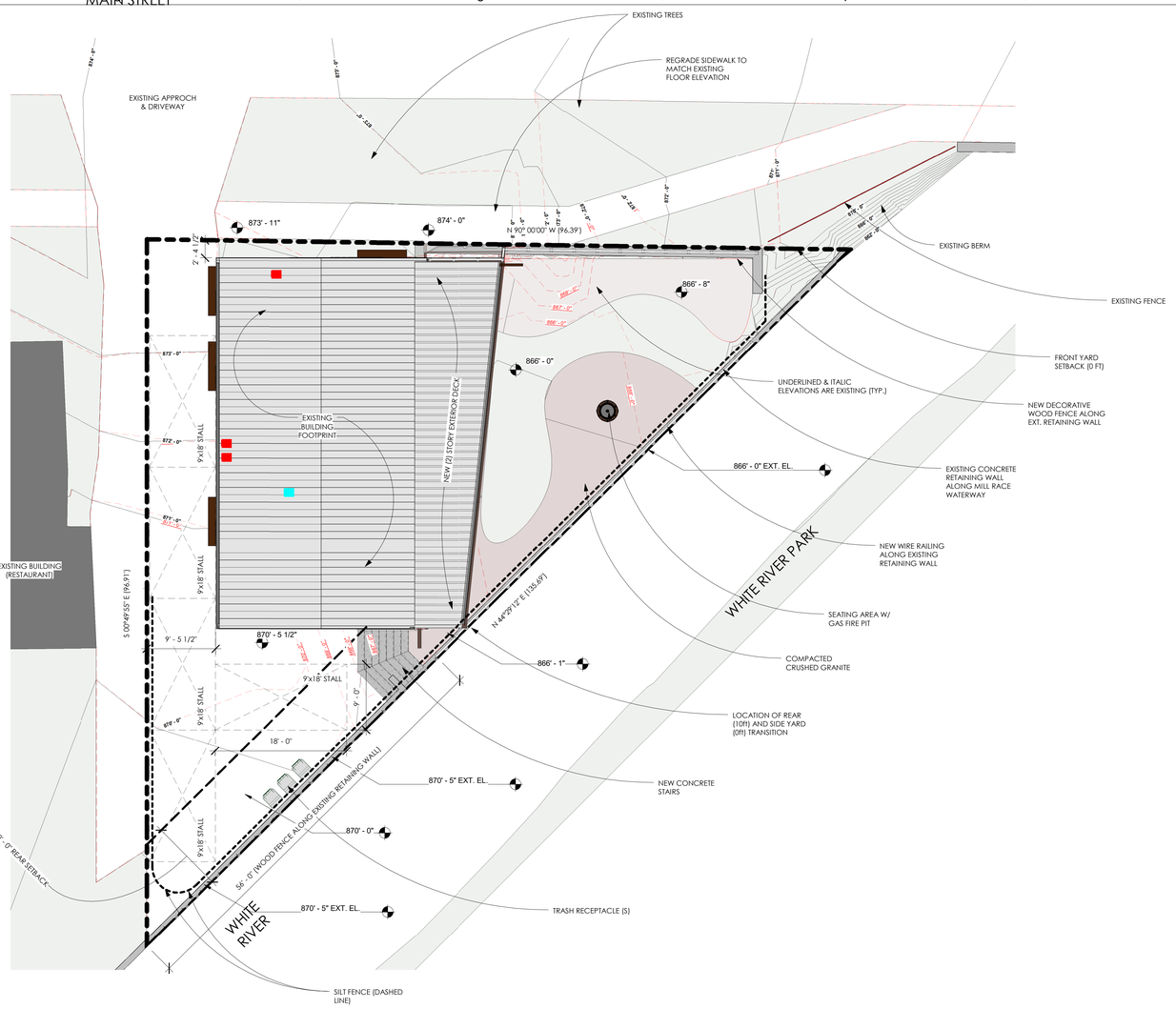
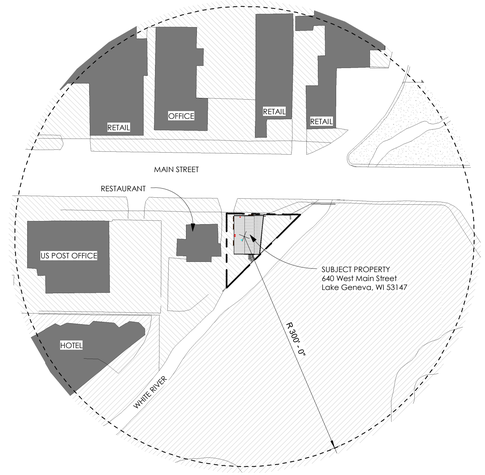


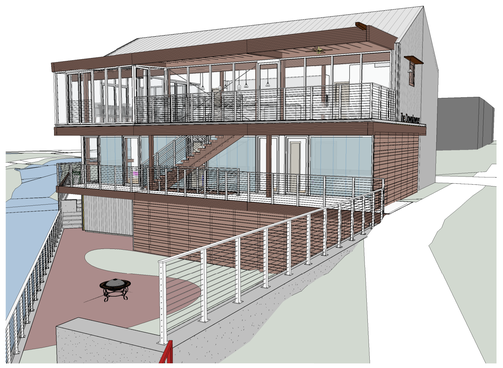
6C Overall Site Plan
1/8" = 1'-0"



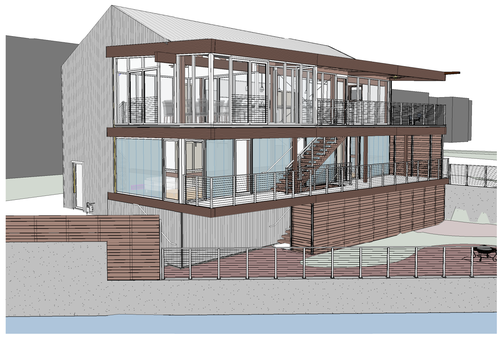
1 Location Map - 640 West Main Street - Lake Geneva, WI 53147
1" = 80'-0"

DRAWING INDEX

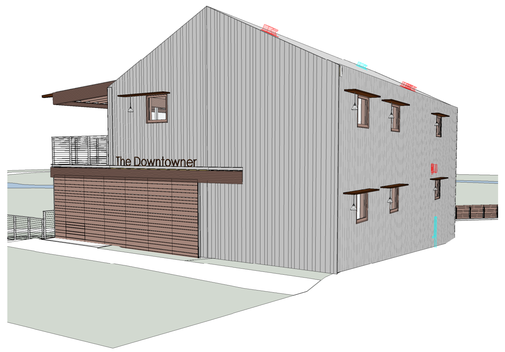
Discipline	Sheet Number	Sheet Title	Issue for Permit	Issue for Bid
ARCH	A000	SITE PLAN & CODE SUMMARY	X	X
ARCH	A001	LIFE SAFETY & CODE SUMMARY	X	X
ARCH	A100	DEMOLITION PLANS	X	X
ARCH	A101	1ST & 2ND FLOOR PLANS	X	X
ARCH	A102	BASEMENT & ROOF FLOOR PLANS	X	X
ARCH	A151	1ST & 2ND REFLECTED CEILING PLANS	X	X
ARCH	A152	BASEMENT REFLECTED CEILING PLANS	X	X
ARCH	A200	EXTERIOR ELEVATIONS	X	X
ARCH	A300	BUILDING SECTIONS	X	X
ARCH	A350	WALL SECTIONS	X	X
ARCH	A351	WALL SECTIONS	X	X
ARCH	A360	STAIR SECTIONS	X	X
ARCH	A361	STAIR SECTIONS	X	X
ARCH	A400	EXTERIOR DETAILS	X	X
ARCH	A401	EXTERIOR DETAILS	X	X
ARCH	A402	EXTERIOR DETAILS	X	X
ARCH	A500	ADA RESTROOM & SCHEDULES	X	X
ARCH	A501	SCHEDULES		X
ARCH	S100	STRUCTURAL - NOTES	X	X
ARCH	S101	STRUCTURAL - FOUNDATION & 1ST FLOOR	X	X
ARCH	S102	STRUCTURAL - 2ND FLOOR & ROOF FRAMING		X
ARCH	S300	STRUCTURAL - SECTIONS	X	X
ARCH	S400	BRACING ELEVATION	X	X
ARCH	S401	BRACING DETAILS	X	X
ARCH	S402	BRACING DETAILS		X
ARCH	S403	BRACING DETAILS		X
ARCH	S404	BRACING DETAILS		X
ARCH	S500	FRAMING & COLUMN SCHEDULES		X
HVAC	M.000	HVAC Notes & Legends	X	X
HVAC	M.000	HVAC Basement & Roof plan	X	X
HVAC	M.000	HVAC 1st & 2nd Floor plan	X	X
PLMB	P0.00	PLUMBING SYMBOLS & ABBREVIATIONS	X	X
PLMB	P1.01	BASEMENT & FIRST FLOOR SANITARY PLAN	X	X
PLMB	P1.02	SECOND FLOOR AND ROOF PLUMING PLANS	X	X
PLMB	P1.03	BASEMENT & FIRST FLOOR WATER DISTRIBUTION	X	X
PLMB	P1.04	DETAILS	X	X
PLMB	P1.05	RISER DIAGRAMS	X	X



6A Perspective 1



5A Perspective 2



4A Perspective 3

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Date	Description
04.10.2017	Early Start & Footing/Foundation
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05.22.2017	Issue for Bid

SITE PLAN & CODE SUMMARY
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A000

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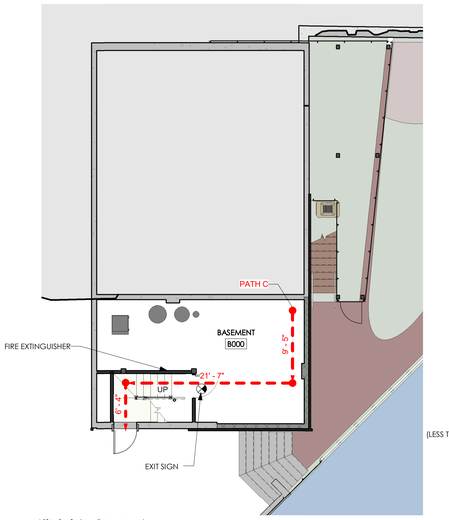
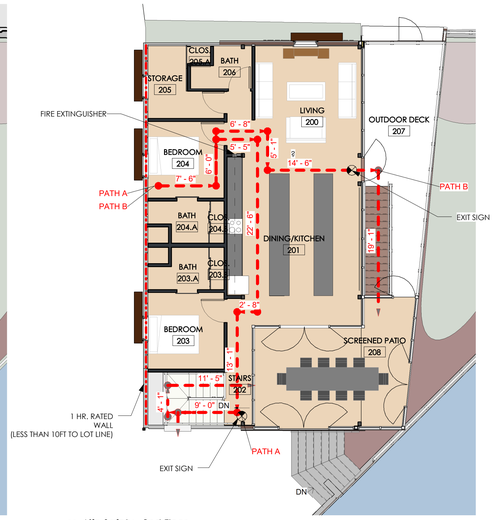
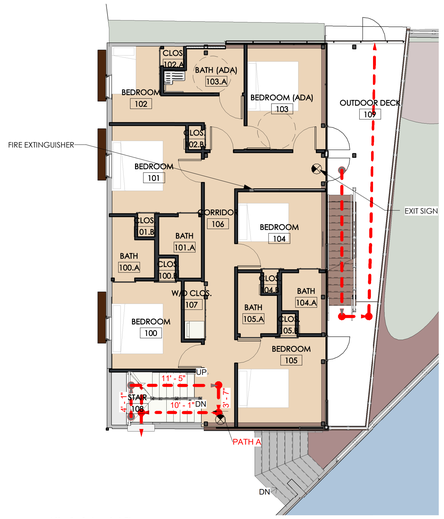


6D Life Safety - Basement
1/8" = 1'-0"



5D Life Safety - 2nd Floor
1/8" = 1'-0"



4D Life Safety - 1st Floor
1/8" = 1'-0"

EGRESS DATA	
EXIT ROUTE	DISTANCE
PATH A	98' - 6"
PATH B	99' - 2"
PATH C	37' - 4"

OCCUPANCY LOADS PER ROOM

Level	ROOM #	ROOM NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CODE OCCUPANCY LOAD
Basement	B000	BASEMENT	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	347 SF	300	1.2
Basement	B001	OUTDOOR STORAGE UNDER DECK	UNOCCUPIED	269 SF	0	
Basement: 2				616 SF		1.2
1st Floor	100	BEDROOM	RESIDENTIAL	114 SF	200	0.6
1st Floor	100.A	BATH	UNOCCUPIED	37 SF	0	
1st Floor	100.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	6 SF	300	0.0
1st Floor	101	BEDROOM	RESIDENTIAL	128 SF	200	0.6
1st Floor	101.A	BATH	UNOCCUPIED	37 SF	0	
1st Floor	101.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	6 SF	300	0.0
1st Floor	102	BEDROOM	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	120 SF	300	0.4
1st Floor	102.A	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	7 SF	300	0.0
1st Floor	102.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	5 SF	300	0.0
1st Floor	103	BEDROOM (ADA)	RESIDENTIAL	143 SF	200	0.7
1st Floor	103.A	BATH (ADA)	UNOCCUPIED	54 SF	0	
1st Floor	104	BEDROOM	RESIDENTIAL	117 SF	200	0.6
1st Floor	104.A	BATH	UNOCCUPIED	40 SF	0	
1st Floor	104.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	5 SF	300	0.0
1st Floor	105	BEDROOM	RESIDENTIAL	136 SF	200	0.7
1st Floor	105.A	BATH	UNOCCUPIED	35 SF	0	
1st Floor	105.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	5 SF	300	0.0
1st Floor	106	CORRIDOR	UNOCCUPIED	168 SF	0	
1st Floor	107	W/D CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	17 SF	300	0.1
1st Floor	108	STAIR	UNOCCUPIED	97 SF	0	
1st Floor	109	OUTDOOR DECK	RESIDENTIAL	406 SF	200	2.0
1st Floor: 21				1685 SF		5.8
2nd Floor	200	LIVING	RESIDENTIAL	226 SF	200	1.1
2nd Floor	201	DINING/KITCHEN	RESIDENTIAL	409 SF	200	2.0
2nd Floor	202	STAIRS	UNOCCUPIED	95 SF	0	
2nd Floor	203	BEDROOM	RESIDENTIAL	99 SF	200	0.5
2nd Floor	203.A	BATH	UNOCCUPIED	38 SF	0	
2nd Floor	203.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	7 SF	300	0.0
2nd Floor	204	BEDROOM	RESIDENTIAL	99 SF	200	0.5
2nd Floor	204.A	BATH	UNOCCUPIED	38 SF	0	
2nd Floor	204.B	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	7 SF	300	0.0
2nd Floor	205	STORAGE	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	65 SF	300	0.2
2nd Floor	205.A	CLOS.	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	6 SF	300	0.0
2nd Floor	206	BATH	UNOCCUPIED	37 SF	0	
2nd Floor	207	OUTDOOR DECK	UNOCCUPIED	293 SF	200	1.5
2nd Floor	208	SCREENED PATIO	RESIDENTIAL	286 SF	200	1.4
2nd Floor: 14				1705 SF		7.3
Grand total				4005 SF		14.3

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS (URINALS SEE SECTION 419.2 OF THE INTERNA TIONAL PLUMBING CODE)				LAVATORIES				BATHTUBS SHOWERS		DRINKING FOUNTAINe.f(SEE SECTION 410.1 OF THE INTERNA TIONAL PLUMBING CODE)		OTHER
			MALE	Actual Number	FEMALE	Actual Number	MALE	Actual Number	FEMALE	Actual Number	Occ/Per	Actual Number	Occ/Per	Actual Number	
Residential	R-1	Hotels, motels, boarding houses (transient)	1 per sleeping unit	4 (8 total)	<same>	4 (8 total)	1 per sleeping unit	4 (8 total)	<same>	4 (8 total)	1 per sleeping unit	8	-	-	1 service sink

TABLE 503
ALLOWABLE BUILDING HEIGHTS AND AREAS

USE CLASSIFICATION	HEIGHT (feet)	TYPE OF CONSTRUCTION TYPE V		Actual number of stories, building height above grade plane, and building area per story.
		B		
R-1	40		≥	33FT (FROM BASEMENT TO PEAK)
	S	2	≥	2
	A	7000	≥	1870sf (INCLUDING DECKS)

TABLE 601
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

BUILDING ELEMENT	TYPE V B
Primary structural frameg (see Section 202)	0
Bearing walls	0
Exterior(f,g)	0
Interior	
Nonbearing walls and partitions Exterior	0 from Table 602
Nonbearing walls and partitions Interiore	0
Floor construction and secondary members (see Section 202)	0
Roof construction and secondary members (see Section 202)	0

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05.03.2017	Issue for Permit
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LIFE SAFETY & CODE SUMMARY
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A001

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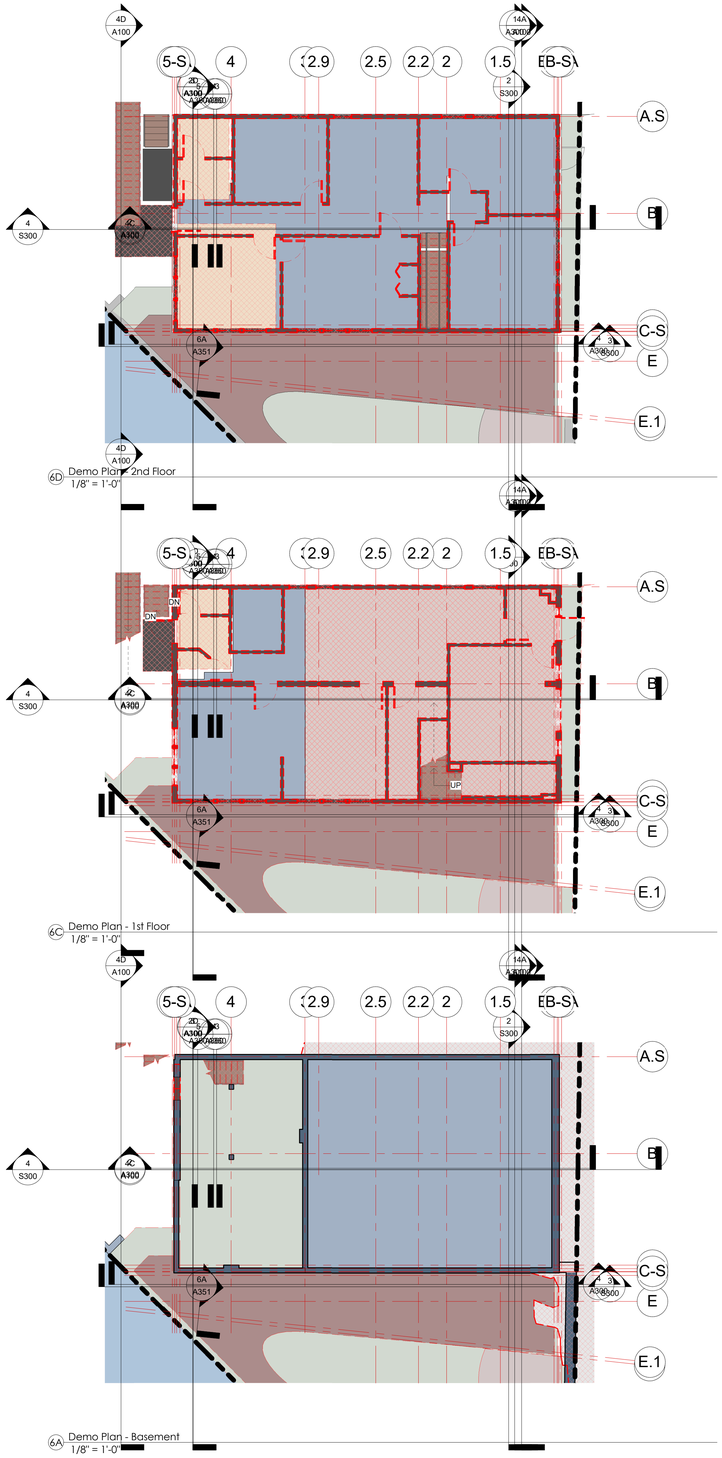
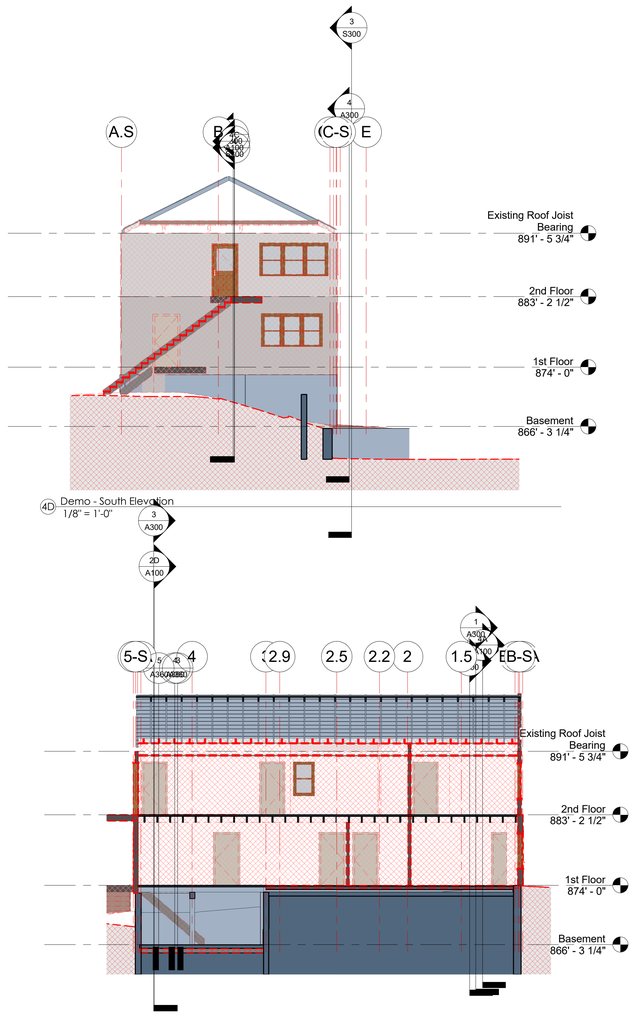


6D Demo Plan - 2nd Floor
1/8" = 1'-0"

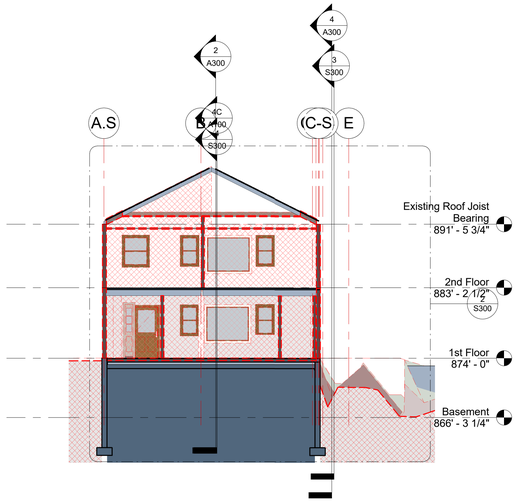
6C Demo Plan - 1st Floor
1/8" = 1'-0"

6A Demo Plan - Basement
1/8" = 1'-0"

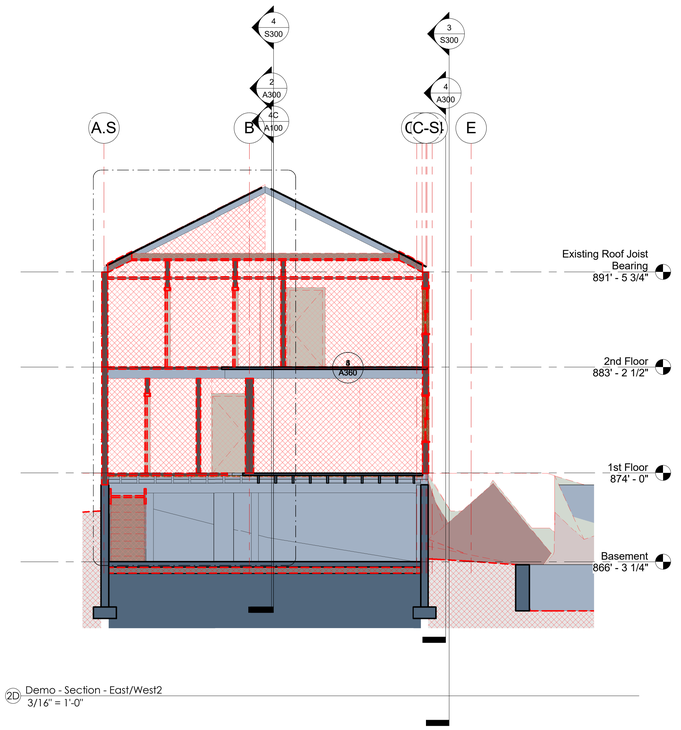


4D Demo - South Elevation
1/8" = 1'-0"

4C Demo - Section - North/South
1/8" = 1'-0"



4A Demo - Section - East/West
1/8" = 1'-0"



2D Demo - Section - East/West2
3/16" = 1'-0"

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DEMOLITION PLANS

The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A100

5/21/2017 10:47:42 PM

6B Floor Plan - 1st Floor
1/4" = 1'-0"

4B Floor Plan - 2nd Floor
1/4" = 1'-0"

