
	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	Fee: \$250.00 _____
		Review Date: _____
		Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Legacy Architecture, Inc.		Authorized Representative Jennifer L. Lehrke	
Title President			
Mailing Address 605 Erie Avenue, Suite 101		City Sheboygan	State WI
ZIP Code 53081			
Email Address jlehrke@legacy-architecture.com		Phone Number (incl. area code) (920) 783-6303	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Eighth Street Condominium Owners in Common		Contact Person Paul Weaver	
Title			
Mailing Address 508 New York Avenue		City Sheboygan	State WI
ZIP Code 53081-4126			
Email Address paulw@project4services.com		Phone Number (incl. area code) (414) 731-0795	
SECTION 3: Project or Site Location			
Project Address/Description 632 N 8th Street, Unit 2, Sheboygan, WI 53081		Parcel No. 59281107952	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Proposed: American Orthodontics/ Existing: Big Brothers Big Sisters WI Shoreline		
Existing Zoning:	CC Central Commercial District		
Present Use of Parcel:	Indoor Sales or Service, Office, Commercial Indoor Lodging		
Proposed Use of Parcel:	Indoor Sales or Service, Commercial Indoor Lodging		
Present Use of Adjacent Properties:	On-site Parking Lot, Personal or Professional Services		
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Jennifer Lehrke		Title President	Phone Number (920) 783-6303
Signature of Applicant 		Date Signed 8/15/25	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



605 Erie Avenue, Suite 101
Sheboygan, Wisconsin 53081
(920) 783-6303
info@legacy-architecture.com
www.legacy-architecture.com

August 15, 2025

City of Sheboygan
Application for Conditional Use

CONDITIONAL USE WRITTEN EXPLANATION

A. Name of project/development

Commercial Remodel for American Orthodontics

B. Summary of the Conditional Use and general operation of proposed use:

• Description of existing use

The first floor of the building is a retail space, the second floor is a vacant office space, and the third floor is a residential space owned by a local business.

• Description of proposed use (indoor, outdoor, etc.), why was this site selected?

The second floor, sold to the same business that purchased the third floor, is to be converted into a 4-unit lodging space, as this location has easy access to downtown and its amenities.

• All services, products, etc. to be provided

Lodging for guests.

• Projected number of residents, employees, and/or daily customers

1-4 guests, no employees while guests are staying.

• Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre

4 lodging units, 2,965 square feet, no landscaping or parking on property

• Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)

Interior remodel of first floor elevator lobby and second floor. No changes to site.

• A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area

No changes to exterior of building.

• An explanation of any interior and/or exterior renovations

Remodel of second floor to create 4 units, matching the interior design of the third floor. Remodel of first floor elevator lobby to create storage for guests, also matching the interior design of the second and third floors.

• Is access appropriate and is there sufficient customers/resident off-street parking?

Existing entrances remain unchanged, and there is reserved parking for the property in the parking lot to the south.

• Proposed signage

None

• Project timeline and estimated value of project

Project timeline estimated from September 2025 to March 2026. Estimated value is unknown.

- Compatibility of the proposed use and design with adjacent and other properties in the area.

This conditional use matches the increased residential presence in downtown Sheboygan.

- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)

The second floor will only house 4 guests, who will use the reserved parking spaces in the lot to the south. The proposed design includes proper sound attenuation in the walls, floor, and ceiling.

- Other information that would be considered pertinent by the Plan Commission.

- C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

None

- D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a. How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

The lodging use for the second floor allows a local business to use the second and third floors for customers, suppliers, and other invited guests. This use will be consistent with the increased residential presence in Harbor Centre Sheboygan, bringing people to the area who are likely to visit local venues such as restaurants and shops.

- b. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

No, the second-floor unit has dedicated off street parking in the lot to the south.

- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

The proposed use for the second floor matches that of the third floor, and commercial indoor lodging is permitted as a conditional use in the Central Commercial (CC) Zone.

- d. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

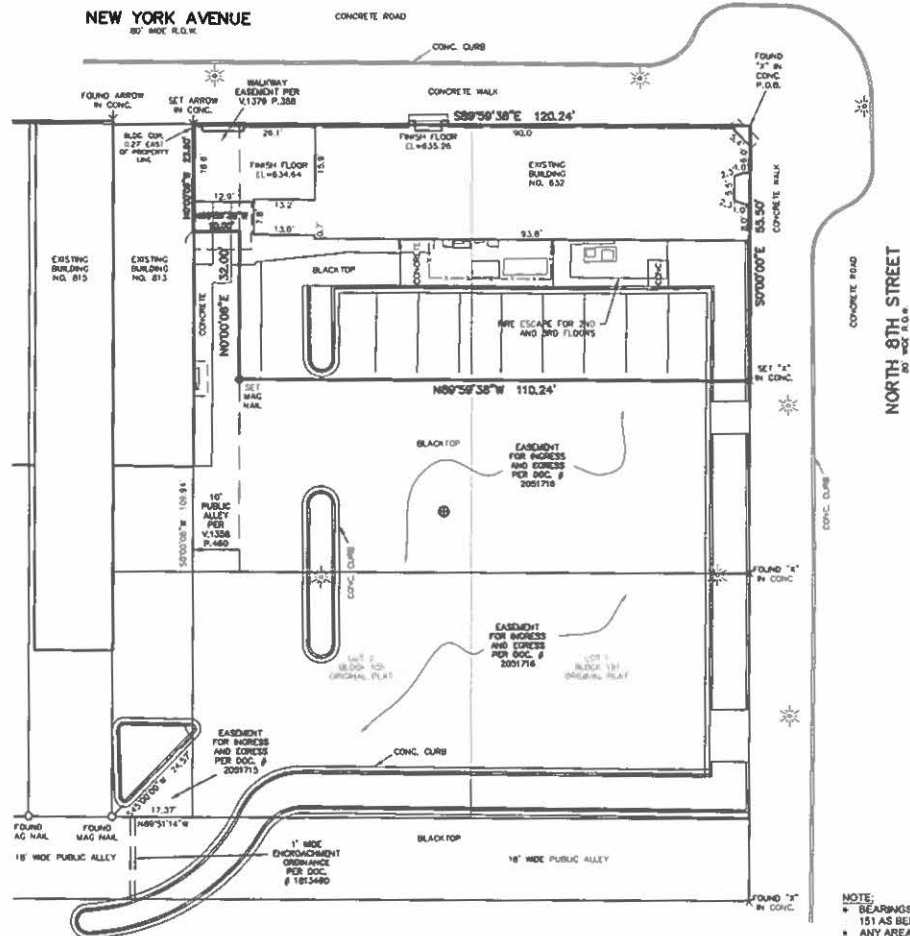
Yes

CONDITIONAL USE APPLICATION SUBMITTAL

1. Survey maps included
2. Zoning map included
3. Site plan included
 - No easement
 - No setbacks required (Sec 105-476 (b))
 - No curb cuts on property
 - No loading/service area
 - No outdoor storage area
 - No signage
 - No exterior lighting
 - No additional mechanical equipment on site
4. Building photos included

EIGHTH STREET CONDOMINIUM

Part of Lots 1 and 2, Block 151, Original Plat of Sheboygan, Located in the NE 1/4 of the SW 1/4, Section 23, T15N, R23E, Sheboygan County, Wisconsin.



SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Registered Land Surveyor number S-3114, do hereby certify that I have surveyed the following described property and that this survey is an accurate representation of the exterior boundary lines and the location of the proposed building and improvements on the property.

Part of Lot 1 and Lot 2, Block 151 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin; and further described as follows: Commencing and point of beginning being at the chiseled X of the NE corner of Block 151; thence the following bearings and distances: S00°00'00"E 55.5' along the east line of Block 151 and being the west right of way line of North 8th Street; N89°59'38"W 110.24' to a point on the public alley; N00°00'00"W 32.00' along the east line of said public alley; N89°59'38"W 10.00' along the north line of said public alley; N00°00'00"W 23.50' to a point on the south right of way line of New York Avenue; S89°59'38"E 120.24' along the north line of Lots 1 and 2 of Block 151 and said south right of way line of New York Avenue to the point of beginning and containing 6,873 SF (0.153 acres) of land.

I further certify that this plat is a correct representation of "Eighth Street Condominium" as proposed at the date hereof, and the identification and location of each UNIT and the common elements can be determined from the plat. The undersigned surveyor makes no certification as to the accuracy of the floor plans of the condominium building and units contained in the plat and the approximate dimensions and floor area thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

Benjamin J. Reenders Dated this 29th day of September, 2019
Benjamin J. Reenders PLS S-3114

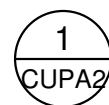
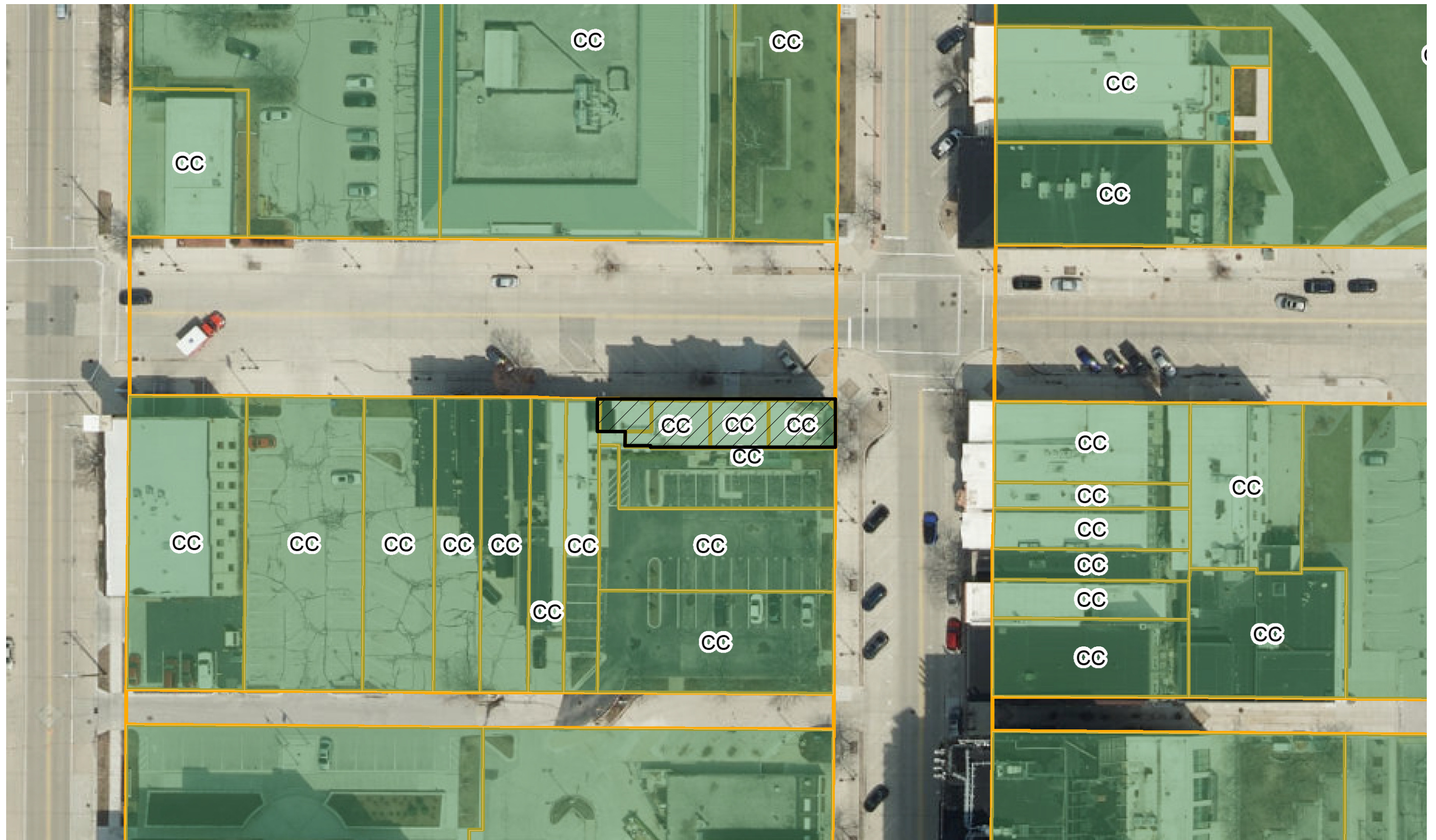


NOTE:
• BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 151 AS BEING ASSUMED TO BEAR S00°00'00"E.
• ANY AREA NOT DESIGNATED AS LIMITED COMMON ELEMENT OR CONDO BUILDING AREA IS COMMON ELEMENT.

- = Iron Pipe Found
- ⊗ = Catch Basin Manhole
- ⊙ = Street Light
- = Building Overhang
- = Wood Fence

941 Center Avenue, Suite 1
Oostburg, WI 53070
608-547-0289

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com



ZONING MAP
1" = 50'-0"

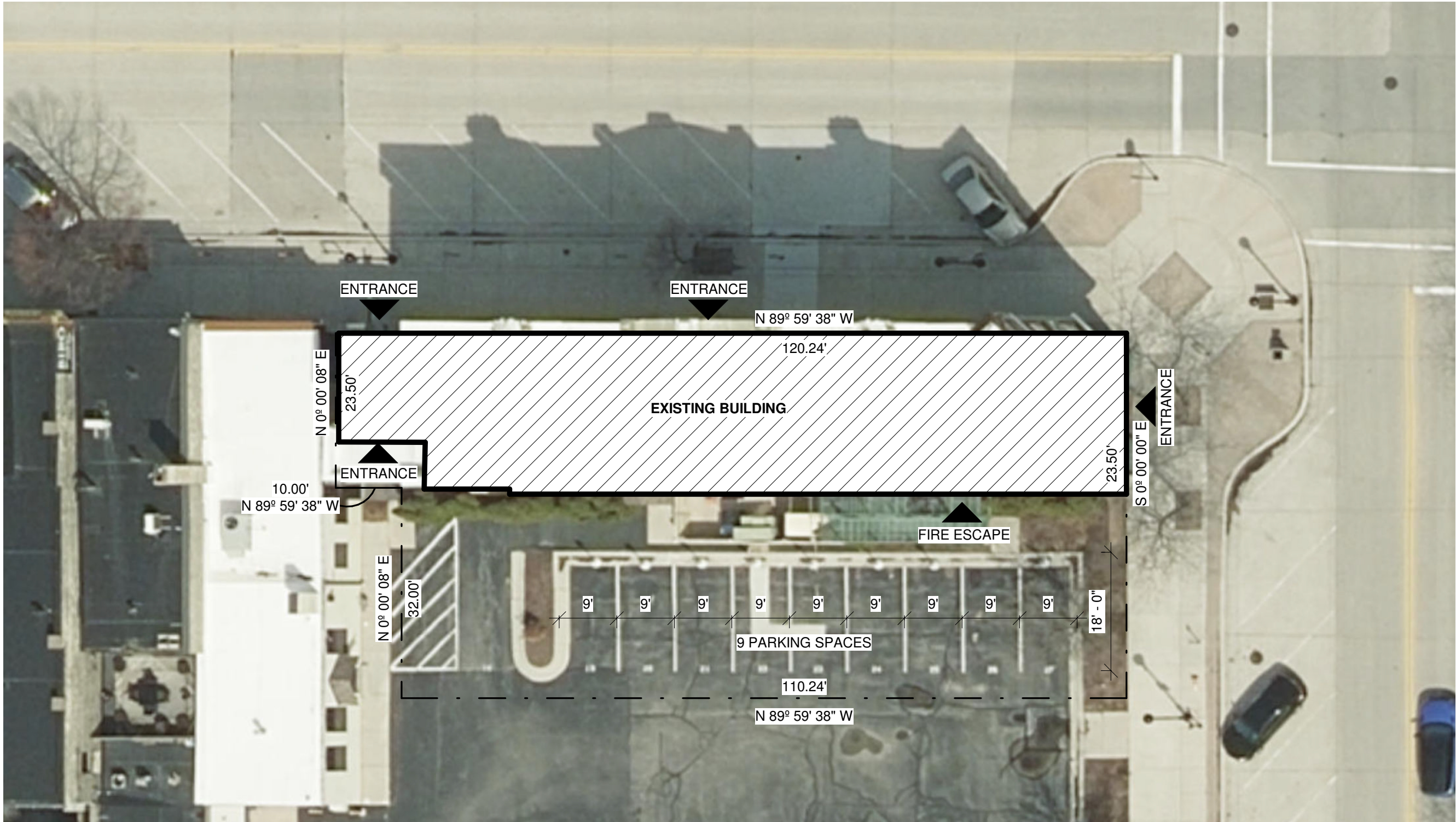


LEGACY
architecture
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Sheboygan, Wisconsin 53081
(920) 783-6303
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COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081

FOR PERMITTING

PROJECT NUMBER 24.091
DATE 07/18/2025
SHEET NUMBER CUPA2



1
CUPA3

SITE PLAN
1/16" = 1'-0"



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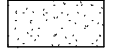


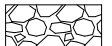

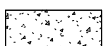
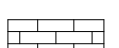

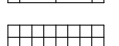
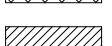
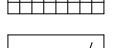
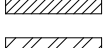
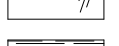
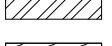

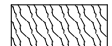

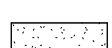
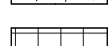
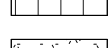
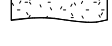












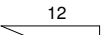


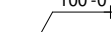
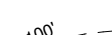
FOR PERMITTING

PROJECT NUMBER	24.091
DATE	07/18/2025
SHEET NUMBER	CUPA3

DRAWING INDEX			
SHEET NO.	SHEET NAME	REVISION	REVISION DATE
GENERAL			
G0.01	PROJECT INFORMATION, DRAWING INDEX, AREA MAP		
G0.02	USE & OCCUPANCY CODE REVIEW		
G0.03	EGRESS & FIRE PROTECTION CODE REVIEW		
G0.04	GENERAL ACCESSIBILITY DETAILS		
G0.05	GENERAL ACCESSIBILITY DETAILS		
G0.06	ACCESSIBILITY CODE REVIEW		
ARCHITECTURAL REMOVAL			
AR1.01	SELECTIVE REMOVAL PLANS		
ARCHITECTURAL			
A1.01	FLOOR PLANS		
A1.02	REFLECTED CEILING PLANS		
A3.01	BUILDING SECTION		
A4.01	INTERIOR ELEVATIONS		
A4.02	INTERIOR ELEVATIONS		
A5.01	DETAILS		
A6.01	DOOR AND WINDOW SCHEDULE & DETAILS		
INTERIORS			
I1.01	FLOORING PLANS & ROOM FINISH SCHEDULE		
I1.02	FURNITURE & APPLIANCE PLANS & SCHEDULE		
ELECTRICAL			
E1.01	POWER PLANS		
E1.02	LIGHTING PLANS		


**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

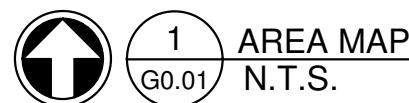
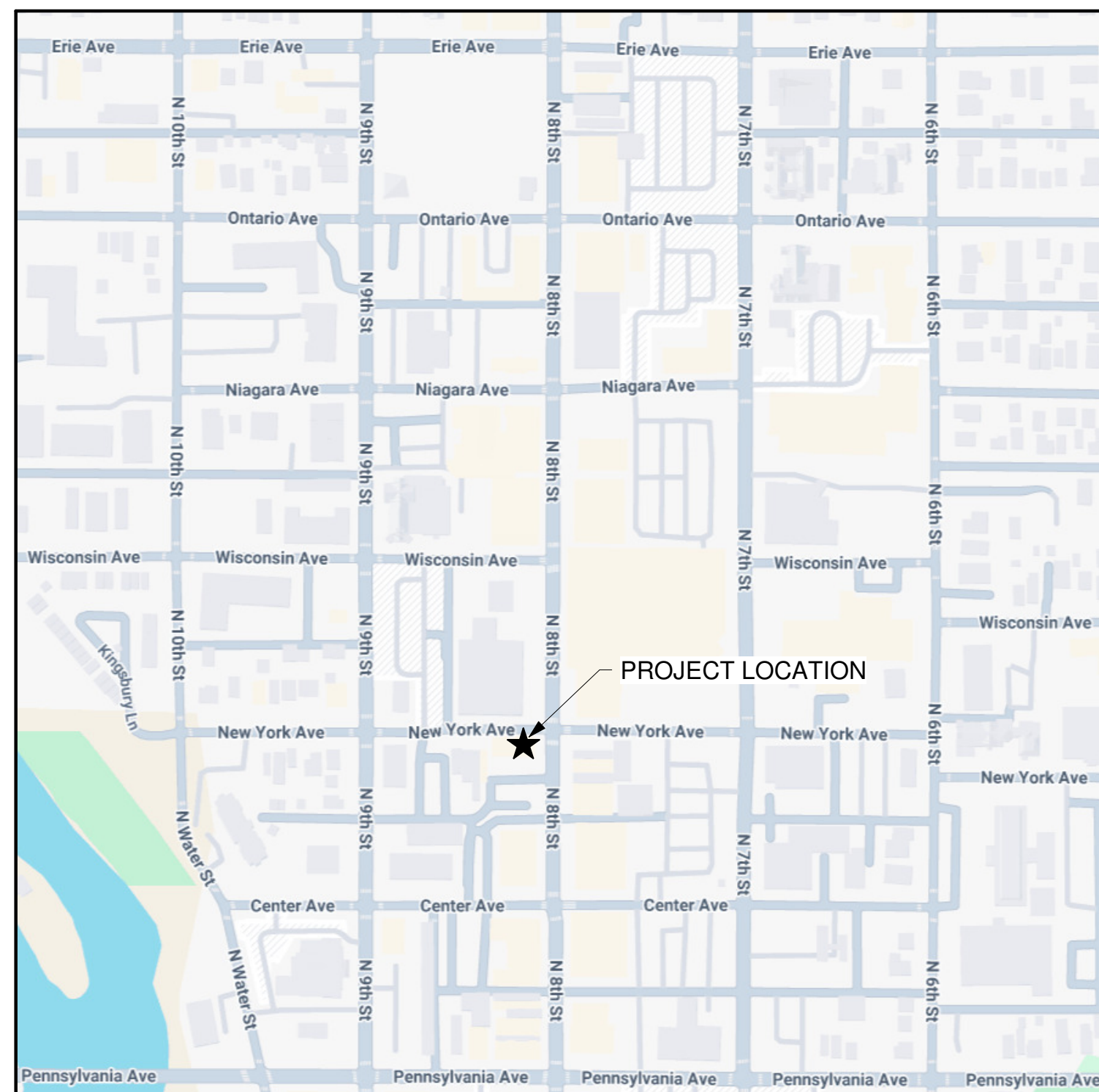
ABBREVIATIONS					
A.C.T.	ACOUSTICAL CEILING TILE	F.F.	FINISHED FACE	PAN.	PANTRY STORAGE UNIT
A.F.F.	ABOVE FINISH FLOOR	FIN.	FINISH	P.C.	PRE-CAST
ALUM.	ALUMINUM	FLR.	FLOOR	P. LAM.	PLASTIC LAMINATE
APPROX.	APPROXIMATE	FLUOR.	FLUORESCENT	PR.	PAIR
ARCH.	ARCHITECT	FND.	FIBER-REINFORCED PANEL	P.T.	PRE-TREATED
		F.P.P.	FREEZER		
BLDG.	BUILDING	FRZ.	FOOT or FEET	R.	RISER
BLK'G.	BLOCKING	FT.	FOOTING	R.D.	ROOF DRAIN
B.O.	BOTTOM OF	FTG.	FOOTING	RE.	REGARDING or
B.O.D.	BASIS OF DESIGN	FWH	STACKED FURNACE & WATER HEATER		REFER TO
BOT.	BOTTOM			REQ'D.	REQUIRED
BTWN.	BETWEEN			R.O.	ROUGH OPENING
B.W.	BOTH WAYS				
		GA.	GAUGE		
CLG.	CEILING	GALV.	GALVANIZED	S.F.	SQUARE FOOT or
CLR.	CLEAR	G.C.	GENERAL CONTRACTOR		SQUARE FEET
C.M.U.	CONCRETE MASONRY UNIT	GYP. BD.	GYPSUM BOARD	SH.	SHelf or
COL.	COLUMN				SHELVES
CONC.	CONCRETE	H.B.	HOSE BIB	SHPO	STATE HISTORIC
CONT.	CONTINUOUS	HDWR.	HARDWARE		PRESERVATION OFFICE
CPETD	CUSTOM PATH OF EGRESS TRAVEL DISTANCE	H.M.	HOLLOW METAL	SHT.	SHEET
		HVAC	HEATING, VENTILATION & AIR CONDITIONING	SM.	SMILAR
				SPEC.	SPECIFICATION
C.T.	CERAMIC TILE	I.D.	INSIDE DIAMETER	SQ.	SQUARE
		I.F.	INSIDE FACE	S.S.	STAINLESS STEEL
D.	DRYER	INSUL.	INSULATION	STL.	STEEL
D.F.	DRINKING FOUNTAIN	INT.	INTERIOR	STRUCT'L	STRUCTURAL
D.F.L.	DOUGLAS FIR LARCH				
DIA.	DIAMETER	JAN.	JANITOR	T.	TREAD
DIAG.	DIAGONAL			T.O.	TOP OF
DN.	DOWN			T & B	TOP & BOTTOM
DS.	DOWNSPOUT	LN.	LINEN STORAGE UNIT	T.B.	TOWEL BAR
DW.	DISHWASHER			T & G	TONGUE & GROOVE
DWG.	DRAWING	MAX.	MAXIMUM	TH.	THICK
		MECH.	MECHANICAL	T.P.	TOILET PAPER DISPENSER
EA.	EACH	MFR.	MANUFACTURER	T.R.	TOWEL RING
EATD	EXIT ACCESS TRAVEL DISTANCE	MIN.	MINIMUM	TYP.	TYPICAL
E.I.F.S.	EXTERIOR INSULATION & FINISH SYSTEM	MISC.	MISCELLANEOUS		
		M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
EL.	ELEVATION	MTL.	METAL		
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
ELEV.	ELEVATION	NO.	NUMBER	VERT.	VERIFY
EO.	EQUAL	NOM.	NOMINAL	VERT.	VERTICAL
EQUIP.	EQUIPMENT	NPS	NATIONAL PARK SERVICE	V.I.F.	VERIFY IN FIELD
E.W.	EACH WAY	N.T.S.	NOT TO SCALE	W.C.W.	VINYL WALL COVERING
EXIST.	EXISTING				
EXT.	EXTERIOR	O.C.	ON CENTER	W.	WASHER
		OCC.	OCCUPANT or OCCUPANTS	W/	WITH
F.	FURNACE	O.D.	OUTSIDE DIMENSION	W.C.	WATER CLOSET
F.A.	FIRE ALARM	O.C.F.I.	OWNER FURNISHED, CONTRACTOR INSTALLED OVERHEAD	WD.	WOOD
F.D.	FLOOR DRAIN	OH.	OVERHEAD	W/D	STACKED WASHER & DRYER
F.D.C.	FIRE DEPARTMENT CONNECTION	OHG.	OVERHEAD DOOR	W.H.	WATER HEATER
F.E.	FIRE EXTINGUISHER	OPEN.	OPENING	W/O	WITHOUT
F.E.C.	FIRE EXTINGUISHER CABINET	OPP.	OPPOSITE		
		O.S.B.	ORIENTED STRAND BOARD		

LEGEND			
MATERIAL DESIGNATIONS		PLAN & SECTION	
ELEVATION		PLAN & SECTION	
	CONCRETE		EARTH
	CONCRETE BLOCK		GRAVEL
	STONE		CONCRETE
	BRICK		CONCRETE BLOCK
	CERAMIC TILE		BRICK
	GLAZING		METAL OR STEEL STUDS
	SHINGLES		WOOD STUDS
			WOOD FRAMING
			FINISHED WOOD
			PLYWOOD or O.S.B.
			GYPSUM BOARD
			RIGID INSULATION
			SPRAY FOAM INSULATION
			LOOSE FILL or BATT INSULATION
ARCHITECTURAL SYMBOLS			
VIEW NO. SHEET NO.		LAYOUT DESIGNATION	
		SECTION	
		DETAIL	
		ELEVATION	
		NORTH DESIGNATION	
		REVISION	
		COLUMN GRID	
		CENTER LINE	
		WALL TYPE	
		WINDOW TYPE	
		DOOR NUMBER	
		ROOM NUMBER	
		ROOF SLOPE INDICATION	
		ELEVATION TAG	
		SPOT ELEVATION	
		EXISTING CONTOUR LINE	
		NEW CONTOUR LINE	



2 EXTERIOR PHOTO
G0.01 N.T.S.

<p align="center">CONTRACTOR</p>	
<p>PAUL WEAVER PROJECT 4 SERVICES, LLC 7722 HAWTHORNE RD MEQUON, WI 53097 PHONE: (414) 731-0795 EMAIL: PAULW@PROJECT4SERVICES.COM</p>	



GENERAL PROJECT NOTES

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME. INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS PRESENT LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS, AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS IN THE DRAWINGS. WHILE SUCH INFORMATION HAS BEEN BASED ON AVAILABLE RECORDS AND COLLECTED WITH REASONABLE CARE, THE ARCHITECT AND OWNER DO NOT ASSUME ANY EXPRESSED OR IMPLIED GUARANTEE THAT CONDITIONS SO INDICATED ARE SHOWN ENTIRELY COMPLETE, CORRECT, AND REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND VERIFY ALL DIMENSIONS AT THE SITE. THE EXACT LOCATION OF ALL UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY CONSTRUCTION.

PROJECT INFORMATION		
CODES	IBC 2015, IEBC 2015, ICC A117.1-2009, WI SPS 361-366	
OCCUPANCY TYPES	R-1	
CONSTRUCTION CLASS	TYPE IIIB	
NUMBER OF STORIES	3	
SPRINKLERED	YES	
TOTAL PROJECT AREA (INCLUDING EXTERIOR WALLS)	FIRST FLOOR	565 SF
	SECOND FLOOR	2,400 SF
		2,965 SF

FOR PERMITTING

[illegible]

LEGACY
architecture
605 Erie Avenue
Sheboygan, Wisconsin 53081
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**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

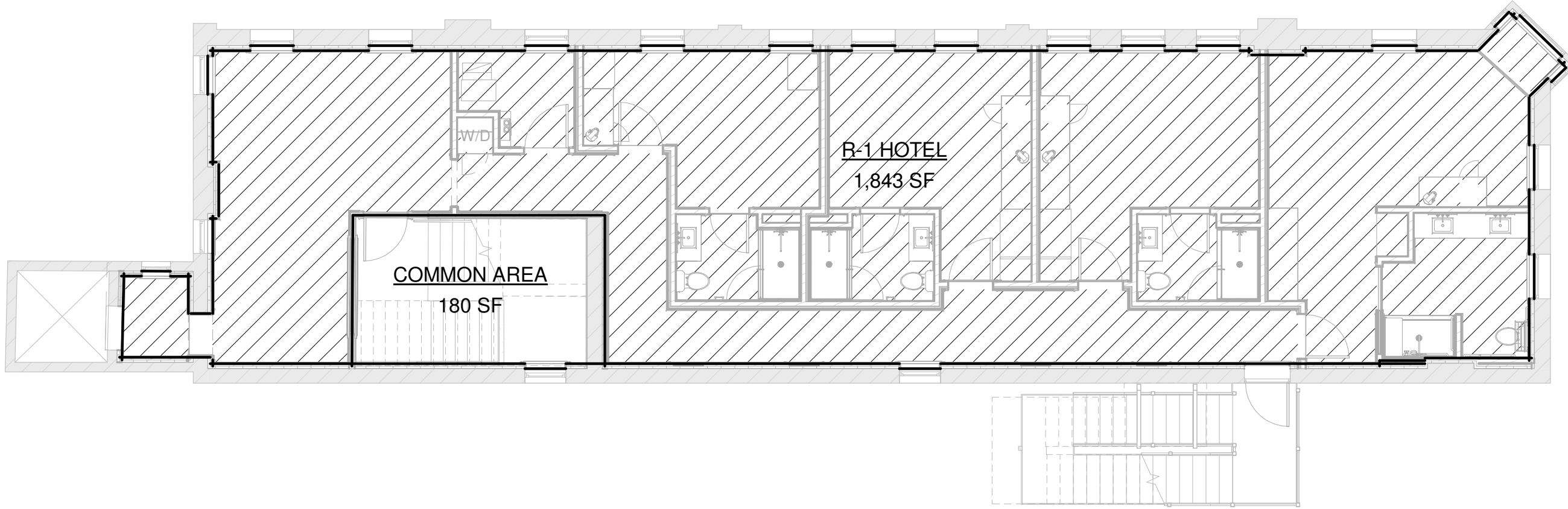
PROJECT NUMBER	24.091
DRAWN BY	Z. WENDT
CHECKED BY	J. LEHRKE
DATE	07/18/2025
SHEET TITLE	PROJECT INFORMATION, DRAWING INDEX, AREA MAP
SHEET NUMBER	G0.01

USE & OCCUPANCY CLASSIFICATION (IBC 302)			
<div></div>	COMMON AREAS	<div></div>	GROUP R-1 - RESIDENTIAL
<div></div>		<div></div>	GROUP S-1 - STORAGE

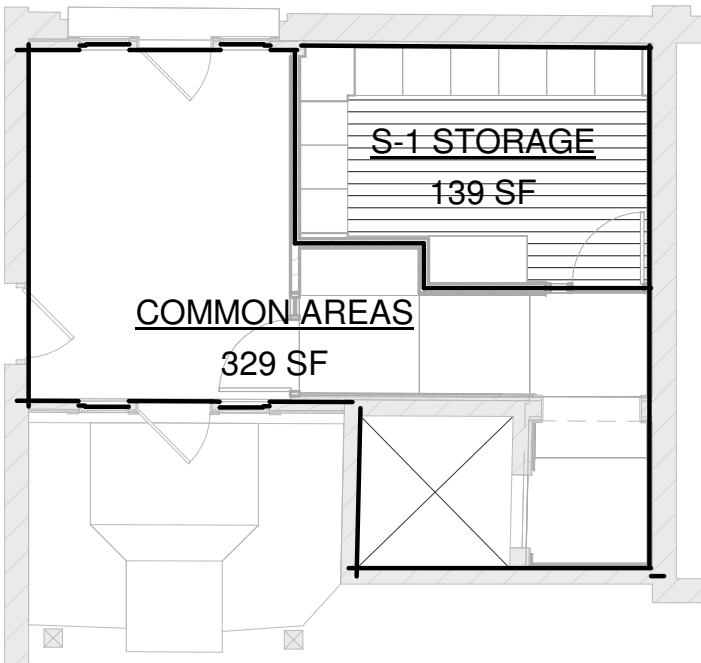
OCCUPANT LOAD (IBC 1004)			
GROUP	AREA	FACTOR	OCCUPANT LOAD
FIRST FLOOR			
GROUP S-1 - ACCESSORY STORAGE AREAS	139 SF	300 GROSS	0.46
COMMON AREAS	329 SF	100 GROSS	3.29
	468 SF		3.75
SECOND FLOOR			
R-1 - RESIDENTIAL	1,843 SF	200 GROSS	9.22
COMMON AREAS	180 SF	100 GROSS	1.80
	2,023 SF		11.02
TOTAL	2,491 SF		14.77


MIN. NUMBER REQUIRED PLUMBING FIXTURES (IBC 2902)												
OCCUPANCY CLASSIFICATION	OCCUPANT LOAD	WATERCLOSETS				LAVATORIES				DRINKING FOUNTAINS		SERVICE SINKS
		MALE FACTOR	# MALE REQ'D	FEMALE FACTOR	# FEMALE REQ'D	MALE FACTOR	# MALE REQ'D	FEMALE FACTOR	# FEMALE REQ'D	FACTOR	# REQ'D	
FIRST FLOOR												
S-1 - STORAGE	0.46	100	0.00	100	0.00	100	0.00	100	0.00	1,000	0.00	1
COMMON AREAS	3.29	25	0.07	25	0.07	40	0.04	40	0.04	100	0.03	1
SECOND FLOOR												
R-1 - HOTEL	9.22											1
COMMON AREA	1.80	25	0.04	25	0.04	40	0.02	40	0.02	100	0.02	1
TOTAL REQUIRED	14.77		0.10		0.10		0.07		0.07		0.05	
TOTAL PROVIDED			1*		1*		1*		1*		1*	1
* SEE SPS 362.2902 EXCEPTION BELOW.												

