

LEVEL 2 INT. ALTERATION & CHANGE OF OCCUPANCY FOR: REICHGELD PROPERTIES, LLC CITY OF SHEBOYGAN, WISCONSIN

PROJECT TEAM

OWNER

REICHGELD PROPERTIES, LLC

1821 CALUMET DRIVE
SHEBOYGAN, WI 53081
PHONE: (920) 254-6489
PARCEL #5928162090

PROJECT CONTACT: ALICIA REICHGELD
EMAIL ADDRESS: atomcartshq@gmail.com

CONTRACTOR

QUASIOUS CONSTRUCTION CO.

1202 A NORTH 8th STREET, PO BOX 727
SHEBOYGAN, WI 53082-0727

PROJECT CONTACT: KYLE MEYER
PHONE: (920) 322-1687
EMAIL ADDRESS: kmeyer@quasius.com

CIVIL

EXCEL ENGINEERING, INC

100 CAMELOT DRIVE
FOND DU LAC, WI 53935

PROJECT CONTACT: JASON DAYE
PHONE: (920) 322-1687
EMAIL ADDRESS: jason.d@excelengineer.com

ARCHITECTURAL / STRUCTURAL / SUPERVISING PROFESSIONAL MORPH DESIGNS, LLC.

W10953 DEAD END ROAD
WAUPUN, WI 53983

PROJECT CONTACT: ROGER SCHREGARDUS
CELL PHONE: (920) 948-7975
EMAIL ADDRESS: cadmanroger@sboglobal.net

SUPERVISING PROFESSIONAL:
BANDT ENGINEERING CORP.
P.O. BOX 3, OREGON, WI 53575

STRUCTURAL ENGINEER:
JF STORRS CO, LLC

CONTACT: JIM BANDT
EMAIL ADDRESS: jbandt@charter.net

CONTACT: PAT STORRS

PROJECT DATA:

BUILDING CODE:

2021 INTERNATIONAL BUILDING CODE (IBC), USING WISCONSIN SPS 362 AMENDMENTS
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC), USING WISCONSIN SPS 366 AMENDMENTS
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS 363 AMENDMENTS
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE (IFC)
AMERICAN NATIONAL STANDARDS (ICC/ANSI A117.1-2017)
WISCONSIN COMMERCIAL PLUMBING CODE
NATIONAL FIRE PROTECTION ASSOCIATION, 2012 NFPA
WISCONSIN UNIFORM ELECTRICAL CODE

BUILDING SIZE:

ALTERED BUILDING FOOTPRINT: 12,013 sqft
ALTERED AREA 2,120 sqft

PER TABLE 506.2 ALLOWABLE AREA: 19,000 sqft (1 STORY, 55' MAX. HT. USING B OCCUPANCY, IIIB CONSTRUCTION)

BUILDING DATA:

COUNTY LOCATION: SHEBOYGAN
PROJECT TYPE: LEVEL 2 ALTERATION & CHANGE OF USE
REQUIRED SEPARATION: SEPARATED USES
OCCUPANT LOAD: ALTERED AREA = 49

CONSTRUCTION CLASSIFICATION:

PER IBC 602 -
EXISTING BUILDING: TYPE IIIB - NON-COMBUSTIBLE EXTERIOR FRAMING W/ COMBUSTIBLE INTERIOR FRAMING, 1 STORY

OCCUPANCY CLASSIFICATION:

PER IBC 311 -
ALTERED AREA EXISTING OCCUPANCY - M MERCANTILE
ALTERED AREA NEW OCCUPANCY - B BUSINESS
EXISTING AREA - S-2 PARKING GARAGE

EXIT DISTANCE:

PER IBC TABLE 1016.1 - 200 FT. DISTANCE
IBC 1014.3 COMMON PATH OF TRAVEL - 75'-0"
IBC 1018.4 DEAD ENDS - 25'-0"

ENVELOPE COMPLIANCE ENERGY CODE USED:

90.1 (2019) ASHRAE STANDARD
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), USING WISCONSIN SPS AMENDMENTS
C402.1.3 OR C402.1.4 SHEBOYGAN IN CLIMATE ZONE 6
INSULATION ENTIRELY ABOVE DECK: R-30ci REQ.
METAL FRAMED WALLS ABOVE GRADE: R-13+R-12.5ci OR U-0.049 REQ.
UNHEATED SLAB-ON-GRADE FLOOR: R-10 ci REQ.
OPAQUE SWING DOORS: U-0.37 MAX. REQ.
ENTRANCE SWING DOORS (C402.4): U-0.63 MAX. REQ.
FIXED FENESTRATION (C402.4): U-0.34 MAX. REQ.

PER IECC C402.5.9, IN SPACES LESS THAN 3000 SQFT, NO VESTIBULE IS REQUIRED

TOILETS:

PLUMBING PER IBC TABLE 2902.1:
OCCUPANT LOAD (B) = 50/2 = 25 EACH GENDER

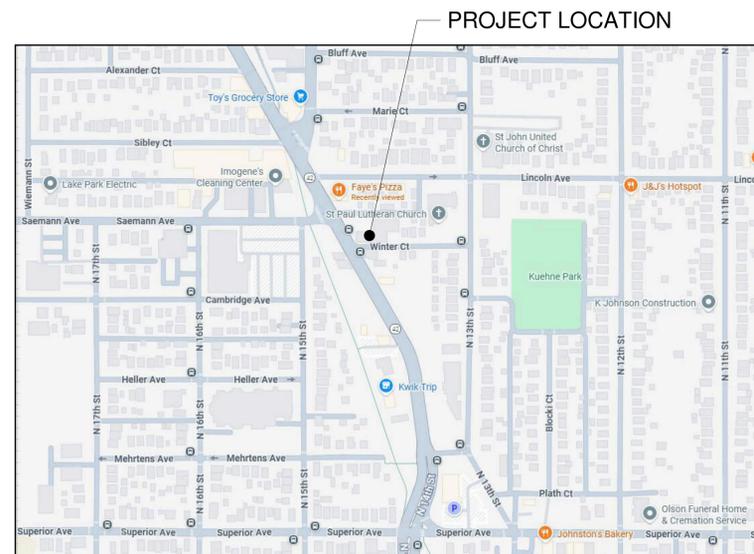
BUSINESS = 1 WATER CLOSET PER 25 FOR 1st 50 OCCUPANTS
REQUIRED: 1 WATER CLOSET

BUSINESS = 1 LAVATORY PER 40 OCCUPANTS FOR 1st 80 OCCUPANTS
REQUIRED 1 LAVATORY

PROVIDED: (2) UNISEX ROOMS - (2) WC (2) LAV
MOP SINK
HIGH-LOW DRINKING FOUNTAIN (ALTERNATE- OWNER TO PROVIDE BOTTLED WATER)

SHEET INDEX			
SHEET	DESCRIPTION	DD REVIEW SET	CITY SUBMITTAL
G-100	TITLE SHEET, PROJECT DATA	12-08-2025	02-03-2026
G-101	LIFE SAFETY PLAN	12-08-2025	02-03-2026
G-202	TECHNICAL INFORMATION	12-08-2025	02-03-2026
CIVIL ENGINEERING			
C0.1	CIVIL COVER SHEET		02-03-2026
C0.2	CIVIL SPECIFICATIONS		02-03-2026
C1.0	CIVIL EXISTING SITE & DEMOLITION PLA	01-02-2026	02-03-2026
C1.1	CIVIL SITE PLAN	01-02-2026	02-03-2026
C1.2	CIVIL GRADING & EROSION CONTROL PLAN	01-02-2026	02-03-2026
C1.3	CIVIL UTILITY PLAN	01-02-2026	02-03-2026
C1.4	LANDSCAPE & RESTORATION PLAN		02-03-2026
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ARCHITECTURAL DEMOLITION PLAN			
D-101	ARCHITECTURAL DEMOLITION PLAN	12-08-2025	02-03-2026
ARCHITECTURAL			
A-100	EXISTING / NEW WORK PLAN, GEN. BLDG. SPECS	12-08-2025	02-03-2026
A-101	NEW WORK PLAN, DR & RM SCHEDULES	12-08-2025	02-03-2026
A-200	EXT. BLDG ELEVS, WIND SCHED.	12-08-2025	02-03-2026
A-201	EXTERIOR & INTERIOR PERSPECTIVES	12-08-2025	02-03-2026
A-300	WALL SECTIONS, DETAILS	12-08-2025	02-03-2026
A-400	TLT RM DETS, WALL TYPES, DR/WIND DETS	12-08-2025	02-03-2026
STRUCTURAL ENGINEERING			
S-101	FOUNDATION PLAN, DETAILS	12-08-2025	02-03-2026

LOCATION MAP



CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

QUASIOUS



CITY SUBMITTAL

Notes & Revisions
12-08-2025
02-03-2026

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

TITLE SHEET,
PROJECT DATA
25-Q-REICHGELD
02-03-2026
MD, LLC
MD, LLC

Project number
Date
Drawn by
Checked by

G-100

Scale 1 1/2" = 1'-0"

EMERGENCY LIGHTING NOTES:

ELECTRICAL CONTRACTOR TO INSTALL EMERGENCY LIGHTING THAT PROVIDES A MIN. OF 1 FOOT-CANDLE (11 LUX) OF LIGHT AT THE WALKING SURFACE ALONG THE PATH OF EGRESS. IBC 1008.2.1
 * PER SECTION 1008.3.1, THIS SYSTEM SHALL BE PROVIDED EMERGENCY LIGHTING POWER FOR A DURATION OF NOT LESS THAN 90 MIN.
 *PER SECTION 1008.3.5, THE PERFORMANCE OF THE SYSTEM SHALL PROVIDE AN INITIAL LIGHT ILLUMINATION OF AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND THAT AT ANY POINT ALONG THE PATH, THE MIN. ILLUMINATION SHALL BE 0.1 FOOT-CANDLE.

ELECTRICAL CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING BALLASTS ON CEILING LIGHT FIXTURES. THESE SHALL BE COORDINATED DIRECTLY BETWEEN THE ELECTRICAL CONTRACTOR AND THEIR SUPPLIER SO THAT THE HIGHEST LUMEN OUTPUT EMERGENCY BALLAST AVAILABLE IS PROVIDED IN THE FIXTURES THAT ARE DUAL-PURPOSED FOR EMERGENCY LIGHTING.

ELECTRICAL CONTRACTOR TO DESIGN SYSTEM TO FOLLOW STATE AND/OR LOCAL CODES

EXTERIOR WALL OPENINGS:

THERE IS NO LIMITED ON UNPROTECTED OPENINGS FOR THIS BUILDING, AS FIRE SEPARATION DISTANCE IS GREATER THAN 30' (PER TABLE 705.8). SEE SITE PLAN FOR DISTANCE

HAZARDOUS MATERIAL NOTE:

THERE WILL BE NO HAZARDOUS MATERIALS IN QUANTITIES GREATER THAN ALLOWED BY TABULAR VALUES IN SECTION 414 STORED IN BUILDING, SO NO CONTROL AREAS ARE REQUIRED.

MECHANICAL EQUIPMENT NOTE:

NO SINGLE PIECE OF MECHANICAL EQUIPMENT SHALL EXCEED 400,000 BTU

AUTOMATIC SPRINKLER SYSTEM NOTE:

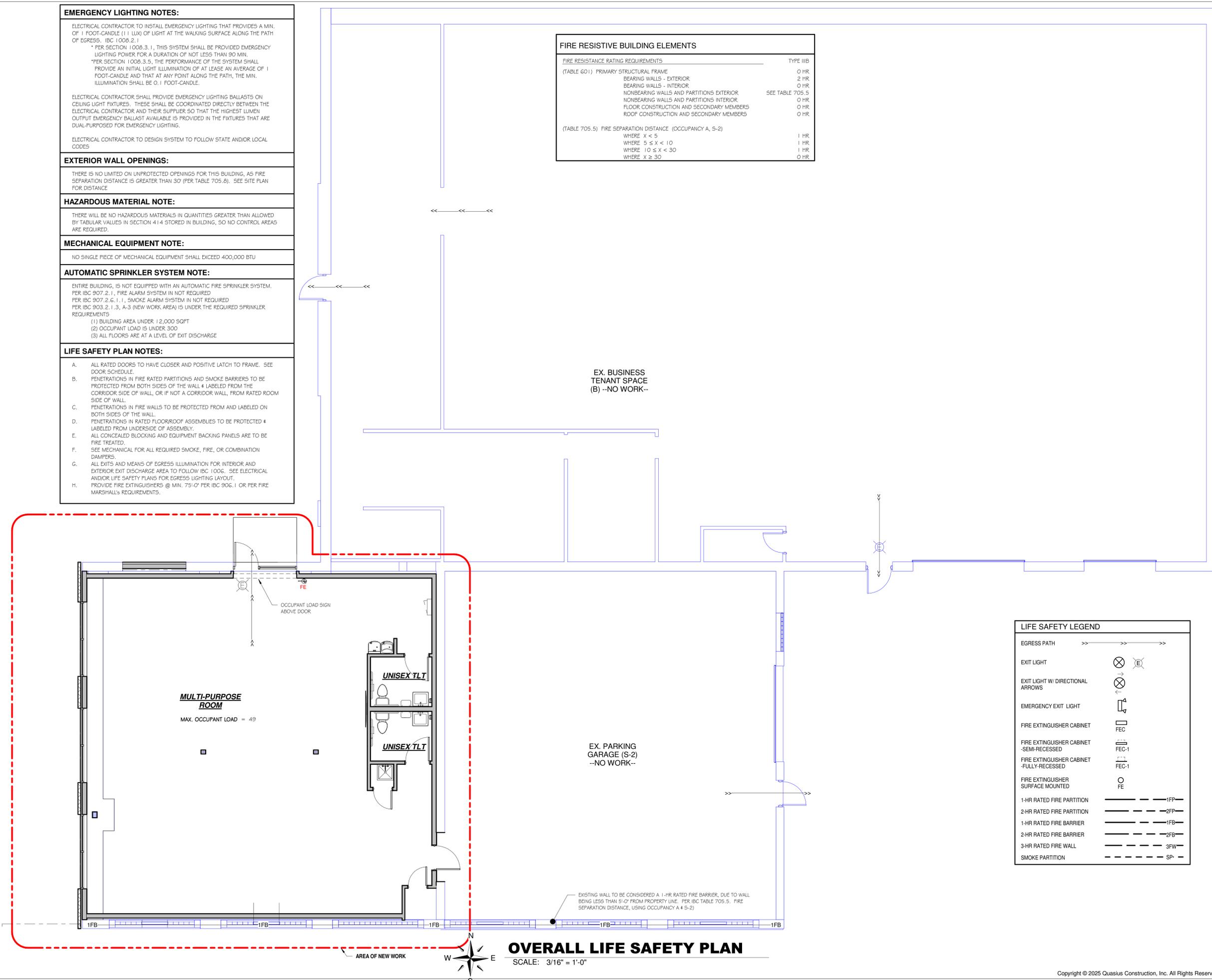
ENTIRE BUILDING, IS NOT EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. PER IBC 907.2.1, FIRE ALARM SYSTEM IN NOT REQUIRED
 PER IBC 907.2.6.1.1, SMOKE ALARM SYSTEM IN NOT REQUIRED
 PER IBC 903.2.1.3, A-3 (NEW WORK AREA) IS UNDER THE REQUIRED SPRINKLER REQUIREMENTS
 (1) BUILDING AREA UNDER 12,000 SQFT
 (2) OCCUPANT LOAD IS UNDER 300
 (3) ALL FLOORS ARE AT A LEVEL OF EXIT DISCHARGE

LIFE SAFETY PLAN NOTES:

- A. ALL RATED DOORS TO HAVE CLOSER AND POSITIVE LATCH TO FRAME. SEE DOOR SCHEDULE.
- B. PENETRATIONS IN FIRE RATED PARTITIONS AND SMOKE BARRIERS TO BE PROTECTED FROM BOTH SIDES OF THE WALL & LABELED FROM THE CORRIDOR SIDE OF WALL, OR IF NOT A CORRIDOR WALL, FROM RATED ROOM SIDE OF WALL.
- C. PENETRATIONS IN FIRE WALLS TO BE PROTECTED FROM AND LABELED ON BOTH SIDES OF THE WALL.
- D. PENETRATIONS IN RATED FLOOR/ROOF ASSEMBLIES TO BE PROTECTED & LABELED FROM UNDERSIDE OF ASSEMBLY.
- E. ALL CONCEALED BLOCKING AND EQUIPMENT BACKING PANELS ARE TO BE FIRE TREATED.
- F. SEE MECHANICAL FOR ALL REQUIRED SMOKE, FIRE, OR COMBINATION DAMPERS.
- G. ALL EXITS AND MEANS OF EGRESS ILLUMINATION FOR INTERIOR AND EXTERIOR EXIT DISCHARGE AREA TO FOLLOW IBC 1006. SEE ELECTRICAL AND/OR LIFE SAFETY PLANS FOR EGRESS LIGHTING LAYOUT.
- H. PROVIDE FIRE EXTINGUISHERS @ MIN. 75'-0" PER IBC 906.1 OR PER FIRE MARSHALL'S REQUIREMENTS.

