

A NEW BUILDING ADDITION FOR: SAUVE'S AUTO TWO RIVERS, WISCONSIN

PROJECT DATA	
GOVERNING AUTHORITY - WISCONSIN DEPT. OF COMMERCE SAFETY AND BUILDINGS DIVISION	
REFERENCED CODE	INTERNATIONAL BUILDING CODE 2015
CLASS OF CONSTRUCTION	III-B
OCCUPANCY CLASSIFICATION	BUSINESS (B), STORAGE (S-1)
LOCAL ZONING AUTHORITY	CITY OF TWO RIVERS
BUILDING SPRINKLED	NO (NO CHANGE)
BUILDING AREA:	
FIRST FLOOR EXIST. BUILDING:	2,967 S.F.
FIRST FLOOR NEW ADDITION:	3,645 S.F.
PROJECT AREA:	4,110 S.F. (INCLUDING INTERIOR REMODEL @ EXIST. WAITING AREA)
TOTAL BUILDING SQ. FT.:	6,632 S.F.

IMPORTANT NOTES:
INFORMATION SHOWN ON THESE DRAWINGS (FOR PLUMBING, HVAC, ELECTRICAL AND FIRE PROTECTION) IS FOR GENERAL DESIGN INTENT/BIDDING PURPOSES ONLY.

ALL CONTRACTORS TO COMPLY WITH ALL LOCAL/STATE CODES AND ORDINANCES.

ALL PLUMBING, HVAC, ELECTRICAL AND FIRE PROTECTION CONTRACTORS ARE RESPONSIBLE FOR DESIGN, STATE SUBMITTAL AND ALL FEES/PERMITS ASSOCIATED WITH THESE TRADES FOR COMPLETION OF WORK OUTLINED.

IMPORTANT CONTRACTORS NOTES:
ALL CONTRACTORS TO SUBMIT DESIGN/BUILD (PLUMBING, HVAC, ELECTRICAL AND FIRE PROTECTION) DRAWINGS FOR OWNER REVIEW PRIOR TO STARTING WORK.

NOTE:
ALL TRADES SHALL CROSS REFERENCE ALL CONSTRUCTION DOCUMENTS FOR COORDINATION AND SCOPE OF WORK.

NOTE:
ALL PRODUCT SUBSTITUTIONS MUST BE SUBMITTED TO ARCHITECT PRIOR TO BIDDING.

MATERIAL INDEX-PLANS,SECTIONS

	EARTH		RIGID INSULATION		ROUGH LUMBER/ BLOCKING
	COMPACTED FILL		BATT INSULATION		PLYWOOD
	GRAVEL FILL		DRYWALL		FINISHED LUMBER
	POURED CONCRETE/ PRECAST		STEEL		EXISTING WALL TO BE REMOVED
	CONCRETE BLOCK		SPRAY FOAM INSULATION		EXISTING WALL TO REMAIN
	FACE BRICK		BITUMINOUS PAVING		CONSTRUCT NEW WALL

REFERENCE SYMBOLS

- SECTION CUT SYMBOL (WALL SECTIONS)**
- SECTION DESIGNATION (NUMBER FOR CROSS SECTION & LETTER FOR WALL SECTION)
 - DRAWING NUMBER ON WHICH SECTION APPEARS
- PLAN DETAIL / ENLARGED PLAN SYMBOL**
- DETAIL NUMBER
 - DRAWING NUMBER ON WHICH DETAIL APPEARS
- DETAIL CUT SYMBOL**
- DETAIL NUMBER
 - DRAWING NUMBER ON WHICH DETAIL APPEARS
- ELEVATION MARKS**
- ELEVATION MARK - NEW
 - ELEVATION MARK - EXISTING

DRAWING SYMBOLS

- DOOR TAG
- REVISION NUMBER
- GLAZING TAG
- COLUMN LINE DESIGNATION- NEW
- WALL TYPE
- STAIRWAY DIRECTION INDICATION
- KEYNOTE MARK - ACCESSORIES
- KEYNOTE MARK - DEMOLITION NOTES
- KEYNOTE MARK - PLAN NOTES
- SPOT ELEVATION MARKER