PLUMBING FIXTURES (SPS 362.2902)	
(1) MINIMUM NUMBER OF FIXTURES (A) EXCEPTIONS - THESE ARE DEPARTMENT EXCEPTIONS TO THE REQUIREMENTS IN IBC SECTION 2902.1: 1. WHERE MORE THAN ONE WATER CLOSET IS REQUIRED FOR MALES, URINALS MAY BE SUBSTITUTED FOR UP TO 50 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS, EXCEPT THAT URINALS MAY BE SUBSTITUTED FOR UP TO 67 PERCENT OF THE REQUIRED NUMBER OF WATER CLOSETS IN GROUP A AND E OCCUPANCIES. 2. WHERE DRINKING FOUNTAINS ARE REQUIRED, OTHER REASONABLE ALTERNATIVES ARE ACCEPTABLE, AS APPROVED BY THE DEPARTMENT.	
(2) (B) - THIS IS A DEPARTMENT EXCEPTION TO THE REQUIREMENTS IN IBC SECTION 2902.2: SEPARATE FACILITIES MAY NOT BE REQUIRED IN ALL OCCUPANCIES WHEN THE NUMBER OF FIXTURES IS PROVIDED AS REQUIRED UNDER IBC TABLE 2902.1 IN INDIVIDUAL USER TOILET ROOMS.	



 **2** SECOND FLOOR OCCUPANCY DIAGRAM
G0.02 1/8" = 1'-0"



 **1** FIRST FLOOR OCCUPANCY DIAGRAM
G0.02 1/8" = 1'-0"

NO. REVISIONS		DATE

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CHECKED BY	J. LEHRKE
DATE	07/18/2025
SHEET TITLE	USE & OCCUPANCY CODE REVIEW
SHEET NUMBER	G0.02

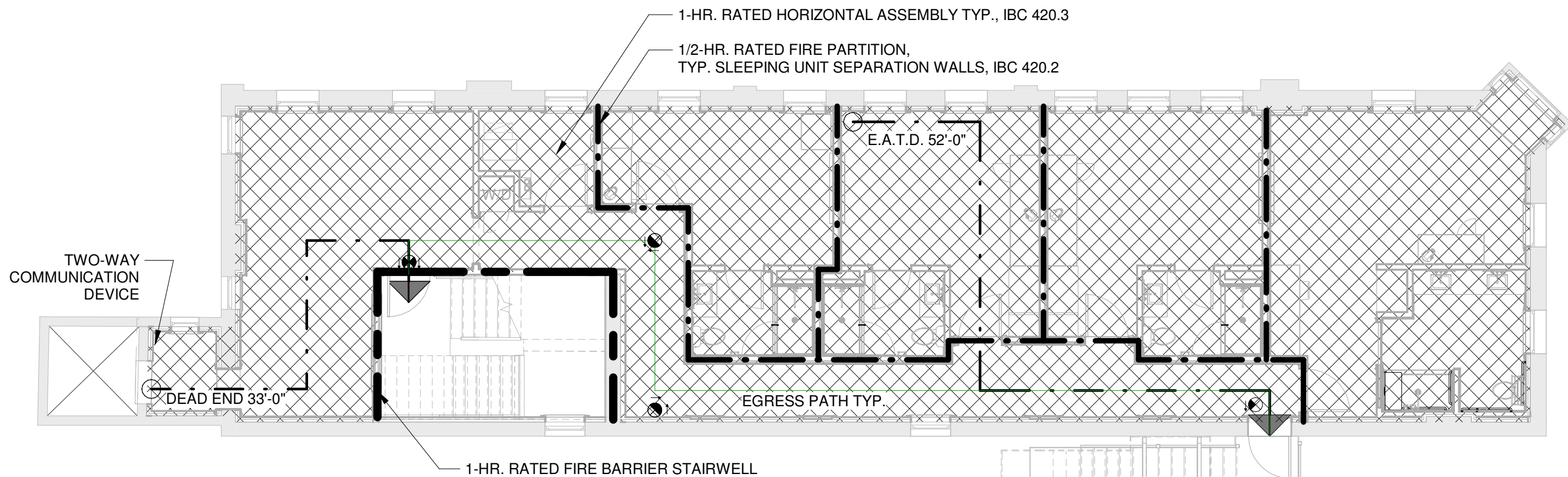
FIRE RESISTANCE-RATED CONSTRUCTION LEGEND

NEW 1/2-HR FIRE PARTITION
NEW 1-HR FIRE BARRIER

EXISTING OR NEW 1/2-HR FIRE-RESISTANCE RATED FLOOR/CEILING SYSTEM ABOVE

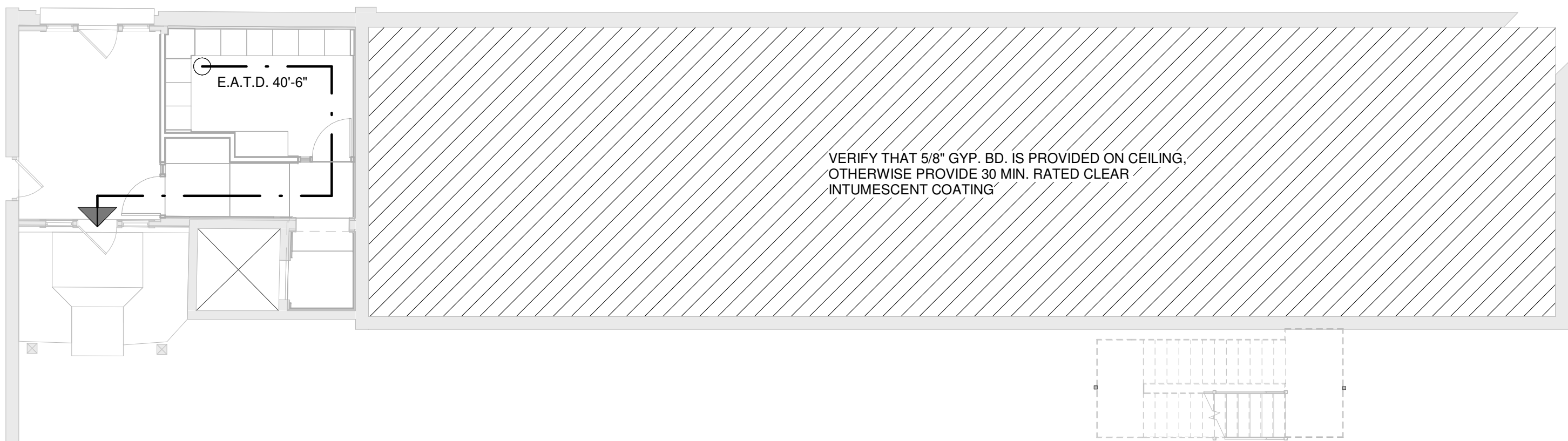
NEW 1-HR FIRE-RESISTANCE RATED FLOOR/CEILING SYSTEM ABOVE

NOTES:
• SEE PLANS FOR SPECIFIC LOCATIONS OF NEW RATED WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES
• FLOOR/CEILING OR ROOF/CEILING ASSEMBLIES ON THE FIRE RESISTANCE RATING DIAGRAMS ARE SHOWN AS REFLECTED CEILING DIAGRAMS



2
G0.03

SECOND FLOOR EGRESS AND FIRE-RESISTANCE RATING DIAGRAM
1/8" = 1'-0"



1
G0.03

FIRST FLOOR EGRESS AND FIRE-RESISTANCE RATING DIAGRAM
1/8" = 1'-0"

GROUP R-1 (IBC 420)

- 420.2 SEPERATION WALLS**
• WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING, WALLS SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708.
- 420.3 HORIZONTAL SEPARATION**
• FLOOR ASSEMBLIES SEPERATING DWELLING UNITS IN THE SAME BUILDING, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING, AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711.
- 420.5 AUTOMATIC SPRINKLER SYSTEM**
• GROUP R OCCUPANCIES SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.8.
• QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 903.2.2.
- 420.6 FIRE ALARM SYSTEMS AND SMOKE ALARMS**
• FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-1 OCCUPANCIES IN ACCORDANCE WITH SECTION 907.2.8.

FIRE PARTITIONS (IBC 708)

- 708.3 FIRE-RESISTANCE RATING**
• FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR.
• EXCEPTIONS:
1. CORRIDOR WALLS PERMITTED TO HAVE A 1/2-HOUR FIRE-RESISTANCE RATING BY TABLE 1020.1.
2. DWELLING UNIT AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE IIB, IIB, AND VB CONSTRUCTION SHALL HAVE FIRE-RESISTANCE RATINGS OF NOT LESS THAN 1/2 HOUR IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1.
- 708.4 CONTINUITY**
• FIRE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE, AND SHALL BE SECURELY ATTACHED THERETO.
• THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATINGS OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING TENANT SPACES IN COVERED AND OPEN WALL BUILDINGS, WALLS SEPARATING DWELLING UNITS, WALLS SEPARATING SLEEPING UNITS, AND CORRIDOR WALLS, IN BUILDINGS OF TYPE IIB, IIB, AND VB CONSTRUCTION.

HORIZONTAL ASSEMBLIES (IBC 711)

- 711.2.2 CONTINUITY**
• ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712.
- 711.2.3 SUPPORTING CONSTRUCTION**
• THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED.
- 711.2.4.2 SEPARATING FIRE AREAS**
• WHERE THE HORIZONTAL ASSEMBLY SEPARATES A SINGLE OCCUPANCY INTO DIFFERENT FIRE AREAS, THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 707.3.10.

AUTOMATIC SPRINKLER SYSTEMS (IBC 903)

- 903.2.8 GROUP R**
• AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.
- 903.3.2 QUICK-RESPONSE AND RESIDENTIAL SPRINKLERS**
• QUICK-RESPONSE OR RESIDENTIAL AUTOMATIC SPRINKLERS SHALL BE INSTALLED IN ALL OF THE FOLLOWING AREAS IN ACCORDANCE WITH SECTION 903.3.1 AND THEIR LISTINGS:
1. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING CARE RECIPIENT SLEEPING UNITS IN GROUP I-2 IN ACCORDANCE WITH THIS CODE.
2. THROUGHOUT ALL SPACES WITHIN A SMOKE COMPARTMENT CONTAINING TREATMENT ROOMS IN AMBULATORY CARE FACILITIES.
3. DWELLING UNITS AND SLEEPING UNITS IN GROUP I-1 AND R OCCUPANCIES.
4. LIGHT-HAZARD OCCUPANCIES AS DEFINED IN NFPA 13.

FIRE ALARM & DETECTION SYSTEMS (IBC 907.2)

- AN APPROVED FIRE ALARM SYSTEM INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72 SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 907.2.1 THROUGH 907.2.23 AND PROVIDE OCCUPANT NOTIFICATION IN ACCORDANCE WITH SECTION 907.5, UNLESS OTHER REQUIREMENTS ARE PROVIDED BY ANOTHER SECTION OF THIS CODE.
• NOT FEWER THAN ONE MANUAL FIRE ALARM BOX SHALL BE PROVIDED IN AN APPROVED LOCATION TO INITIATE A FIRE ALARM SIGNAL FOR FIRE ALARM SYSTEMS EMPLOYING AUTOMATIC FIRE DETECTORS OR WATERFLOW DETECTION DEVICES. WHERE OTHER SECTIONS OF THIS CODE ALLOW ELIMINATION OF FIRE ALARM BOXES DUE TO SPRINKLERS, A SINGLE FIRE ALARM BOX SHALL BE INSTALLED.

SINGLE- & MULTIPLE-STATION SMOKE ALARMS (IBC 907.2.11)

- LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 907.2.11.1 THROUGH 907.2.11.6 AND NFPA 72.
- GROUP R-1 (SECTION 907.2.11.1)**
• SINGLE- OR MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS IN GROUP R-1:
1. IN SLEEPING AREAS.
2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT.
3. IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS, FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
- INSTALLATION NEAR BATHROOMS**
• SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2.
- INTERCONNECTION**
• WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R OR I-1 OCCUPANCIES, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL THE BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- POWER SOURCE**
• IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- SMOKE DETECTION SYSTEM**
• SMOKE DETECTORS LISTED IN ACCORDANCE WITH UL 268 AND PROVIDED AS PART OF THE BUILDING FIRE ALARM SYSTEM SHALL BE AN ACCEPTABLE ALTERNATIVE TO SINGLE- AND MULTIPLE-STATION SMOKE ALARMS AND SHALL COMPLY WITH THE FOLLOWING:
1. THE FIRE ALARM SYSTEM SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS IN SECTION 907.
2. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL INITIATE ALARM NOTIFICATION IN THE DWELLING UNIT OR SLEEPING UNIT IN ACCORDANCE WITH SECTION 907.5.2.
3. ACTIVATION OF A SMOKE DETECTOR IN A DWELLING UNIT OR SLEEPING UNIT SHALL NOT ACTIVATE ALARM NOTIFICATION APPLIANCES OUTSIDE OF THE DWELLING UNIT OR SLEEPING UNIT, PROVIDED THAT A SUPERVISORY SIGNAL IS GENERATED AND MONITORED IN ACCORDANCE WITH SECTION 907.6.6.

VISIBLE ALARMS (IBC 907.5.2.3)

- VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC USE AREAS AND COMMON USE AREAS.
• GROUP I-1 AND R-1 DWELLING UNITS OR SLEEPING UNITS IN ACCORDANCE WITH TABLE 907.5.2.3.2 SHALL BE PROVIDED WITH A VISIBLE ALARM NOTIFICATION APPLIANCE, ACTIVATED BY BOTH THE IN-ROOM SMOKE ALARM AND THE BUILDING FIRE ALARM SYSTEM. (NONE REQUIRED)

TWO WAY COMMUNICATION (IBC 1009.8)

- **LOCATION.** TWO WAY COMMUNICATION DEVICE SHALE BE PROVIDED AT THE ELEVATOR LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ON EACH ACCESSIBLE FLOOR THAT IS ONE OR MORE STORIES ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE.
• **SYSTEM REQUIREMENTS.** TWO-WAY COMMUNICATION SYSTEMS SHALL PROVIDE COMMUNICATION BETWEEN EACH REQUIRED LOCATION AND THE FIRE COMMAND CENTER OR A CENTRAL CONTROL POINT LOCATION APPROVED BY THE FIRE DEPARTMENT, WHERE THE CENTRAL CONTROL POINT IS NOT A CONSTANTLY ATTENDED LOCATION, A TWO-WAY COMMUNICATION SYSTEM SHALL HAVE A TIMED AUTOMATIC TELEPHONE DIAL-OUT CAPABILITY TO A MONITORING LOCATION OR 9-1-1. THE TWO-WAY COMMUNICATION SYSTEM SHALL INCLUDE BOTH AUDIBLE AND VISIBLE SIGNALS.
• **DIRECTIONS.** DIRECTIONS FOR THE USE OF THE TWO-WAY COMMUNICATION SYSTEM, INSTRUCTIONS FOR SUMMONING ASSISTANCE VIA THE TWO-WAY COMMUNICATION SYSTEM AND WRITTEN IDENTIFICATION OF THE LOCATION SHALL BE POSTED ADJACENT TO THE TWO-WAY COMMUNICATION SYSTEM. SIGNAGE SHALL COMPLY WITH THE ICC A117.1 REQUIREMENTS FOR VISUAL CHARACTERS

EXIT SIGNS (IBC 1013)

- EXITS AND EXIT ACCESS DOORS SHALL BE MARKED BY AN APPROVED EXIT SIGN READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. THE PATH OF EGRESS TRAVEL TO EXITS AND WITHIN EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO OCCUPANTS. INTERVENING MEANS OF EGRESS DOORS WITHIN EXITS SHALL BE MARKED BY EXIT SIGNS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100' OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.
• EXCEPTIONS:
1. EXIT SIGNS ARE NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS.
2. MAIN EXTERIOR EXIT DOORS THAT ARE OBVIOUSLY AND CLEARLY IDENTIFIABLE AS EXITS NEED NOT HAVE EXIT SIGNS WHERE APPROVED BY THE BUILDING OFFICIAL.

EXIT ACCESS TRAVEL DISTANCE (IBC 1017.2)

OCCUPANCY CLASSIFICATION	WITH SPRINKLER SYSTEM	ACTUAL
GROUP R	250 FEET	52' - 0"

CORRIDORS (IBC 1020)

- 1020.2 WIDTH AND CAPACITY**
• THE REQUIRED CAPACITY OF CORRIDORS SHALL BE DETERMINED AS SPECIFIED IN SECTION 1005.1, BUT THE MINIMUM WIDTH SHALL BE NOT LESS THAN THAT SPECIFIED IN TABLE 1020.2. (MIN. 36")
- 1020.3 OBSTRUCTION**
• THE MINIMUM WIDTH OR REQUIRED CAPACITY OF CORRIDORS SHALL BE UNOBSTRUCTED.
• EXCEPTION: ENCROACHMENTS COMPLYING WITH SECTION 1005.7.
- 1020.4 DEAD ENDS**
• WHERE MORE THAN ONE EXIT OR EXIT ACCESS DOORWAY IS REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20 FEET IN LENGTH.
• EXCEPTIONS:
2. IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50 FEET.

SOUND TRANSMISSION (IBC 1207)

- 1207.1 SCOPE**
• THIS SECTION SHALL APPLY TO COMMON INTERIOR WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES BETWEEN ADJACENT DWELLING UNITS AND SLEEPING UNITS OR BETWEEN DWELLING UNITS AND SLEEPING UNITS AND ADJACENT PUBLIC AREAS SUCH AS HALLS, CORRIDORS, OR SERVICE AREAS.
- 1207.2 AIR-BORNE SOUND**
• WALLS, PARTITIONS, AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. PENETRATIONS AND OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS; SOFFITS; OR HEATING, VENTILATING, OR EXHAUST DUCTS SHALL BE SEALED, LINED, INSULATED, OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATINGS. THIS REQUIREMENT SHALL NOT APPLY TO ENTRANCE DOORS; HOWEVER, SUCH DOORS SHALL BE TIGHT FITTING TO THE FRAME AND SILL.
- 1207.3 STRUCTURE-BORNE SOUND**
• FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS AND SLEEPING UNITS OR BETWEEN A DWELLING UNIT OR SLEEPING UNIT AND A PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN IMPACT INSULATION CLASS RATING OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, WHEN TESTED IN ACCORDANCE WITH ASTM E492.

TOILET & BATHING ROOMS (IBC 1210)

- FLOORS AND WALL BASES**
• TOILET, BATHING, AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4".
- WALLS AND PARTITIONS**
• WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4' A.F.F., AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
• ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS, AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.

MEANS OF EGRESS (IEBC 805)

- 805.3.1.1 SINGLE-EXIT BUILDINGS**
• ONLY ONE EXIT IS REQUIRED FROM BUILDINGS AND SPACES OF THE FOLLOWING OCCUPANCIES:
1. IN GROUP A AND S OCCUPANCIES, A SINGLE EXIT IS PERMITTED IN THE STORY AT THE LEVEL OF EXIT DISCHARGE WHEN THE OCCUPANT LOAD OF THE STORY DOES NOT EXCEED 50 AND THE EXIT ACCESS TRAVEL DISTANCE DOES NOT EXCEED 75 FEET.
- 805.4.1.1 OCCUPANT LOAD AND TRAVEL DISTANCE**
• IN ANY WORK AREA, ALL ROOMS AND SPACES HAVING AN OCCUPANT LOAD GREATER THAN 50 OR IN WHICH THE TRAVEL DISTANCE TO AN EXIT EXCEEDS 75 FEET SHALL HAVE A MINIMUM OF TWO EGRESS DOORWAYS.
• EXCEPTIONS:
1. STORAGE ROOMS HAVING A MAXIMUM OCCUPANT LOAD OF 10.
2. WHERE THE WORK AREA IS SERVED BY A SINGLE EXIT IN ACCORDANCE WITH SECTION 805.3.1.1.
- 805.9.1 MINIMIM REQUIREMENT (HANDRAILS)**
• EVERY REQUIRED EXIST STAIRWAY THAT IS PART OF THE MEANS OF EGRESS FOR ANY WORK AREA AND THAT HAS THREE OR MORE RISERS AND IS NOT PROVIDED WITH AT LEAST ONE HANDRAIL, OR IN WHICH THE EXISTING HANDRAILS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH HANDRAILS FOR THE FULL LENGTH OF THE STAIRWAY ON AT LEAST ONE SIDE. ALL EXIT STAIRWAYS WITH A REQUIRED EGRESS OF MORE THAN 66 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.

STAIRWAY RAILINGS (IEBC 1203.9)

- EXISTING HANDRAILS AND GUARDS AT ALL STAIRWAYS SHALL BE PERMITTED TO REMAIN, PROVIDED THEY ARE NOT STUCTURALLY DANGEROUS.

DATE

NO. REVISIONS

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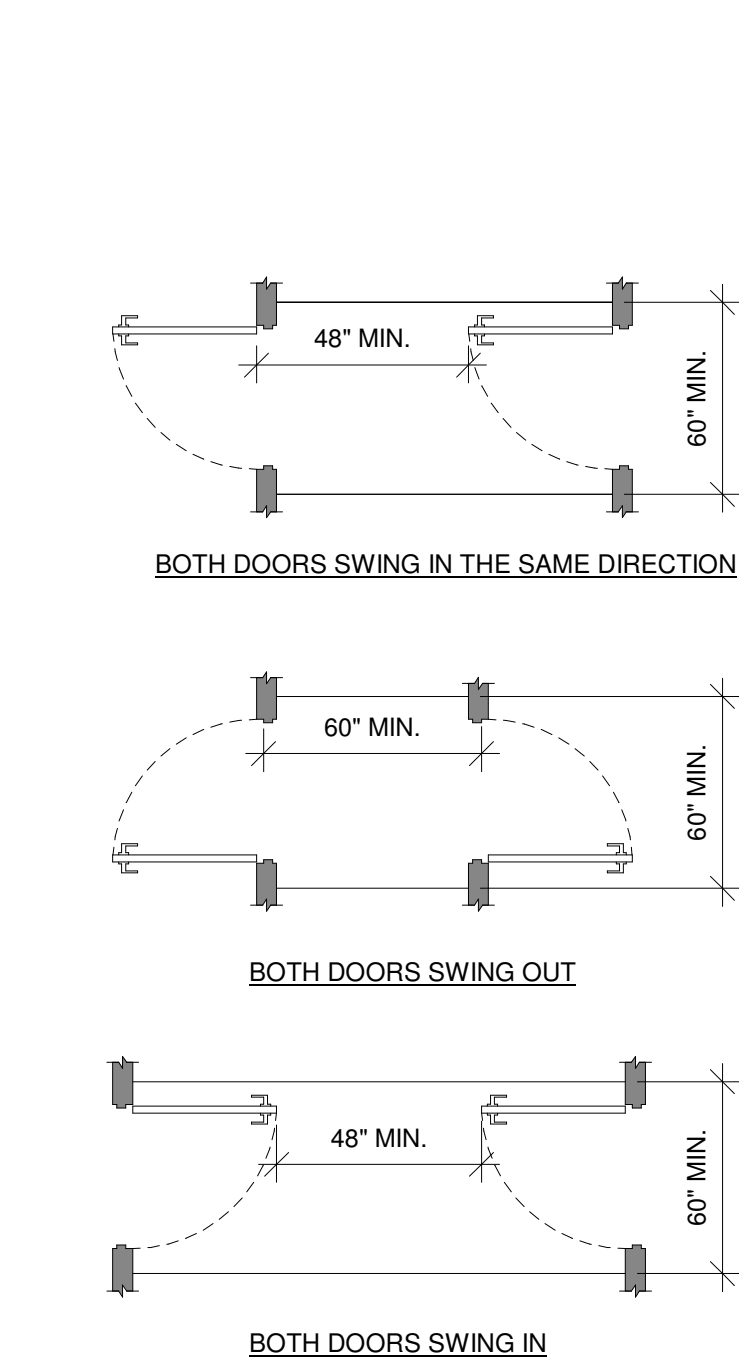
DATE
07/18/2025

SHEET TITLE
EGRESS & FIRE
PROTECTION CODE
REVIEW

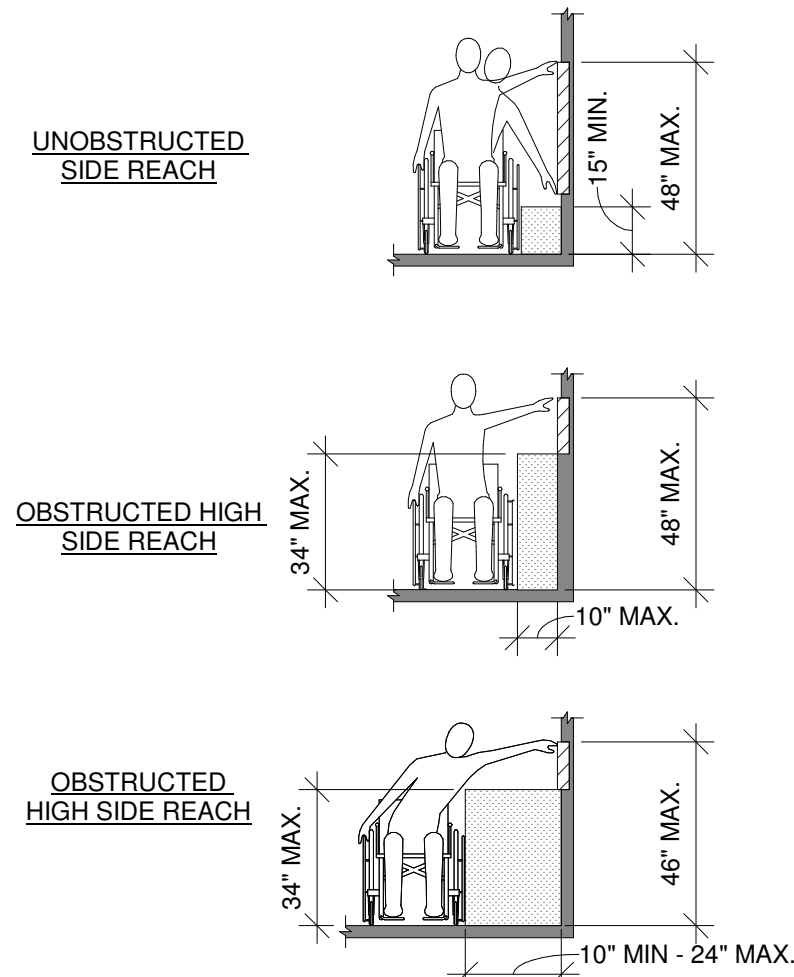
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G0.03

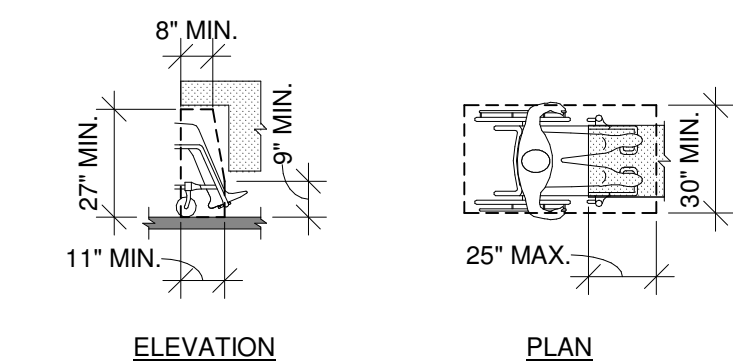
FOR PERMITTING



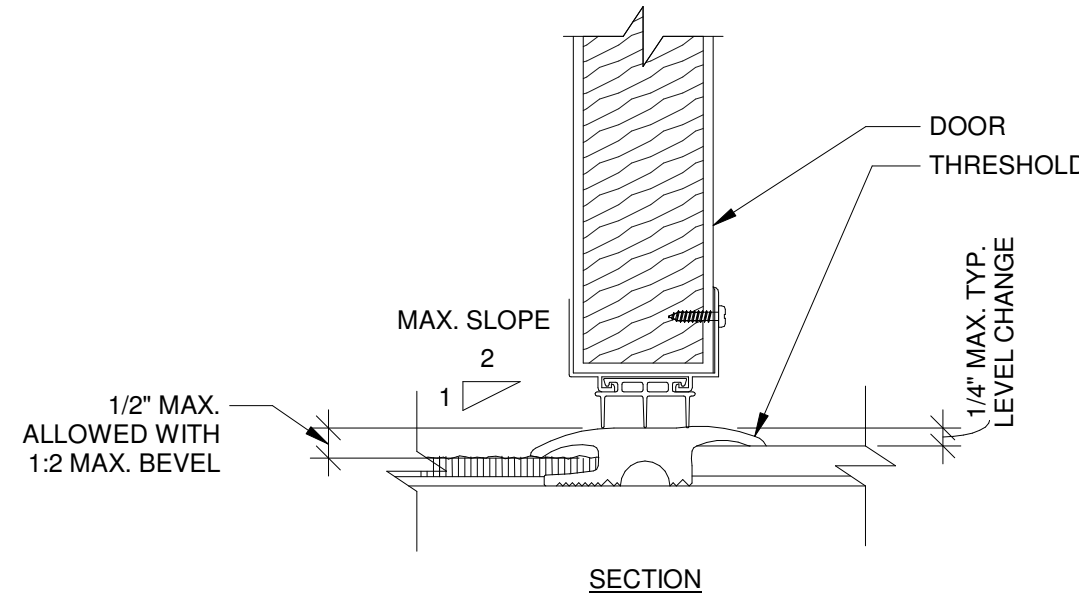
14 ADA DOOR IN A SERIES DETAIL
G0.04 1/4" = 1'-0"



