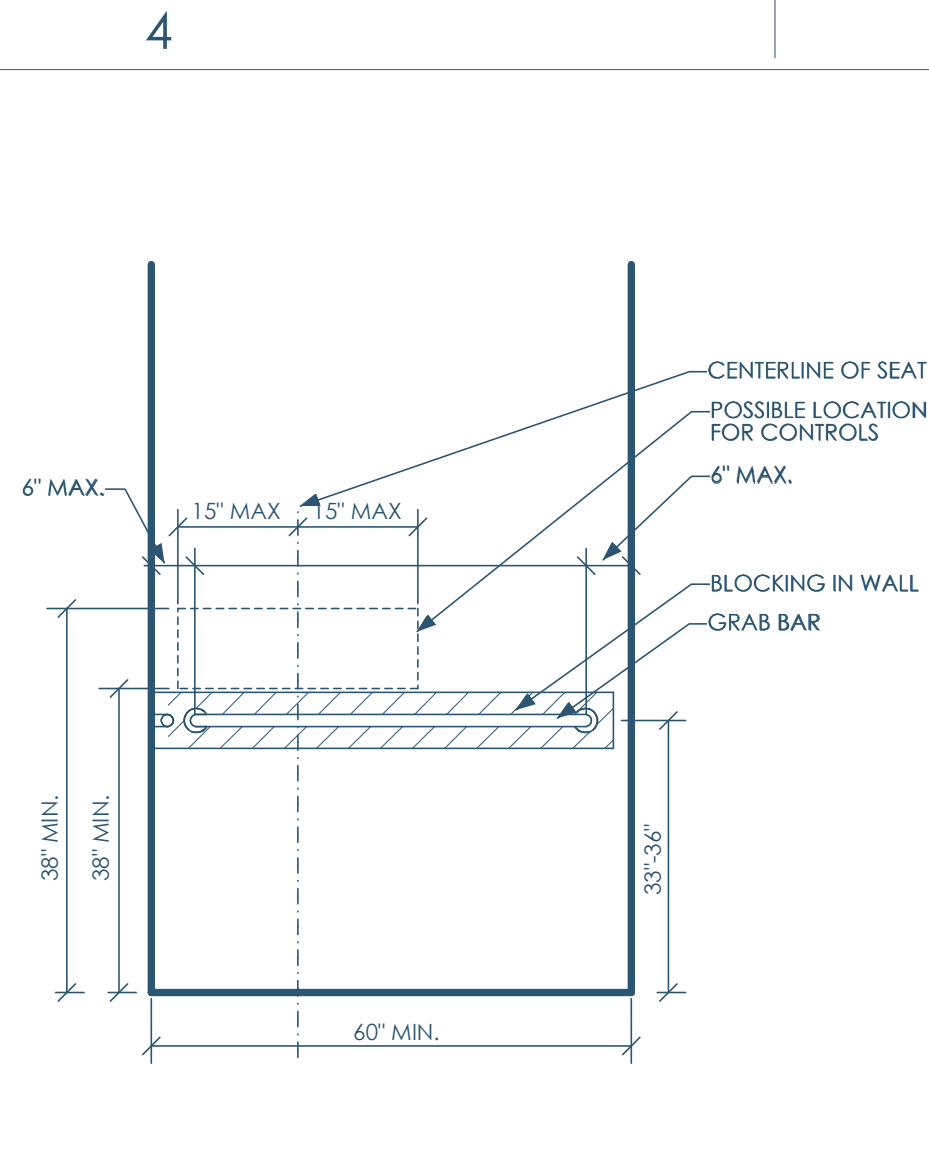


5C/A100 DEMO PLAN
1/16"=1'-0"