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1ST & 2ND FLOOR PLANS

The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A101

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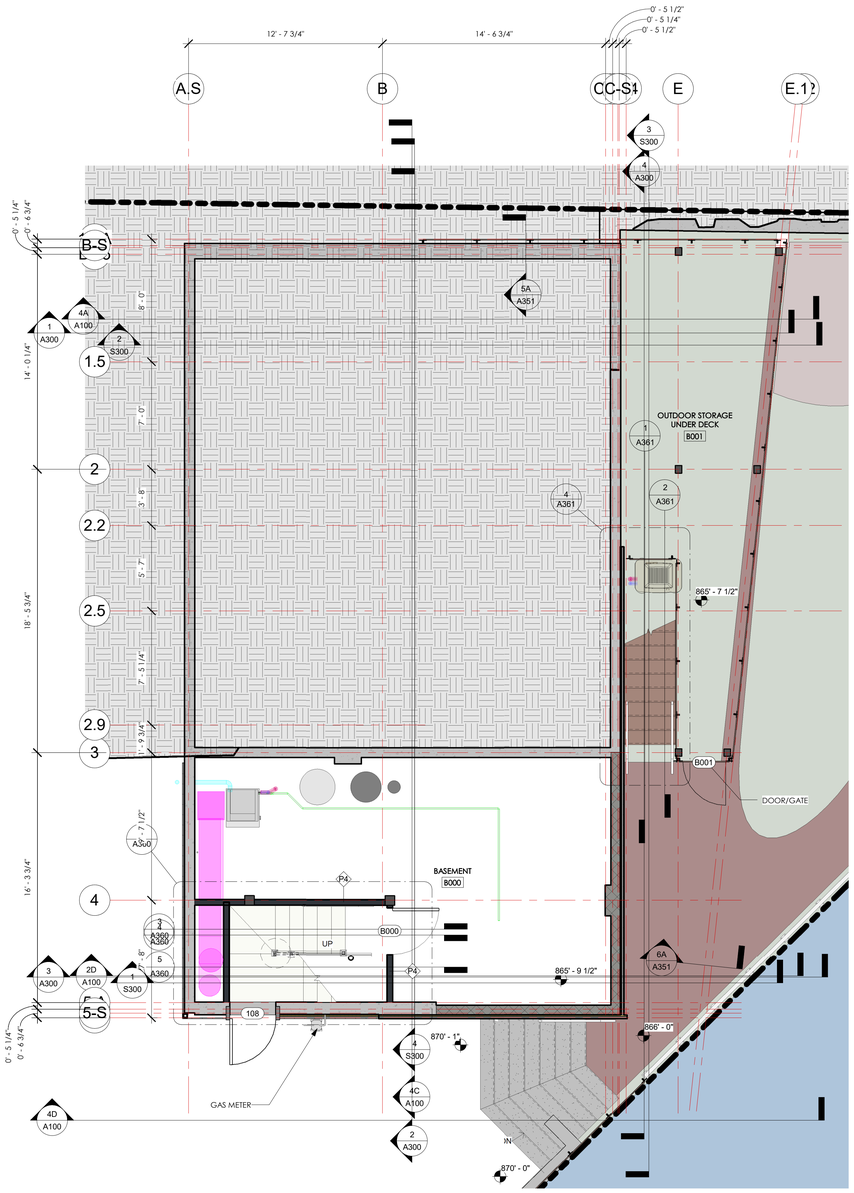
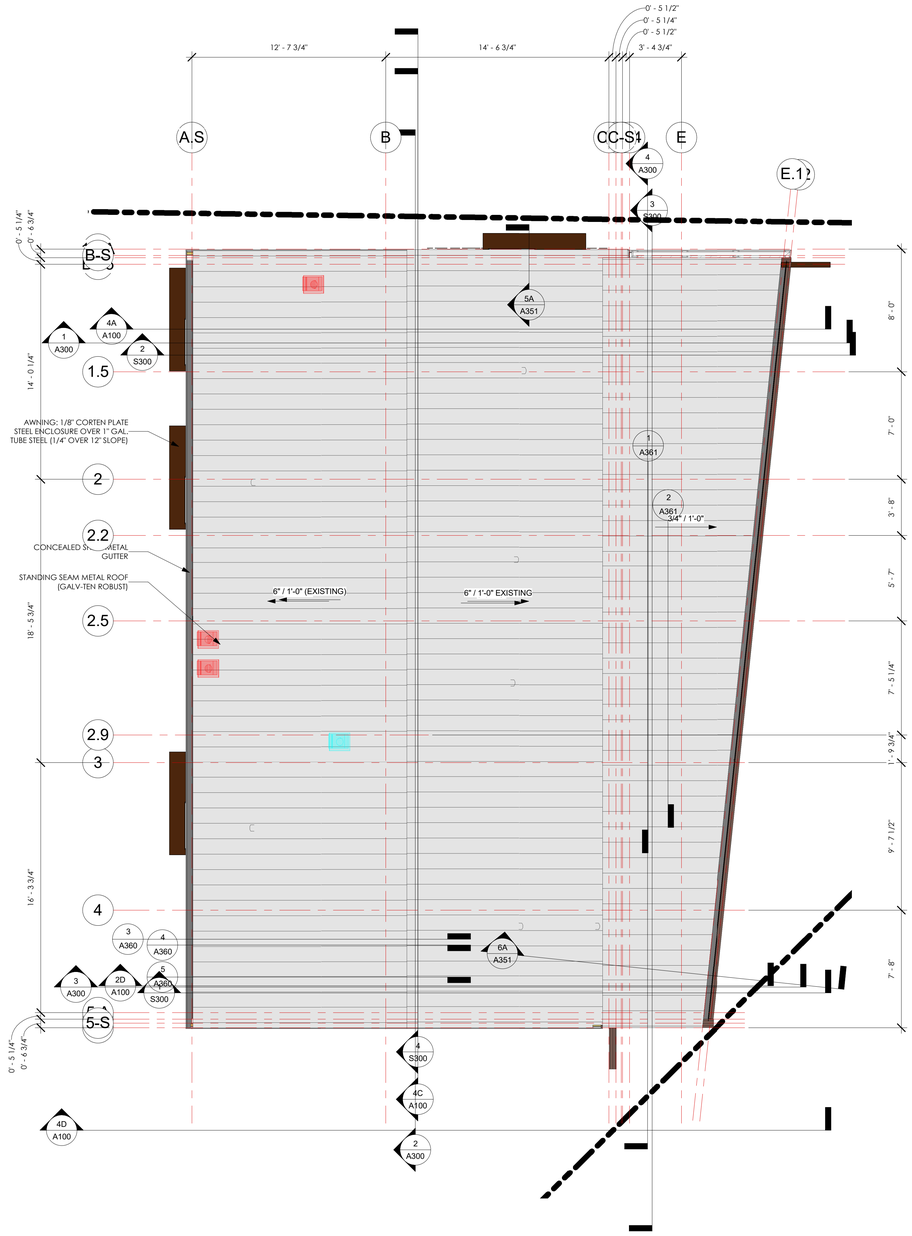


6B Floor Plan - Basement
1/4" = 1'-0"



4B Floor Plan - Roof
1/4" = 1'-0"

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BASEMENT & ROOF FLOOR PLANS

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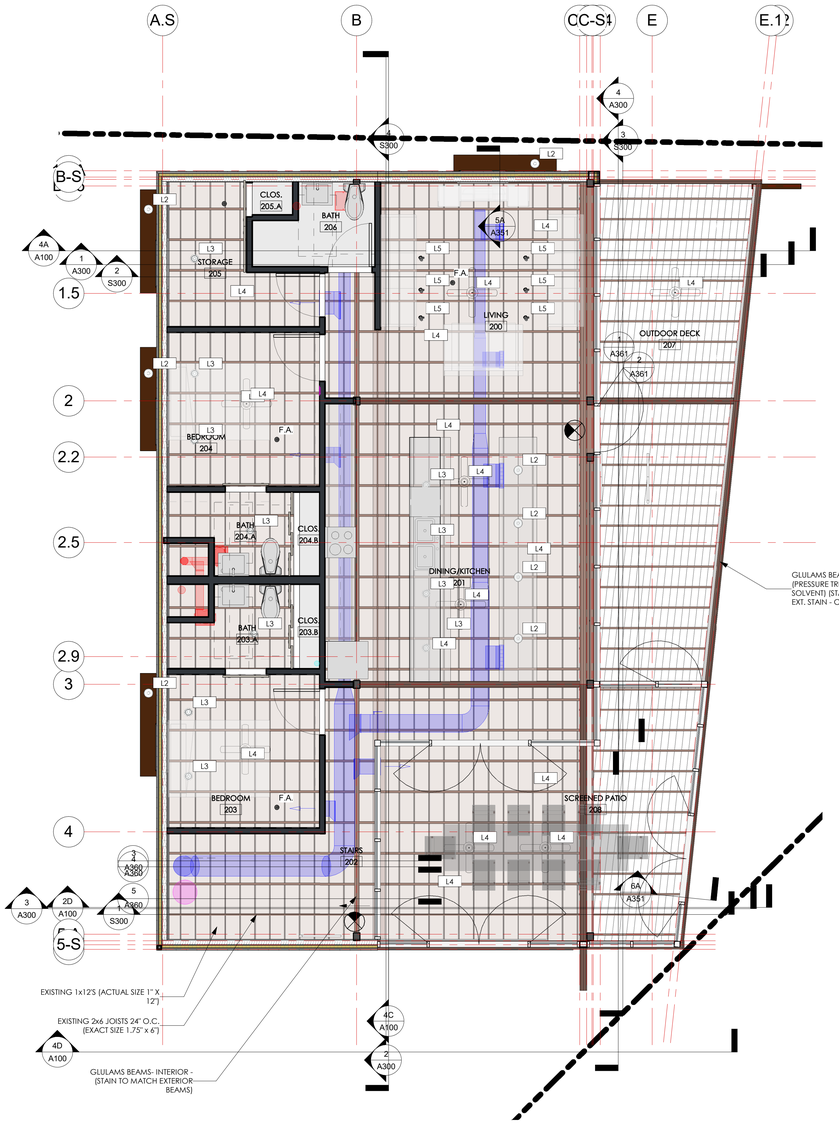
A102

5/21/2017 10:47:52 PM

3C Reflected Ceiling Plan - 1st Floor
1/4" = 1'-0"



6A Reflected Ceiling Plan - 2nd Floor
1/4" = 1'-0"

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1ST & 2ND REFLECTED CEILING PLANS
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A151

5/21/2017 10:47:58 PM

6B Reflected Ceiling Plan - Basement
1/4" = 1'-0"

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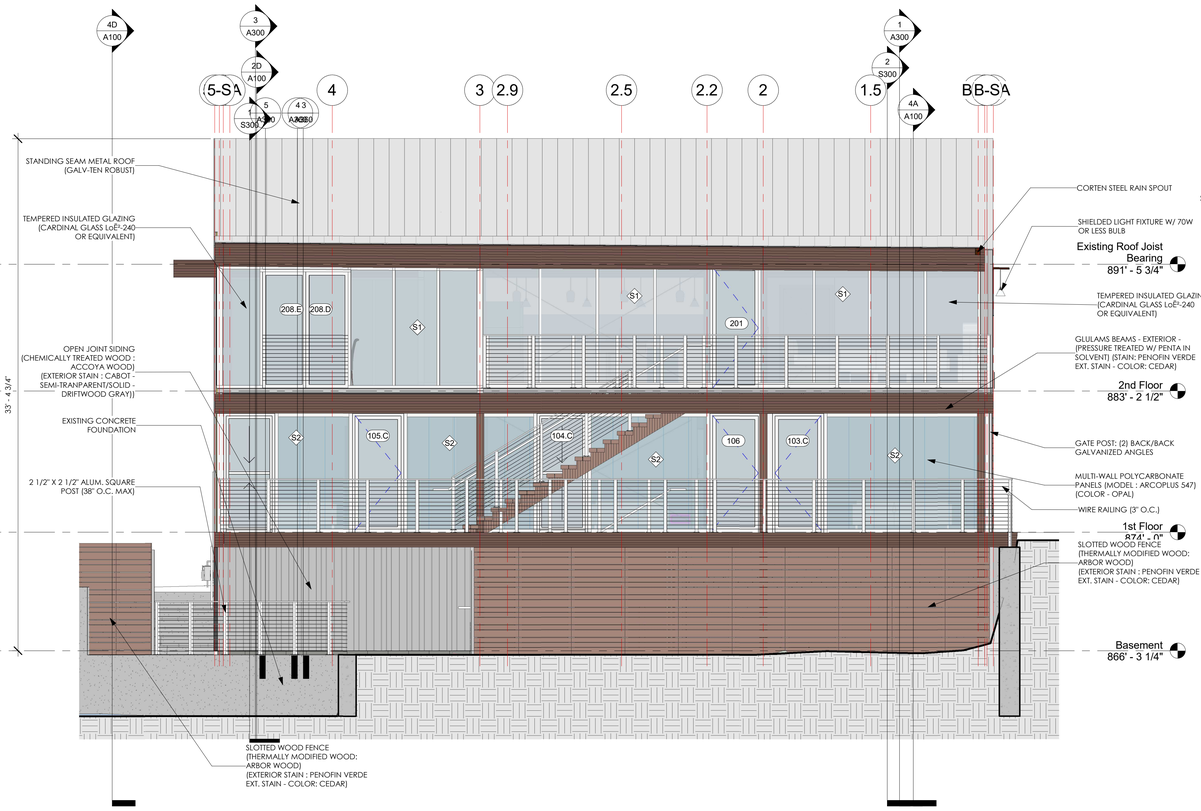
BASEMENT REFLECTED CEILING PLANS

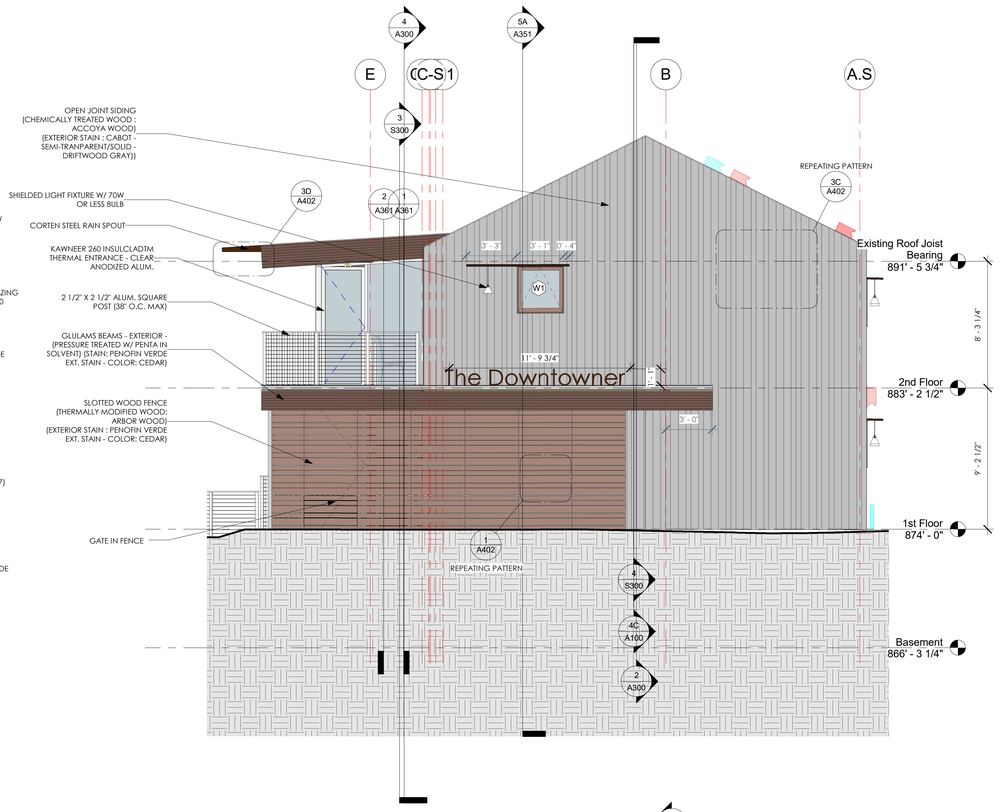
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A152

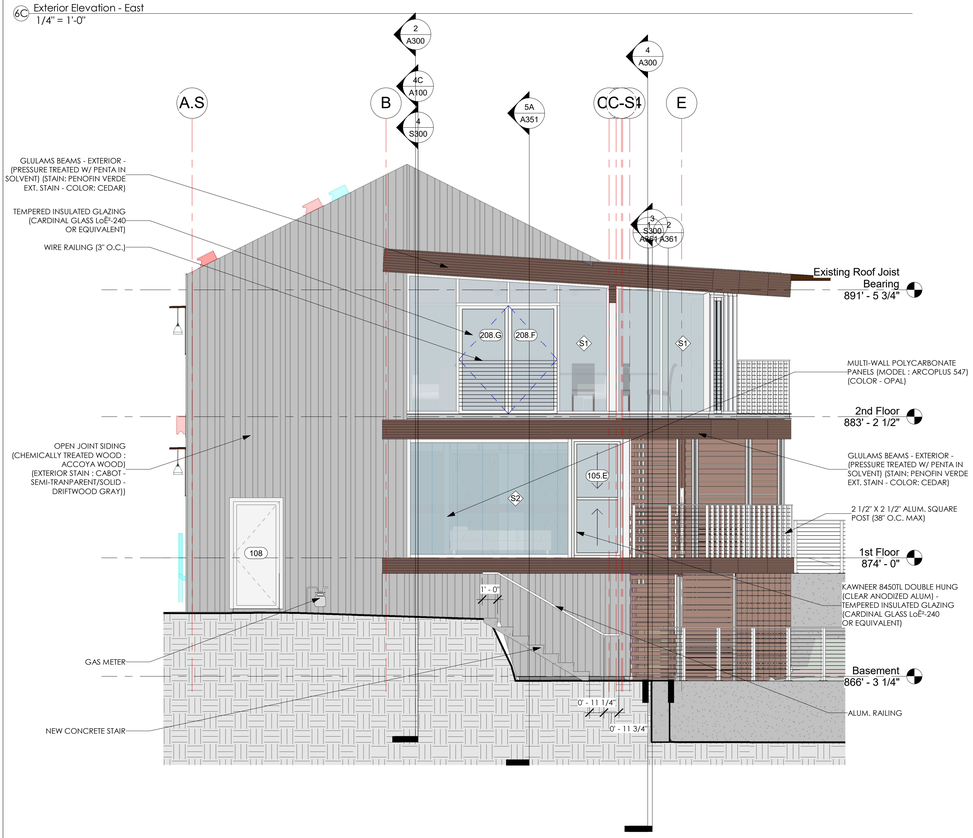
5/21/2017 10:48:02 PM



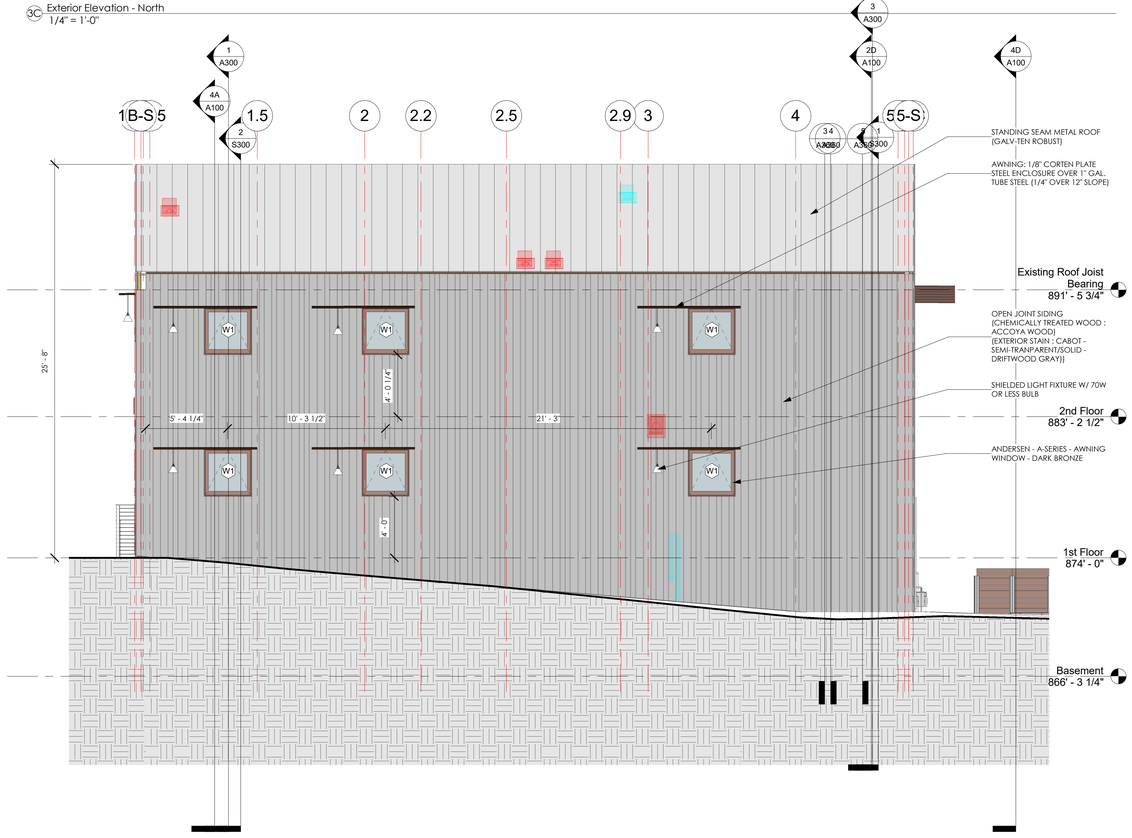
6C Exterior Elevation - East
1/4" = 1'-0"



3C Exterior Elevation - North
1/4" = 1'-0"



6A Exterior Elevation - South
1/4" = 1'-0"



4A Exterior Elevation - West
1/4" = 1'-0"

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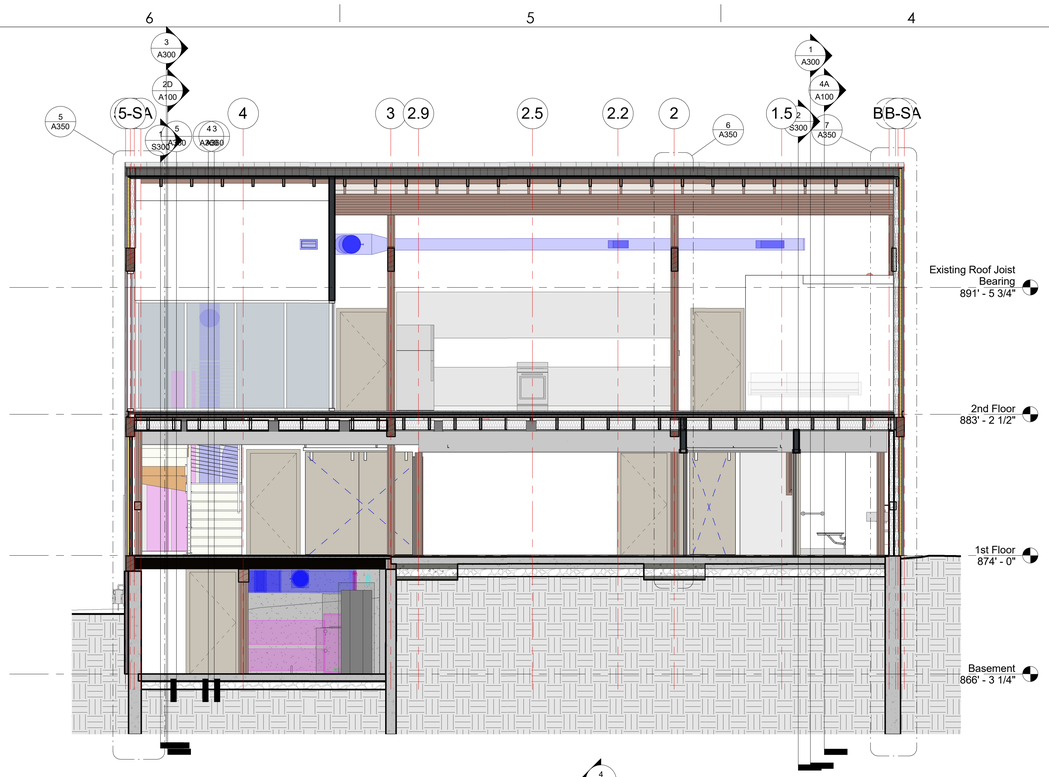
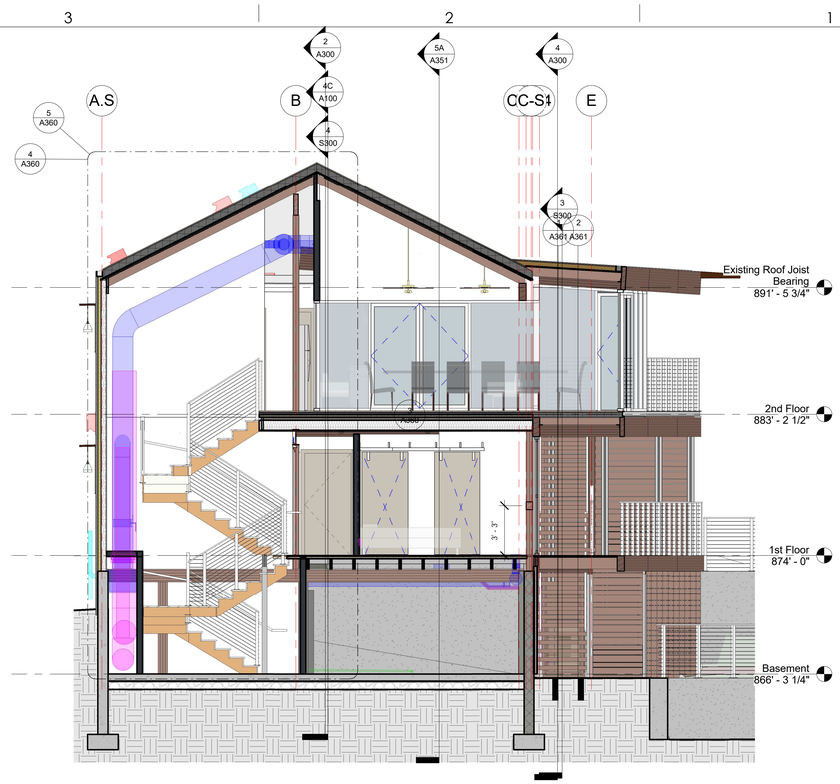
EXTERIOR ELEVATIONS
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

A200

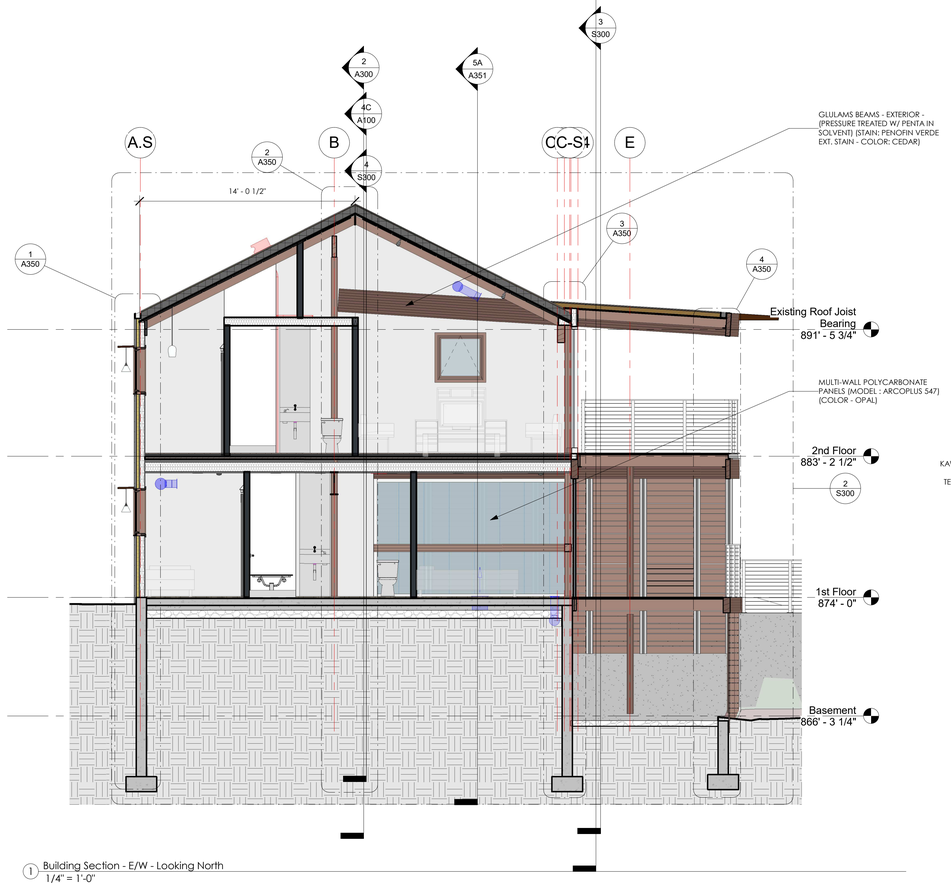
5/21/2017 10:48:13 PM



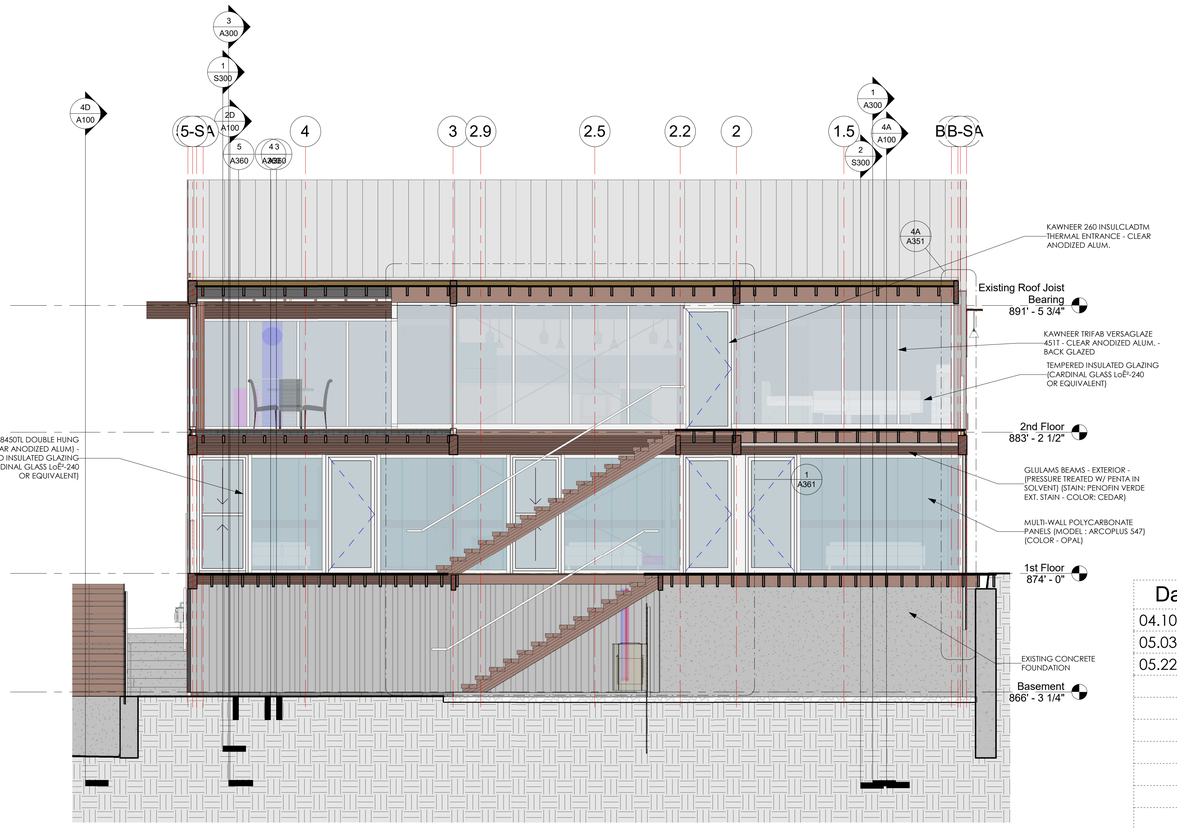
2 Building Section - N/S - Looking West
1/4" = 1'-0"



