

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
A2	GENERAL NOTES
A3	EXISTING, DEMO, & REMODELED FLOOR PLANS

A LOCKER ROOM & TOILET ROOM REMODEL FOR:

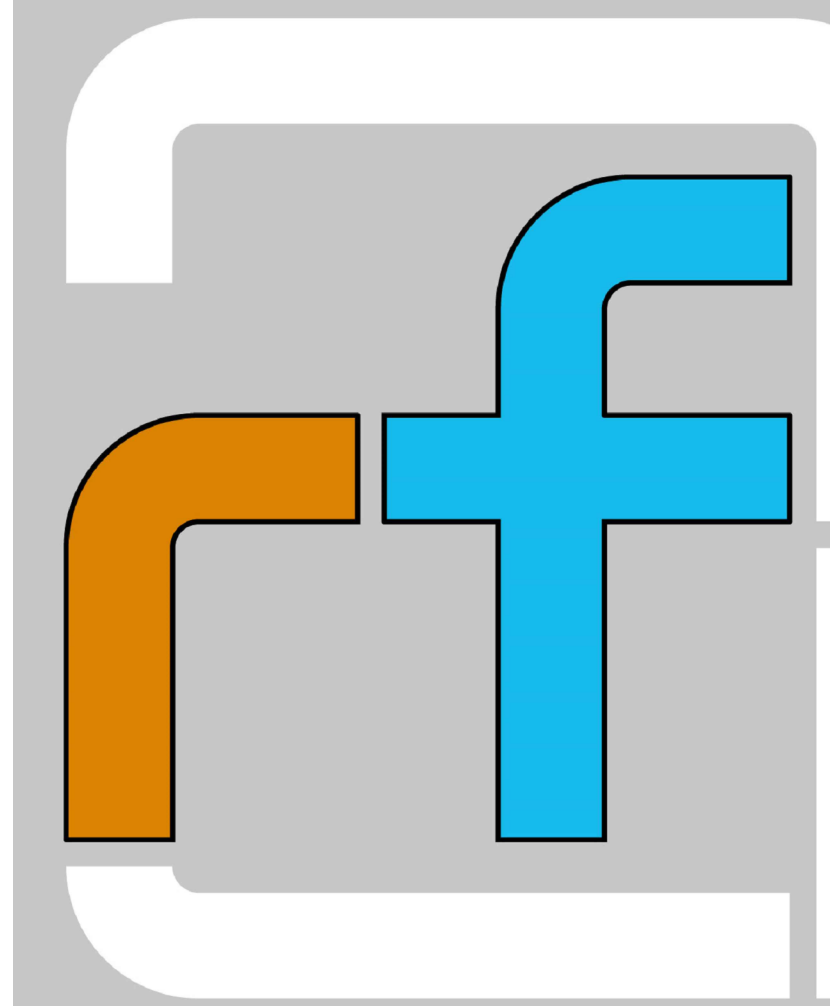
RACINE COUNTY ROCHESTER DPW GARAGE

31929 ACADEMY RD (CTH FF)

ROCHESTER, WI 53167

RUDIE | FRANK ARCHITECTURE

920 GOOLD STREET
RACINE, WISCONSIN 53402
262-634-5565



RACINE COUNTY - ROCHESTER DPW LOCKER RM

PROJECT INFO

PROJECT AREA

361SF

MAJOR OCCUPANCY GROUP:

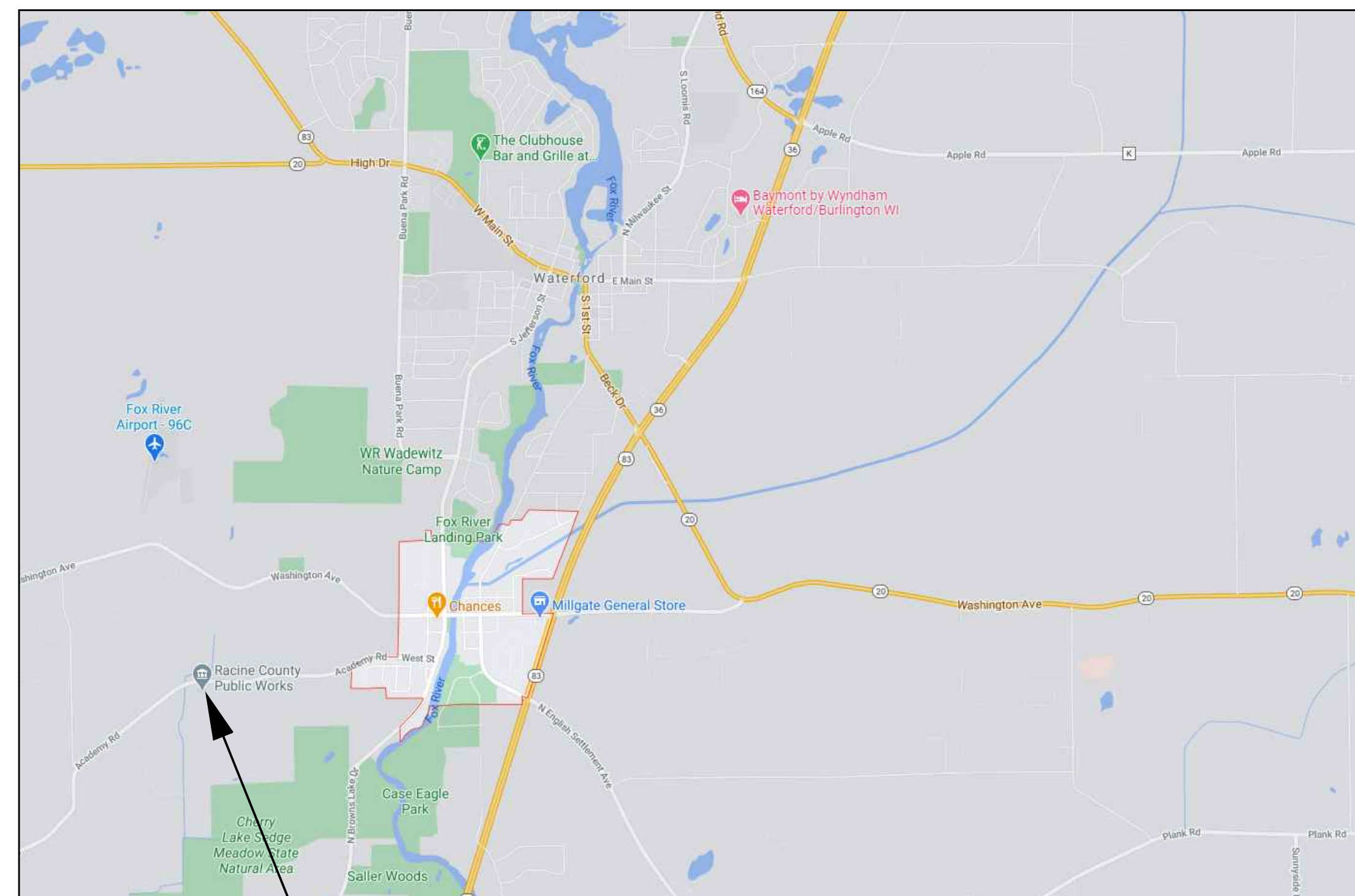
GROUP S1 - MOTOR VEHICLE REPAIR GARAGE

FIRE PROTECTION:

