

CODE INFORMATION

Codes

- **General:** International Building Code (IBC) 2021 & SPS 361-366 Amendments
- **Existing:** International Existing Building Code (IEBC) 2021 & SPS 366 Amendments
- **Energy Conservation:** International Energy Conservation Code (IECC) 2021 Amendments
- **Plumbing:** Wisconsin Plumbing Code: SPS 380-387
- **Mechanical:** International Mechanical Code (IMC) 2021 & SPS 364 Amendments
- **Electrical:** National Electrical Code (NEC) 2017, & SPS 316 Amendments
- **Fire:** International Fire Code (IFC) 2021 & SPS 314 Amendments
- **Fuel:** International Fuel Gas Code (IFGC) 2021 & SPS 365 Amendments
- **Accessibility:** ANSI Standard A117.1-2017 - Accessibility

IBC Chapter 3 - Use and Occupancy Classification

- **Scope Area:**
  - Business Group M

IEBC Chapter 6 - Classification of Work

- **Alteration Level:** Level 3

IBC 508.3 - Nonseparated Occupancies

- No

IBC Table 601 - Fire-resistance Rating Requirements For Building Elements (Hours)

- **Type VB:**
  - Structural Frame: 0 hr
  - Bearing Walls (Exterior/Interior): 0 hr
  - Non-Bearing Walls (Interior): 0 hr
  - Floors: 0 hr
  - Roof: 0 hr

IBC Section 602 - Construction Classification

- Type VB

IBC Table 803.13 - Interior Wall And Ceiling Finish Requirements By Occupancy

- **(B) NONSPRINKLERED**
  - Exit Stairways/Ramps: Class A
  - Corridors: Class B
  - Rooms/Enclosures: Class C

IBC Section 903 - Automatic Sprinkler Systems

- No Sprinklers

IBC Section 906 - Portable Fire Extinguishers

- **Ordinary (Moderate) Hazard Occupancy:**
  - Type 2-A:
    - Maximum floor area per unit of A: 1,500 SF
    - Maximum floor area for extinguisher: 75 ft
    - Maximum floor area for extinguisher: 11,250 sf
    - Max distance to extinguisher: 75 ft

IBC Section 907 - Fire Alarm and Detection Systems

- No alarm required or provided

IBC Section 1004 - Occupant Load

- See occupant load room schedule

IBC Table 1020.2 - Corridor Fire-resistance Rating

- For Group M:
  - If Occupant Load Served by Corridor is greater than 30: 1hr rated
  - otherwise: not rated

IBC 1006.2.1 - Egress Based on Occupant Load and Common Path of Egress Trav

- **Group B (Without Sprinkler):**
  - Common Path Travel Distance
    - If ≤ 30: 75 ft
    - If > 30: 75 ft
  - Max occupant load (one exit): 49