3 Building Section at Stairs - E/W - Looking North
1/4" = 1'-0"



1 Building Section - E/W - Looking North
1/4" = 1'-0"



4 Building Section at Deck - N/S - Looking West
1/4" = 1'-0"

BUILDING SECTIONS

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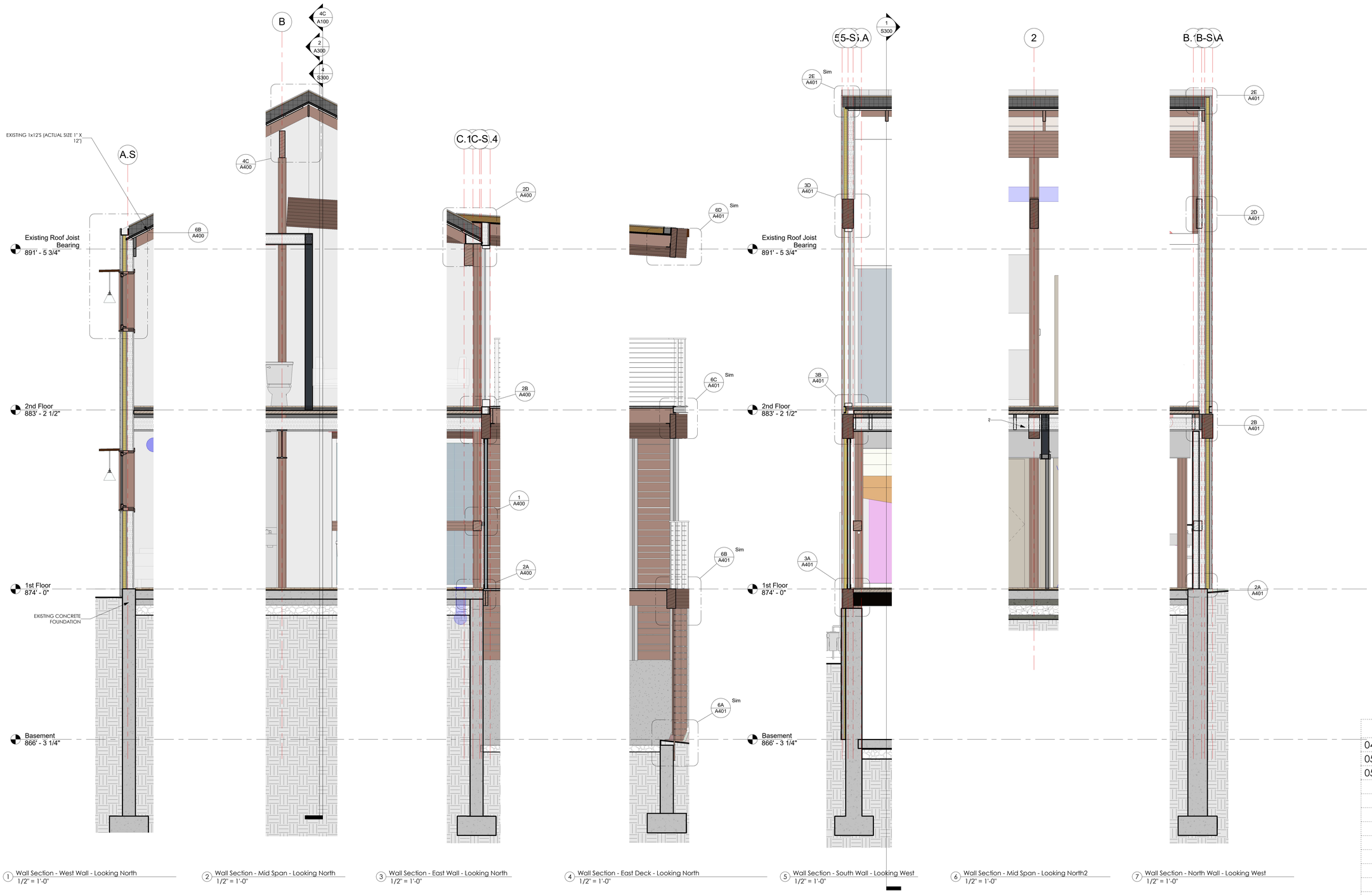
Date	Description
04.10.2017	Early Start & Footing/Foundation
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid



1 Wall Section - West Wall - Looking North
1/2" = 1'-0"

2 Wall Section - Mid Span - Looking North
1/2" = 1'-0"

3 Wall Section - East Wall - Looking North
1/2" = 1'-0"

4 Wall Section - East Deck - Looking North
1/2" = 1'-0"

5 Wall Section - South Wall - Looking West
1/2" = 1'-0"

6 Wall Section - Mid Span - Looking North2
1/2" = 1'-0"

7 Wall Section - North Wall - Looking West
1/2" = 1'-0"

WALL SECTIONS

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A350

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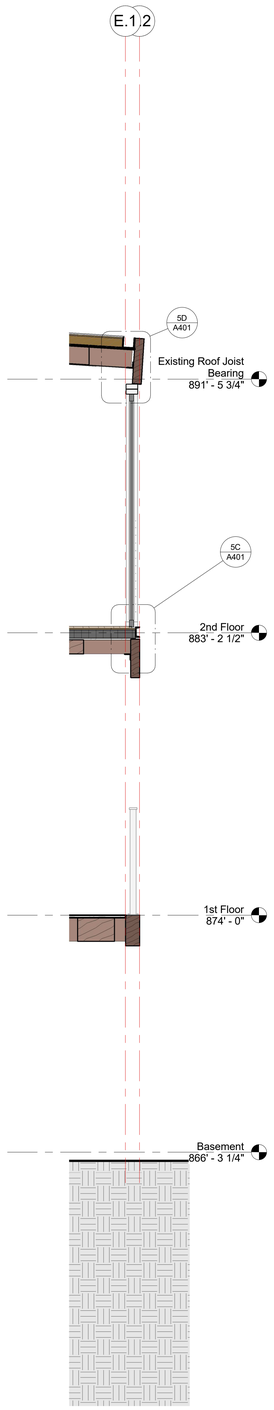
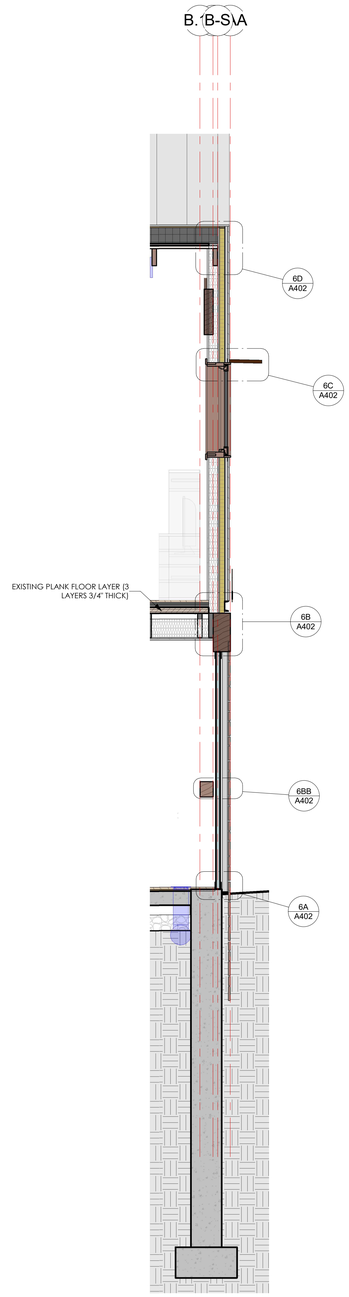
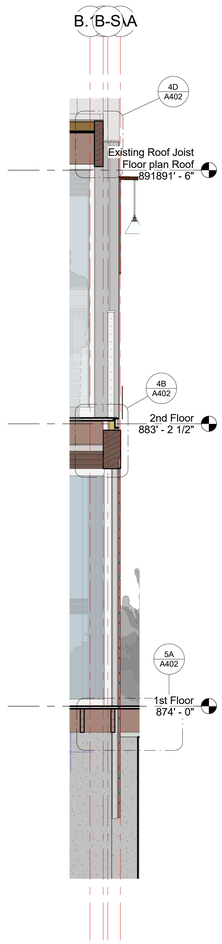


6A Wall Section - East Screen Wall - Looking North
1/2" = 1'-0"



5A Wall Section - North Wall at Polycarbonate - Looking West
1/2" = 1'-0"



4A Wall Section - East Deck - Looking West
1/2" = 1'-0"

WALL SECTIONS
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A351

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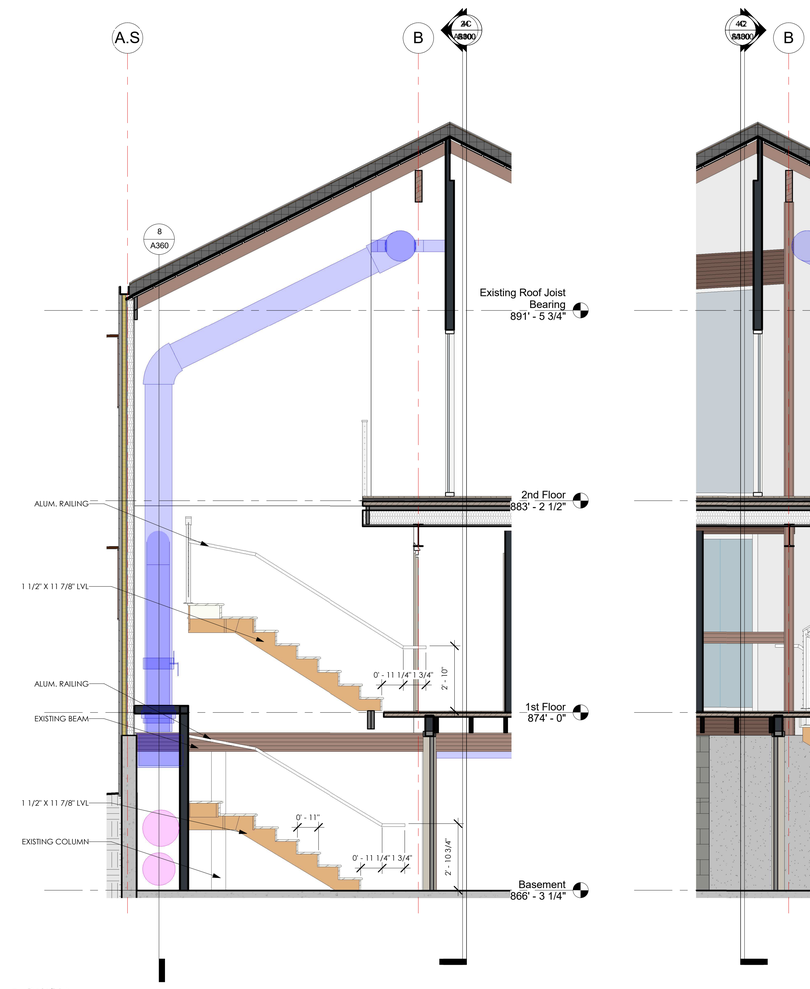
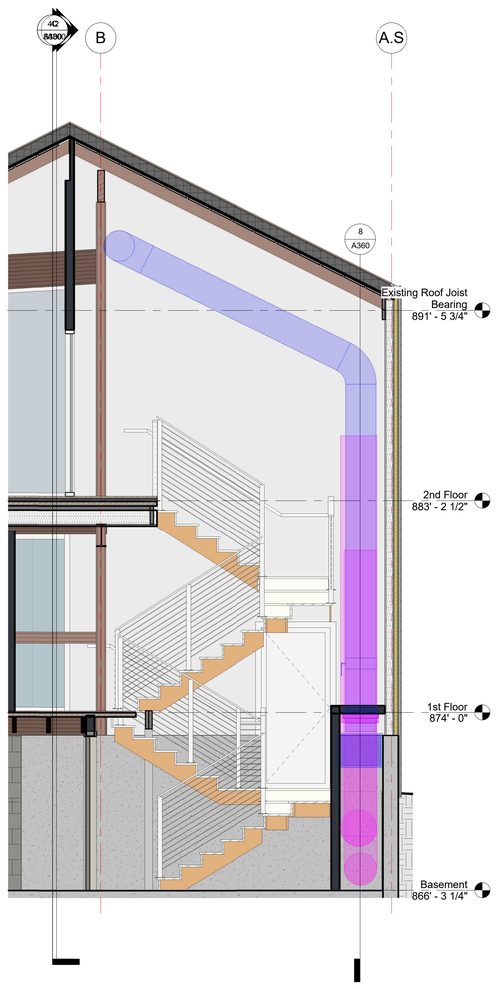
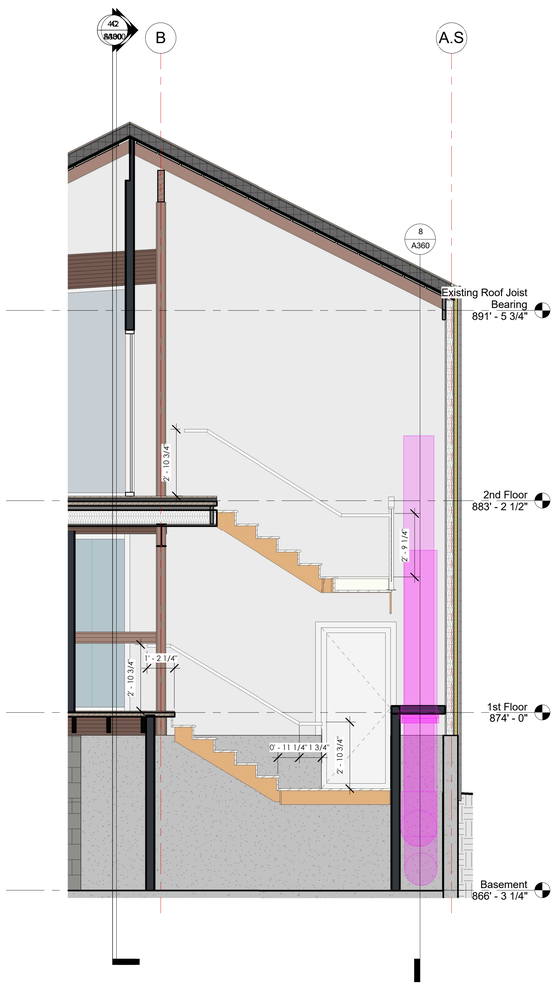


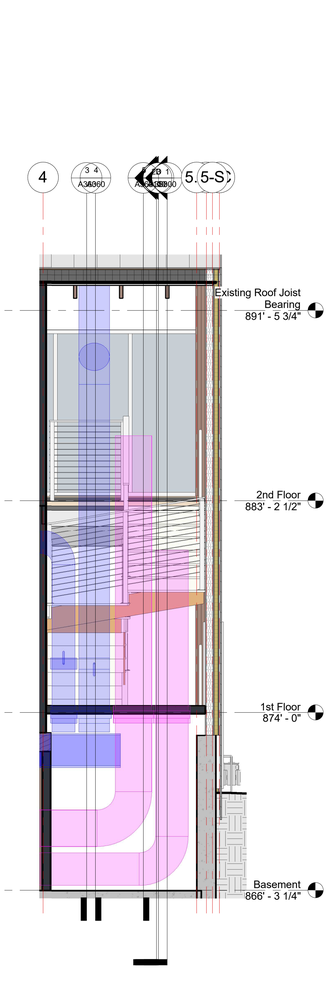
3 Detail 14
3/8" = 1'-0"



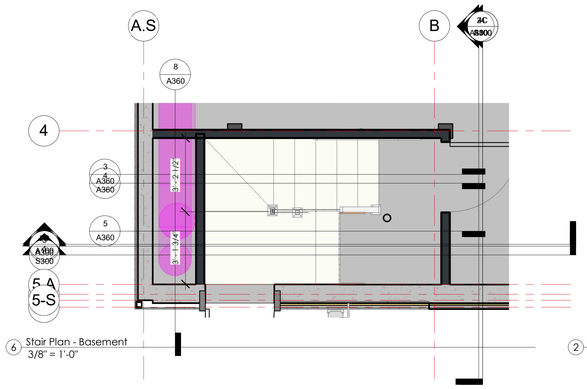
4 Detail 16
3/8" = 1'-0"



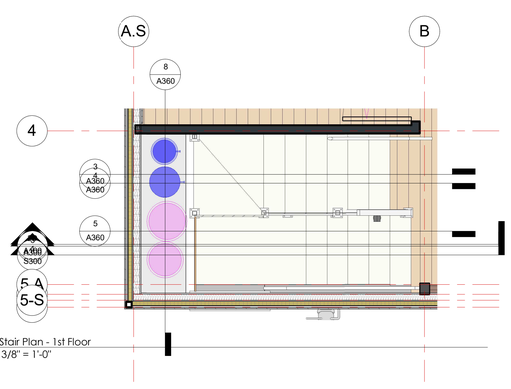
5 Detail 17
3/8" = 1'-0"



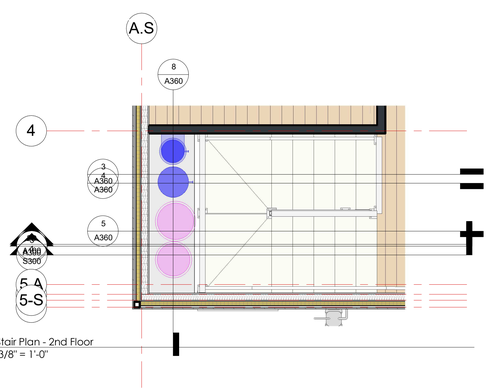
8 Detail 20
3/8" = 1'-0"



6 Stair Plan - Basement
3/8" = 1'-0"



2 Stair Plan - 1st Floor
3/8" = 1'-0"



1 Stair Plan - 2nd Floor
3/8" = 1'-0"

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STAIR SECTIONS

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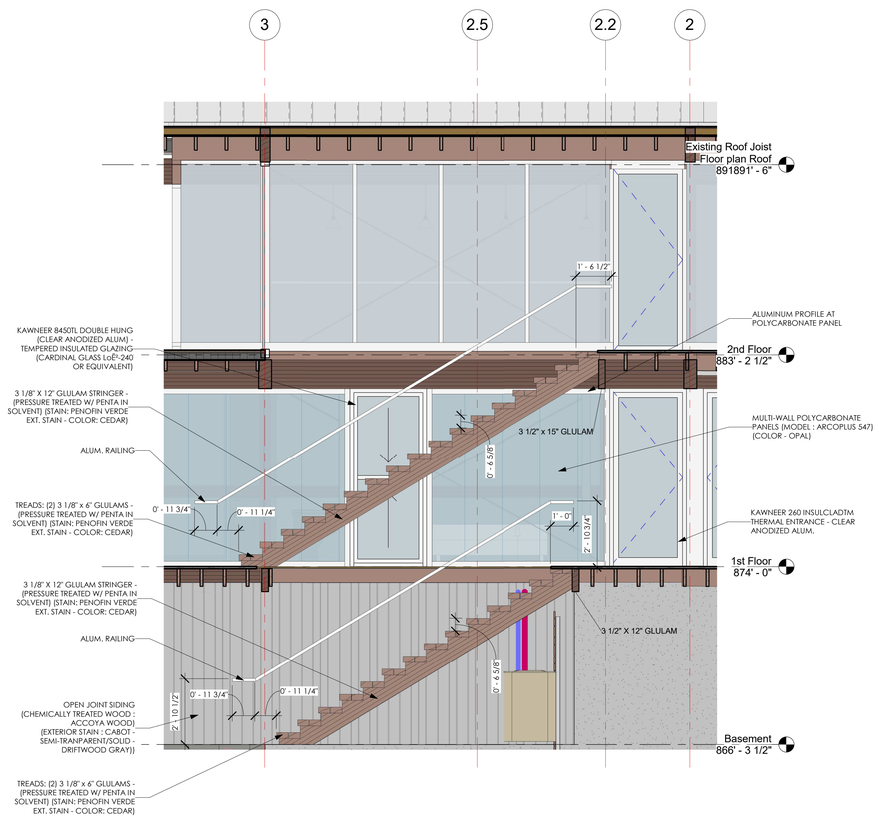
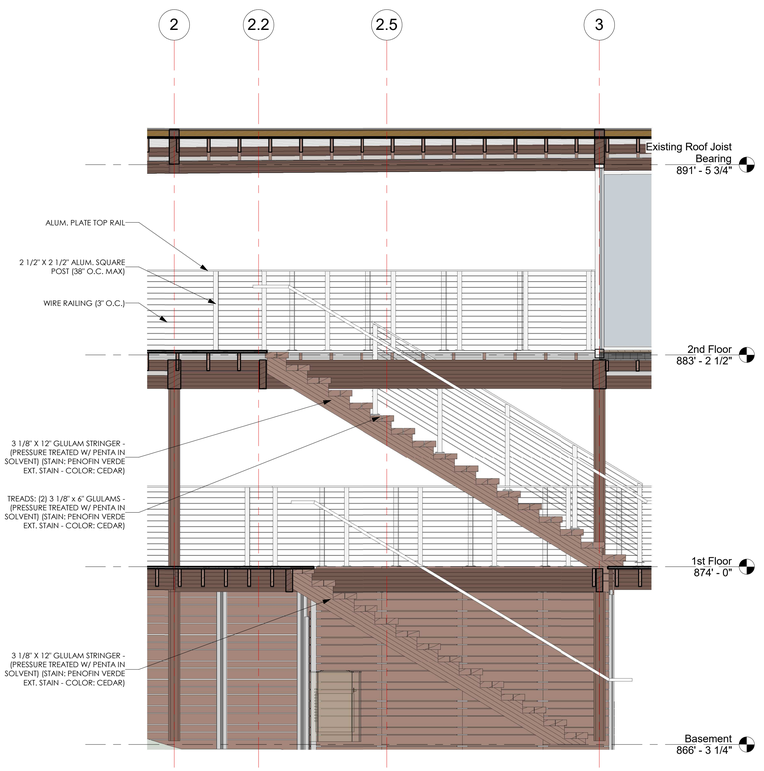
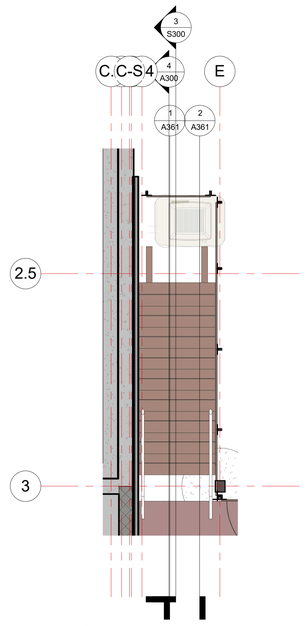


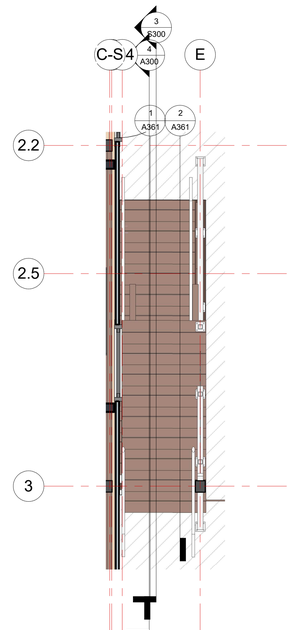
1 Detail 13
3/8" = 1'-0"



2 Detail 12
3/8" = 1'-0"



4 Stair - Plan - Basement
3/8" = 1'-0"



3 Stair - Plan - 1st Floor
3/8" = 1'-0"

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STAIR SECTIONS

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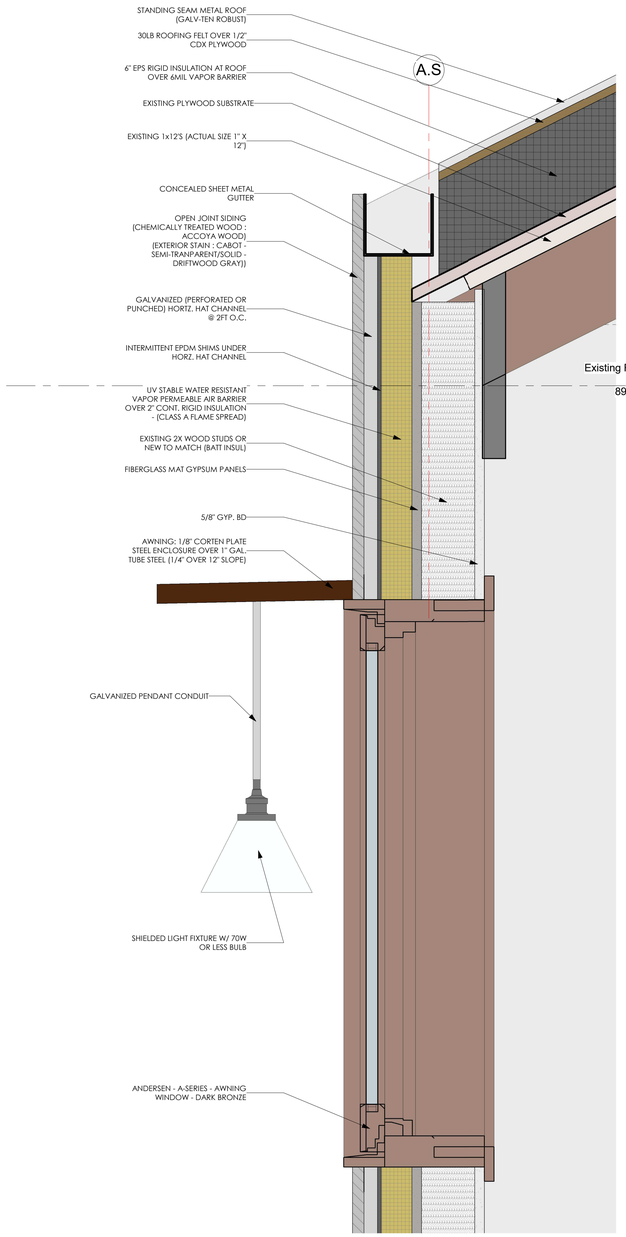
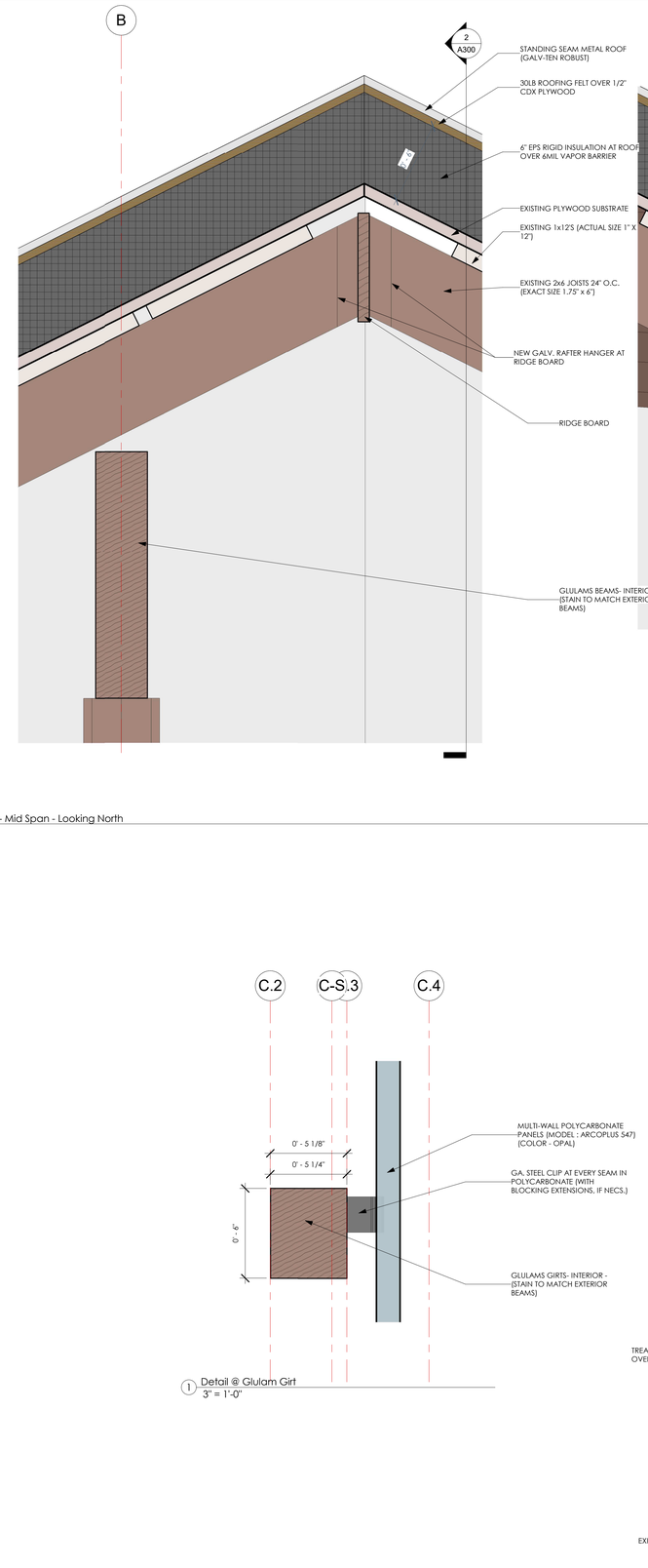
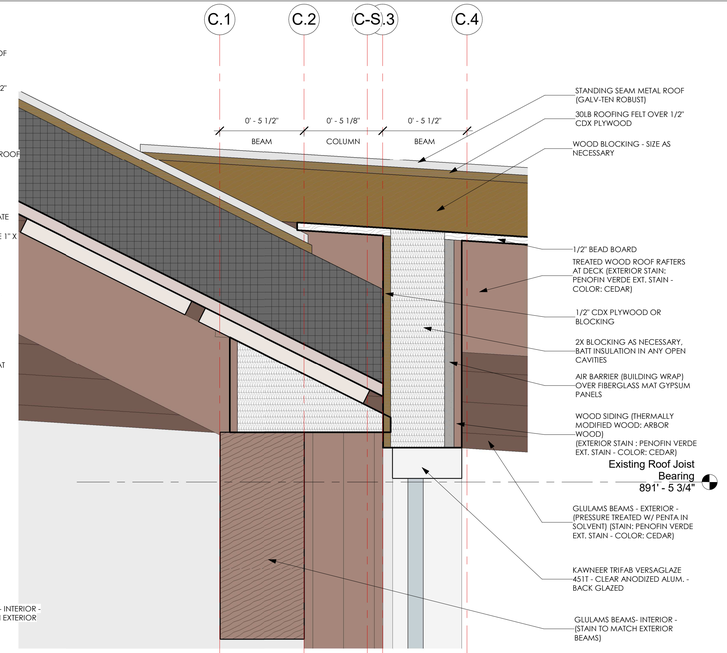


