

DEMOLITION NOTES

- 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.



4C/A000 EXISTING - CORNER OF THURSTON LANE AND RED ARROW TRAIL



4B/A000 EXISTING - ALONG RED ARROW TRAIL 2

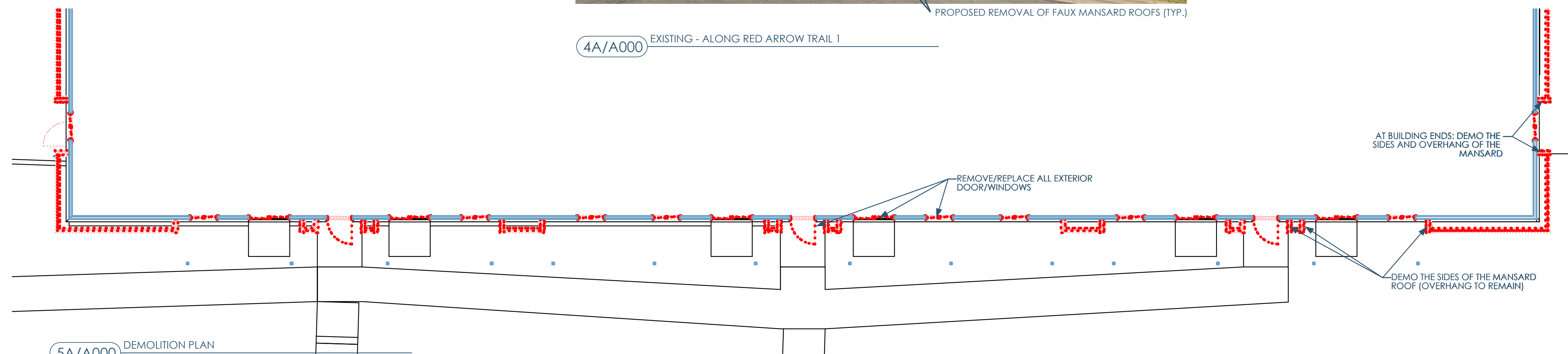


4A/A000 EXISTING - ALONG RED ARROW TRAIL 1

PROPOSED REMOVAL OF FAUX MANSARD ROOFS (TYP.)

SHEET NUMBER	SHEET NAME	ISSUANCE
A000	NARRATIVE, EXISTING CONDITIONS & DEMOLITION PLAN	04/28/2026 - Issued for Permit
A100	SITE PLAN	04/28/2026 - Issued for Permit
A103	ROOF PLAN	04/28/2026 - Issued for Permit
A300	SECTIONS	04/28/2026 - Issued for Permit
A400	ELEVATIONS	04/28/2026 - Issued for Permit
A401	ELEVATIONS	04/28/2026 - Issued for Permit
S103	ROOF FRAMING	04/28/2026 - Issued for Permit

5B/A000 SHEET INDEX



5A/A000 DEMOLITION PLAN  
3/32"=1'-0"

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 & SPS 363 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:**
  - 310.3 Residential Group R-2

IEBC Chapter 6 - Classification of Work

- Section 602 Alteration—Level 1 (Portions of the Roof and portions of the Facade)
- Section 603 Alteration—Level 2 (Facade - replacement of windows/doors)

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

705.5 - Fire-Resistance Ratings

- **Type V-B:**
  - X < 5 ft: 1 hr
  - 5 ≤ X ≤ 10: 1 hr
  - 10 ≤ X ≤ 30: 0 hr
  - X ≥ 30: 0 hr

IBC Section 903 - Automatic Sprinkler Systems

- **Yes for:**
  - 2117 Red Arrow Trail
  - 453 Thurston Lane
- **No for:**
  - 4545 Thurston Lane
  - 2113 Red Arrow Trail

IBC Section 907 - Fire Alarm and Detection Systems

- A manual fire alarm system is required and is currently provided

GENERAL NOTES

Design-Build Systems

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

Permits and Compliance

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

Coordination and Communication

- Contractors shall review the entire drawing set (including across disciplines) and visit the site 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 rework.
- The GC must coordinate access panel/clean-out locations with the M/E/P contractor and the 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; notify 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 and substitution requests. Architect's review does not relieve the contractor of responsibility for safety or construction methods.
- Architect's presence on-site does not imply approval. Contractor must specifically call out work requiring architect review/approval.

