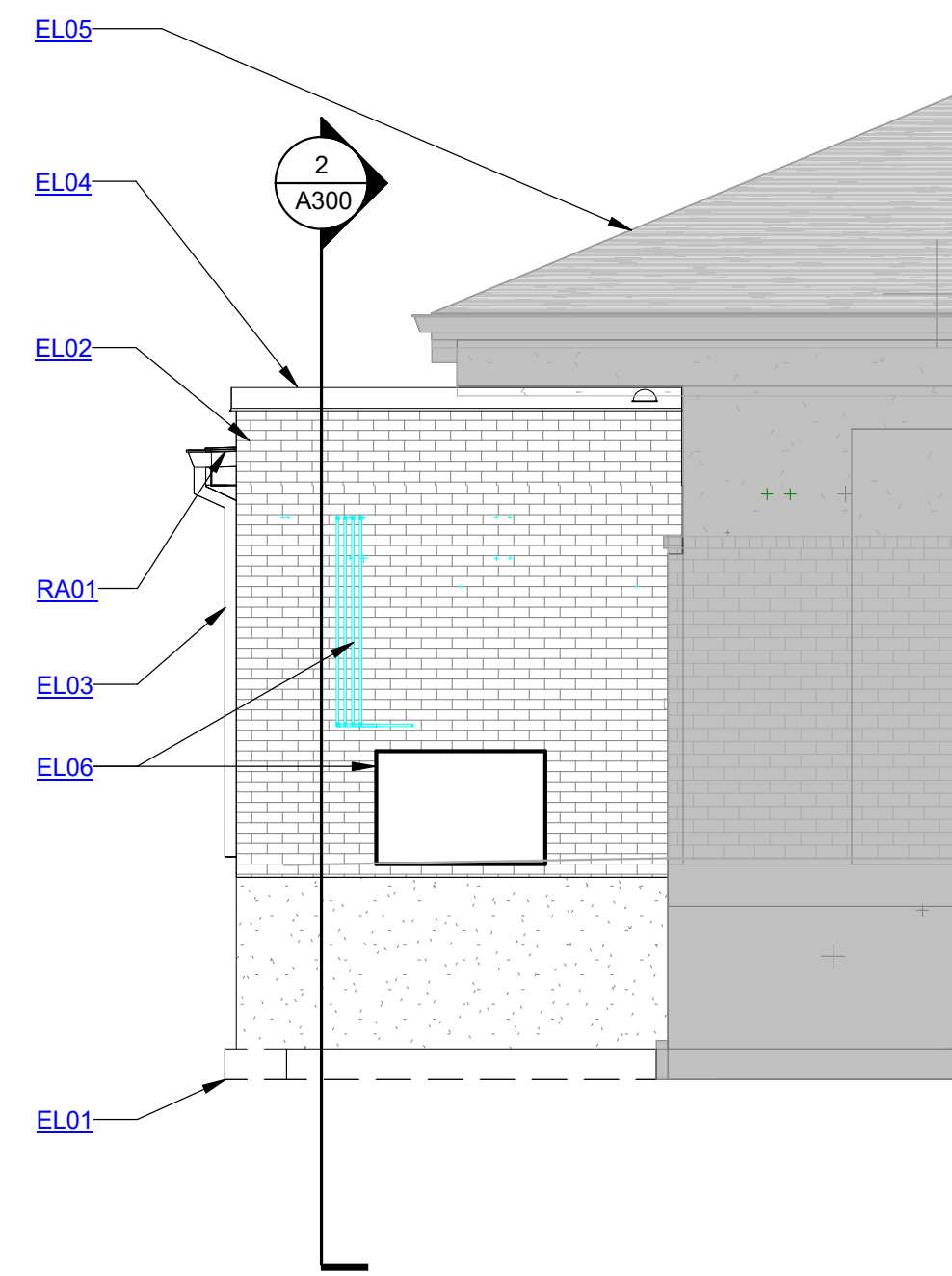
3/14/2025 1:47:21 PM Autodesk Docs://24-160\_KT 957 FITCHBURG.WI/24-160 KT 957 FITCHBURG.WI/R24\_CLOUD.rvt