6B Eave Detail - West Wall - Looking North
3" = 1'-0"

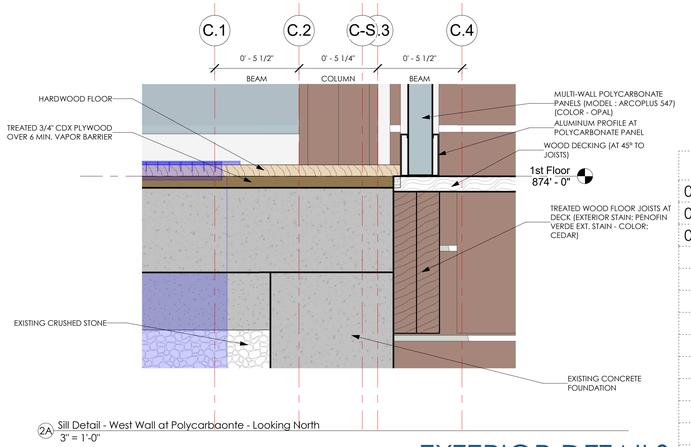


4C Head Detail - Mid Span - Looking North
3" = 1'-0"



2D Head Detail - West Wall at Polycarbaonte - Looking North
3" = 1'-0"

1 Detail @ Glulam Girt
3" = 1'-0"



2A Sill Detail - West Wall at Polycarbaonte - Looking North
3" = 1'-0"

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EXTERIOR DETAILS
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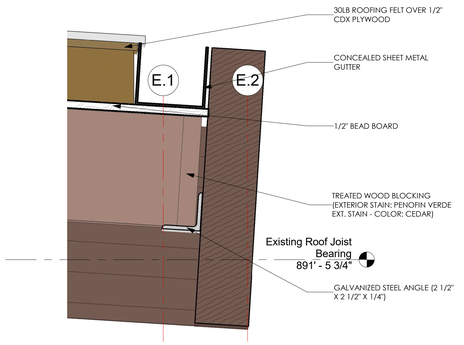
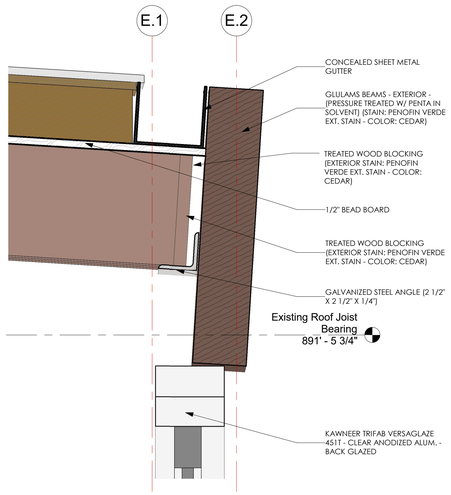
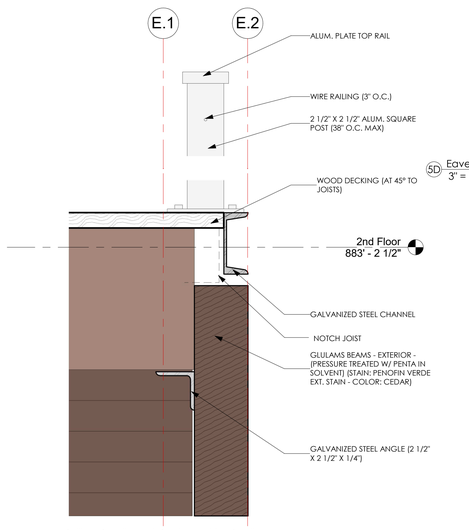


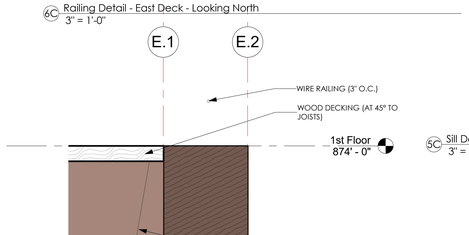
6D Eave Detail - East Deck - Looking North
3" = 1'-0"



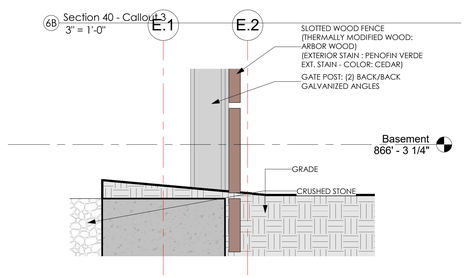
5D Eave Detail - East Screen Wall - Looking North
3" = 1'-0"



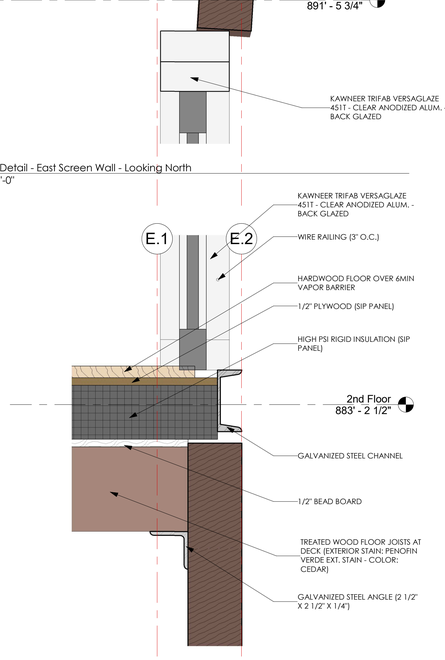
6C Railing Detail - East Deck - Looking North
3" = 1'-0"



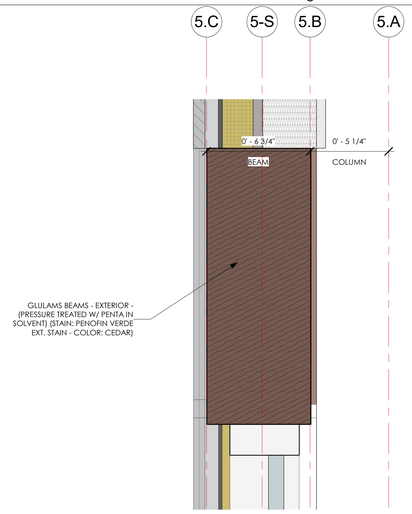
6B Section 40 - Callout 3
3" = 1'-0"



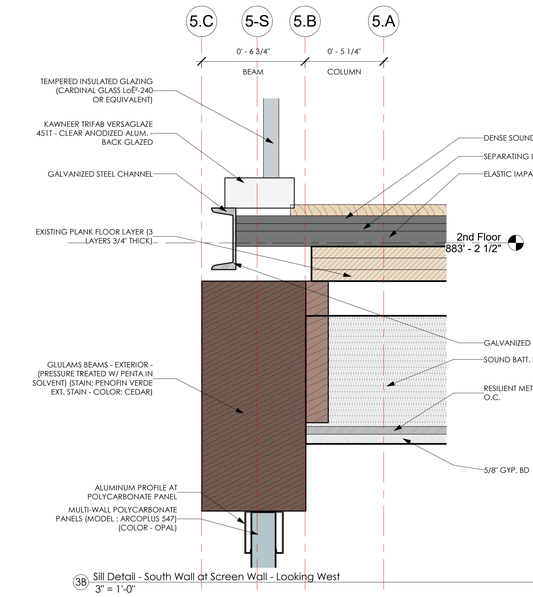
6A Section 40 - Callout 4
3" = 1'-0"



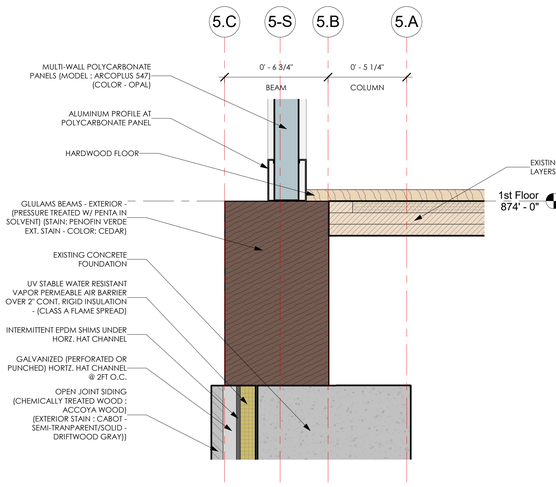
5C Sill Detail - East Screen Wall - Looking North
3" = 1'-0"



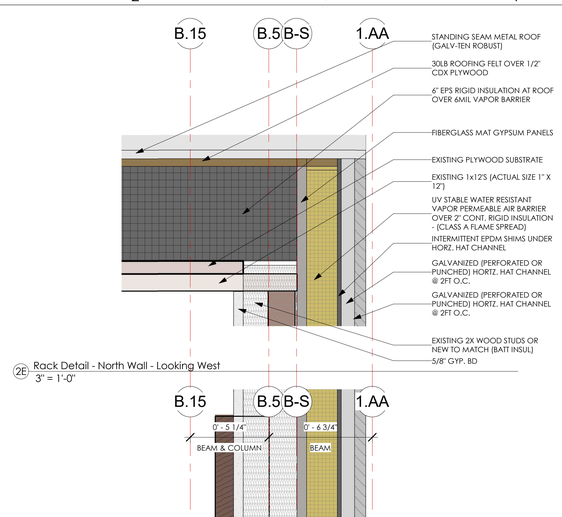
3D Head Detail - South Wall at Screen Wall - Looking West
3" = 1'-0"



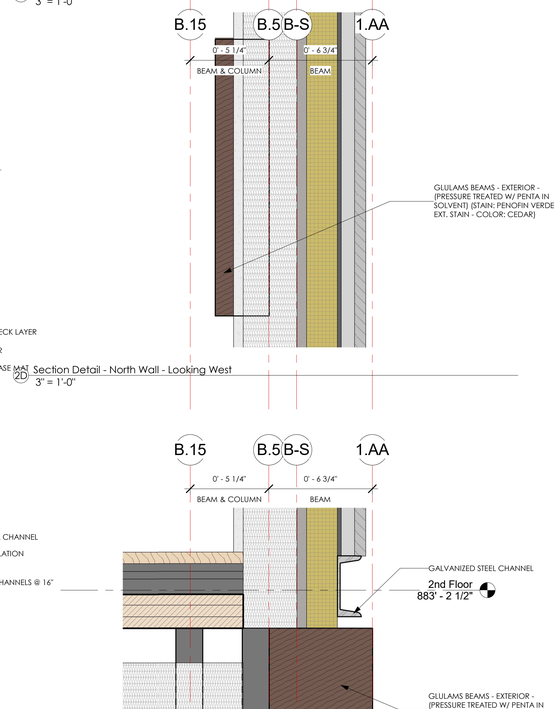
3B Sill Detail - South Wall at Screen Wall - Looking West
3" = 1'-0"



3A Sill Detail - South Wall at Polycarbonate Wall - Looking West
3" = 1'-0"

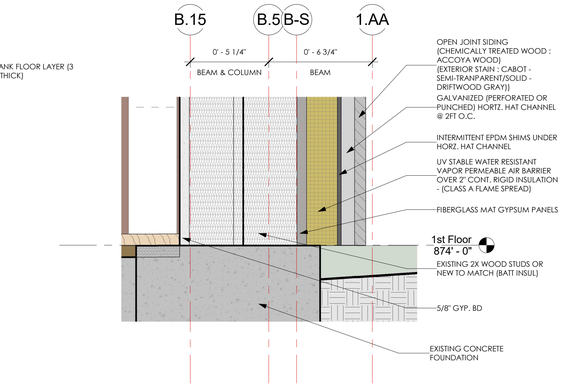


2E Rack Detail - North Wall - Looking West
3" = 1'-0"



2D Section Detail - North Wall - Looking West
3" = 1'-0"

2B Head Detail - North Wall - Looking West
3" = 1'-0"



2A Sill Detail - North Wall - Looking West
3" = 1'-0"

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EXTERIOR DETAILS

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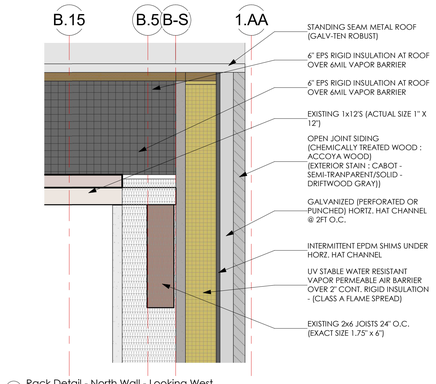
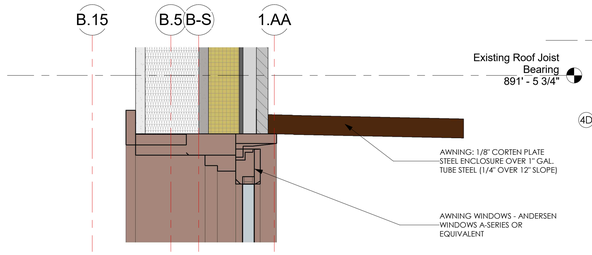
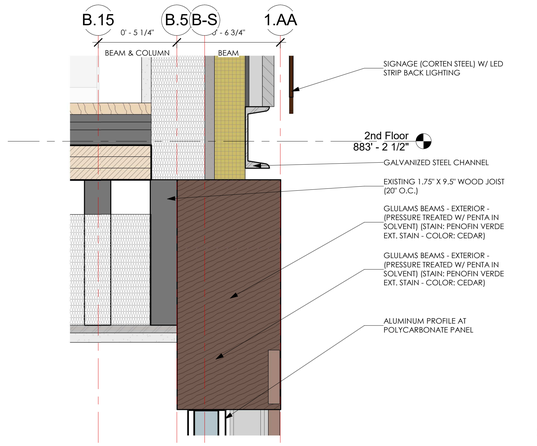


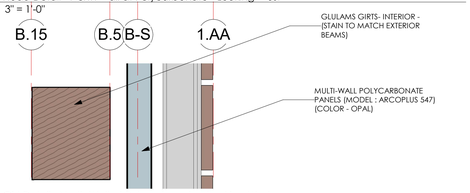
6D Rack Detail - North Wall - Looking West
3" = 1'-0"



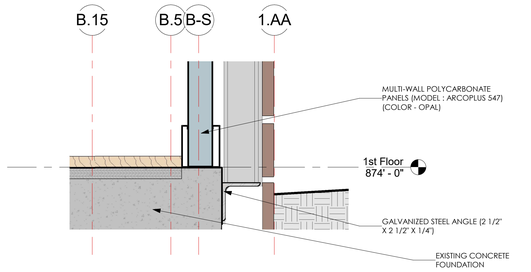
6C Head Detail - North Wall - Looking West
3" = 1'-0"



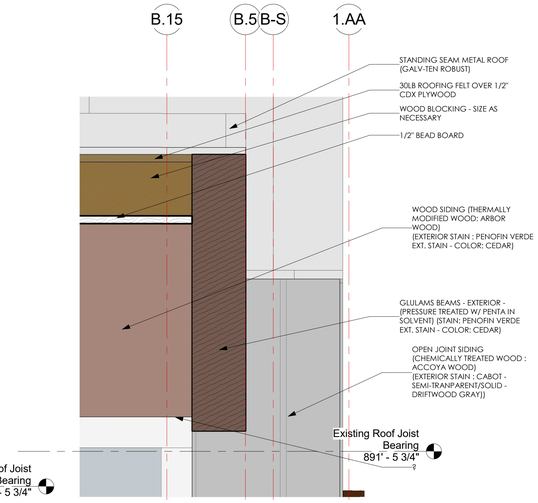
6B Head Detail - North Wall at Polycarbonate - Looking West
3" = 1'-0"



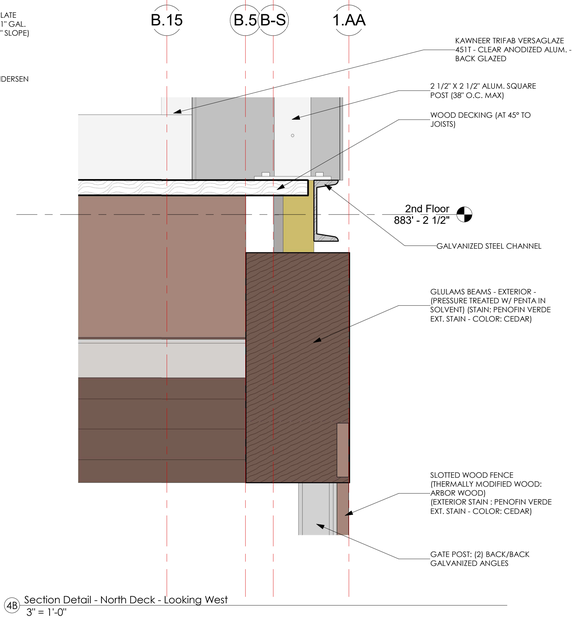
6BB Girt Detail - North Wall at Polycarbonate - Looking West
3" = 1'-0"



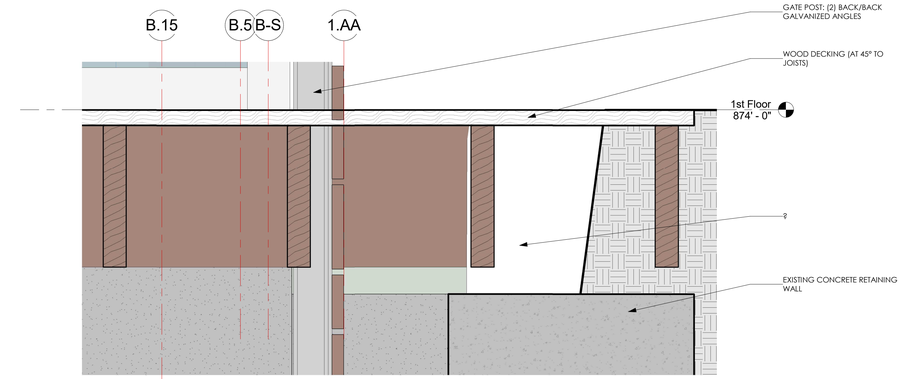
6A Sill Detail - North Wall at Polycarbonate - Looking West
3" = 1'-0"



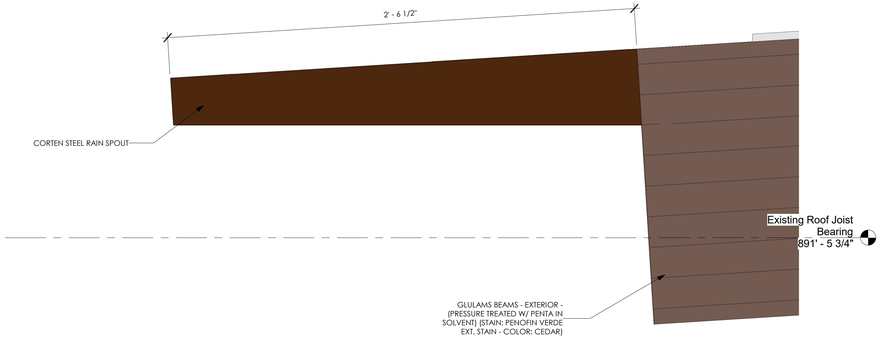
4D Rack Detail - North Deck - Looking West
3" = 1'-0"



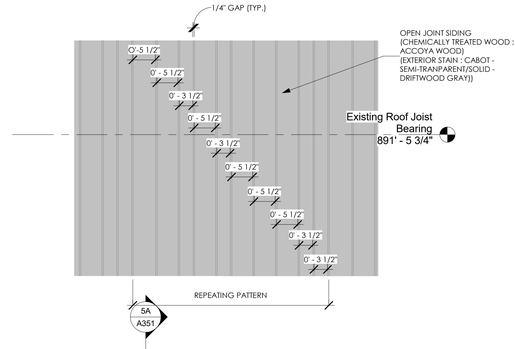
4B Section Detail - North Deck - Looking West
3" = 1'-0"



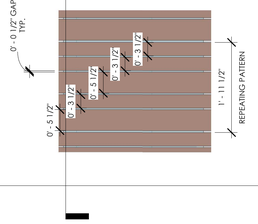
5A Detail 15
3" = 1'-0"



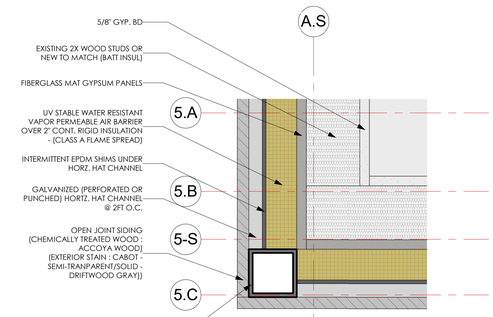
3D Detail 19
3" = 1'-0"



3C Detail 10
3/4" = 1'-0"



1 Detail 11
3/4" = 1'-0"



2A Plan Detail - SouthWest Corner - Concealed Down Spout
3" = 1'-0"

8
A360

FYF LLC.
Owner: FYF LLC.
43 S Water St E | Fort Atkinson, WI
ilovefunkys@hotmail.com

Zenteno Solutions
Plumbing Designer: Zenteno Solutions
1530 P B Lane # Z4646
WICHITA FALLS, TX, 76302
roberto@zenteno.net |832.449.9278

Desapex
#1075-B, 10th main, HAL 2nd stage,
Bengaluru -08
HVAC Designer: Desapex
shreenidhi@desapex.com

RYAN F SCHULTZ
A-11197-5
STOUGHTON, WI
ARCHITECT

openingdesign
Architect: OpeningDesign
312 W. Lakeside St. | Madison, WI 53715
hello@openingdesign.com | 773-425-6456

Date	Description
04.10.2017	Early Start & Footing/Foundation
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

EXTERIOR DETAILS

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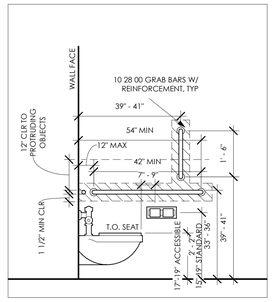
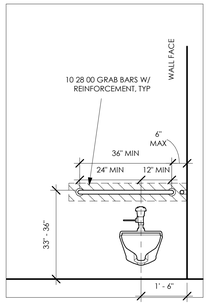
A402

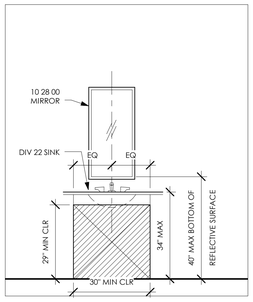
5/21/2017 10:48:55 PM



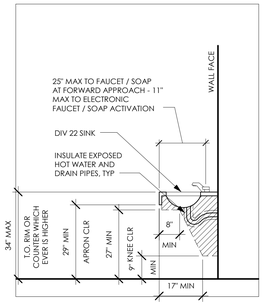
4D Toilet - Side Elevation
1/2" = 1'-0"



3D Toilet - Front Elevation
1/2" = 1'-0"



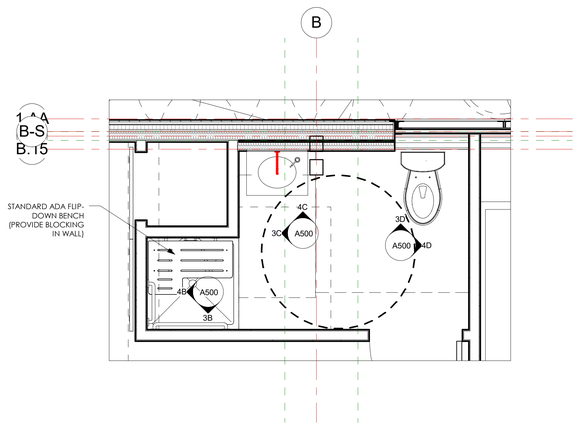
4C Lavatory - Front Elevation
1/2" = 1'-0"



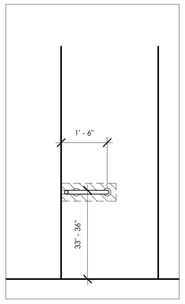
3C Lavatory - Side Elevation
1/2" = 1'-0"

DOOR SCHEDULE							DOOR SCHEDULE
Door Number	Room Name	Room Number	Door Width	Door Height	OD_DS_Door_Type	OD_DS_Door_Material	Notes
B000	BASEMENT	B000	3' - 0"	6' - 8"	SWING	T.B.D.	
203.A	BATH	203.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
204.A	BATH	204.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
203.B	BATH	203.A	5' - 6"	6' - 5 3/8"	SLIDER		
204.B	BATH	204.A	5' - 6"	6' - 5 3/8"	SLIDER		
206	BATH	206	2' - 10"	6' - 8"	SWING	T.B.D.	
100.A	BATH	100.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
101.A	BATH	101.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
104.A	BATH	104.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
105.A	BATH	105.A	2' - 8"	6' - 4"	SLIDER	T.B.D.	
103.A	BATH (ADA)	103.A	3' - 0"	6' - 8"	SWING	T.B.D.	
104.B	BEDROOM	104	3' - 0"	6' - 8"	SWING	T.B.D.	
101	BEDROOM	101	3' - 0"	6' - 8"	SWING	T.B.D.	
102	BEDROOM	102	3' - 0"	6' - 8"	SWING	T.B.D.	
105.A	BEDROOM	105	3' - 0"	6' - 8"	SWING	T.B.D.	
203	BEDROOM	203	3' - 0"	6' - 8"	SWING	T.B.D.	
204	BEDROOM	204	3' - 0"	6' - 8"	SWING	T.B.D.	
104.C	BEDROOM	104	3' - 4"	7' - 9"	STOREFRONT - SINGLE HUNG WINDOW	ALUM./GLAZING	
105.C	BEDROOM	105	3' - 4"	7' - 9"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	
105.E	BEDROOM	105	3' - 4"	7' - 9"	STOREFRONT - SINGLE HUNG WINDOW	ALUM./GLAZING	
103.A	BEDROOM (ADA)	103	3' - 0"	6' - 8"	SWING	T.B.D.	
103.B	BEDROOM (ADA)	103	3' - 0"	6' - 8"	SWING	T.B.D.	
103.C	BEDROOM (ADA)	103	3' - 4"	7' - 9"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	
101.B	CLOS.	101.B	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
100.B	CLOS.	100.B	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
104.B	CLOS.	104.B	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
105.B	CLOS.	105.B	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
102.A	CLOS.	102.A	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
205.A	CLOS.	205.A	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
102.B	CLOS.	102.B	2' - 2 9/16"	6' - 4"	SLIDER	T.B.D.	
100	CORRIDOR	106	3' - 0"	6' - 8"	SWING	T.B.D.	
106.B	CORRIDOR	106	7' - 6"	6' - 5 3/8"	SLIDER		
106	CORRIDOR	106	3' - 4"	7' - 9"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	
201	DINING/KITCHEN	201	3' - 0"	7' - 11"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
109	OUTDOOR DECK	109	3' - 0 1/2"	1' - 11 1/2"	GATE DOOR	WOOD	
208.J	OUTDOOR DECK	109	3' - 4"	7' - 9"	STOREFRONT - SINGLE HUNG WINDOW	ALUM./GLAZING	
B001	OUTDOOR STORAGE UNDER DECK	B001	2' - 9 5/8"	1' - 11 1/2"	GATE DOOR	WOOD	
208.B	SCREENED PATIO	208	3' - 2 1/32"	6' - 10 1/2"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
208.A	SCREENED PATIO	208	3' - 2 1/32"	6' - 10 1/2"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
208.C	SCREENED PATIO	208	2' - 9 7/8"	7' - 10 15/32"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	
208.E	SCREENED PATIO	208	2' - 9 13/16"	7' - 7 1/16"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
208.D	SCREENED PATIO	208	2' - 9 13/16"	7' - 7 1/16"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
208.G	SCREENED PATIO	208	3' - 2 19/32"	7' - 0 3/4"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
208.F	SCREENED PATIO	208	3' - 2 19/32"	7' - 0 3/4"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	180 DEGREE OPEN
108	STAIR	108	3' - 0"	7' - 0"	STOREFRONT (NARROW STILE)	ALUM./GLAZING	
205	STORAGE	205	2' - 10"	6' - 8"	SWING	T.B.D.	