4C/A100 ADA - ALT. ROLL-IN-TYPE SHOWER - BACK WALL

GENERAL NOTES

- THE MECHANICAL (HVAC), ELECTRICAL, PLUMBING, FIRE PROTECTION, AND FIRE ALARM SYSTEMS WILL BE DESIGNED AND CONSTRUCTED USING THE DESIGN-BUILD DELIVERY METHOD. THESE SPECIFIC DETAILS ARE NOT PROVIDED IN THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE M/E/P/FF/A CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR AND UTILIZE THESE DRAWINGS TO GUIDE THE FINAL DESIGN OF THEIR SYSTEMS. ANY CHANGES TO THE STRUCTURE OR ARCHITECTURAL FEATURES MUST BE COMMUNICATED TO THE ARCHITECT IN ADVANCE.
- GENERAL CONTRACTOR RESPONSIBLE FOR ALL FEES ASSOCIATED WITH PERMITS, APPLICATIONS, TAXES, AND CERTIFICATES OF INSPECTIONS.
- ANY CONSTRUCTION THAT DEVIATES FROM THE DRAWING IS UNAUTHORIZED. IF NOT AUTHORIZED BY THE ARCHITECT, IN SUCH AN EVENT, CONTRACTOR IS RESPONSIBLE FOR ANY REWORK THAT MIGHT BE REQUIRED.
- CONTRACTOR IS RESPONSIBLE FOR ALL THE RULES/REGULATIONS OF THE AUTHORITY HAVING JURISDICTION, INCLUDED, BUT NOT LIMITED TO ALL CITY, TOWNSHIP, COUNTY, STATE, AND FEDERAL CODES, STATUTES, AND ORDINANCES.
- CONTRACTORS SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO DETERMINE HOW NEW CONSTRUCTION IS COMPATIBLE WITH EXISTING CONDITIONS.
- CONTRACTOR TO NOTIFY ARCHITECT IF THERE ARE ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES IN THE DRAWINGS BEFORE ANY CONSTRUCTION TAKES PLACE. A FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR RESPONSIBLE FOR ANY REWORK.
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND TAKEOFFS BEFORE BIDDING AND/OR ORDERING MATERIALS. CONTRACTOR WILL NOTIFY ARCHITECT IF THERE ANY DRAWING CONFLICTS AND A WAIT DIRECTION BEFORE COMMENCING.
- DO NOT SCALE THE DRAWINGS.
- ALL THROUGH AND MEMBRANE PENETRATIONS AT ALL FIRE/SMOKE RATED PARTITIONS/CEILINGS/FLOORS TO BE SEALED WITH A CODE COMPLIANT, U.L. APPROVED FIRE STOP.
- GENERAL CONTRACTOR TO COORDINATE THE SIZE/LOCATION OF ANY ACCESS PANELS AND/OR CLEAN OUTS WITH THE M/E/P CONTRACTOR AND ARCHITECT.
- ALL CONTRACTORS AND VENDORS TO FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING SET, AS REQUIRED INFORMATION MAY BE ON MULTIPLE SHEETS AND ALTERNATE DISCIPLINES.
- ANY FURNITURE SHOWN IS FOR REFERENCE ONLY.
- CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIRING ANY PROPERTY DAMAGE THAT MAY HAVE RESULTED FROM THEIR WORK.
- OWNER RESPONSIBLE FOR ANY WORK NOT SPECIFICALLY CALLED OUT IN THE DRAWINGS.
- ANY CHANGE THAT RESULTS IN ADDITIONAL COST/TIME MUST TO APPROVED BY THE OWNER/ARCHITECT PRIOR TO CONSTRUCTION.
- DETAILS ARE TO BE INTERPRETED AS TYPICAL, THAT IS, UNLESS SPECIFICALLY CALLED OUT OTHERWISE, THE DETAIL IS TO BE APPLIED TO SIMILAR CONDITIONS THROUGHOUT THE PROJECT.
- ALL EXTERIOR FLATWORK AROUND THE BUILDING TO SLOPE A MINIMUM OF 2% AWAY FROM THE BUILDING.
- ANY PENETRATIONS IN THE EXTERIOR ENVELOPE TO BE SEALED TO PREVENT ANY AIR/WATER LEAKAGE PER IBC CODE REQUIREMENTS.
- ON THE DRAWINGS, NOTIFY ARCHITECT OF ANY PENETRATIONS IN THE EXTERIOR WALL THAT ARE LARGER THAN 12"x12".
- UNLESS OTHERWISE NOTED, SLOPE FLOOR 2% TOWARD ANY DRAINS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL KEEP THE CONSTRUCTION CLEAN-REMOVING ANY ACCUMULATION OF DEBRIS AND/OR UNUSED EQUIPMENT.
- CONTRACTOR TO BE RESPONSIBLE FOR THE COLLECTION, TRANSPORT AND DISPOSAL OF ALL CONSTRUCTION WASTE.
- CONTRACTORS RESPONSIBLE FOR ANY TEMPORARY SHORING THAT MIGHT BE NECESSARY DURING CONSTRUCTION. ALL SHORING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR.
- GENERAL CONTRACTOR TO VERIFY WITH THE M/E/P CONTRACTORS ALL PIPE/DUCT LOCATION PRIOR TO FRAMING.
- MANUFACTURED MATERIAL/EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR TO PROTECT ANY EXPOSED CONCRETE THAT IS MEANT TO BE A FINISHED SURFACE.
- GENERAL CONTRACTOR TO PROVIDE ARCHITECT AT LEAST (2) WEEKS WHEN REVIEWING ANY SHOP DRAWINGS AND/OR SUBSTITUTION REQUESTS.
- REVIEW OF SHOP DRAWINGS DOES NOT CONSTITUTE THE APPROVAL OF SAFETY REQUIREMENTS AND/OR CONSTRUCTION MEAN AND METHODS.
- THE PRESENCE OF THE ARCHITECT ON SITE DOES NOT CONSTITUTE APPROVAL OF THE WORK. THE CONTRACTOR SHALL CALL THE ARCHITECT'S ATTENTION TO ANYTHING SPECIFICALLY NEEDS THE ARCHITECT'S APPROVAL.
- ONLY ARCHITECTURAL AND STRUCTURAL DRAWINGS HAVE BEEN COORDINATED WITH THE ARCHITECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY WORK OUTSIDE THESE SCOPES (M/E/P) FOR EXAMPLE THAT INTERFERES WITH THIS ARCH/STRUCT DRAWING SET.
- GENERAL CONTRACTOR TO EDUCATE THE OWNER ON THE OPERATION AND MAINTENANCE OF ALL INSTALLED PRODUCT AND/OR EQUIPMENT.
- PRIOR TO SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL CLEAN SITE AND DELIVER ALL REQUIRED GUARANTEES, LIEN WAITERS AND MAINTENANCE MANUALS.
- ARCHITECT NOT RESPONSIBLE FOR THE EXPLORATION, PRESENCE, HANDLING, AND/OR ADVERSE EXPOSURE OF ANY HAZARDOUS MATERIALS, IN ANY FROM, INCLUDING, BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- ALL EXTERIOR STRUCTURAL STEEL SHALL BE HOT DIPPED GALVANIZED. ALL NOTCHING, DRILLING, WELDING AND BENDING DONE PRIOR TO DIPPING.
- ANY PRODUCT OR MATERIALS THAT ARE NOT CALLED OUT IN THE DRAWINGS, BUT REQUIRED FOR PROPER INSTALLATION AND PERFORMANCE OF THE WORK, SHALL BE PROVIDED BY THE CONTRACTOR.
- THE CONTRACTOR TO PROVIDE ALL THE NECESSARY BLOCKING AND/OR STRUCTURAL SUPPORT REQUIRE TO PROPERLY INSTALL MOUNTED ASSEMBLIES, INCLUDED BY NOT LIMITED TO GRAB BARS, PLUMBING FIXTURES, MILLWORK AND CASEWORK.
- MAINTAIN INGRESS AND EGRESS TO THE PROJECT SITE DURING CONSTRUCTION
- ALL LUMBER ASSUMED TO BE SYP NO. 2 OR GREATER
- ANY NEW OR MODIFIED FIRE ALARMS TO INTEGRATE WITH EXISTING FIRE ALARM ON THE PREMISES.
- BEFORE CORING ANY PRETENSION OR POST-TENSION CONCRETE SLABS, GC TO RETAIN 3RD PARTY SCANNING COMPANY AND HAVE REPORT REVIEWED AND APPROVED BY THE BUILDING OWNER'S STRUCTURAL ENGINEER.