Construction Responsibilities

- Verify all dimensions and takeoffs prior to bidding or ordering materials.
- Verify the size of all existing door and window sizes to be replaced.
- 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 fixtures, 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, code-compliant 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 curing pretensioned or post-tensioned slabs, GC must hire a third-party scanning 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 requirements.
- All exterior structural steel to be hot-dipped galvanized (all cutting, drilling, welding, or bending 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 required guarantees, 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 owner/architect before construction.
- Details are typical unless noted otherwise; apply them to similar conditions throughout the project.
- Any furniture shown is for reference only.

Hazardous Materials

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

Materials

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



Owner: J.K. Rock, LLC  
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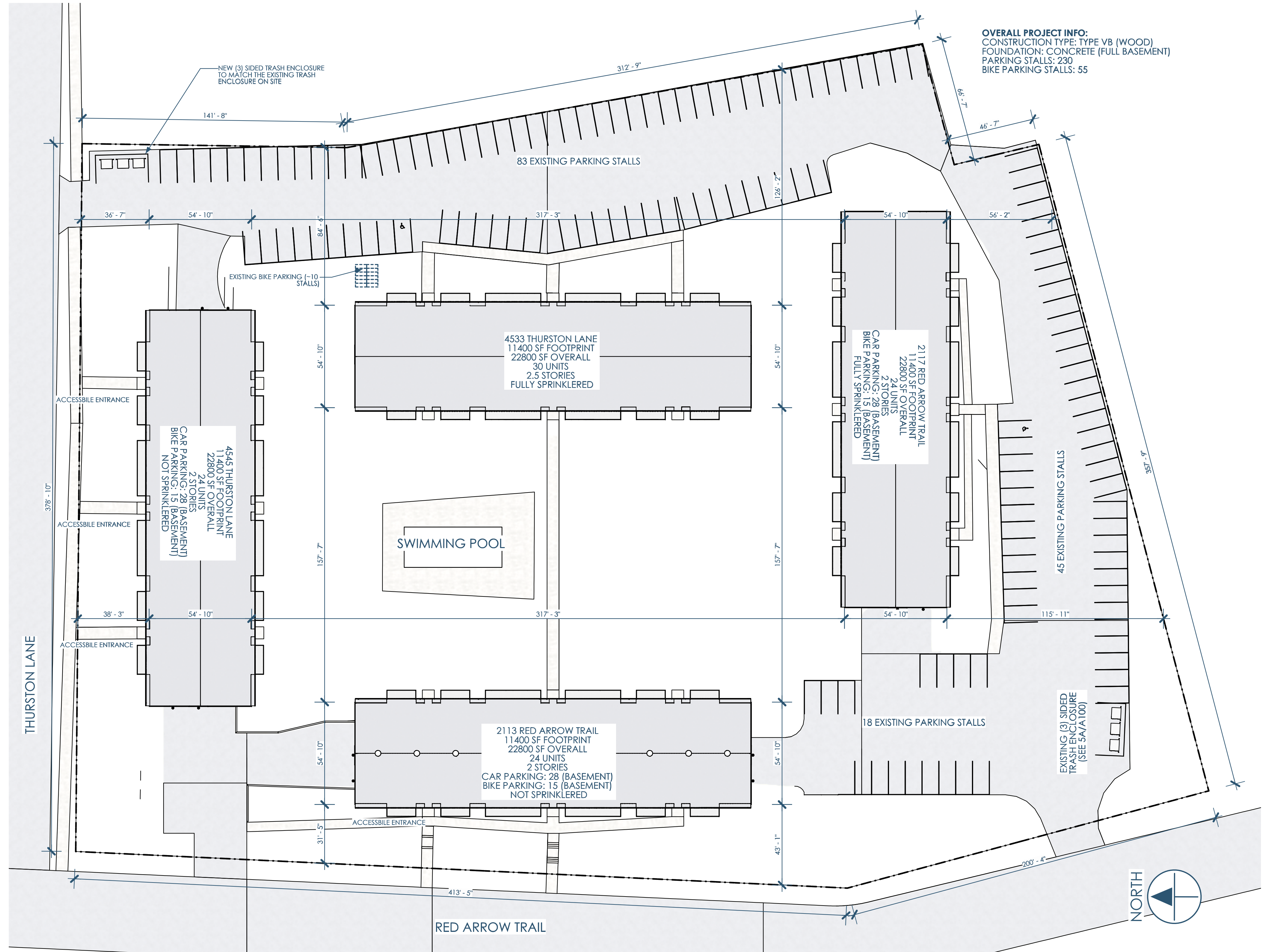
Architect: OpeningDesign  
17 S Fairchild | FL 7  
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ryan@openingdesign.com | 773.425.6456