FIRE RESISTIVE BUILDING ELEMENTS

FIRE RESISTANCE RATING REQUIREMENTS	TYPE III B
(TABLE 601) PRIMARY STRUCTURAL FRAME	0 HR
BEARING WALLS - EXTERIOR	2 HR
BEARING WALLS - INTERIOR	0 HR
NONBEARING WALLS AND PARTITIONS EXTERIOR	SEE TABLE 705.5
NONBEARING WALLS AND PARTITIONS INTERIOR	0 HR
FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0 HR
ROOF CONSTRUCTION AND SECONDARY MEMBERS	0 HR
(TABLE 705.5) FIRE SEPARATION DISTANCE (OCCUPANCY A, S-2)	
WHERE X < 5	1 HR
WHERE 5 ≤ X < 10	1 HR
WHERE 10 ≤ X < 30	1 HR
WHERE X ≥ 30	0 HR



LIFE SAFETY LEGEND

EGRESS PATH	→ → → →
EXIT LIGHT	⊗ (E)
EXIT LIGHT W/ DIRECTIONAL ARROWS	⊗ (E) →
EMERGENCY EXIT LIGHT	⊗ (E) ↗
FIRE EXTINGUISHER CABINET	FEC
FIRE EXTINGUISHER CABINET -SEMI-RECESSED	FEC-1
FIRE EXTINGUISHER CABINET -FULLY-RECESSED	FEC-1
FIRE EXTINGUISHER SURFACE MOUNTED	FE
1-HR RATED FIRE PARTITION	---1FP---
2-HR RATED FIRE PARTITION	---2FP---
1-HR RATED FIRE BARRIER	---1FB---
2-HR RATED FIRE BARRIER	---2FB---
3-HR RATED FIRE WALL	---3FW---
SMOKE PARTITION	---SP---

OVERALL LIFE SAFETY PLAN
 SCALE: 3/16" = 1'-0"

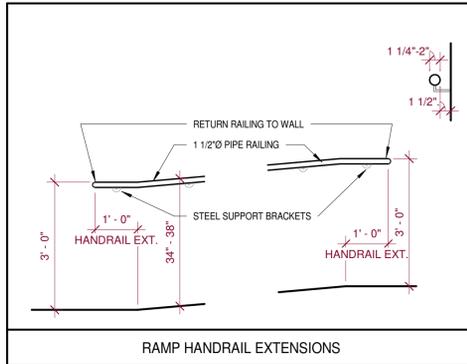
QUASIUS CONSTRUCTION CO.
 SHEBOYGAN, WI
 SINCE 1891

Notes & Revisions
 12-06-2025
 02-03-2026
 CITY SUBMITTAL

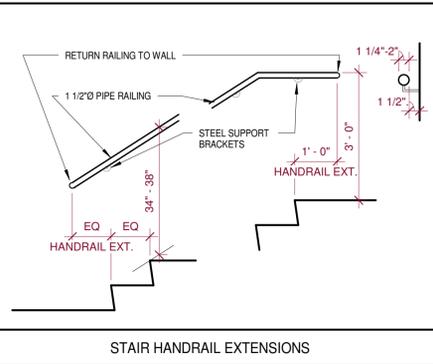
**INTERIOR RENOVATION,
 MULTI-PURPOSE RM
 REICHELDT PROPERTIES**
 1803 CALUMET DRIVE
 SHEBOYGAN, WI 53081

LIFE SAFETY PLAN
 25-0-REICHELDT
 02-03-2026
 Project number
 Date
 Drawn by
 Checked by
 MD, LLC
 MD, LLC

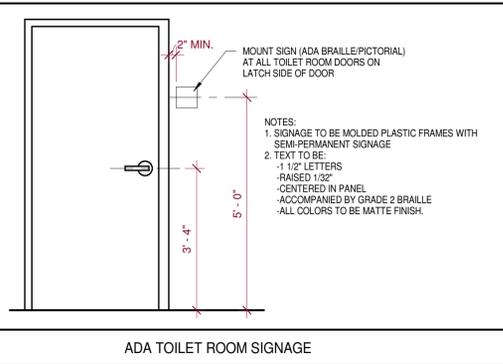
G-101
 Scale As indicated



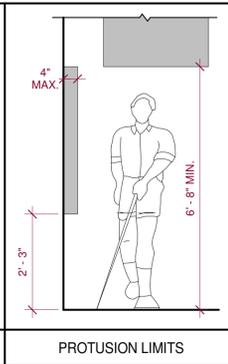
RAMP HANDRAIL EXTENSIONS



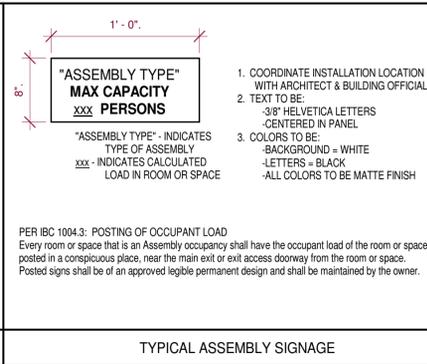
STAIR HANDRAIL EXTENSIONS



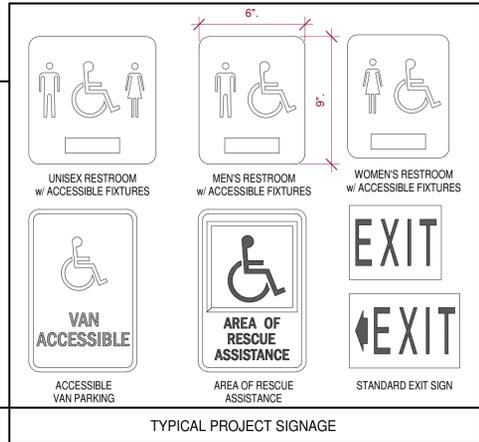
ADA TOILET ROOM SIGNAGE



PROTRUSION LIMITS



TYPICAL ASSEMBLY SIGNAGE

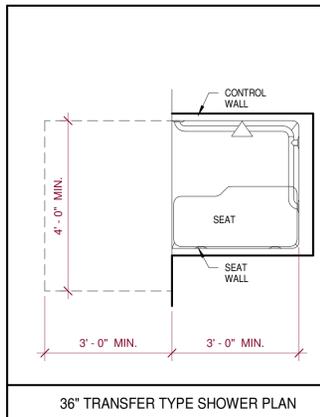


TYPICAL PROJECT SIGNAGE

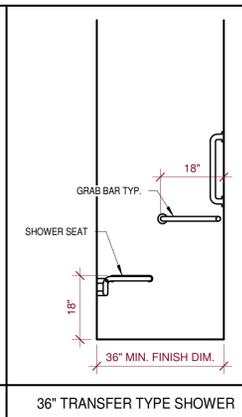
TYP. HEIGHT REQUIREMENTS

NOT ALL ARE USED. SEE PLANS FOR APPLICABLE STANDARD HEIGHTS. FOR INFORMATION ONLY.

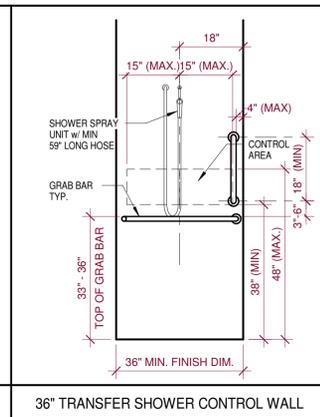
NOT ALL SIGNS ARE USED SEE PLANS FOR ALL APPLICABLE SIGNS.



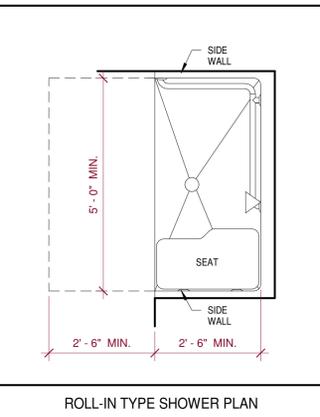
36" TRANSFER TYPE SHOWER PLAN



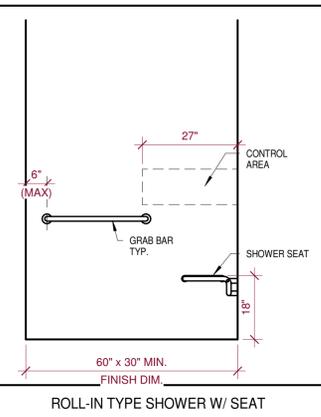
36" TRANSFER TYPE SHOWER



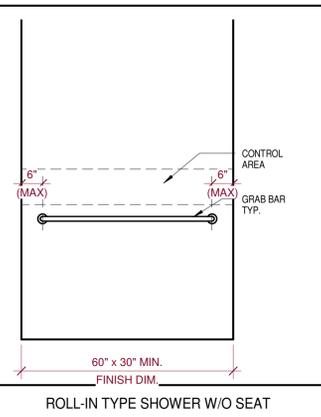
36" TRANSFER SHOWER CONTROL WALL



ROLL-IN TYPE SHOWER PLAN



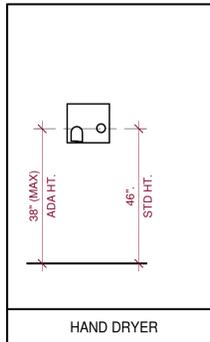
ROLL-IN TYPE SHOWER W/ SEAT



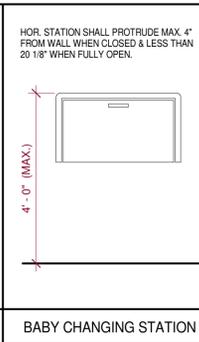
ROLL-IN TYPE SHOWER W/O SEAT

STANDARD MOUNTING HEIGHT NOTES:

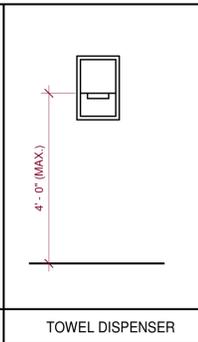
- ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF ADA AND ANSI A117.1 SEC. 703.
- ADA TOILET ROOM SIGNAGE SHALL BE MOUNTED WHERE INDICATED. WHERE THERE IS NO WALL SPACE ADJACENT TO LATCH SIDE OF DOOR, SIGN SHALL BE MOUNTED ON NEAREST ADJACENT WALL.
- MOUNTING LOCATION FOR SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- FACILITIES AND ELEMENTS REQUIRED TO BE IDENTIFIED AS ACCESSIBLE SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
- CONTRACTOR SHALL PROVIDE FIRE TREATED WOOD BLOCKING OR STEEL PLAT STOCK IN DRYWALL PARTITIONS FOR MOUNTING OF WALL ATTACHED ITEMS INCLUDING, BUT NOT LIMITED TO:
 - GRAB BARS
 - CABINETS / SHELVING
 - TOILET PARTITIONS
 - ACCESSORIES
 - DOOR BUMPER STOPS
- STANDARD MOUNTING HEIGHTS APPLY TO DRAWINGS UNLESS INDICATED OTHERWISE.
- GRAB BARS SHALL BE INSTALLED PLUMB OR LEVEL.
- PROVIDE MOUNTING SUPPORTS AT LOCATIONS WHERE REQUIRED BY OWNER, FOR OWNER INSTALLED ITEMS. CONTRACTOR TO COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR MARKING LOCATION OF ITEMS REQUIRING MOUNTING SUPPORTS.
- ALL DIMENSIONS SHOWN HERE ARE TYPICAL UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN HERE ARE FROM FACE OF WALL FINISH.
- ALL FIXTURES AND ACCESSORIES AT ACCESSIBLE ROOMS ARE TO MEET THE MOST CURRENT ACCESSIBLE CODE REQUIREMENTS.
- SEE ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER MOUNTING HEIGHT INFORMATION.
- SEE ENLARGED TOILET ROOM PLANS FOR A.D.A. ACCESSIBLE TOILET FIXTURES CLEAR SPACE REQUIREMENTS.



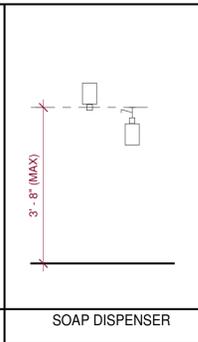
HAND DRYER



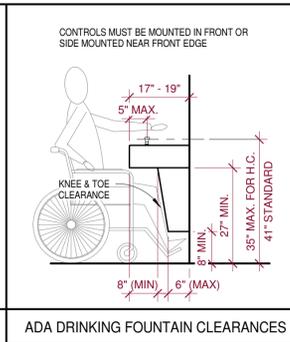
BABY CHANGING STATION



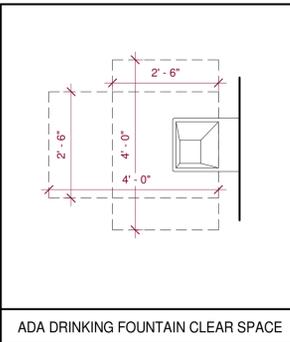
TOWEL DISPENSER



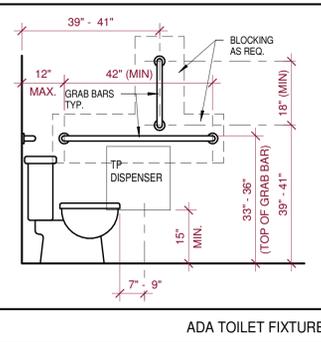
SOAP DISPENSER



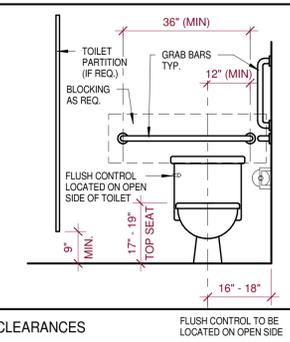
ADA DRINKING FOUNTAIN CLEARANCES



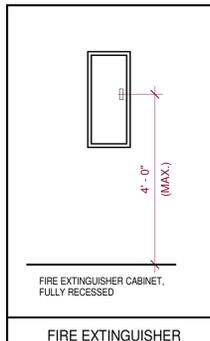
ADA DRINKING FOUNTAIN CLEAR SPACE



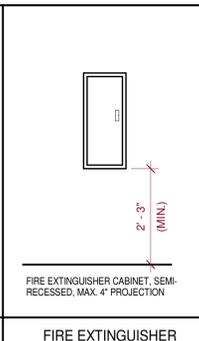
ADA TOILET FIXTURE CLEARANCES



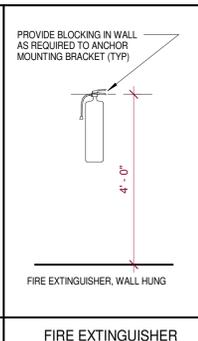
FLUSH CONTROL TO BE LOCATED ON OPEN SIDE



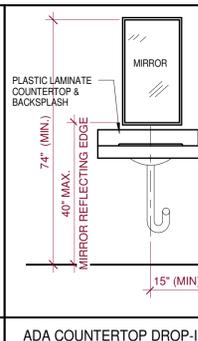
FIRE EXTINGUISHER



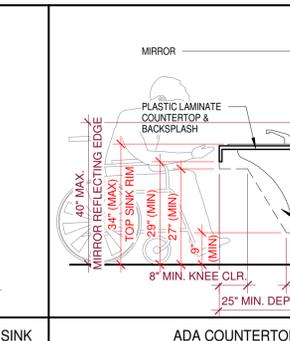
FIRE EXTINGUISHER



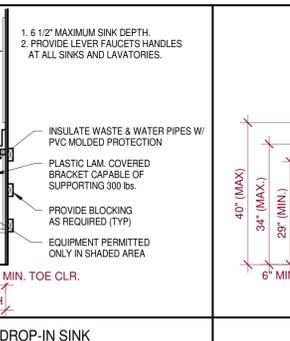
FIRE EXTINGUISHER



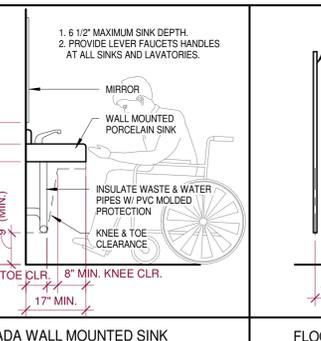
ADA COUNTERTOP DROP-IN SINK



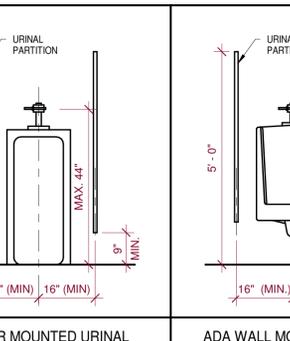
ADA COUNTERTOP DROP-IN SINK



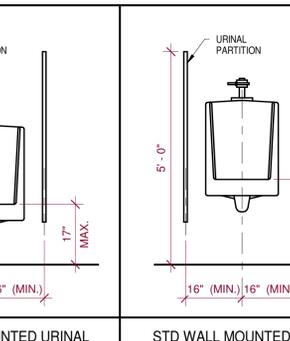
ADA WALL MOUNTED SINK



FLOOR MOUNTED URINAL



ADA WALL MOUNTED URINAL



STD WALL MOUNTED URINAL

TYP. TOILET ROOM A.D.A. ACCESSORY ELEVATIONS

NOT ALL ARE USED. SEE PLANS FOR APPLICABLE FIXTURES & ACCESSORIES. FOR INFORMATION ONLY.

RENOVATIONS FOR: REICHGELD PROPERTIES

SHEBOYGAN, WI

PROJECT INFORMATION

SITE INFORMATION:

PROPERTY AREA: NORTH: 13,417 S.F. (0.31 ACRES).
SOUTH: 25,625 S.F. (0.59 ACRES).

EXISTING ZONING: URBAN COMMERCIAL DISTRICT
PROPOSED ZONING: URBAN COMMERCIAL DISTRICT

PROPOSED USE: INDOOR COMMERCIAL ENTERTAINMENT: RESTAURANT, FOOD PROCESSING, SHIPPING/RECEIVING, PARKING LOT

AREA OF SITE DISTURBANCE: 10,176 SF (0.23 AC) (SOUTH PARCEL)
NORTH PARCEL IS CONSIDERED PAVEMENT MAINTENANCE

SETBACKS:

BUILDING: FRONT(N/W/S) = 0'
SIDE = 25' TO RESIDENTIAL
REAR(E) = 25' TO RESIDENTIAL

PAVEMENT: FRONT(N/W/S) = 5'
SIDE = 5'
REAR(E) = 5'

BUFFERYARDS:

FRONT(N/W/S) = 0'
SIDE = 0'
REAR(E) = N/A

MAX BUILDING HEIGHT ALLOWED: 50'

PARKING REQUIRED: 1 SPACE PER 3 SEATS OR 1 SPACE PER 3 MAX CAPACITY (16 SPACES REQ. (SOUTH PARCEL))

PARKING PROVIDED: 17 SPACES (2 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 2

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 10%

EXISTING SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.06	2,407	23.7%
PAVEMENT (ASP. & CONC.)	0.18	7,769	76.3%
TOTAL IMPERVIOUS	0.23	10,176	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%
PROJECT SITE	0.23	10,176	100.0%

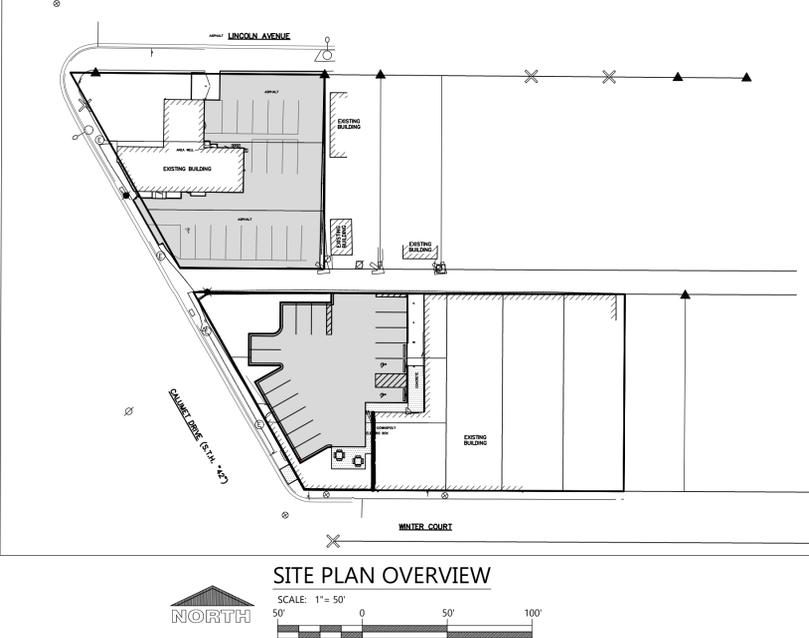
PROPOSED SITE DATA (SOUTH PARCEL DISTURBANCE)

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.17	7,437	73.1%
TOTAL IMPERVIOUS	0.17	7,437	73.1%
LANDSCAPE/ OPEN SPACE	0.06	2,739	26.9%
PROJECT SITE	0.23	10,176	100.0%

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800-542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