DEMOLITION NOTES

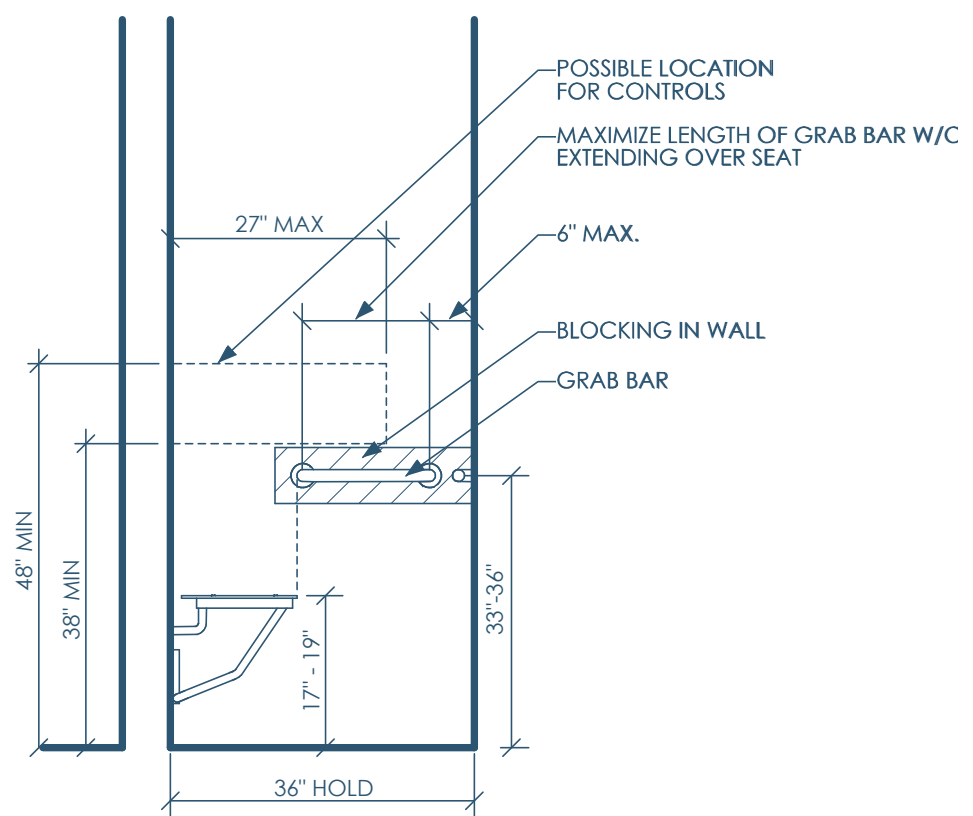
- CONTRACTOR TO ASSUME ALL WALLS/COLUMNS INDICATED TO BE DEMOLISHED ON THE PLAN, TO BE LOAD BEARING, CONTRACTOR RESPONSIBLE TO MAKE THE DETERMINATION THEY ARE NOT LOAD BEARING, AND CAN BE REMOVED. CONSULT WITH THE ARCHITECT IF THERE IS ANY QUESTION.
- CONTRACTOR TO PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE AND DUST/FUMES AND PATCHED/REPAIRED AS NECESSARY.
- SEAL THE INTAKE/EXHAUST OF ANY DUCTS THAT ROUTE INTO ADJOINING SPACES THAT ARE OUTSIDE THE DEMOLITION SCOPE.
- CONTRACTOR TO COORDINATE THE DISCONNECTION AND CAPPING (AND ANY ASSOCIATED FEES) OF ANY SERVICE UTILITIES ASSOCIATED WITH THE DEMOLITION SCOPE.
- ALL FLOORS TO BE LEVELED AS NECESSARY (GRINDING, PATCHING, LEVELING, CHISELING) TO RECEIVE ANY SCHEDULE FINISHED.
- CONTRACTOR TO NOTIFY OWNER AND/OR LANDLORD OF ANY DEMOLITION THAT IS NECESSARY OUTSIDE TENANT SPACE.
- ADDITIONAL DEMOLITION, BEYOND WHAT IS IDENTIFIED HERE, MAY BE REQUIRED TO ACCOMMODATE THE PLANNED CONSTRUCTION SCOPE.
- OWNER/GC/SUBS ARE RESPONSIBLE TO TEST IF REMOVED ITEMS CONTAIN ANY HAZARDOUS MATERIALS AND IF SO, ARE LEGALLY REMOVED IN COMPLIANCE WITH LOCAL/STATE/FEDERAL LAWS.
- CONTRACTOR RESPONSIBLE FOR ANY TEMPORARY SHORING NECESSARY WHEN EXISTING STRUCTURAL MEMBERS ARE REMOVED TO ACCOMMODATE ANY NEW CONSTRUCTION. ALL SHORING TO BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER RETAINED BY THE CONTRACTOR.
- SEE MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION DRAWINGS FOR ANY ADDITIONAL DEMOLITION SCOPE.