NARRATIVE, EXISTING CONDITIONS & DEMOLITION PLAN  
BELMAR APARTMENT HOMES - FACADE RENOVATION  
2111 RED ARROW TRAIL, FITCHBURG, WI 53711

A000

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**OVERALL PROJECT INFO:**  
CONSTRUCTION TYPE: TYPE V8 (WOOD)  
FOUNDATION: CONCRETE (FULL BASEMENT)  
PARKING STALLS: 230  
BIKE PARKING STALLS: 55



5A/A100 EXISTING TRASH ENCLOSURE

4A/A100 OVERALL SITE PLAN  
1"=30'



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SITE PLAN  
BELMAR APARTMENT HOMES - FACADE RENOVATION  
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A100

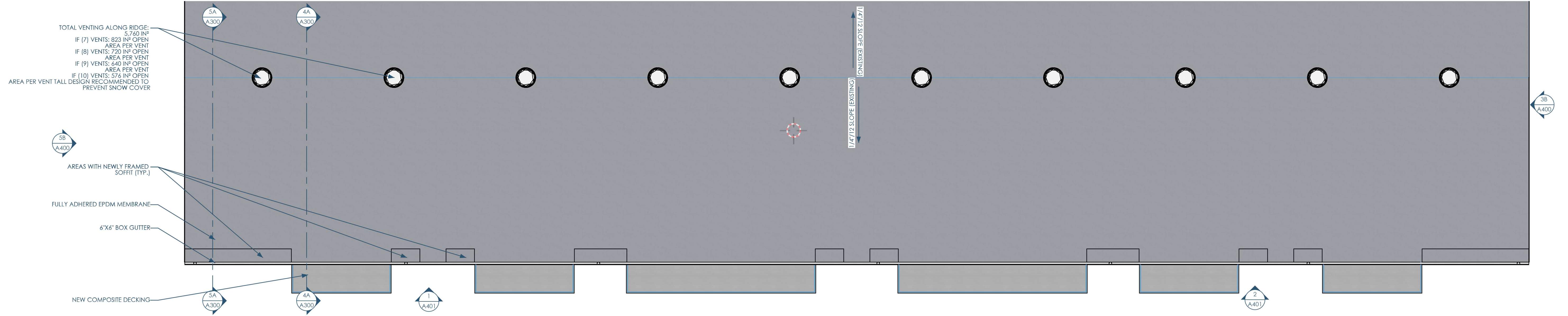
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2

1



5C/A103 ROOF PLAN  
1/8"=1'-0"

TOTAL VENTING ALONG RIDGE:  
 IF (7) VENTS: 823 IN<sup>2</sup> OPEN AREA PER VENT  
 IF (8) VENTS: 720 IN<sup>2</sup> OPEN AREA PER VENT  
 IF (9) VENTS: 640 IN<sup>2</sup> OPEN AREA PER VENT  
 IF (10) VENTS: 576 IN<sup>2</sup> OPEN AREA PER VENT  
 AREA PER VENT TALL DESIGN RECOMMENDED TO PREVENT SNOW COVER

AREAS WITH NEWLY FRAMED SOFFIT (TYP.)