LEGEND

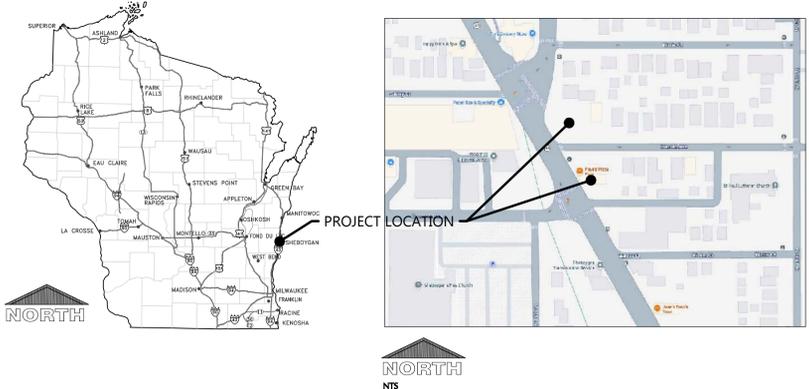
NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
0000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	0000.00	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
0000.00	EXISTING GRADE SPOT ELEVATIONS	0000.00	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
0000.00	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) 8G-FINISHED SURFACE GRADE AT BACK OF WALL		
0000.00	FG-FINISHED SURFACE GRADE AT FRONT OF WALL		
EXISTING SITE SYMBOLS			
⊘	EXISTING SIGN	⊘	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	⊘→	EXISTING UTILITY POLE WITH GUY WIRE
⊘	EXISTING WATER VALVE IN BOX	⊘→	EXISTING STREET LIGHT
⊘	EXISTING WATER VALVE IN MANHOLE	⊘	EXISTING TELEPHONE PEDESTAL
⊘	EXISTING WATER SERVICE VALVE	⊘	EXISTING ELECTRIC PEDESTAL
⊘	EXISTING WELL	⊘	EXISTING ELECTRIC BOX
⊘	EXISTING STORM CATCH BASIN	⊘	EXISTING FLOOD LIGHT
⊘	EXISTING STORM CURB INLET	⊘	EXISTING TELEPHONE MANHOLE
⊘	EXISTING SQUARE CATCH BASIN	⊘	EXISTING CABLE TV PEDESTAL
⊘	EXISTING LIGHT POLE	⊘	EXISTING GAS VALVE
■	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	⊘	EXISTING HEDGE
●	3/4" REBAR SET WEIGHING 1.50 LB/FT.	⊘	EXISTING WOODED AREA
□	1-1/4" REBAR FOUND	⊘	EXISTING MARSH AREA
○	3/4" REBAR FOUND	⊘	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
⊘	2" IRON PIPE FOUND	⊘	EXISTING CONIFEROUS TREE
▲	1" IRON PIPE FOUND	⊘	EXISTING SHRUB
⊘	SECTION CORNER	⊘	EXISTING STUMP
PROPOSED SITE SYMBOLS			
⊘	PROPOSED SIGN	⊘	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	⊘	PROPOSED LIGHT POLE
⊘	PROPOSED WATER VALVE IN BOX	⊘→	PROPOSED DRAINAGE FLOW
⊘	PROPOSED WATER VALVE IN MANHOLE	⊘→	PROPOSED APRON END SECTION
⊘	PROPOSED WATER SERVICE VALVE	⊘	SOIL BORING
⊘	PROPOSED WELL	⊘	CENTER LINE
⊘	PROPOSED STORM CATCH BASIN - ST CB	⊘	PROPOSED CLEANOUT
⊘	PROPOSED STORM CURB INLET - ST CI	⊘	PROPOSED DOWNSPOUT TO GRADE
		⊘	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
⊘	EXISTING CHAINLINK FENCE	⊘	EXISTING POLISH SEWER AND MANHOLE
⊘	EXISTING WOOD FENCE	⊘	EXISTING PROCESS SEWER AND MANHOLE
⊘	EXISTING BARBED WIRE FENCE	⊘	EXISTING CLEAR WATER LINE
⊘	EXISTING CURB AND GUTTER	⊘	EXISTING UNDERGROUND FIBER OPTIC LINE
⊘	EXISTING GUARD RAIL	⊘	EXISTING UNDERGROUND ELECTRIC CABLE
⊘	EXISTING GROUND CONTOUR	⊘	EXISTING UNDERGROUND TELEPHONE CABLE
⊘	EXISTING STORM SEWER AND MANHOLE	⊘	EXISTING UNDERGROUND GAS LINE
⊘	EXISTING SANITARY SEWER AND MANHOLE	⊘	EXISTING OVERHEAD UTILITY LINE
⊘	EXISTING WATER LINE AND HYDRANT	⊘	RAILROAD TRACKS
⊘	INTERIOR PROPERTY LINE	⊘	RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
⊘	PROPOSED CHAINLINK FENCE	⊘	PROPOSED POLISH SEWER AND MANHOLE
⊘	PROPOSED WOOD FENCE	⊘	PROPOSED PROCESS SEWER AND MANHOLE
⊘	PROPOSED BARBED WIRE FENCE	⊘	PROPOSED CLEAR WATER LINE
⊘	PROPOSED CURB AND GUTTER	⊘	PROPOSED UNDERGROUND FIBER OPTIC LINE
⊘	PROPOSED GUARD RAIL	⊘	PROPOSED UNDERGROUND ELECTRIC CABLE
⊘	PROPOSED GROUND CONTOUR	⊘	PROPOSED UNDERGROUND TELEPHONE CABLE
⊘	PROPOSED STORM SEWER AND MANHOLE - ST MH	⊘	PROPOSED UNDERGROUND GAS LINE
⊘	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	⊘	PROPOSED OVERHEAD UTILITY LINE
⊘	PROPOSED WATER LINE AND HYDRANT	⊘	MATCHLINE
⊘	PROPOSED PROPERTY LINE	⊘	GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION: REICHGELD PROPERTIES ALICIA REICHGELD 1821 CALUMET DRIVE SHEBOYGAN, WI 53081 Phone: (920) 458-4171 Email: atomicartshq@gmail.com	CIVIL: JASON DAYE Phone: (920) 926-9800 E-mail: jason.d@excelengineer.com	CITY PLANNER: JEFFREY WITTE Phone: (920) 459-3274 E-mail: jeffrey.witte@sheboyganwi.gov	CITY ENGINEER: KEVIN JUMP Phone: (920) 459-3367 E-mail: kevin.jump@sheboyganwi.gov	CITY FIRE CHIEF: ERIC MONTELLANO Phone: (920) 459-3327 E-mail: eric.montellano@sheboyganwi.gov	CITY BUILDING INSPECTOR: MICHAEL CUPP Phone: (920) 459-3481 E-mail: michael.cupp@sheboyganwi.gov	CITY DIRECTOR OF PUBLIC WORKS: TRAVIS PETERSON Phone: (920) 459-3441 E-mail: travis.peterson@sheboyganwi.gov
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LOCATION MAP



PROJECT NOTES

- GENERAL PROJECT NOTES**
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
C0.1	COVER SHEET
C0.2	SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL
JASON DAYE
88777-006
FOND DU LAC, WISCONSIN
PROFESSIONAL ENGINEER
02/03/26

SHEET DATES

ISSUED FOR APPROVAL

IFA	FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C0.1

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

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IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.0

LEGEND:

	ALTERNATE BID SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
	SAWCUT AND REMOVE PAVEMENT, PROTECT BASE
	REMOVE SITE FEATURES

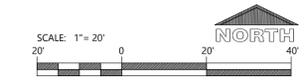
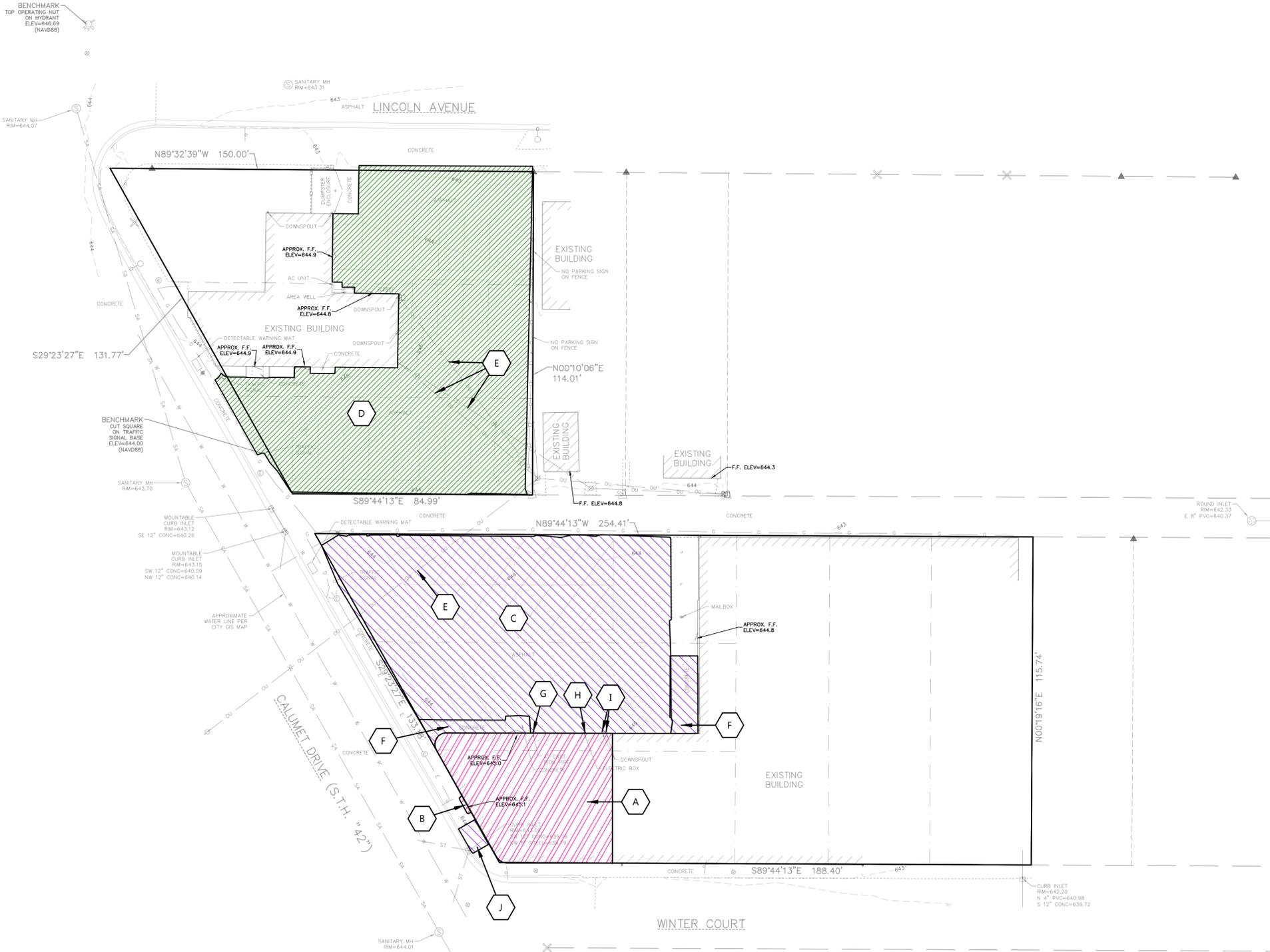
KEYNOTES

	REMOVE PORTION OF EXISTING BUILDING AND CAP AND ABANDON AND RECONNECT UTILITIES AS NECESSARY TO SERVE REMAINING BUILDING. CONTRACTOR TO COORDINATE ANY UTILITY WORK WITH UTILITY COMPANIES. SEE ARCH PLANS FOR BUILDING DEMOLITION DETAILS.
	REMOVE CONCRETE STEPS.
	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE. REMOVE PAVEMENT AND BASE IN PROPOSED GREENSPACE AREAS. ADJUST TOP OF BASE ELEVATIONS WHERE NEW PAVEMENT IS PROPOSED PER THE GRADING PLAN. ENSURE A MINIMUM OF 10 INCHES OF BASE WILL EXIST.
	ALTERNATE BID - SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND PROTECT BASE.
	PROTECT EXISTING OVERHEAD UTILITY LINES
	SAWCUT (AS NECESSARY) AND REMOVE CONCRETE AND PROTECT BASE
	REMOVE 4" CAST IRON PIPE. CONTRACTOR TO FIELD VERIFY PIPE IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
	REMOVE ELECTRIC BOX. CONTRACTOR TO FIELD VERIFY ELECTRIC BOX IS NO LONGER NECESSARY WITH PROPOSED BUILDING RENOVATIONS.
	REMOVE TWO DOWNSPOUTS. SEE ARCH PLANS FOR PROPOSED/RELOCATED DOWNSPOUTS.
	PER CITY STANDARDS SAWCUT AND REMOVE CONCRETE SIDEWALK AND PROTECT BASE. AVOID REMOVAL OF CONCRETE RAMP IF POSSIBLE.

NOTE: THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2025.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET 20254515306, 20254800584 AND 20254803073 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS PLAN IS IN NO WAY A SUBSTITUTE FOR UTILITY LOCATING AT THE TIME OF EXCAVATION.

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN LETTER REPORT NO. 14347-LLR, BY BAY TITLE & ABSTRACT, INC., DATED DECEMBER 3, 2025. INFORMATION ALSO CONTAINED IN LETTER REPORT NO. 14317-LLR, BY BAY TITLE & ABSTRACT, INC., DATED NOVEMBER 11, 2025. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.



CIVIL EXISTING SITE AND DEMOLITION PLAN

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.1

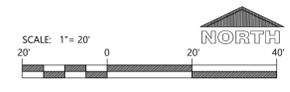
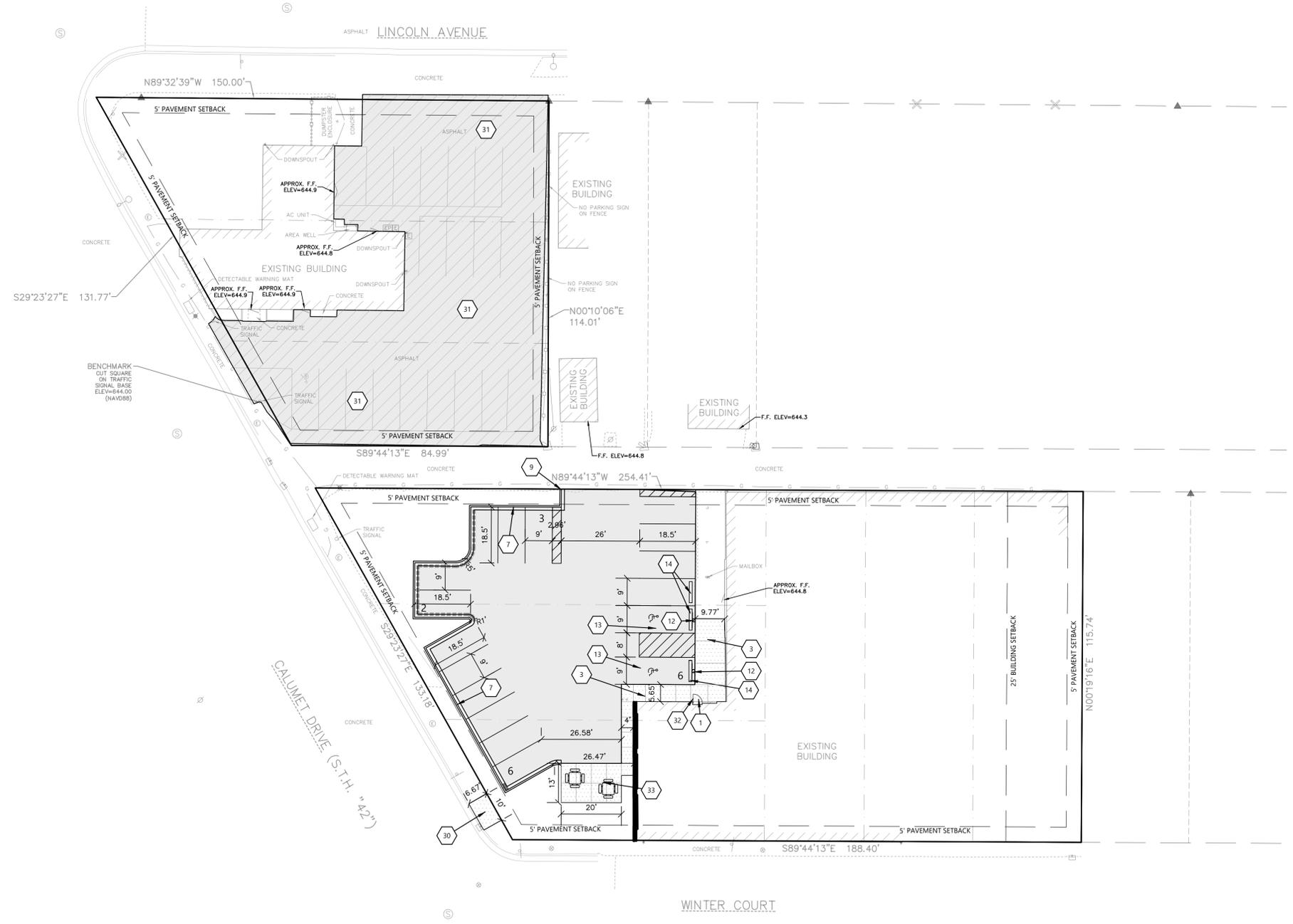
LEGEND:

HATCH	PAVEMENT SECTION
	STANDARD ASPHALT
	ALTERNATE BID ASPHALT ENSURE 3.5" OF MINIMUM DEPTH (1.5" SURFACE COURSE 2" BINDER COURSE)
	SIDEWALK/PATIO CONCRETE
	SHEDDING CURB & GUTTER
	INVERTED CURB & GUTTER

KEYNOTES

	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
	FLUSH WALK (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	CURB TAPER (SEE DETAIL)
	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
	HANDICAP STALL & STRIPING PER STATE CODES
	PRECAST CONCRETE WHEEL STOP (TYP)
	CONCRETE SIDEWALK PER CITY STANDARDS. CONTRACTOR TO FIELD VERIFY AND MATCH EXISTING PAVEMENT PROFILE. (TYP.)
	ALTERNATE, REMOVE AND REPLACE EXISTING ASPHALT WITH STANDARD ASPHALT AND RESTRIPE TO MATCH EXISTING STRIPING. (TYP.)
	NEW DOOR LOCATION. SEE ARCH PLANS.
	CONCRETE PATIO WITH TABLES

BENCHMARK
TOP OPERATING NUT
ON HYDRANT
ELEV=646.89
(NAVD88)