5B/A100 DEMOLITION NOTES

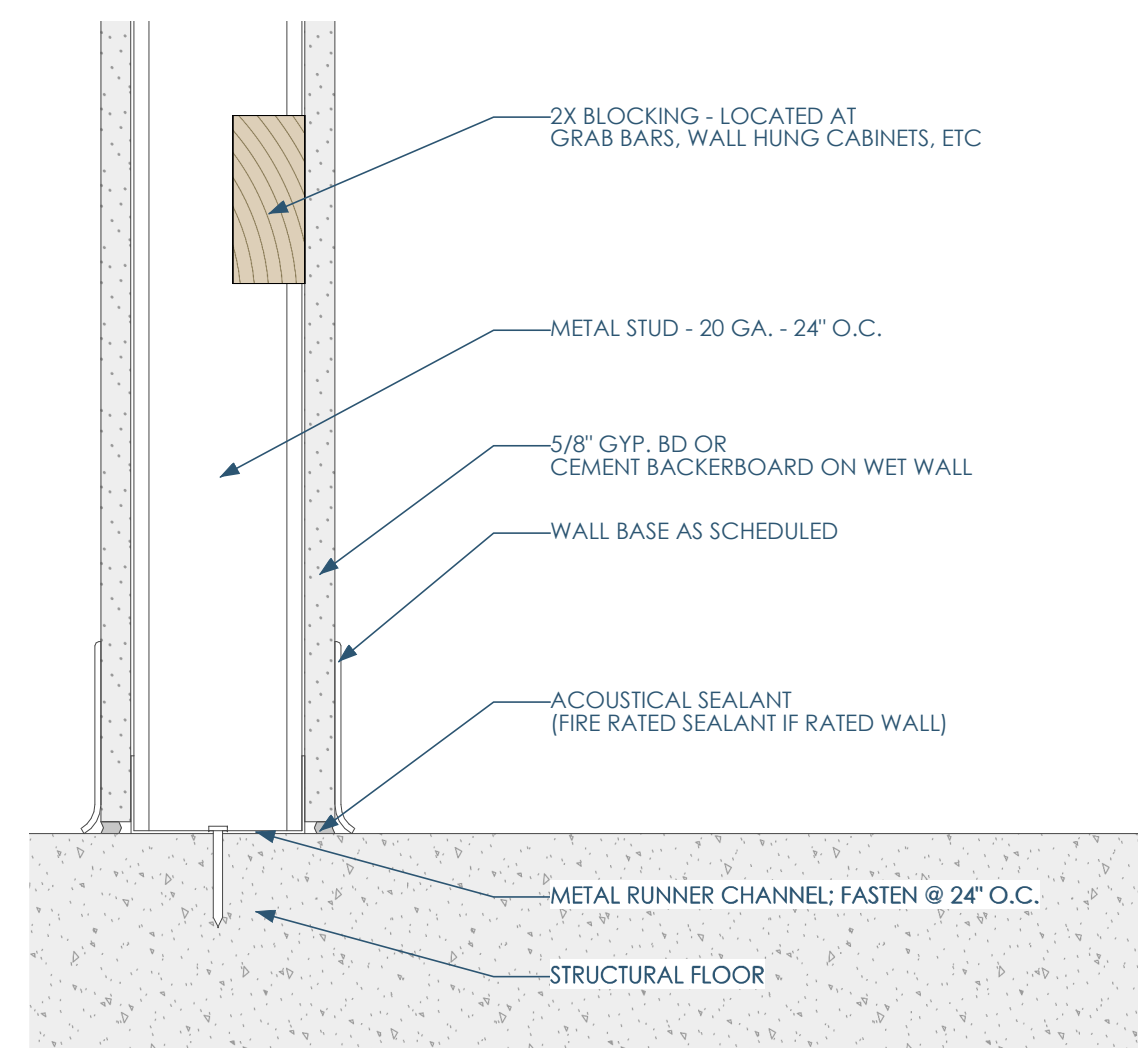
GENERAL RESTROOM NOTES

- PER IBC 1210.2.2 WALLS AND PARTITIONS WITHIN 2 FEET (610MM) OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- 1210.2.1 FLOORS AND WALL BASES
- OTHER THAN DWELING UNITS, TOILET, BATHING AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES (102 MM).
- 1210.2.3 SHOWERS
- SHOWERS COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (1829 MM) ABOVE THE DRAIN INLET.