PROJECT LOCATION

1421 WASHINGTON STREET
TWO RIVERS, WISCONSIN 54241



INDICATES PROJECT LOCATION
AERIAL PLAN
NO SCALE



INDICATES PROJECT LOCATION
VICINITY PLAN
NO SCALE



SHEET INDEX

- GENERAL**
- C-S COVER SHEET
- ARCHITECTURAL**
- D-1.0 DEMOLITION PLAN
 - A-1.1 OVERALL FLOOR PLAN
 - A-2.1 ROOM FINISH SCHEDULE, INTERIOR WALL TYPES, & ENLARGED TOILET ROOMS
 - A-3.1 OPENING SCHEDULE, DOOR & FRAME ELEVATIONS
 - A-3.2 CASEWORK ELEVATIONS & DETAILS
 - A-4.1 EXTERIOR ELEVATIONS
 - A-4.2 EXTERIOR ELEVATIONS
 - A-5.1 BUILDING SECTIONS
 - A-6.1 WALL SECTIONS
 - A-6.2 WALL SECTIONS
 - A-6.3 WALL SECTIONS
 - A-6.4 PIT SECTIONS
 - A-7.1 DETAILS
 - A-8.1 ROOF PLAN
 - A-9.1 REFLECTED CEILING PLAN
- STRUCTURAL**
- S-0.0 GENERAL NOTES
 - S-0.1 GENERAL NOTES & STRUCTURAL LOADS
 - S-1.0 FOUNDATION PLAN
 - S-2.0 ROOF FRAMIN PLAN
 - S-4.0 FOUNDATION DETAILS & SCHEDULES
 - S-4.1 FOUNDATION DETAILS
 - S-4.2 GENERAL FRAMING NOTES & DETAILS
 - S-4.3 FASTENING SCHEDULES & DETAILS
 - S-4.4 MASONRY SCHEDULES & DETAILS

REV. BY	DATE	REVISION DESCRIPTION

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET | MANITOWOC, WISCONSIN 54220
PHONE 920-682-6105 | WWW.ACEBUILDINGSERVICE.COM

Civil & Structural
A DIVISION OF ACE BUILDING SERVICE

SMT
SUPERVISING PROFESSIONAL

PROJECT INFORMATION:
SAUVE'S AUTO
TWO RIVERS, WISCONSIN

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION	
A.C.E. JOB NO.	
DATE:	08-19-2014
DRAWN BY:	DAH
SCALE:	As indicated
COVER SHEET	
SHEET	
C-S	

NO.	REVISION DESCRIPTION	DATE	REV. BY

GENERAL NOTE:
 ONLY NEW DOORS & WINDOWS ARE TAGGED ON FLOOR PLAN. ALL EXISTING DOORS & WINDOWS ARE UNTAGGED & SHALL REMAIN AS-IS, UNLESS OTHERWISE NOTED.

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A.C.E. JOB NO.	08-19-204
DATE:	08-19-204
DRAWN BY:	DAH
SCALE:	As indicated
FIRST FLOOR PLAN	

SHEET
A-1.1

GENERAL FLOOR PLAN NOTES:

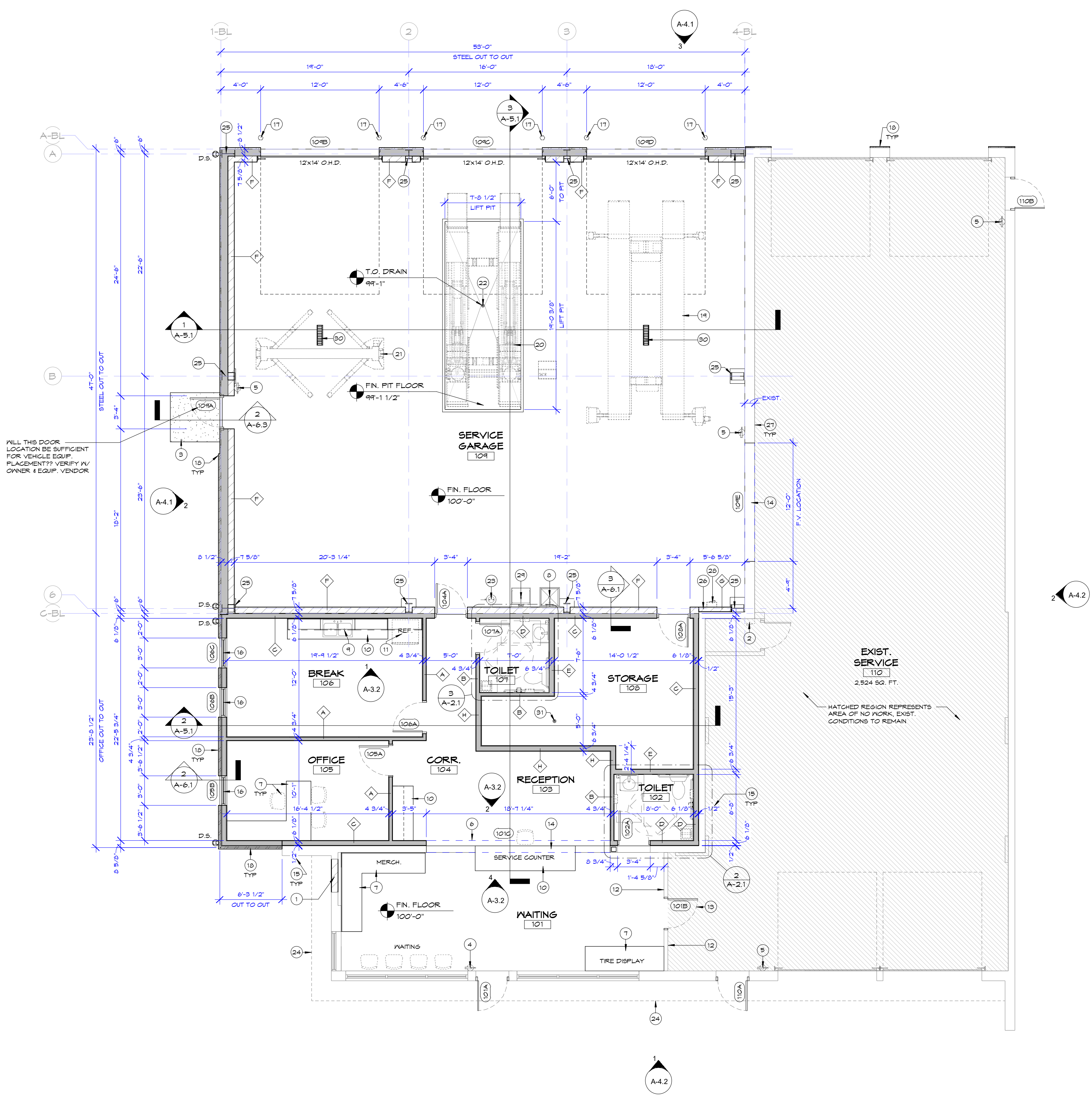
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKING OR GROUTED CMU CORES FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. IN FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO COORDINATE WHETHER ANY CMU CORES NEED GROUTED FOR WALL-MOUNTED EQUIPMENT.
- REFER TO SITE PLAN SHEET FOR CONCRETE WALK LAYOUT.
- BULL-NOSE CMU REQUIRED AT CORNERS- REFER TO INTERIOR WALL TYPES FOR ADD'L. INFORMATION.

STANDARD FLOOR PLAN NOTATION:

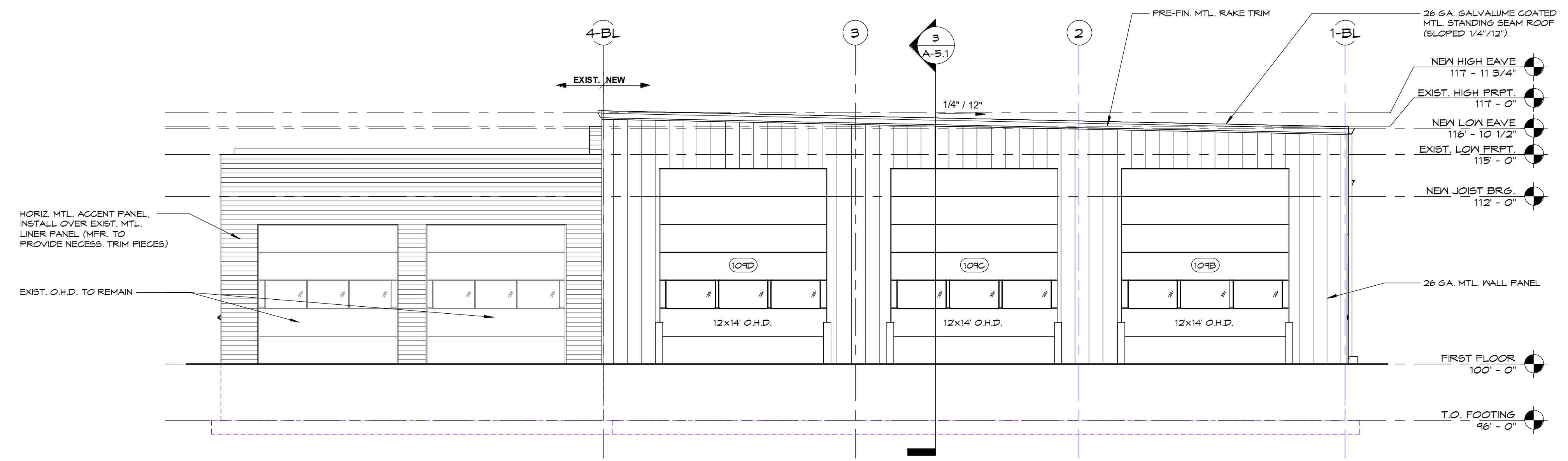
- INDICATES EXIT LIGHTS (SEE LIFE-SAFETY PLAN SHEET, REFL. CLG. PLANS AND ELECTRICAL PLANS FOR LOCATIONS)
- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. (MOUNT AT 4'-0" A.F.F. MAX. TO TOP/EXTINGUISHER.)
- FLOOR DRAIN
- CATCH BASIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.
- DOWN-SPOUT