FULLY ADHERED EPDM MEMBRANE

6"x6" BOX GUTTER

NEW COMPOSITE DECKING

C

C

B

B

A

A



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ROOF PLAN  
 BELMAR APARTMENT HOMES - FACADE RENOVATION  
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A103

5

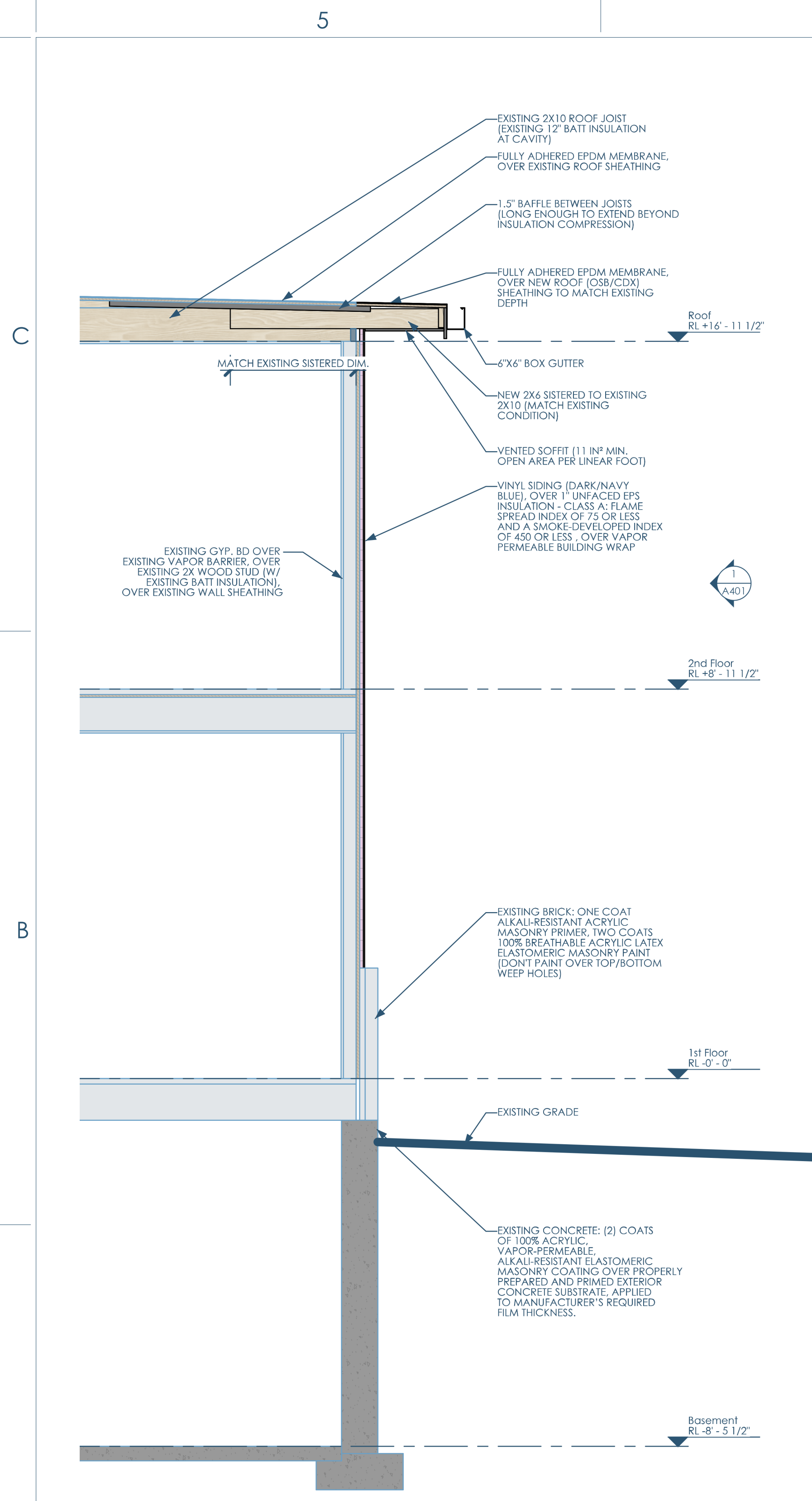
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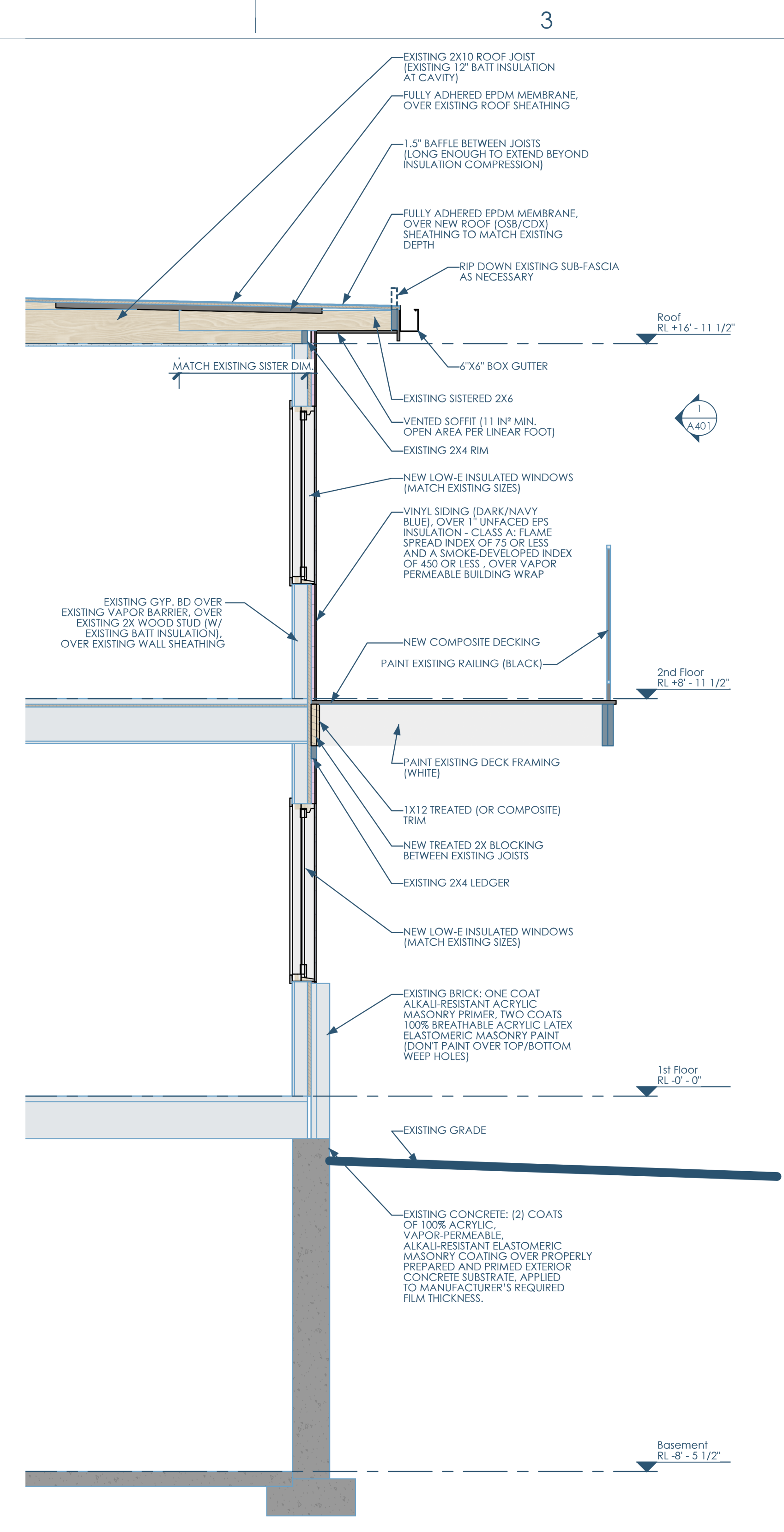
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1