5A/A100 GENERAL RESTROOM NOTES

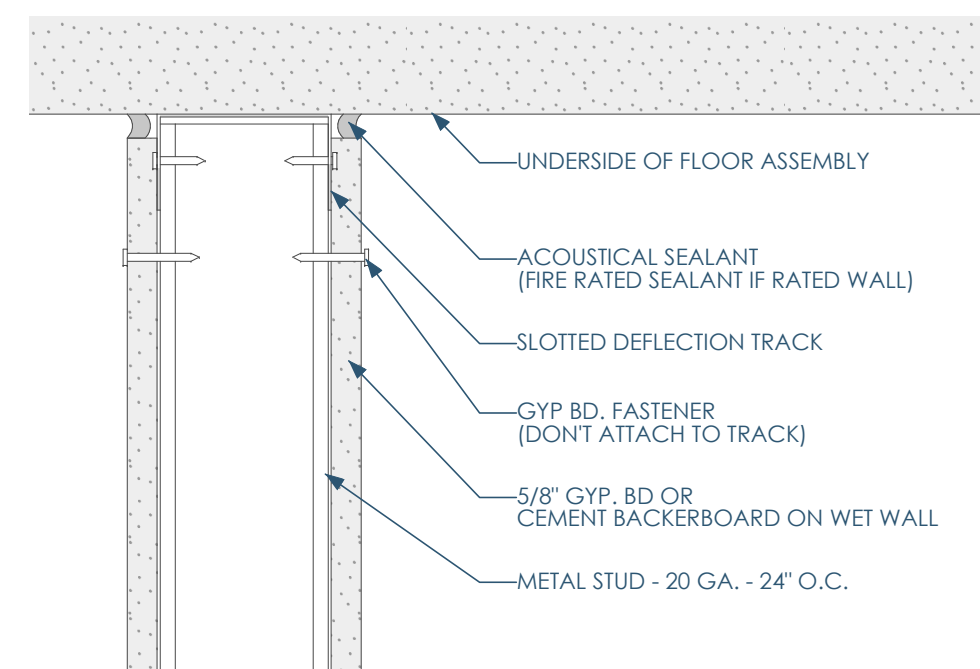


4B/A100 ADA - ALT. ROLL-IN-TYPE SHOWER - END WALL



4A/A100 W1 - FULL HEIGHT PARTITION - NOT RATED - BASE
3\"/>

3B/A100 GENERAL NOTES



3A/A100 W1 - FULL HEIGHT PARTITION - NOT RATED - HEAD
3\"/>

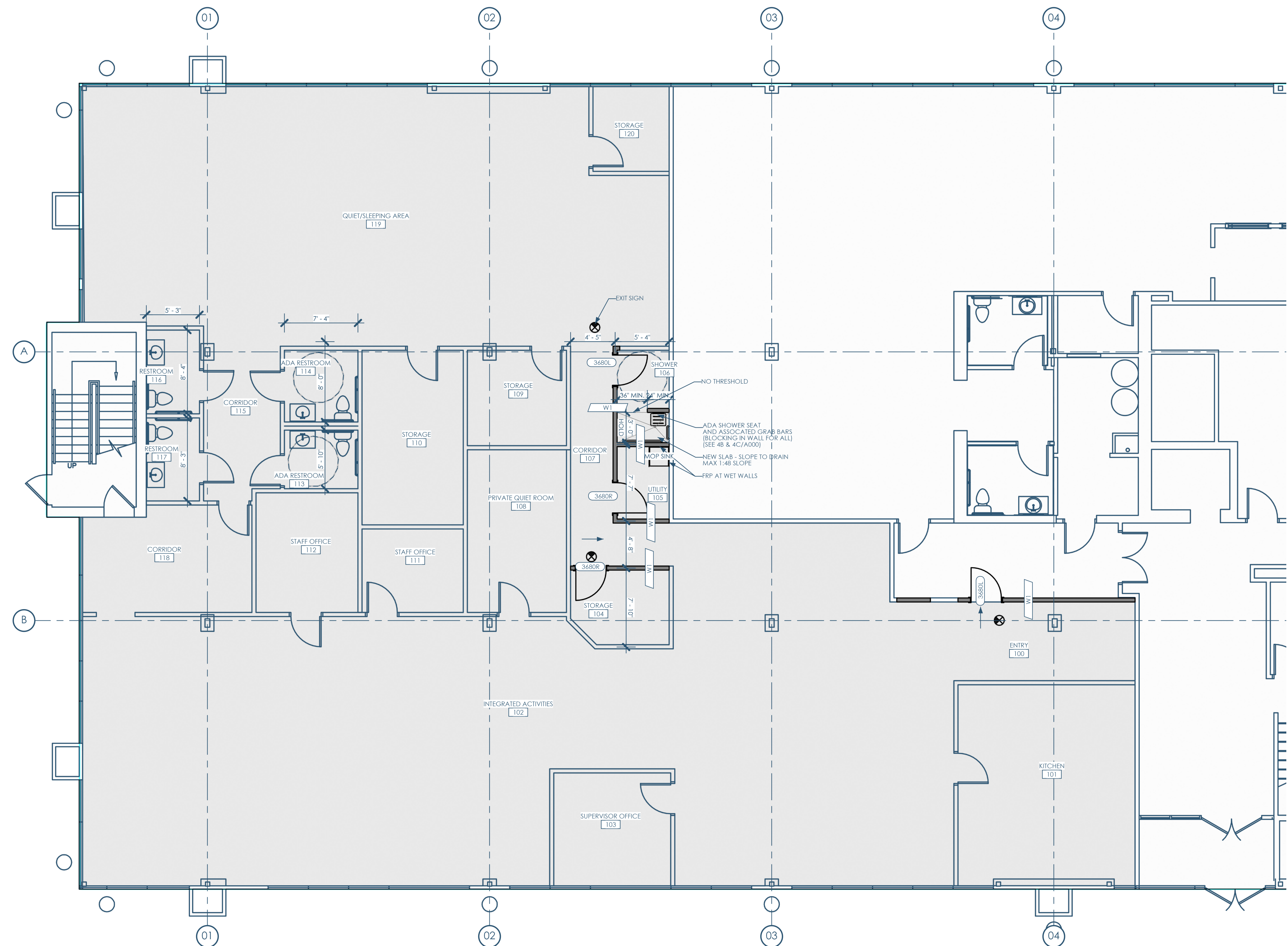
APPLICABLE CODES:	GENERAL: INTERNATIONAL BUILDING CODE (IBC) 2015 & SPS 361-366 AMENDMENTS EXISTING: INTERNATIONAL EXISTING BUILDING CODE (IEBC) 2015 & SPS 366 AMENDMENTS ENERGY CONSERVATION: INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 & SPS 363 AMENDMENTS PLUMBING: WISCONSIN PLUMBING CODE: SPS 380-387 MECHANICAL: INTERNATIONAL MECHANICAL CODE (IMC) 2015 & SPS 364 AMENDMENTS ELECTRICAL: NATIONAL ELECTRICAL CODE (NEC) 2017 & SPS 316 AMENDMENTS FIRE: INTERNATIONAL FIRE CODE (IFC) 2015 & SPS 314 AMENDMENTS FUEL: INTERNATIONAL FUEL GAS CODE (IFGC) 2015 & SPS 365 AMENDMENTS ACCESSIBILITY: ANSI STANDARD A117.1-2009- FOR ACCESSIBILITY
IBC - CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:	SCOPE AREA: • INSTITUTIONAL GROUP (I-4), DAY CARE FACILITIES (MOST RESTRICTIVE USE WITHIN SCOPE AREA) OUTSIDE SCOPE AREA: • BUSINESS GROUP (B)
IBC - CHAPTER 5 CLASSIFICATION OF OCCUPANCY	ALTERATION—LEVEL 2
IBC - 504.3 HEIGHT IN FEET	FOR TYPE V-B (W/ SPRINKLERS): • ACTUAL: 39 FT • ALLOWED: • (B): 60 FT • (I-4): 60 FT
IBC - 504.4 NUMBER OF STORIES	• ACTUAL: 3 STORIES • ALLOWED: • (B): 3 STORIES • (I-4): 2 STORIES