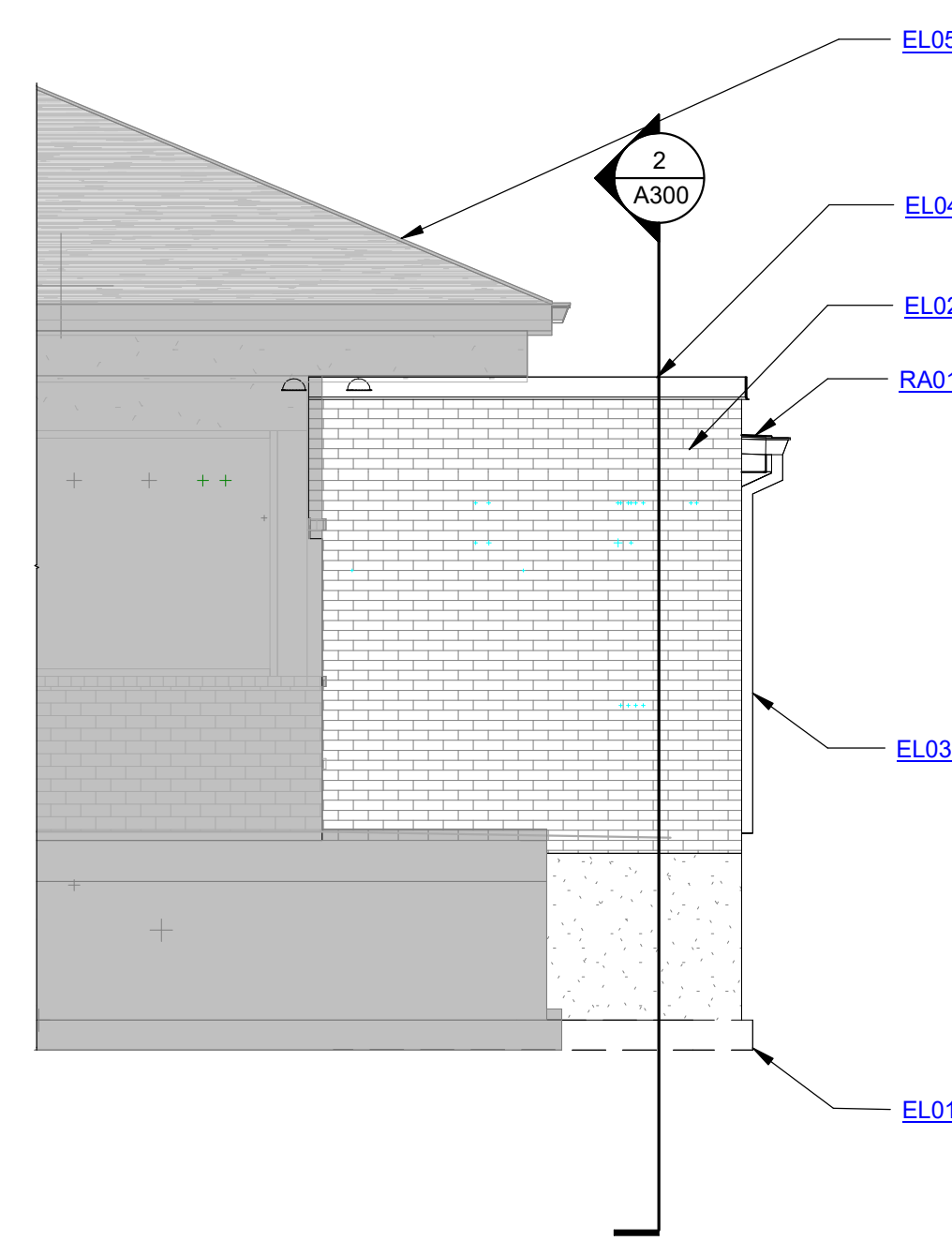
T.O. COOLER  
108' - 2 1/4"

FIRST LEVEL  
100' - 0"