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5A/A300 SECTION - E-W - AT WALL - LOOKING SOUTH  
1/2"=1'-0"



4A/A300 SECTION - E-W - AT WINDOWS - LOOKING SOUTH  
1/2"=1'-0"



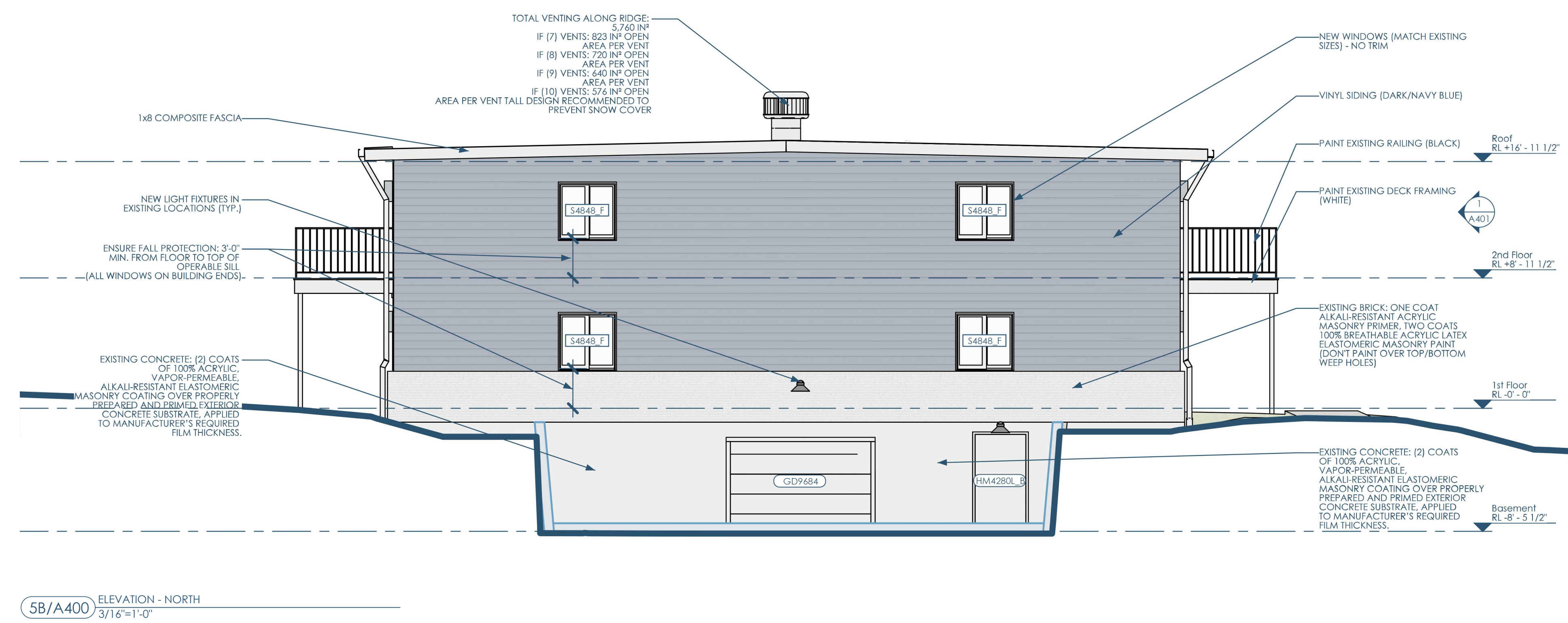
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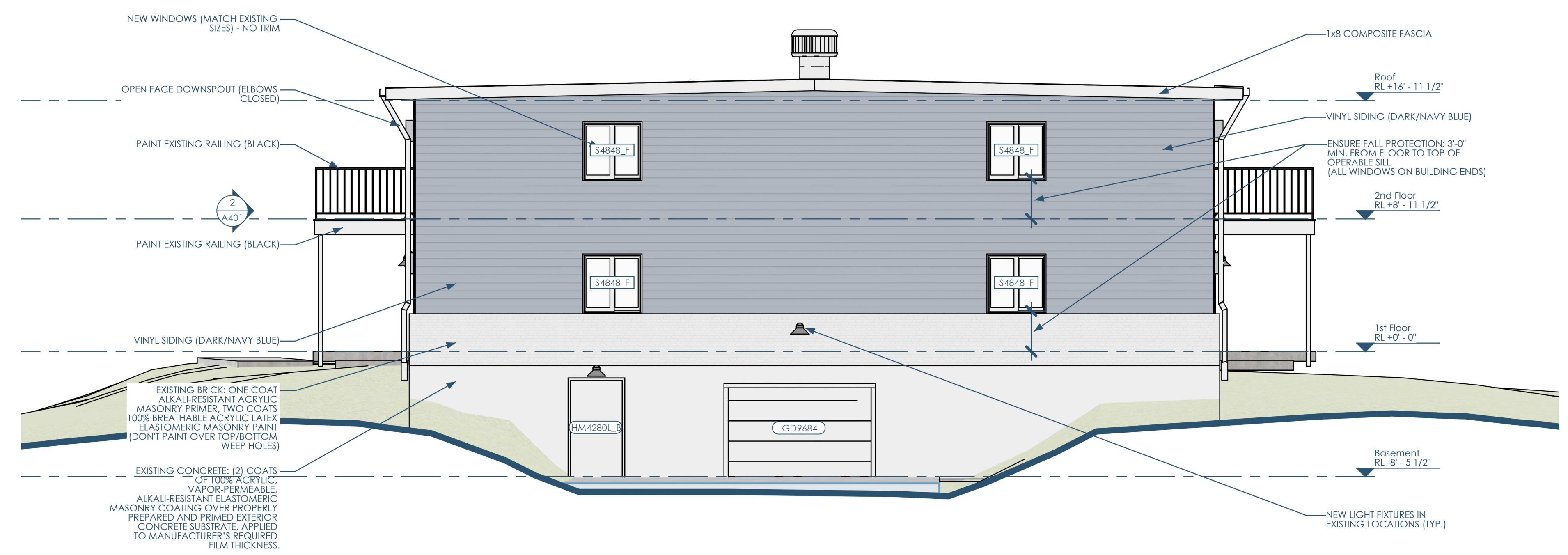
SECTIONS  
 BELMAR APARTMENT HOMES - FACADE RENOVATION  
 2111 RED ARROW TRAIL, FITCHBURG, WI 53711

