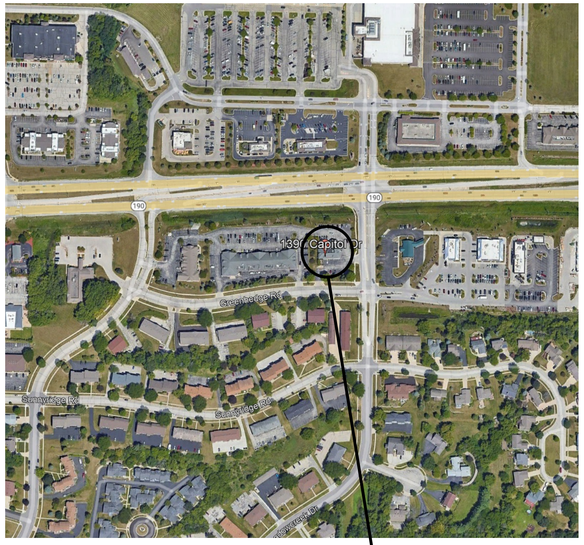
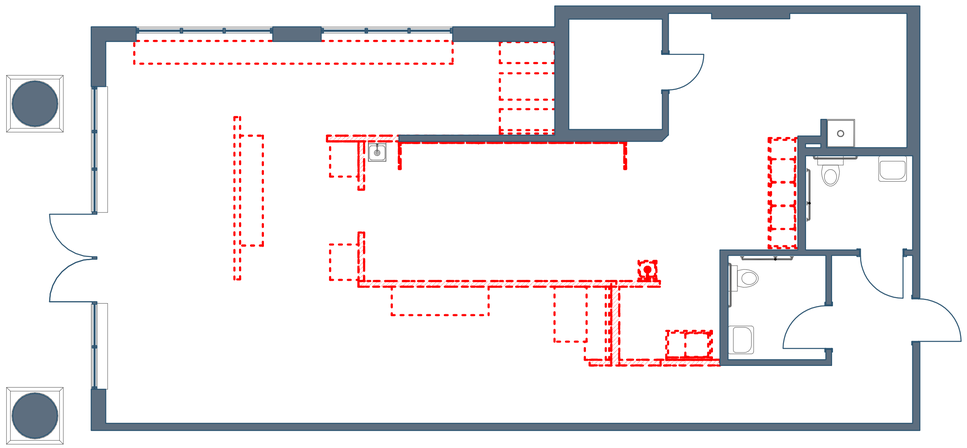


1/A000 VICINITY MAP

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/FP/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 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 AWAIT 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 WAIVERS 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.

3/A000 GENERAL NOTES



4/A000 DEMO PLAN
3/16"=1'-0"

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.
- SALVAGE THE FOLLOWING FOR POSSIBLE REUSE AND RELOCATION
  - ACOUSTICAL TILE AND GRID
  - BASE TRIM
  - DOORS AND SIDELIGHTS
  - LIGHT FIXTURES
  - FLOORING
- 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