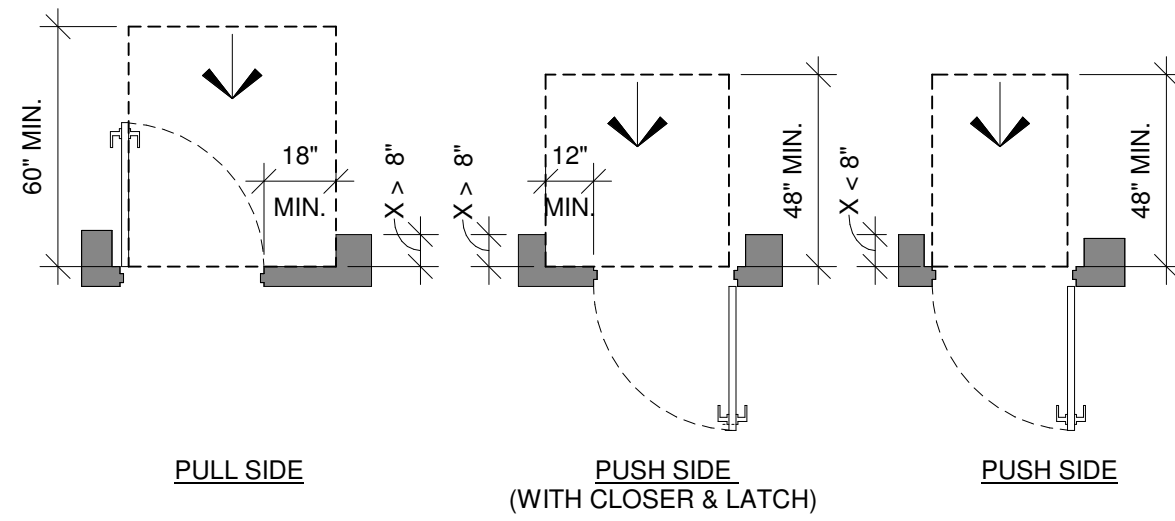
8 TYP. ACCESSIBLE SIDE REACH DETAIL
G0.04 1/4" = 1'-0"



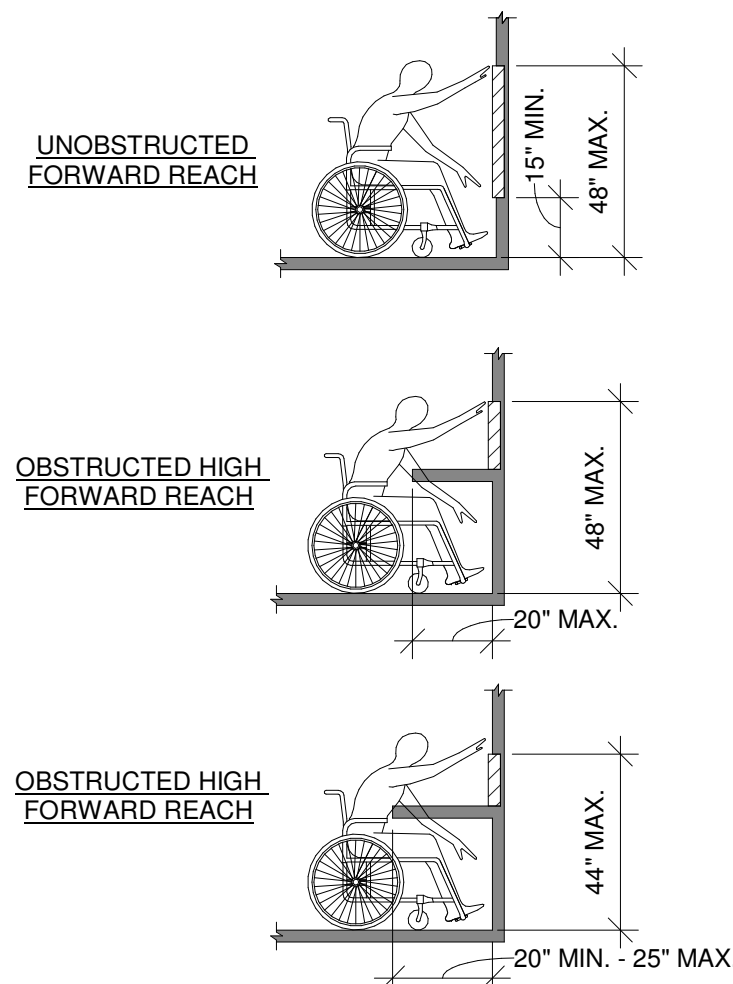
4 TYP. ACCESSIBLE KNEE CLEARANCE DETAIL
G0.04 1/4" = 1'-0"



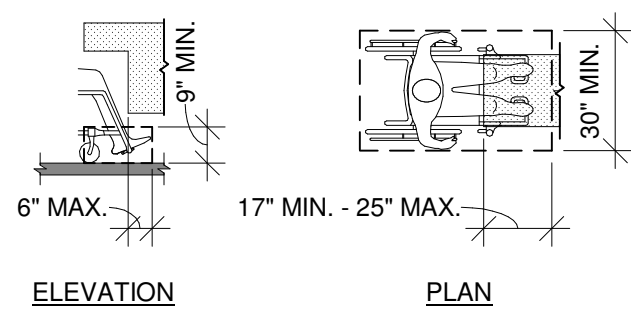
15 TYP. ACCESSIBLE DOOR THRESHOLD DETAIL
G0.04 1/2" = 1'-0"



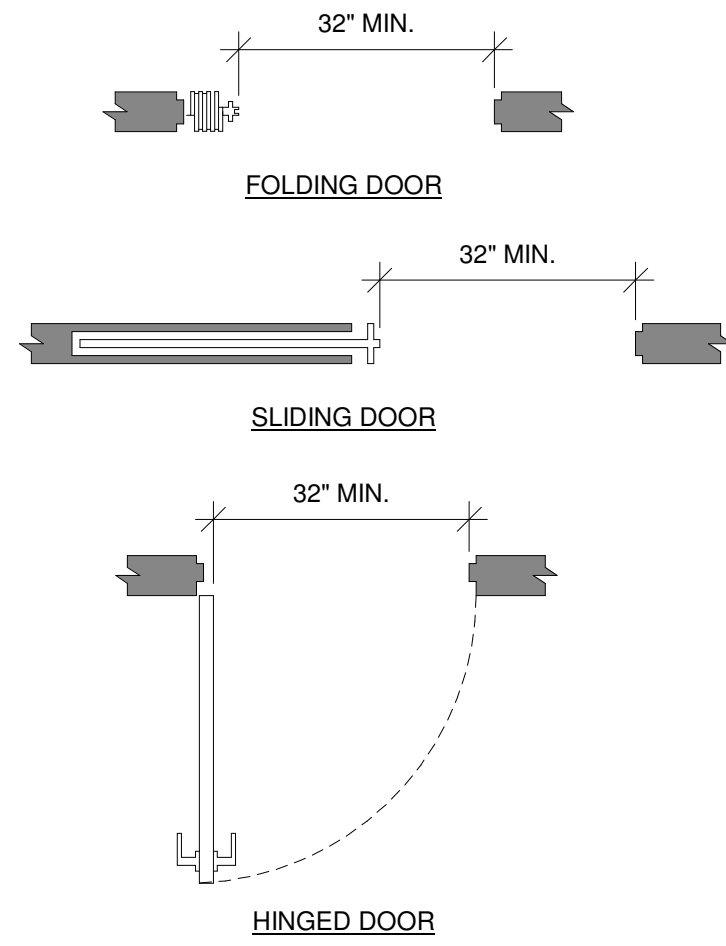
13 TYP. MANEUVERING CLEARANCE AT RECESSED ACCESSIBLE DOORS/GATES DETAIL
G0.04 1/4" = 1'-0"



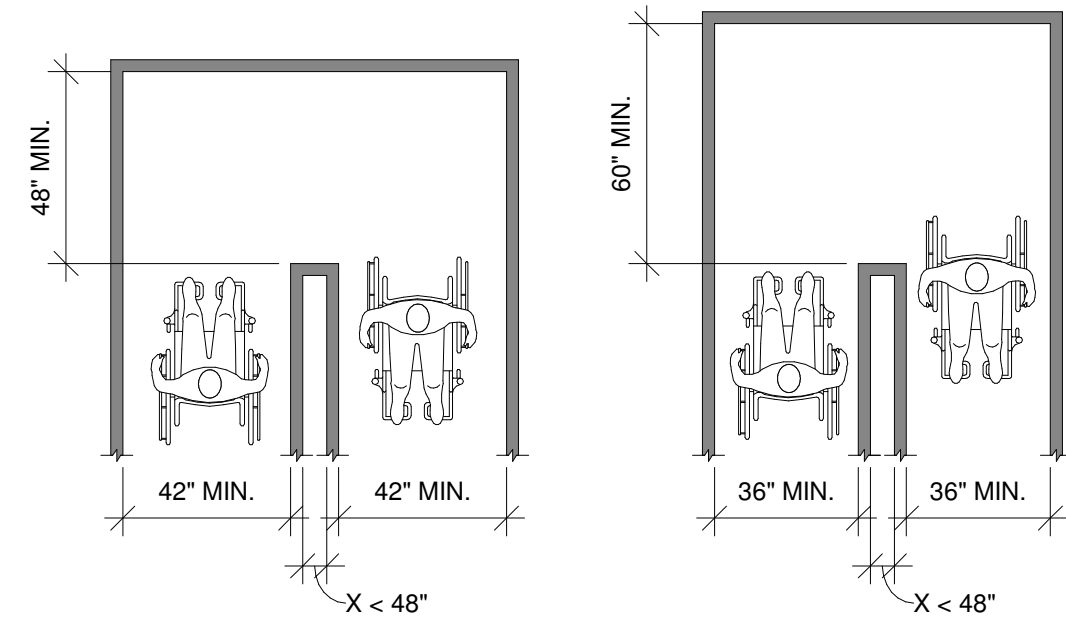
7 TYP. ACCESSIBLE FORWARD REACH DETAIL
G0.04 1/4" = 1'-0"



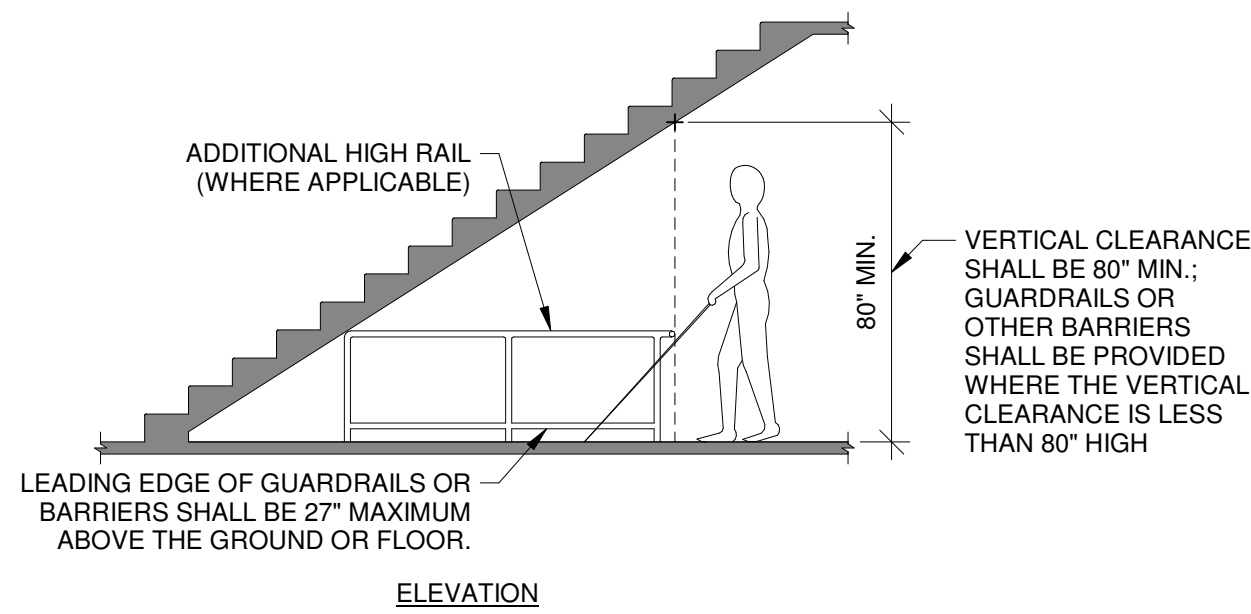
3 TYP. ACCESSIBLE TOE CLEARANCE DETAIL
G0.04 1/4" = 1'-0"



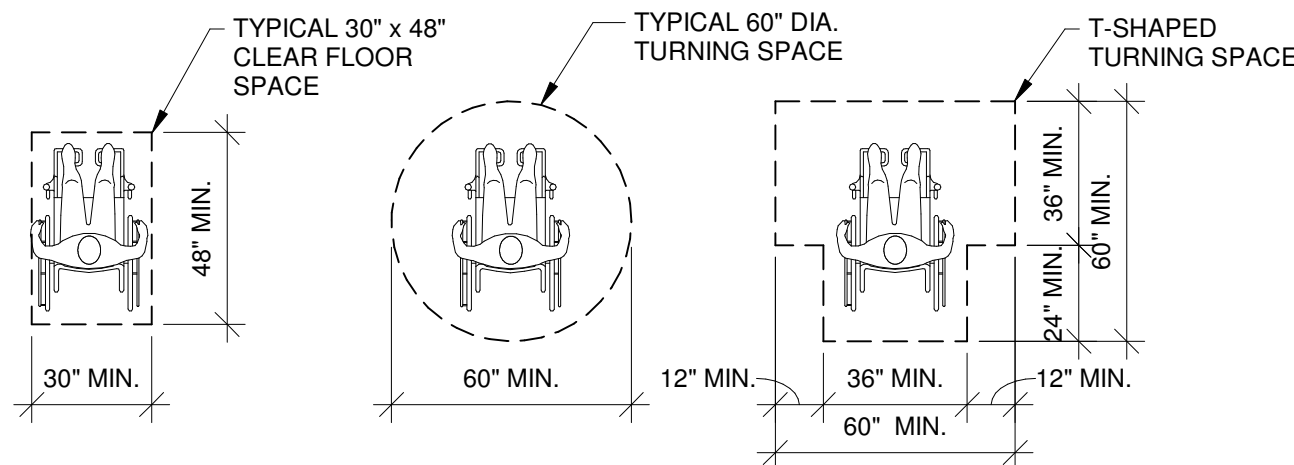
12 TYP. CLEAR OPENING AT ACCESSIBLE DOOR/GATE DETAIL
G0.04 1/2" = 1'-0"



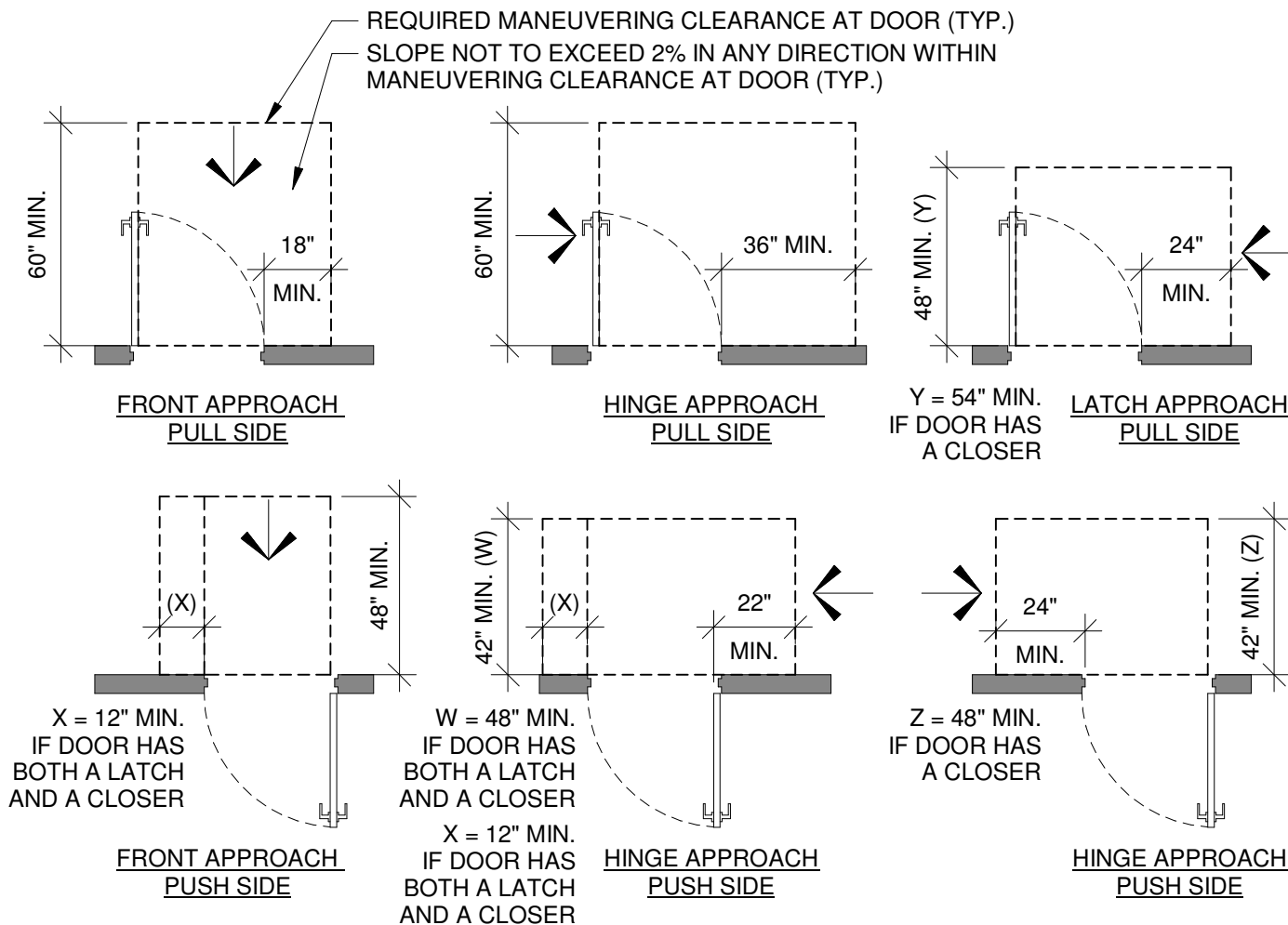
10 TYP. ACCESSIBLE ROUTE CLEAR WIDTH AT TURN (AROUND OBSTRUCTION) AND SLOPE DETAIL
G0.04 1/4" = 1'-0"



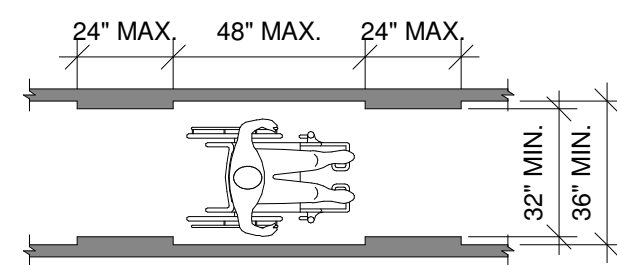
6 TYP. ACCESSIBLE VERTICAL CLEARANCE DETAIL
G0.04 1/4" = 1'-0"



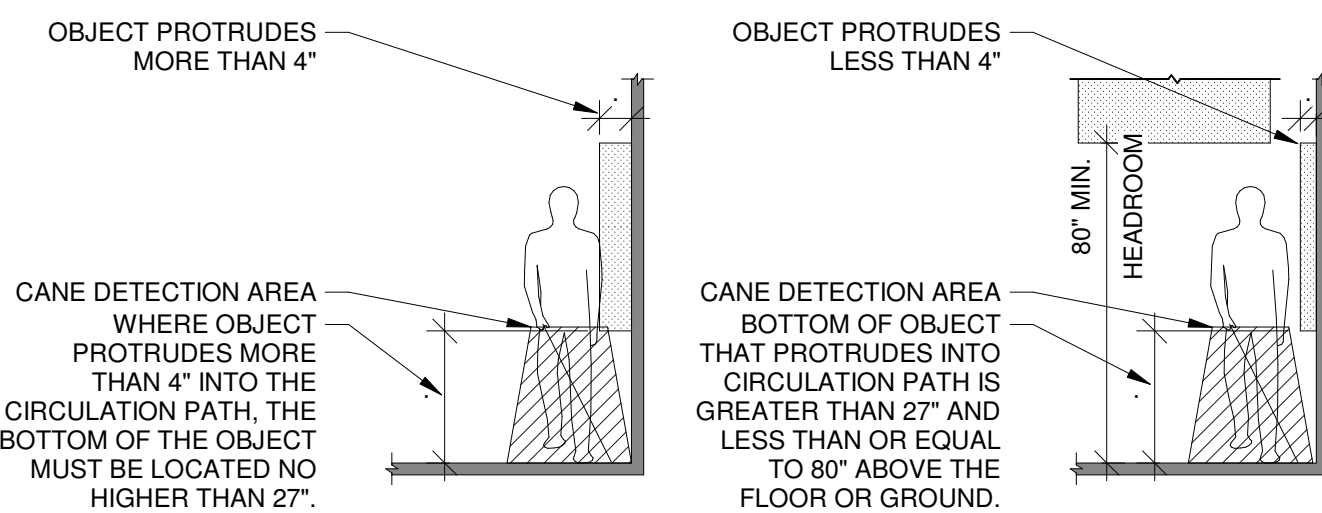
2 TYP. ACCESSIBLE CLEAR FLOOR AND TURNING SPACE
G0.04 1/4" = 1'-0"



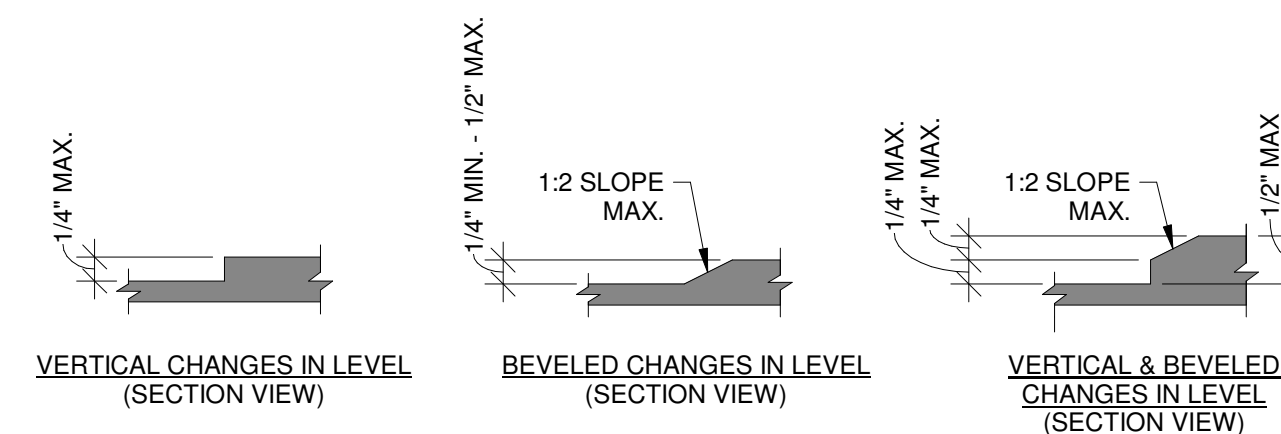
11 TYP. REQUIRED DOOR MANEUVERING CLEARANCES AT ACCESSIBLE DOOR/GATES
G0.04 1/4" = 1'-0"



9 ACCESSIBLE ROUTE CLEAR WIDTH AND SLOPE DETAIL
G0.04 1/4" = 1'-0"



5 TYP. ACCESSIBLE PROTRUDING OBJECTS DETAIL
G0.04 1/4" = 1'-0"



1 TYP. VERTICAL LEVEL CHANGE ON ACCESSIBLE ROUTE DETAIL
G0.04 1/4" = 1'-0"

FOR PERMITTING

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www.legacy-architecture.com

COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081

PROJECT NUMBER
24.091

DRAWN BY
Z. WENDT

CHECKED BY
J. LEHRKE

DATE
07/18/2025

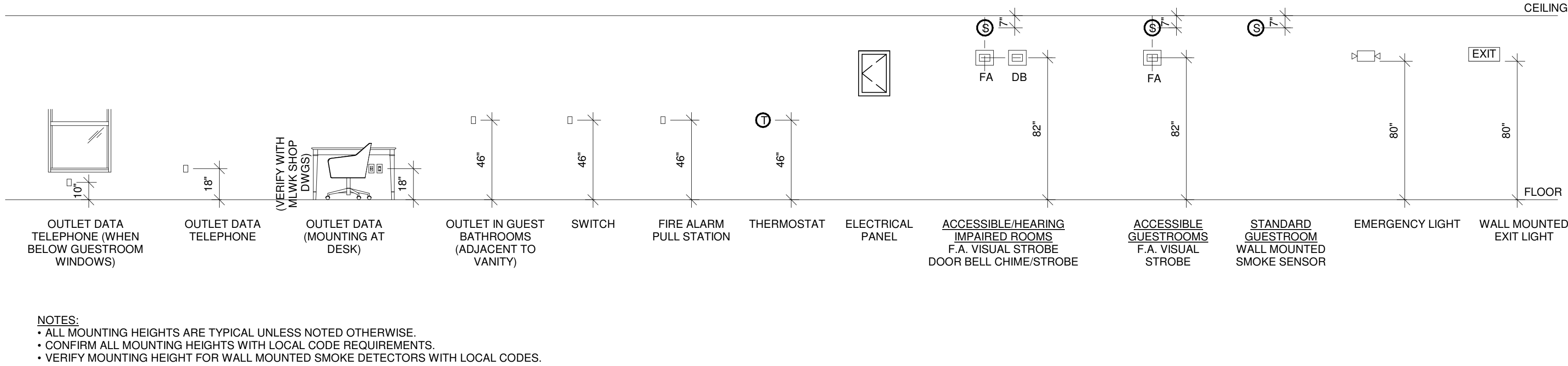
SHEET TITLE
GENERAL
ACCESSIBILITY
DETAILS

SHEET NUMBER
G0.04

DATE

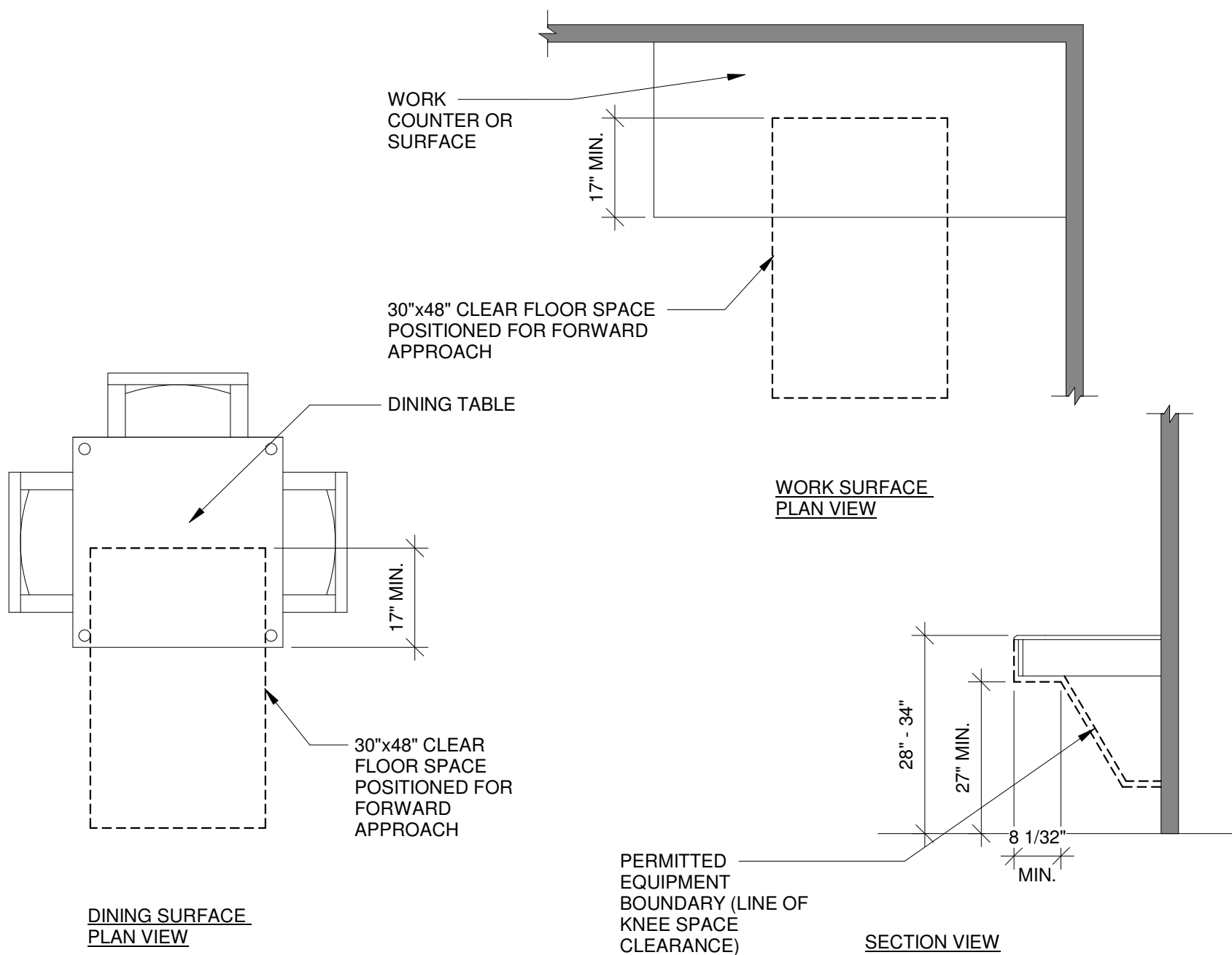
NO. REVISIONS

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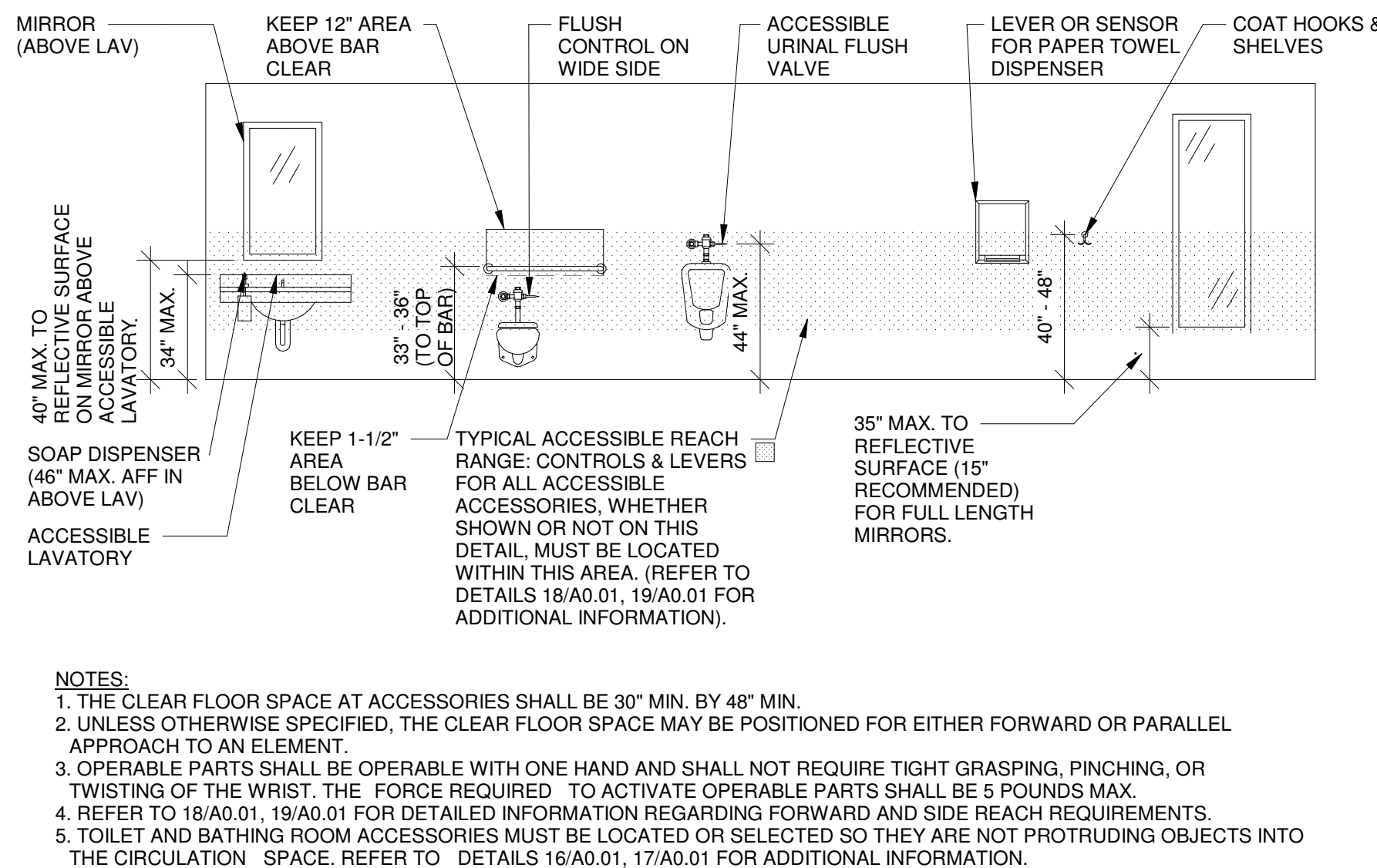


NOTES:
• ALL MOUNTING HEIGHTS ARE TYPICAL UNLESS NOTED OTHERWISE.
• CONFIRM ALL MOUNTING HEIGHTS WITH LOCAL CODE REQUIREMENTS.
• VERIFY MOUNTING HEIGHT FOR WALL MOUNTED SMOKE DETECTORS WITH LOCAL CODES.