CIVIL SITE PLAN

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

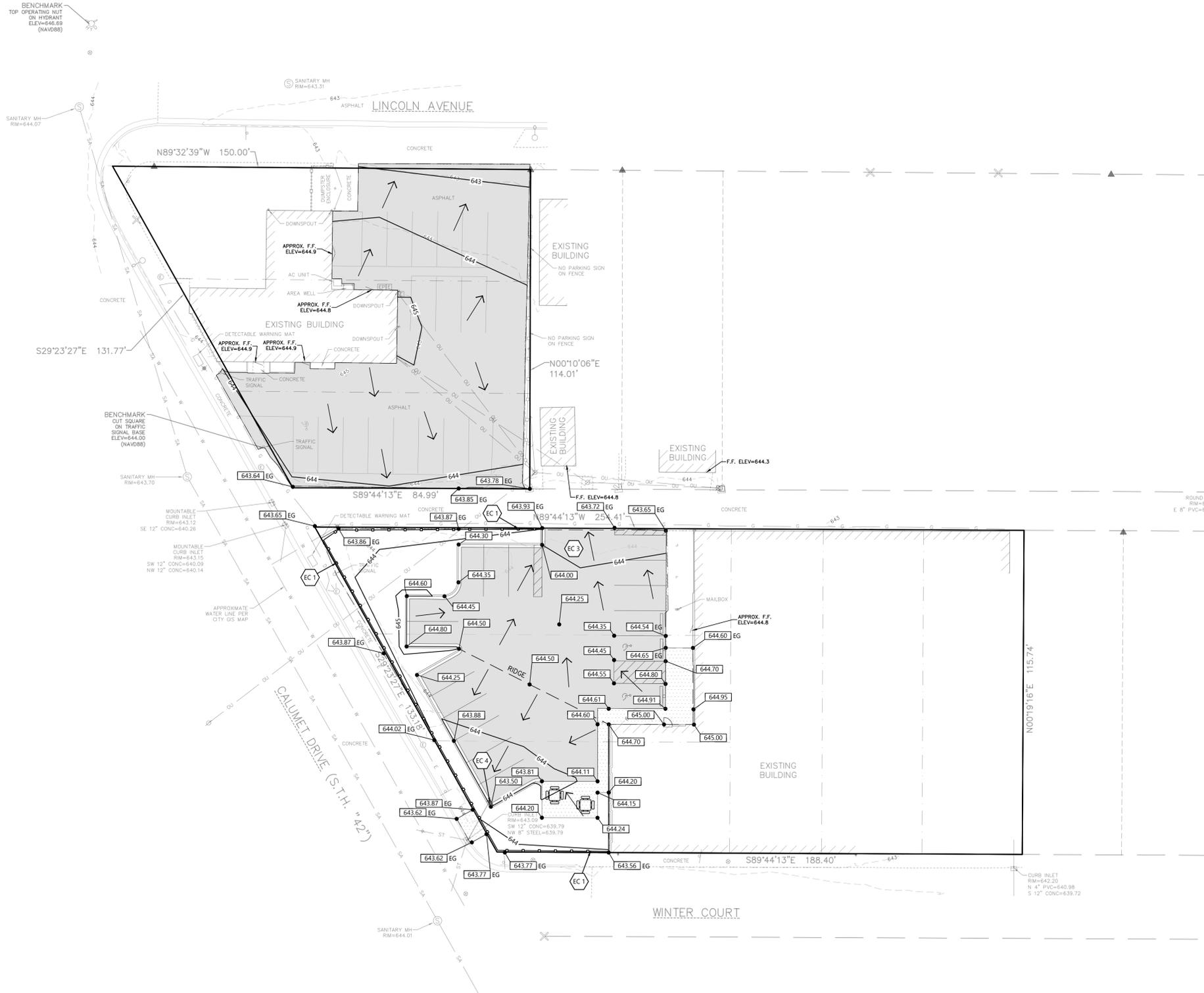
C1.2

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION



CIVIL GRADING AND EROSION CONTROL PLAN

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

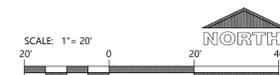
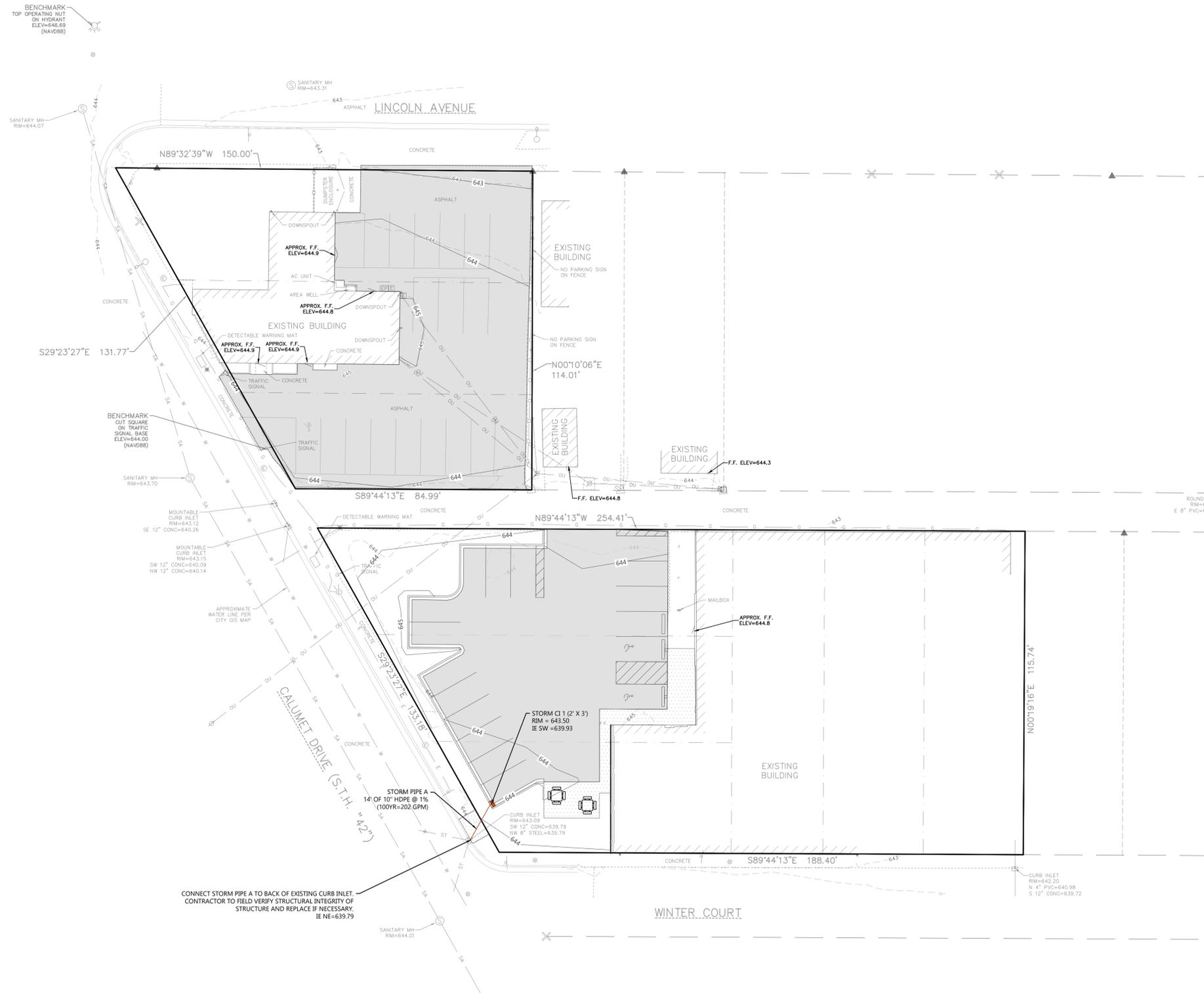
IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C1.3



CIVIL UTILITY PLAN

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET FRONTAGE	20 POINTS PER 100 LF OF FRONTAGE NORTH: 131/100 = 1.31 X 20 = 26.2 POINTS SOUTH: 133/100 = 1.33 X 20 = 26.6 POINTS (50% TALL TREES, 30% MEDIUM TREES)	NORTH: COVERED BY EXISTING SOUTH: 45 POINTS (66% TALL TREES, 34% MED TREES)
DEVELOPED LOTS	5 POINTS PER 1,000 GROSS FLOOR AREA NORTH: 2,500/1000 = 2.5 X 5 = 12.5 POINTS SOUTH: 7,500/1000 = 7.5 X 5 = 37.5 POINTS	NORTH: COVERED BY EXISTING SOUTH: 42 POINTS
PAVED AREAS	40 POINTS PER 10,000 SF OR 20 PARKING STALLS NORTH: 8,473/10,000 = 0.85 X 40 = 34 POINTS SOUTH: 6,359/10,000 = 0.64 X 40 = 25.6 POINTS NORTH: 17/20 = 0.85 X 40 = 34 POINTS SOUTH: 17/20 = 0.85 X 40 = 34 POINTS (30% TALL TREES, 40% SHRUBS)	NORTH: COVERED BY EXISTING SOUTH: 51 POINTS (60% TALL TREES, 40% SHRUBS)

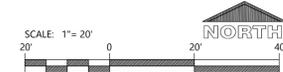
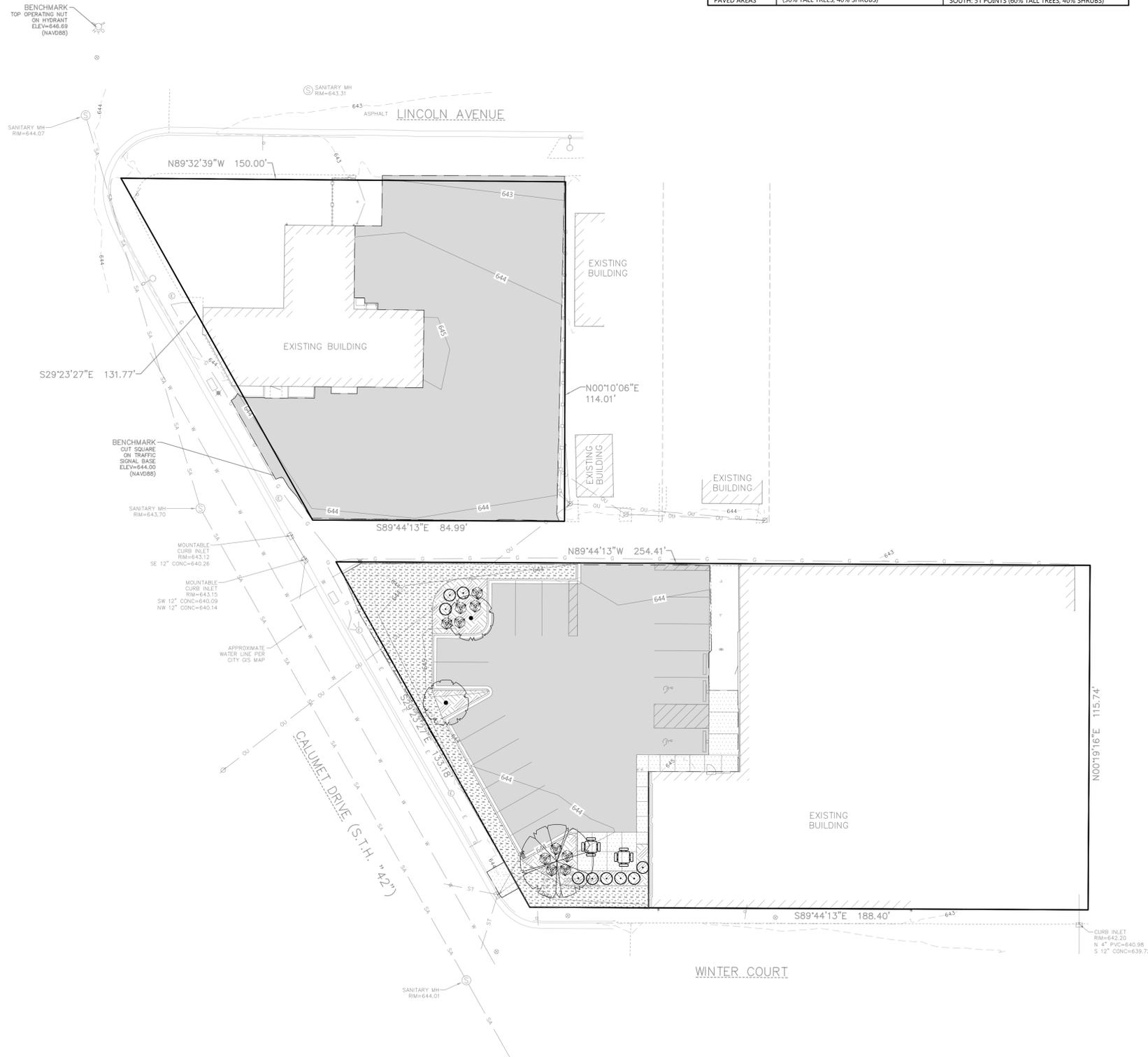
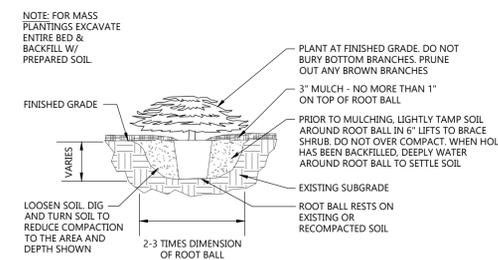
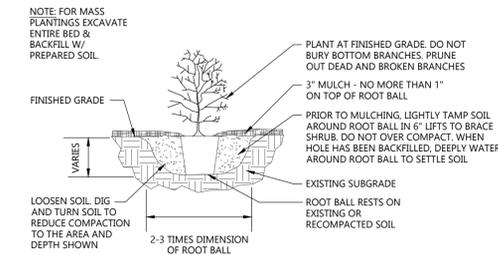
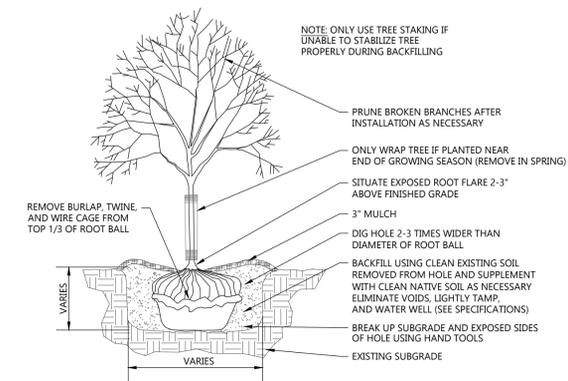
PLANT SCHEDULE						
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT	POINTS PER PLANT
TALL TREES						
⊙	Armstrong Maple	Acer x freemanii 'Armstrong'	2	1 1/2" CAL.	B&B	30
MEDIUM TREES						
⊙	River Birch	Betula nigra	1	6' HT.	B&B	15
MEDIUM DECIDUOUS SHRUBS						
⊙	Gold Tide Forsythia	Forsythia x 'Cortasol'	10	24" HT.	CONT.	3
LOW EVERGREEN SHRUBS						
⊙	Blue Star Juniper	Juniperus squamata 'Blue Star'	9	18" HT.	CONT.	3

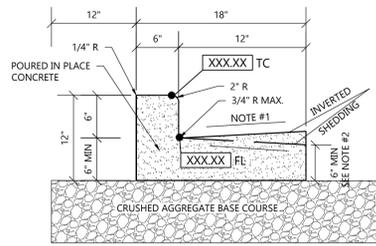
GENERAL NOTES:

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL BARE DISTURBED SOIL OUTSIDE OF MULCH AREAS TO BE SEEDED PER PLAN.

HATCH KEY:

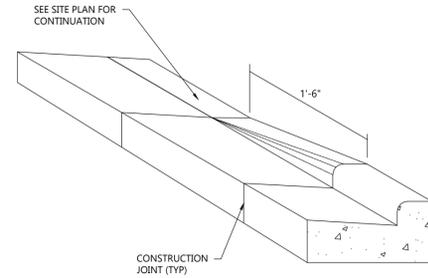
HATCH	LANDSCAPE MATERIAL
	MINERAL MULCH
	SEEDED LAWN



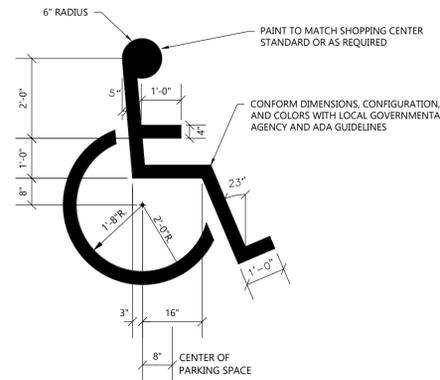


- NOTE:**
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

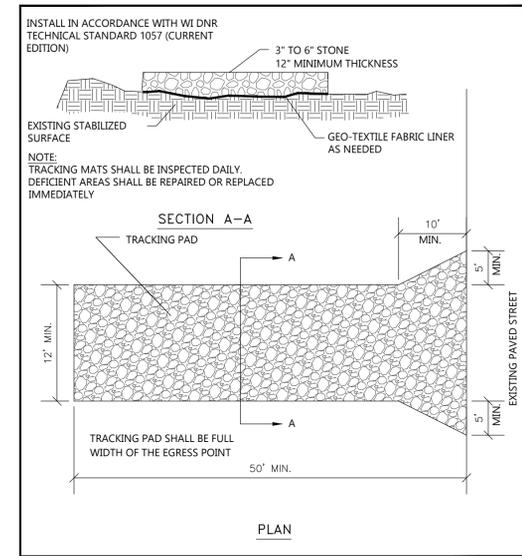
18" CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



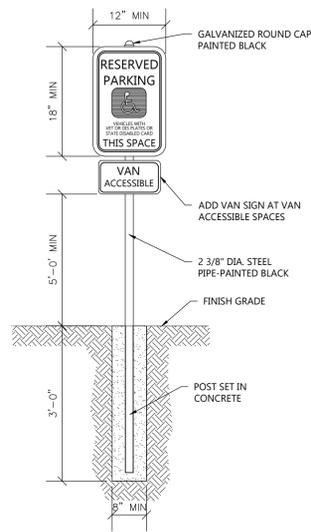
CURB TAPER DETAIL
NOT TO SCALE



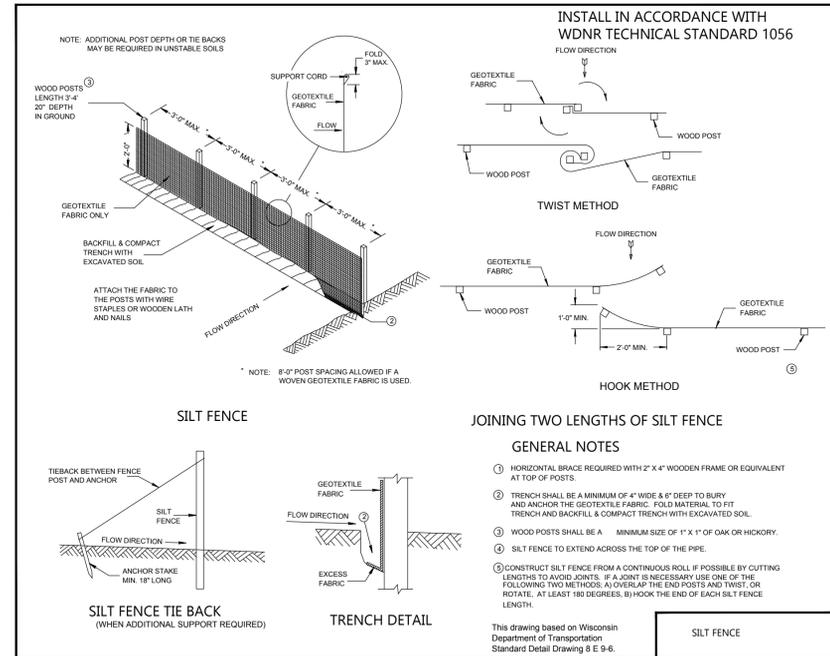
HANDICAP STALL SYMBOL
NOT TO SCALE



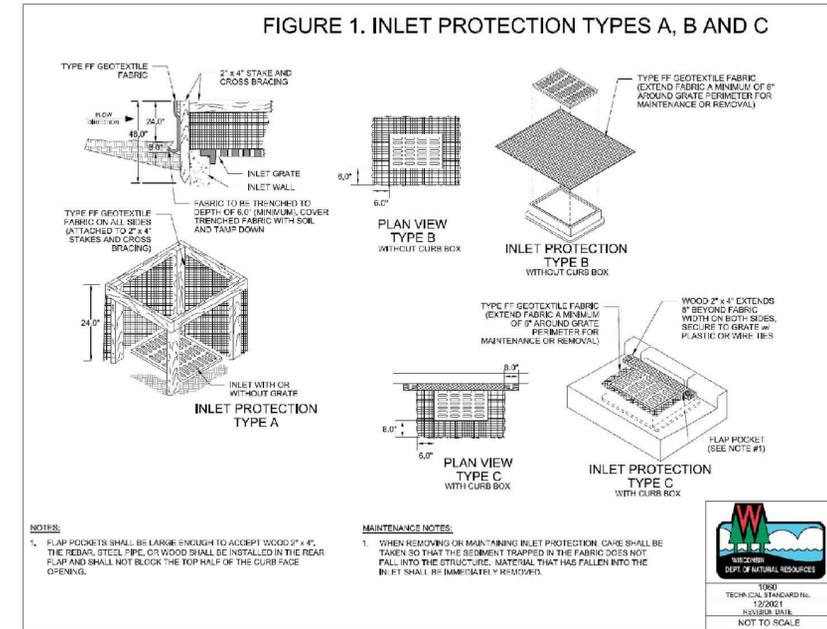
TRACKPAD DETAILS
NOT TO SCALE



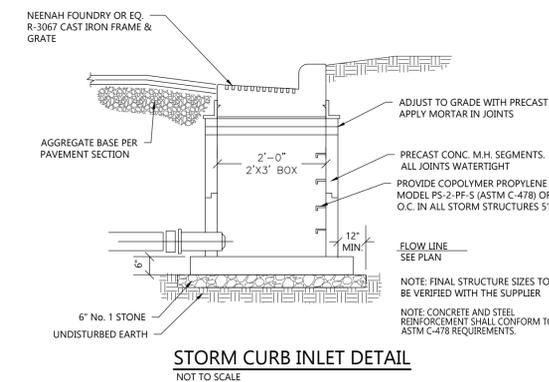
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NOT TO SCALE