NONE

CONSTRUCTION CLASS:

TYPE IIB



PROJECT
LOCATION

PROJECT
LOCATION MAP
NO SCALE

REVISIONS

DATE

JAN. 21, 2021

PROJECT NO.

45-20

SHEET NO.

1

GENERAL NOTES

1. THE FOLLOWING GENERAL AND SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THESE PLANS. THESE NOTES SUPPLEMENT AND ARE MADE A PART OF THE ENTIRE CONTRACT DOCUMENTS.

2. ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:

- PLANS AND SPECIFICATIONS
- LATEST EDITION OF WISCONSIN ENROLLED COMMERCIAL BUILDING CODE.
- GOVERNING LOCAL AND MUNICIPAL CODES
- STATE OF WISCONSIN DNR
- OSHA AND EPA REQUIREMENTS
- ANSI 111 - ACCESSIBLE (USABLE) BUILDINGS AND FACILITIES
- CONCRETE CONSTRUCTION: AMERICAN CONCRETE INSTITUTE
- STRUCTURAL AND MISCELLANEOUS STEEL WORK: AMERICAN INSTITUTE OF STEEL CONSTRUCTION CODE OF STANDARD PRACTICE
- STEEL JOISTS AND ACCESSORIES: STEEL JOIST INSTITUTE

CONTRACTOR SHALL INSURE FAMILIARITY OF THE ABOVE ITEMS. ARCHITECT INSPECTIONS SHALL BE IN CONFORMANCE WITH THE ABOVE.

3. CONTRACTOR TO CROSS CHECK DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS. ARCHITECT TO BE NOTIFIED OF ANY VARIANCE BEFORE CONTRACTOR BEGINS WORK. ALL EQUIPMENT SUPPORTS & ANCHORAGES TO BE CROSS CHECKED WITH MANUFACTURER'S DRAWINGS. CONTRACTOR SHALL VERIFY ALL PROFILES, HEIGHTS, AND DIMENSIONS AT PROJECT PRIOR TO FABRICATION OF ANY MATERIAL AND INFORM THE ENGINEER OF ANY DISCREPANCIES OR FRAMING INTERFERENCES.

4. REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR DETAILS OF CONSTRUCTION.

5. ALL OPENINGS FOR PLUMBING, ELECTRICAL, HVAC, FIRE PROTECTION PIPING, CONDUIT, OR DUCTWORK ARE TO BE REPAIRED BY THE TRADE SUBCONTRACTOR MAKING THE OPENING. ALL TRADES SHALL TAKE CARE TO MAKE HOLES ONLY AS LARGE AS NECESSARY. ALL OPENINGS SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALL OR ROOF DECK.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ANY OPENINGS LEFT UNREPAIRED AND WILL BE BACK CHARGED ACCORDINGLY FOR SUCH REPAIRS.

ALL OPENINGS OR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRE STOPPED, DAMPERED, OR SEALED AS REQ'D BY CODE.

6. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ARCHITECT. MECHANICAL TRADES MUST SUBMIT LAYOUTS OF ALL SLEEVES PASSING THROUGH STRUCTURAL MEMBERS FOR ARCHITECT'S APPROVAL.

7. CONTRACTORS SHALL TAKE ALL PRECAUTIONS TO CONTROL EROSION AND RUN-OFF INCLUDING, BUT NOT LIMITED TO INSTALLING AND SILT FENCING, BAILING, AND DAMPING.

8. ALL CONSTRUCTION MATERIALS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

9. PROVIDE APPROVED EXPANSION JOINT MATERIAL, WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES, UNLESS OTHERWISE INDICATED ON PLANS.

10. WHERE STRUCTURAL MEMBERS REST ON MASONRY, PROVIDE A MINIMUM OF THREE COURSES OF SOLID BRICK MASONRY OR EQUIVALENT BEARING MATERIAL IF APPROVED BY THE ARCHITECT.

11. WHERE SANITARY AND STORM SEWERS RUN BELOW LEVEL OF FOOTINGS, THEY SHALL BE PROTECTED BY A SIX INCH CONCRETE ENVELOPE. CONCRETE TO BE PLACED AGAINST UNDISTURBED SOIL.

12. IN MASONRY BEARING WALLS, NO CHASES, RISERS, CONDUIT OR TOOTHING OF MASONRY SHALL OCCUR WITHIN 1'-6" OF CENTERLINE OF BEAM BEARING OR LOAD CONCENTRATION.

13. ALL CONCRETE MASONRY WALLS ARE TO BE REINFORCED WITH METAL TIES SUCH AS "DUP-O-WALL", 16" O.C. IN A VERTICAL DIMENSION FOR EXTERIOR WALLS AND 24" O.C. FOR INTERIOR WALLS. USE GALVANIZED 3/16" SIDE RODS AND 3 GAUGE TIE RODS ON EXTERIOR WALLS AND 3 GAUGE SIDE AND TIE RODS OF BASIC FINISH FOR INTERIOR WALLS.

14. WHERE SECTIONS OR NOTES ARE CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, IT SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING, UNLESS NOTED OTHERWISE.

15. EACH CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQ'D FOR COMPLETION OF HIS PORTION OF THE PROJECT.

16. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, AND ALL OTHERS AT THE SITE.

17. ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION, REMODELING, OR EXCAVATION SHALL BE REMOVED AND/OR CONTAINED IN ACCORDANCE WITH ALL GOVERNING LOCAL, STATE, AND FEDERAL REGULATIONS.

18. DO NOT SCALE DRAWINGS.

19. ALL WORK OF EVERY NATURE SHALL BE PERFORMED BY WORKMAN SKILLED IN THEIR PARTICULAR TRADE. WORK SHALL BE FIRST CLASS IN EVERY RESPECT, ANYTHING LESS WILL BE GROUNDS FOR REJECTION.