KEYED PLAN NOTES

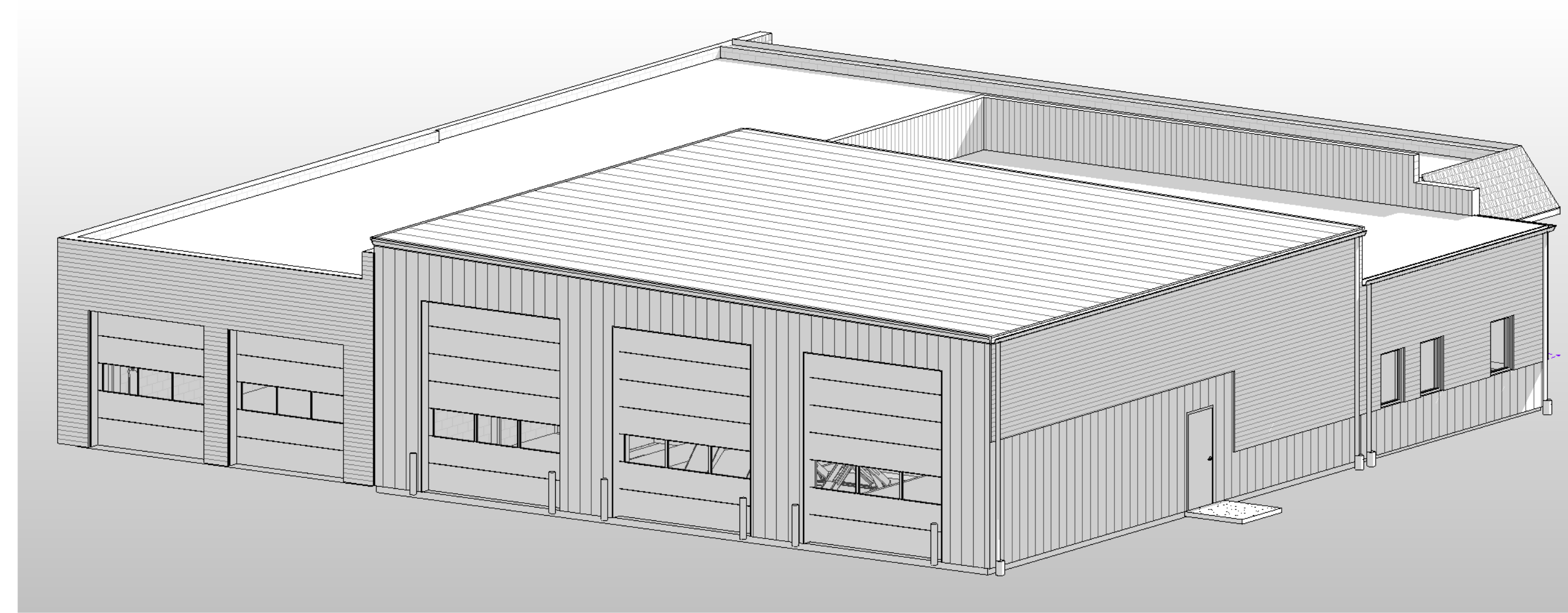
1	DEMO EXISTING DOOR, & INFILL WITH NEW WALL. NEW WALL TO MATCH EXISTING WALL CONSTRUCTION.
2	EXISTING ELECTRIC PANEL, CONDUIT, & WIRING TO REMAIN.
3	CONCRETE SToop SLAB WITH FRESH WALL FOUNDATION. 2" RIGID INSULATION INSTALLED UNDER SToop SLAB. REFER TO SECTIONS & STRUCTURAL DRAWINGS, TYP.
4	EXISTING FIRE EXTINGUISHER TO REMAIN IF ACCEPTABLE PER CODE. VERIFY WITH FIRE INSPECTOR.
5	NEW WALL MOUNTED FIRE EXTINGUISHER. REFER TO LIFE SAFETY PLANS FOR MORE INFO.
6	DASHED LINE REPRESENTS CEILING/SOFFIT OVERHEAD. REFER TO REFLECTED CEILING PLANS FOR MORE INFO.
7	FURNITURE/EQUIPMENT BY OWNER.
8	NEW MOP SINK W/ MOP HOLDER.
9	SINK BY PLUMBING CONTRACTOR.
10	CASEWORK BY CABINETRY PROVIDER. PROVIDE GROMMETS AS NEEDED.
11	REFRIGERATOR BY OWNER. PROVIDE WATER LINE AS NEEDED. VERIFY WITH PLUMBING CONTRACTOR.
12	PROVIDE NEW GYP. BD. & PLASTER @ EXISTING WALL. (WAITING ROOM SIDE ONLY).
13	NEW DOOR IN EXISTING ROUGH OPENING. PATCH WALL AS REQUIRED FROM DEMO WORK. SEE OPENING SCHEDULE FOR NEW DOOR INFO.
14	NEW WALL OPENING IN EXISTING CMU WALL. PROVIDE NEW LINTEL AS NEEDED. REFER TO STRUCTURAL DRAWINGS.
15	NEW 2x6 WOOD STUD FURRING WALL TO BE HELD 1/2" OFF OF EXISTING CMU WALL. TYP.
16	PROVIDE NEW SOLID SURFACE SILL WITH DRYWALL RETURNS AT HEAD & JAMBS OF NEW WINDOW.
17	6" DIAMETER STEEL PIPE BOLLARD (COORDINATE EXACT LOCATION WITH OVERHEAD DOOR SUPPLIER). FILLED SOLID W/ CONC. PRIME. PROVIDE PLASTIC SLEEVE COVER (COLOR: T.B.D.). REFER TO TYPICAL BOLLARD DETAILS FOR MORE INFO.
18	HORIZONTAL METAL ACCENT PANEL INSTALLED OVER METAL LINER PANEL.
19	ROTARY ALIGNMENT FOUR POST VEHICLE LIFT. PROVIDED & INSTALLED BY OWNER & OWNER'S VENDOR. COORDINATE ANY NECESSARY M.E.P. ITEMS WITH PERTINENT CONTRACTOR(S).
20	HUNTER RX-12 SCISSOR LIFT. WITH FLOOR PIT. PROVIDED & INSTALLED BY OWNER & OWNER'S VENDOR (CENTERED ON MIDDLE SERVICE BAY). CONTRACTOR SHALL INSTALL A PVC CONDUIT TO LIFT CONTROL BOX. VERIFY PLACEMENT AND CONDUIT SIZE WITH VENDOR & OWNER. ELECTRICAL CONTRACTOR TO PROVIDE ELEG. CONNECTION AND DROP DOWN DUPLEX OUTLET W/ REEL TO LIFT. VERIFY LOCATION WITH OWNER. SEE FLOOR PIT SECTIONS FOR MORE INFO.
21	ROTARY SP016/20 TWO POST LIFT. PROVIDED & INSTALLED BY OWNER & OWNER'S VENDOR. COORDINATE ANY NECESSARY M.E.P. ITEMS WITH PERTINENT CONTRACTOR(S).
22	FLOOR DRAIN. BY PLUMBING CONTRACTOR. (PITCH SLAB TO DRAIN). REFER TO PIT SECTIONS & PLUMBING DRAWINGS FOR MORE INFO.
23	EMERGENCY EYE WASH. BY PLUMBING CONTRACTOR.
24	DASHED LINE REPRESENTS EXISTING SOFFIT ABOVE.
25	COLUMN PER PEMB SUPPLIER.
26	PROVIDE 6" CMU WALL. HERE AS NEEDED FOR EXISTING WALL JOG. CAN USE 8" CMU IF THERE'S ENOUGH CLEARANCE. VERIFY IN FIELD.
27	RELOCATE EXISTING ELECTRICAL, GAS, WATER, & AIR LINES AS NEEDED FOR NEW WALL OPENING. VERIFY EXACT EXTENTS ON SITE.
28	NEW ELECTRICAL PANEL. PROVIDED BY ELECTRICAL CONTRACTOR.
29	NEW UTILITY SINK. BY PLUMBING CONTRACTOR.
30	2'-0" LONG X 6" WIDE AGO TRENCH DRAIN. VERIFY EXACT LOCATION WITH VEHICLE LIFT PROVIDER & PLUMBER (CENTER ON GARAGE BAY).
31	FLOOR DRAIN. BY PLUMBING CONTRACTOR.