8 TYP. ACCESSIBLE ELECTRICAL DEVICE MOUNTING
G0.05 1/4" = 1'-0"

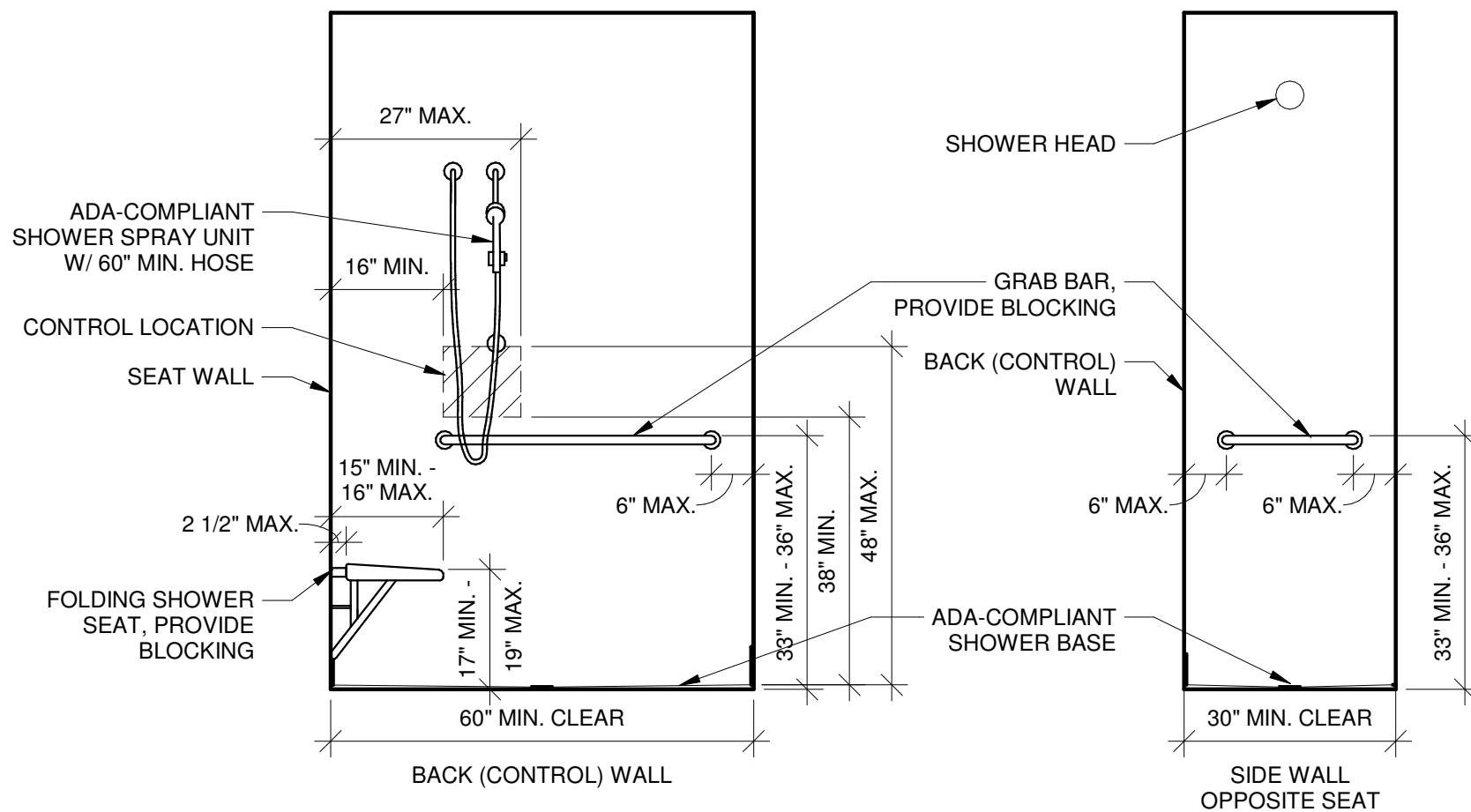


6 ADA DINING AND WORK SURFACES DETAIL
G0.05 1/2" = 1'-0"

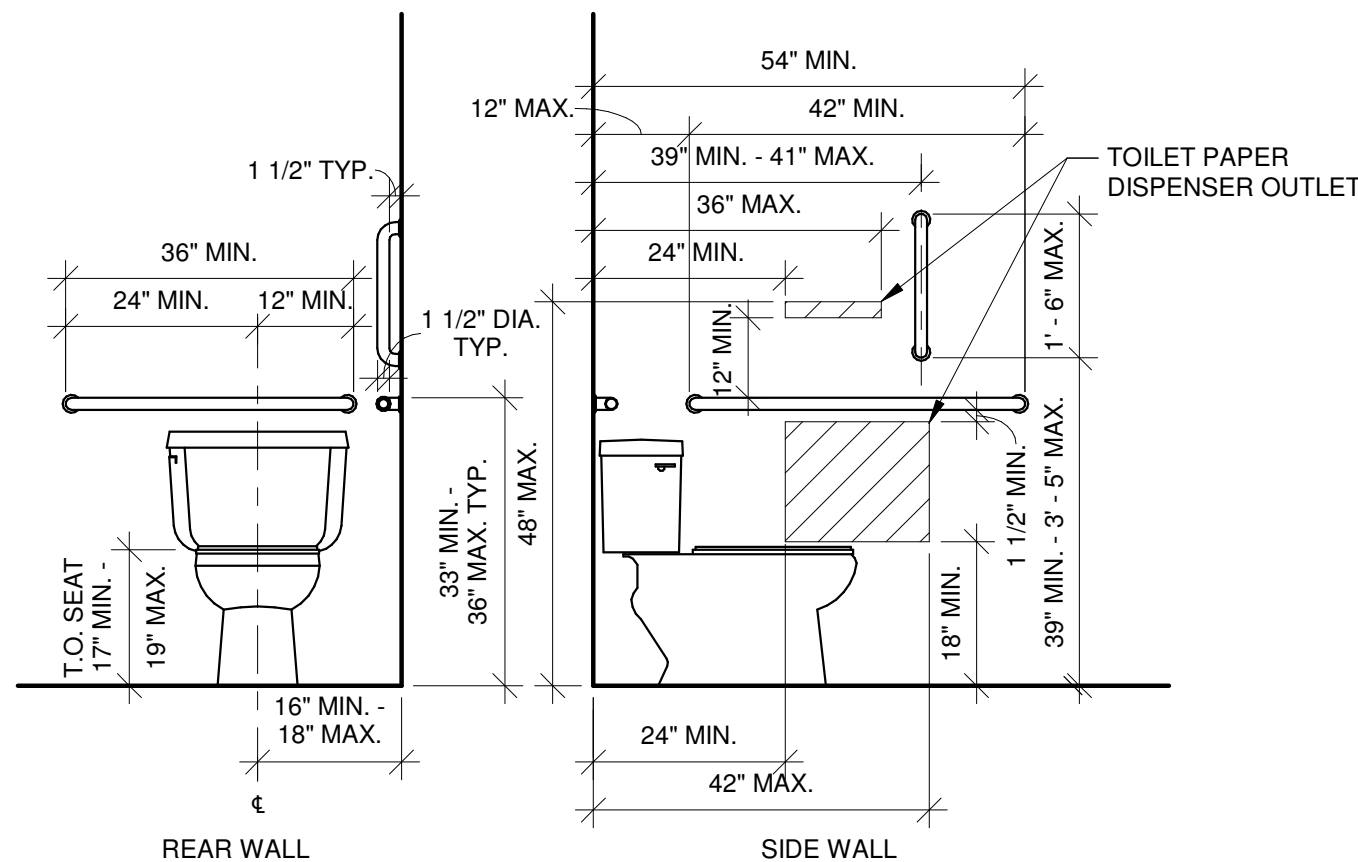


NOTES:
1. THE CLEAR FLOOR SPACE AT ACCESSORIES SHALL BE 30" MIN. BY 48" MIN.
2. UNLESS OTHERWISE SPECIFIED, THE CLEAR FLOOR SPACE MAY BE POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
4. REFER TO 18/A0.01, 19/A0.01 FOR DETAILED INFORMATION REGARDING FORWARD AND SIDE REACH REQUIREMENTS.
5. TOILET AND BATHING ROOM ACCESSORIES MUST BE LOCATED OR SELECTED SO THEY ARE NOT PROTRUDING OBJECTS INTO THE CIRCULATION SPACE. REFER TO DETAILS 16/A0.01, 17/A0.01 FOR ADDITIONAL INFORMATION.

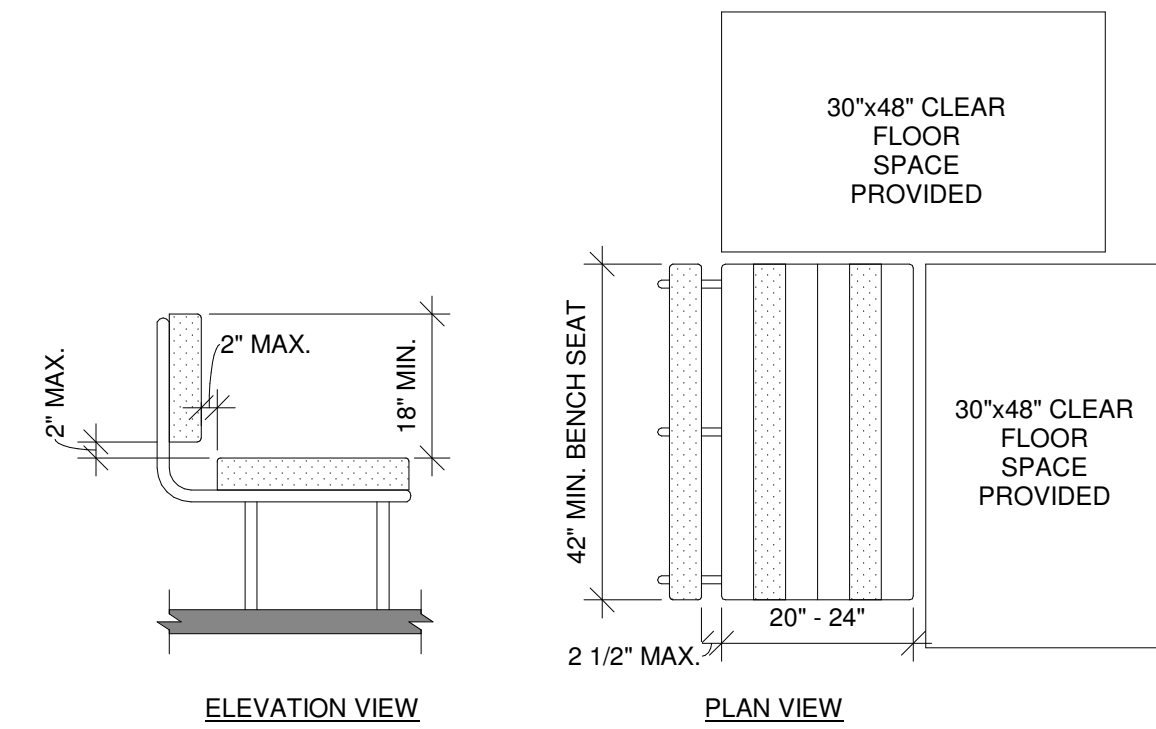
3 ADA TOILET AND BATHING ROOM ACCESSIBLE ACCESSORY MOUNTING HEIGHTS
G0.05 1/4" = 1'-0"



5 TYP. ADA ROLL-IN SHOWER ELEVATIONS
G0.05 1/2" = 1'-0"

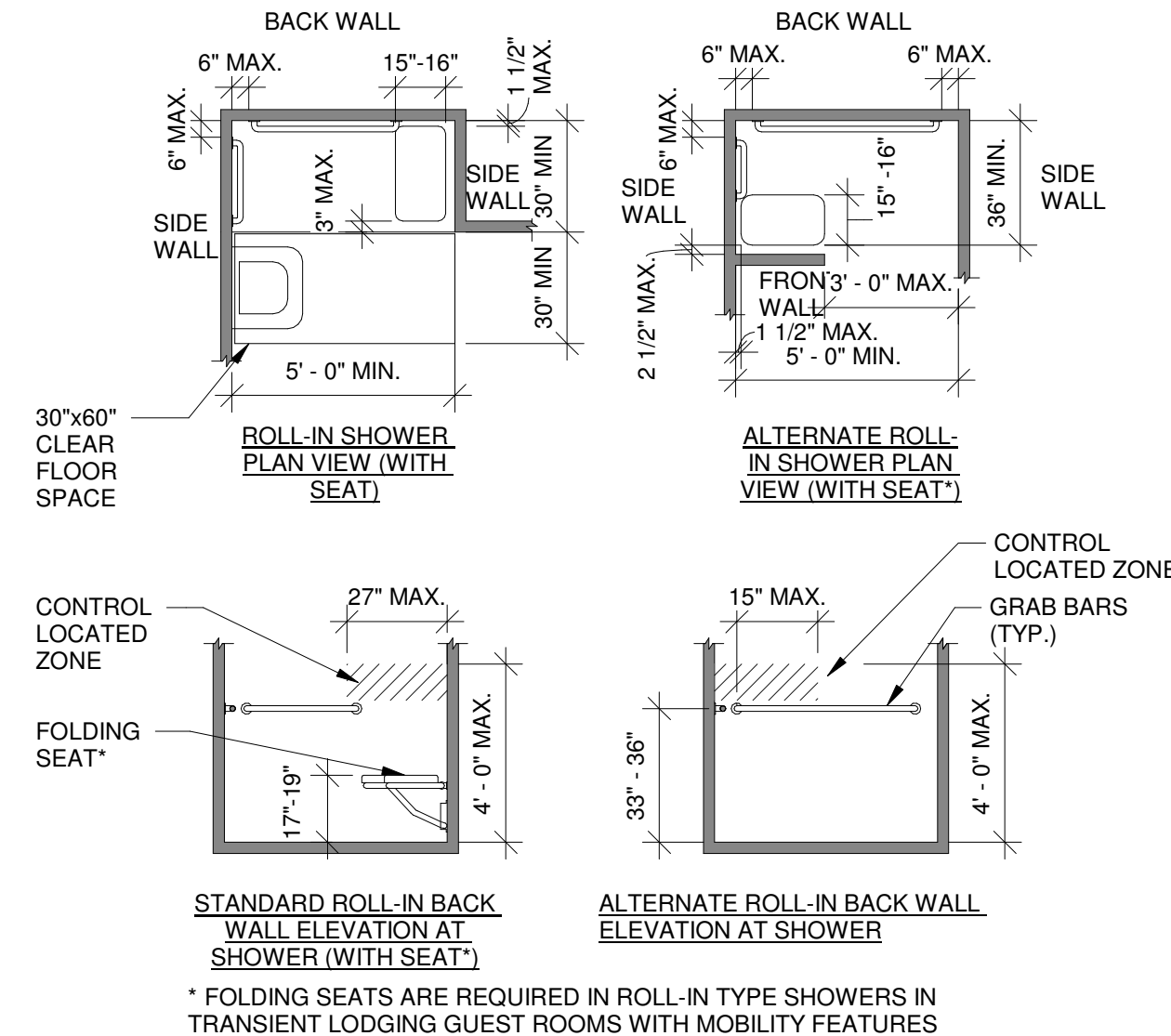


2 TYP. ADA TOILET ELEVATIONS
G0.05 1/2" = 1'-0"

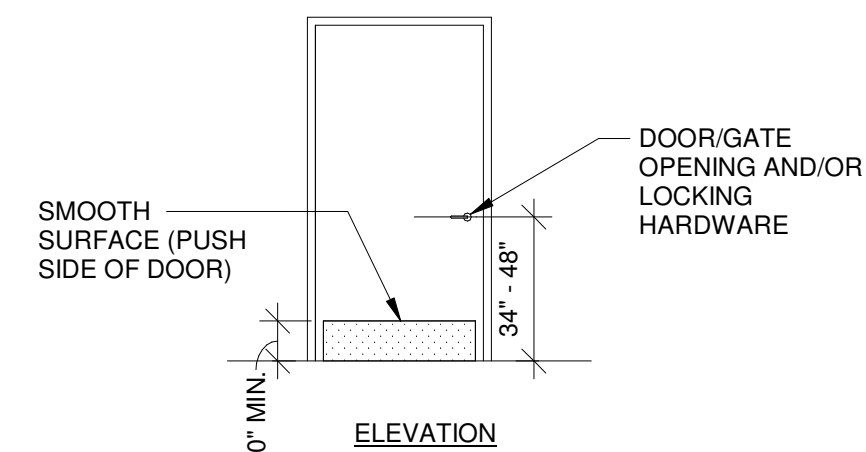


NOTES:
1. CLEAR GROUND OR FLOOR SPACE SHALL BE PROVIDED AND POSITIONED AT THE END OF THE BENCH SEAT AND PARALLEL TO THE SHORT AXIS OF THE BENCH.
2. THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL BE 42" LONG MINIMUM AND SHALL EXTEND FROM A POINT 2" MAX. FROM THE REAR EDGE OF THE SEAT MEASURED HORIZONTALLY.
3. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SEAT, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
4. WHERE INSTALLED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

7 TYP. ACCESSIBLE BENCH DETAIL
G0.05 1/2" = 1'-0"



4 ADA GUESTROOM ROLL-IN SHOWER WITH SEAT COMPARTMENT DETAIL
G0.05 1/4" = 1'-0"



NOTES:
• HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRIP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST TO OPERATE. SUCH HARDWARE SHALL BE 34" MIN. AND 48" MAX. ABOVE THE FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
• DOOR CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90°, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12° SHALL BE 5 SECONDS MIN.
• DOOR SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70°, THE DOOR SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MIN., MEASURED UNDER AMBIENT CONDITIONS.
• FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAX. FORCE FOR PUSHING OPEN OR PULLING OPEN DOORS OTHER THAN FIRE DOORS SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOOR 5.0 POUNDS
2. SLIDING OR FOLDING DOOR 5.0 POUNDS
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.
• DOOR SURFACES WITHIN 10" 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" OF THE SAME PLANE AS THE OTHER. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

1 ADA DOOR AND GATE HARDWARE DETAIL
G0.05 1/4" = 1'-0"

NO.	REVISIONS	DATE



COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081

PROJECT NUMBER
24.091
DRAWN BY
Z. WENDT
CHECKED BY
J. LEHRKE
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SHEET TITLE
GENERAL ACCESSIBILITY DETAILS
SHEET NUMBER
G0.05

FOR PERMITTING

ACCESSIBILITY (IEBC 705)
705.1.1 ENTRANCES <ul style="list-style-type: none">WHERE AN ALTERATION INCLUDES ALTERATIONS TO AN ENTRANCE, AND THE FACILITY HAS AN ACCESSIBLE ENTRANCE ON AN ACCESSIBLE ROUTE, THE ALTERED ENTRANCE IS NOT REQUIRED TO BE ACCESSIBLE UNLESS REQUIRED BY SECTION 705.2. SIGNS COMPLYING WITH SECTION 1111 OF THE INTERNATIONAL BUILDING CODE SHAL BE PROVIDED.
705.1.4 RAMPS <ul style="list-style-type: none">WHERE STEEPER SLOPES THAN ALLOWED BY SECTION 1012.2 OF THE INTERNATIONAL BUILDING CODE ARE NECESSITATED BY SPACE LIMITATIONS, THE SLOPE OF RAMPS IN OR PROVIDING ACCESS TO EXISTING FACILITIES SHALL COMPLY WITH TABLE 705.1.4.
705.1.12 THRESHOLDS <ul style="list-style-type: none">THE MAXIMUM HEIGHT OF THRESHOLDS AT DOORWAYS SHALL BE 3/4". SUCH THRESHOLDS SHALL HAVE BEVELED EDGES ON EACH SIDE.
705.1.13 EXTENT OF APPLICATION <ul style="list-style-type: none">AN ALTERATION OF AN EXISTING ELEMENT, SPACE, OR AREA OF A FACILITY SHALL NOT IMPOSE A REQUIREMENT FOR GREATER ACCESSIBILITY THAN THAT WHICH WOULD BE REQUIRED FOR NEW CONSTRUCTION. ALTERATIONS SHALL NOT REDUCE OR HAVE THE EFFECT OF REDUCING ACCESSIBILITY OF A FACILITY OR PORTION OF A FACILITY.

RAMPS (IEBC 705.1.4)	
SLOPE	MAXIMUM RISE
STEEPER THAN 1:10 BUT NOT STEEPER THAN 1:8	3"
STEEPER THAN 1:12 BUT NOT STEEPER THAN 1:10	6"

TURNING SPACE (ICC A117.1 304)
<ul style="list-style-type: none">THE TURNING SPACE SHALL BE A CIRCULAR SPACE WITH A 60" MIN. DIAMETER. THE TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE.UNLESS OTHERWISE SPECIFIED, DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES.

CLEAR FLOOR SPACE (ICC A117.1 305)
<ul style="list-style-type: none">THE CLEAR FLOOR SPACE SHALL BE 48" MIN. IN LENGTH AND 30" MIN. IN WIDTH.UNLESS OTHERWISE SPECIFIED, CLEAR FLOOR SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE.

KNEE & TOE CLEARANCE (ICC A117.1 306)
TOE CLEARANCE <ul style="list-style-type: none">SPACE BENEATH AN ELEMENT BETWEEN THE FLOOR AND 9" A.F.F. SHALL BE CONSIDERED TOE CLEARANCE.TOE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAX. UNDER AN ELEMENT.WHERE TOE CLEARANCE IS REQUIRED AT AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE CLEARANCE SHALL EXTEND 17" MIN. BENEATH THE ELEMENT.TOE CLEARANCE SHALL BE 30" MIN. IN WIDTH.
KNEE CLEARANCE <ul style="list-style-type: none">SPACE BENEATH AN ELEMENT BETWEEN 9" AND 27" A.F.F. SHALL BE CONSIDERED KNEE CLEARANCE.KNEE CLEARANCE SHALL BE PERMITTED TO EXTEND 25" MAX. UNDER AN ELEMENT AT 9" A.F.F.WHERE KNEE CLEARANCE IS REQUIRED BENEATH AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE CLEARANCE SHALL BE 11" MIN. IN DEPTH AT 9" A.F.F., AND 9" MIN. IN DEPTH AT 27" A.F.F.BETWEEN 9" AND 27" A.F.F., THE KNEE CLEARANCE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT.KNEE CLEARANCE SHALL BE 30" MIN. IN WIDTH.

REACH RANGES (ICC A117.1 308)
<ul style="list-style-type: none">WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAX. A.F.F. AND THE LOW FORWARD REACH SHALL BE 15" MIN. A.F.F.WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48" MAX. A.F.F. WHERE THE REACH DEPTH IS 20" MAX. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAX. A.F.F. AND THE REACH DEPTH SHALL BE 28" MAX.WHERE A CLEAR FLOOR SPACE ALLOWS FOR A PARALLEL APPROACH AND THE EDGE OF THE CLEAR FLOOR SPACE IS 10" MAX. FROM THE ELEMENT, THE HIGH SIDE REACH SHALL BE 48" MAX. A.F.F. AND THE LOW SIDE REACH SHALL BE 15" MIN. A.F.F.WHERE A CLEAR FLOOR SPACE ALLOWS FOR A PARALLEL APPROACH AND THE HIGH REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAX. A.F.F. AND THE DEPTH SHALL BE 24" MAX. THE HIGH SIDE REACH SHALL BE 48" MAX. A.F.F. FOR A REACH DEPTH OF 10" MAX. WHERE THE REACH DEPTH EXCEEDS 10", THE HIGH SIDE REACH SHALL BE 46" MAX. A.F.F. FOR A REACH DEPTH OF 24" MAX. (EXCEPTION: AT WASHING MACHINES AND CLOTHES DRYERS, THE HEIGHT OF THE OBSTRUCTION SHALL BE 36" MAX. A.F.F.)

OPERABLE PARTS (ICC A117.1 309)
<ul style="list-style-type: none">A CLEAR FLOOR SPACE SHALL BE PROVIDED.OPERABLE PARTS SHALL BE WITHIN REACH RANGES.OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVE OPERABLE PARTS SHALL BE 5.0 LBS MAX.

RAMPS (ICC A117.1 405)
<ul style="list-style-type: none">RAMPS ALONG ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 405.RAMP RUNS SHALL HAVE A RUNNING SLOPE GREATER THAN 1:20 AND NOT STEEPER THAN 1:12.EXCEPTION: IN EXISTING BUILDINGS OR FACILITIES, RAMPS SHALL BE PERMITTED TO HAVE SLOPES STEEPER THAN 1:12 COMPLYING WITH TABLE 405.2 WHERE SUCH SLOPES ARE NECESSARY DUE TO SPACE LIMITATIONS.CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.FLOOR SURFACES OF RAMP RUNS SHALL COMPLY WITH SECTION 302.THE CLEAR WIDTH OF A RAMP RUN SHALL BE 36" MINIMUM. HANDRAILS AND HAND-RAIL SUPPORTS THAT ARE PROVIDED ON THE RAMP RUN SHALL NOT PROJECT INTO THE REQUIRED CLEAR WIDTH OF THE RAMP RUN.THE RISE FOR ANY RAMP RUN SHALL BE 30" MAXIMUM.RAMPS SHALL HAVE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. LANDINGS SHALL COMPLY WITH SECTION 405.7.<ol style="list-style-type: none">LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 1:48 AND SHALL COMPLY WITH SECTION 302.CLEAR WIDTH OF LANDINGS SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.LANDINGS SHALL HAVE A CLEAR LENGTH OF 80" MINIMUM.CHANGE IN DIRECTION. RAMPS THAT CHANGE DIRECTION AT RAMP LANDINGS SHALL BE SIZED TO PROVIDE A TURNING SPACE COMPLYING WITH SECTION 304.3.DOORWAYS. WHERE DOORWAYS ARE ADJACENT TO A RAMP LANDING, MANEUVERING CLEARANCES REQUIRED BY SECTIONS 404.2.3 AND 404.3.2 SHALL BE PERMITTED TO OVERLAP THE LANDING AREA.HANDRAILS. RAMP RUNS WITH A RISE GREATER THAN 6 INCHES (150 MM) SHALL HAVE HANDRAILS COMPLYING WITH SECTION 505. (ACTUAL RISE 5-3/4")

WASHING MACHINES & CLOTHES DRYERS (ICC A117.1 611)
GENERAL <ul style="list-style-type: none">ACCESSIBLE OPERABLE PARTS REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.ACCESSIBLE REACH RANGE REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.
ACCESSIBLE WASHING MACHINES & CLOTHES DRYERS <ul style="list-style-type: none">A CLEAR FLOOR SPACE 30" MIN. IN WIDTH & 48" MIN. IN DEPTH POSITIONED FOR PARALLEL APPROACH SHALL BE PROVIDED. FOR TOP-LOADING MACHINES, THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. FOR FRONT-LOADING MACHINES, THE CENTERLINE OF THE CLEAR FLOOR SPACE SHALL BE OFFSET 24" MAX. FROM THE CENTERLINE OF THE DOOR OPENING.TOP-LOADING MACHINES SHALL HAVE THE DOOR TO THE LAUNDRY COMPARTMENT 36" MAX. A.F.F.FRONT-LOADING MACHINES SHALL HAVE THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT 15" MIN. & 36" MAX. A.F.F.

BENCHES (ICC A117.1 903)
BUILT-IN BENCHES <ul style="list-style-type: none">BENCHES SHALL HAVE SEATS 42" MIN. IN LENGTH & 20" MIN. & 24" MAX. IN DEPTH.THE BENCH SHALL PROVIDE FOR BACK SUPPORT OR SHALL BE AFFIXED TO A WALL. BACK SUPPORT SHALL EXTEND FROM A POINT 2" MAX. ABOVE THE SEAT SURFACE TO A POINT 18" MIN. ABOVE THE SEAT SURFACE. BACK SUPPORT SHALL BE 2-1/2" MAX. FROM THE REAR EDGE OF THE SEAT, MEASURED HORIZONTALLY.THE TOP OF THE BENCH SEAT SHALL BE 17" MIN. & 19" MAX. A.F.F. MEASURED TO THE TOP OF THE SEAT.WHERE PROVIDED IN WET LOCATIONS, THE SURFACE OF THE SEAT SHALL BE SLIP RESISTANT AND SHALL NOT ACCUMULATE WATER.