IBC - 506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE:	ACTUAL: 40,000 SF (13,333SF PER FLOOR) • (I-4): 5970 SF • (B): 34030 SF ALLOWED: • (I-4): • COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, If = 0.75 • PERIMETER, P = 514 FT • FRONTAGE PERIMETER, F = 514 FT • WEIGHTED AVERAGE DISTANCE FROM 'F' = 30 FT • COMPUTE ALLOWABLE PER STORY AREA, AA = AT + (NS X IF) = 33750 SQ.FT. • MAXIMUM ALLOWABLE AREA = AA X 2 = 67500 SQ.FT. • (B): • COMPUTE AREA INCREASE DUE TO FRONTAGE: FRONTAGE COEFFICIENT, If = 0.75 • PERIMETER, P = 514 FT • FRONTAGE PERIMETER, F = 514 FT • WEIGHTED AVERAGE DISTANCE FROM 'F' = 30 FT • COMPUTE ALLOWABLE PER STORY AREA, AA = AT + (NS X IF) = 33750 SQ.FT. • MAXIMUM ALLOWABLE AREA = AA X 2 = 101250 SQ.FT.
IBC - 508.3 NONSEPARATED OCCUPANCIES:	NO
IBC - 508.4 SEPARATED OCCUPANCIES	YES • 1 HR FLOOR BETWEEN (I-4) AND (B)
IBC - TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	FOR TYPE V-B: • STRUCTURAL FRAME: 0 HR • BEARING WALLS- EXTERIOR: 0 HR • BEARING WALLS-INTERIOR: 0 HR • NON-BEARING WALLS-EXTERIOR - (SEE TABLE 602) • NON-BEARING WALLS-INTERIOR: 0 HR • FLOOR CONSTRUCTION: 0 HR • ROOF CONSTRUCTION: 0 HR
IBC - TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE	FOR TYPE V-B: FIRE SEPARATION DISTANCE • X < 5C = 1 HR • 5 ≤ X ≤ 10 = 1 HR • 10 ≤ X ≤ 30 = 0 HR • X ≥ 30 = 0 HR
IBC - 803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP	FOR I-4: • INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: CLASS B • CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS B • ROOMS AND ENCLOSED: CLASS B
IBC - SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS):	SPRINKLERS - NFPA 13