2/A000 DEMOLITION NOTES

APPLICABLE CODES:	GENERAL: - BUILDING/DWELLING CODE IBC 2015 & AHJ AMENDMENTS EXISTING: - INTERNATIONAL EXISTING BUILDING CODE 2015 & AHJ AMENDMENTS ENERGY CONSERVATION: - INTERNATIONAL ENERGY CONSERVATION CODE 2015 & AHJ AMENDMENTS PLUMBING: WISCONSIN ADMINISTRATIVE CODE, SPS 380-387 MECHANICAL: - INTERNATIONAL MECHANICAL CODE IMC 2015 & AHJ AMENDMENTS ELECTRICAL: - INTERNATIONAL ELECTRICAL CODE NEC 2017 & AHJ AMENDMENTS FIRE: - INTERNATIONAL FIRE/LIFE SAFETY CODE 2009 NFPA-1 & AHJ AMENDMENTS FUEL: - INTERNATIONAL FUEL GAS CODE 2015 & AHJ AMENDMENTS ACCESSIBILITY: - ANSI STANDARD A117.1-2009- FOR ACCESSIBILITY
IBC - CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION:	304.1 BUSINESS GROUP B (A-2 LESS THAN 50 OCCUPANTS) - OTHER OCCUPANCIES IN BUILDING - ASSEMBLY (A-2)
IBC - CHAPTER 5 CLASSIFICATION OF WORK:	ALTERATION—LEVEL 3
IBC - 504.3 HEIGHT IN FEET	FOR TYPE VB: - ACTUAL: 30FT - ALLOWED: 60FT
IBC - 504.4 NUMBER OF STORIES	- ACTUAL: 1 - ALLOWED: 2
IBC - 506.2 ALLOWABLE AREA DETERMINATION & 506.3 FRONTAGE INCREASE:	ALLOWED: 18,000 SF (NO FRONTAGE INCREASE TAKEN) ACTUAL: ~4400 SF
IBC - 508.3 NONSEPARATED OCCUPANCIES:	YES
IBC - 508.4 SEPARATED OCCUPANCIES	NO
IBC - TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)	FOR TYPE VB: 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	TYPE-VB 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 SPRINKLERED (B) INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS: CLASS B CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS: CLASS C ROOMS AND ENCLOSED: CLASS C
IBC - SPRINKLERS (SECTION 903 AUTOMATIC SPRINKLER SYSTEMS):	SPRINKLERS - NFPA 13
IBC - TABLE 906.3(1) FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS	TYPE 2-A: - (EVERYWHERE EXCEPT KITCHEN - SEE TYPE K) - MAXIMUM FLOOR AREA PER UNIT OF A: 1,500SF - MAXIMUM FLOOR AREA FOR EXTINGUISHER: 11,250SF - MAXIMUM DISTANCE TO EXTINGUISHER: 75FT - HAZARD CLASSIFICATION: ORDINARY (MODERATE) HAZARD OCCUPANCY TYPE K: IN COMM. KITCHENS W/ EQUIPMENT INVOLVING SOLID FUELS OR VEGETABLE OR ANIMAL OILS AND FATS) - 2.5-GALLON OR (2)1.5-GALLON - MAXIMUM DISTANCE TO EXTINGUISHER:WITHIN 30FT OF COOKING EQUIPMENT - HAZARD CLASSIFICATION:ORDINARY (MODERATE)
IBC - SECTION 907 FIRE ALARM AND DETECTION SYSTEMS	ACTUAL: 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. ACTUAL CODE REQUIREMENT: NOT REQUIRED AS ENTIRE BUILDING, IS UNDER 300 OCCUPANTS, AS AN A-2 OCCUPANCY.
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 (B) MAXIMUM COMMON PATH WITH SPRINKLER SYSTEM: 100FT MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT: 49
IBC - SECTION 1017 EXIT ACCESS TRAVEL DISTANCE:	FOR B: 300 FT (W/SPRINKLER)
IBC - 1020.4 DEAD ENDS	50 FEET W/ SPRINKLERS
IEBC - 805.6 DEAD-END CORRIDORS	35 FEET PER IEBC - 805.6
2902.1 MINIMUM NUMBER OF FIXTURES	CLASSIFICATION: A-2 DESCRIPTION: RESTAURANTS, BANQUET HALLS AND FOOD COURTS TOTAL OCCUPANTS: 42 FEMALE OCCUPANTS: 22 MALE OCCUPANTS: 22 - WATER CLOSETS: 1 PER 75 - WOMEN: 1 REQUIRED (1 PROVIDED) - MEN: 1 REQUIRED (1 PROVIDED) - LAVATORIES: 1 PER 200 - WOMEN: 1 REQUIRED (1 PROVIDED) - MEN: 1 REQUIRED (1 PROVIDED) - SERVICE SINK: 1 REQUIRED (1 PROVIDED)

1/A000 CODE INFORMATION

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