A300

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5B/A400 ELEVATION - NORTH  
3/16"=1'-0"



3B/A400 ELEVATION - SOUTH  
3/16"=1'-0"



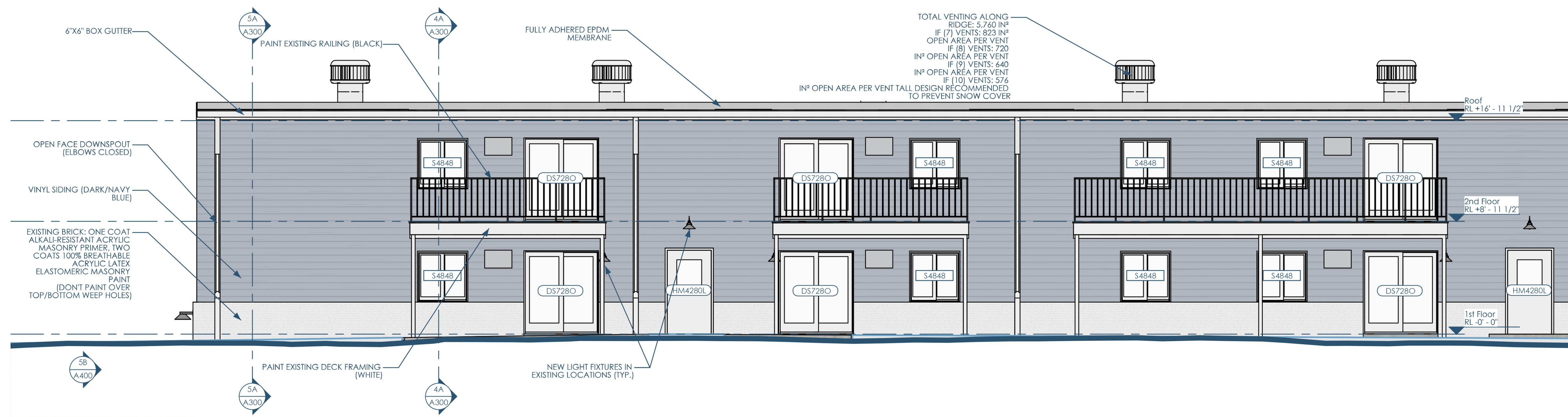
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ELEVATIONS  
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A400