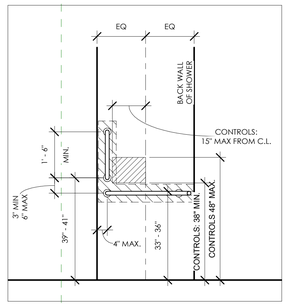
Window Schedule			
Type Mark	Width	Height	Type Comments
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window
W1	3' - 1"	3' - 1"	Fiberglass and Fibrex clad wood awning window



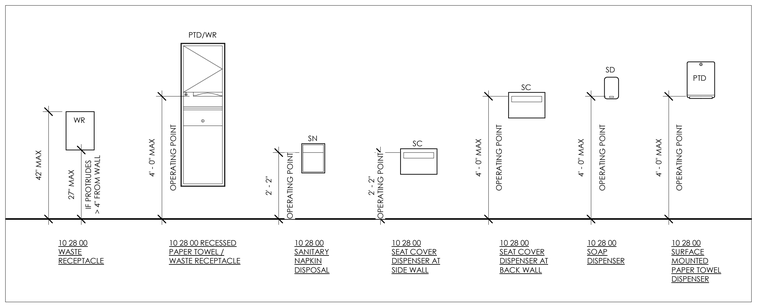
1 ADA (TYPE A) RESTROOM PLAN
1/2" = 1'-0"



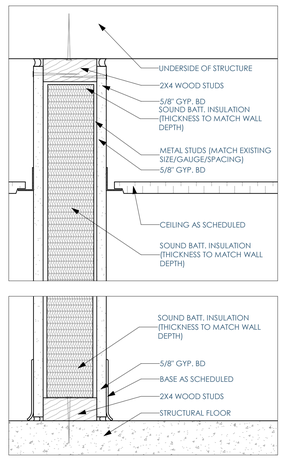
4B Shower - Back Elevation
1/2" = 1'-0"



3B Shower - Side Elevation
1/2" = 1'-0"



3 ADA COMPLIENT HEIGHTS
1/2" = 1'-0"



4 P4/P6 - Partition Typ (P4 - 2X4) (P6 -2X6)
3" = 1'-0"

FYF LLC.
Owner: FYF LLC.
43 S Water St E | Fort Atkinson, WI
ilovefunkys@hotmail.com

Zenteno Solutions
Plumbing Designer: Zenteno Solutions
1530 P B Lane # Z4646
WICHITA FALLS, TX. 76302
roberto@zenteno.net | 832.449.9278

Desapex
#1075-B, 10th main, HAL 2nd stage,
Bengaluru -08
HVAC Designer: Desapex
shreenidhi@desapex.com

WISCONSIN
RYAN P. SCHULTZ
A-11197-5
STOUGHTON
WI
ARCHITECT

openingdesign
Architect: OpeningDesign
312 W. Lakeside St. | Madison, WI 53715
hello@openingdesign.com | 773-425-6456

Date	Description
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

ADA RESTROOM & SCHEDULES

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A500

5/22/2017 10:46:30 AM

Wall Schedule		
Type	Area	Phase Created
(P4) INTERIOR 2X4 WALL	482 SF	New Construction
(P4) INTERIOR 2X4 WALL	121 SF	New Construction
(P4) INTERIOR 2X4 WALL	122 SF	New Construction
(P4) INTERIOR 2X4 WALL	161 SF	New Construction
(P4) INTERIOR 2X4 WALL	69 SF	New Construction
(P4) INTERIOR 2X4 WALL	108 SF	New Construction
(P4) INTERIOR 2X4 WALL	119 SF	New Construction
(P4) INTERIOR 2X4 WALL	106 SF	New Construction
(P4) INTERIOR 2X4 WALL	202 SF	New Construction
(P4) INTERIOR 2X4 WALL	32 SF	New Construction
(P4) INTERIOR 2X4 WALL	21 SF	New Construction
(P4) INTERIOR 2X4 WALL	22 SF	New Construction
(P4) INTERIOR 2X4 WALL	29 SF	New Construction
(P4) INTERIOR 2X4 WALL	34 SF	New Construction
(P4) INTERIOR 2X4 WALL	21 SF	New Construction
(P4) INTERIOR 2X4 WALL	22 SF	New Construction
(P4) INTERIOR 2X4 WALL	29 SF	New Construction
(P4) INTERIOR 2X4 WALL	33 SF	New Construction
(P4) INTERIOR 2X4 WALL	18 SF	New Construction
(P4) INTERIOR 2X4 WALL	24 SF	New Construction
(P4) INTERIOR 2X4 WALL	30 SF	New Construction
(P4) INTERIOR 2X4 WALL	30 SF	New Construction
(P4) INTERIOR 2X4 WALL	18 SF	New Construction
(P4) INTERIOR 2X4 WALL	24 SF	New Construction
(P4) INTERIOR 2X4 WALL	24 SF	New Construction
(P4) INTERIOR 2X4 WALL	23 SF	New Construction
(P4) INTERIOR 2X4 WALL	69 SF	New Construction
(P4) INTERIOR 2X4 WALL	36 SF	New Construction
(P4) INTERIOR 2X4 WALL	25 SF	New Construction
(P4) INTERIOR 2X4 WALL	23 SF	New Construction
(P4) INTERIOR 2X4 WALL	26 SF	New Construction
(P4) INTERIOR 2X4 WALL	93 SF	New Construction
(P4) INTERIOR 2X4 WALL	26 SF	New Construction
(P4) INTERIOR 2X4 WALL	26 SF	New Construction
(P4) INTERIOR 2X4 WALL	97 SF	New Construction
(P4) INTERIOR 2X4 WALL	87 SF	New Construction
(P4) INTERIOR 2X4 WALL	114 SF	New Construction
(P4) INTERIOR 2X4 WALL	18 SF	New Construction
(P4) INTERIOR 2X4 WALL	49 SF	New Construction
(P4) INTERIOR 2X4 WALL	20 SF	New Construction
(P4) INTERIOR 2X4 WALL	26 SF	New Construction
(P4) INTERIOR 2X4 WALL	97 SF	New Construction
(P4) INTERIOR 2X4 WALL	11 SF	New Construction
(P4) INTERIOR 2X4 WALL	9 SF	New Construction
(P4) INTERIOR 2X4 WALL	15 SF	New Construction
(P4) INTERIOR 2X4 WALL	16 SF	New Construction
(P4) INTERIOR 2X4 WALL	109 SF	New Construction
(P4) INTERIOR 2X4 WALL	69 SF	New Construction
(P4) INTERIOR 2X4 WALL	37 SF	New Construction
(P4) INTERIOR 2X4 WALL	44 SF	New Construction
(P4) INTERIOR 2X4 WALL	78 SF	New Construction
(P4) INTERIOR 2X4 WALL	28 SF	New Construction
(P4) INTERIOR 2X4 WALL	53 SF	New Construction
(P4) INTERIOR 2X4 WALL: 53	3224 SF	
(P6) INTERIOR 2X6 WALL	72 SF	New Construction
(P6) INTERIOR 2X6 WALL	69 SF	New Construction
(P6) INTERIOR 2X6 WALL	114 SF	New Construction
(P6) INTERIOR 2X6 WALL: 3	254 SF	
2x4 ALUM. STOREFRONT SYSTEM	94 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM	137 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM	106 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM	304 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM	169 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM	62 SF	New Construction
2x4 ALUM. STOREFRONT SYSTEM: 6	871 SF	
8" CONCRETE FOUNDATION WALL	122 SF	New Construction
8" CONCRETE FOUNDATION WALL: 1	122 SF	
ABOVE STOREFRONT	55 SF	New Construction
ABOVE STOREFRONT: 1	55 SF	
FURRING	41 SF	New Construction
FURRING: 1	41 SF	
OPEN JOINT SIDING	312 SF	New Construction
OPEN JOINT SIDING	35 SF	New Construction
OPEN JOINT SIDING	307 SF	New Construction
OPEN JOINT SIDING	7 SF	New Construction
OPEN JOINT SIDING	182 SF	New Construction
OPEN JOINT SIDING: 5	843 SF	
OPEN JOINT SIDING (1HR)	821 SF	New Construction
OPEN JOINT SIDING (1HR): 1	821 SF	
OPEN JOINT SIDING OVER FOUNDATION WALL	215 SF	New Construction
OPEN JOINT SIDING OVER FOUNDATION WALL	109 SF	New Construction
OPEN JOINT SIDING OVER FOUNDATION WALL: 2	324 SF	
POLYCARBONATE PANEL - ARCOPLUS 547 - OPAL - W/O IR TREATMENT	100 SF	New Construction
POLYCARBONATE PANEL - ARCOPLUS 547 - OPAL - W/O IR TREATMENT	110 SF	New Construction
POLYCARBONATE PANEL - ARCOPLUS 547 - OPAL - W/O IR TREATMENT	388 SF	New Construction
POLYCARBONATE PANEL - ARCOPLUS 547 - OPAL - W/O IR TREATMENT: 3	598 SF	
Retaining - 10" Concrete		New Construction
Retaining - 10" Concrete		New Construction
Retaining - 10" Concrete: 2	0 SF	
SLOTTED WOOD FENCE	269 SF	New Construction
SLOTTED WOOD FENCE	269 SF	New Construction
SLOTTED WOOD FENCE	41 SF	New Construction
SLOTTED WOOD FENCE	139 SF	New Construction
SLOTTED WOOD FENCE	411 SF	New Construction
SLOTTED WOOD FENCE	31 SF	New Construction
SLOTTED WOOD FENCE: 6	1159 SF	
SOFFIT WALL	17 SF	New Construction
SOFFIT WALL: 1	17 SF	
Grand total: 85	8330 SF	

Glazing Schedule				
Type Mark	Type	Width	Height	Area
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	5' - 0 7/8"	7' - 8 7/8"	39 SF
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	7' - 11 9/32"	7' - 8 7/8"	61 SF
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	8' - 8"	7' - 8 7/8"	67 SF
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	10' - 8 7/8"	7' - 8 7/8"	83 SF
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	10' - 9 3/8"	7' - 8 7/8"	83 SF
	MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL)	12' - 11 9/32"	7' - 8 7/8"	100 SF
MULTI-WALL POLYCARBONATE PANELS (MODEL- ARCOPLUS 547) (COLOR - OPAL): 6				435 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			29 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			18 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			27 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			19 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			25 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			5 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240			4 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	2' - 9 15/32"	6' - 10 1/2"	19 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	2' - 11 31/32"	6' - 10 1/2"	21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 0 31/32"	6' - 10 1/2"	21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 0 31/32"	6' - 10 1/2"	21 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 2 1/32"	6' - 10 1/2"	22 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 4 15/32"	7' - 9"	26 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 4 15/32"	7' - 9"	26 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 5 15/32"	7' - 9"	27 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 5 15/32"	7' - 9"	27 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 5 21/32"	7' - 9"	27 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 5 15/16"	7' - 9"	27 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 6 15/16"	7' - 9"	28 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 6 15/16"	7' - 9"	28 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	3' - 7 11/16"	7' - 9"	28 SF
	TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240	4' - 1 9/32"	6' - 10 1/2"	28 SF
TEMPERED INSULATED GLAZING (CARDINAL GLASS LoÉ²-240: 26				584 SF

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Date	Description

SCHEDULES
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

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WIND LOAD INFORMATION:

-	-
BASIC WIND SPEED	90 MPH
BUILDING OCCUPANCY CATEGORY	II
WIND LOAD IMPORTANCE FACTOR (Iw)	1.00
WIND EXPOSURE	B
INTERNAL PRESSURE COEFFICIENTS	±.18
COMPONENTS AND CLADDING (GROSS WIND PRESSURES): (FOR ZONE DEFINITIONS & DIAGRAMS SEE DESIGN GUIDE ASCE/SEI 7 SECTION 6) WIDTH OF PRESSURE COEFFICIENT ZONE (a)	4 ft

TRIBUTARY WIND LOAD AREAS:	**10 ft²**	**50 ft²**	**100 ft²**
ROOF (GABLE/HIP/MONOSLOPE):			
NEGATIVE ZONE 1	-18.4 psf	-17.2 psf	-16.7 psf
NEGATIVE ZONE 2	-32.1 psf	-26.1 psf	-23.5 psf
NEGATIVE ZONE 3	-47.4 psf	-40.3 psf	-37.2 psf
POSITIVE PRESSURE ALL ZONES	11.6 psf	10.0 psf	10.0 psf
WALLS:			
ZONE 4	-21.8 psf	-20.2 psf	-18.8 psf
ZONE 5	-27.0 psf	-23.6 psf	-20.9 psf
OVERHANGS/CANOPIES:			
ZONE 1,2	-37.5 psf	-37.5 psf	-37.5 psf
ZONE 3	-63.1 psf	-48.8 psf	-45.2 psf

SEISMIC LOAD INFORMATION:

-	
SEISMIC USE GROUP / OCCUPANCY CATEGORY	II
SEISMIC LOAD IMPORTANCE FACTOR (Ie)	1.00
EISMIC SITE CLASS	D
MAPPED SPECTRAL RESPONSE ACCELERATION (Ss)	10.40
MAPPED SPECTRAL RESPONSE ACCELERATION (S1)	4.40
SPECTRAL RESPONSE COEFFICIENT (Sds)	0.111
SPECTRAL RESPONSE COEFFICIENT (Sd1)	0.070
SEISMIC DESIGN CATEGORY	A
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME SHEAR WALLS
RESPONSE MODIFICATION FACTOR	2.5
SEISMIC RESPONSE COEFFICIENT (Cs)	0.044
ANALYSIS PROCEDURE	EQUIVALENT LATERAL FORCE

SNOW LOAD INFORMATION:

-	
GROUND SNOW LOAD (Pg)	30 psf
SNOW EXPOSURE FACTOR (Ce)	1.00
SNOW LOAD IMPORTANCE FACTOR (Is)	1.00
THERMAL FACTOR (Ct)	1.10
	1.20 AT OVERHANGS
DESIGN/BALANCED SNOW LOAD (Ps)	30 psf

SOIL LOAD INFORMATION:

-	
COEFFICIENT OF SLIDING FRICTION (μ)	0.40
LATERAL EARTH PRESSURE:	
ACTIVE	35 pcf
AT-REST	55 pcf
PASSIVE	200 pcf
ALLOWABLE NET SOIL BEARING PRESSURE (PRESUMED)	Qa = 1750psf
MODULUS OF SUB-GRADE REACTION	k = 125 pci
FROST DEPTH	42"

LIVE LOADS:

-	
FLOOR UNLESS NOTED	40 psf + 1psf PARTITION
PATIO/BALCONIES	75psf
ROOF	SEE SNOW LOAD INFO

MATERIAL DESIGN PROPERTIES

-	
CIP CONCRETE STRENGTHS:	
FOOTINGS	f'c = 3000 psi
CONCRETE WALLS / PIERS / COLUMNS	f'c = 3500 psi
SLAB ON GRADE	f'c = 3500 psi
EXTERIOR SLAB ON GRADE	f'c = 4000 psi
REINFORCING STEEL STRENGTHS:	
BARS (ASTM A 615, grade 60)	Fy = 60,000 psi
WWF (ASTM A 185)	Fy = 65,000 psi
STRUCTURAL STEEL STRENGTHS:	
WF SHAPES (ASTM A992)	Fy = 50,000 psi
ANGLES, CHANNELS, PLATES, & BARS (ASTM A36)	Fy = 36,000 psi
SQUARE & RECTANGULAR TS OR HSS SECTIONS (ASTM A500, grade B)	Fy = 46,000 psi
ROUND HSS SECTIONS (ASTM A500, grade B)	Fy = 42,000 psi
STEEL PIPE (ASTM A53, grade B)	Fy = 35,000 psi
HIGH STRENGTH BOLTS (ASTM A325) ANCHOR BOLTS (ASTM F1554)	Fy = 36,000 psi
WELD ELECTRODES	E70 XX
HEADED WELDED STUDS (ASTM A108)	Fu = 55,000 psi
WOOD STRENGTHS:	
DIMENSIONAL LUMBER (SEE PLANS & WOOD FRAMING NOTES)	
LAMINATED VENEER LUMBER: - -	E = 1,900 ksi Fb = 2,600 psi Fv = 285 psi Fc(perp) = 750 psi Fc(para) = 2,510 psi
PARALLEL STRAND LUMBER:	E = 2,000 ksi Fb = 2,900 psi Fv = 290 psi Fc(perp) = 750 psi Fc(para) = 2,900 psi
GLULAMINATED LUMBER	WESTERN SPECIES BALANCED CONDITION 24F-1.8E WS
LAMINATED STRAND LUMBER:	E = 1,500 ksi Fb = 2,250 psi Fv = 400 psi Fc(perp) = 750 psi Fc(para) = 1,950 psi

EARTHWORK NOTES

1. AN ALLOWABLE SOIL BEARING PRESSURE OF 1750 psf HAS BEEN PRESUMED. CONTRACTOR TO FIELD VERIFY ALLOWABLE SOIL BEARING PRESSURE AT THE TIME OF EXCAVATION BY ENGAGING THE SERVICES OF A GEOTECHNICAL ENGINEER. CONTACT A/E FOR EVALUATION IF A LOWER SOIL BEARING PRESSURE IS ENCOUNTERED
2. ALL TOPSOIL, DEBRIS, SILTS, AND ORGANIC MATERIAL SHALL BE STRIPPED AND REMOVED FROM
   LIMITS OF EXCAVATIONS AND EXISTING SUBGRADE SHALL BE COMPACTED TO 95% STANDARD
   PROCTOR MAXIMUM DRY DENSITY PRIOR TO PLACEMENT OF FILL MATERIAL
3. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN LIFTS NO THICKER THAN 8". EACH LIFT SHALL
   MEET COMPACTION REQUIREMENTS PRIOR TO PLACEMENT AND COMPACTION OF ADDITIONAL
   LIFTS.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED AT +1% TO -4% OPTIMUM MOISTURE CONTENT
   TO 95% STANDARD PROCTOR MAXIMUM DRY DENSITY, UNLESS RECOMMENDED OTHERWISE BY A
   QUALIFIED SOILS ENGINEER.
5. UNSATISFACTORY SOILS LOCATED BELOW FOUNDATIONS SHALL BE REMOVED AND

GENERAL FOUNDATION NOTES

1. PROTECT IN-PLACE FOUNDATIONS AND SLABS ON GRADE FROM FROST PENETRATION UNTIL
   PROJECT COMPLETION

CAST-IN-PLACE CONCRETE NOTES

1. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST PROVISIONS OF ACI 318/318R.
2. CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER AT LEAST 48 HOURS PRIOR TO PLACING CONCRETE TO FACILITATE ON SITE OBSERVATION OF REBAR.
3. ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL (ACI SP-66), LATEST EDITION.
4. WHEN THE AVERAGE TEMPERATURE FROM MIDNIGHT TO MIDNIGHT IS EXPECTED TO DROP BELOW 40 DEGREES FAHRENHEIT FOR THREE SUCCESSIVE DAYS, COLD WEATHER CONCRETING REQUIREMENTS MUST BE FOLLOWED.
5. WHEN AMBIENT AIR OR CONCRETE TEMPERATURES EXCEED 90 DEGREES FAHRENHEIT, STEEL REINFORCING AND/OR FORMING SURFACES ARE ABOVE 120 DEGREES, OR WHEN WIND VELOCITY, HUMIDITY, OR SOLAR RADIATION CREATE CONDITIONS OF ACCELERATED MOISTURE LOSS AND INCREASED RATE OF HYDRATION, HOT WEATHER CONCRETING REQUIREMENTS SHALL BE FOLLOWED.
6. ALL HOOKS IN STEEL REINFORCING SHALL BE ACI STANDARD HOOKS, UNLESS NOTED OTHERWISE IN CONSTRUCTION DOCUMENTS.
7. ALL CONCRETE SURFACES SHALL BE FORMED, UNLESS OTHERWISE NOTED.
8. CONTROL JOINTS SHALL BE PLACED IN SLAB ON GRADE AND SLAB ON METAL DECK CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR.
9. WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORT OF STEEL REINFORCING SHALL BE PROVIDED BY THE CONTRACTOR TO ENSURE REINFORCING IS PLACED IN THE PROPER POSITION DURING CONCRETE PLACEMENT.
10. STEEL REINFORCING SPLICES OF ADJACENT BARS SHALL BE STAGGERED SUCH THAT SPLICES ARE 4 FEET APART, MINIMUM.
11. WELDED WIRE REINFORCING SHALL BE IN FLAT SHEETS ONLY, AND LAPPED A MINIMUM OF 6 INCHES.
12. WELDING OF STEEL REINFORCING IS NOT PERMITTED.
13. SLEEVES, CONDUITS, OR PIPES THROUGH SLABS AND WALLS SHALL BE PLACED AT THREE DIAMETERS ON CENTER, OR 4 INCHES MINIMUM.
14. ALUMINUM CONDUIT OR PIPING SHALL NOT BE CAST IN CONCRETE.
15. PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNO. TOP EDGES OF WALLS SHALL BE TOOLED UNO.

CAST-IN-PLACE CONCRETE TOLERANCES

-	
CONCRETE COVER MEASURED PERPENDICULAR FROM THE SURFACE IN DIRECTION OF TOLERANCES:	
MEMBERS 12" OR LESS	±3/8"
MEMBERS OVER 12"	±1/2"
STEEL REINFORCEMENT SPACING SHALL BE WITHIN THE FOLLOWING TOLERANCES:	
	1/4" SPACING DISTANCE, NOT TO EXCEED 1"
PLACEMENT OF EMBEDDED ITEMS SHALL BE WITHIN THE FOLLOWING TOLERANCES:	
VERTICAL ALIGNMENT	±1"
LATERAL ALIGNMENT	±1"
LEVEL ALIGNMENT	±1"
PLACEMENT OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:	
LATERAL ALIGNMENT	±2"
LEVEL ALIGNMENT	+1/2" TO -2"
(LEVEL ALIGNMENT SUPPORTING MASONRY)	±1/2"
CROSS-SECTIONAL DIMENSION OF FOOTINGS SHALL BE WITHIN THE FOLLOWING TOLERANCES:	
FORMED FOOTINGS	+2" TO -1/2"
EARTHCAST FOOTINGS:	
2' OR LESS	+3" TO -1/2"
GREATER THAN 2' BUT LESS THAN 6'	+6" TO -1/2"
GREATER THAN 6'	+12" TO -1/2"
FOOTING THICKNESS	±5%
TOP OF FOOTING SLOPE	1" IN 10'

MILD STEEL PROTECTION

-	
FOOTINGS - BOTTOM & SIDES	3"
FOOTING - TOP	2"
PERIMETER WALLS - #5 & SMALLER	1 1/2"
PERIMETER WALLS - #6 & LARGER	2"
INTERIOR WALLS 3/4"	
BEAMS, PIERS, & COLUMNS	1 1/2"
SLABS - BOTTOM & SIDES	1"
SLABS - TOP	3/4"

Wood Framing Notes

- FRAMING MEMBERS:
  - VERTICAL MEMBERS:
    - SPRUCE PINE FIR (SPF) - STUD GRADE
  - HORIZONTAL MEMBERS:
    - SPRUCE PINE FIR (SPF) - NO 1/NO2
    - SPRUCE PINE FIR (SPF) - STUD GRADE
  - LUMBER TO BE KILN DRIED, MOISTURE CONTENT SHALL BE BETWEEN 15% AND 19%
- TOP & BOTTOM PLATES OF STUD WALLS SHALL BE THE SAME AS THE WALL STUDS. (BOTTOM
  PLATE TO BE TREATED). ROOF SHEATHING SHALL BE 3 AT FLAT ROOFS ATTACHED TO THE ROOF FRAMING MEMBERS w/8d COMMON OR BOX NAILS @ 6" O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS. STAGGER PANEL EDGES. (1" MIN. EMBED. INTO FRAMING MEMBER). INSTALL EDGE CLIPS ON PANEL EDGES BETWEEN FRAMING MEMBERS.
- EXTERIOR WALLS TO BE SHEATHED w/APA RATED SHEATHING, SEE ARCH DRAWINGS FOR THICKNESS. ATTACH DIRECTLY TO THE OUTSIDE FACE OF EXTERIOR STUD WALLS WITH 8d COMMON OR BOX NAILS @ 6"O.C. ALONG EDGES AND 12" O.C. ALONG INTERMEDIATE MEMBERS. U.N.O.
- AS A MINIMUM, ALL CONNECTIONS SHALL CONFORM TO IBC 2006 TABLE 2304.9.1 FASTENING SCHEDULE. DRAWING DETAILS SHALL GOVERN IF THEIR CONNECTION CAPACITY IS GREATER THAN THOSE SPECIFIED IN TABLE 2304.9.1.
- WHERE BUILT-UP/MULTI-PLY BEAMS AND HEADERS OF DIMENSIONAL LUMBER OR LVL MATERIAL ARE INDICATED, SEE DETAIL 1/S4.00 FOR TOP LOADED MEMBERS FOR MINIMUM FASTENING REQUIREMENTS. ALSO SEE MANUFACTURER'S MINIMUM FASTENING REQUIREMENTS. WHERE BUILT-UP/MULTI-PLY POSTS AND JAMBS ARE INDICATED, FASTENING SHALL BE IN ACCORDANCE WITHNATIONAL DESIGN SPECIFICATION SECTION 15.3.3.
- USE JOIST HANGERS DESIGNED FOR GIVEN MEMBER SIZE TO SUPPORT ALL JOISTS/HEADERS FRAMING INTO SIDES OF OTHER MEMBERS.

LAMINATED WOOD STRESS COMBINATIONS:

SPECIES	**DOUGLAS FIR UNLESS NOTED**
LAMINATION THICKNESS	1 1/2" (2" NOM.) UNLESS NOTED
STRESS COMBINATION	SEE STRESS LISTING BELOW
TREATING	ALL MEMBERS EXPOSED TO THE EXTERIOR TO BE TREATED
ADHESIVE	RESORCINOL RESIN
AITC APPEARANCE GRADE	ARCHITECTURAL SMOOTH TEXTURE
FINISH (EXPOSED SURFACES)	FACTORY STAIN - ONE COAT. ARCHITECT TO SELECT COLOR
FINISH (UNEXPOSED SURFACES)	ONE COAT SEALER
PROTECTION (TRANSIT)	WRAP INDIVIDUAL MEMBERS w/WATER-RESISTANT PAPER OR OPAQUE POLYETHYLENE, TAPE SEAMS

- MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH "AMERICAN NATIONAL STANDARD", ANSI/AITC A190.1-1992.
- MEMBERS SHALL BE MARKED WITH A QUALITY MARK INDICATING CONFORMANCE TO THE STANDARD LISTED IN NOTE 1.