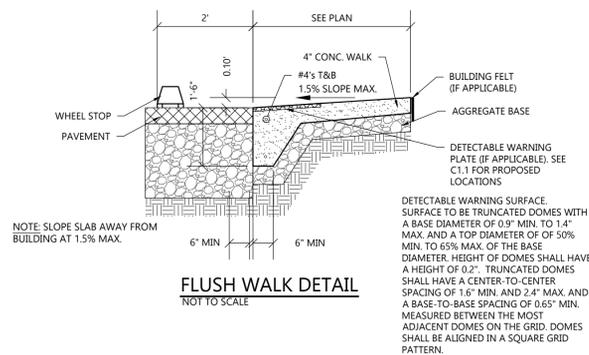
SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL
NOT TO SCALE



STORM CURB INLET DETAIL
NOT TO SCALE



FLUSH WALK DETAIL
NOT TO SCALE

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
	3. PLACE ALL SILT FENCE AND INLET PROTECTION.
	4. CONSTRUCT TRACKING STONE ENTRANCES.
	5. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	6. CONSTRUCT TEMPORARY SEDIMENT TRAPS, SEDIMENT BASINS, AND ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	7. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS.
	6. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	7. BUILDING RENOVATION.
	8. PAVE DRIVEWAYS AND PARKING AREAS.
	9. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE

PROJECT INFORMATION

RENOVATIONS FOR:
REICHGELD PROPERTIES
1803 CALUMET DRIVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR APPROVAL

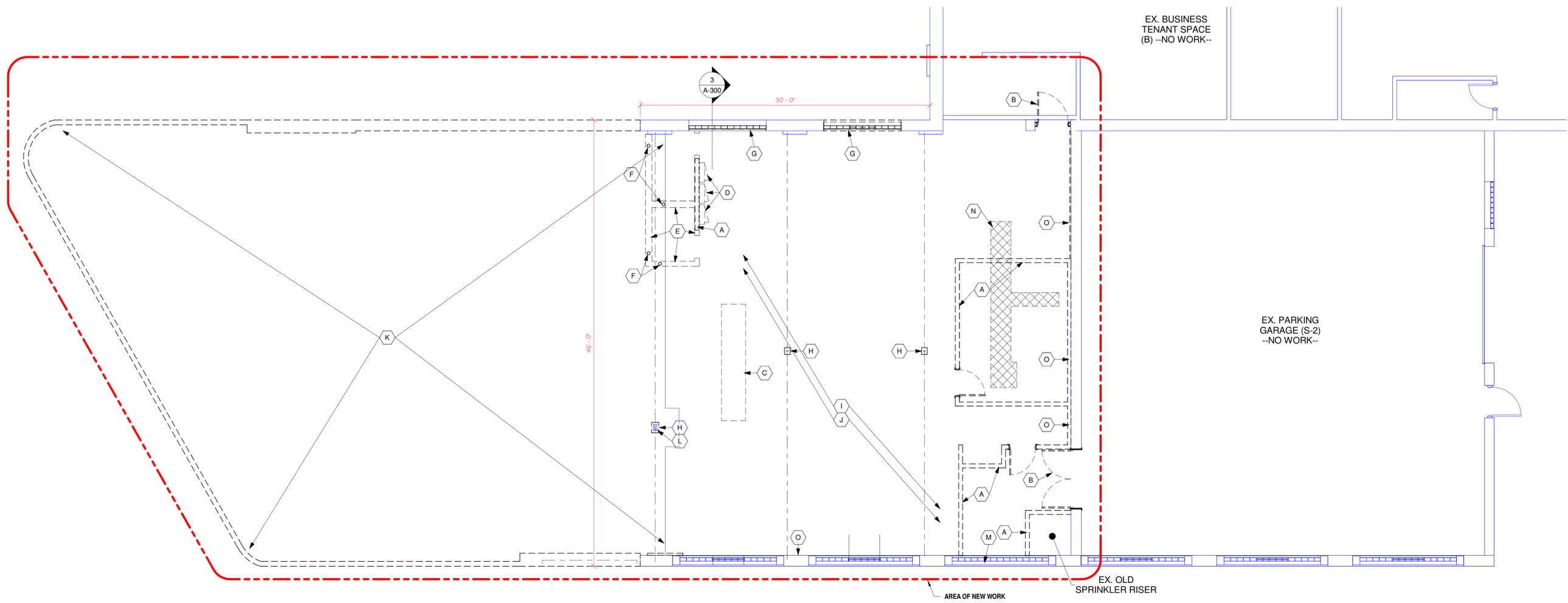
IFA FEB. 3, 2026

JOB NUMBER

250363600

SHEET NUMBER

C2.0



FLOOR PLAN - DEMOLITION WORK

SCALE: 3/16" = 1'-0"

#	KEYED NOTE - DEMOLITION:
A.	DEMO EXISTING WALL CONSTRUCTION IN ITS ENTIRETY AS REQUIRED FOR NEW CONSTRUCTION. REFER TO NEW WORK PLAN.
B.	DEMO EXISTING DOOR AND FRAME IN ITS ENTIRETY. OPENING TO BE CLOSED IN W/ ADJACENT SIMILAR MATERIALS
C.	DEMO EXISTING CASEWORK IN ITS ENTIRETY.
D.	DEMO EXISTING ELECTRICAL PANELS
E.	DEMO EXISTING CONCRETE CURBS AS REQ. FOR NEW FLOORING. PATCH FLOOR AS REQ.
F.	DEMO EXISTING PLUMBING VENT PIPING AS REQ. FOR NEW CONSTRUCTION. CAP AS NEEDED. REFER TO PLUMBING CONTRACTOR.
G.	DEMO AND SALVAGE FOR RELOCATION, EXISTING GLASS BLOCK AND WINDOW. PREPARE OPENING FOR NEW WORK. REFER TO NEW WORK PLAN.
H.	DEMO EXISTING WOOD TRIM AROUND EXISTING COLUMN.
I.	IN CEILING - TRUSS SPACE, DEMO: - ALL EXISTING HVAC DUCTWORK, FURNACES, AND RELATED EQUIPMENT IN ITS ENTIRETY. - ALL EXISTING PLASTER CEILING MATERIALS - ALL EXISTING LIGHTING FIXTURES, WIRING, AND RELATED EQUIPMENT IN ITS ENTIRETY - ALL EXISTING ELECTRICAL WIRING, SWITCHES, OUTLETS, AND RELATED EQUIPMENT IN ITS ENTIRETY - ALL EXISTING WOOD PLATFORMS IN ITS ENTIRETY - ALL FIBERBOARD INSULATED SHEATHING ON TRUSSES AND UNDERSIDE OF ROOF STRUCTURE ***** CONFIRM WITH ARCHITECT / STRUCTURAL ENGINEER THE CONDITION OF THE EXISTING MULTI-PLY ROOF TRUSSES AND ROOF PURLINS PRIOR TO CONTINUING ON WITH CONSTRUCTION *****
J.	DEMO EXISTING FLOOR COVERING AS REQ FOR NEW CONSTRUCTION. CONFIRM IF EXISTING MATERIALS CONTAINS ASBESTOS, AND PREPARE FOR REMEDIATION AS NEEDED.
K.	DEMO EXISTING EXTERIOR WALLS, ROOF STRUCTURE, FLOOR, MECHANICAL SYSTEMS, AND FOUNDATIONS IN ITS ENTIRETY, OR AS NEEDED, FOR NEW CONSTRUCTION. REFER TO NEW WORK PLAN AND SITE PLAN
L.	EXISTING COLUMN TO BE TEMPORARILY REMOVED TO ALLOW FOR NEW FOUNDATION STRUCTURE. PROVIDE TEMPORARY SHORING AS NEEDED FOR EXISTING TRUSS.
M.	REMOVE EXISTING WOOD DOOR, WOOD FRAME, AND DOOR SILL IN ITS ENTIRETY. PREPARE NEW OPENING FOR INFILL. REFER TO NEW WORK PLAN.
N.	REMOVE EXISTING FLOOR AS REQ. FOR NEW PLUMBING LINES. VERIFY LOCATION OF EXISTING SANITARY LINE TO PROVIDE CONNECTION AS REQ.
O.	DEMO INTERIOR FURRED-OUT WALL IN ITS ENTIRETY AS REQUIRED FOR NEW CONSTRUCTION.

GENERAL DEMOLITION PLAN NOTES:	
A.	ALL DEMOLITION TO BE COORDINATED BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
B.	SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
C.	PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
D.	ALL SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM, AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER.
E.	GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR CLARIFICATION PRIOR TO THE START OF WORK.
F.	EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
G.	MAINTAIN AND PROTECT EXISTING UTILITY SERVICES TO REMAIN AND/OR TO BE OPERATIONAL DURING DEMOLITION AND CONSTRUCTION.
H.	IF FLOORS, WALLS, OR CEILINGS ARE DAMAGED DURING REMOVAL, THE CONTRACTOR RESPONSIBLE SHALL PATCH / REPAIR AS REQUIRED TO MATCH EXISTING OR NEW MATERIAL SURFACES.
I.	AT ALL REMOVAL WORK, INCLUDING FLOORS, WALLS, DOORS, CEILINGS, ETC., PATCH ALL WORK AT REMOVAL & NEW CONNECTION PAINTS AS REQUIRED.
J.	AT MECHANICAL WORK, WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING OR HOLE THROUGH THE WALL, FLOOR, OR CEILING, FILL & PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
K.	BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW W/ OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLANS. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
L.	SEE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR DESCRIPTION OF REQUIRED DEMOLITIONS OF THESE SYSTEMS.
M.	EXIT DOORS TO REMAIN CLEAR OF ALL OBSTRUCTIONS.

*** SEE BUILDING ELEVATIONS FOR EXTERIOR DEMO WORK ***

GENERAL BUILDING SPECIFICATIONS:

GENERAL CONDITIONS

THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. HOWEVER, THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA. THERE SHALL BE NO DEVIATIONS FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH THE DESIGNER PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL (INCLUDING TAXES) AND EQUIPMENT AS NECESSARY TO COMPLETE THE WORK. THE BUILDING PERMIT SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (ADA) ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH RELATIVE TO WORK UNDER THIS CONTRACT. REFERENCE TO MATERIALS OR SYSTEMS HEREIN BY NAME, MAKE OR CATALOG NUMBER IS INTENDED TO ESTABLISH A STANDARD OF QUALITY, AND NOT TO LIMIT COMPETITION AND THE WORDS "OR APPROVED EQUIVALENT" ARE IMPLIED FOLLOWING EACH BRAND NAME, "OR APPROVED EQUIVALENT" MATERIALS SHALL BE APPROVED BY THE OWNER/ENGINEER PRIOR TO ACCEPTANCE FOR USE.

SHOP DRAWINGS FOR ALL STRUCTURAL ITEMS SHALL BE SUBMITTED FOR APPROVAL. SHOP DRAWINGS AND SAMPLES FOR FINISHES AND NON-STRUCTURAL ITEMS ARE TO BE SUBMITTED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION. ALL SHOP DRAWINGS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL. THE CONTRACTOR SHALL CONTACT THE DESIGNER 2 WORKING DAYS PRIOR TO POURING CONCRETE FOOTINGS AND BEFORE THE STRUCTURAL SYSTEM HAS BEEN ENCLOSED. A FINAL INSPECTION WILL BE MADE BY THE DESIGNER UPON COMPLETION OF THE PROJECT.

SITE UTILITIES

ALL UTILITIES SHALL BE INSTALLED PER INDUSTRY STANDARDS. WATER SANITARY AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN".

DESIGN REQUIREMENTS

NOTES & DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL MATERIALS AND WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN ADMINISTRATIVE CODE INCLUDING LOCAL ORDINANCES AND AMENDMENTS. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE DESIGNER.

DESIGN METHOD

- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI-318-99);
- NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION 1997

CONCRETE

DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 AND CRSI STANDARDS. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- STRENGTH TO BE MINIMUM 3,000 PSI AT 28 DAYS FOR FOOTINGS AND WALLS.
- STRENGTH TO BE MINIMUM 3,500 PSI AT 28 DAYS FOR SLABS ON GRADE.
- STRENGTH TO BE MINIMUM 4,000 PSI AT 28 DAYS FOR COLUMNS, BEAMS AND STRUCTURAL SLABS.
- SLUMP SHALL NOT EXCEED 4 INCHES.
- ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF THE DESIGNER.
- MAXIMUM AGGREGATE SIZE FOR FOOTINGS TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

ALL INTERIOR SLABS TO HAVE A TROWEL FINISH AND ALL EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS 1/8" PER FOOT. ALL CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE QUARRY OR CERAMIC TILE TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 1/2" FIBER EXPANSION JOINT.

ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #1 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENT OF ASTM A185. WELDED WIRE FABRIC SHALL BE PLACED IN CENTER OF SLAB UNLESS INDICATED OTHERWISE.

DRYWALL STUDS (INTERIOR NON-BEARING)

DRYWALL STUDS SHALL BE AS ACCORDING TO THE TABLE BELOW OR AS INDICATED ON THE PLANS. STUDS SHALL BE SECURED TO TOP AND BOTTOM TRACK WITH (1) #8ML SCREW IN EACH FLANGE, UNLESS A SLIP TRACK IS REQUIRED AT THE TOP OF THE WALL. PROVIDE SLIP TRACK AT TOP OF FULL HEIGHT PARTITIONS. STUDS SHALL BE INSTALLED PER "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY LATEST EDITION.

STUD SIZE	GAUGE	LIMITING HEIGHT WITH STUD SPACING	
		18" O.C.	24" O.C.
3 5/8"	25	13'-6"	11'-9"
3 5/8"	22	15'-3"	13'-4"
3 5/8"	20	15'-11"	13'-11"
6"	25	20'-0"	17'-6"
6"	22	22'-9"	19'-11"
6"	20	23'-9"	20'-9"

THESE HEIGHTS ARE BASED ON THE STUDS HAVING (1) LAYER OF DRYWALL EACH FACE.

LUMBER

ROUGH LUMBER SHALL BE GRADED AND STAMPED AS INDICATED IN "DESIGN LOADS" SECTION WITH STRUCTURAL DESIGN VALUES AS LISTED BELOW. ALL OTHER LUMBER SPF CONSTRUCTION GRADE OR BETTER. ALL WOOD BASE PLATES IN CONTACT WITH CONCRETE, MASONRY, GROUND OR EXPOSED TO THE WEATHER TO BE 4 P.P.T. LUMBER

#1/#2 DOUG FIR	825 PSI FB, 95 PSI FV, 1600 KSI E (BEAMS LINTELS # HEADERS UNLESS NOTED)
#1/#2 S.P.F.	875 PSI FB, 70 PSI FV, 1400 KSI E (EXT. # INT. LD. BRG. STUDS # PLATES UNLESS NOTED)
MICRO-LAM LVL	2600 PSI FB, 285 PSI FV, 1800 KSI E (OR AS NOTED ON THE PLANS)

SEALANTS

CAULK AROUND ALL WINDOWS, DOORS, VENT OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, AROUND PLUMBING FIXTURES, COUNTERTOPS, DOOR FRAMES, ETC. AND AS REQUIRED FOR A WATERTIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURERS RECOMMENDATIONS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURER.

DOORS, WINDOWS AND FRAMES

FURNISH AND INSTALL ALL DOORS AND WINDOW ASSEMBLIES AS INDICATED ON THE PLANS ALONG WITH ALL HARDWARE INDICATED AND THAT MAY BE REQUIRED FOR A COMPLETE JOB. ALL DOORS AND WINDOWS SHALL OPERATE SMOOTHLY WITHOUT BINDING AND BE INSTALLED PLUMB AND TRUE. ALL HARDWARE SHALL FIT PROPERLY AND BE ADJUSTED AS REQUIRED. PROVIDE INSECT SCREENS ON ALL OPERABLE WINDOW UNITS.

HARDWARE

ALL LOCKSETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF THE A.D.A. ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF A.D.A. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE EXIT HARDWARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY OR BOLT.

SAFETY GLAZING

PROVIDE SAFETY GLASS IN ALL GLAZING WITHIN 2'-0" OF FINISHED FLOOR IN AREAS SUBJECT TO HUMAN IMPACT. IN ALL DOORS WITH MORE THAN 8" OF GLAZING IN THE LEAST DIMENSION, WITHIN 2'-0" OF ALL DOORS, UNLESS THE GLAZING IS GUARDED OR PROTECTED WITH MIN. OF 2'-0" OF OPAQUE WALL AT BASE AND WHERE, REQUIRED BY FEDERAL, STATE AND LOCAL CODES, SAFETY GLASS SHALL BE, BUT NOT LIMITED TO, TEMPERED GLASS, LAMINATED GLASS, SAFETY PLASTIC, OR SAFETY INSULATING UNITS WHICH MEET THE TEST REQUIREMENTS OF ANSI Z97.1 AND WHICH ARE CONSTRUCTED, TREATED OR COMBINED WITH OTHER MATERIALS SO AS TO MINIMIZE THE POSSIBILITY OF CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN IMPACT WITH THE GLAZING MATERIAL. ALL SAFETY GLAZING MATERIAL SHALL BE LABELED PER COM 51.14 (2X) AND FEDERAL REQUIREMENTS.

DRYWALL

DRYWALL SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY. NOTE: PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS.

FINISHES

PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. "FINISH" INSTALLER INSPECT SUBSURFACE AND PREPARE AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF PRODUCT.