IBC Table 1017.2 - Exit Access Travel Distance

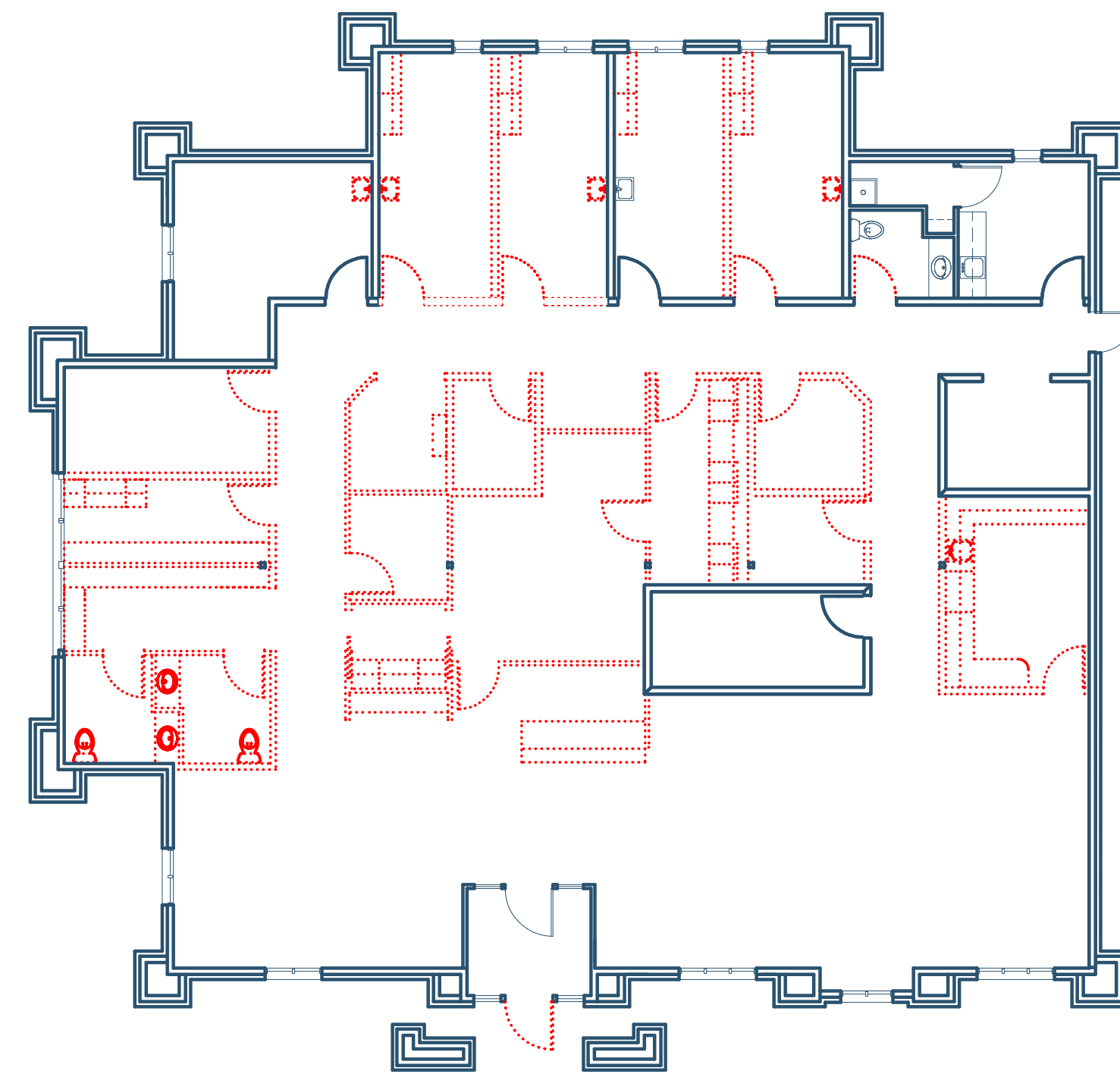
- **Group B (With Sprinkler):**
  - Exit Access Travel Distance: 200 ft