LAMINATED WOOD STRESS COMBINATIONS:

-	
BEAMS	24F-1.8E(SIMPLE SPAN, 3500' RADIUS)
COLUMNS	COMB 2

LAMINATED WOOD CONNECTION / HARDWARE NOTES:

- ALL CONNECTIONS PLATES SHALL BE FABRICATED WITH ASTM A36 STEEL
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS STANDARDS
- ALL HOLES SHALL BE 13/16" - UNLESS NOTED OTHERWISE
- ALL BOLTS SHALL BE 3/4" ASTM A307 UNLESS NOTED OTHERWISE
- ALL LAGS SHALL CONFORM TO ANSI/ASME STANDARDS
- ALL SHEAR PLATES SHALL CONFORM TO ANSI/AF&PA STANDARDS.
- SHAPED STEEL CONNECTION PLATES MAY BE CUT FROM A SINGLE PLATE OR CONSTRUCTED OF MULTIPLE PLATES w/ BEVELED, FULL PENETRATION WELDS (GROUND SMOOTH)
- ALL FABRICATED STEEL, BOLTS, WASHERS, SHEAR PLATES, LAGS, AND NAILS SHALL BE HOT DIP GALVANIZED WHERE EXPOSED TO THE WEATHER OR EMBEDDED IN

LAMINATED WOOD STORAGE / ERECTION NOTES:

- JOB-SITE STORAGE SHALL BE PROVIDED IN A LEVEL AREA TO PREVENTWARPAGE. MEMBERS SHALL BE SUPPORTED WITH BLOCKING SPACED TO PROVIDE UNIFORM AND ADEQUATE SUPPORT.
- MATERIAL SHALL BE BLOCKED WELL OFF THE GROUND AND SEPARATED WITH STRIPPING TO ALLOW AIR CIRCULATION AROUND ALL FOUR SIDES OF EACH MEMBER.
- INDIVIDUAL MEMBER WRAPPINGS SHALL BE SLIT OR PUNCTURED ON THE LOWER SIDE TO ALLOW DRAINAGE OF WATER.
- MATERIAL SHALL BE STORED BENEATH AN OPAQUE, MOISTURE-RESISTANT COVERING UNTIL ERECTED.
- PADDED OR NONMARRING SLINGS SHALL BE USED FOR ERECTION, AND CORNERS SHALL BE PROTECTED WITH WOOD BLOCKING.
- PROVIDE ADEQUATE TEMPORARY BRACING UNTIL THE ROOF STRUCTURE IS SHEATHED.
- MODERATE USE OF DRIFT PINS, MODERATE REAMING, AND SLIGHT CUTTING ARE ACCEPTABLE MEANS OF CORRECTION FOR PROPER ASSEMBLY AND FITTING. CONTACT PIERCE ENGINEERS FOR METHOD OF CORRECTION IF ERROR OR MATERIAL DEFECTS DO NOT ALLOW PROPER ASSEMBLY.
- HEAT SHOULD NOT BE FULLY TURNED ON AS SOON AS THE STRUCTURE IS ENCLOSED. EXCESSIVE CHECKING MAY OCCUR DUE TO RAPID LOWERING OF THE RELATIVE HUMIDITY IN THE BUILDING. A GRADUAL SEASONING PERIOD AT MODERATE TEMPERATURE SHOULD BE PROVIDED.

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Date	Description
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

STRUCTURAL - NOTES
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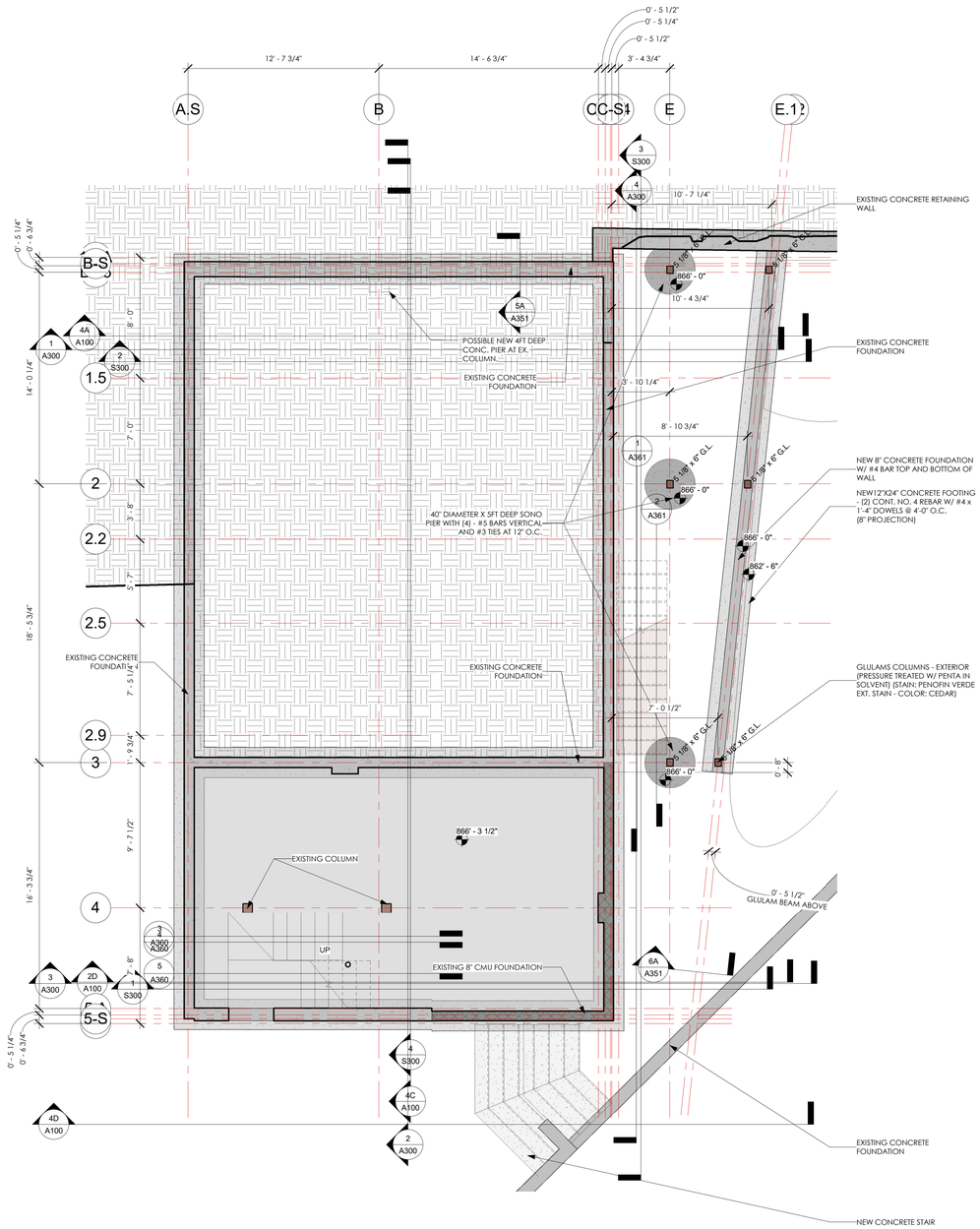
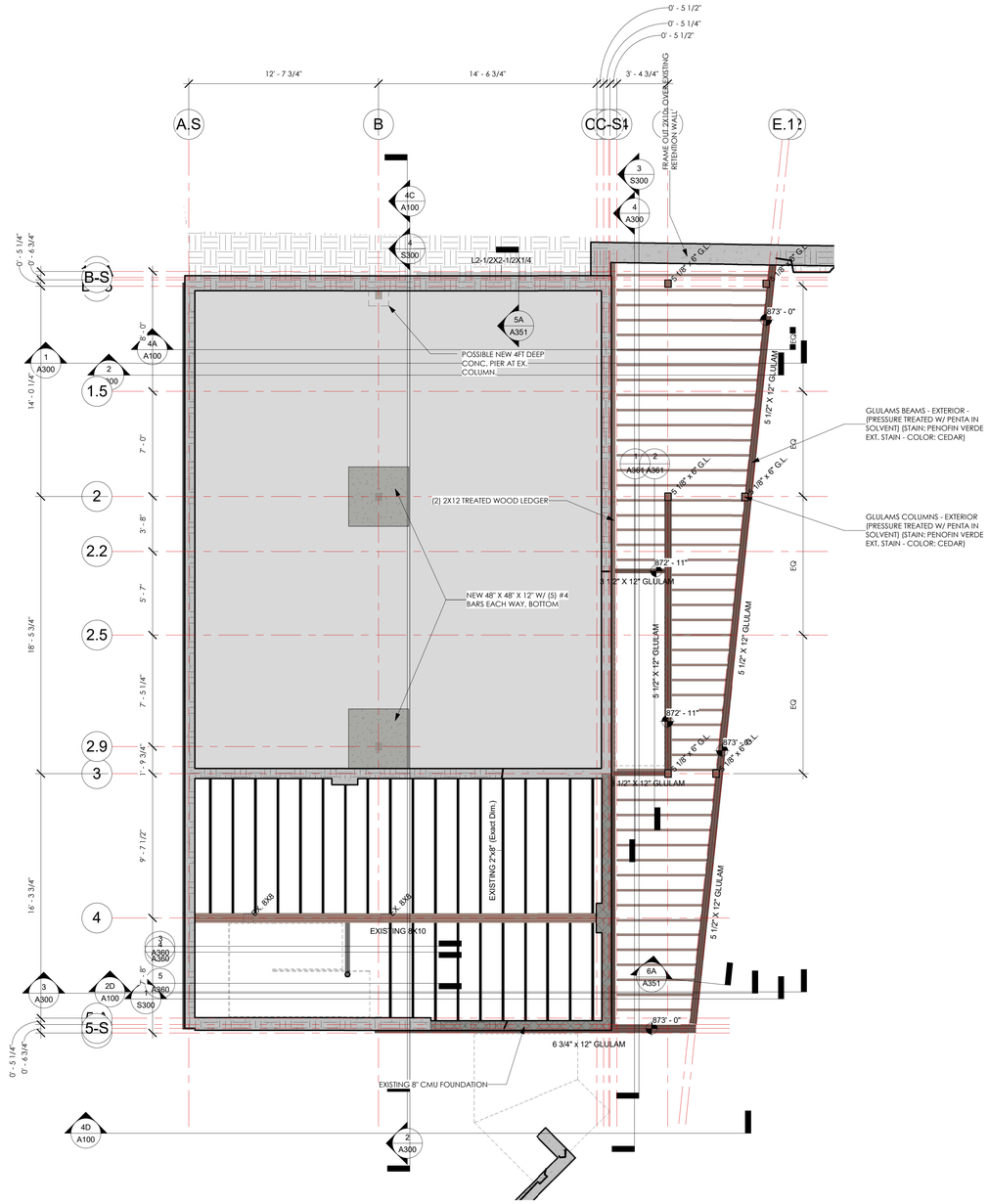


6B Structural - Foundation Plan
1/4" = 1'-0"



3B Structure - 1st Floor Framing
1/4" = 1'-0"

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Date	Description
04.10.2017	Early Start & Footing/Foundation
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

STRUCTURAL - FOUNDATION & 1ST FLOOR

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S101

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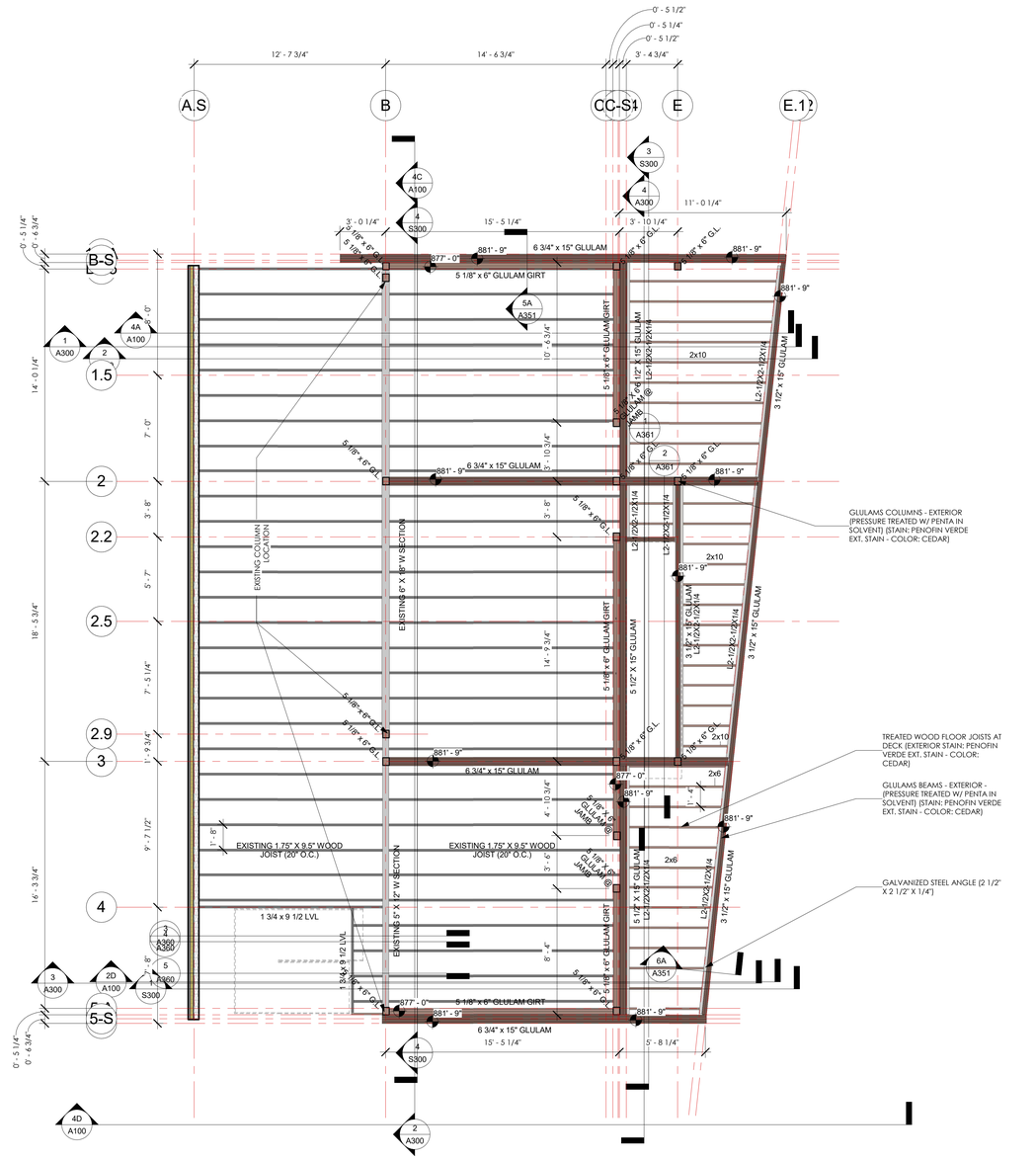
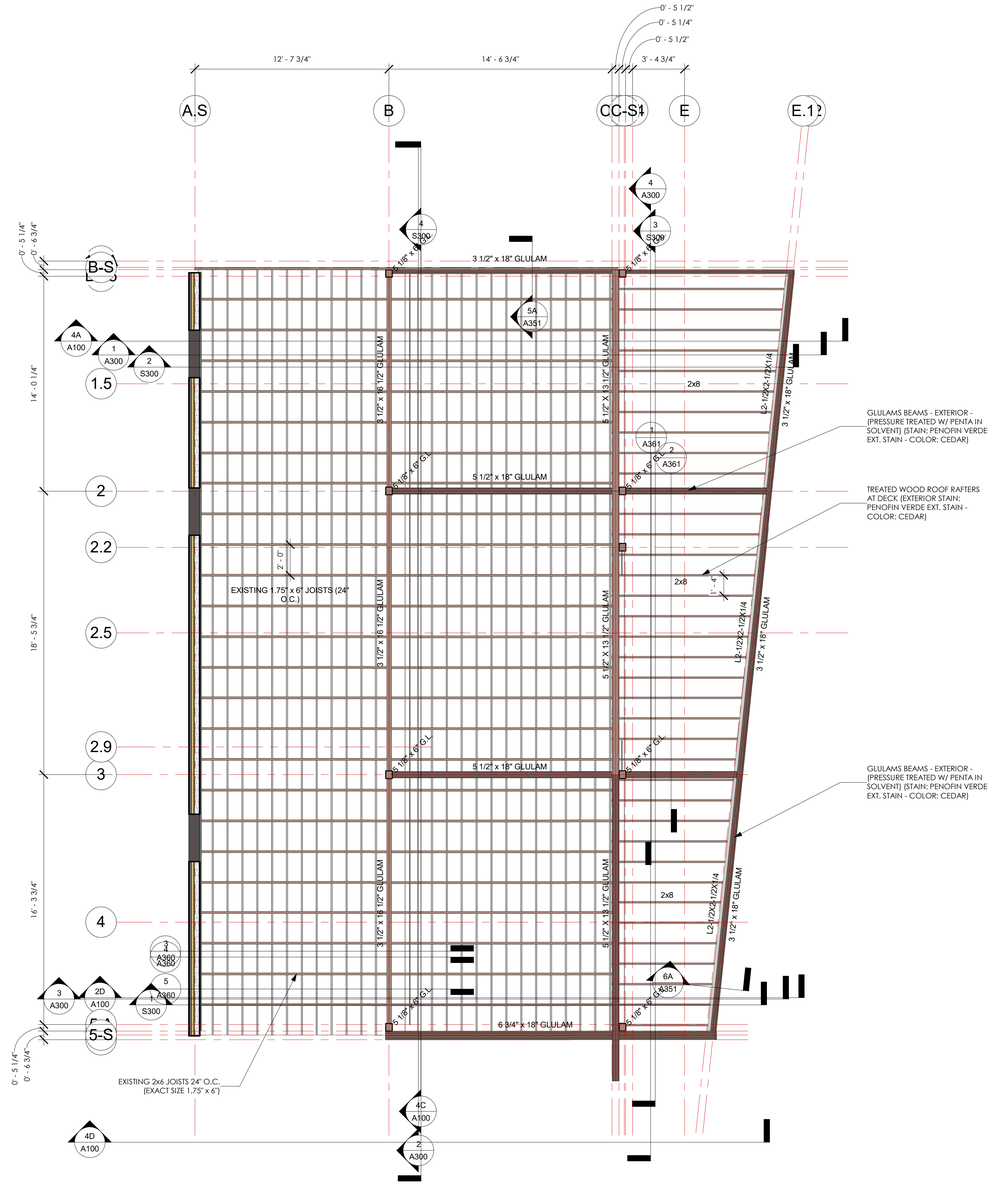


6B Structure - 2nd Floor Framing
1/4" = 1'-0"



3B Structure - Roof Framing
1/4" = 1'-0"

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Date	Description
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

STRUCTURAL - 2ND FLOOR & ROOF FRAMING
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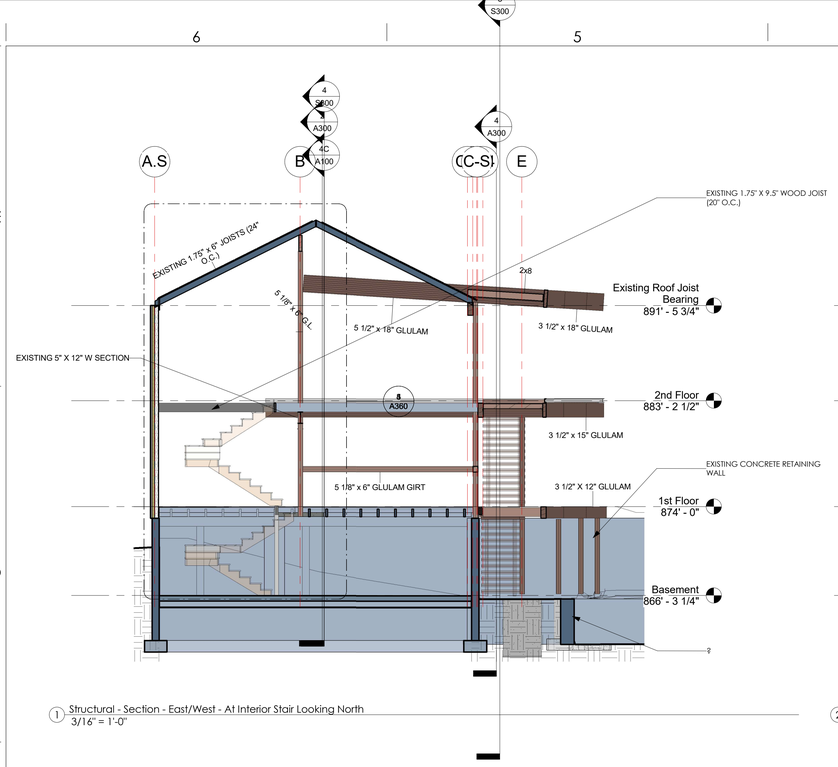
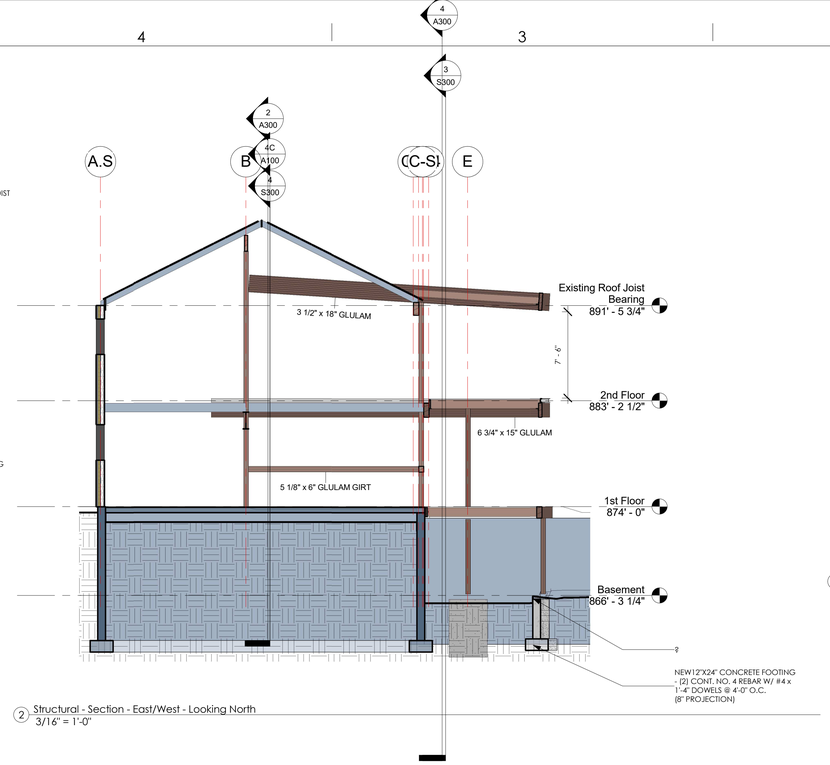
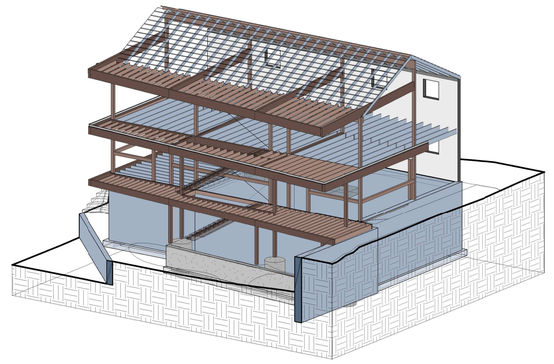


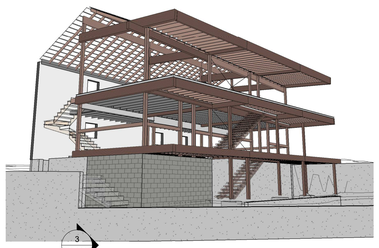
1 Structural - Section - East/West - At Interior Stair Looking North
3/16" = 1'-0"



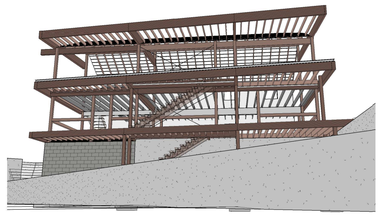
2 Structural - Section - East/West - Looking North
3/16" = 1'-0"



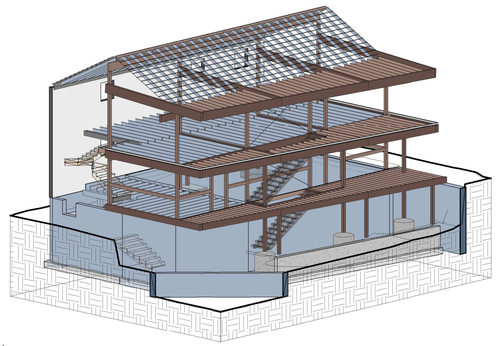
6 Structure Only Copy 1



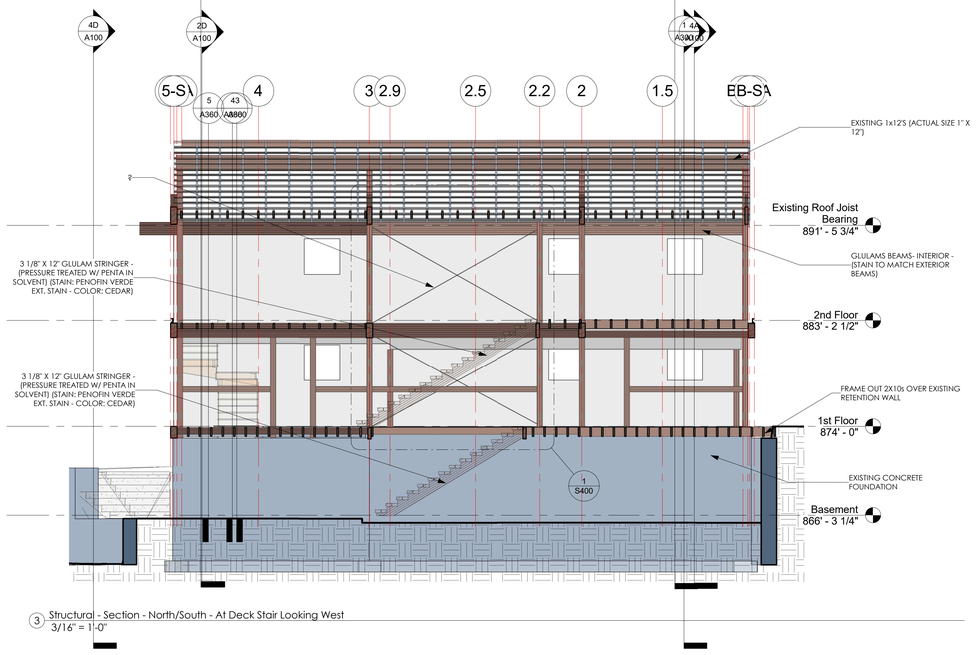
8 Structure Only - Perspective 1 Copy 1



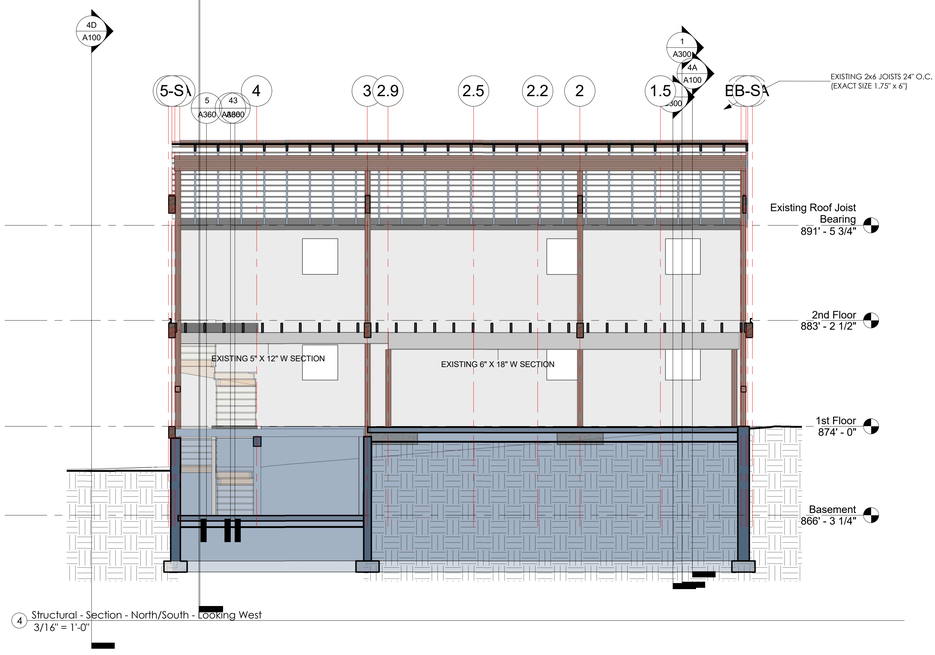
7 Structure Only - Perspective 2



5 Structure Only



3 Structural - Section - North/South - At Deck Stair Looking West
3/16" = 1'-0"



4 Structural - Section - North/South - Looking West
3/16" = 1'-0"

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STRUCTURAL - SECTIONS
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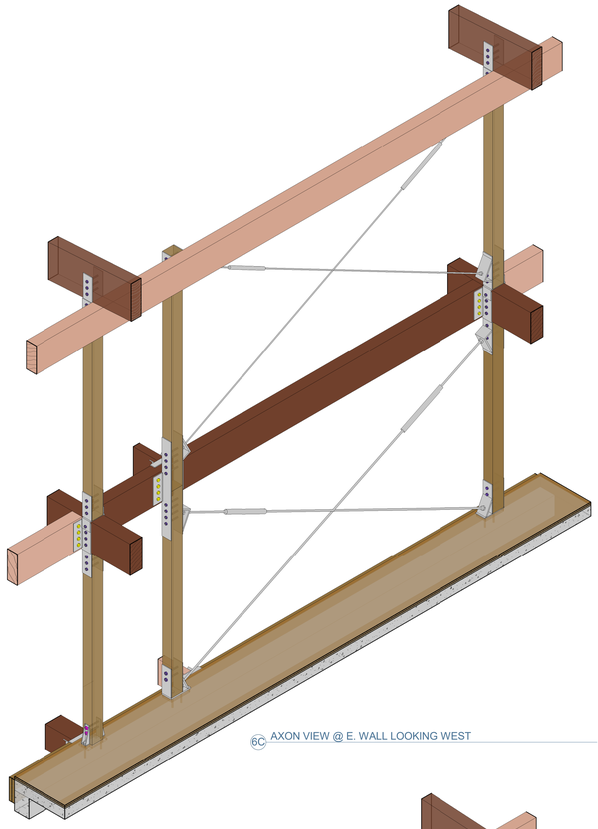
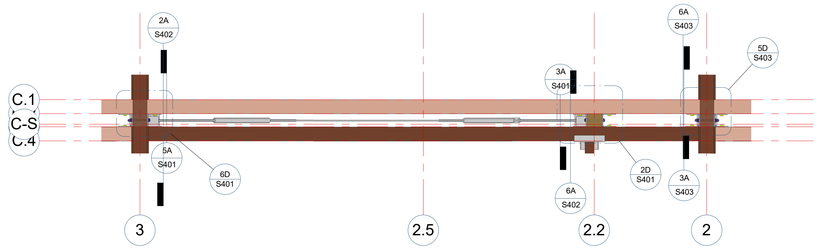
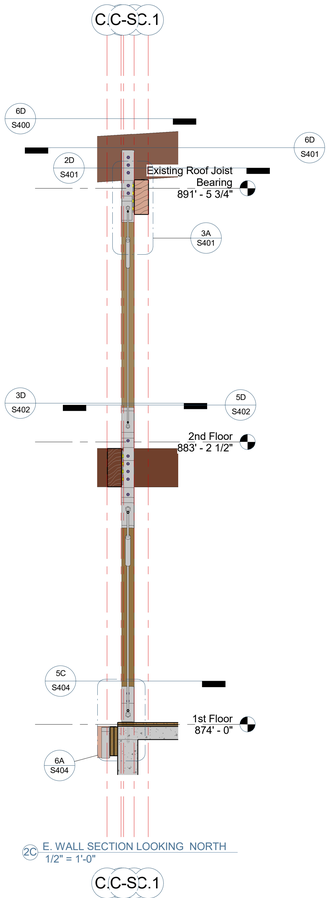