SIGNAGE

ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE ADA

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE. PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON PLANS AND AS REQUIRED BY WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE ADA.

FIRE EXTINGUISHERS

OWNER TO FURNISH AND INSTALL EXTINGUISHERS PER WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND N.F.P.A. NO.10-1978. MOUNT FIRE EXTINGUISHER NO HIGHER THAN 48" ABOVE FINISH FLOORS UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE ADA.

TOILET ROOMS

SEE ROOM FINISH SCHEDULE FOR WALL, CEILING, FLOOR AND BASE FINISHES. WATER CLOSETS SHALL HAVE ELONGATED BOWLS WITH OPEN FACE SEATS. ADA APPROVED SIGNAGE SHALL BE PROVIDED FOR EACH TOILET ROOM TO DESIGNATE MEN, WOMEN, OR UNISEX.

PLUMBING WORK

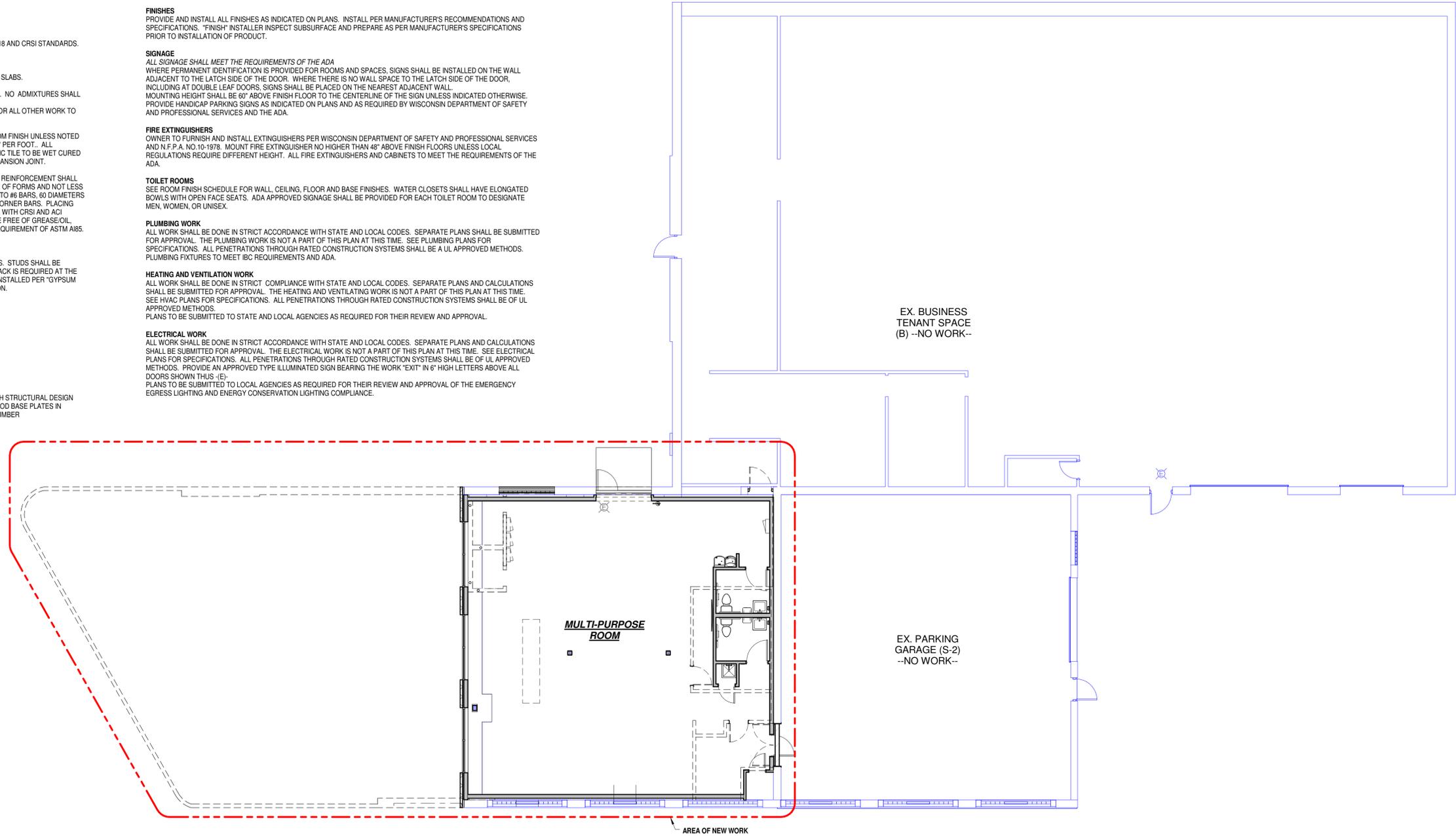
ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS SHALL BE SUBMITTED FOR APPROVAL. THE PLUMBING WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE PLUMBING PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE A UL APPROVED METHODS. PLUMBING FIXTURES TO MEET IBC REQUIREMENTS AND ADA.

HEATING AND VENTILATION WORK

ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL. THE HEATING AND VENTILATING WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE HVAC PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF UL APPROVED METHODS. PLANS TO BE SUBMITTED TO STATE AND LOCAL AGENCIES AS REQUIRED FOR THEIR REVIEW AND APPROVAL.

ELECTRICAL WORK

ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED FOR APPROVAL. THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN AT THIS TIME. SEE ELECTRICAL PLANS FOR SPECIFICATIONS. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF UL APPROVED METHODS. PROVIDE AN APPROVED TYPE ILLUMINATED SIGN BEARING THE WORK "EXIT" IN 6" HIGH LETTERS ABOVE ALL DOORS SHOWN THUS -(E)- PLANS TO BE SUBMITTED TO LOCAL AGENCIES AS REQUIRED FOR THEIR REVIEW AND APPROVAL OF THE EMERGENCY EGRESS LIGHTING AND ENERGY CONSERVATION LIGHTING COMPLIANCE.



OVERALL FLOOR PLAN - EXISTING / DEMOLITION / NEW

WORK

SCALE: 1/8" = 1'-0"

CONSTRUCTION CO.
SHEBOYGAN, WI
SINCE 1891

QUASIUS



Notes & Revisions
12-06-2025
02-03-2026
CITY SUBMITTAL

INTERIOR RENOVATION,
MULTI-PURPOSE RM
REICHGELD PROPERTIES
1803 CALUMET DRIVE
SHEBOYGAN, WI 53081

EXISTING / NEW WORK
PLAN, GEN. BLDG.
SPEC'S
Project number
Date
Drawn by
Checked by
Q-REICHGELD
02-03-2026
MD, LLC
MD, LLC

A-100
Scale As indicated

GENERAL FLOOR PLAN NOTES:

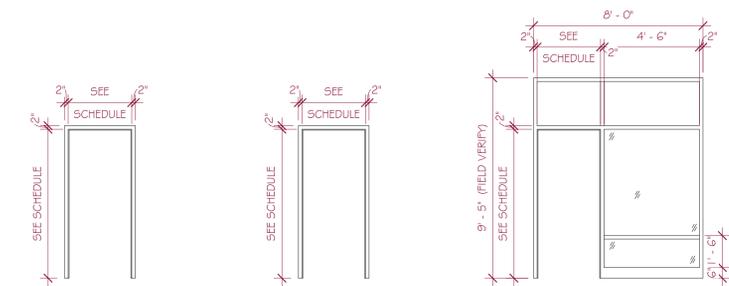
- A. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DESIGNER PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- B. PROVIDE DUST CONTROL BETWEEN CONSTRUCTION AREAS AND OCCUPIED AREAS AT ALL TIMES.
- C. ALL INTERIOR DIMENSIONS, FOR NEW WALLS, ARE FROM FACE-OF-STUD TO FACE-OF-STUD OR FACE-OF-BLOCK TO FACE-OF-BLOCK (TO NOMINAL FACE). ALL DIMENSIONS TAKEN FROM EXISTING EXISTING WALLS, ARE FROM FACE OF FINISH (UNO).
- D. ALL INTERIOR WALLS TO BE METAL STUDS, (SEE FLOOR PLAN FOR SIZE).
- E. PROVIDE BACKING FOR OWNER EQUIPMENT AS REQUIRED. COORDINATE WITH OWNER.
- F. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.
- G. DOOR JAMBS ARE 4" OFF NEAREST PERPENDICULAR WALL U.N.O.
- H. ALL ALL EXTERIOR WINDOWS TO HAVE GYP. BD. RETURNS @ HEAD, JAMBS, # SILLS, U.N.O.
- I. ALL ALL EXTERIOR DOORS TO HAVE GYP. BD. RETURNS @ HEAD # JAMBS, U.N.O.

DOOR & DOOR FRAME NOTES:

- INSULATE ALL DOOR FRAMES WITH EXPANDING FOAM INSULATION.
- PROVIDE ALL HOLLOW METAL FRAMES W/ (1) COAT PRIMER AND (2) COATS PAINT.
- ALL HOLLOW METAL FRAMES TO BE REINFORCED AND PREPARED FOR HARDWARE.
- ALL EXTERIOR DOORS SHALL BE PROVIDED WITH WEATHERSTRIPPING.
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- ALL DOORS SHALL MEET A.D.A. REQUIREMENTS.
- PROVIDE LEVER TYPE HANDLES ON ALL DOORS.
- PROVIDE CAULKING AT ALL DOOR FRAMES, WINDOWS AND WHERE NOTED ON PLANS.
- VERIFY W/ H.V.A.C. CONTRACTOR FOR DOOR UNDERCUTS AND GRILLES.
- ALL SIGNAGE TO BE MOUNTED AT A.D.A. HEIGHT (SEE GENERAL SPECIFICATIONS).

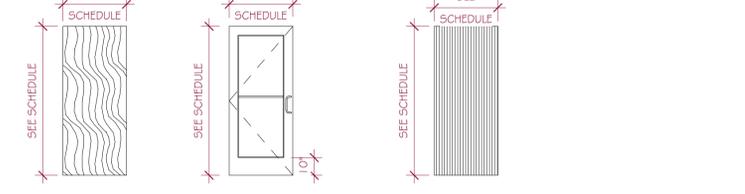
DOOR & DOOR HARDWARE NOTES:

1. ALL HANDLES, PULLS, LATCHES, LOCKS, AND OTHER PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34 INCHES MINIMUM TO 48 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
2. DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
3. DOOR SWING HINGES SHALL BE ADJUSTED SO THAT THE OPEN POSITION OF 70 DEGREES, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM, MEASURED UNDER AMBIENT CONDITIONS.
4. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
 - A. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2N)
 - B. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2N)
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.
5. DOOR SURFACE WITHIN 10 INCHES OF THE FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN SUCH SURFACE SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATE SHALL BE CAPPED.
 - EXCEPTIONS:
 - A. SLIDING DOORS
 - B. TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TEMPERED AT NO LESS THAN 60 DEGREES FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM RAIL HEIGHT REQUIREMENT.
 - C. DOORS WHICH DO NOT EXTEND TO WITHIN 10 INCHES OF THE FLOOR OR GROUND.
6. DOOR AND SIDELIGHTS ADJACENT TO DOORS CONTAINING ONE OR MORE GLAZING PANELS THAT PERMIT VIEWING THROUGH THE PANELS SHALL HAVE THE BOTTOM OF AT LEAST ONE PANEL 43 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND.



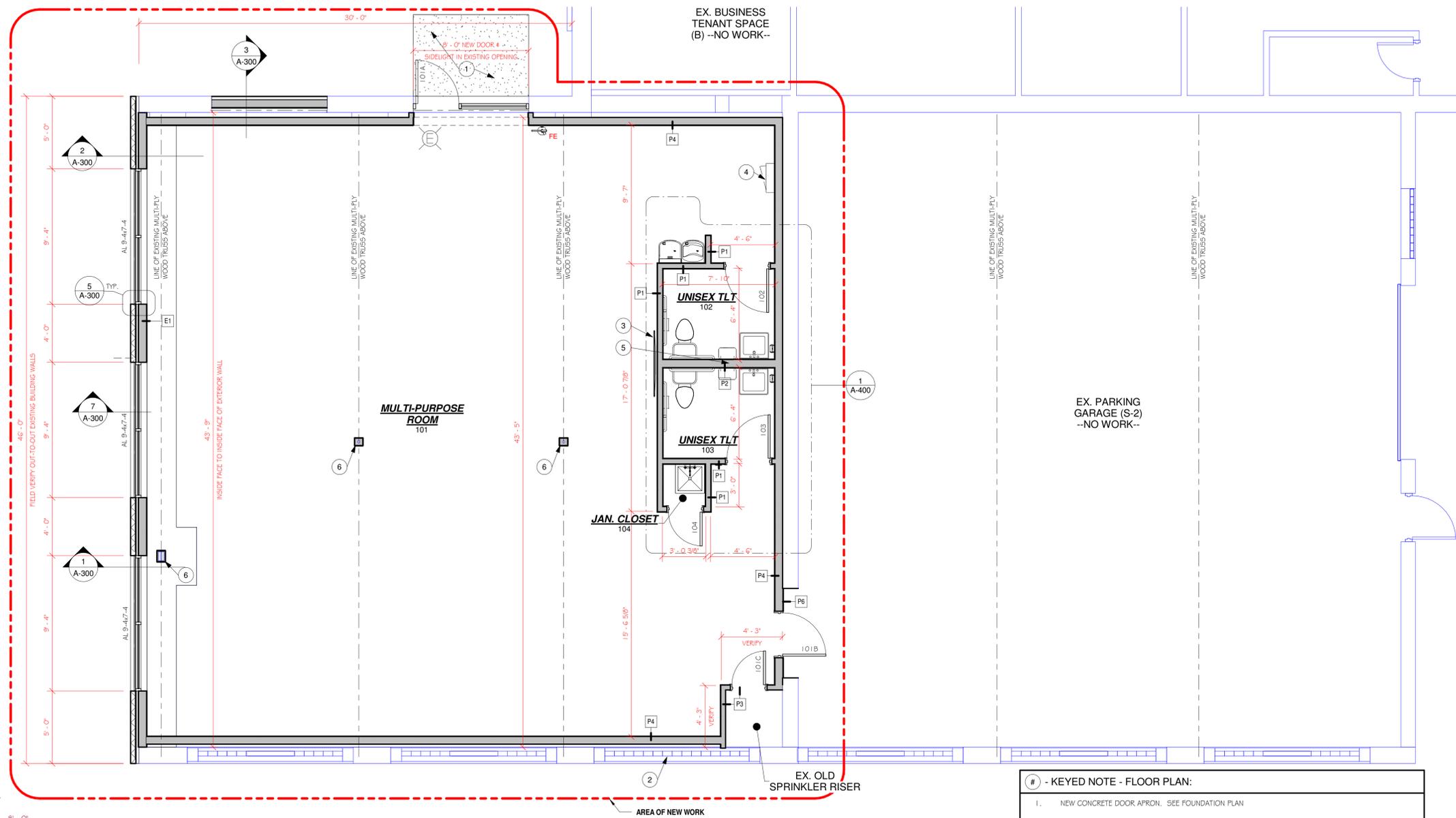
HM1 HOLLOW METAL FRAME HM2 HOLLOW METAL FRAME AL2 ALUMINUM FRAME

INTERIOR HOLLOW METAL (16 GA) DRYWALL FRAME
 EXTERIOR HOLLOW METAL DRYWALL FRAME - FILL JAMB WITH INSUL. FIRE RATED (SEE SCHEDULE FOR RATING)
 EXTRUDED ALUMINUM DOOR FRAME - PROVIDE WEATHERSTRIPPING & FILL JAMB W/ INSUL. IF EXTERIOR - 1" INSUL., TEMPERED, CLEAR, LOW-E GLASS, THERMALLY BROKEN, SIDELIGHT



WD1 WOOD DOOR ALD1 ALUMINUM DOOR HMD2 HOLLOW METAL DOOR

INTERIOR, 1 3/4" SOLID CORE
 1" INSUL., TEMPERED, CLEAR, LOW-E GLASS, THERMALLY BROKEN, IN NARROW STYLE, ALUM. DOOR.
 EXTERIOR 1 3/4" FLUSH INSULATED HOLLOW METAL DOOR FIRE RATED (SEE SCHEDULE FOR RATING)



FLOOR PLAN - NEW WORK
 SCALE: 1/4" = 1'-0"

- KEYED NOTE - FLOOR PLAN:

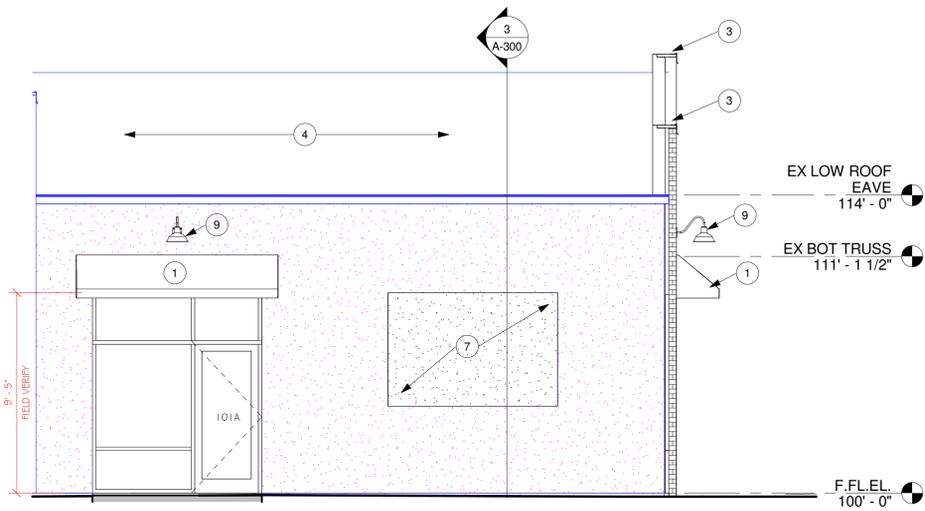
1. NEW CONCRETE DOOR APRON. SEE FOUNDATION PLAN
2. INFILL AREA OF REMOVED DOOR/FRAME W/ SALVAGED GLASS BLOCK AND WINDOW, FROM NORTH WALL. PROVIDE STEEL STUD W/ (2) LAYERS 5/8" TYPE X GYP. BOARD, EACH SIDE, FILL CAVITY W/ FIBERGLASS INSUL. @ LOWER PORTION AND GLASS BLOCK WINDOW @ UPPER PORTION. ELEVATION TO MATCH REMAINING SOUTH WINDOWS.
3. TV, BY OWNER. PROVIDE WALL BLOCKING PER DETAIL
4. FACE MOUNTED, ELECTRICAL PANEL. VERIFY LOCATION
5. SMALL WATER HEATER ON PLATFORM ABOVE TOILETS. LOCATE ABOVE MIDDLE WALL
6. WRAP EXISTING COLLUMNS W/ 5/8" GYP. BD TO UNDERSIDE OF EXISTING TRUSS. PROVIDE CORNER GUARDS.