IBC - TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS	• EVERYWHERE EXCEPT KITCHEN (IF APPLICABLE) - SEE TYPE K BELOW: • TYPE OF HAZARD OCCUPANCY: ORDINARY (MODERATE) • EXTINGUISHER SIZE & MAX. TRAVEL DISTANCES • TYPE 2-A: • MAXIMUM FLOOR AREA PER UNIT OF A: 1,500SF • MAXIMUM FLOOR AREA FOR EXTINGUISHER: 11,250SF • MAXIMUM DISTANCE TO EXTINGUISHER: 75FT • (IF APPLICABLE) COMM. KITCHENS W/ EQUIPMENT INVOLVING SOLID FUELS OR VEGETABLE OR ANIMAL OILS AND FATS: • TYPE OF HAZARD OCCUPANCY: ORDINARY (MODERATE) • TYPE K: 2.5-GALLON OR (2) 1.5-GALLON (WITHIN 30FT OF COOKING EQUIPMENT)
IBC - SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	• EXISTING: EXISTING MANUAL FIRE ALARM BOX IS CURRENTLY PRESENT. ANY NEW OR MODIFIED FIRE ALARMS OR FIRE ALARM BOXES TO INTEGRATE WITH EXISTING ONES ON THE PREMISES. • FIRE ALARM TO BE DESIGN/BUILT PER 3RD PARTY.
IBC - SECTION 1004 OCCUPANT LOAD	SEE OCCUPANT LOAD ROOM SCHEDULE
IBC - SECTION 1020 CORRIDORS	CORRIDORS: 0 HR RATED (W/ SPRINKLERS)
IBC - 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE:	FOR I-4: • MAXIMUM COMMON PATH WITH SPRINKLER SYSTEM: 75FT • MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT: 10
IBC - SECTION 1017 EXIT ACCESS TRAVEL DISTANCE:	• FOR I-4: • FOR B: 200 FT (W/SPRINKLER)
IBC - 1020.4 DEAD ENDS	50 FEET W/ SPRINKLERS
IEBC - 805.6 DEAD-END CORRIDORS	50 FEET PER IEBC - 805.6
2902.1 MINIMUM NUMBER OF FIXTURES	CLASSIFICATION: I-4 TOTAL OCCUPANTS: 60 FEMALE OCCUPANTS: 30 MALE OCCUPANTS: 30 • WATER CLOSETS: 1 PER 15 • WOMEN: 2 REQUIRED (2 PROVIDED) • MEN: 2 REQUIRED (2 PROVIDED) • LAVATORIES: 1 PER 15 • WOMEN: 2 REQUIRED (2 PROVIDED) • MEN: 2 REQUIRED (2 PROVIDED) • DRINKING FOUNTAINS: 1 PER 100 • (PROPOSED ALTERNATIVE: FAUCET IN KITCHEN) • SERVICE SINK: 1 REQUIRED (1 PROVIDED)