6C AXON VIEW @ E. WALL LOOKING WEST



6D E. WALL PLAN VIEW
1/2" = 1'-0"



2C E. WALL SECTION LOOKING NORTH
1/2" = 1'-0"

5A AXON VIEW @ E. WALL LOOKING EAST

4A E. WALL ELEVATION LOOKING WEST
1/2" = 1'-0"

2A E. WALL SECTION LOOKING NORTH
1/2" = 1'-0"

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BRACING ELEVATION

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GENERAL NOTES
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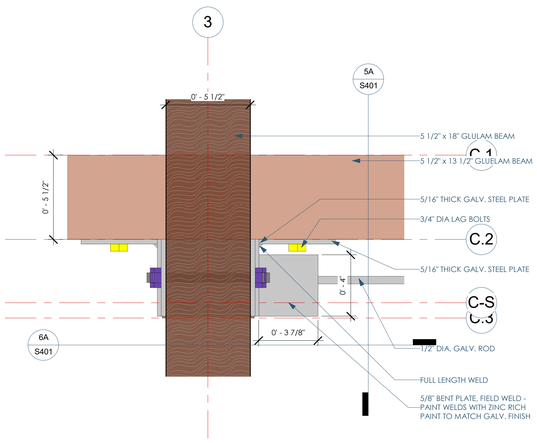
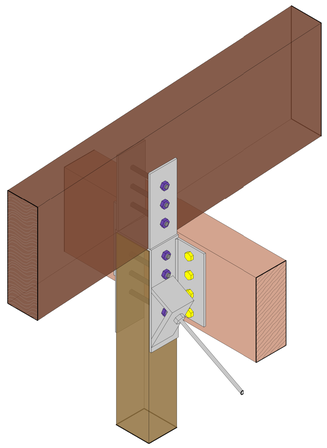
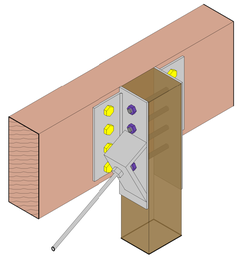


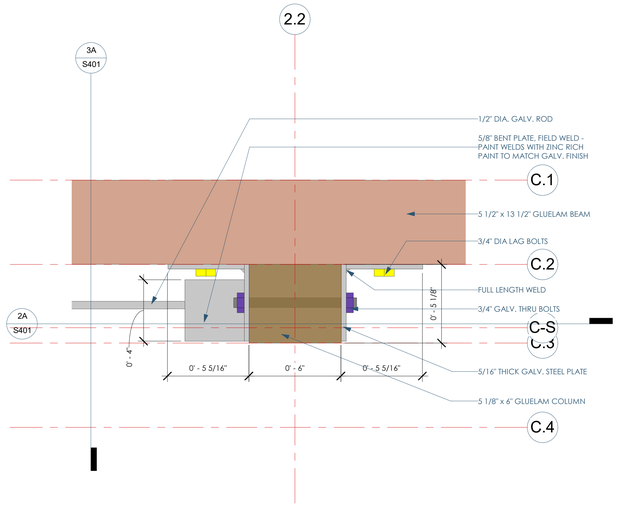
6D ROOF DETAIL PLAN @ E. WALL
3" = 1'-0"



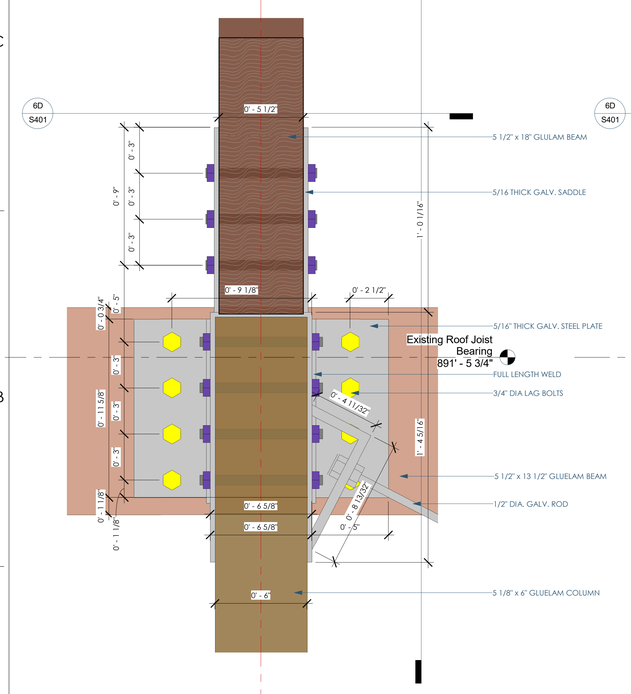
5D ROOF AXON DETAIL @ E. WALL



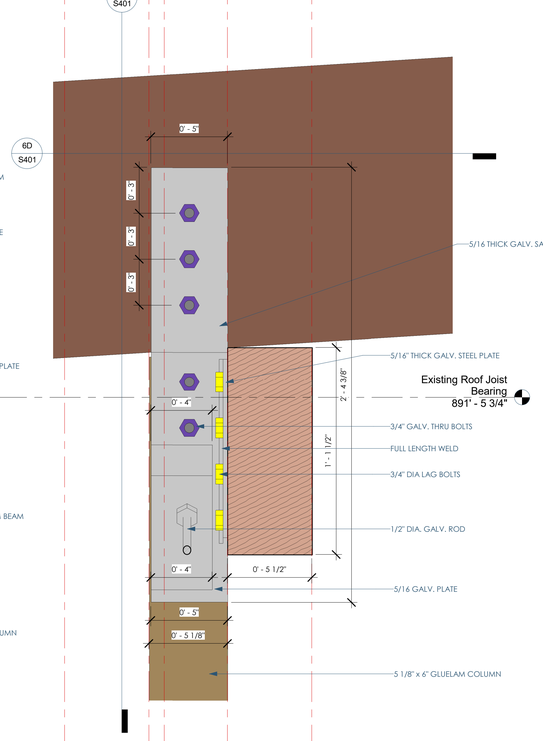
3D ROOF AXON DETAIL @ E. WALL



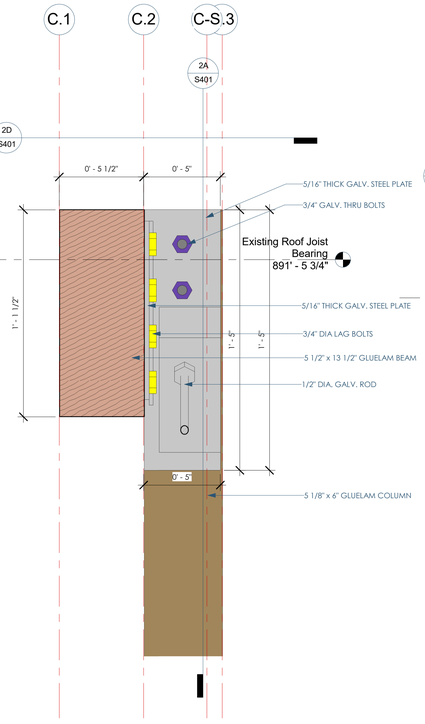
2D ROOF PLAN DETAIL @ E. WALL
3" = 1'-0"



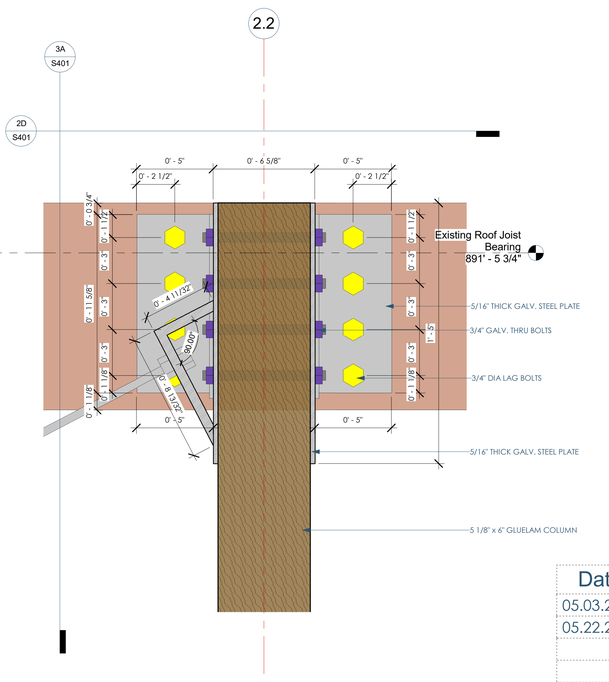
6A ROOF DETAIL @ E. WALL LOOKING EAST
3" = 1'-0"



5A ROOF DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"



3A ROOF DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"



2A ROOF DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"

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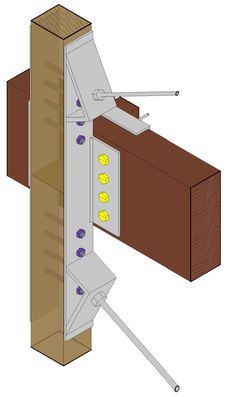
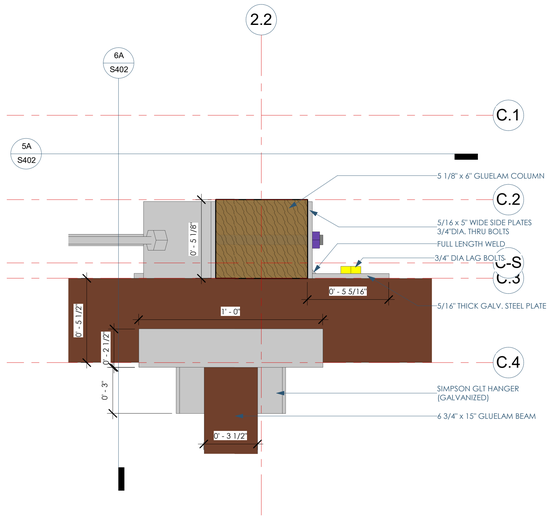
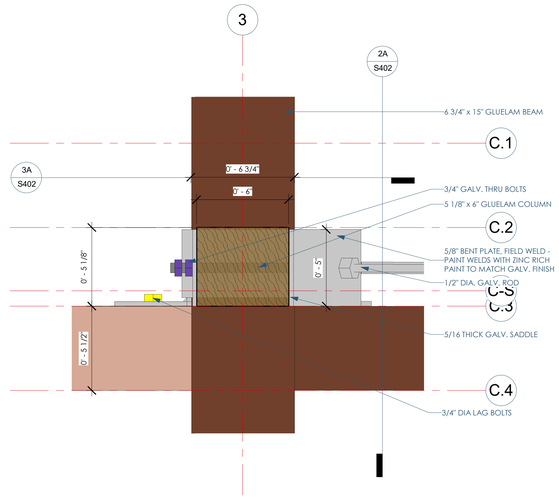


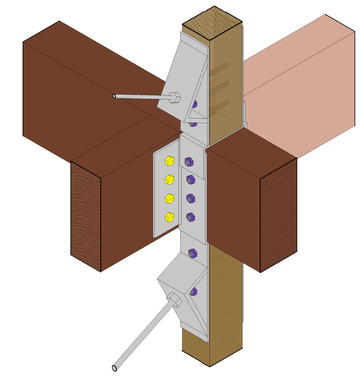
6D 2ND FL. AXON DETAIL @ E. WALL



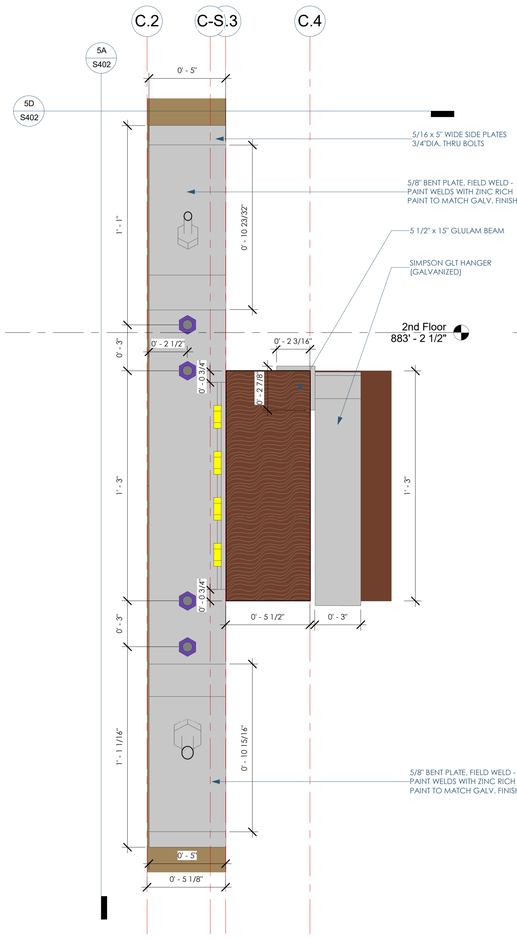
5D 2ND FL. PLAN DETAIL @ E. WALL
3" = 1'-0"



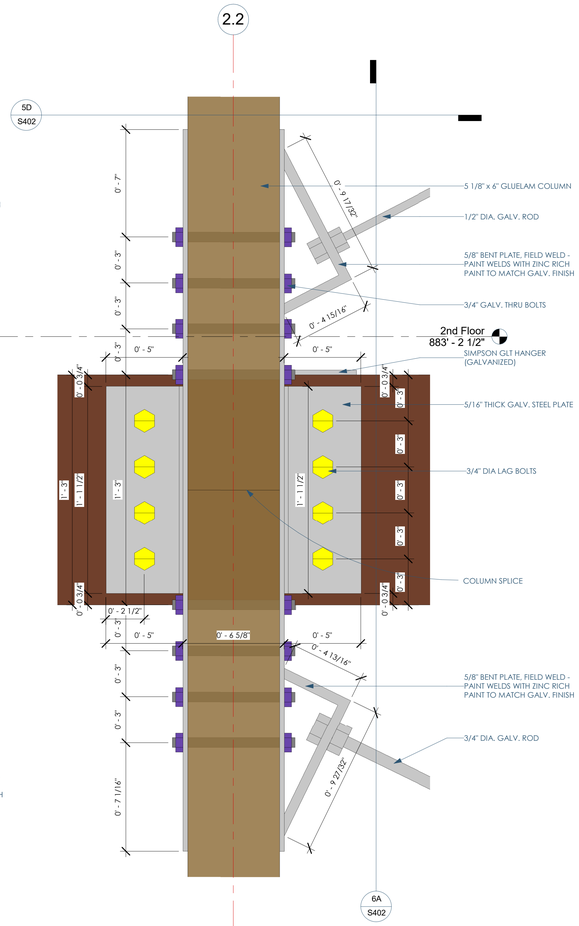
3D 2ND FLOOR PLAN DETAIL @ E. WALL
3" = 1'-0"



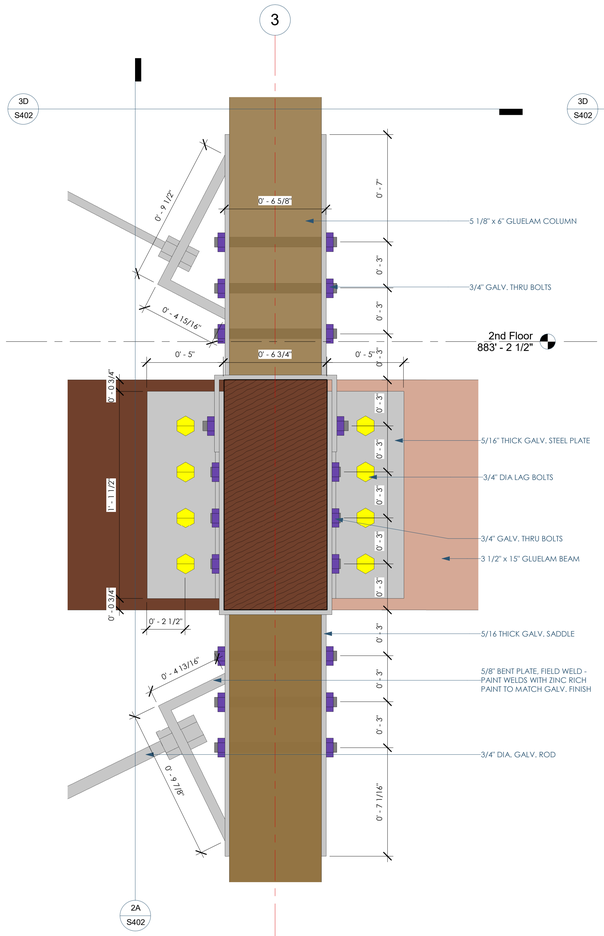
2D 2ND FL. AXON DETAIL @ E. WALL



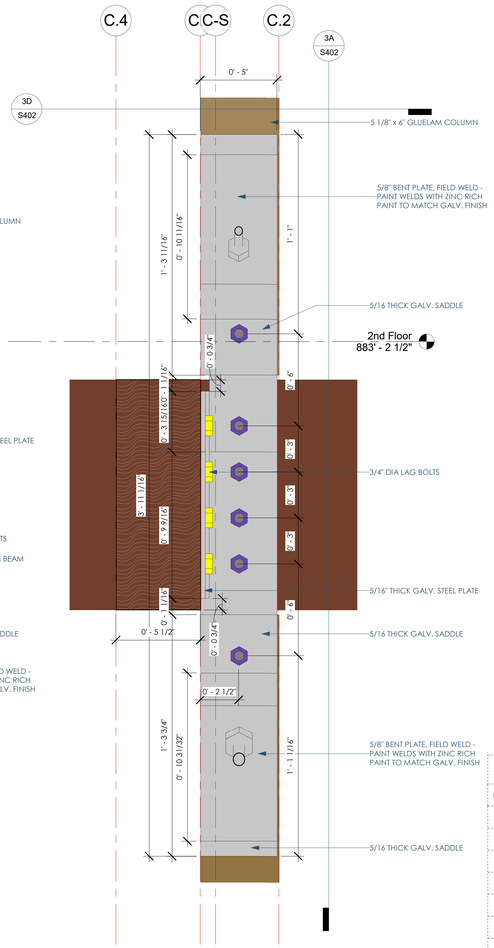
6A 2ND FL. DETAIL @ E. WALL LOOKING SOUTH
3" = 1'-0"



5A 2ND FL. DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"



3A 2ND FL. DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"



2A 2ND FL. DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"

BRACING DETAILS

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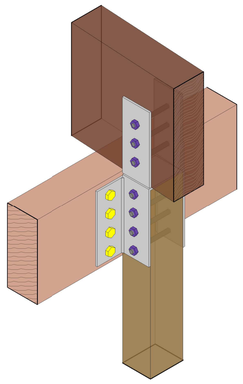
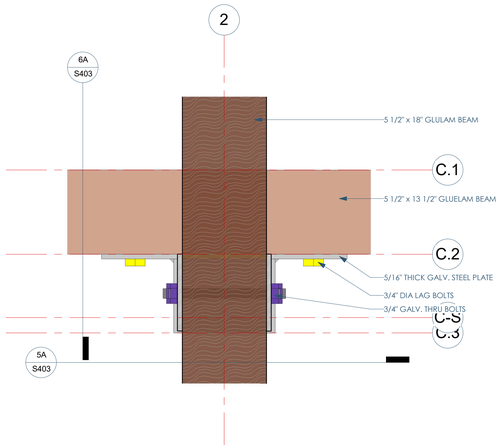
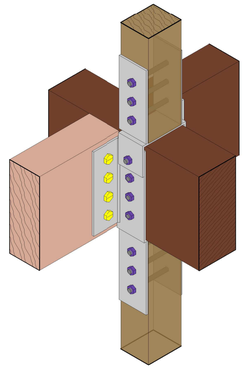


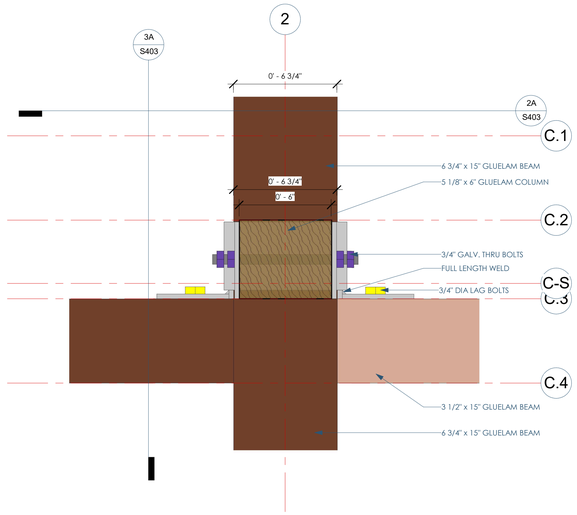
6D ROOF AXON DETAIL @ E. WALL



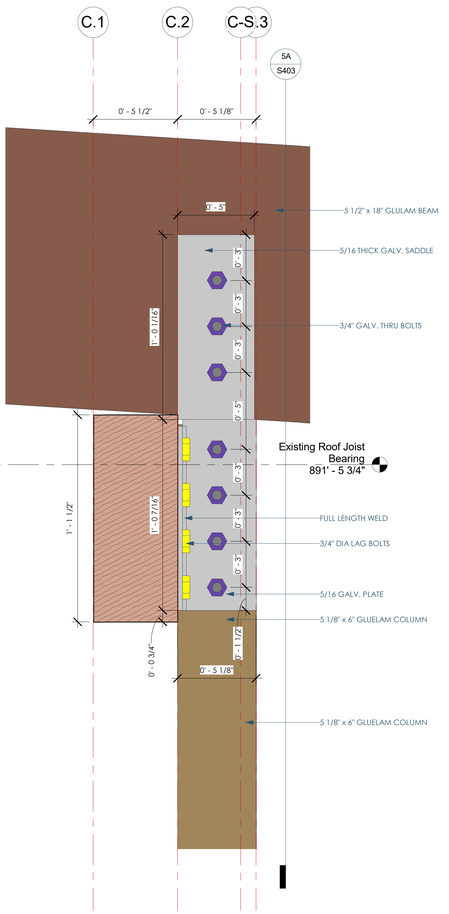
5D ROOF PL. DETAIL @ E. WALL
3" = 1'-0"



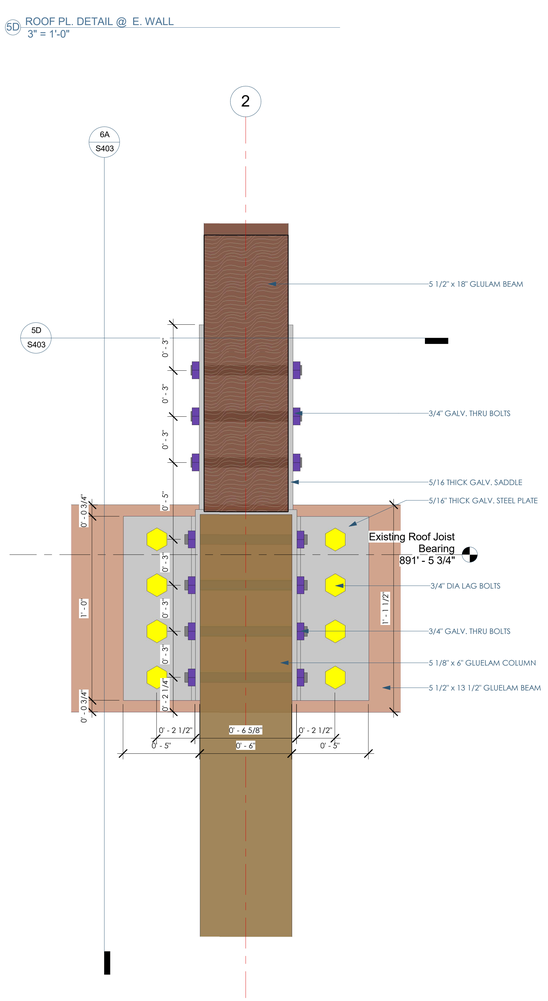
3D AXON VIEW DETAIL @ 2ND FL. E. BEAM & POST CONNECTION



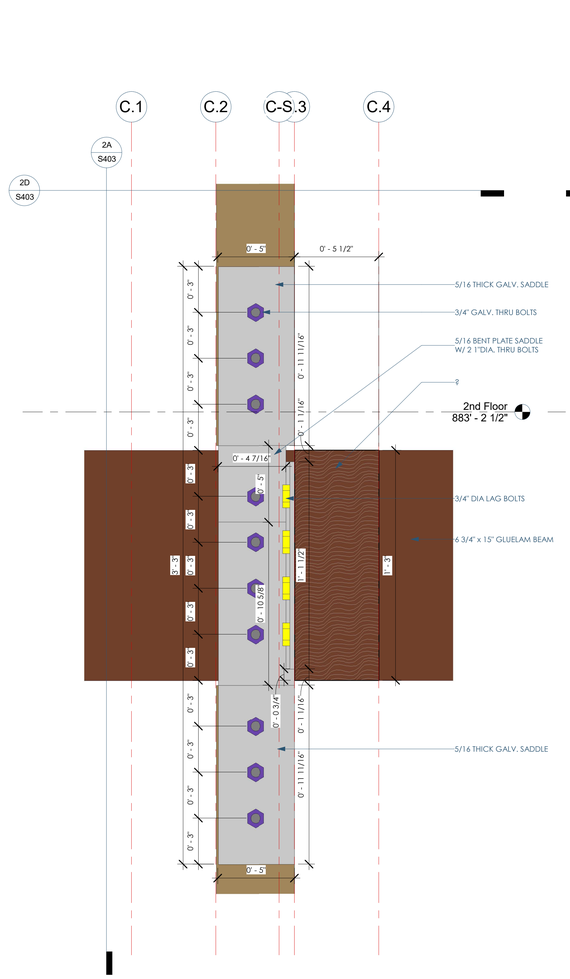
2D PLAN VIEW DETAIL @ 2ND FL. E. BEAM & POST CONNECTION
3" = 1'-0"