ACCESSIBLE DWELLING UNIT NOTES (ICC A117.1 1002)
GENERAL <ul style="list-style-type: none">THE PRIMARY ENTRANCE DOOR TO THE UNIT AND ALL OTHER DOORWAYS INTENDED FOR USER PASSAGE SHALL COMPLY WITH ICC A117.1-2009 SECTION 1003.5 FOR MANEUVERING CLEARANCES, THRESHOLDS, CLEAR WIDTH, HARDWARE, CLOSING SPEEDS, ETC.ALL ROOMS SERVED BY AN ACCESSIBLE ROUTE SHALL PROVIDE A TURNING SPACE THAT IS EITHER A CIRCULAR SPACE WITH A 60" MIN. DIAMETER OR A T-SHAPED SPACE WITHIN A 60" MIN. SQUARE WITH ARMS AND BASE 36" MIN. IN WIDTH, EACH ARM CLEAR OF OBSTRUCTIONS 12" MIN. IN EACH DIRECTION, AND THE BASE CLEAR OF OBSTRUCTIONS 24" MIN. THE ROUND TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE; THE T-SHAPED TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE ONLY AT THE END OF EITHER THE BASE OR ONE ARM. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES U.O.N. (EXCEPTIONS: A TURNING SPACE IS NOT REQUIRED WITHIN TOILET ROOMS AND BATHROOMS NOT REQUIRED TO BE ACCESSIBLE OR WITHIN CLOSETS OR PANTRIES THAT ARE 48" MAX. IN DEPTH.)ACCESSIBLE OPERABLE PARTS REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.ACCESSIBLE REACH RANGE REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.CARPET OR CARPET TILE SHALL COMPLY WITH ICC A117.1-2009 SECTION 302.2.
ACCESSIBLE TOILET & SHOWER/BATHING FACILITIES <ul style="list-style-type: none">AT LEAST ONE TOILET AND SHOWER/BATHING FACILITY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS, THE ACCESSIBLE TOILET AND SHOWER/BATHING FIXTURES SHALL BE IN A SINGLE TOILET/BATHING AREA SUCH THAT TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL THROUGH OTHER PARTS OF THE UNIT: DOOR SWING<ul style="list-style-type: none">DOORS SHALL NOT SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE FOR ANY FIXTURE, EXCEPT WHERE A CLEAR FLOOR SPACE 30" MIN. IN WIDTH AND 48" MIN. IN DEPTH, EXCLUDING KNEE & TOE CLEARANCES UNDER ELEMENTS, IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING. MIRRORS<ul style="list-style-type: none">WHERE MIRRORS ARE LOCATED ABOVE LAVATORIES, A MIRROR SHALL BE LOCATED OVER THE ACCESSIBLE LAVATORY AND SHALL BE MOUNTED WITH THE BOTTOM EDGE OF THE REFLECTIVE SURFACE 40" MAX. A.F.F.ACCESSIBLE COAT HOOKS & SHELVES<ul style="list-style-type: none">COAT HOOKS SHALL BE MOUNTED WITHIN ONE OR MORE ACCESSIBLE REACH RANGE ABOVE.SHELVES SHALL BE MOUNTED AT 40" MIN. AND 48" MAX. A.F.F.VANITY COUNTERTOPS<ul style="list-style-type: none">IF VANITY COUNTERTOP SPACE IS PROVIDED IN DWELLING OR SLEEPING UNITS NOT REQUIRED TO BE ACCESSIBLE UNITS WITHIN THE SAME FACILITY, EQUIVALENT VANITY COUNTERTOP SPACE IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY SHALL ALSO BE PROVIDED IN ACCESSIBLE UNITS.WATER CLOSETS<ul style="list-style-type: none">CENTERLINE OF WATER CLOSETS SHALL BE 16" MIN. AND 18" MAX. FROM THE SIDEWALL.CLEARANCE AROUND WATER CLOSETS SHALL BE 60" MIN. IN WIDTH MEASURED PERPENDICULAR FROM THE SIDE WALL OR PARTITION AND 56" MIN. IN DEPTH MEASURED PERPENDICULAR FROM THE REAR WALL.THE TOP OF WATER CLOSET SEATS SHALL BE 17" MIN. AND 19" MAX. A.F.F.WATER CLOSET SEATS SHALL NOT RETURN AUTOMATICALLY TO A LIFTED POSITION.FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.A HORIZONTAL SIDE WALL GRAB BAR SHALL BE 42" MIN. IN LENGTH AND LOCATED 12" MAX. FROM THE REAR WALL AND EXTEND 54" MIN. FROM THE REAR WALL.A VERTICAL SIDEWALL GRAB BAR SHALL BE 18" MIN. IN LENGTH AND MOUNTED WITH THE BOTTOM OF THE BAR LOCATED 39" MIN. AND 41" MAX. A.F.F. AND CENTERLINE OF BAR LOCATED 39" MIN. AND 41" MAX. FROM THE REAR WALL.A HORIZONTAL REAR WALL GRAB BAR SHALL BE 36" LONG MIN. AND EXTEND FROM THE CENTERLINE OF THE WATER CLOSET 12" MIN. ON THE SIDE CLOSEST TO THE WALL AND 24" ON THE TRANSFER SIDE.
ACCESSIBLE TOILET PAPER DISPENSERS <ul style="list-style-type: none">WHERE THE TOILET PAPER DISPENSER IS LOCATED ABOVE THE GRAB BAR, THE OUTLET SHALL BE LOCATED WITHIN 24" MIN. AND 36" MAX. FROM THE REAR WALL.WHERE THE TOILET PAPER DISPENSER IS LOCATED BELOW THE GRAB BAR, THE OUTLET SHALL BE LOCATED WITHIN 24" MIN. AND 42" MAX. FROM THE REAR WALL.THE OUTLET SHALL BE LOCATED 18" MIN. AND 48" MAX. A.F.F.THERE SHALL BE A CLEARANCE OF 1-1/2" MIN. BELOW AND 12" MIN. ABOVE GRAB BARS.
ACCESSIBLE LAVATORIES & SINKS <ul style="list-style-type: none">A CLEAR FLOOR SPACE 30" MIN. IN WIDTH AND 48" MIN. IN DEPTH POSITIONED FOR A FORWARD APPROACH SHALL BE PROVIDED.KNEE CLEARANCE SHALL BE 30" MIN. IN WIDTH, 27" MIN. A.F.F., 8" MIN. IN DEPTH AT 27" A.F.F., AND 11" MIN. IN DEPTH AT 9" A.F.F. BETWEEN 9" AND 27" A.F.F., THE KNEE CLEARANCE MAY REDUCE AT A RATE OF 1" IN DEPTH FOR EACH 6" IN HEIGHT. THE DIP OF THE OVERFLOW SHALL NOT BE CONSIDERED IN DETERMINING KNEE CLEARANCES. TOE CLEARANCE SHALL BE 9" A.F.F., 30" MIN. IN DEPTH, AND 17" MIN. AND 25" MAX. IN DEPTH SHALL BE PROVIDED.THE FRONT OF LAVATORIES AND SINKS SHALL BE 34" MAX. A.F.F., MEASURED TO THE HIGHER OF THE FIXTURE RIM OR COUNTER SURFACE.WATER SUPPLY AND DRAIN PIPES UNDER SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT; THERE WILL BE NO SHARP OR ABRASIVE SURFACES UNDER SINKS.
STANDARD ROLL-IN-TYPE ACCESSIBLE SHOWER COMPARTMENTS <ul style="list-style-type: none">STANDARD ROLL-IN-TYPE SHOWER COMPARTMENTS SHALL HAVE A CLEAR INSIDE DIMENSION OF 60" MIN. IN WIDTH AND 30" MIN. IN DEPTH, MEASURED AT THE CENTER POINT OF OPPOSING SIDES.AN ENTRY 60" MIN. IN WIDTH SHALL BE PROVIDED.A CLEARANCE OF 60" MIN. IN LENGTH ADJACENT TO THE 60" MIN. WIDTH AND 30" MIN. DEPTH SHALL BE PROVIDED ADJACENT TO THE 60" MIN. WIDTH OF THE OPEN FACE OF THE SHOWER COMPARTMENT. (EXCEPTION - AN ACCESSIBLE LAVATORY SHALL BE PERMITTED AT THE END OF THE CLEARANCE OPPOSITE THE SEAT.)A HORIZONTAL GRAB BAR SHALL BE PROVIDED ON THE BACK WALL BEGINNING AT THE EDGE OF THE SEAT. THE GRAB BAR SHALL NOT BE PROVIDED ABOVE THE SEAT. THE BACK WALL GRAB BAR SHALL EXTEND THE LENGTH OF THE WALL BUT SHALL NOT BE REQUIRED TO EXCEED 48" IN LENGTH, WHERE A SIDE WALL IS PROVIDED OPPOSITE THE SEAT WITHIN 72" OF THE SEAT WALL, A HORIZONTAL GRAB BAR SHALL BE PROVIDED ON THE SIDE WALL OPPOSITE THE SEAT AND SHALL EXTEND THE LENGTH OF THE WALL BUT SHALL NOT BE REQUIRED TO EXCEED 30" IN LENGTH. HORIZONTAL GRAB BARS SHALL BE 6" MAX. FROM THE ADJACENT WALL.THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE BACK WALL ABOVE THE GRAB BAR, 48" MAX. A.F.F. AND 16" MIN. AND 27" MAX. FROM THE END WALL BEHIND THE SEAT.A HAND SHOWER WITH A HOSE 59" MIN. IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NON-POSITIVE SHUT-OFF FEATURE. WHERE PROVIDED, AN ADJUSTABLE-HEIGHT HAND SHOWER MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF THE GRAB BARS.IN ROLL-IN-TYPE SHOWER COMPARTMENTS, THRESHOLDS SHALL BE 1/2" MAX. IN HEIGHT. VERTICAL THRESHOLDS SHALL NOT BE GREATER THAN 1/4" MAX. BEVELED THRESHOLDS SHALL NOT BE STEEPER THAN 1/2" MAX. AND SHALL HAVE A SLOPE NOT STEEPER THAN 1:2 MAX.SHOWER COMPARTMENT ENCLOSURES SHALL NOT OBSTRUCT CONTROLS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO SHOWER SEATS.
STANDARD ROLL-IN-TYPE ACCESSIBLE SHOWER COMPARTMENT SEATS <ul style="list-style-type: none">A FOLDING SEAT SHALL BE PROVIDED ON AN END WALL. (EXCEPTION - A FIXED SEAT MAY BE PROVIDED WHERE THE SEAT DOES NOT OVERLAP THE REQUIRED MINIMUM CLEAR INSIDE DIMENSIONS.)THE TOP OF SHOWER COMPARTMENT SEATS SHALL BE 17" MIN. AND 19" MAX. A.F.F.SEATS IN STANDARD ROLL-IN SHOWER COMPARTMENTS SHALL EXTEND FROM THE CONTROL WALL TO A POINT WITHIN 9" MAX. OF THE COMPARTMENT ENTRY.SEATS MAY BE RECTANGULAR OR L-SHAPED.THE REAR EDGE OF A RECTANGULAR SEAT SHALL BE 2-1/2" MAX. AND THE FRONT EDGE 15" MIN. AND 16" MAX. FROM THE SEAT WALL. THE SIDE EDGE OF A RECTANGULAR SEAT IN A ROLL-IN SHOWER COMPARTMENT SHALL BE 1-1/2" MAX. FROM THE CONTROL WALL.THE REAR EDGE OF AN L-SHAPED SEAT SHALL BE 2-1/2" MAX. AND THE FRONT EDGE 15" MIN. AND 16" MAX. FROM THE MAIN SEAT WALL. THE REAR EDGE OF THE "L" PORTION OF THE SEAT SHALL BE 1-1/2" MAX. FROM THE WALL AND THE FRONT EDGE SHALL BE 14" MIN. AND 15" MAX. FROM THE WALL. THE END OF THE "L" SHALL BE 22" MIN. AND 23" MAX. FROM THE MAIN SEAT WALL.ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERT. OR HORIZ. FORCE OF 250 LBS. IS APPLIED AT ANY POINT ON THE SEAT, FASTENER MOUNTING DEVICE, OR SUPPORTING STRUCTURE.
GRAB BARS <ul style="list-style-type: none">ALL GRAB BARS SHALL BE MEASURED TO THE TOP OF THE GRIPPING SURFACE U.O.N.ALL GRAB BARS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1-1/4" MIN. AND 2" MAX.SPACE BETWEEN THE WALL AND ALL GRAB BARS SHALL BE 1-1/2"SPACE BETWEEN GRAB BARS AND PROJECTING OBJECTS BELOW AND AT THE END OF THE GRAB BAR SHALL BE 1-1/2" MIN.SPACE BETWEEN GRAB BARS AND PROJECTING OBJECTS ABOVE THE GRAB BAR SHALL BE 12" MIN. (EXCEPTION: THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS, SHOWER FITTINGS, AND OTHER GRAB BARS ABOVE THE GRAB BAR MAY BE 1-1/2" MIN.)ALL HORIZONTAL GRAB BARS SHALL BE MOUNTED 33" MIN. AND 36" MAX. A.F.F. U.O.N.GRAB BARS, AND ANY WALL OR OTHER SURFACES ADJACENT TO GRAB BARS, SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED.GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHERE A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS.HORIZ. AND VERT. GRAB BARS MAY BE SEPARATE BARS, A SINGLE PIECE BAR, OR COMBINATION THEREOF.
ACCESSIBLE STORAGE <ul style="list-style-type: none">WHERE STORAGE FACILITIES ARE PROVIDED, AT LEAST ONE OF EACH TYPE SHALL PROVIDE A CLEAR FLOOR SPACE 30" MIN. IN WIDTH AND 48" MIN. IN DEPTH AND COMPLY WITH ONE OF THE ACCESSIBLE REACH RANGES.
OPERABLE WINDOWS <ul style="list-style-type: none">ACCESSIBLE OPERABLE PARTS REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.ACCESSIBLE REACH RANGE REQUIREMENTS APPLY, SEE ACCESSIBLE REACH & OPERABLE PARTS NOTES.

DATE									
NO. REVISIONS									
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<div>COMMERCIAL REMODEL FOR: AMERICAN ORTHODONTICS 632 N 8TH STREET UNIT 2 SHEBOYGAN, WI 53081</div>									
PROJECT NUMBER									
24.091									
DRAWN BY									
Z. WENDT									
CHECKED BY									
J. LEHRKE									
DATE									
07/18/2025									
SHEET TITLE									
ACCESSIBILITY CODE REVIEW									
SHEET NUMBER									
G0.06									

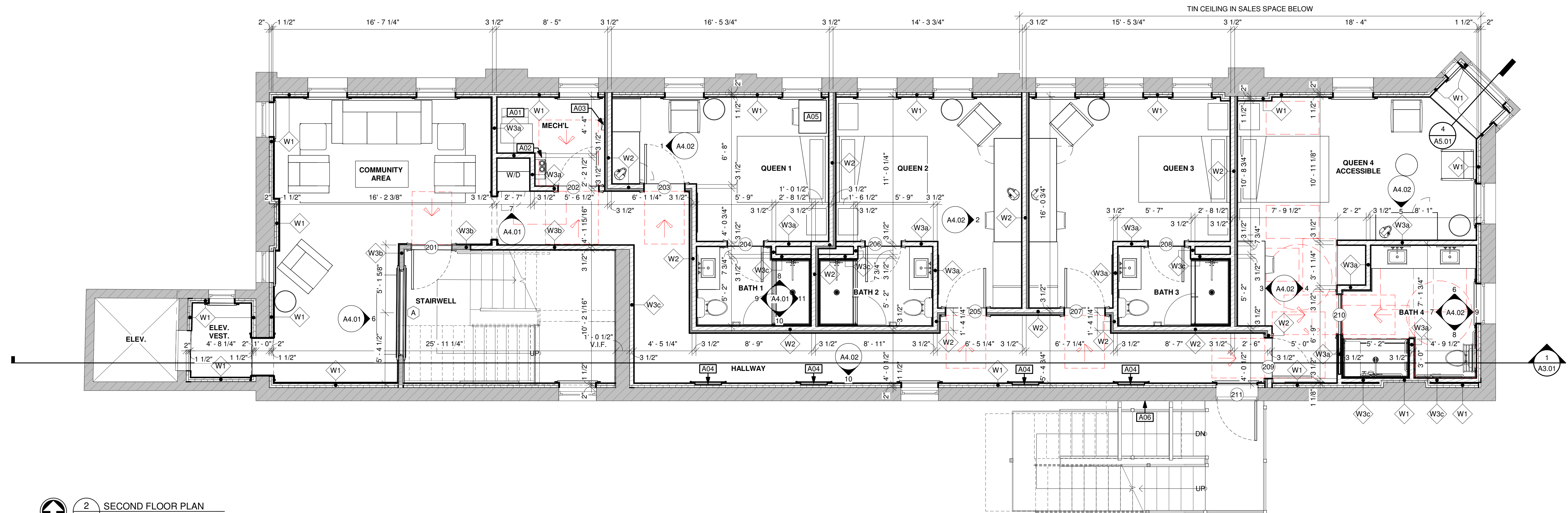
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GENERAL PLAN NOTES

- NEW WALLS ARE DIMENSIONED FROM STUD TO STUD
- CABINETS ARE DIMENSIONED FROM FINISHED FACE OF WALL TO CABINET FACE
- PLUMBING, MECHANICAL, AND ELECTRICAL TRADES NEED APPROVAL FROM ARCHITECT FOR ALL SOFFIT AND CHASE LOCATIONS

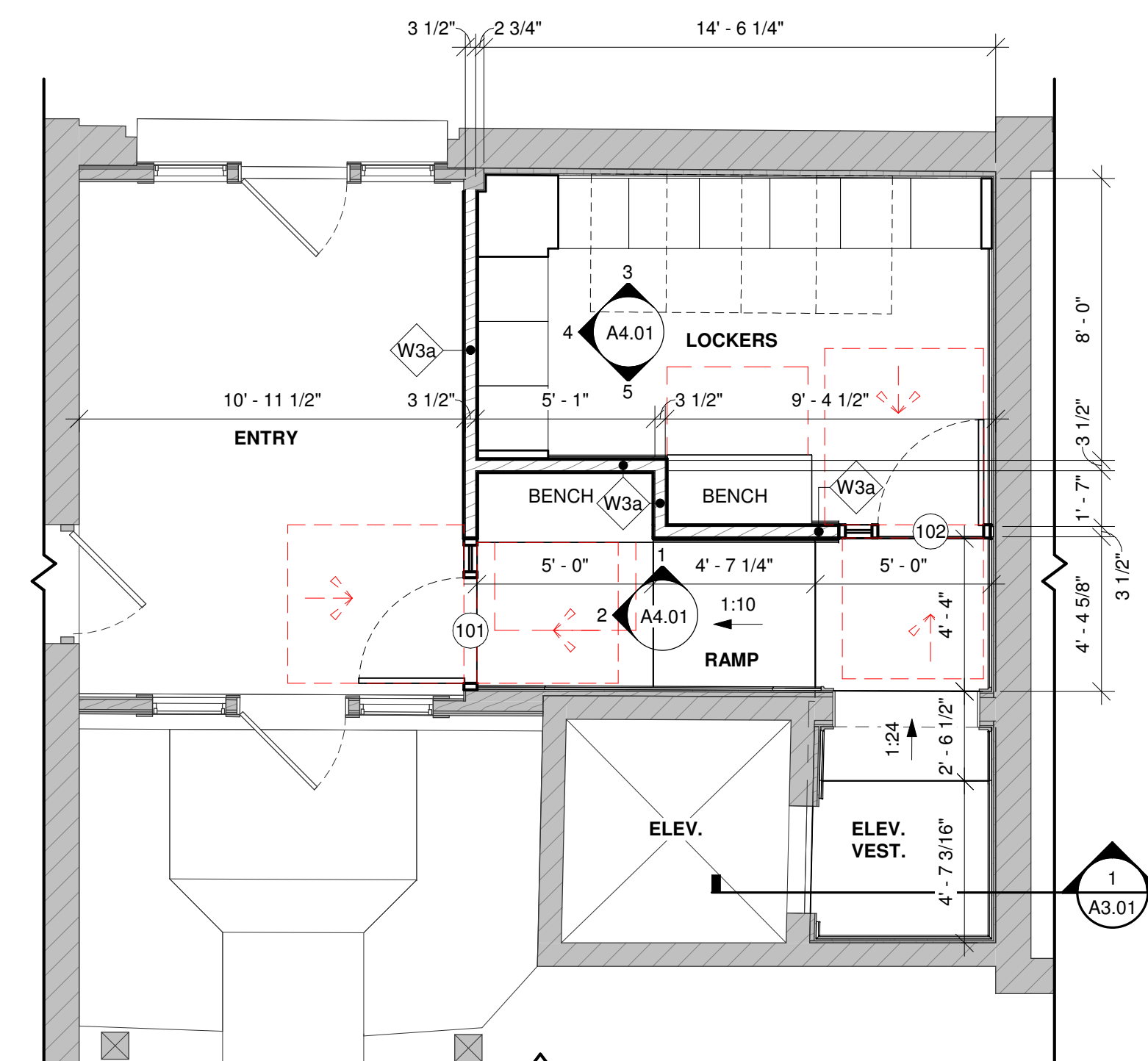
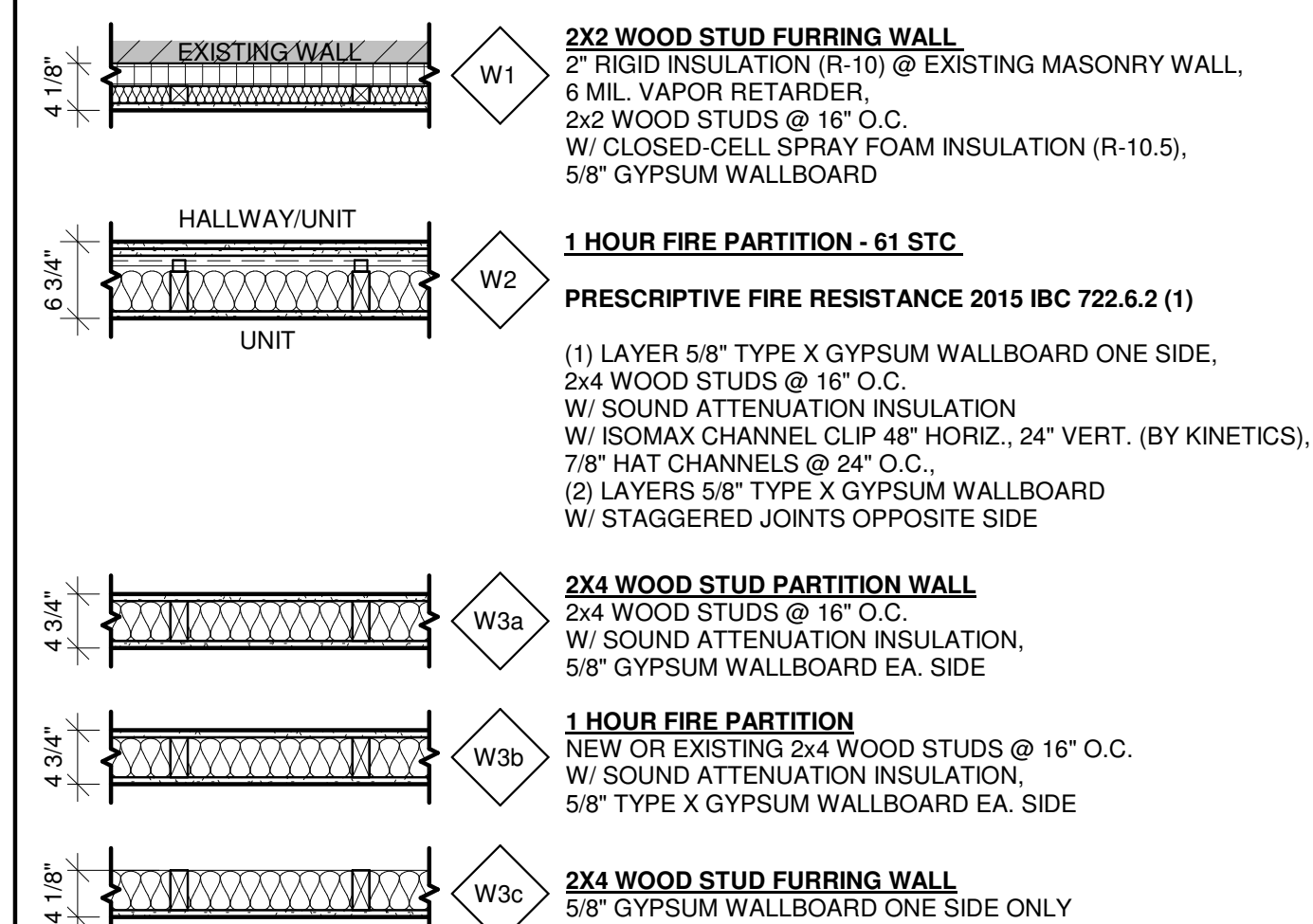
FLOOR PLAN NOTES



A01	FURNACE
A02	WATER HEATER
A03	ELECTRICAL PANEL
A04	WALL NICHE, SEE DETAIL
A05	30" W. DESK
A06	REPLACE THIRD FLOOR FIRE ESCAPE DOOR W/ DOOR 301





SECOND FLOOR PLAN
 1/4" = 1'-0"

WALL ASSEMBLY TYPES





FIRST FLOOR PLAN
 A1.01 1/4" = 1'-0"

FOR PERMITTING

**COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
SHEBOYGAN, WI 53081**

PROJECT NUMBER	24.091
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DRAWN BY
Z. WENDT

CHECKED BY
J. LEHRKE

DATE
07/18/2025

<p>SHEET TITLE</p> <p>FLOOR PLANS</p>
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SHEET NUMBER

A1.01

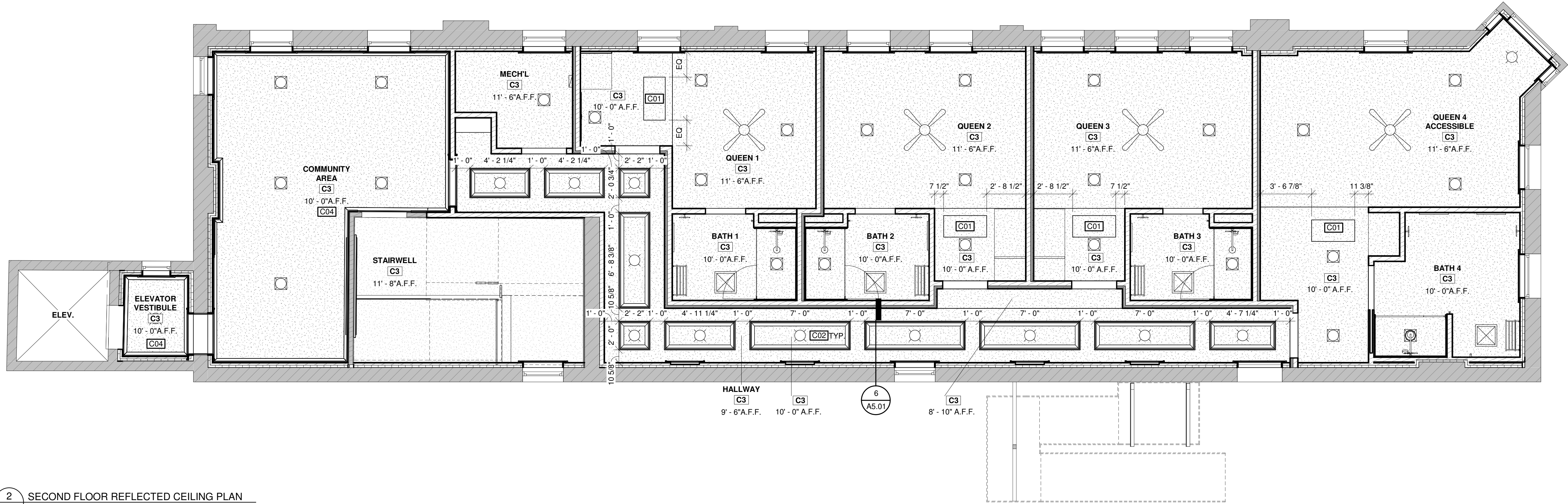
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2 SECOND FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



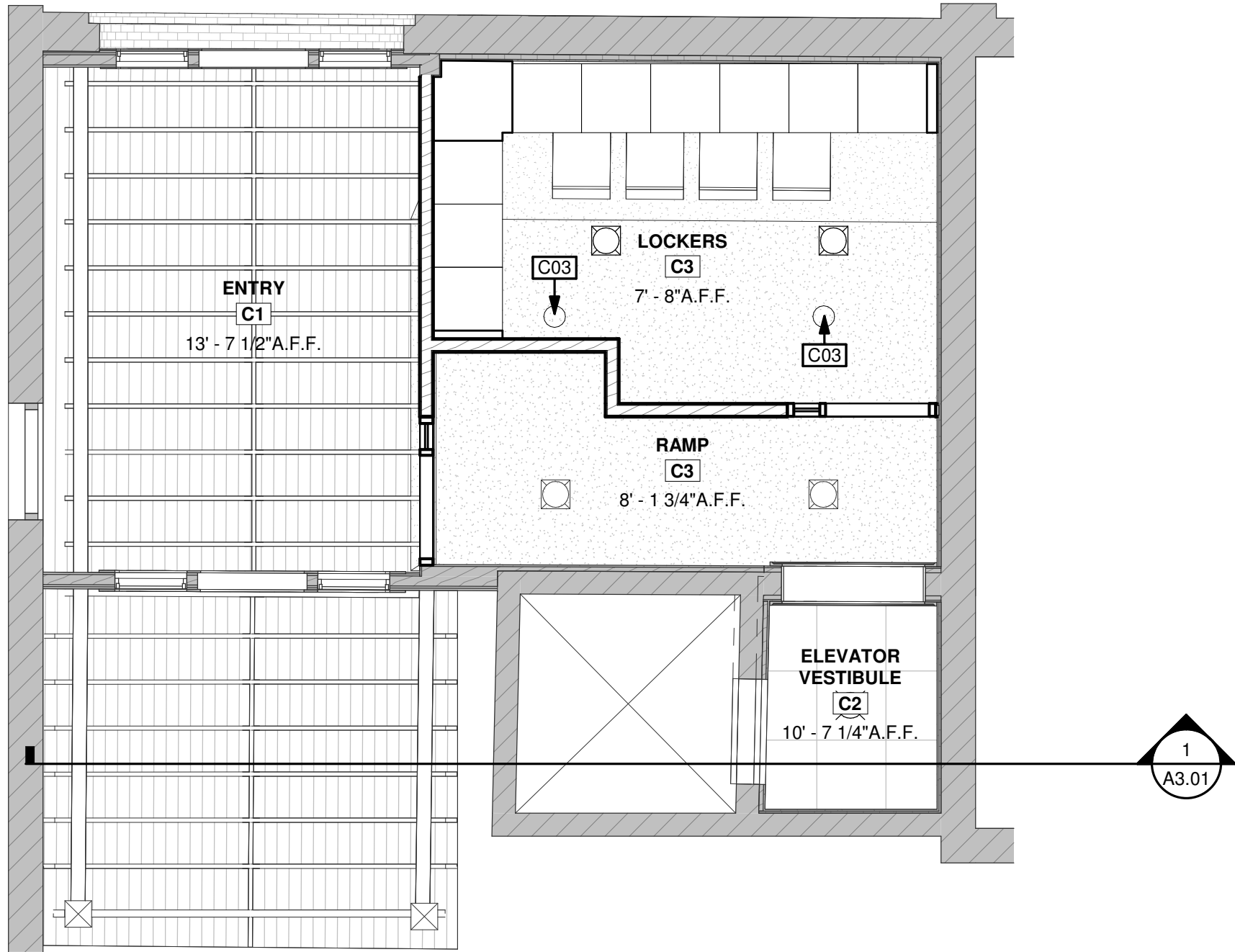
GENERAL CEILING NOTES

- PROVIDE APPROVED THROUGH-PENETRATION FIRESTOP SYSTEM AT ALL PENETRATIONS THROUGH FIRE-RESISTANCE-RATED HORIZONTAL ASSEMBLY AS REQUIRED BY 2015 IBC 714.4.1, INCLUDING BUT NOT LIMITED TO LOCATIONS INDICATED ON PLANS
- LIGHTING DESIGN SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.
- CEILING-MOUNTED LIGHT FIXTURES SHALL BE CENTERED IN ROOMS OR SPACES U.O.N.
- COORDINATE LOCATIONS AND SIZES OF ALL NEW SOFFITS WITH PLUMBING, MECHANICAL, AND ELECTRICAL.
- AT ACOUSTICAL TILE CEILINGS, CENTER ALL LIGHTING FIXTURES AND MECHANICAL VENTS IN INDIVIDUAL TILES.
- SEE ROOM FINISH SCHEDULE FOR CEILING FINISHES

CEILING PLAN NOTES

C01	18" X 36" RECESSED DRYWALL ACCESS DOOR WITH GYPSUM PANEL AND TAPE-IN FLANGE ABOVE. VERIFY LOCATION OF HVAC UNIT
C02	CEILING COFFER, SEE DETAIL, TYP.
C03	REMOVE EXISTING CAN AND PATCH CEILING
C04	FERCHE F614 CROWN THROUGHOUT ROOM

1 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"



COMMERCIAL REMODEL FOR:
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J. LEHRKE

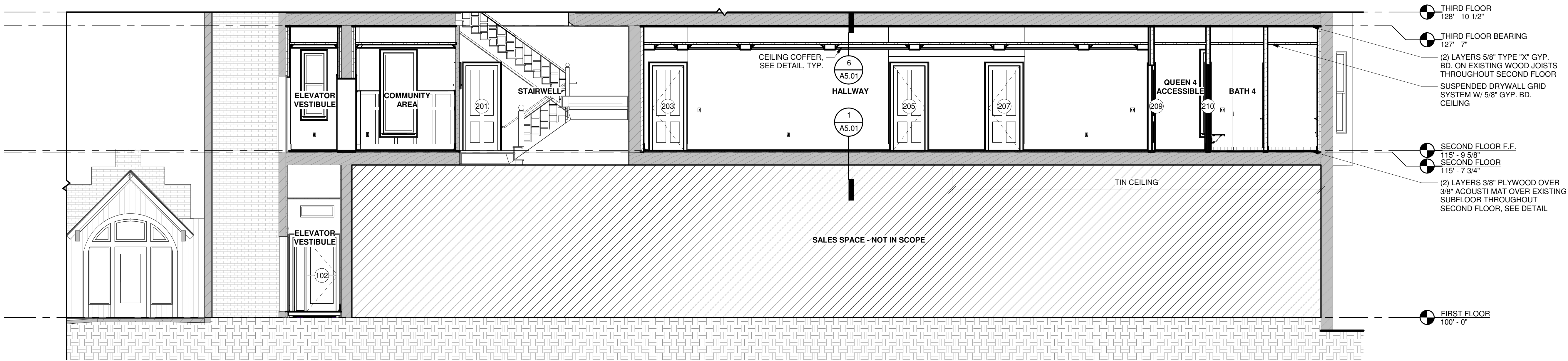
DATE
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SHEET TITLE
REFLECTED CEILING
PLANS

SHEET NUMBER

A1.02

FOR PERMITTING



1 LONGITUDINAL SECTION THRU HALLWAY AND ELEVATOR SHAFT
A3.01/ 3/16" = 1'-0"

FOR PERMITTING

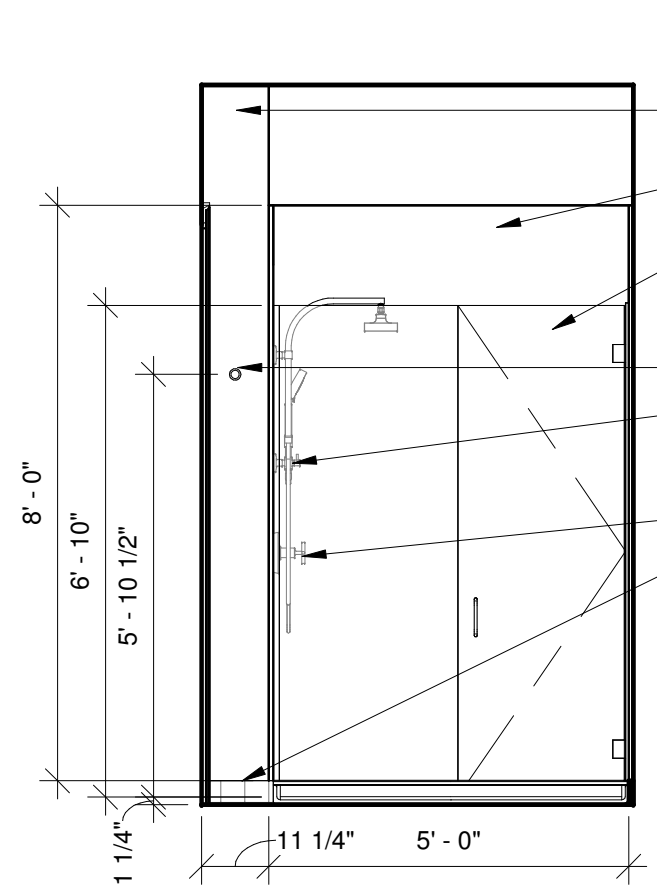
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AMERICAN ORTHODONTICS
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SHEBOYGAN, WI 53081

PROJECT NUMBER	24.091
DRAWN BY	Z. WENDT
CHECKED BY	J. LEHRKE
DATE	07/18/2025
SHEET TITLE	BUILDING SECTION
SHEET NUMBER	A3.01