IBC 1020.5 - Dead Ends

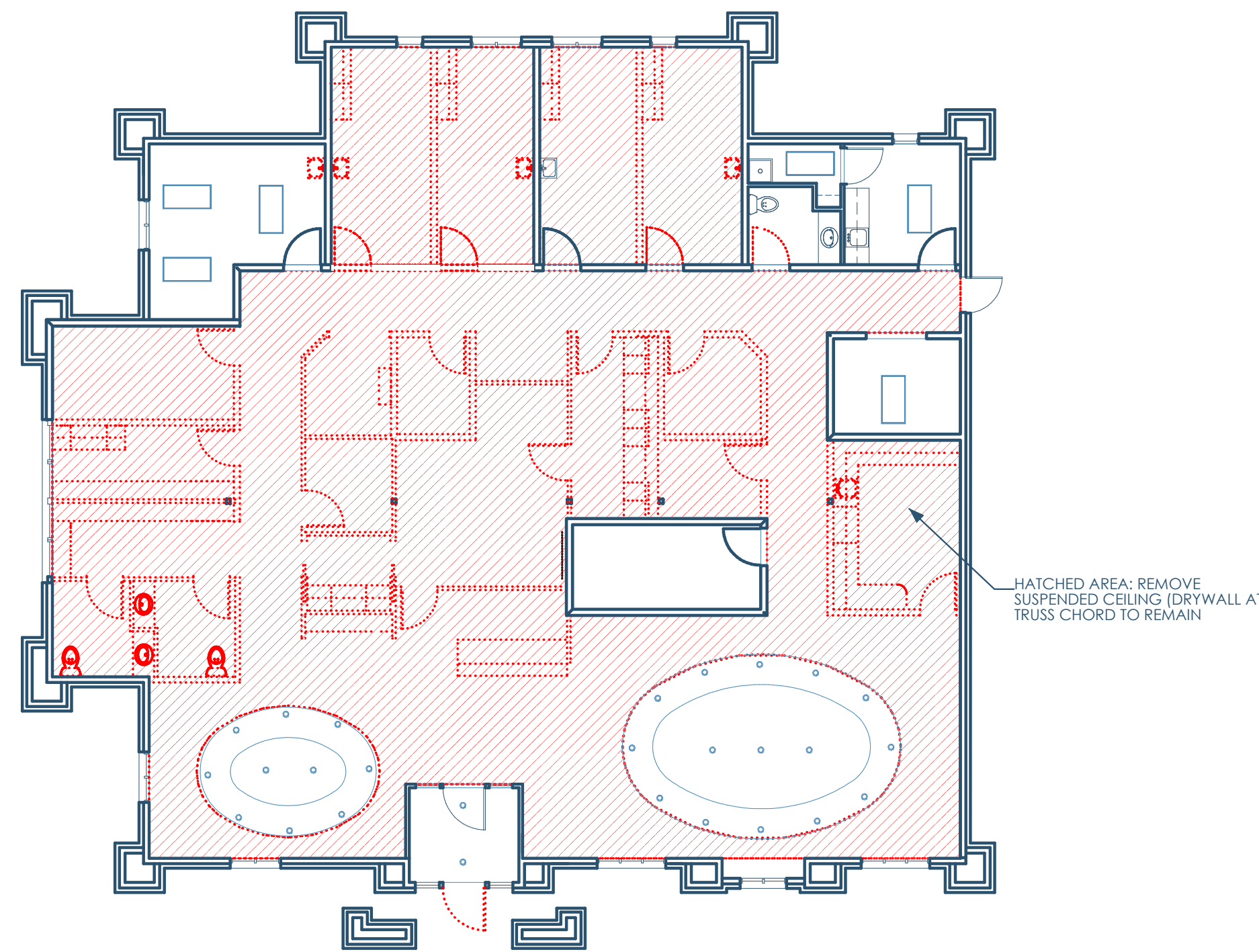
- 20 ft (Without Sprinkler)

IBC 2902.1 - Minimum Number of Fixtures

- **Occupancy M | Total Occupants: 65**
  - Water Closets: 1 per 500 → 1 required / 1 provided
  - Lavatories: 1 per 750 → 1 required / 1 provided <1- \* Female:
    - Water Closets: 1 per 25 → 1 required / 1 provided
    - Lavatories: 1 per 40 → 1 required / 1 provided
  - Male:
    - Water Closets: 1 per 25 → 1 required / 1 provided
    - Lavatories: 1 per 40 → 1 required / 1 provided →
  - Drinking Fountains:
    - Water provided by bottle fillers, bottled water, or bar service per SPS
  - Service Sink:
    - 1 required / 1 provided



2B/A000 DEMO PLAN 3/32"=1'-0"



2A/A000 RCP - DEMO PLAN 3/32"=1'-0"

DEMOLITION NOTES

- Salvage the following for possible reuse. GC to make ultimate determination on what to reuse.
  - Light Fixtures
  - Doors and associated hardware
- Contractor to assume all walls/columns indicated to be demolished on the plan to be load-bearing. Contractor is 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, dust, and fumes. Patch and repair 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 scheduled finishes.
- 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, ensure legal removal in compliance with local, state, and federal laws.
- Contractor is 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.