DOOR HARDWARE GROUPS:

SET 1	SET 3
3 EA. HINGES	3 EA. HINGES
1 EA. PRIVACY LOCKSET	1 EA. PASSAGE LOCKSET
1 EA. CLOSER	
1 EA. WALL STOP	
SET 2	SET 4
3 EA. HINGES	3 EA. HINGES
1 EA. PADDLE THUMB-SCREW ENTRANCE	1 EA. STOREROOM LOCKSET
1 EA. PUSH / PULL	1 EA. CLOSER
1 EA. CLOSER	1 EA. ADA THRESHOLD
1 EA. ADA THRESHOLD	1 EA. SET DOOR SEALS
1 EA. SET DOOR SEALS	

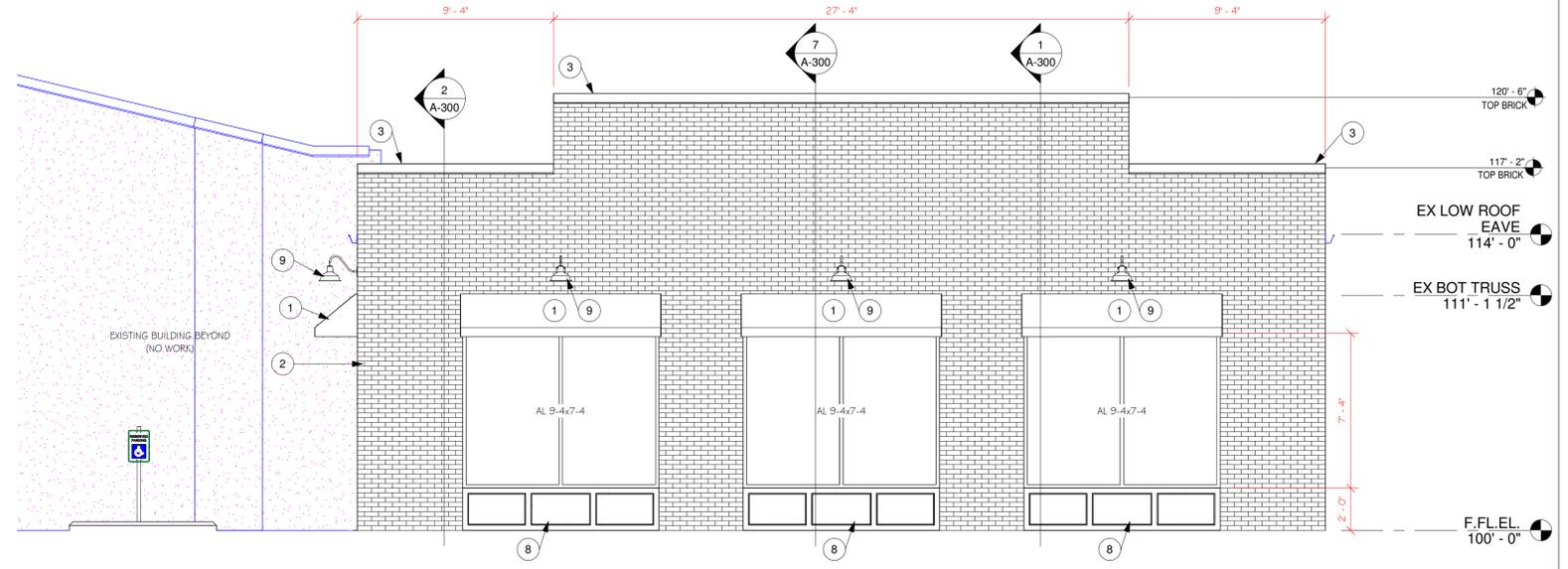
MARK	WIDTH	HEIGHT	DOOR PANEL INFO			DOOR FRAME INFO		HARDWARE-SET TYPE	COMMENTS	MARK
			TYPE	FIRE RATING	COMMENTS	FRAME TYPE				
101A	3'-0"	7'-0"	ALD1			AL2	SET 2	DARK BRONZE FRAME & DOOR		101A
101B	3'-0"	7'-0"	HMD2			HM2	SET 4	FIELD VERIFY HT.		101B
101C	2'-4"	7'-0"	WD1			HM1	SET 3	PAINTED FRAME, STAINED DOOR		101C
102	3'-0"	7'-0"	WD1			HM1	SET 1	PAINTED FRAME, STAINED DOOR		102
103	3'-0"	7'-0"	WD1			HM1	SET 1	PAINTED FRAME, STAINED DOOR		103
104	2'-4"	7'-0"	WD1			HM1	SET 3	PAINTED FRAME, STAINED DOOR		104

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish				Ceiling Type	Comments	Room #
				North Wall	South Wall	East Wall	West Wall			
	EX. BUSINESS TENANT SPACE (B) --NO WORK--									
	EX. OLD SPRINKLER RISER									
	EX. PARKING GARAGE (S-2) --NO WORK--									
101	MULTI-PURPOSE ROOM		4" VINYL	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED GYP. BD.	PAINTED EXPOSED STRUCTURE		101
102	UNISEX TLT		4" VINYL	EPOXY PAINTED MR GYP. BD.			102			
103	UNISEX TLT		4" VINYL	EPOXY PAINTED MR GYP. BD.			103			
104	JAN. CLOSET		4" VINYL	EPOXY PAINTED MR GYP. BD.			104			



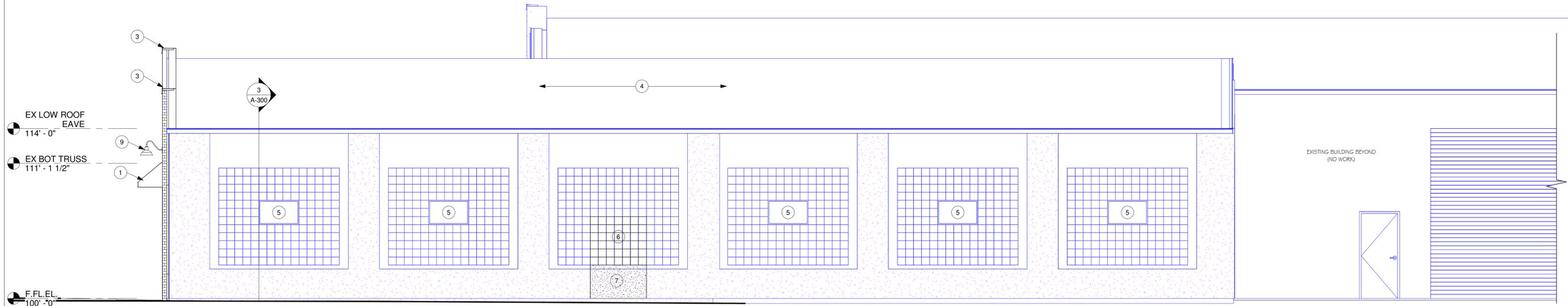
NORTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"



WEST BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

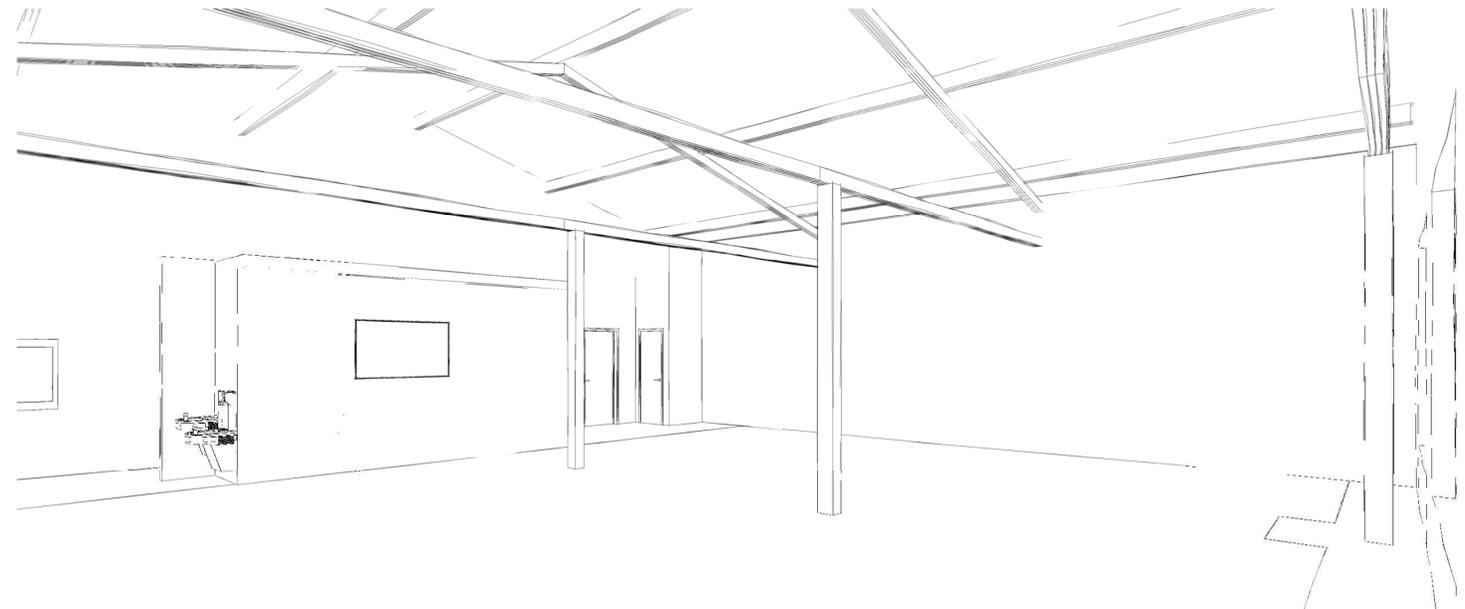


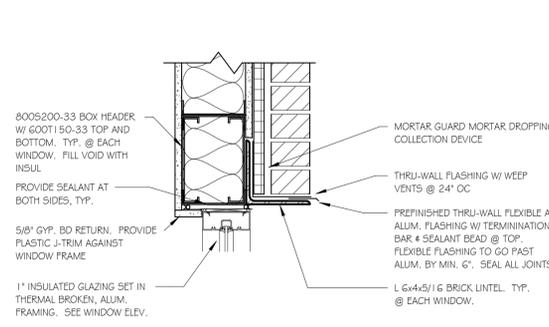
SOUTH BUILDING ELEVATION

SCALE: 1/4" = 1'-0"

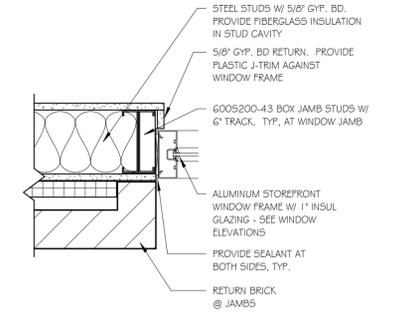
- # - KEYED NOTE - ELEVATIONS:**
1. NEW CANOPY
 2. NEW EXTERIOR BRICK FACADE. VERIFY COLOR W/ OWNER
 3. NEW ROOF COPING. SEE NEW WORK PLAN
 4. DEMO EXISTING ROOF EQUIPMENT AND PATCH HOLES AS REQUIRED FOR INSTALLATION OF NEW INSULATION & ROOF MEMBRANE. DEMO EXISTING ROOF MEMBRANE AND ROOF INSULATION AND PROVIDE NEW 60 MIL EPDM MEMBRANE, OVER 2-LAYERS POLYISOCYANURATE INSULATION, MIN. R-30, OVER EXISTING ROOF STRUCTURE
 5. EXISTING GLASS BLOCK AND WINDOW TO REMAIN
 6. THIS PANEL TO RECEIVE SALVAGED GLASS BLOCK AND WINDOW IN UPPER, AND STUD INFILL AT LOWER
 7. THIS AREA, AFTER REMOVAL OF DOOR OR WINDOW, TO BE FILLED-IN WITH NEW STEEL STUD, FIBERGLASS INSULATION, RIGID INSULATION AND PARGING TO MATCH SURROUNDING AREA. MATCH EXISTING WALL PROFILE.
 8. LP SMARTSIDE WALL PANEL SIDING. VERIFY TEXTURE AND COLOR W/ OWNER
 9. GOOSENECK WALL MOUNTED LIGHT FIXTURE

Mark	WINDOW SIZE		Count	FRAME		Glazing Type	Comments
	Width	Height		Frame Type	Frame Finish		
AL 9-4x7-4	9'-4"	7'-4"	3	ALUMINUM, THERMAL BROKEN FRAME	DARK BRONZE	1" INSUL., LOW-E, ARGON FILLED	UNIT MUST MEET MIN. 2021 IECC U-VALUE FOR VERTICAL PENETRATION
AL 9-4x7-5			1				

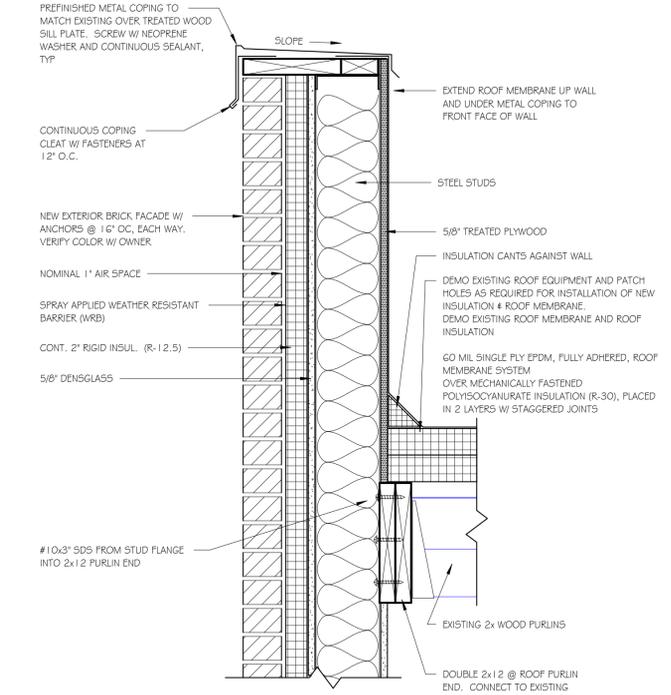




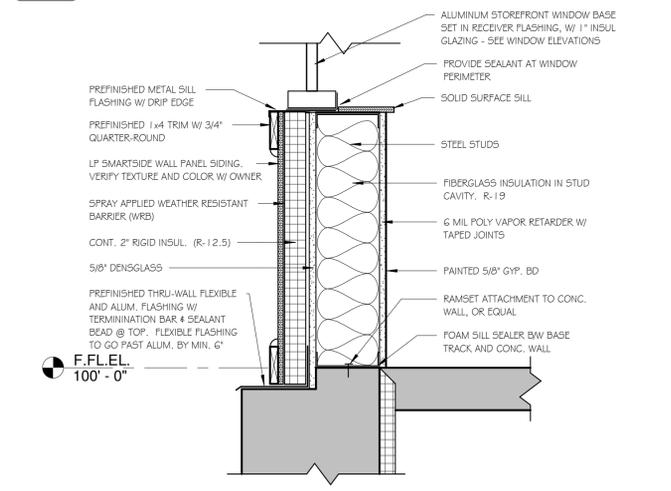
4 WINDOW HEAD DETAIL
A-300 SCALE: 1 1/2" = 1'-0"



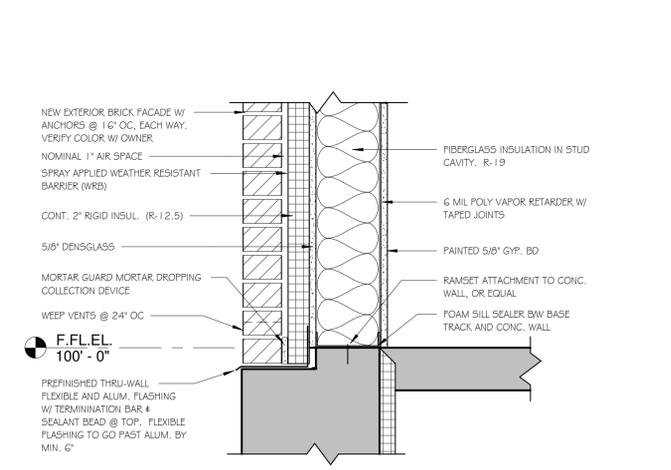
5 WINDOW JAMB DETAIL
A-300 SCALE: 1 1/2" = 1'-0"



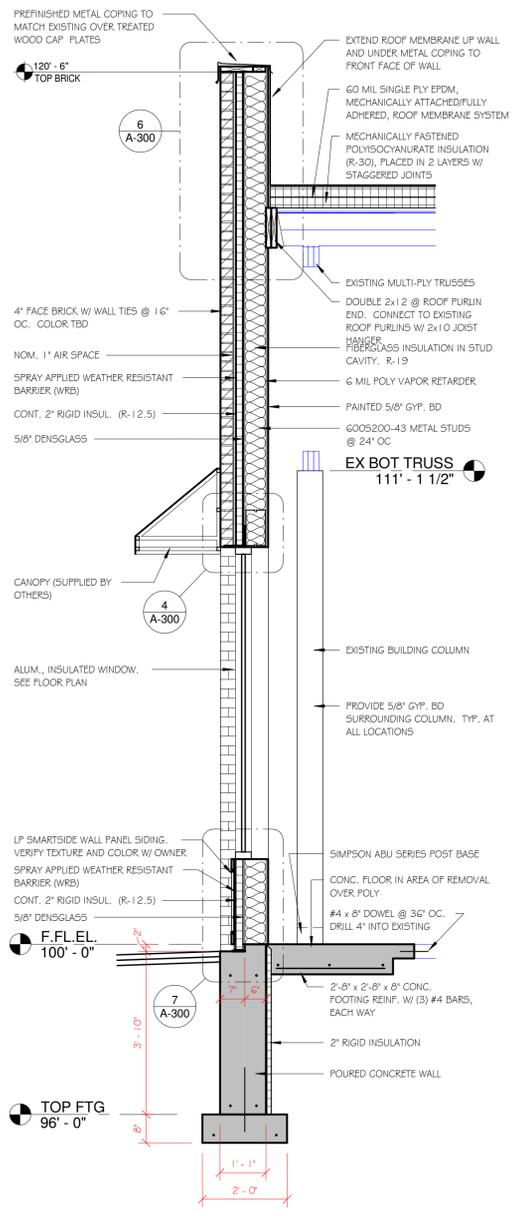
6 WALL TOP DETAIL
A-300 SCALE: 1 1/2" = 1'-0"



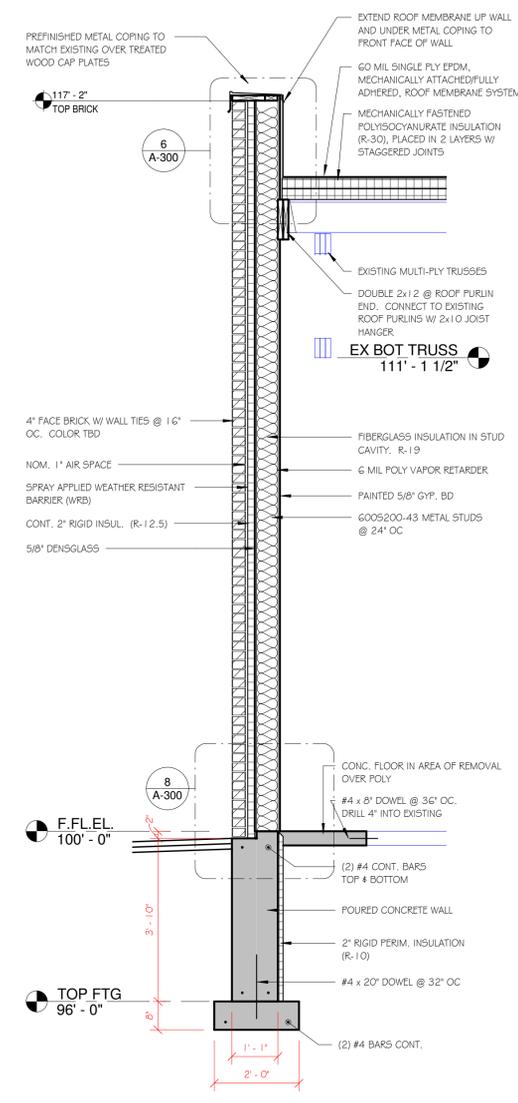
7 WALL BASE DETAIL @ WINDOW
A-300 SCALE: 1 1/2" = 1'-0"