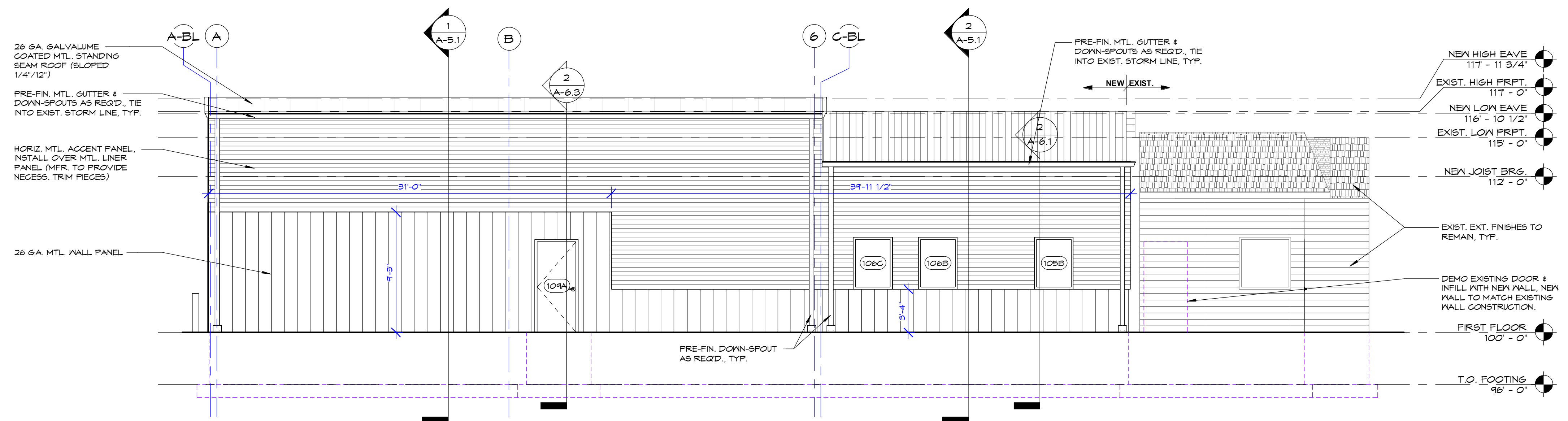
TRUE
 N
 1
 A-1.1
 3/16" = 1'-0"
FIRST FLOOR PLAN