T.O. FOOTING  
REFER TO STRUCTURAL



1 WEST ELEVATION  
A200 1/4" = 1'-0"

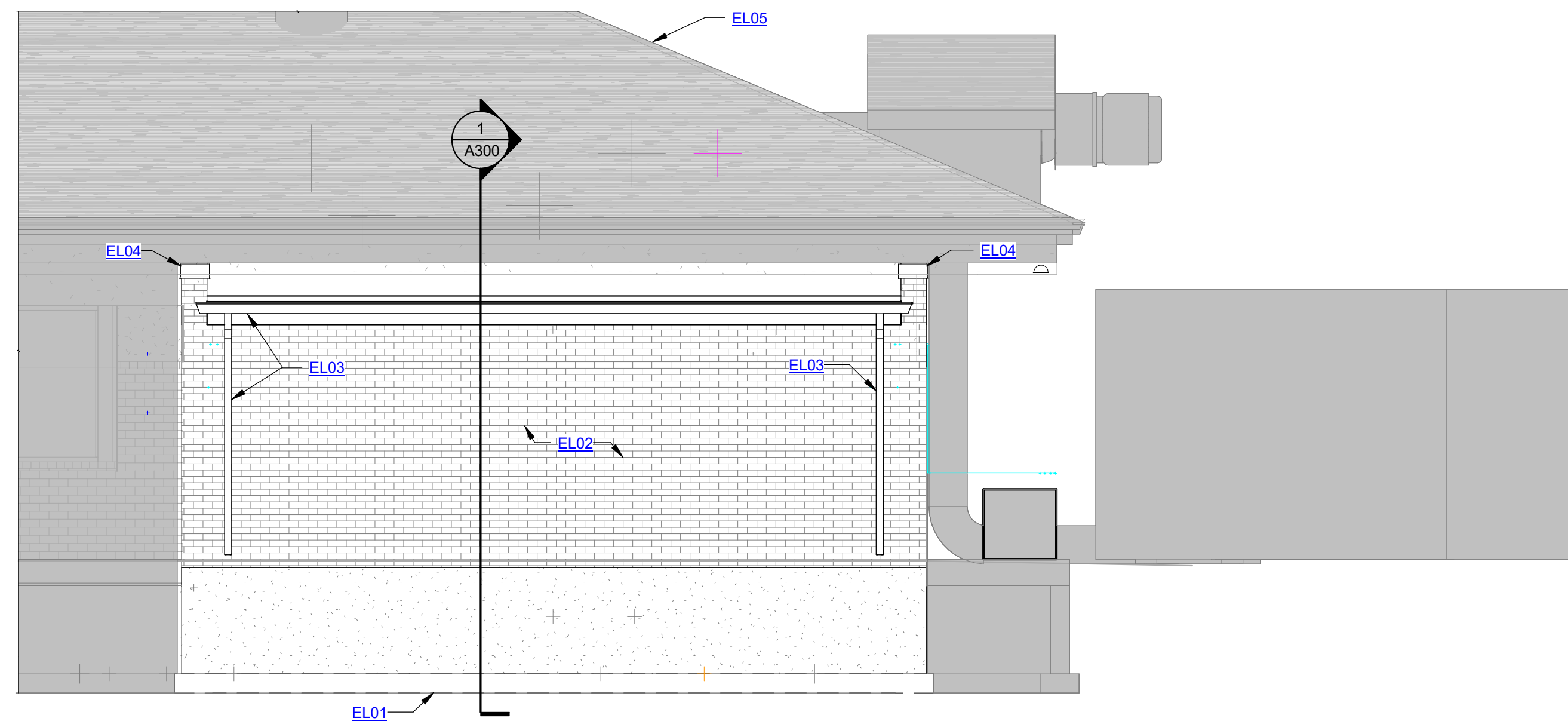


2 EAST ELEVATION  
A200 1/4" = 1'-0"

T.O. COOLER  
108' - 2 1/4"

FIRST LEVEL  
100' - 0"

T.O. FOOTING  
REFER TO STRUCTURAL



3 NORTH ELEVATION  
A200 1/4" = 1'-0"

T.O. COOLER  
108' - 2 1/4"

FIRST LEVEL  
100' - 0"

T.O. FOOTING  
REFER TO STRUCTURAL

**GENERAL NOTES**  
A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.

**EXTERIOR FINISH LEGEND**  
BRICK

**MATERIALS & COMPONENTS**

EL01	FOUNDATION SEE STRUCTURAL
EL02	BRICK TO MATCH EXISTING
EL03	ALUMINUM GUTTER WITH DOWN SPOUTS
EL04	WHITE METAL ROOF COPING
EL05	GRAY HATCHING INDICATES EXISTING TO REMAIN
EL06	PME EQUIPMENT SEE REFRIGERATION DRAWINGS
RA01	RA01 FREEZER/COOLER ROOF ASSEMBLY. SEE SHEET A001