20. ALL TOP SOIL AREAS MUST BE REMOVED FOR SLABS BEARING ON SOIL AND REPLACED WITH ROLLED BANK RUN GRAVEL FILL COMPACTED IN 6" LIFTS.

21. NO BACKFILL SHALL BE REPLACED AGAINST BUILDING WALLS UNTIL FIRST FLOOR CONSTRUCTION IS COMPLETE. REFER TO PLANS AND SPECIFICATIONS FOR TYPE AND PLACING OF BACKFILL. PROPERLY BRACE WALLS DURING BACKFILLING WHEN GRADE IS 2' OR MORE BELOW FLOOR LINE.

DO NOT PLACE WALL BACKFILL UNTIL CONCRETE STRENGTH (F_c) AND MASONRY GROUT STRENGTH EXCEED 3,000 PSI.

22. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE LATERAL BRACING OF ALL WALLS UNTIL WALLS ARE TIED TO ROOF SYSTEM.

23. ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON PLANS.

24. SHOP DRAWINGS - ALL ITEMS OR EQUIPMENT FURNISHED AS A PART OF THIS PROJECT SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL.

SUBMIT SHOP DRAWINGS IN ELECTRONIC pdf FORMAT. SUBMITTALS CONSISTING OF MULTIPLE PAGES, DRAWINGS, ETC. SHALL BE COMBINED INTO ONE ELECTRONIC DOCUMENT. SUBMITTALS THAT CONSIST OF MULTIPLE ELECTRONIC DOCUMENTS WILL NOT BE REVIEWED.

SHOP DRAWINGS SHALL SHOW, IN DETAIL, THE PRODUCT'S CONSTRUCTION, MATERIAL, SIZE, AMOUNT, ITS ATTACHMENT TO OTHER ITEMS, ETC.

SHOP DRAWINGS SHALL BE DRAWN TO SCALE.

SHOP DRAWINGS SHALL NOT BE GENERAL IN NATURE, THEY MUST BE GERMANE TO THIS PROJECT. MANUFACTURER'S TYPICAL SPEC SHEETS, CATALOGUES, OR BROCHURES ARE NOT SHOP DRAWINGS AND WILL NOT BE REVIEWED.

THE GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO ARCHITECT.

ALLOW MINIMUM OF ONE WEEK FOR REVIEW OF SHOP DRAWINGS.

25. DESIGN LIVE LOADS: FLOOR LIVE LOAD = 80E PLANS

SOIL BEARING CAPACITY = 3000 PSF MINIMUM. GENERAL CONTRACTOR SHALL HIRE SOILS ENGINEER TO VERIFY SOIL BEARING CAPACITY AND PROVIDE WRITTEN VERIFICATION TO ARCHITECT.

GROUND SNOW LOAD (F_g) = 30 PSF + DRIFT
DRIFT LOAD = 30 PSF AT EXISTING WALL, DECREASING CONSTANTLY TO 30 PSF AT NEW ROOF EDGE.

SNOW LOAD IMPORTANCE FACTOR (I_s) = 1
SNOW EXPOSURE FACTOR (C_e) = 1.0
SLOPED ROOF/FLAT ROOF FACTOR (F_s) = 1.0
THERMAL FACTOR (C_t) = 1.2
ROOF SNOW LOAD = F_g x I_s x C_e x F_s x C_t + 20 PSF (USE 30 PSF + DRIFT)

WIND LOAD = 50 MPH (3 SECOND GUST)
WIND LOAD IMPORTANCE FACTOR (I_w) = 1.0
BUILDING USE IMPORTANCE CATEGORY = I
EXPOSURE = B

NOTES:
1) IN NO CASE SHALL DESIGN LIVE LOADS BE EXCEEDED DURING CONSTRUCTION.
2) LIVE LOAD REDUCTIONS IN ACCORDANCE W/ WISCONSIN ENROLLED CODE ARE PERMITTED.

26. MATERIAL STRENGTHS: CONCRETE AT 28 DAY:
F_c = 4,000 PSI FOR ALL WALLS, PIERS, AND INTERIOR SLABS ON GRADE.
F_c = 3,000 PSI FOR ALL FOOTINGS, MASONRY GROUT, AND EVERYWHERE ELSE.

REINFORCING STEEL: F_y = 60,000 PSI PER ASTM A618 GRADE 60
STRUCTURAL STEEL: F_y = 36,000 PSI PER ASTM A36 UNLESS NOTED
STEEL TUBES AND RECTANGULAR SHAPES: F_y = 46,000 PSI PER ASTM A500 GRADE B
METAL ROOF DECK: AS SHOWN ON STRUCTURAL DRAWINGS.

CONCRETE MASONRY UNITS: F_m = 2,000 PSI. NORMAL WEIGHT BLOCK W/ 2,800 PSI MINIMUM NET AREA COMPRESSION STRENGTH.

27. STRUCTURAL NOTES:

A) DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERCEDE DIMENSIONS SHOWN ON STRUCTURAL PLANS. ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS.

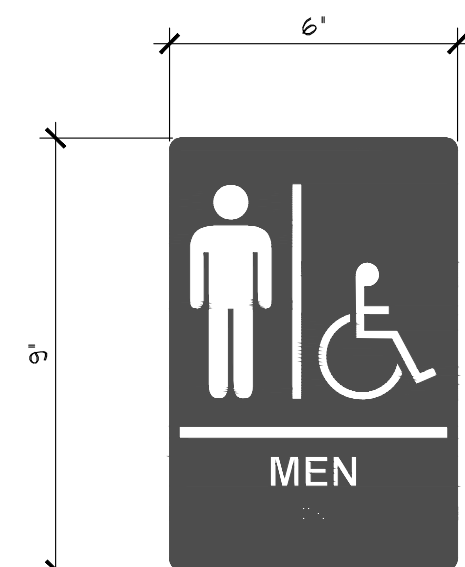
B) IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ARCHITECT.

C) IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE IN ORDER TO ENSURE THE SAFETY OF THE BUILDING WORKMEN AND OCCUPANTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO THE ADDITION OF TEMPORARY BRACING, GYBS, AND/OR TIE-DOWNS AS NECESSARY. ALL CONSTRUCTION AND ERECTION MUST CONFORM TO OSHA REQUIREMENTS.

D) WHERE DETAILS ARE CALLED FOR IN ONE PORTION OF THE BUILDING, THEY SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING.