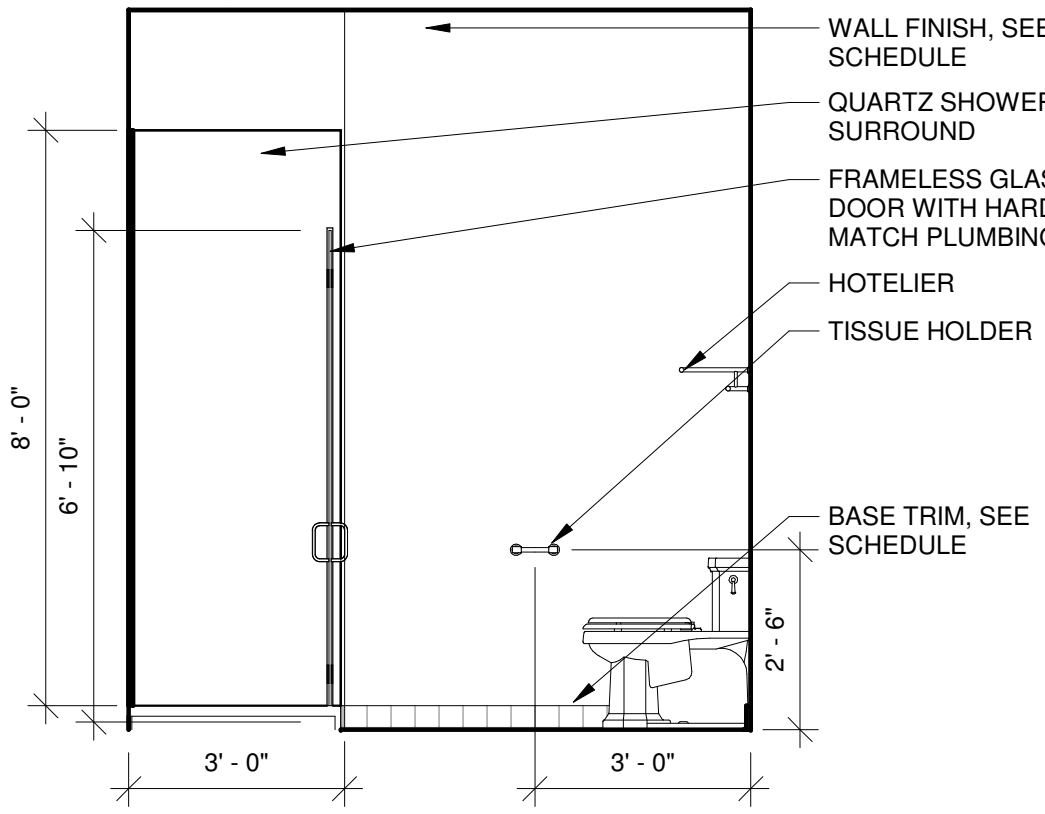


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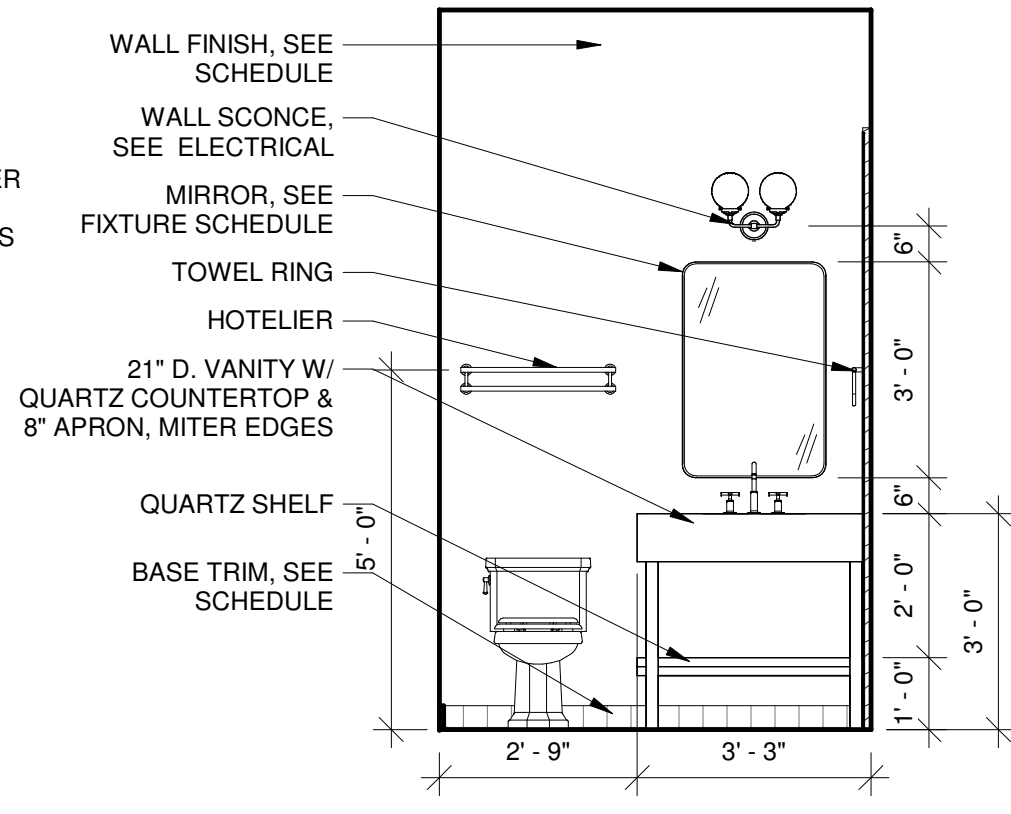
NO.	REVISIONS	DATE



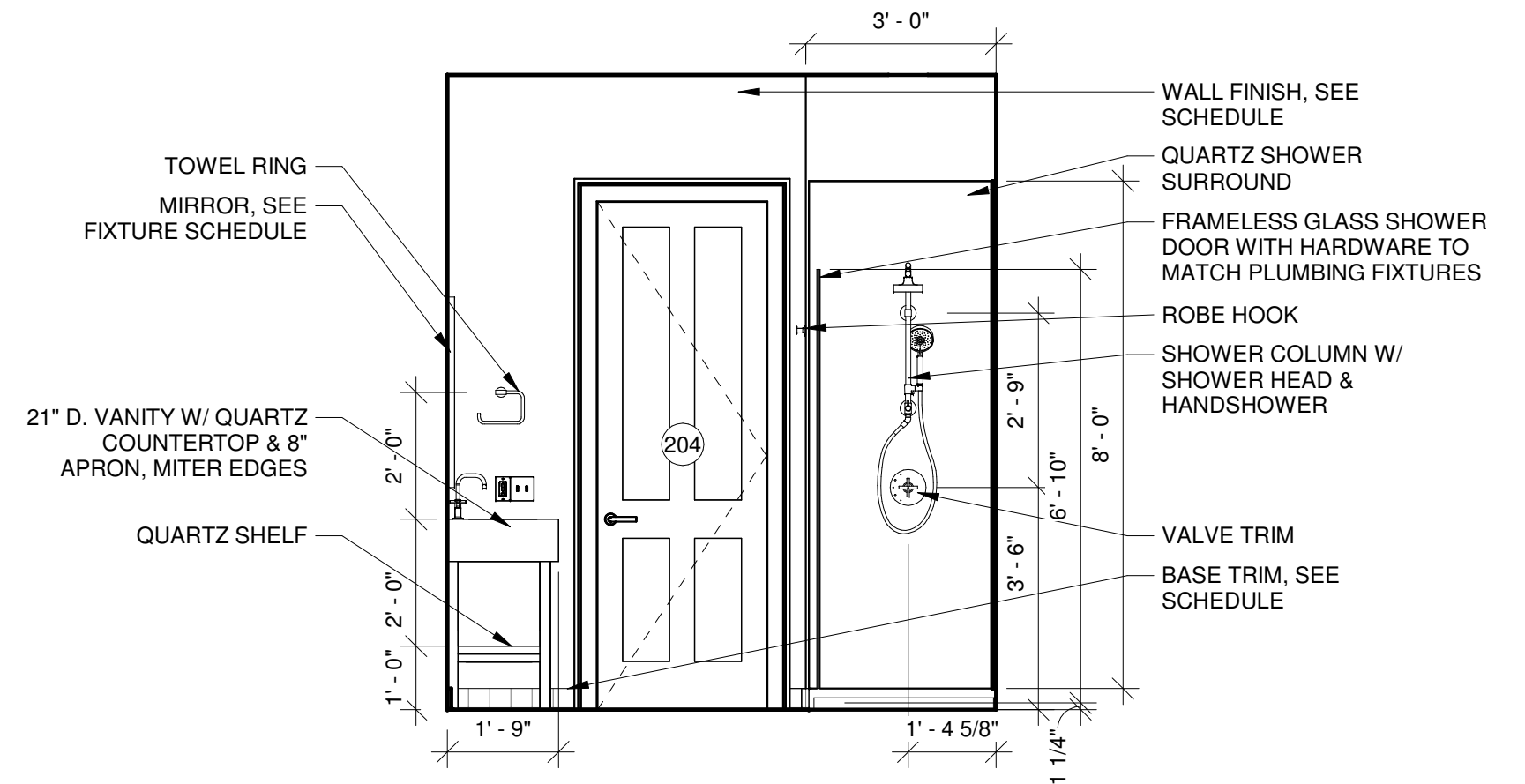
11 TYP. BATH - EAST ELEVATION
A4.01 3/8" = 1'-0" (MIRRORED @ BATH 2 WEST ELEVATION)



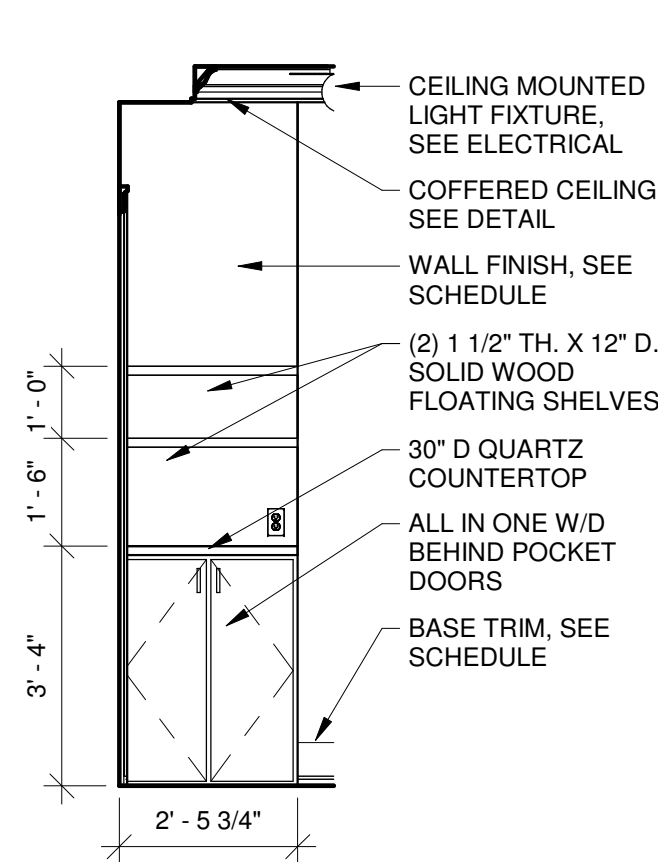
10 TYP. BATH - SOUTH ELEVATION
A4.01 3/8" = 1'-0" (MIRRORED @ BATH 2)



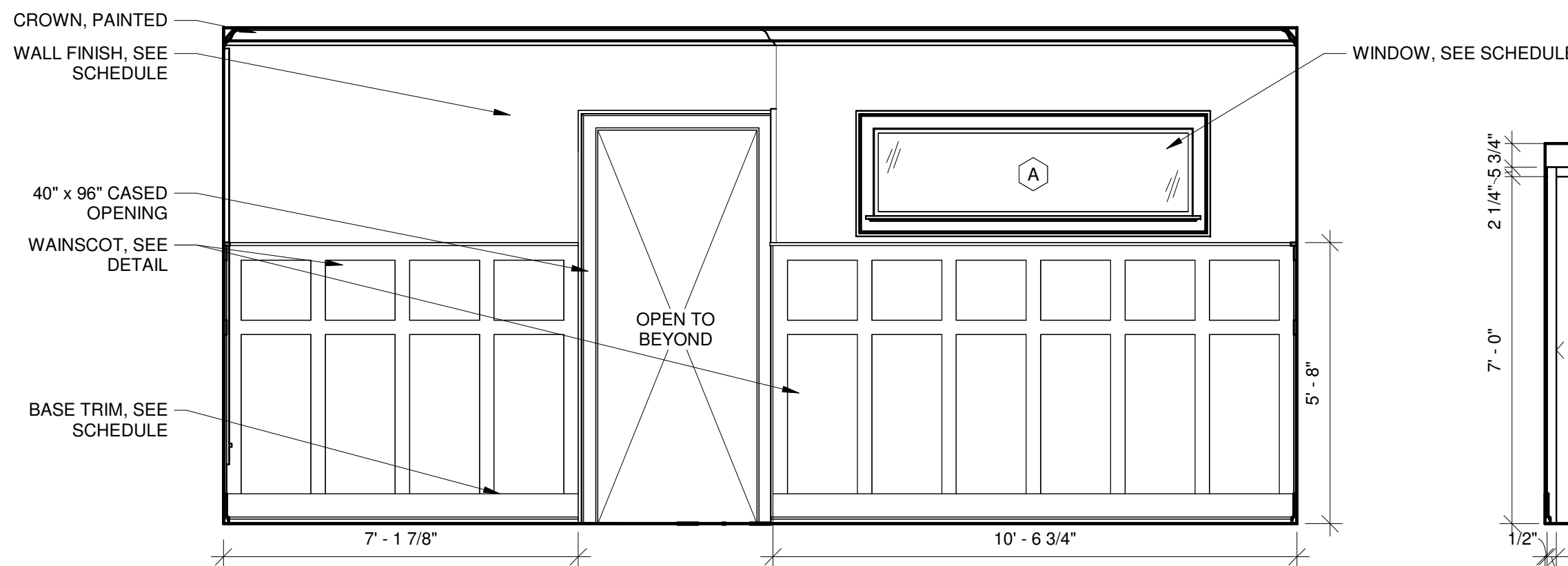
9 TYP. BATH - WEST ELEVATION
A4.01 3/8" = 1'-0" (MIRRORED @ BATH 2 EAST ELEVATION)



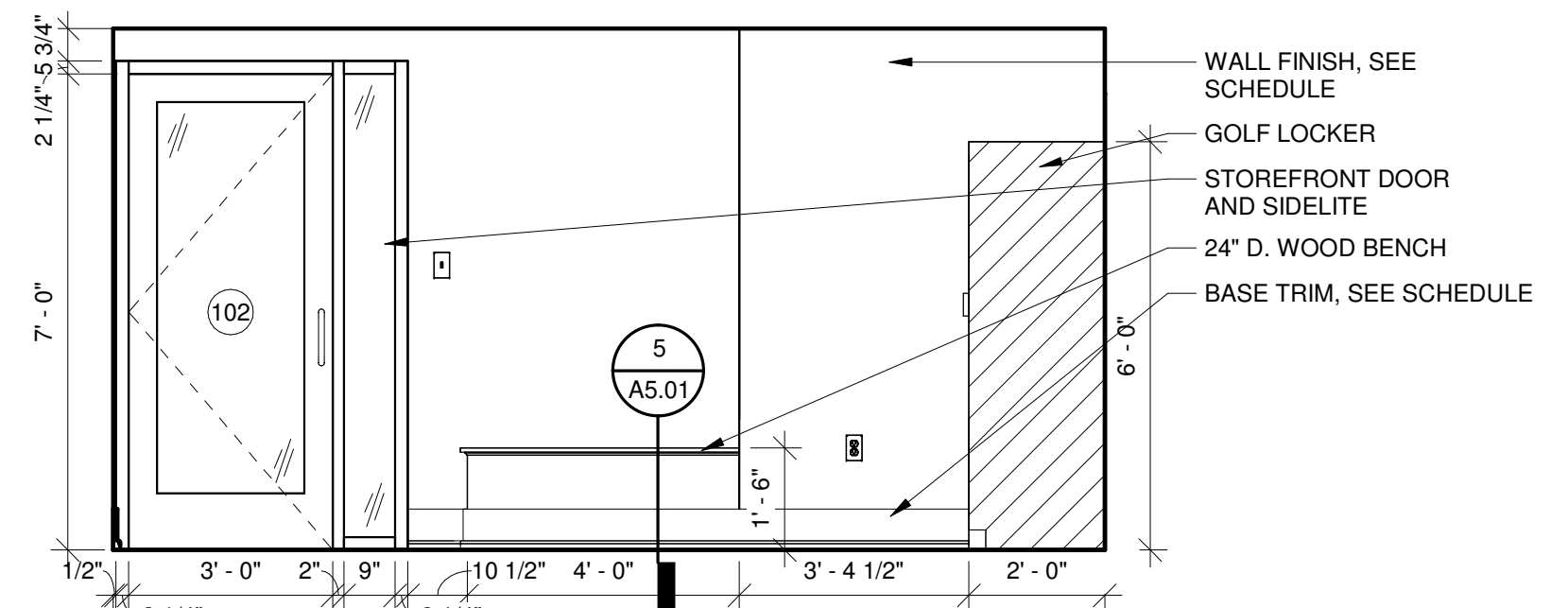
8 TYP. BATH - NORTH ELEVATION
A4.01 3/8" = 1'-0" (MIRRORED @ BATH 2)



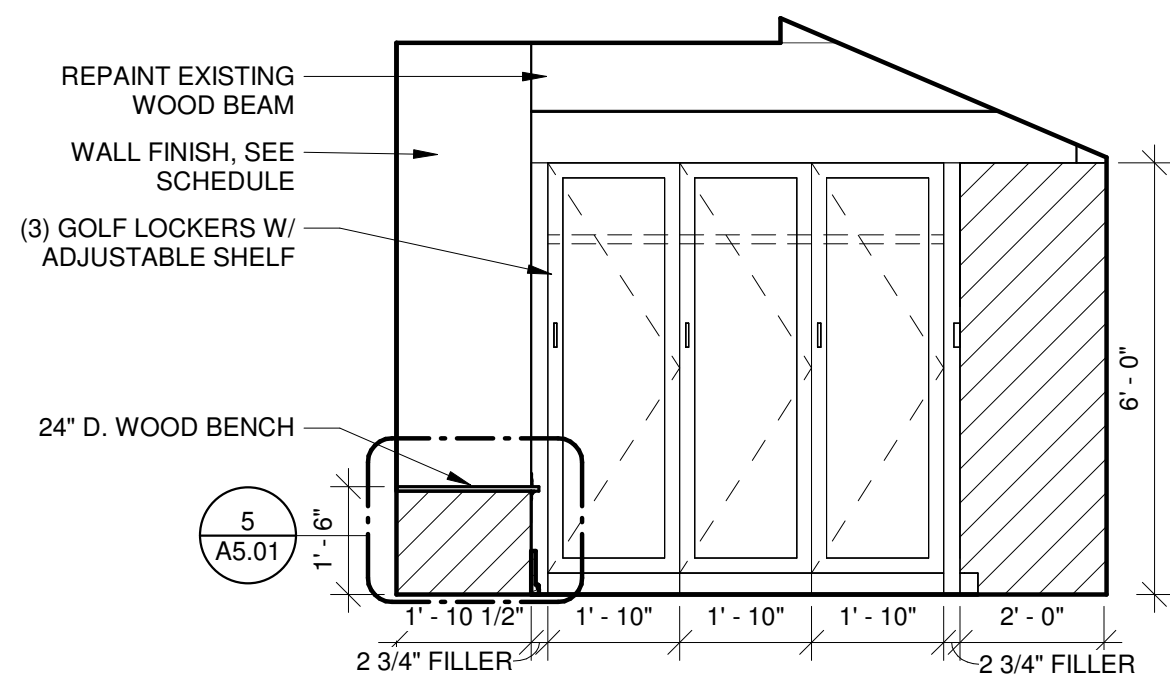
7 LAUNDRY NOOK ELEVATION
A4.01 3/8" = 1'-0"



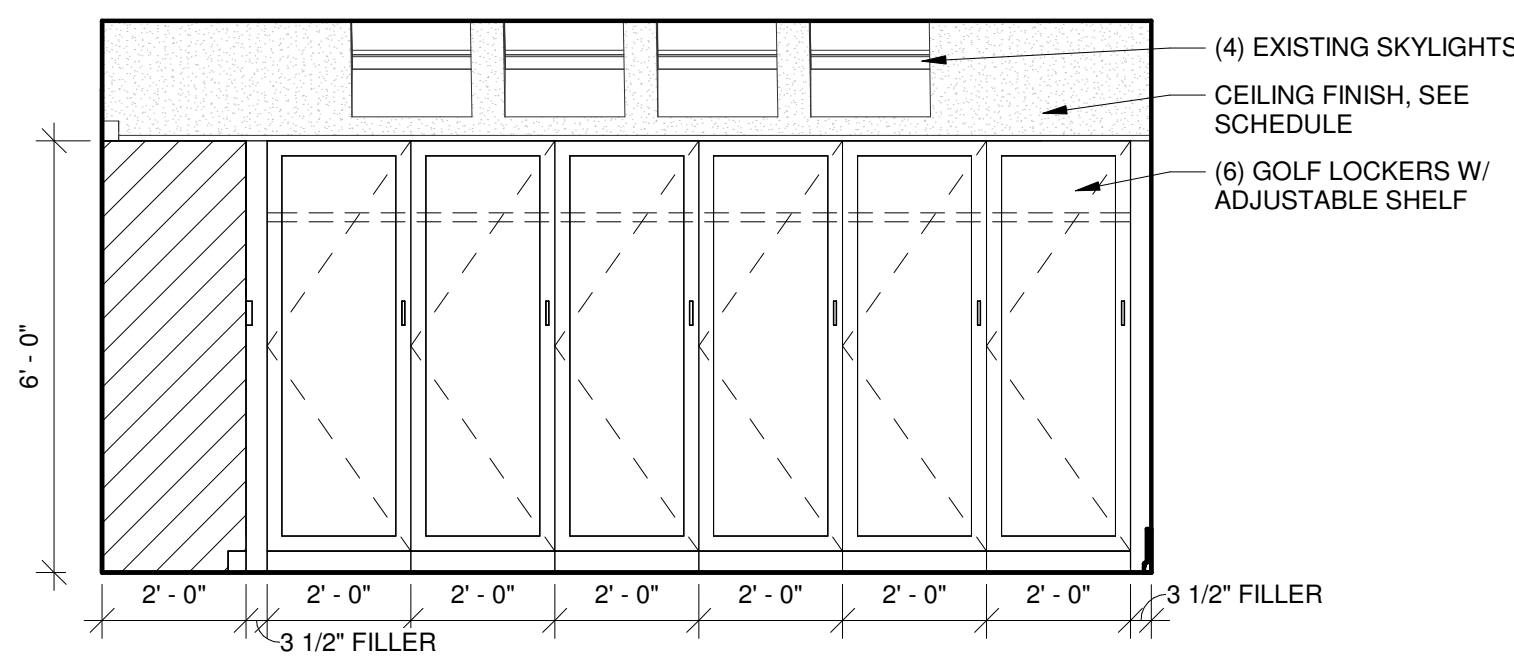
6 COMMUNITY AREA - EAST ELEVATION
A4.01 3/8" = 1'-0"



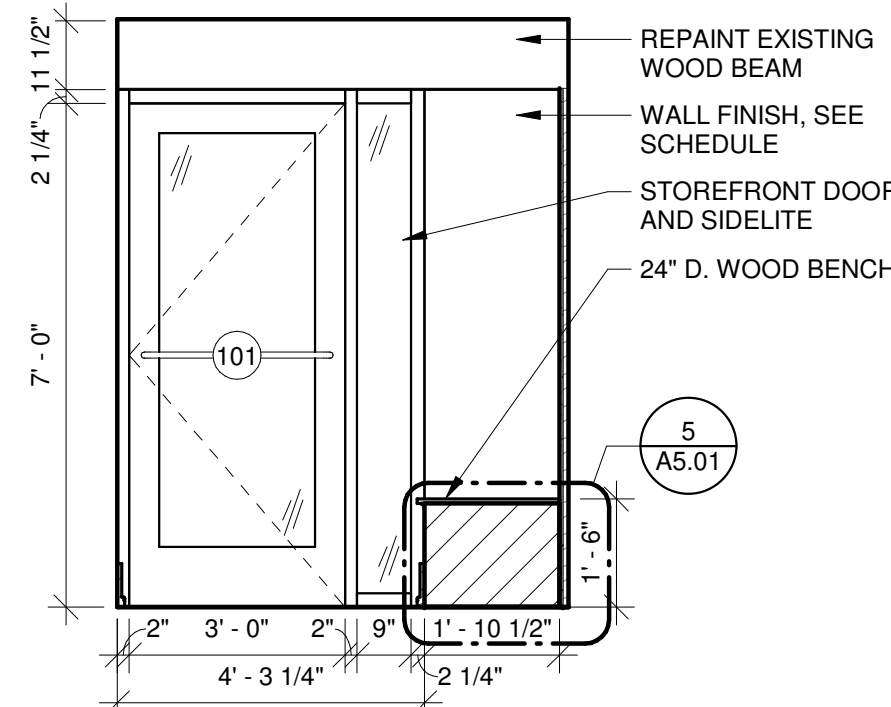
5 LOCKERS - SOUTH ELEVATION
A4.01 3/8" = 1'-0"



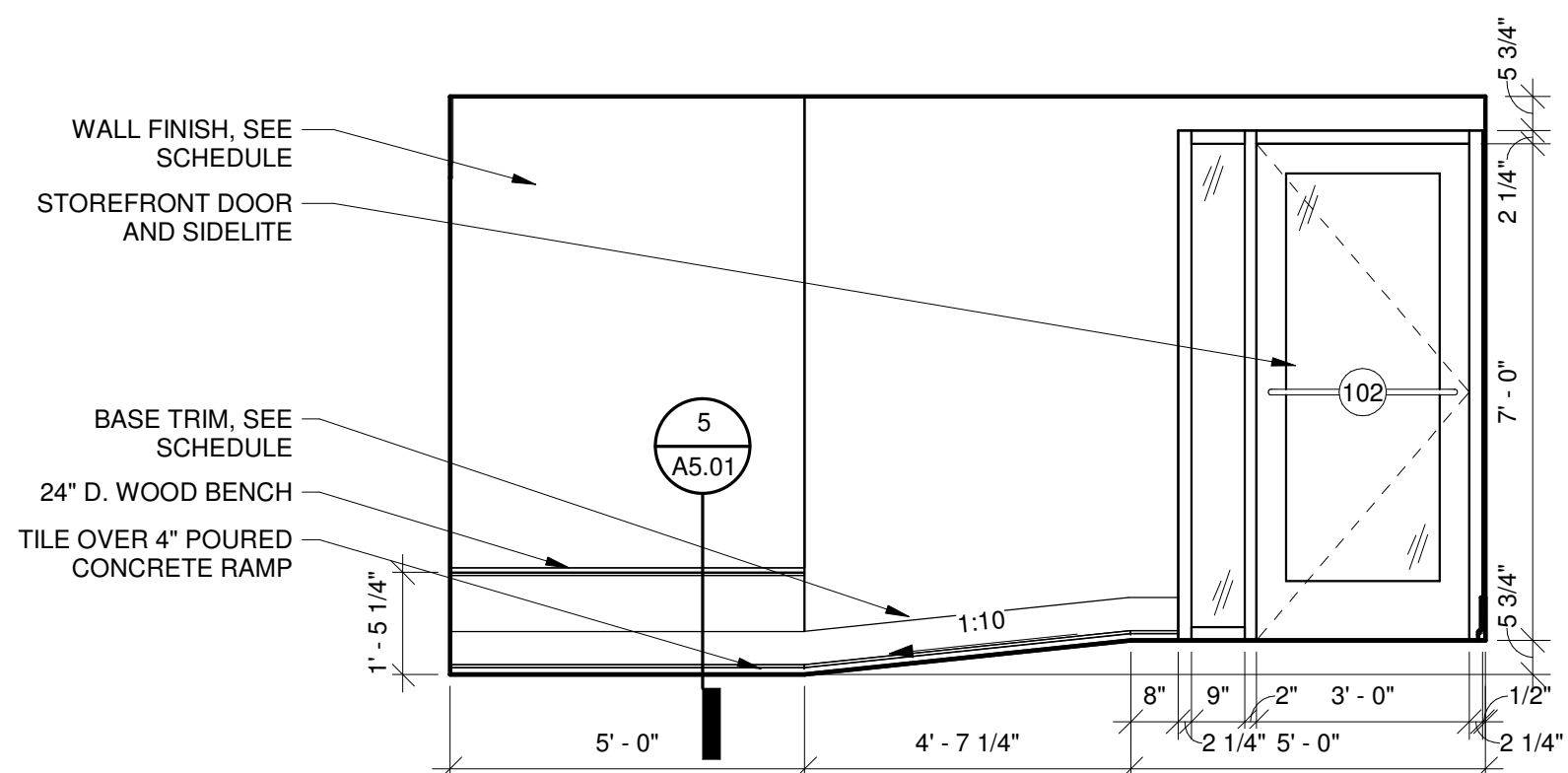
4 LOCKERS - WEST ELEVATION
A4.01 3/8" = 1'-0"



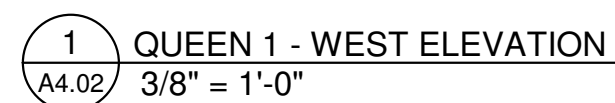
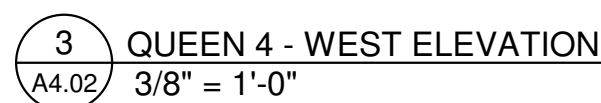
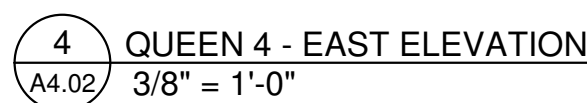
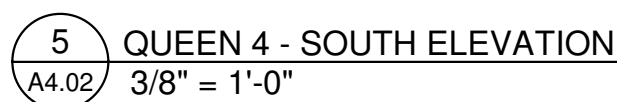
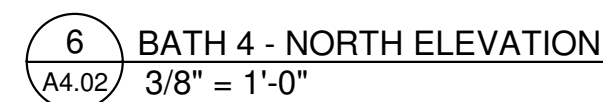
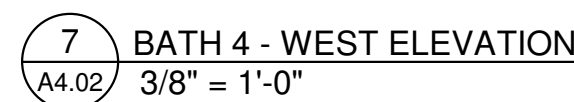
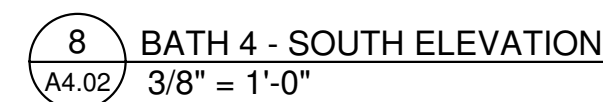
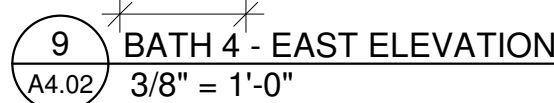
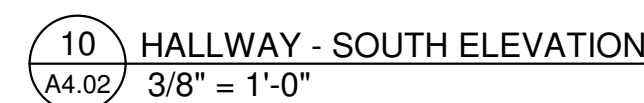
3 LOCKERS - NORTH ELEVATION
A4.01 3/8" = 1'-0"