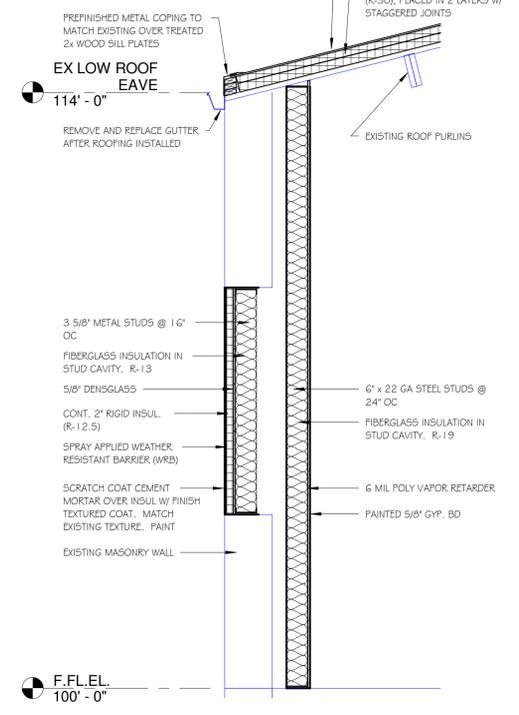
8 WALL BASE DETAIL
A-300 SCALE: 1 1/2" = 1'-0"



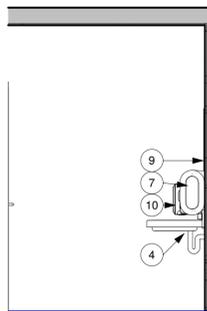
1 FRONT WALL SECTION
A-300 SCALE: 1/2" = 1'-0"



2 FRONT WALL SECTION (THRU WINDOW)
A-300 SCALE: 1/2" = 1'-0"

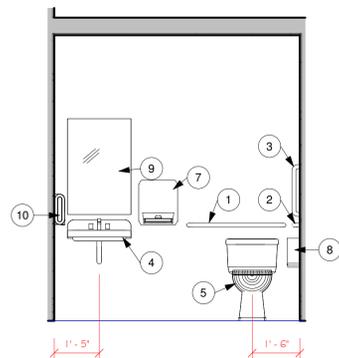


3 NORTH WALL SECTION
A-300 SCALE: 1/2" = 1'-0"



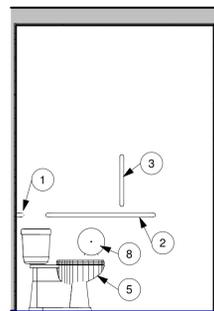
**TOILET ROOM SINK
SIDE ELEVATION**

EL-A
A-400 SCALE: 3/8" = 1'-0"



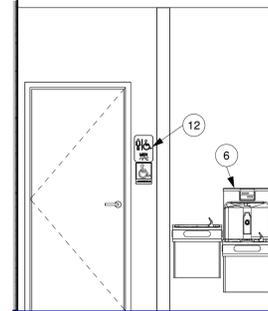
**TOILET ROOM BACK
WALL ELEVATION**

EL-B
A-400 SCALE: 3/8" = 1'-0"
THESE ARE FINISH-TO-FINISH DIMENSIONS



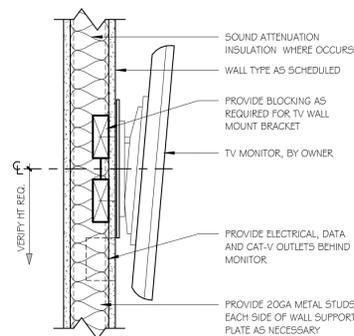
**TOILET ROOM TOILET
SIDE ELEVATION**

EL-C
A-400 SCALE: 3/8" = 1'-0"



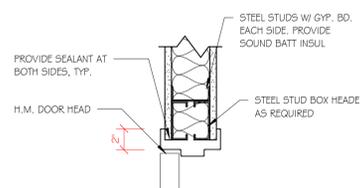
**DRINKING FOUNTAIN
ELEVATION**

EL-D
A-400 SCALE: 3/8" = 1'-0"



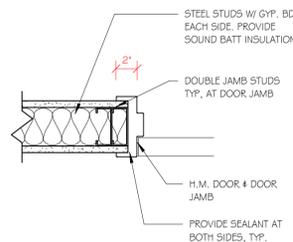
WALL MOUNT TV DETAIL

2
A-400 SCALE: 1 1/2" = 1'-0"



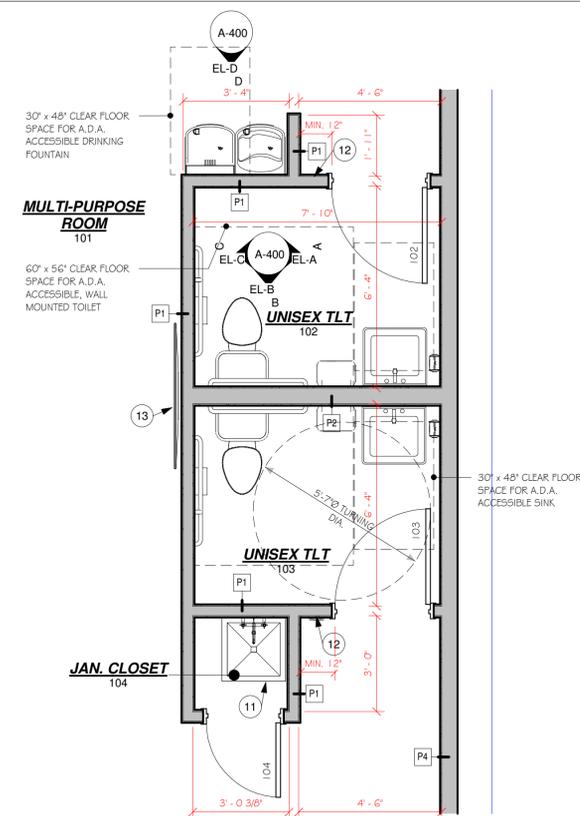
**STUD WALL H.M. HEAD
DETAIL**

3
A-400 SCALE: 1 1/2" = 1'-0"



**STUD WALL H.M. JAMB
DETAIL**

4
A-400 SCALE: 1 1/2" = 1'-0"

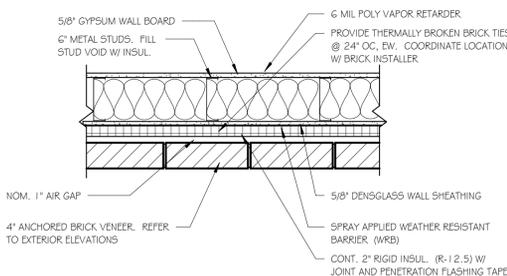


**ENLARGED TOILET ROOM
LAYOUT**

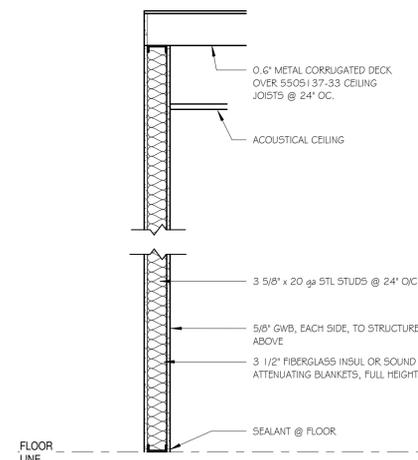
1
A-400 SCALE: 3/8" = 1'-0"

- TOILET ROOM KEYED NOTES - CONSTRUCTION

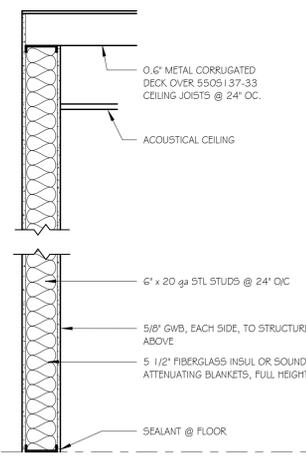
- 36" HORIZONTAL GRAB BAR. SEE ELEVATION
- 42" HORIZONTAL GRAB BAR. SEE ELEVATION
- 18" VERTICAL GRAB BAR. SEE ELEVATION
- PORCELAIN, WALL HUNG SINK, W/ ADA FAUCET. SEE ELEVATION
- HANDICAP / ADA HT. TOILET. SEE ELEVATION
- HI / LOW DRINKING FOUNTAIN. PROVIDE BOTTLE FILLER AT LOW DF. SEE ELEVATION
- HAND DRYER / PAPER TOWEL DISPENSER. SEE ELEVATION
- TOILET PAPER DISPENSER. SEE ELEVATION
- MIRROR. SEE ELEVATION
- SOAP DISPENSER. SEE ELEVATION
- MOP SINK W/ FAUCET
- HANDICAP TOILET ROOM SIGNAGE
- TV (BY OWNER)



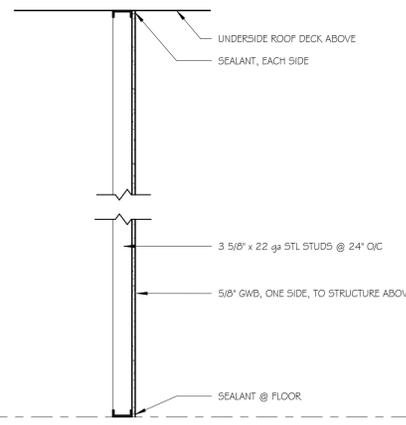
**E1 EXTERIOR WALL - STUD &
BRICK**



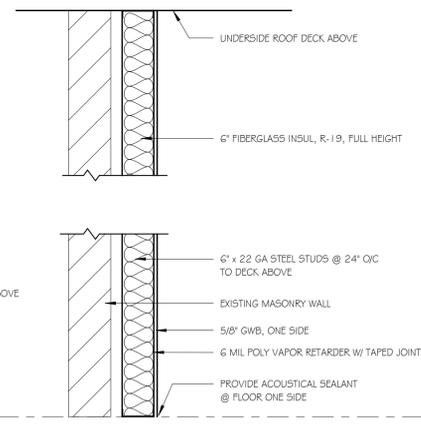
**P1 STEEL STUD INTERIOR
PARTITION 4 7/8" (INSUL)**



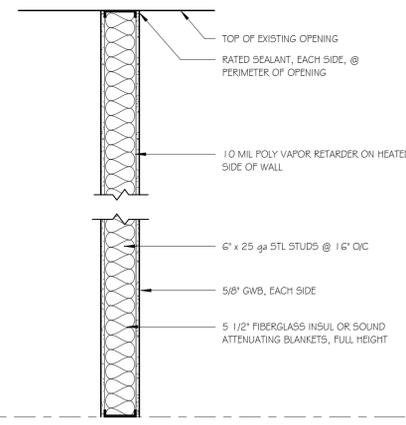
**P2 STEEL STUD INTERIOR
PARTITION 7 1/4" (INSUL)**



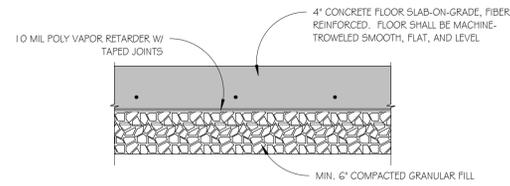
**P3 STEEL STUD INTERIOR
PARTITION 4 1/4"**



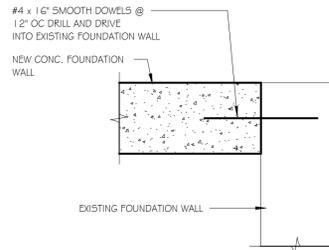
**P4 EXISTING CMU + STEEL STUD
INTERIOR PARTITION**



**P6 STEEL STUD
INTERIOR PARTITION**

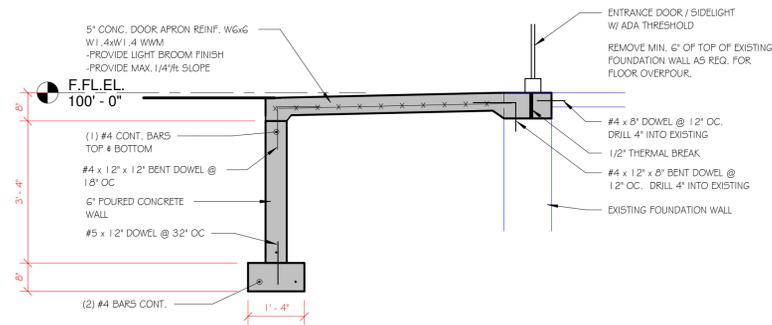


TYP. FLOOR SLAB



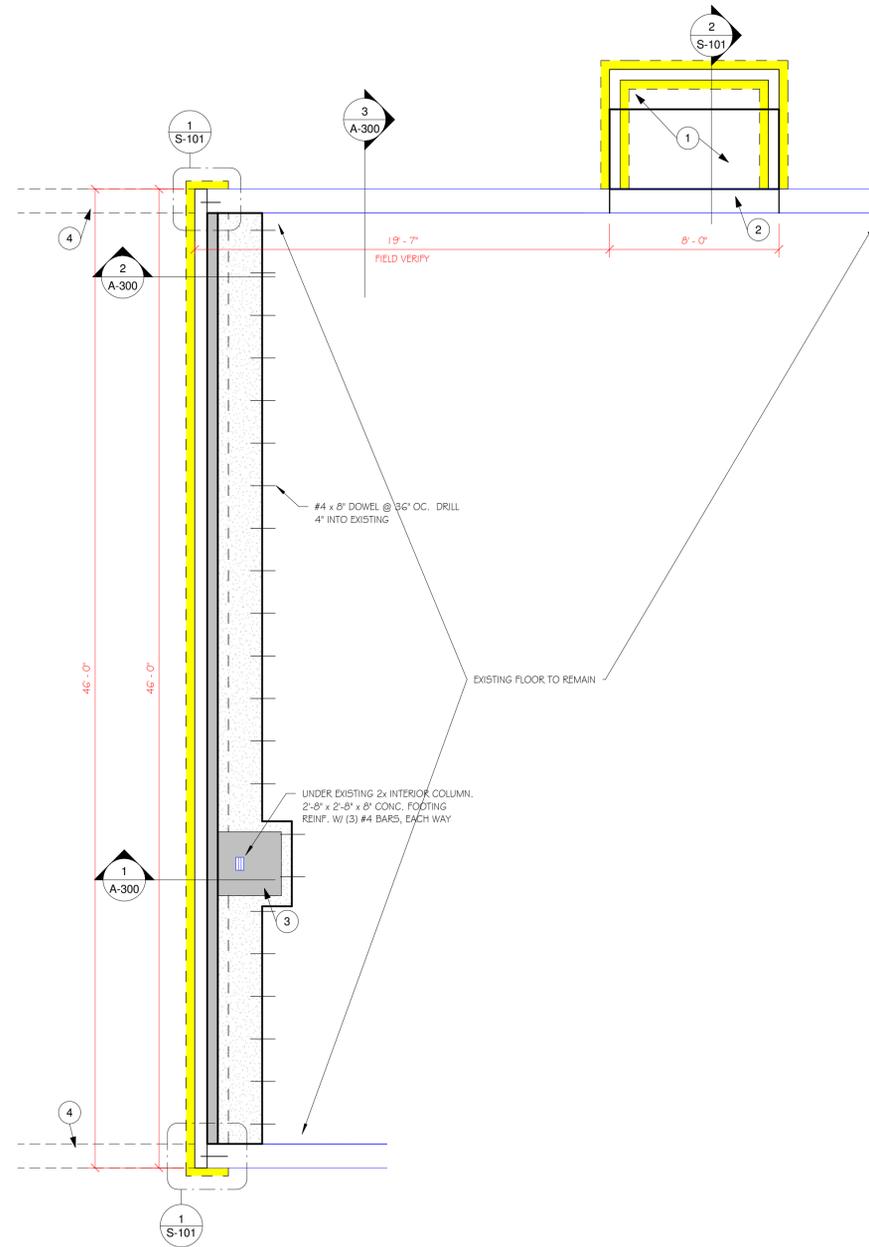
FOUNDATION WALL CONNECTION TO EXISTING

1 S-101 SCALE: 1" = 1'-0"



NORTH SIDE WALK DOOR CUT

2 S-101 SCALE: 1/2" = 1'-0"



PARTIAL FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

- KEYED NOTE - FOUNDATION PLAN:

1. NEW CONCRETE DOOR APRON. SEE DETAILS
2. REMOVE MIN. 6" OF TOP OF EXISTING FOUNDATION WALL AS REQ. FOR FLOOR OVERFOUR. SEE DETAIL
3. EXISTING COLUMN FOOTING TO BE REMOVED TO ALLOW FOR NEW FOUNDATION STRUCTURE. SEE ALSO DEMOLITION PLAN.
4. EXISTING FOUNDATION WALL TO BE DEMOLISHED.

FOUNDATION NOTES:

- FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE VISUALLY CHECKED BEFORE PLACEMENT OF ANY CONCRETE.
- ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED BEARING SOILS, ENGINEERED FILL, OR LEAN CONCRETE SLURRY FILL.
- ALL BACKFILL AGAINST SOG TO BE FREE-DRAINING GRANULAR MATERIAL AND COMPACTED PER STANDARD CONSTRUCTION PRACTICES.
- SOG SHALL BE CAST WITH A COMPENSATED FOOTING MIX ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
- INTERIOR SLAB-ON-GRADE FLOORS SHALL BE CAST WITH FIBER-REINFORCED CONCRETE ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS. MACHINE-TROWEL FLOORS SMOOTH, FLAT AND LEVEL WITH A MAXIMUM DEVIATION OF 3/16" IN ANY 120". SAW-CUT FLOOR CONTROL JOINTS TO 1/3 SLAB THICKNESS AND APPLY A HIGH SOLIDS CONTENT CURING SEALER WITHIN 24 HOURS OF PLACEMENT.
- EXTERIOR CONCRETE SLABS AND PAVEMENTS SHALL BE CAST WITH AN AIR-ENTRAINED MIXTURE ATTAINING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS. EXTERIOR FLATWORK SHALL BE REINFORCED WITH #6 W2.9W2.9 WELDED WIRE FABRIC PULLED INTO THE CENTER THIRD OF THE SLAB THICKNESS. EXTERIOR CONCRETE SHALL BE LIGHT BROOM FINISHED AND SHALL RECEIVE A HIGH SOLIDS CONTENT CURING SEALER WITHIN 24 HOURS OF PLACEMENT.
- ADMIXTURES SHALL NOT BE USED WITHOUT ARCHITECT'S WRITTEN AUTHORIZATION.
- REINFORCING STEEL SHALL BE NEW DEFORMED GRADE 60 BILLET BARS FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE C.R.S.I. STANDARDS.