E) DESIGN DRAWINGS SHALL NOT BE USED AS SHOP DRAWINGS.

INTERIOR BUILDING SIGNAGE



MEN'S ACCESSIBLE TOILET ROOM
PROVIDE AT EACH NEW MEN'S TOILET ROOM



WOMEN'S ACCESSIBLE TOILET ROOM
PROVIDE AT EACH NEW WOMEN'S TOILET ROOM



UNISEX ACCESSIBLE TOILET ROOM
PROVIDE AT EACH NEW UNISEX or FAMILY TOILET ROOM

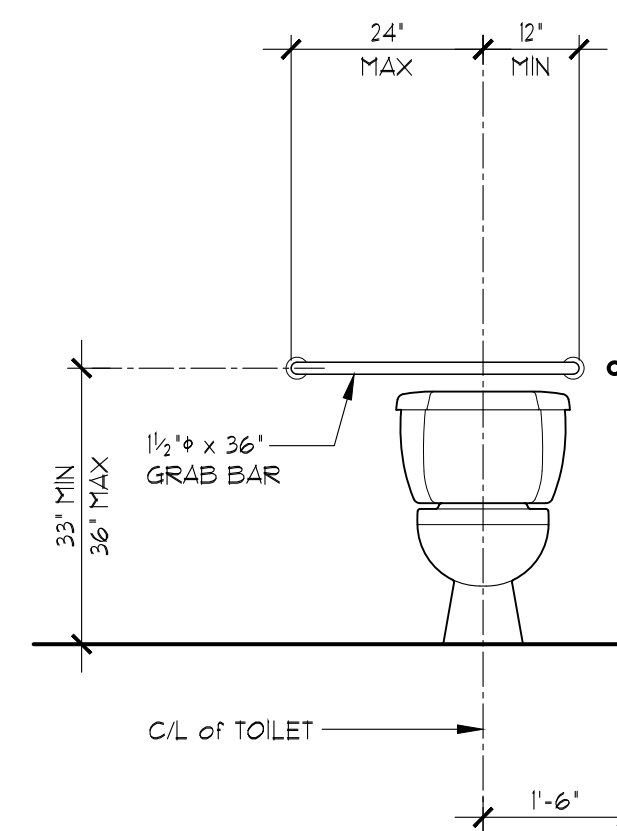


ACCESSIBLE TOILET RM DIRECTIONAL SIGN
SEE FLOOR PLAN FOR LOCATION(S)

NOTES:

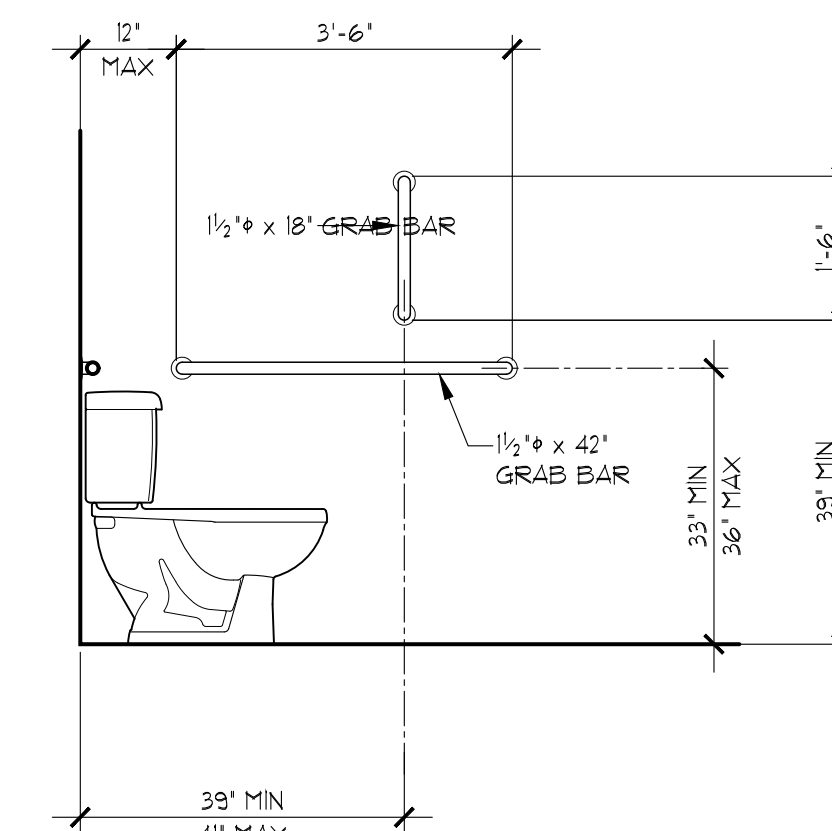
1. NOT ALL SIGNS USED...SEE PLANS FOR APPLICABLE SIGNS.
2. SIGNS SHALL HAVE RAISED PICTOGRAMS, LETTERING AND BRAILLE.
3. SIGN COLOR SHALL BE WHITE ON BLUE or BLACK or DK BROWN or GREY AS DIRECTED BY ARCHITECT.
4. MOUNT SIGN ON LATCH SIDE OF DOOR, 9" FROM DOOR FRAME TO CENTER OF SIGN, 48" FROM FLOOR TO BOTTOM OF LETTERING.
 - a. WHERE THIS IS NOT POSSIBLE, LOCATION SHALL BE COORDINATED WITH ARCHITECT.