GENERAL NOTES

Design-Build Systems

- Design-Build Systems: Mechanical (HVAC), electrical (and lighting), plumbing and fire alarm systems will be delivered via design-build. These drawings do not show specific details. The M/E/P/FA contractor is responsible for final design coordination with the general contractor and must notify the architect of any structural or architect advance.

Permits and Compliance

- Permits and Fees: The general contractor (GC) is responsible for all permits, inspection certificates, taxes, and related fees.
- Codes and Regulations: All work must comply with applicable City, township, and federal codes, statutes, ordinances, and the requirements of the authority having jurisdiction (AHJ).
- Unauthorized Work: Any construction deviating from the drawings without written approval is unauthorized. The contractor is responsible for any required rework.

Coordination and Communication

- Contractors shall review the entire drawing set (including across disciplines) before starting work to verify compatibility with existing conditions.
- Contractors must notify the architect of any omissions, conflicts, or discrepancies before construction begins. Failure to do so makes the contractor responsible for resolution.
- The GC must coordinate access panel/clean-out locations with the M/E/P contractor and architect.
- GC to confirm all pipe/duct routing with M/E/P contractors before framing.
- Only architectural and structural drawings have been coordinated with the architect if M/E/P work conflicts with these drawings.
- GC must provide the architect a minimum of two weeks to review shop drawings before construction. Architect's review does not relieve the contractor of responsibility for construction methods.
- Architect's presence on-site does not imply approval. Contractor must specify and require architect review/approval.

Construction Responsibilities

- Verify all dimensions and takeoffs prior to bidding or ordering materials.
- Do not scale drawings.
- Maintain ingress and egress to the site during construction.
- Contractor responsible for protecting finished surfaces (e.g., exposed concrete).
- Contractor responsible for all temporary shoring, designed by a licensed structural engineer.
- Manufactured products/equipment must be installed per manufacturer requirements.
- GC to provide blocking and supports for mounted items (e.g., grab bars, plumbing millwork, casework).
- Contractor responsible for repair of any damage caused by their work.
- Contractor to collect, transport, and dispose of all construction waste.
- Keep site clean; remove debris and unused equipment regularly.

Fire and Safety Requirements

- Seal all penetrations in rated partitions, ceilings, and floors with UL-approved firestop.
- Notify the architect of any exterior wall penetrations larger than 12"x12".
- Any new or modified fire alarm systems must integrate with the existing system.
- Before coring pretensioned or post-tensioned slabs, GC must hire a third-party company. Report must be reviewed/approved by owner's structural engineer.

Site and Envelope Requirements

- Exterior flatwork around the building must slope away at a minimum of 2%.
- Unless noted otherwise, interior floors must slope 2% toward floor drains.
- Seal all exterior envelope penetrations to prevent air/water leakage per IBC.
- All exterior structural steel to be hot-dipped galvanized (all cutting, drilling, completed prior to dipping).

Closeout and Owner Responsibilities

- GC to train owner in the operation and maintenance of installed products/equipment.
- Prior to substantial completion, contractor shall clean the site and deliver all warranties, lien waivers, and maintenance manuals.
- Owner is responsible for work not specifically identified in the drawings.
- Any changes involving additional cost or time must be approved in writing by the architect before construction.
- Details are typical unless noted otherwise; apply them to similar conditions in the project.
- Any furniture shown is for reference only.

Hazardous Materials

- Architect is not responsible for identifying, handling, or addressing hazardous materials, asbestos, PCBs, or other toxic substances).

Materials

- Any unspecified materials required for proper installation/performance shall be specified by the contractor.



Tenant: Play It Again Sports  
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GC: Lake Country Construction Group  
161 Horizon Dr  
Verona, WI 53593  
608.845.1398

Architect: OpeningDesign  
17 S Fairchild | FL 7  
Madison, WI 53703  
ryan@openingdesign.com | 773.425.6456

INFO AND DEMOLITIONS PLANS  
PLAY IT AGAIN SPORTS - SUN PRAIRIE  
1721 W MAIN ST, SUN PRAIRIE, WI 53590

A000

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