3 BUILDING ELEVATION - EAST
3/16" = 1'-0"



1 3D - NORTHEAST PERSPECTIVE



2 BUILDING ELEVATION - NORTH
3/16" = 1'-0"

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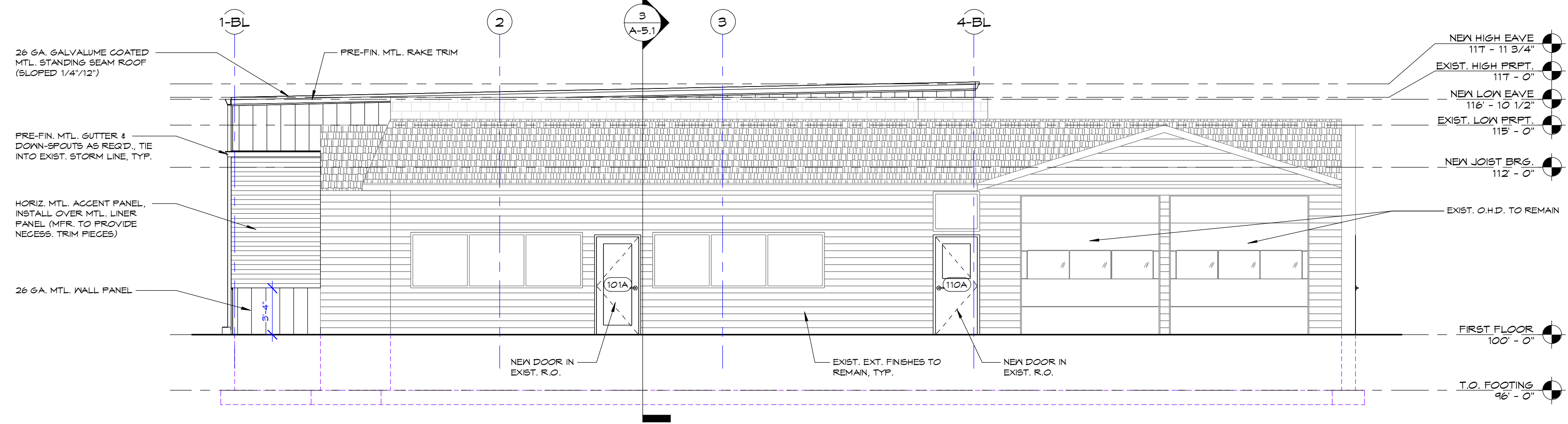
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DATE: 08-19-204
DRAWN BY: DAH
SCALE: 3/16" = 1'-0"