STANDARD MOUNTING HEIGHTS



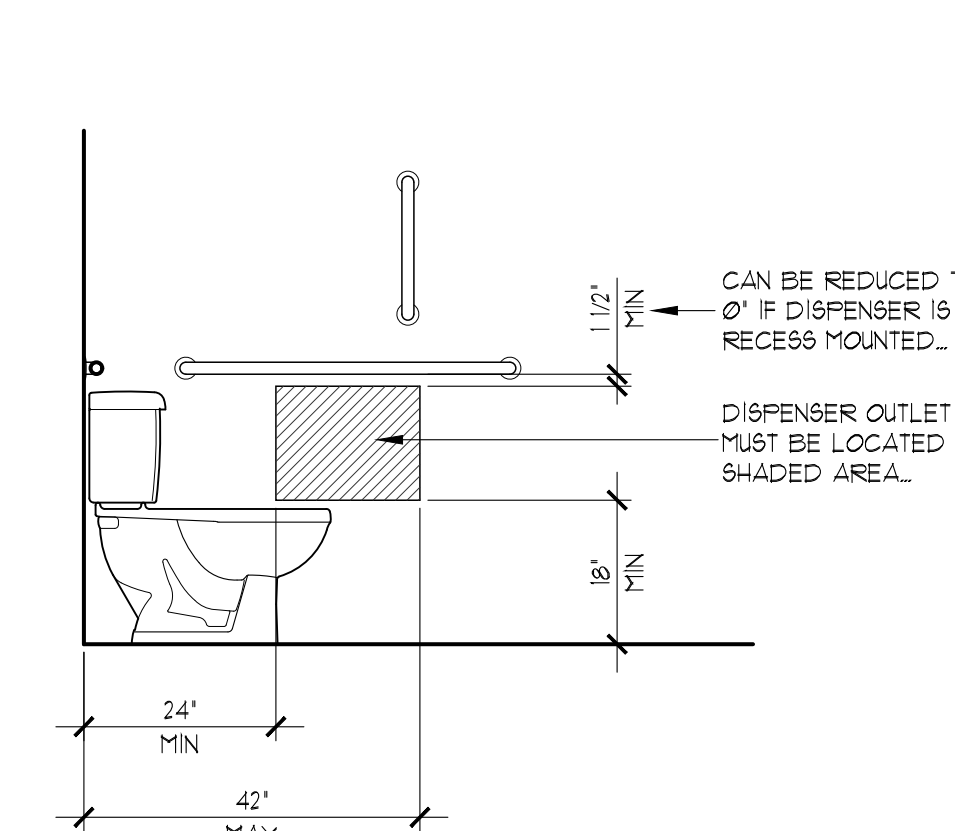
REAR GRAB BAR

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



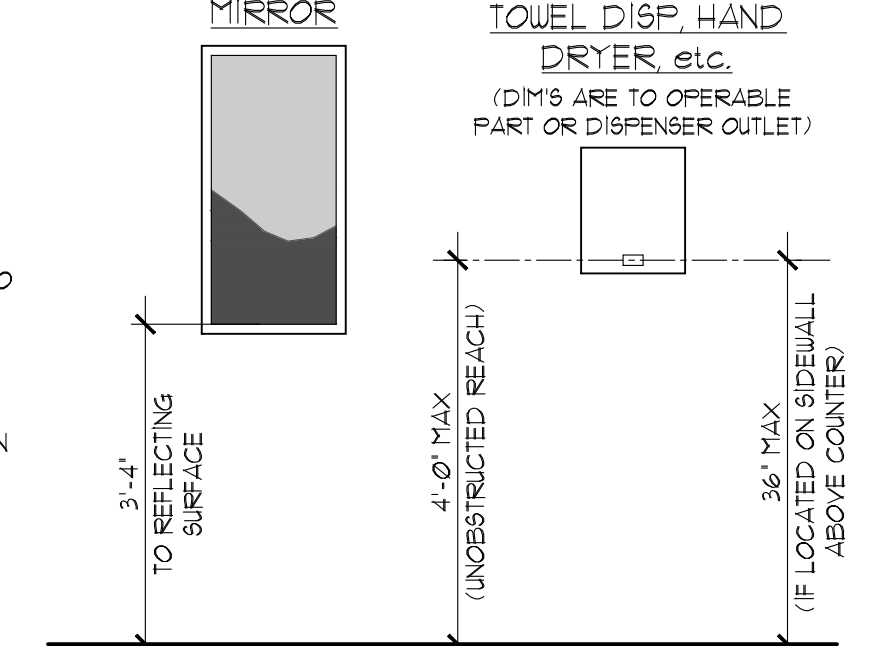
SIDE GRAB BARS

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



TOILET TISSUE DISPENSER

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

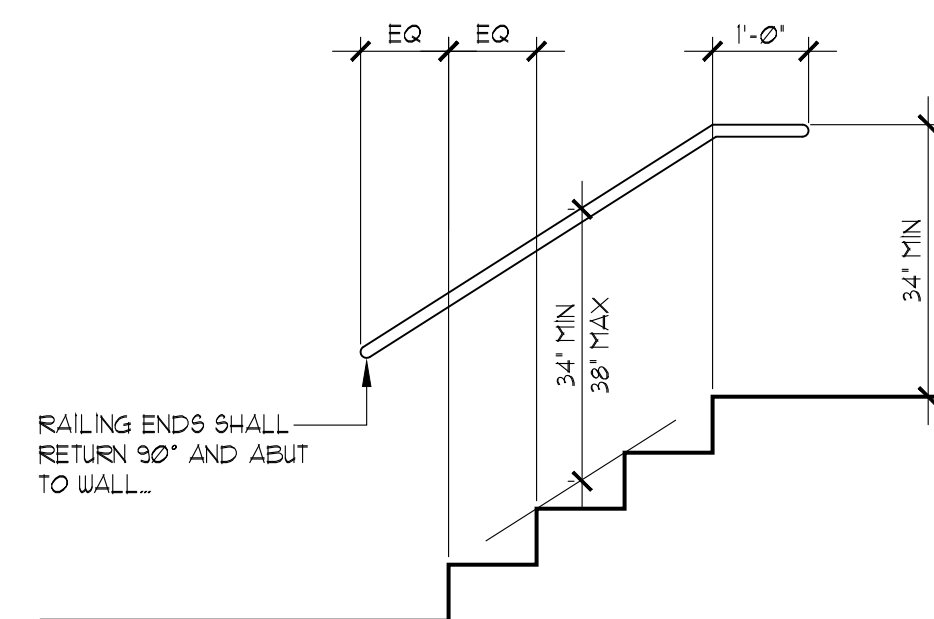


TOILET RM ACCESSORIES

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

NOTE:
ACCESSIBLE DISPENSERS ARE NOT ALLOWED TO BE MOUNTED ON BACK WALL ABOVE SINK COUNTERTOPS.