KWIK TRIP, Inc.  
P.O. BOX 2107  
1535 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8888  
FAX (608) 781-8860

KWIK TRIP #957  
FREEZER/COOLER ADDITION  
FITCHBURG, WI

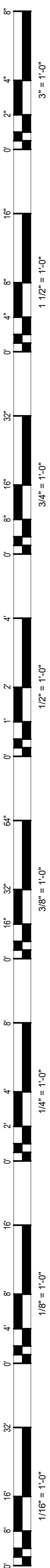
NO.	DATE	DESCRIPTION

DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 03.14.2025

EXTERIOR ELEVATIONS

A200

3/14/2025 1:47:21 PM Autodesk Docs://24-160\_KT\_957 FITCHBURG.WI/24-160\_KT\_957 FITCHBURG.WI/R24\_CLOUD.rvt



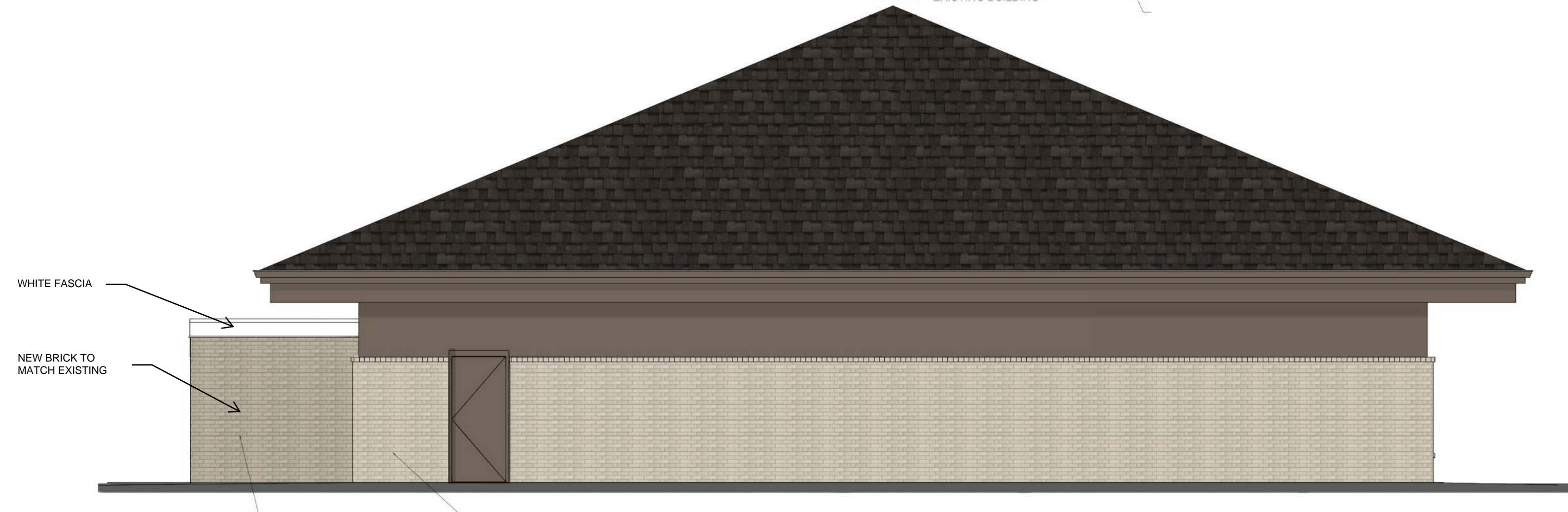
**EAST ELEVATION**

N.T.S.



**NORTH ELEVATION**

N.T.S.



**WEST ELEVATION**

N.T.S.

**GENERAL NOTES**  
A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.

**Kwik TRIP STORES**

**Kwik STAR STORES**

KWIK TRIP, Inc.  
P.O. BOX 2107  
1535 OAK STREET  
LA CROSSE, WI 54603-2107  
PH. (608) 781-8888  
FAX (608) 781-8860

**KWIK TRIP #957**  
**FREEZER/COOLER ADDITION**  
FITCHBURG, WI

NO.	DATE	DESCRIPTION

DRAWN BY: IS  
PM: KG  
JOB NO: 24-160  
DATE: 03.14.2025

EXTERIOR ELEVATIONS

**A201**