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1/A401 ELEVATION - WEST (NORTH END)  
3/16"=1'-0"



2/A401 ELEVATION - WEST (SOUTH END)  
3/16"=1'-0"



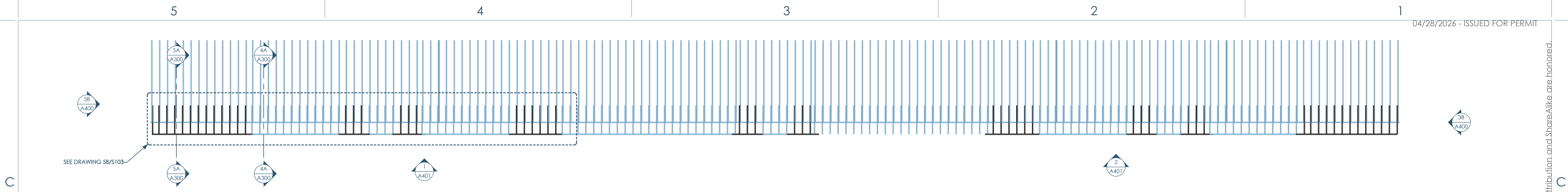
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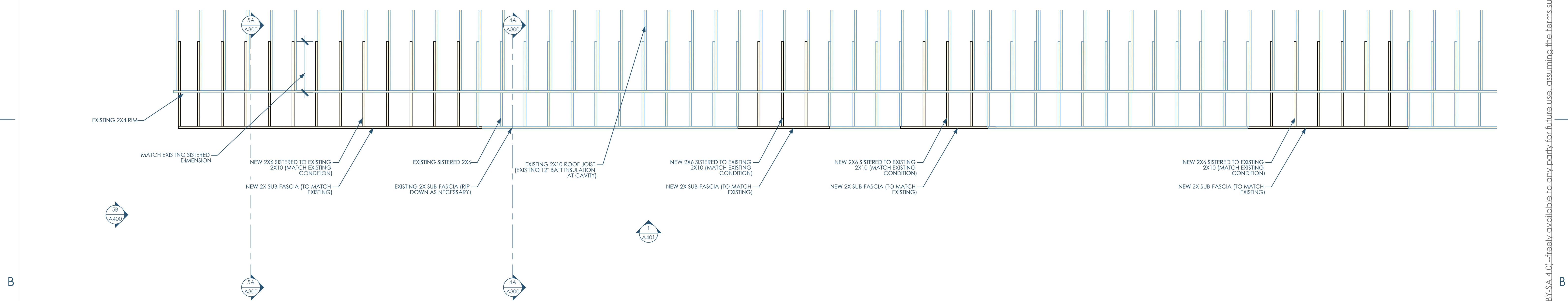
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5C/S103 RCP - ROOF FRAMING  
1/8"=1'-0"



5B/S103 RCP - ENLARGED PLAN - ROOF FRAMING  
3/8"=1'-0"



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ROOF FRAMING  
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S103

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