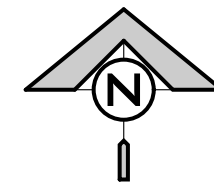
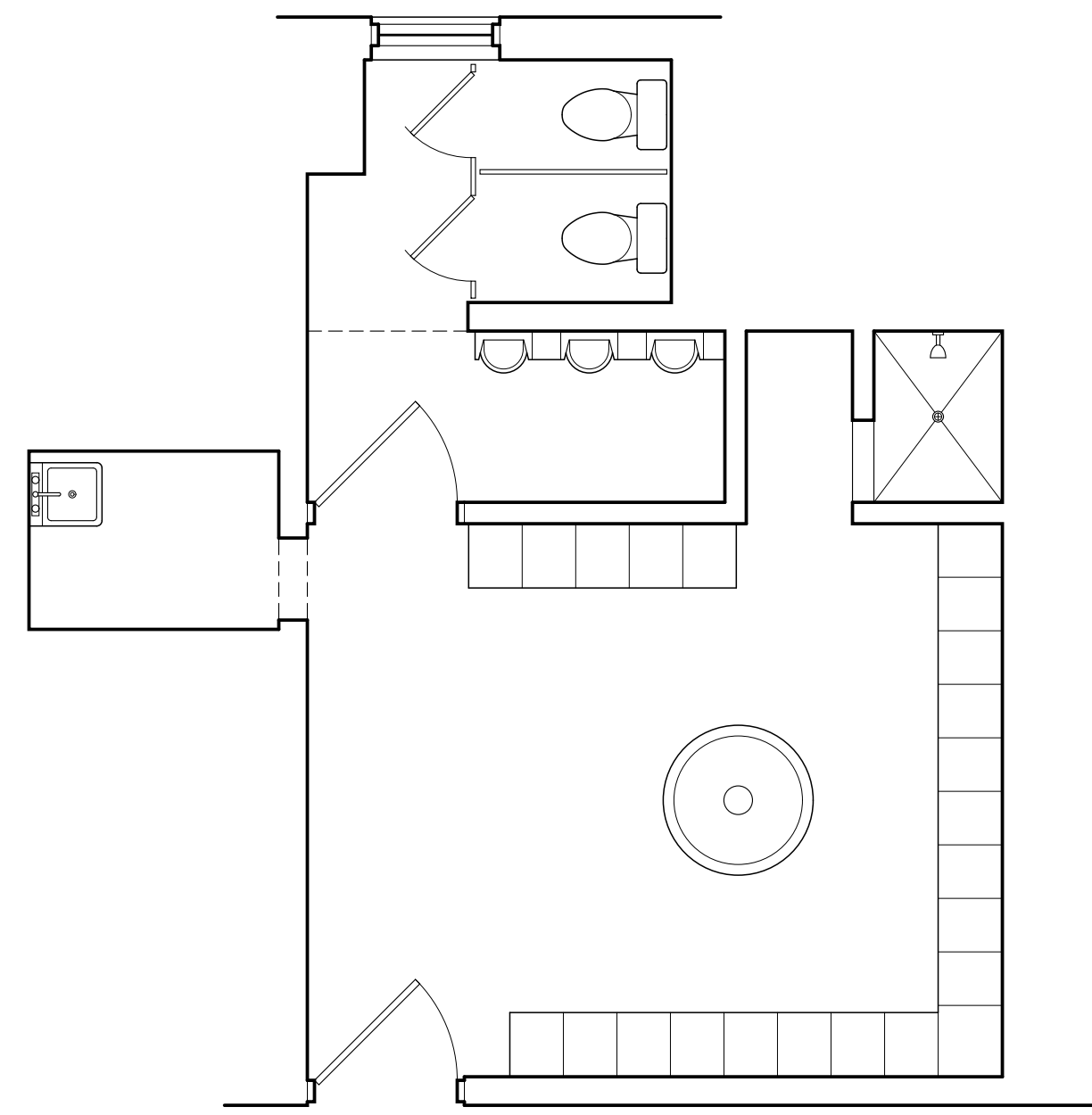
SOAP DISP, PAPER TOWEL DISP, HAND DRYER, etc.
(DIM'S ARE TO OPERABLE PART OR DISPENSER OUTLET)



STAIR HANDRAIL

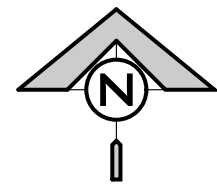
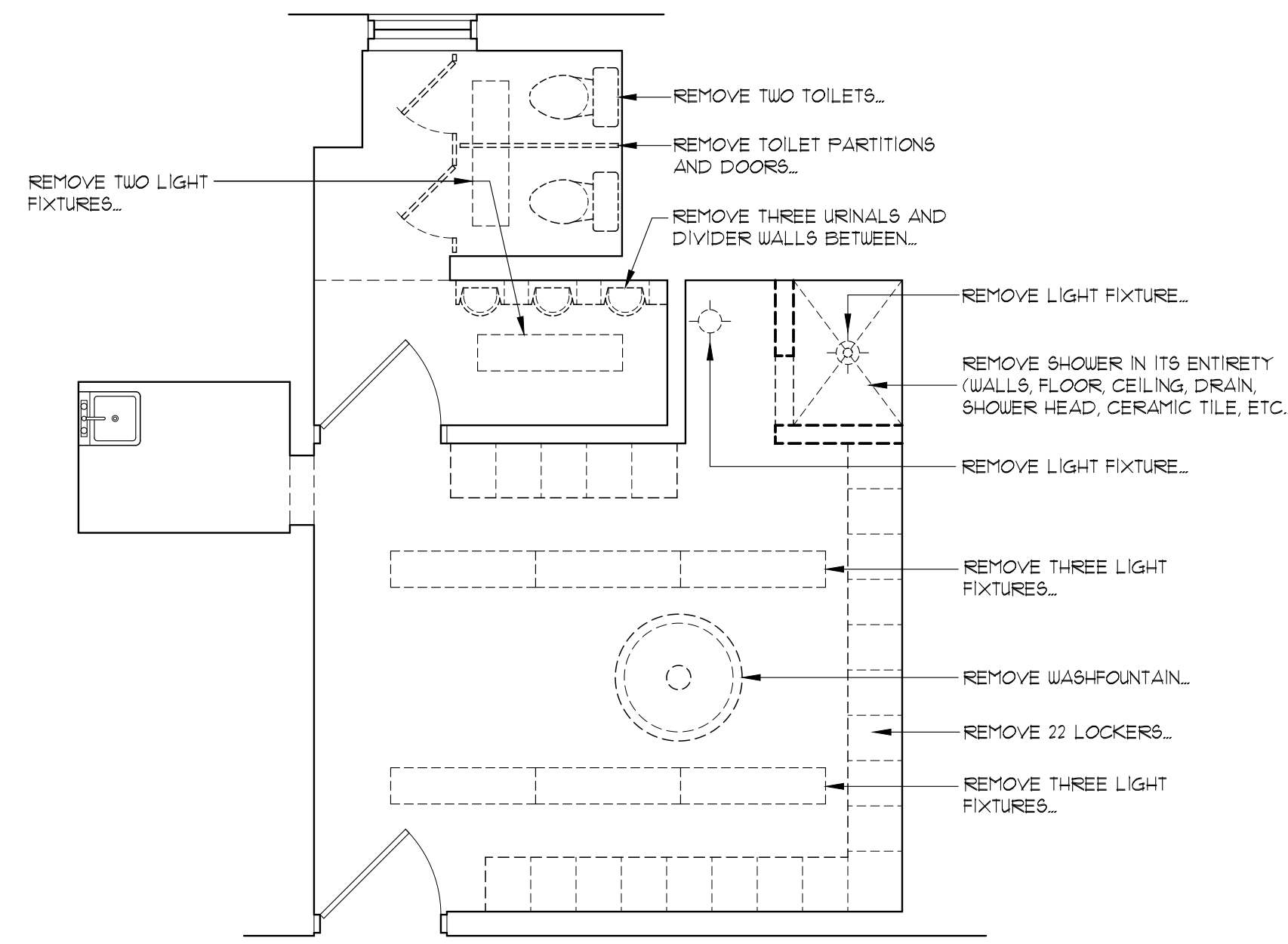
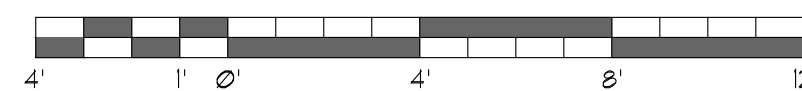
SCALE: 1/2" = 1'-0"