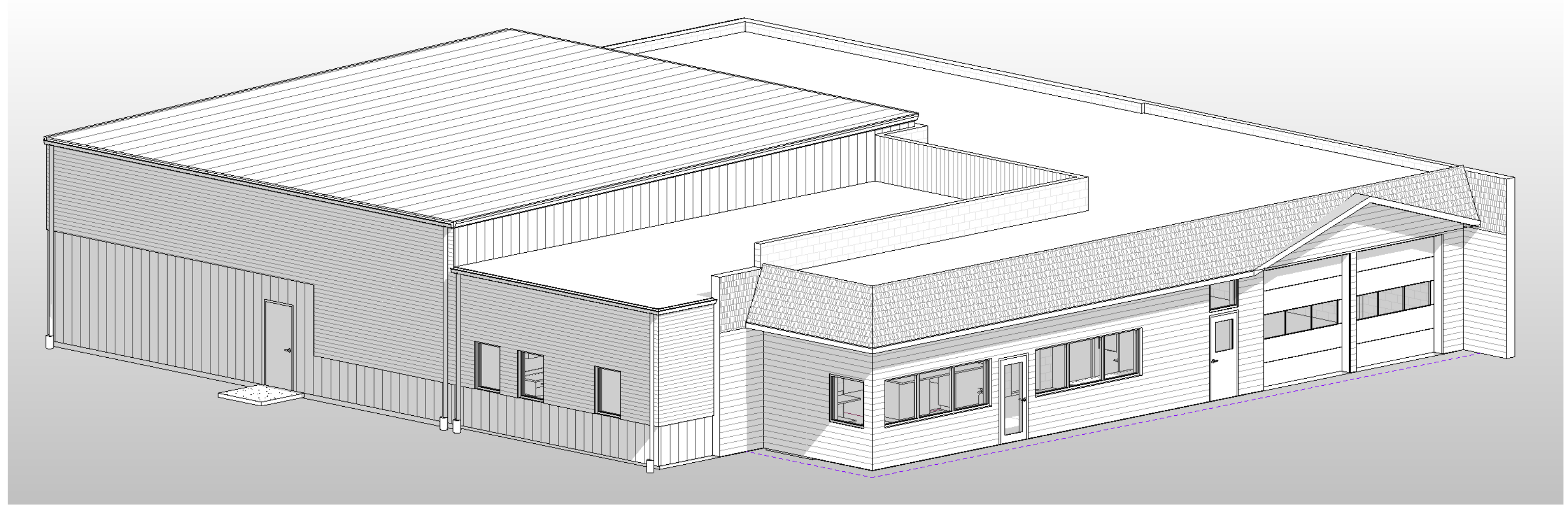
EXTERIOR ELEVATIONS

SHEET

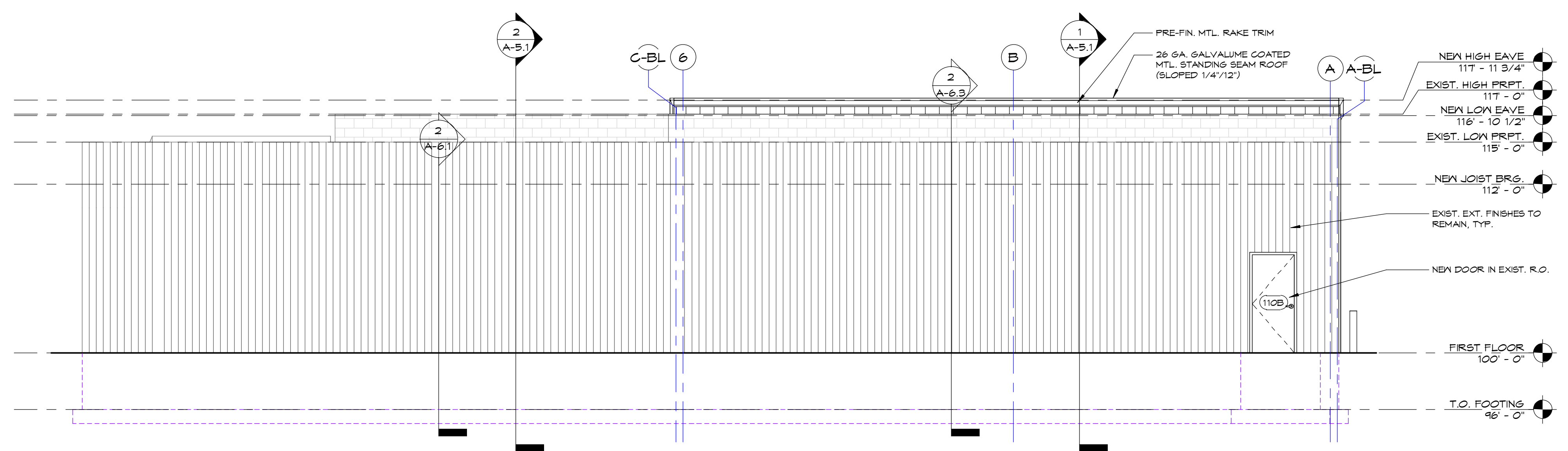
A-4.1



1 BUILDING ELEVATION - WEST
3/16" = 1'-0"



3 3D - NORTHWEST PERSPECTIVE



2 BUILDING ELEVATION - SOUTH
3/16" = 1'-0"

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Section 3, Item D.

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A.C.E. JOB NO. _____

DATE: 08-19-2014

DRAWN BY: DAH

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

EXTERIOR ELEVATIONS

SHEET

A-4.2