2 RAMP - WEST ELEVATION
A4.01 3/8" = 1'-0"



1 RAMP - NORTH ELEVATION
A4.01 3/8" = 1'-0"



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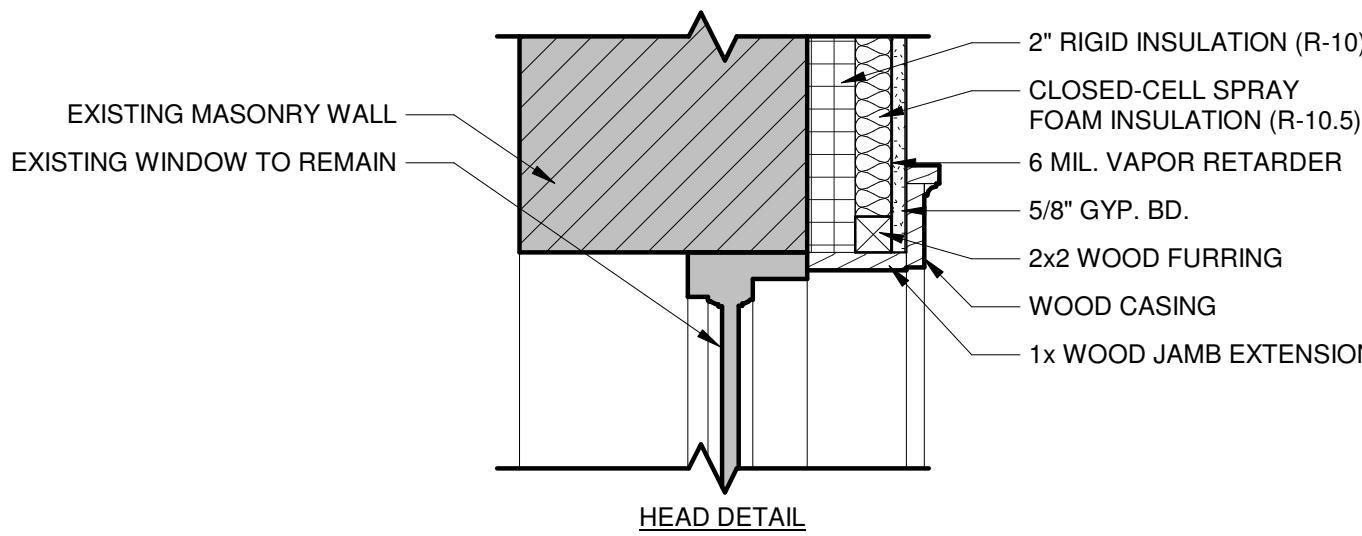
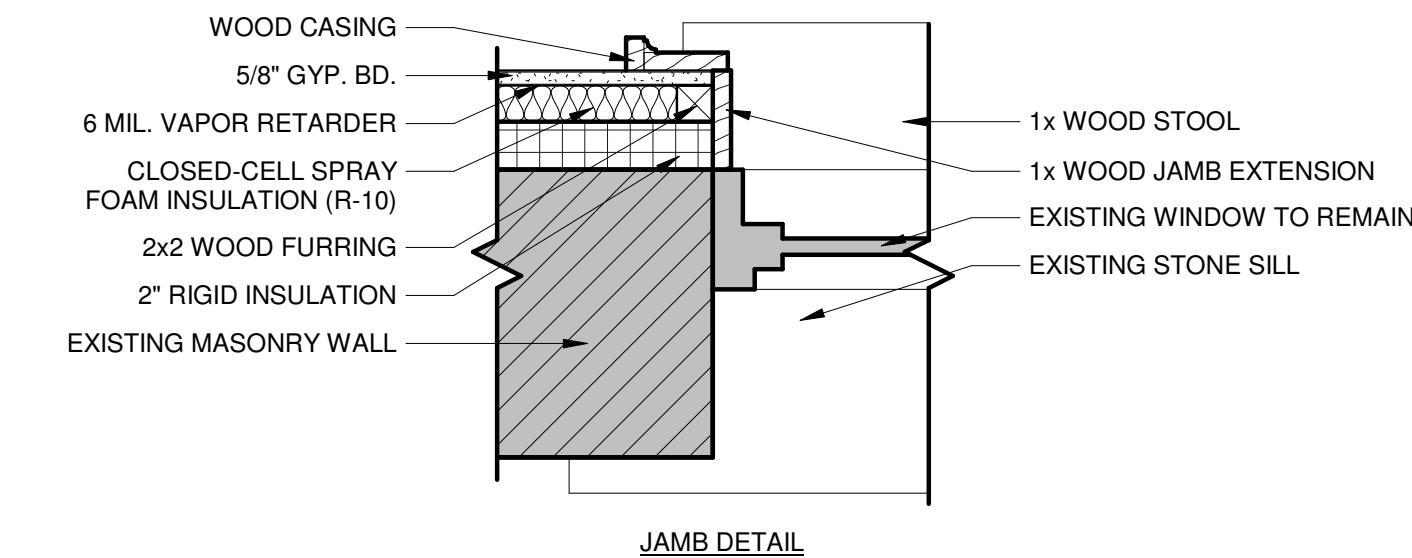
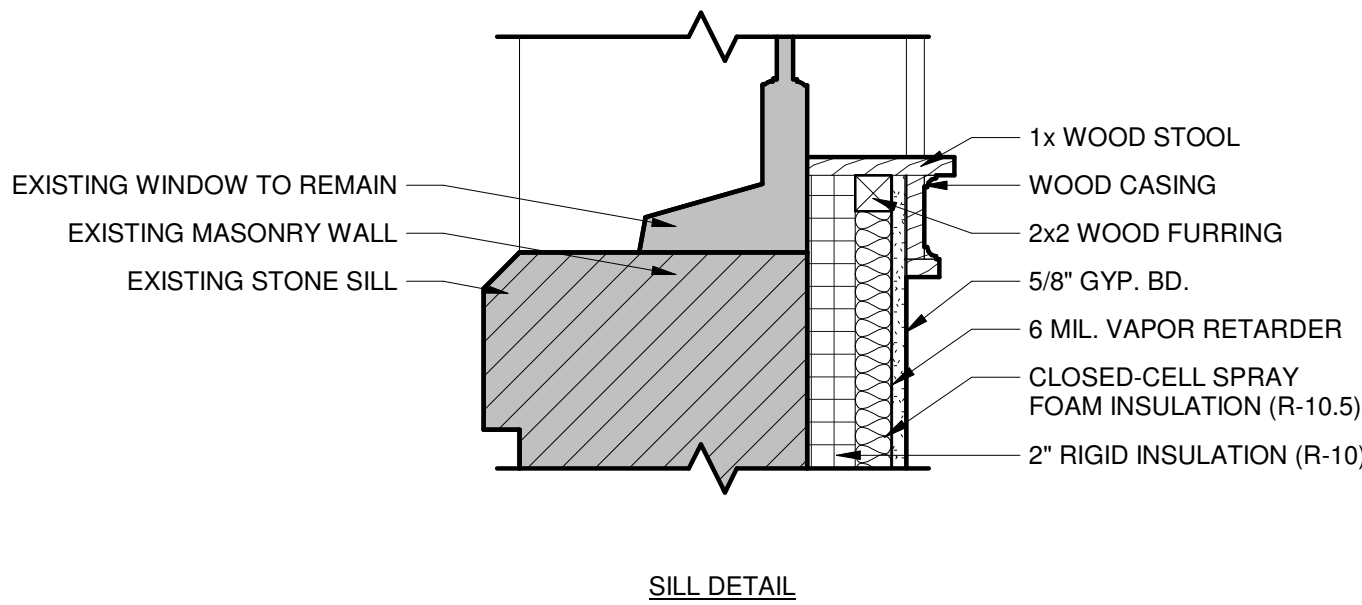
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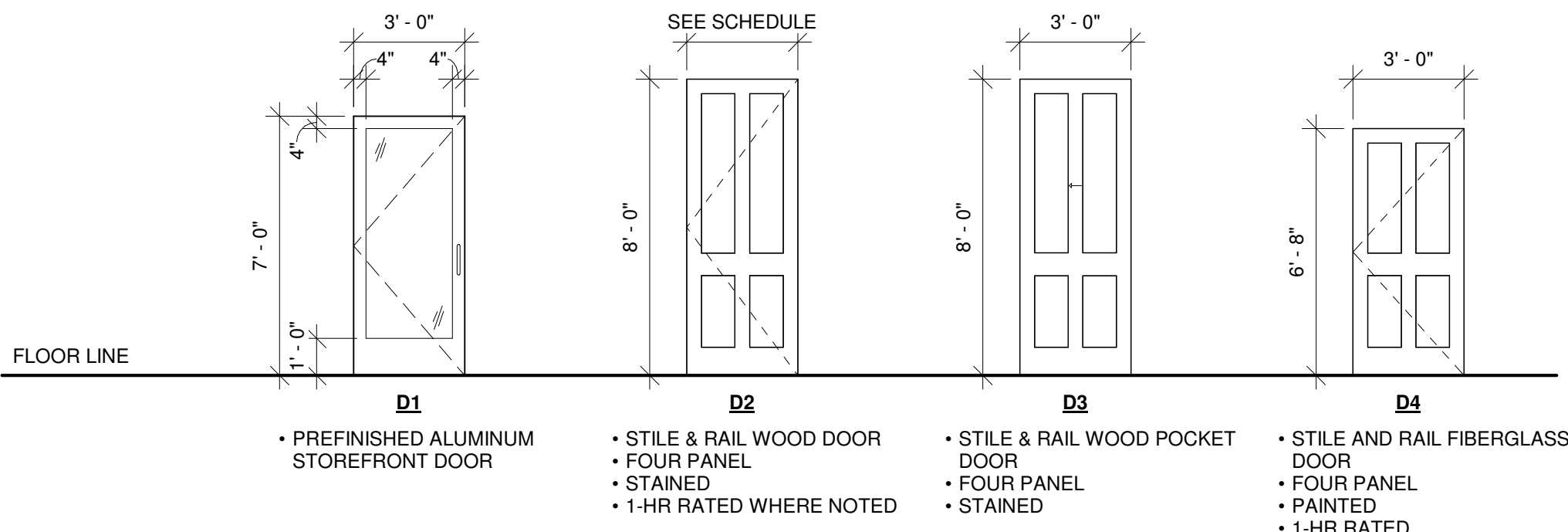
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A large, ornate, dark metal letter 'L' is mounted on a wooden plaque. The 'L' is highly decorative with intricate scrollwork and a weathered appearance. The plaque itself is made of wood with a visible grain and some staining. The entire piece is set against a dark, textured background.

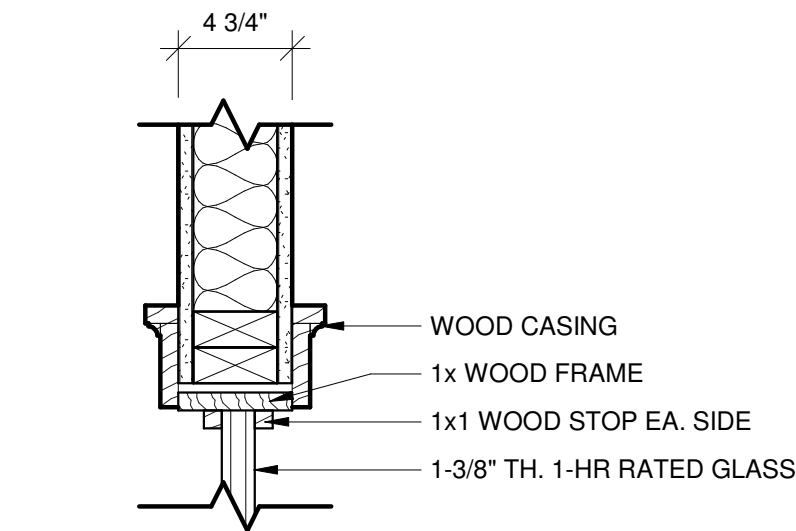
3 EXTERIOR WINDOW DETAILS
1 1/2" = 1'-0"



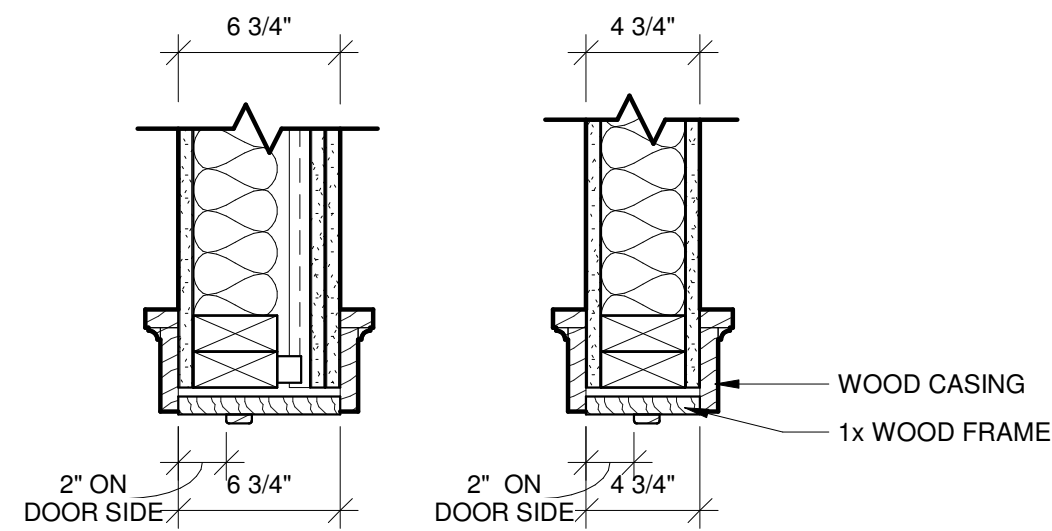
2 DOOR TYPES
1/4" = 1'-0"



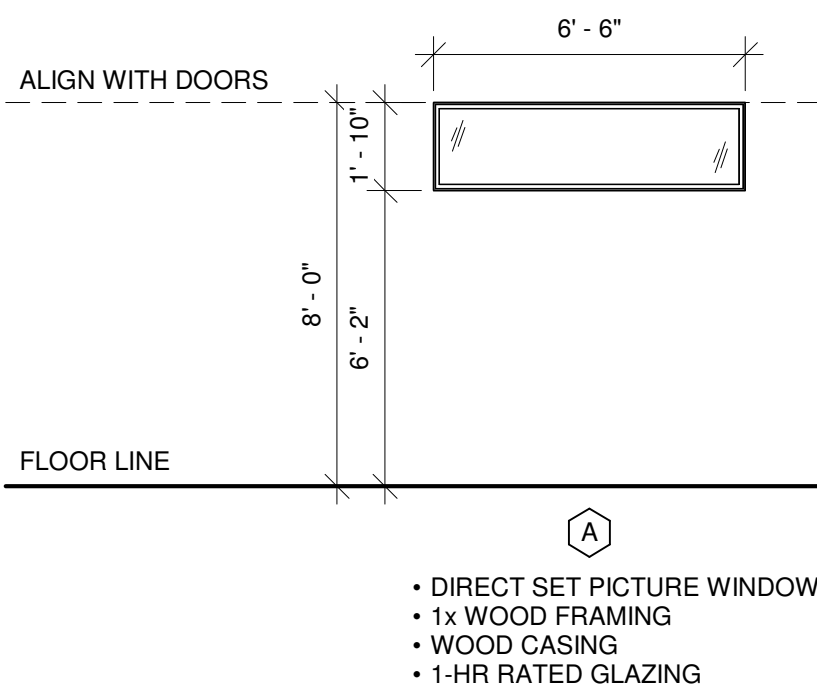
6 INTERIOR WINDOW FRAME DETAILS
1 1/2" = 1'-0"



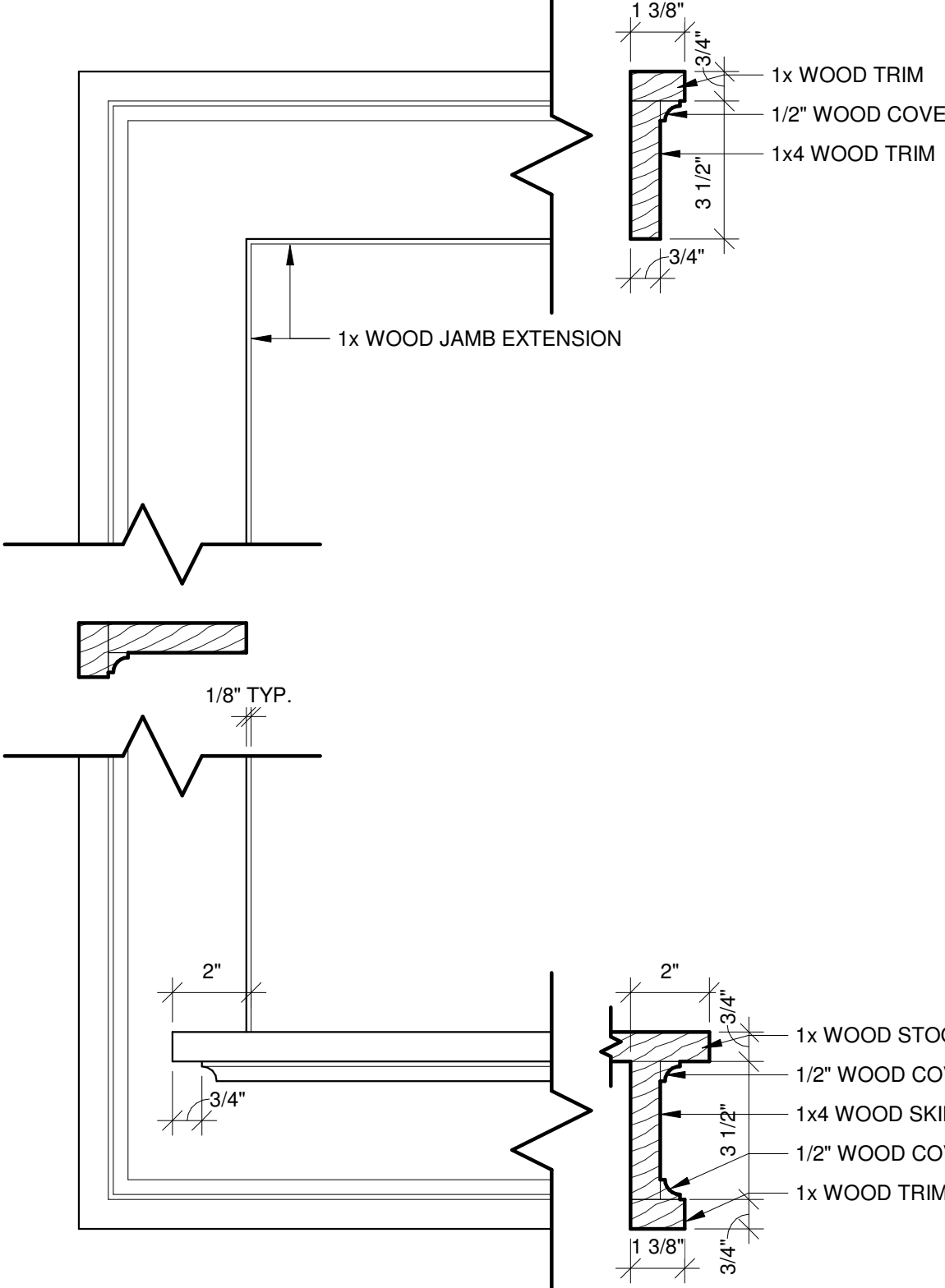
7 INTERIOR DOOR FRAME DETAILS
1 1/2" = 1'-0"



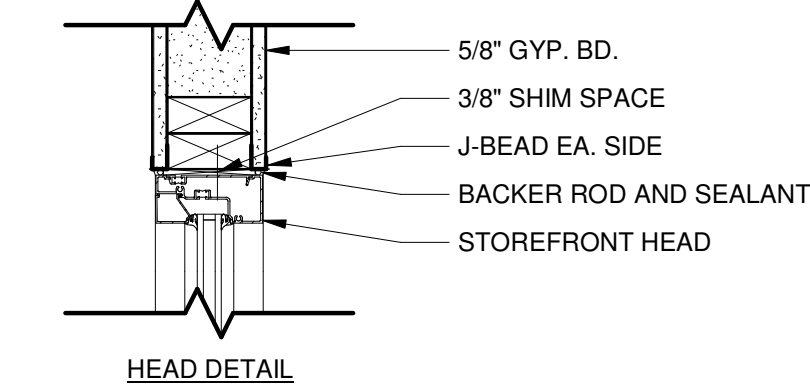
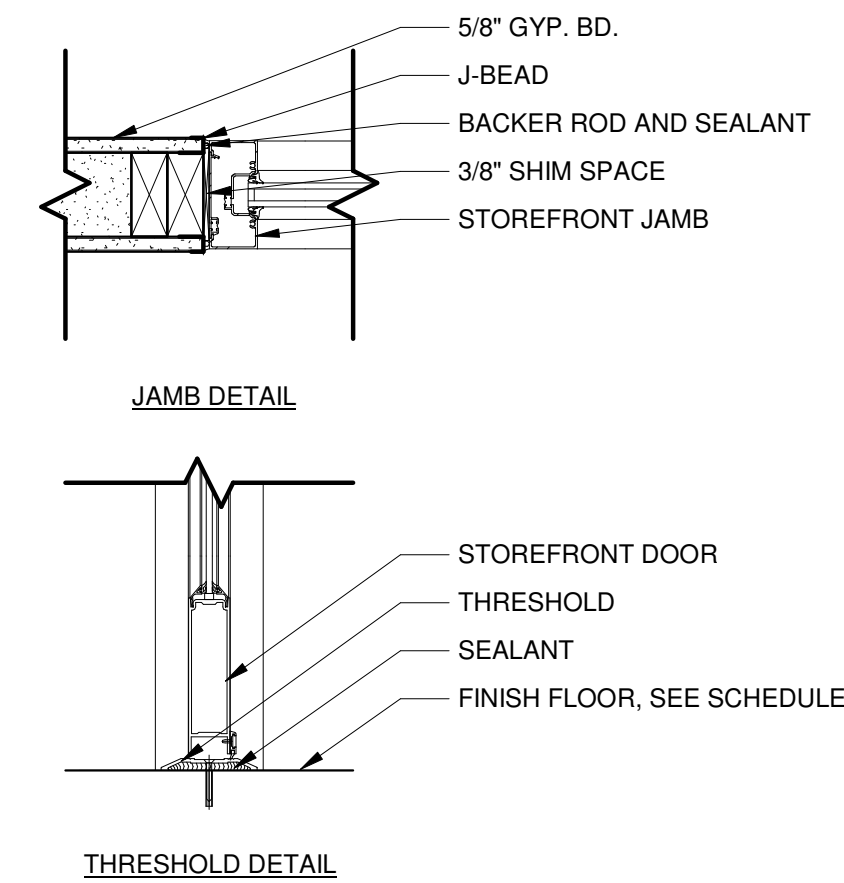
1 WINDOW TYPES
1/4" = 1'-0"



4 WOOD CASING PROFILE
3" = 1'-0"



5 STOREFRONT DOOR DETAILS
1 1/2" = 1'-0"



DOOR SCHEDULE							KEY
DOOR NO.	WIDTH X HEIGHT X THICKNESS	DOOR TYPE	FRAME TYPE	HARDWARE	CASINGS	REMARKS	
FIRST FLOOR							FRAME F1 ALUMINUM STOREFRONT, SEE INTERIOR ELEVATIONS F2 1x WOOD F3 EXISTING
101	3' - 0" x 7' - 0" x 1 3/4"	D1	F1	H1	-		HARDWARE H1 1.5 PR. HINGES, KEY FOB READER LOCK, CLOSER, PUSH/PULL, STOP, THRESHOLD, SWEEP, WEATHERSTRIPPING
102	3' - 0" x 7' - 0" x 1 3/4"	D1	F1	H2	-		H2 1.5 PR. HINGES, CLOSER, PUSH/PULL, STOP, THRESHOLD
SECOND FLOOR							H3 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, KEY FOB READER LOCK ON STAIRWELL SIDE, CLOSER, PUSH-PULL, STOP, THRESHOLD, SWEEP, WEATHERSTRIPPING
201	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H3	C1	R1	H4 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, KEY FOB READER LOCK, CLOSER, DEADBOLT, STOP, SOUND SEALS, VIEWER
202	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H6	C1		H5 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, PRIVACY LOCK, STOP
203	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H4	C1	R2	H6 2 PR. HINGES, EXTENDED LIP STRIKE PLATE, STOREROOM LOCK, STOP
204	2' - 8" x 8' - 0" x 1 3/4"	D2	F2	H5	C1		H7 POCKET DOOR GLIDES AND ROLLERS, STOP @ 32" CLEAR, PULLS EA. SIDE
205	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H4	C1	R2	H8 1.5 PR. HINGES, FIRE EXIT HARDWARE, CLOSER, THRESHOLD, SWEEP, WEATHERSTRIPPING
206	2' - 8" x 8' - 0" x 1 3/4"	D2	F2	H5	C1		
207	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H4	C1	R2	
208	2' - 8" x 8' - 0" x 1 3/4"	D2	F2	H5	C1		
209	3' - 0" x 8' - 0" x 1 3/4"	D2	F2	H4	C1	R2	
210	3' - 0" x 8' - 0" x 1 3/4"	D3	F2	H7	C1		
211	3' - 0" x 6' - 8" x 1 3/4"	D4	F3	H8	C1	R1	
THIRD FLOOR							CASINGS C1 WOOD CASING
301	3' - 0" x 6' - 8" x 1 3/4"	D4	F3	H8	C1	R1	REMARKS R1 1-HR RATED R2 20-MIN. RATED
							GENERAL NOTES • ROUGH OPENINGS SHALL BE 3/8" LARGER THAN FRAME IN EACH DIRECTION. • HARDWARE: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON DOORS REQUIRED TO BE ACCESSIBLE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE AND SHALL BE LEVER HANDLE OPERATED. • HARDWARE HEIGHT: DOOR HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERATING DEVICES ON SHALL BE INSTALLED 34" MIN. & 48" MAX. ABOVE THE FINISHED FLOOR. LOCKS USED ONLY FOR SECURITY PURPOSES AND NOT USED FOR NORMAL OPERATION ARE PERMITTED AT ANY HEIGHT. • THRESHOLDS: THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" RAISED THRESHOLDS AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL.

SHEET NUMBER
A6.01

SHEET TITLE
DOOR AND WINDOW
SCHEDULE & DETAILS

DATE
07/18/2025

CHECKED BY
J. LEHRKE

DRAWN BY
Z. WENDT

PROJECT NUMBER
24.091

COMMERCIAL REMODEL FOR:
AMERICAN ORTHODONTICS
632 N 8TH STREET UNIT 2
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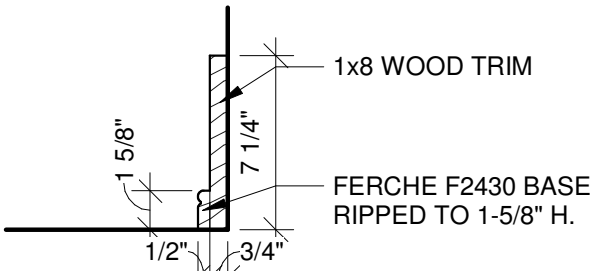
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MATERIAL SELECTIONS	
ENGINEERED HARDWOOD FLOOR DUCHATEAU, STRATA COLLECTION, FLINT	VINYL WALLCOVERING 1 JF FABRICS, ANTIQUITY COLLECTION, 5252, 99W7631
CERAMIC TILE 1 THE TILE SHOP, HEX PORCELAIN WALL AND FLOOR TILE - 10 IN., BLACK, #680185 & THE TILE SHOP, HEX PORCELAIN WALL AND FLOOR TILE - 10 IN., WHITE, #680184 W/ ESPRESSO POLYMER GROUT	VINYL WALLCOVERING 2 JF FABRICS, ANTIQUITY COLLECTION, 5253, 65W7631
CERAMIC TILE 2 THE TILE SHOP, OCTAGON MATTE WHITE W/ BLACK PORCELAIN MOSAIC, #615275 W/ MIDNIGHT BLACK POLYMER GROUT	VINYL WALLCOVERING 3 JF FABRICS, ANTIQUITY COLLECTION, 5253, 67W7631
CARPET MASLAND, AMERICANA, EMERALD SEA, #9439-787	VINYL WALLCOVERING 4 JF FABRICS, ANTIQUITY COLLECTION, 5252, 67W7631
PAINT COLOR SHERWIN-WILLIAMS, OYSTER WHITE, SW 7637	VINYL WALLCOVERING 5 JF FABRICS, ANTIQUITY COLLECTION, 5252, 98W7631
	VINYL WALLCOVERING 6 OSBORNE & LITTLE, BIRD SONG, W6596-01
	QUARTZ COUNTERTOP & SHOWER SURROUND MSI SURFACES, CALACATTA LAZA, 2 CM, QSL-CALALAZA-2CM

ROOM FINISH SCHEDULE												REMARKS
ROOM NAME	AREA	FLOOR	BASE	WALLS					CEILING			
				ALL	NORTH	EAST	SOUTH	WEST	FINISH	HEIGHT		
FIRST FLOOR												
ENTRY	162 SF	F1	-	-	W1	W2	W1	W1	C1	13'- 7 1/2"	R1	FLOOR F1 EXISTING F2 ENGINEERED HARDWOOD FLOOR F3 CERAMIC TILE 1 F4 CERAMIC TILE 2 F5 CARPET F6 LVT
RAMP	73 SF	F3	B1	-	W2	W1	W1	W2	C3	8'- 1 3/4"		BASE B1 BASE PROFILE 1, PAINT B2 COVE TILE B3 EXISTING
LOCKERS	134 SF	F3	B1	-	W1	W1	W2	W2	C3	7'- 8"		
ELEVATOR VESTIBULE	35 SF	F3	B1	W1	-	-	-	-	C2	10'- 7 1/4"		
SECOND FLOOR												
ELEVATOR VESTIBULE	26 SF	F3	B1	W2	-	-	-	-	C3	10'- 0"		WALL W0 EXISTING W1 EXISTING, PAINT W2 GYP. BD., PAINT W3 WAINSCOT (SEE DETAIL) W4 VINYL WALLCOVERING 1 W5 VINYL WALLCOVERING 2 W6 VINYL WALLCOVERING 3 W7 VINYL WALLCOVERING 4 W8 VINYL WALLCOVERING 5 W9 VINYL WALLCOVERING 6
COMMUNITY AREA	283 SF	F2	-	W2,W3	-	-	-	-	C3	10'- 0"		
STAIRWELL	162 SF	F1	B3	W0	-	-	-	-	C3	11'- 8"		
HALLWAY	290 SF	F2	B1	W2	-	-	-	-	C3	9'- 6"		R2
MECH'L	48 SF	F6	-	W2	-	-	-	-	C3	11'- 6"		
QUEEN 1	151 SF	F5	B1	-	W2	W4	W2	W2	C3	11'- 6"		
BATH 1	49 SF	F4	B2	-	W2	W2	W2	W8	C3	10'- 0"		R2
QUEEN 2	185 SF	F5	B1	-	W2	W2	W2	W5	C3	11'- 6"		
BATH 2	49 SF	F4	B2	-	W2	W8	W2	W2	C3	10'- 0"		
QUEEN 3	198 SF	F5	B1	-	W2	W6	W2	W2	C3	11'- 6"		R2
BATH 3	48 SF	F4	B2	-	W2	W2	W2	W8	C3	10'- 0"		
QUEEN 4 ACCESSIBLE	266 SF	F5	B1	-	W2	W2	W2	W2, W7	C3	11'- 6"		
BATH 4	93 SF	F4	B2	-	W8	W2	W2	W2	C3	10'- 0"	R2	CEILING (SEE REFLECTED CEILING PLANS) C1 EXISTING WOOD C2 EXISTING ACT CEILING C3 GYP. BD., PAINT
REMARKS R1 CEILING VAULTED, HEIGHT MEASURED TO PEAK R2 8" H. QUARTZ SHOWER SURROUND												

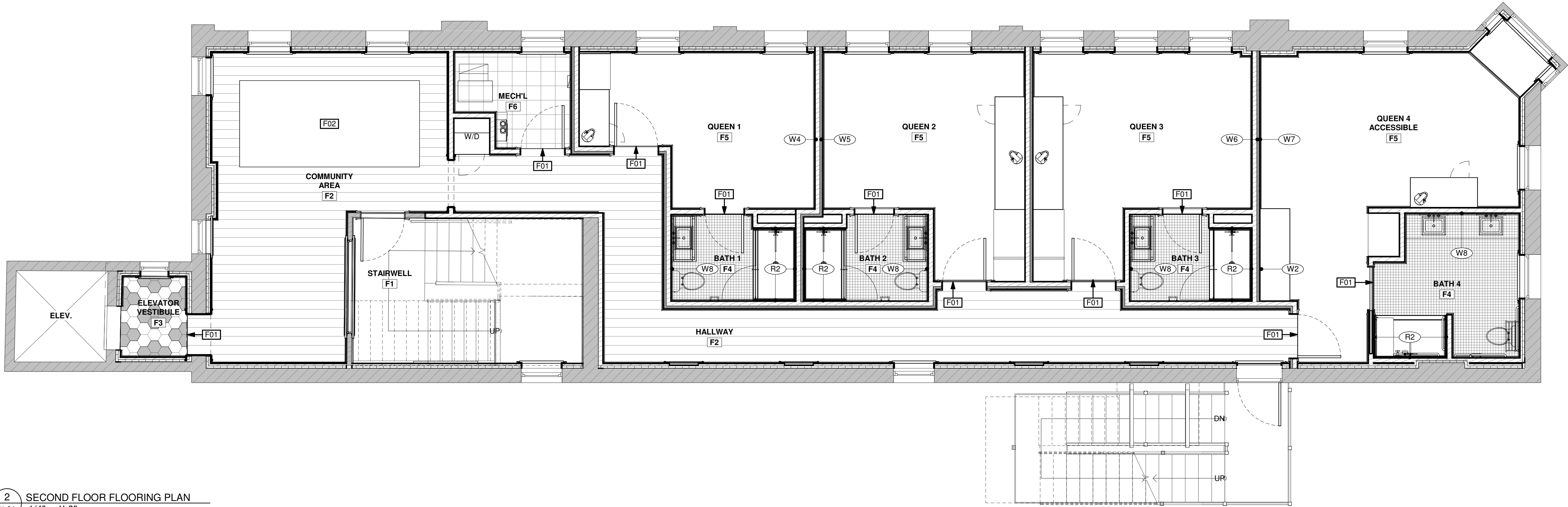
KEY	
FLOOR	
F1	EXISTING
F2	ENGINEERED HARDWOOD FLOOR
F3	CERAMIC TILE 1
F4	CERAMIC TILE 2
F5	CARPET
F6	LVT
BASE	
B1	BASE PROFILE 1, PAINT
B2	COVE TILE
B3	EXISTING
WALL	
W0	EXISTING
W1	EXISTING, PAINT
W2	GYP. BD., PAINT
W3	WAINSCOT (SEE DETAIL)
W4	VINYL WALLCOVERING 1
W5	VINYL WALLCOVERING 2
W6	VINYL WALLCOVERING 3
W7	VINYL WALLCOVERING 4
W8	VINYL WALLCOVERING 5
W9	VINYL WALLCOVERING 6
CEILING	(SEE REFLECTED CEILING PLANS)
C1	EXISTING WOOD
C2	EXISTING ACT CEILING
C3	GYP. BD., PAINT
REMARKS	
R1	CEILING VAULTED, HEIGHT MEASURED TO PEAK
R2	8" H. QUARTZ SHOWER SURROUND