RAILING ENDS SHALL RETURN 90° AND ABUT TO WALL.



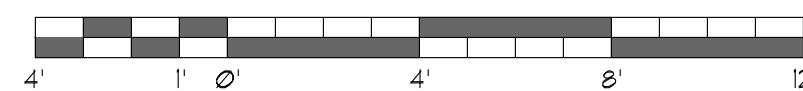
EXISTING FLOOR PLAN

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



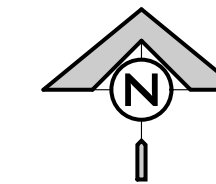
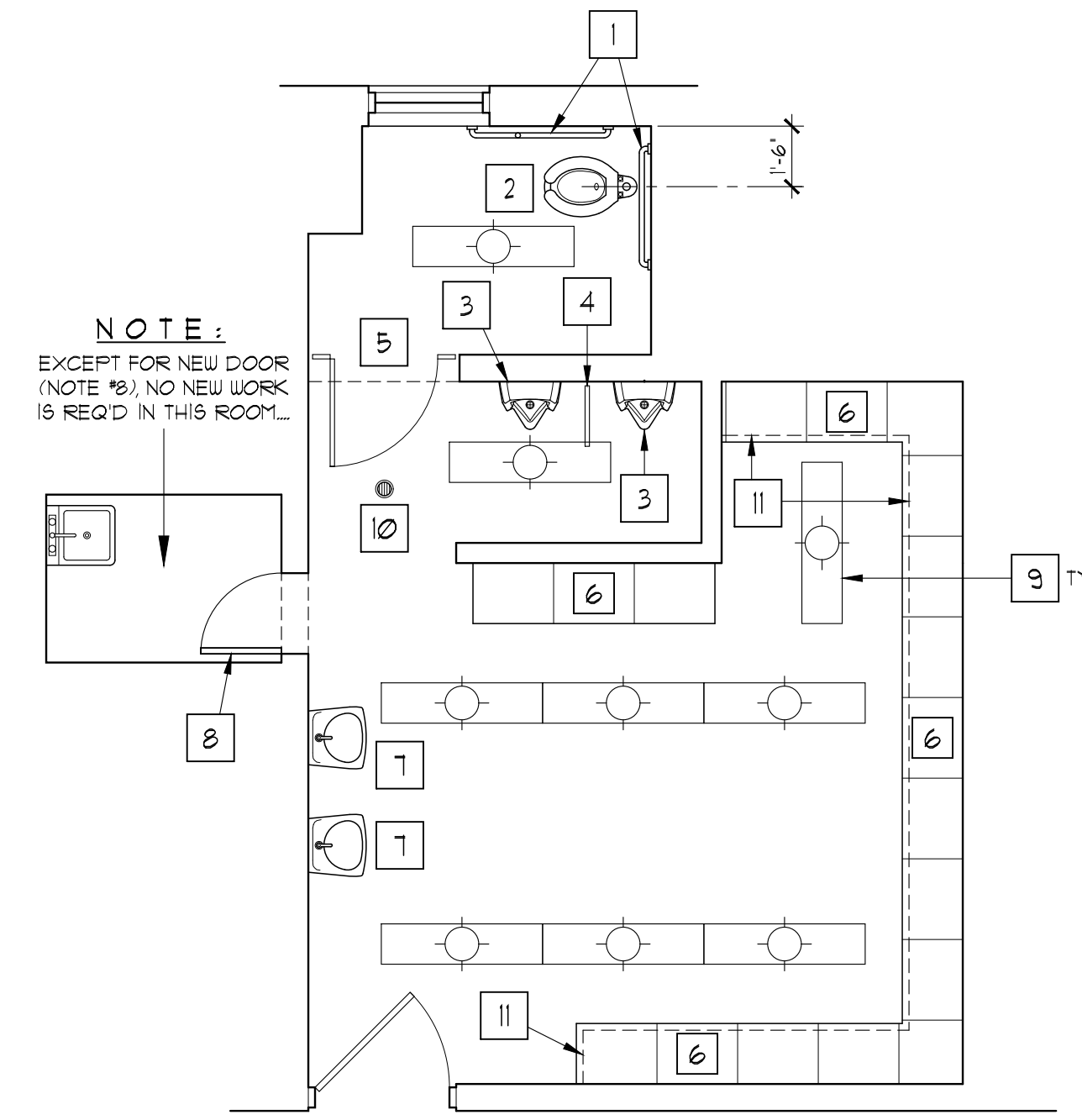
DEMOLITION PLAN

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



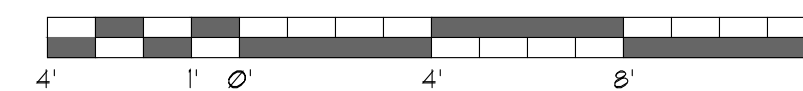
GENERAL DEMO NOTES:

1. REMOVE ANY MISCELLANEOUS TOILET ROOM ACCESSORIES SUCH AS GRAB BARS, TOILET PAPER DISPENSERS, MIRRORS, ETC.
2. REMOVE ALL EXISTING CERAMIC TILE WALL BASE INCLUDING ADHESIVE, GROUT, ETC. AND LEAVE A SMOOTH, CLEAN CMU WALL SURFACE READY FOR NEW BASE FINISH.