2A/A100 CODE INFORMATION

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NUMBER	NAME	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	OCCUPANTS
100	ENTRY	482	CIRCULATION	0	0.0
101	KITCHEN	350	KITCHENS, COMMERCIAL	200	1.8
102	INTEGRATED ACTIVITIES	2004	EXERCISE AREAS	50	40.0
103	SUPERVISOR OFFICE	130	BUSINESS AREAS	100	1.3
104	STORAGE	69	STORAGE	300	0.2
105	UTILITY	37	MECH. ROOM	300	0.1
106	SHOWER	47	CIRCULATION	0	0.0
107	CORRIDOR	118	CIRCULATION	0	0.0
108	PRIVATE QUIET ROOM	159	SLEEPING AREAS	120	1.3
109	STORAGE	93	STORAGE	300	0.3
110	STORAGE	174	STORAGE	300	0.6
111	STAFF OFFICE	83	BUSINESS AREAS	100	0.8
112	STAFF OFFICE	120	BUSINESS AREAS	100	1.2
113	ADA RESTROOM	42	CIRCULATION	0	0.0
114	ADA RESTROOM	52	CIRCULATION	0	0.0
115	CORRIDOR	121	CIRCULATION	0	0.0
116	RESTROOM	44	CIRCULATION	0	0.0
117	RESTROOM	43	CIRCULATION	0	0.0
118	CORRIDOR	172	CIRCULATION	0	0.0
119	QUIET/SLEEPING AREA	1394	SLEEPING AREA	120	12.0
120	STORAGE	64	STORAGE	300	0.2
		Sum: 5798			Sum: 59.8

2C/A101 ROOM SCHEDULE - OCCUPANCY



5A/A101 FLOOR PLAN - 1ST FLOOR
3/16"=1'-0"

LAKE COUNTRY
CONSTRUCTION GROUP

openingdesign

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