FLOORING PLAN NOTES	
F01	TRANSITION STRIP
F02	AREA RUG, SEE FURNITURE SCHEDULE

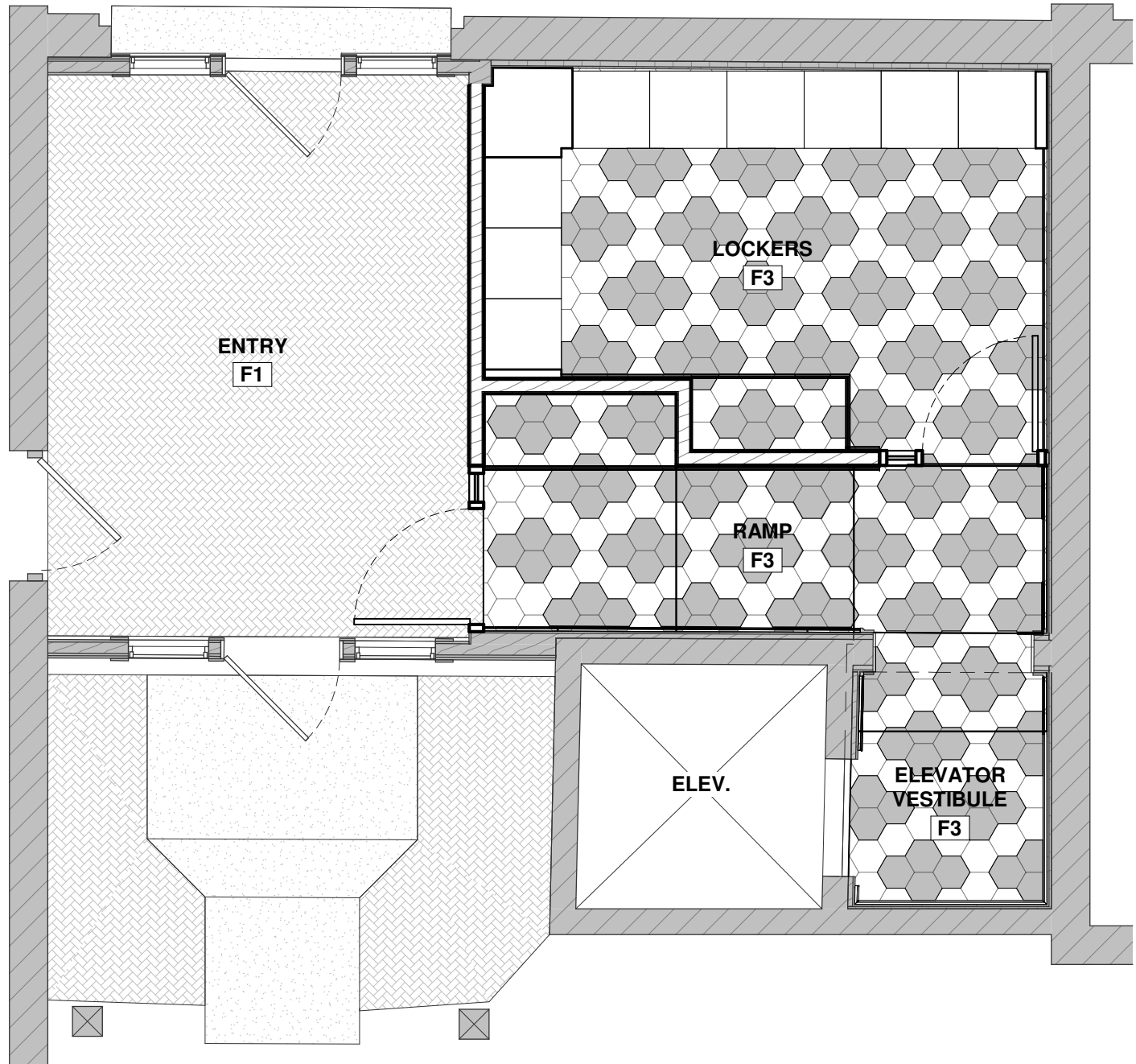


BASE PROFILE 1

3 BASE PROFILE DETAIL
11.01 1 1/2" = 1'-0"



2 SECOND FLOOR FLOORING PLAN
11.01 1/4" = 1'-0"



1 FIRST FLOOR FLOORING PLAN
11.01 1/4" = 1'-0"

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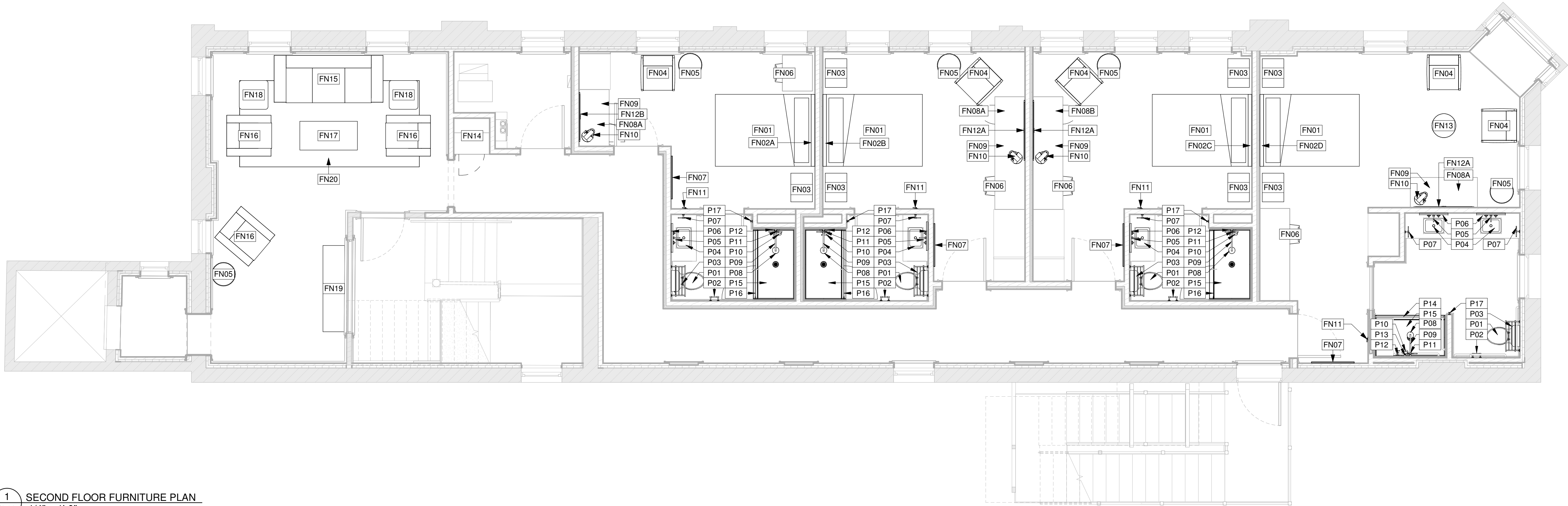
SHEET TITLE
FLOORING PLANS &
ROOM FINISH
SCHEDULE

SHEET NUMBER
11.01

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PLUMBING FIXTURE SCHEDULE									
KEY	TYPE	ITEM QTY.	MFGR.	MAKE	MODEL	PRODUCT #	FINISH	SIZE	NOTES
P01	TOILET	4	KOHLER	KATHRYN	ONE-PIECE COMPACT ELONGATED TOILET	K-3940-0	WHITE		
P02	TP HOLDER	4	KOHLER	PURIST	PIVOTING TOILET TISSUE HOLDER	K-14377-2MB	VIBRANT BRUSHED MODERNE BRASS		
P03	HOTELIER	4	KOHLER	PURIST	HOTELIER	K-14381-2MB	VIBRANT BRUSHED MODERNE BRASS		
P04	SINK	5	KOHLER	KATHRYN	UNDER-MOUNT BATHROOM SINK	K-2330-G-0	WHITE	19 3/4" X 15 5/8"	
P05	FAUCET	5	KOHLER	PURIST	SINK FAUCET WITH CROSS HANDLES	K-14406-3-2MB	VIBRANT BRUSHED MODERNE BRASS		
P06	MIRROR	5	KOHLER	ESSENTIAL	RECTANGLE MIRROR	K-31364-BGL	MODERNE BRUSHED GOLD	24" X 36"	
P07	TOWEL RING	5	KOHLER	PURIST	TOWEL RING	K-14441-2MB	VIBRANT BRUSHED MODERNE BRASS		
P08	SHOWER HEAD	4	KOHLER	PURIST	SINGLE FUNCTION SHOWERHEAD	K-965-AK	VIBRANT BRUSHED MODERNE BRASS		
P09	SHOWER COLUMN	4	KOHLER	HYDRORAIL	R ARCH SHOWER COLUMN	K-45211-2MB	VIBRANT BRUSHED MODERNE BRASS		
P10	HANDSHOWER	4	KOHLER	PURIST	FOUR-FUNCTION HANDSHOWER	K-22166-G-2MB	VIBRANT BRUSHED MODERNE BRASS		
P11	SHOWER HOSE	4	KOHLER	MASTERSHOWER	METAL SHOWER HOSE	K-9514-2MB	VIBRANT BRUSHED MODERNE BRASS	60"	
P12	VALVE TRIM	4	KOHLER	PURIST	VALVE TRIM WITH CROSS HANDLE	K-TS14423-3-2MB	VIBRANT BRUSHED MODERNE BRASS		
P13	HANDSHOWER HOLDER (ADA)	1	KOHLER	AWAKEN	ADJUSTABLE WALL HOLDER	K-98348-2MB	VIBRANT BRUSHED MODERNE BRASS		
P14	SHOWER ROD	1	KOHLER	ELATE	STRAIGHT SHOWER ROD	K-33810-2MB	VIBRANT BRUSHED MODERNE BRASS		
P15	SHOWER BASE	4	KOHLER	STONERIDGE	CENTER DRAIN ADA	K-44166-HW1	HONED WHITE	62" X 36"	
P16	SHOWER DOOR	3	-	-	-	-	-	78" H.	R1,R2
P17	ROBE HOOK	4	KOHLER	PURIST	ROBE HOOK	K-14443-2MB	VIBRANT BRUSHED MODERNE BRASS		
KEY									
REMARKS									
R1 BY GENERAL CONTRACTOR									
R2 ALL HARDWARE TO MATCH DOOR OR PLUMBING FIXTURE HARDWARE									

FURNITURE & APPLIANCE SCHEDULE									
KEY	TYPE	QTY.	MANUFACTURER	MODEL	PRODUCT #	FINISH	FABRIC	SIZE	REMARKS
FN01	BED	4	-	-	-	-	-	QUEEN	R1
FN02A	HEADBOARD (QUEEN 1)	1	KNOLL TEXTILES	-	466798003 466931011	-	PLAIDTASTIC DAZZLE UTOPIA ATLANTIC	60" x 72"	R3
FN02B	HEADBOARD (QUEEN 2)	1	KNOLL TEXTILES	-	466798001 466931014	-	PLAIDTASTIC TECHNICOLOR UTOPIA APRICOT	60" x 72"	R3
FN02C	HEADBOARD (QUEEN 3)	1	KNOLL TEXTILES	-	466798005 466931010	-	PLAIDTASTIC CHILL UTOPIA WATER	60" x 72"	R3
FN02D	HEADBOARD (QUEEN 4)	1	KNOLL TEXTILES	-	466798002 466931009	-	PLAIDTASTIC SNAZZY UTOPIA SEASIDE	60" x 72"	R3
FN03	NIGHTSTAND	7	-	-	-	-	-	-	R1
FN04	SIDE CHAIR (BEDROOMS)	5	-	-	-	-	-	-	R1
FN05	SIDE TABLE	5	-	-	-	-	-	-	R1
FN06	DESK CHAIR	4	-	-	-	-	-	-	R1
FN07	MIRROR (BEDROOMS)	4	CB2	CLOONEY ANTIQUED RECTANGULAR WALL MIRROR	217262	BLACK IRON	-	36" x 48"	R2
FN08A	UC REFRIGERATOR (LH)	3	INNOVATIVE	40 LITER FRAMELESS GLASS DOOR	INN402CGDF	BLACK	-	22" H. x 15.9" W	-
FN08B	UC REFRIGERATOR (RH)	1	INNOVATIVE	40 LITER FRAMELESS GLASS DOOR	INN402CGDF	BLACK	-	22" H. x 15.9" W	-
FN09	MICROWAVE	4	-	-	-	-	-	24" W.	R1
FN10	COFFEE STATION	4	-	-	-	-	-	-	R1
FN11	ROBE HOOK	4	MOEN	ALIGN DOUBLE ROBE HOOK	YB0402BL	MATTE BLACK	-	-	-
FN12A	TV (55")	3	-	-	-	-	-	-	R1
FN12B	TV (43")	1	-	-	-	-	-	-	R1
FN13	OTTOMAN	1	-	-	-	-	-	20" DIA., 18" H.	R1
FN14	ALL-IN-ONE W/D	1	GE	24" WASHER/DRYER COMBO	GFG14ESSNWW	WHITE	-	24" W.	R4
FN15	SOFA	1	-	-	-	-	-	-	R1
FN16	SIDE CHAIR (COMM. AREA)	3	-	-	-	-	-	-	R1
FN17	COFFEE TABLE (COMM. AREA)	1	-	-	-	-	-	24" x 48"	R1
FN18	END TABLE	2	-	-	-	-	-	-	R1
FN19	CONSOLE TABLE	1	-	-	-	-	-	-	R1
FN20	AREA RUG	1	-	-	-	-	-	150" x 72"	R1
KEY									
REMARKS									
R1 SELECTED BY OWNER									
R2 MOUNTED 48" A.F.F. TO BOTTOM									
R3 BOTTOM FABRIC TO 18" ABOVE T.O. MATTRESS, UPPER FABRIC CHANNEL TUFTING TO TOP									
R4 INSTALL WITH 4" ADA RISER AND DRIP PAN - GAF14OSSNWW									




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COMMERCIAL REMODEL FOR:
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632 N 8TH STREET UNIT 2
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PROJECT NUMBER
24.091

DRAWN BY
Z. WENDT

CHECKED BY
J. LEHRKE

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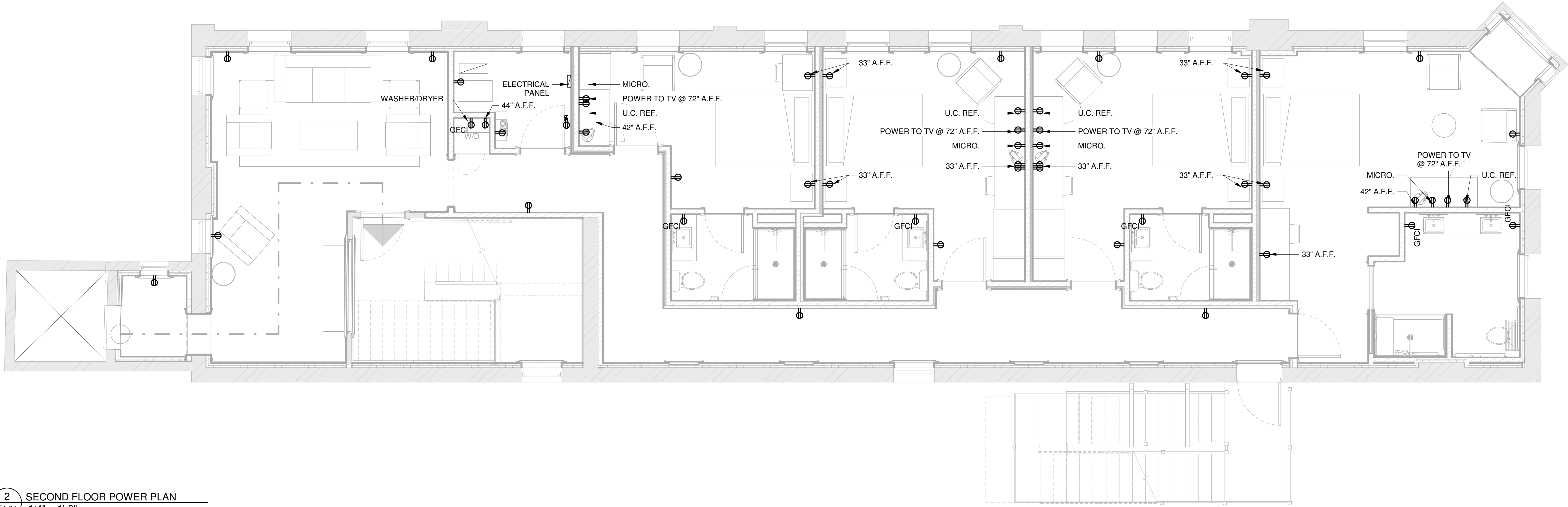
SHEET TITLE
FURNITURE &
APPLIANCE PLANS &
SCHEDULE

SHEET NUMBER
11.02

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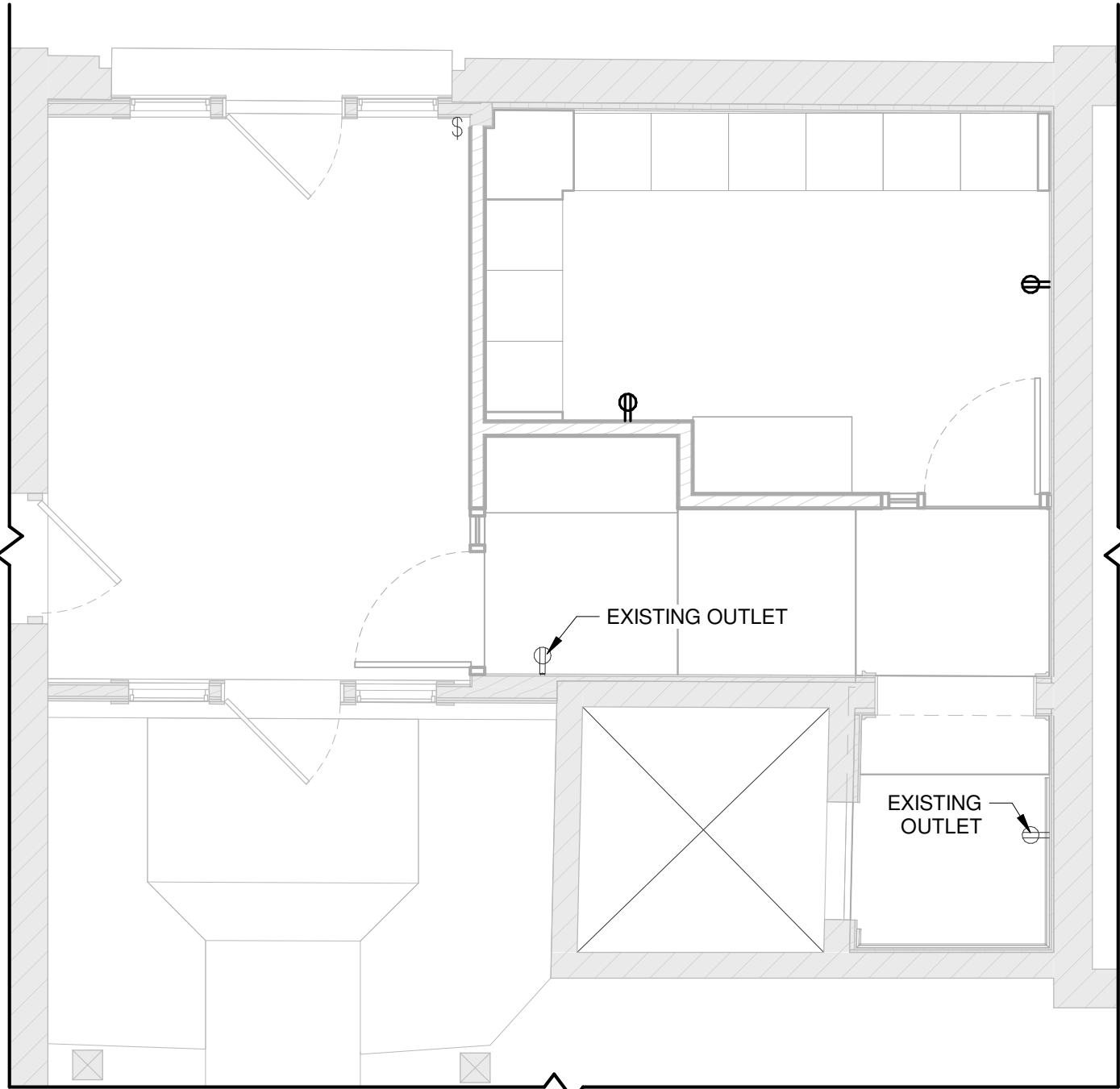
GENERAL ELECTRICAL NOTES

ELECTRICAL PLANS SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.



2 SECOND FLOOR POWER PLAN
1/4" = 1'-0"

ELECTRICAL PLAN LEGEND					
	RECEPTACLE DUPLEX OUTLET		DUPLEX ELECTRIC SWITCH		CEILING-MOUNTED LIGHT FIXTURE
	GFCI RECEPTACLE OUTLET		3-WAY ELECTRIC SWITCH		RECESSED CAN LIGHT FIXTURE
	220-VOLT APPLIANCE OUTLET		4-WAY ELECTRIC SWITCH		WALL-MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET WEATHERPROOF		OCCUPANCY SENSOR		CEILING FAN & LIGHT FIXTURE
	POWER FOR ELECTRIC WALL HEATER		DAYLIGHT SENSOR & TIMER		UNDER CABINET LED
	FLOOR OUTLET		CEILING-MOUNTED SMOKE DETECTOR		4' FLUORESCENT (1 LAMP)
	ELECTRIC THERMOSTAT		CEILING-MOUNTED SMOKE & CARBON MONOXIDE DETECTOR		1' x 4' FLUORESCENT (2 LAMP)
	DOOR BELL		EXHAUST FAN		2' x 2' FLUORESCENT (2-3 LAMP)
	TELEPHONE & CABLE OUTLET		EMERGENCY EXIT SIGN		2' x 4' FLUORESCENT (3-4 LAMP)
	SECURITY CAMERA		TRACK LIGHTING		



1 FIRST FLOOR POWER PLAN
1/4" = 1'-0"

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SHEET TITLE
POWER PLANS

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E1.01

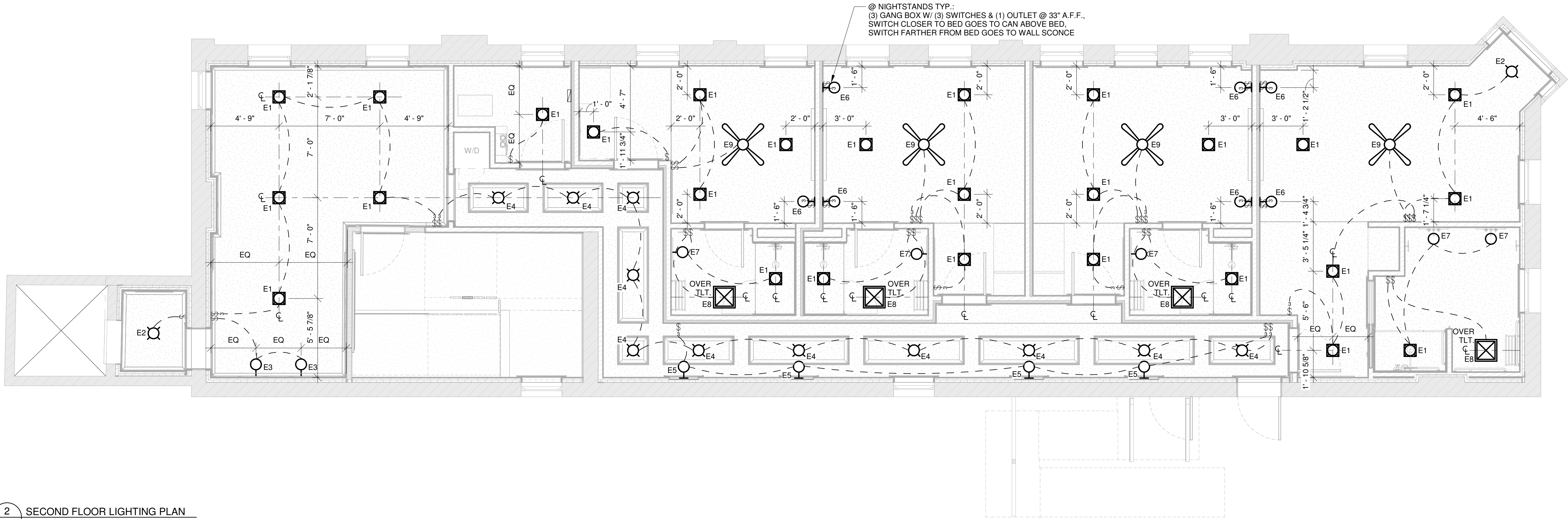
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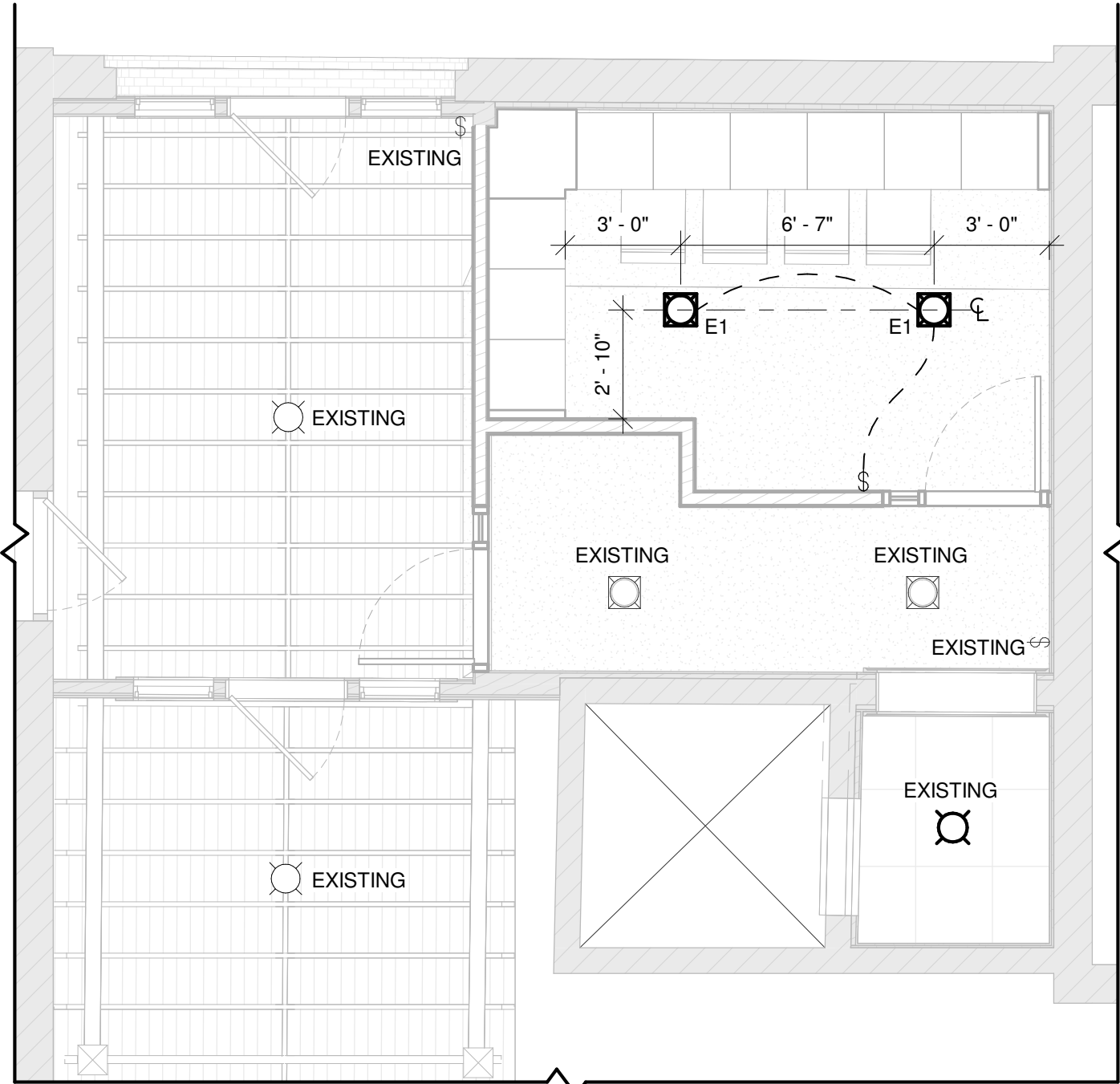
LIGHTING FIXTURE SCHEDULE											
KEY	TYPE	QTY.	MANUFACTURER	MODEL	PRODUCT #	FINISH	BULBS PER FIXT.	WATT.	BASE	MOUNTING HEIGHT	REMARKS
E1	RECESSED CAN	29	-	-	-	WHITE	0	10	-	VARIES	-
E2	PENDANT	2	VISUAL COMFORT & CO.	PRECISION LARGE PENDANT	KW 5223AB-WG	ANTIQUE-BURNISHED BRASS	1	60	E26	VARIES	-
E3	ENTRY SCONCE	2	VISUAL COMFORT & CO.	MCCARREN SINGLE SCONCE	RL 2551NB-WG	NATURAL BRASS	1	60	E26	7'-0"	-
E4	HALLWAY LIGHT	11	VISUAL COMFORT & CO.	NODES LARGE FLUSH MOUNT	KF1021BBS	BURNISHED BRASS	1	3	G9 T4	10'-0"	-
E5	NICHE SCONCE	4	VISUAL COMFORT & CO.	NODES DOUBLE SCONCE	KWL1012BBS	BURNISHED BRASS	2	6	G9 T4	5'-10"	-
E6	BEDROOM SCONCE	7	VISUAL COMFORT & CO.	NODES LARGE PIVOT SCONCE	KW1031BBS	BURNISHED BRASS	1	3	G9 T4	3'-6"	-
E7	VANITY SCONCE	5	VISUAL COMFORT & CO.	BISTRO DOUBLE LIGHT CURVED SCONCE	S 2026HAB/BLK-WG	HAND-RUBBED ANTIQUE BRASS AND BLACK	2	80	E12	7'-0"	-
E8	EXHAUST FAN & LIGHT	4	-	-	-	-	-	-	-	10'-0"	R1, R2
E9	CEILING FAN	4	VISUAL COMFORT & CO.	MAVERICK 52" CEILING FAN	3MAVR52RZW	MATTE WHITE/MATTE WHITE	-	-	-	11'-6"	-
KEY											
REMARKS											
R1 SELECTED BY OWNER											
R2 TIE FAN & LIGHT TOGETHER ON ONE SWITCH											

GENERAL LIGHTING NOTES	
• LIGHTING PLANS SHOULD BE CONSIDERED CONCEPTUAL IN NATURE. FINAL DESIGN SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL DESIGN-BUILD SUBCONTRACTOR.	
• CEILING-MOUNTED LIGHT FIXTURES SHALL BE CENTERED IN ROOMS OR SPACES U.O.N.	



2 SECOND FLOOR LIGHTING PLAN
1/4" = 1'-0"

ELECTRICAL PLAN LEGEND					
	RECEPTACLE DUPLEX OUTLET		DUPLEX ELECTRIC SWITCH		CEILING-MOUNTED LIGHT FIXTURE
	GFCI RECEPTACLE OUTLET		3-WAY ELECTRIC SWITCH		RECESSED CAN LIGHT FIXTURE
	220-VOLT APPLIANCE OUTLET		4-WAY ELECTRIC SWITCH		WALL-MOUNTED LIGHT FIXTURE
	DUPLEX OUTLET WEATHERPROOF		OCCUPANCY SENSOR		CEILING FAN & LIGHT FIXTURE
	POWER FOR ELECTRIC WALL HEATER		DAYLIGHT SENSOR & TIMER		UNDER CABINET LED
	FLOOR OUTLET		CEILING-MOUNTED SMOKE DETECTOR		4' FLUORESCENT (1 LAMP)
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	DOOR BELL		EXHAUST FAN		2' x 2' FLUORESCENT (2-3 LAMP)
	TELEPHONE & CABLE OUTLET		EMERGENCY EXIT SIGN		2' x 4' FLUORESCENT (3-4 LAMP)
	SECURITY CAMERA		TRACK LIGHTING		



1 FIRST FLOOR LIGHTING PLAN
1/4" = 1'-0"

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SHEET NUMBER	E1.02

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