REMODELED PLAN

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



GENERAL REMODELING NOTES:

1. BEFORE INSTALLATION OF ANY NEW ITEMS OR FINISHES, GENERAL CONTRACTOR SHALL REPAIR, PATCH, FILL-IN, (ETC.) ALL DEMO'D AREAS TO MEET AND MATCH EXISTING ADJACENT CONSTRUCTION. PREP THESE AREAS AS NECESSARY TO RECEIVE NEW CONSTRUCTION FINISHES.

DESIGN-BUILD ELECTRICAL NOTES:

- 1) ALL ELECTRICAL AND LIGHTING WORK SHALL BE DESIGNED, FURNISHED, and INSTALLED BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL DESIGN DRAWINGS, STAMPED AND SIGNED BY A REGISTERED WISCONSIN ELECTRICAL ENGINEER, AS NECESSARY FOR ANY and ALL STATE AND LOCAL PLAN REVIEWS & PERMITS.
 - a) DRAWINGS ON THIS PAGE ARE DIAGRAMMATICAL IN NATURE AND ARE INTENDED TO SHOW A SCOPE OF WORK FOR BIDDING PURPOSES.
 - b) THE DESIGN/BUILD ELECTRICAL CONTRACTOR SHALL PROVIDE DUE DILIGENCE AND ASSUME RESPONSIBILITY FOR PROVIDING ALL ELECTRICAL WORK NECESSARY, WHETHER SHOWN HEREIN OR NOT, SO THAT THE REMODELED AREAS MEET ALL STATE AND LOCAL CODES AND ORDINANCES.
- 2) PRIOR TO ANY CONSTRUCTION WORK, ELECTRICAL CONTRACTOR/DESIGNER SHALL SUBMIT DESIGN DRAWINGS AND FIXTURE CUT SHEETS TO THE ARCHITECT FOR REVIEW TO ENSURE CONFORMANCE WITH THE ARCHITECTURAL DRAWINGS AND OVERALL PROJECT SCOPE.

DESIGN-BUILD PLUMBING NOTES:

- 1) ALL PLUMBING WORK SHALL BE DESIGNED, FURNISHED, and INSTALLED BY THE PLUMBING CONTRACTOR. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING FINAL DESIGN DRAWINGS, STAMPED AND SIGNED BY A REGISTERED WISCONSIN PLUMBING ENGINEER, AS NECESSARY FOR ANY and ALL STATE AND LOCAL PLAN REVIEWS & PERMITS.
 - a) DRAWINGS ON THIS PAGE ARE DIAGRAMMATICAL IN NATURE AND ARE INTENDED TO SHOW A SCOPE OF WORK FOR BIDDING PURPOSES.
 - b) THE DESIGN/BUILD PLUMBING CONTRACTOR SHALL PROVIDE DUE DILIGENCE AND ASSUME RESPONSIBILITY FOR PROVIDING ALL PLUMBING WORK NECESSARY, WHETHER SHOWN HEREIN OR NOT, SO THAT THE REMODELED AREAS MEET ALL STATE AND LOCAL CODES AND ORDINANCES.
- 2) PRIOR TO ANY CONSTRUCTION WORK, PLUMBING CONTRACTOR/DESIGNER SHALL SUBMIT DESIGN DRAWINGS AND FIXTURE CUT SHEETS TO THE ARCHITECT FOR REVIEW TO ENSURE CONFORMANCE WITH THE ARCHITECTURAL DRAWINGS AND OVERALL PROJECT SCOPE.

ROOM FINISH NOTES:

FLOOR & BASE (BY OWNER)

NEW EPOXY FLOOR w/ INTEGRAL 6" HIGH COVERED BASE FURNISHED AND INSTALLED BY OWNER. GC SHALL COORDINATE AND SCHEDULE INSTALLATION DATE w/ OWNER.

WALLS

NEW PAINT

CEILING

NEW PAINT (INCLUDING EXISTING DUCTWORK)

DOORS & FRAMES (EXISTING AND NEW)

NEW PAINT

KEYED REMODELING NOTES:

- 1 NEW SIDE AND REAR GRAB BARS. SEE SHEET #2 FOR MOUNTING LOCATIONS
- 2 NEW WATER CLOSET (Kohler or American Standard ONLY), WHITE VITREOUS CHINA, FLOOR MOUNT, ELONGATED BOWL w/ SEAT, ADA, MANUAL FLUSH VALVE
- 3 NEW WALL HUNG URINAL (Kohler or American Standard ONLY), WHITE VITREOUS CHINA, ADA, MANUAL FLUSH VALVE
- 4 18" DEEP URINAL PARTITION
- 5 TOILET PARTITION w/ ADA SIZE DOOR
- 6 24" WIDE x 18" DEEP x 72" TALL METAL 'COLLEGIATE' STYLE LOCKERS AS MFR'd BY LYON w/ OPTIONAL VENTED DOOR INCLUDING QUIET LOCKING DEVICE AND HANDLE, and NUMBER PLATE, FACTORY PAINTED IN COLOR AS SELECTED. ANCHOR SECURELY TO CONCRETE BASE AND REAR WALL.
- 7 NEW WALL HUNG LAVATORY (Kohler or American Standard ONLY) ADA, WHITE VITREOUS CHINA, COMPATIBLE MANUAL FAUCET (ADA), DRAIN, INSULATED P-TRAP, SUPPLIES, STOPS, ETC.
- 8 NEW 2'-0" x 6'-8" HOLLOW METAL DOOR HUNG IN EXISTING FRAME, REMOVE EXISTING HINGES AND PROVIDE NEW, PROVIDE STORE-ROOM TYPE LEVER LOCKSET, FIELD VERIFY EXISTING OPENING SIZE.
- 9 NEW 4' LED 'WRAP-AROUND' LIGHT FIXTURE (Lithonia LBL4 or SIM), RECONNECT TO EXISTING CIRCUITS AND SWITCHES AS LIGHTS THAT WERE REMOVED.
- 10 NEW FLOOR DRAIN, EXACT LOCATION MAY BE DETERMINED ON JOB IN COORDINATION WITH PLUMBING CONTRACTOR, OWNER, and ARCHITECT.
- 11 NEW 6" HIGH x 16" Poured CONCRETE BASE FOR SETTING OF LOCKERS