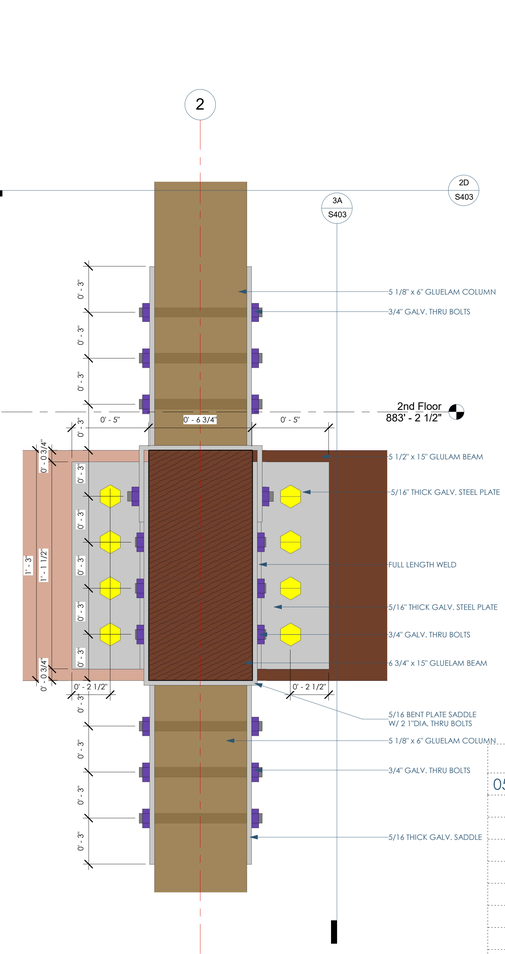
6A ROOF DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"



5A ROOF DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"



3A ROOF DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"



2A 2ND FL. DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"

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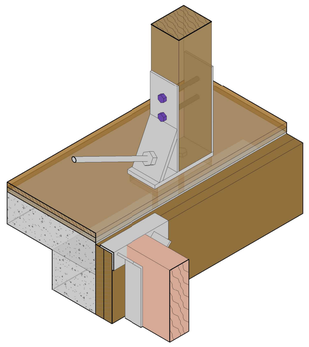
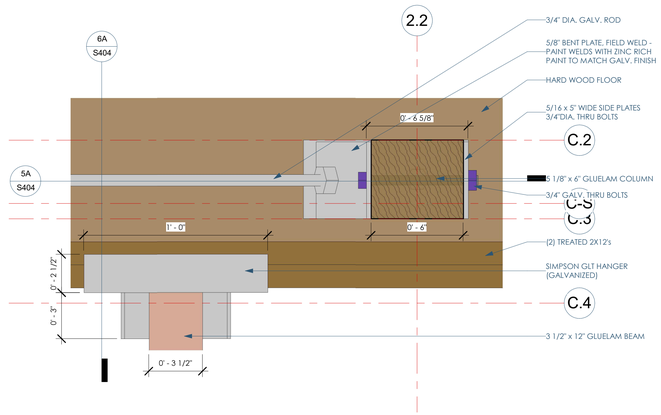
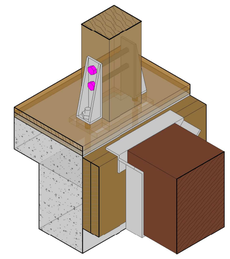


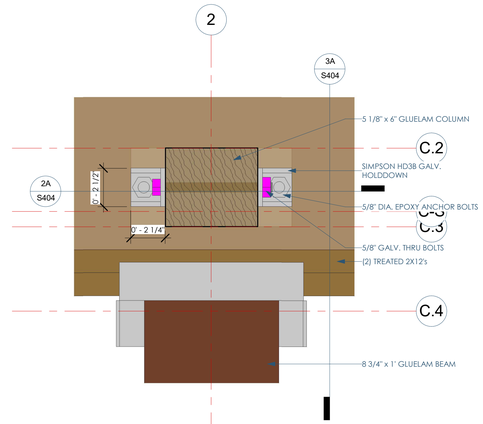
6C 1ST FL. AXON DETAIL @ E. WALL



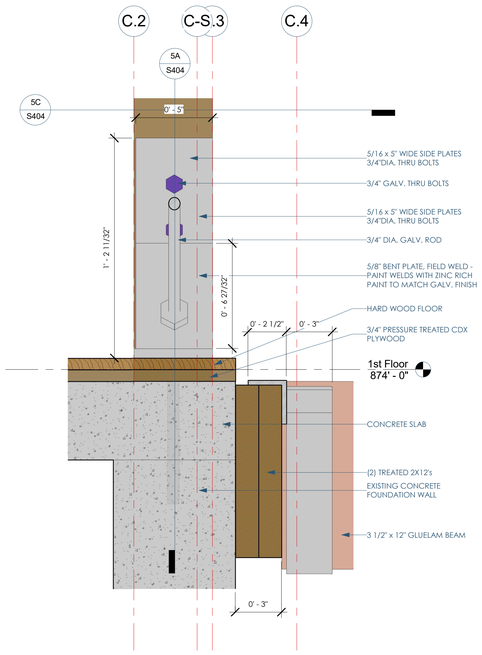
5C 1ST FL. PLAN DETAIL @ E. WALL
3" = 1'-0"



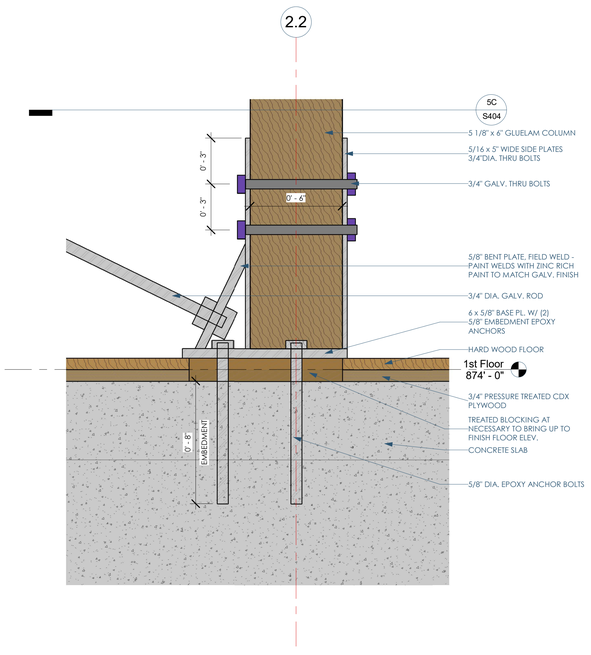
3C 1ST FL. AXON DETAIL @ E. WALL



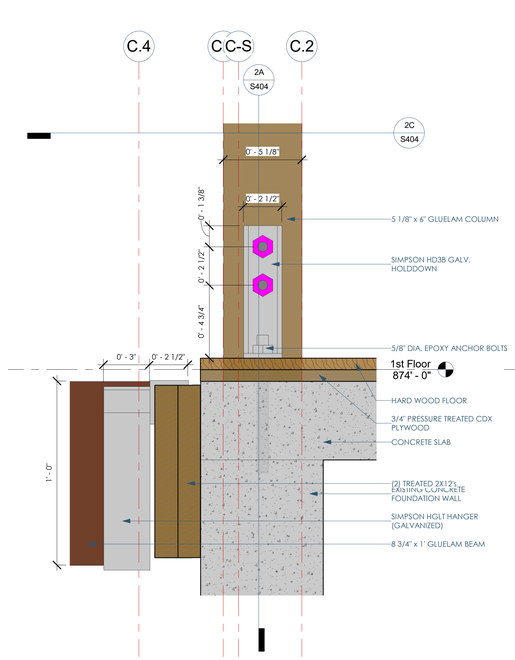
2C 1ST FL. PLAN DETAIL @ E. WALL
3" = 1'-0"



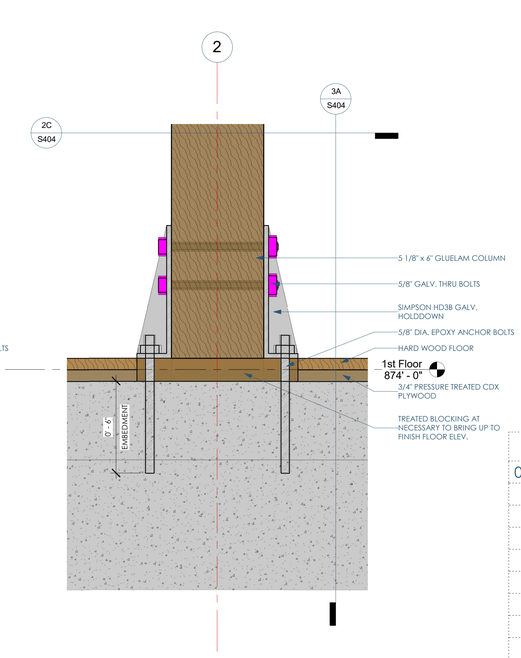
6A 1ST FL. DETAIL @ E. WALL LOOKING NORTH
3" = 1'-0"



5A 1ST FL. DETAIL @ E. WALL LOOKING WEST
3" = 1'-0"



3A 1ST FL. DETAIL @ E. WALL LOOKING SOUTH
3" = 1'-0"



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3" = 1'-0"

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Structural Framing Schedule

MARK	TYPE	DESCRIPTION - FINISH	LENGTH	LEVEL	ELEVATION	ELEV. AT BOTTOM	ELEVATION AT TOP
Basement							
	3 1/8" X 12" GLULAM - STRINGER	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 0"	Basement	866' - 3 1/4"	865' - 3 1/4"	866' - 3 1/4"
	3 1/8" X 12" GLULAM - STRINGER	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 0"	Basement	866' - 3 1/4"	865' - 3 1/4"	866' - 3 1/4"
3 1/8" X 12" GLULAM - STRINGER: 2			32' - 0"				
Basement: 2			32' - 0"				
1st Floor							
	3 1/4 x 9 1/2 LVL	LVL	3' - 11 1/4"	1st Floor	874' - 0"	873' - 3 1/2"	874' - 1"
	3 1/4 x 9 1/2 LVL	LVL	3' - 11 1/4"	1st Floor	874' - 0"	873' - 3 1/2"	874' - 1"
1 3/4 x 9 1/2 LVL: 2			7' - 10 1/2"				
	3 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	3' - 3 3/8"	1st Floor	874' - 0"	872' - 11"	874' - 0"
	3 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	3' - 4 3/8"	1st Floor	874' - 0"	872' - 11"	874' - 0"
3 1/2" X 12" GLULAM: 2			6' - 7 3/4"				
	3 1/8" X 12" GLULAM - STRINGER	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	19' - 0"	1st Floor	874' - 0"	873' - 0"	874' - 0"
	3 1/8" X 12" GLULAM - STRINGER	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	19' - 0"	1st Floor	874' - 0"	873' - 0"	874' - 0"
3 1/8" X 12" GLULAM - STRINGER: 2			38' - 0"				
	5 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 9 5/32"	1st Floor	874' - 0"	873' - 0"	874' - 0"
	5 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 10 3/8"	1st Floor	874' - 0"	873' - 0"	874' - 0"
	5 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	18' - 4 25/32"	1st Floor	874' - 0"	872' - 11"	874' - 0"
	5 1/2" X 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	18' - 7 1/32"	1st Floor	874' - 0"	873' - 0"	874' - 0"
5 1/2" X 12" GLULAM: 4			70' - 7 11/32"				
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	4' - 4 3/4"	1st Floor	874' - 0"	874' - 0"	877' - 6"
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	7' - 7"	1st Floor	874' - 0"	874' - 0"	877' - 6"
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	9' - 9 21/32"	1st Floor	874' - 0"	874' - 0"	877' - 6"
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	14' - 3 25/32"	1st Floor	874' - 0"	874' - 0"	877' - 6"
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	14' - 9 9/16"	1st Floor	874' - 0"	874' - 0"	877' - 6"
	5 1/8" x 6" GLULAM GIRT	GLULAMS GIRTS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	14' - 9 9/16"	1st Floor	874' - 0"	874' - 0"	877' - 6"
5 1/8" x 6" GLULAM GIRT: 6			65' - 8 5/16"				
	6 3/4" x 12" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	21' - 4 15/32"	1st Floor	874' - 0"	873' - 0"	874' - 0"
6 3/4" x 12" GLULAM: 1			21' - 4 15/32"				
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	12' - 8 9/16"	1st Floor	874' - 0"	873' - 8 1/2"	874' - 0"
L2-1/2X2-1/2X1/4: 1			12' - 8 9/16"				
1st Floor: 18			222' - 10 29/32"				
2nd Floor							
	1 3/4 x 9 1/2 LVL	LVL	6' - 10 3/8"	2nd Floor	883' - 2 1/2"	882' - 2 1/2"	883' - 2 1/2"
	1 3/4 x 9 1/2 LVL	LVL	12' - 8 3/16"	2nd Floor	883' - 2 1/2"	882' - 2 1/2"	883' - 2 1/2"
1 3/4 x 9 1/2 LVL: 2			19' - 6 9/16"				
	3 1/2" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	3' - 3 9/16"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	3 1/2" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	14' - 6 5/8"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	3 1/2" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 9 23/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	3 1/2" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	17' - 11 27/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	3 1/2" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	18' - 7"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
3 1/2" x 15" GLULAM: 5			71' - 2 3/4"				
	3 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	14' - 3 1/32"	2nd Floor	883' - 2 1/2"	Varies	Varies
	3 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 9 13/16"	2nd Floor	883' - 2 1/2"	Varies	Varies
	3 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	18' - 6 5/8"	2nd Floor	883' - 2 1/2"	Varies	Varies
	3 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	26' - 2 1/16"	2nd Floor	883' - 2 1/2"	Varies	Varies
3 1/2" x 18" GLULAM: 4			75' - 9 1/2"				
	5 1/2" X 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	14' - 1 31/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	5 1/2" X 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	16' - 5 3/8"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	5 1/2" X 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	17' - 11 27/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
5 1/2" X 15" GLULAM: 3			48' - 7 3/16"				
	5 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	22' - 5 23/32"	2nd Floor	883' - 2 1/2"	Varies	Varies
	5 1/2" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	24' - 5"	2nd Floor	883' - 2 1/2"	Varies	Varies
5 1/2" x 18" GLULAM: 2			46' - 10 23/32"				
	6 3/4" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	21' - 4 31/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	6 3/4" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	22' - 7 1/4"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	6 3/4" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	24' - 6 1/2"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
	6 3/4" x 15" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	29' - 5 3/32"	2nd Floor	883' - 2 1/2"	881' - 9"	883' - 2 1/2"
6 3/4" x 15" GLULAM: 4			97' - 11 13/16"				
	6 3/4" x 18" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	21' - 6 13/32"	2nd Floor	883' - 2 1/2"	Varies	Varies
6 3/4" x 18" GLULAM: 1			21' - 6 13/32"				
	C4X5.4	GALVANIZED STEEL CHANNEL	21' - 4 15/32"	2nd Floor	883' - 2 1/2"	883' - 0 3/4"	883' - 4 3/4"
	C4X5.4	GALVANIZED STEEL CHANNEL	29' - 5 19/32"	2nd Floor	883' - 2 1/2"	883' - 0 3/4"	883' - 4 3/4"
	C4X5.4	GALVANIZED STEEL CHANNEL	50' - 11 11/32"	2nd Floor	883' - 2 1/2"	883' - 0 3/4"	883' - 4 3/4"

Structural Framing Schedule

MARK	TYPE	DESCRIPTION - FINISH	LENGTH	LEVEL	ELEVATION	ELEV. AT BOTTOM	ELEVATION AT TOP
C4X5.4: 3			101' - 9 13/32"				
	EXISTING 5" X 12" W SECTION	EXISTING STEEL W SECTION	18' - 4 1/2"	2nd Floor	883' - 2 1/2"	881' - 2 1/2"	883' - 2 1/2"
EXISTING 5" X 12" W SECTION: 1			18' - 4 1/2"				
	EXISTING 6" X 18" W SECTION	EXISTING STEEL W SECTION	30' - 6 5/16"	2nd Floor	883' - 2 1/2"	880' - 8 19/32"	883' - 2 1/2"
EXISTING 6" X 18" W SECTION: 1			30' - 6 5/16"				
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	3' - 5 1/2"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	3' - 5 1/2"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	13' - 11 9/16"	2nd Floor	883' - 2 1/2"	Varies	Varies
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	14' - 1 11/32"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	14' - 4 7/8"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	16' - 5 3/8"	2nd Floor	883' - 2 1/2"	882' - 3 3/4"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	16' - 5 7/8"	2nd Floor	883' - 2 1/2"	882' - 3 3/4"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	16' - 6 9/16"	2nd Floor	883' - 2 1/2"	Varies	Varies
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	18' - 0 15/32"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	18' - 1 15/32"	2nd Floor	883' - 2 1/2"	882' - 3 7/8"	883' - 2 1/2"
	L2-1/2X2-1/2X1/4	GALVANIZED STEEL ANGLE (2 1/2" X 2 1/2" X 1/4")	18' - 6 5/8"	2nd Floor	883' - 2 1/2"	Varies	Varies
L2-1/2X2-1/2X1/4: 11			153' - 7 1/8"				
2nd Floor: 37			685' - 10 1/4"				
Existing Roof Joist Bearing							
	3 1/2" x 16 1/2" GLULAM	GLULAMS BEAMS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	14' - 5 11/32"	Existing Roof Joist Bearing	891' - 5 3/4"	891' - 5 3/4"	897' - 6 3/4"
	3 1/2" x 16 1/2" GLULAM	GLULAMS BEAMS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	16' - 9 3/4"	Existing Roof Joist Bearing	891' - 5 3/4"	891' - 5 3/4"	897' - 6 3/4"
	3 1/2" x 16 1/2" GLULAM	GLULAMS BEAMS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	18' - 5 25/32"	Existing Roof Joist Bearing	891' - 5 3/4"	891' - 5 3/4"	897' - 6 3/4"
3 1/2" x 16 1/2" GLULAM: 3			49' - 8 7/8"				
	5 1/2" X 13 1/2" GLULAM	GLULAMS BEAMS - EXTERIOR - (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	19' - 11 7/8"	Existing Roof Joist Bearing	891' - 5 3/4"	890' - 7 1/2"	891' - 9"
	5 1/2" X 13 1/2" GLULAM	GLULAMS BEAMS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	14' - 5 1/32"	Existing Roof Joist Bearing	891' - 5 3/4"	890' - 7 1/2"	891' - 9"
	5 1/2" X 13 1/2" GLULAM	GLULAMS BEAMS- INTERIOR - (STAIN TO MATCH EXTERIOR BEAMS)	18' - 5 25/32"	Existing Roof Joist Bearing	891' - 5 3/4"	890' - 7 1/2"	891' - 9"
5 1/2" X 13 1/2" GLULAM: 3			52' - 10 11/16"				
Existing Roof Joist Bearing: 6			102' - 7 17/32"				

Structural Column Schedule

MARK	TYPE	LEVEL	LEVEL OFFSET	COLUMN LOCATION	LENGTH	DESCRIPTION - FINISH	Top Offset
Basement							
	5 1/8" x 6" G.L.	Basement	0' - 2"	B.5-E	6' - 5 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 1"
	5 1/8" x 6" G.L.	Basement	0' - 2"	B.5-E.1	6' - 6 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 0"
	5 1/8" x 6" G.L.	Basement	0' - 2"	E-2	6' - 5 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 1"
	5 1/8" x 6" G.L.	Basement	0' - 2"	E-3	6' - 5 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 1"
	5 1/8" x 6" G.L.	Basement	0' - 2"	E.1-2	6' - 6 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 0"
	5 1/8" x 6" G.L.	Basement	0' - 2"	E.1-3	6' - 5 3/4"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 1"
5 1/8" x 6" G.L.: 6					39' - 0 1/2"		
	40"	Basement	-5' - 4 1/2"	E-1.AA	5' - 1"	40" DIAMETER X 5FT DEEP SONO PIER WITH (4) - #5 BARS VERTICAL AND #3 TIES AT 12" O.C.	-0' - 3 1/2"
	40"	Basement	-5' - 4 1/2"	E-2	5' - 1"	40" DIAMETER X 5FT DEEP SONO PIER WITH (4) - #5 BARS VERTICAL AND #3 TIES AT 12" O.C.	-0' - 3 1/2"
	40"	Basement	-5' - 3 1/2"	E-3	5' - 0"	40" DIAMETER X 5FT DEEP SONO PIER WITH (4) - #5 BARS VERTICAL AND #3 TIES AT 12" O.C.	-0' - 3 1/2"
40": 3					15' - 2"		
	PIPE COLUMN	Basement	0' - 0"	B(-2' - 0 13/16")-5.A(2' - 10 29/32")	7' - 0 1/4"	Steel ASTM A53	-0' - 8 1/2"
PIPE COLUMN: 1					7' - 0 1/4"		
Basement: 10					61' - 2 3/4"		
1st Floor							
	5 1/8" x 6" G.L.	1st Floor	0' - 0"	B.5-E	9' - 0"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-0' - 2 1/2"
	5 1/8" x 6" G.L.	1st Floor	0' - 0"	E-2	7' - 9"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 5 1/2"
	5 1/8" x 6" G.L.	1st Floor	0' - 0"	E-3	7' - 9"	GLULAMS COLUMNS - EXTERIOR (PRESSURE TREATED W/ PENTA IN SOLVENT) (STAIN: PENOFIN VERDE EXT. STAIN - COLOR: CEDAR)	-1' - 5 1/2"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	B-2	6' - 9 11/32"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-2' - 5 29/32"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	B-2.9	6' - 9 11/32"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-2' - 5 29/32"
	5 1/8" x 6" G.L.	1st Floor	-1' - 0"	B-3	8' - 2 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-2' - 0"
	5 1/8" x 6" G.L.	1st Floor	-1' - 0"	B-5.A	9' - 4 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 10"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	B-B.5	8' - 5 1/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 10"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	B-B.5(-1' - 0 3/16")	6' - 9 11/32"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-2' - 5 29/32"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	B.5-C.2	8' - 5 1/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 10"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	C.2-2	8' - 0 3/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-1' - 2 1/2"
	5 1/8" x 6" G.L.	1st Floor	-0' - 0 3/4"	C.2-2.2	8' - 5 1/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 10"
	5 1/8" x 6" G.L.	1st Floor	-1' - 0"	C.2-3	8' - 9"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-1' - 5 1/2"
	5 1/8" x 6" G.L.	1st Floor	-1' - 0"	C.2-5.A	9' - 4 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 10"
5 1/8" x 6" G.L.: 14					113' - 11 1/16"		
	5 1/8" X 6" GLULAM @ JAMB	1st Floor	-0' - 0 3/4"	C.1(0' - 8 1/16")-1.5(-3' - 1 13/32")	8' - 3 1/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-1' - 0"
	5 1/8" X 6" GLULAM @ JAMB	1st Floor	-1' - 0"	C.1(0' - 8 1/16")-4(1' - 2 3/4")	9' - 8 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 6"
	5 1/8" X 6" GLULAM @ JAMB	1st Floor	-1' - 0"	C.1(0' - 8 3/8")-3(-4' - 10 3/4")	9' - 8 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	-0' - 6"
5 1/8" X 6" GLULAM @ JAMB: 3					27' - 8 1/4"		
1st Floor: 17					141' - 7 5/16"		
2nd Floor							
	5 1/8" x 6" G.L.	2nd Floor	-0' - 2 1/2"	B-2	13' - 2 1/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	4' - 8 1/2"
	5 1/8" x 6" G.L.	2nd Floor	-1' - 0"	B-3	13' - 11 3/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	4' - 8 1/2"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 10"	B-5.A	13' - 9 3/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	4' - 8 1/2"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 10"	B-B.5	13' - 9 3/4"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	4' - 8 1/2"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 10"	B.5-C.2	9' - 4 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	0' - 3 1/4"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 2 1/2"	C.2-2	8' - 9"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	0' - 3 1/4"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 10"	C.2-2.2	9' - 4 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	0' - 3 1/4"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 2 1/2"	C.2-3	8' - 9"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	0' - 3 1/4"
	5 1/8" x 6" G.L.	2nd Floor	-0' - 10"	C.2-5.A	9' - 4 1/2"	GLULAMS COLUMNS - INTERIOR - (STAIN TO MATCH EXTERIOR COLUMNS)	0' - 3 1/4"
5 1/8" x 6" G.L.: 9					100' - 5"		
2nd Floor: 9					100' - 5"		

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Plumbing Designer: Zenteno Solutions
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Date	Description
05.22.2017	Issue for Bid

FRAMING SCHEDULE
The Downtowner | 640 West Main Street, Lake Geneva, WI 53147

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HVAC Notes

HEATING VENTILATING AND AIR CONDITIONING SPECIFICATION

Provide all labour, material, equipment, and contractor's services necessary for complete installation of all work indicated in drawings or spelled out in the contract documents, in full conformity with requirements of Wisconsin building code and of all authorities having jurisdiction.
Secure permits, licenses, and certificates. Pay all fees and charges for all work installed certifying compliance with local codes and governing authorities. Deliver certificates to building owner prior to the commencement of work.

Contractor bidding this job shall visit and inspect the job site prior to submitting his bid. Contractor shall coordinate the site visit with building owner/Architect. Contractor shall ask Architect/owner any questions he may have pertaining to building standards and existing conditions that may prohibit the proper installation of his work as per plan and specifications.

The removal and relocation of certain existing work may be necessary for performance of the general work. Contractor surveying the site shall make all necessary changes required based on existing conditions for proper installation of new work and include all the materials and required work in his bid price. No allowance will be made for failure to do so. Coordinate timetable for all construction operations with building owner.
Materials and workmanship, unless otherwise noted, shall be in accordance with building standards. All materials and equipment shall be new unless otherwise noted.

All duct work and piping is shown as design intent and does not show all offsets, drops and rises of runs. Contractor shall allow in his bid price for drops and rises of duct work and piping to avoid obstructions.

Install all work to be readily accessible for operation, maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes which involve extra cost shall not be made without approval.

The contractor shall keep all equipment and materials and all parts of the building, exterior spaces and adjacent street, sidewalks and pavements, free from materials and debris resulting from the execution of this work. Excess materials and debris will not be permitted to accumulate either on the interior or the exterior. Provide for legal removal and disposal of all and debris from the building and site.
Seal openings around ducts and piping through partitions, walls, floors and slabs (not in shafts) with mineral wool or other non-combustible materials and finish as determined by architect or existing building standards.

Provide all necessary flashing and counter flashing to maintain the waterproofing integrity of this building as required by the installation or removal of pipes, ducts, conduits, and equipment. Provide sleeves for duct and piping and provide escutcheons.
Contractor to follow manufacturer's recommendations and building standards for proper installation of equipment.

Contractor to coordinate all floor, wall, and slab penetrations, and exact location support all ceiling-mounted equipment, ductwork and piping from building structure and framing in an approved manner. Where overhead construction does not permit fastening of supports and equipment, provide additional steel framing. For floor-mounted equipment, provide housekeeping pads.
Contractor shall furnish and install all equipment, ductwork, interconnecting piping, and fittings, insulation, interlock and controls.
Contractor is responsible for field conditions and field coordination with other trades.

Equipment shall be handled and installed by the contractor. Contractor shall provide and install all interconnecting piping, refrigerant charge and control wiring as required for a complete and operable installation. This contractor is to assume complete responsibility for handling, installation and all piping connections as required.

This contractor shall provide and assume complete responsibility for start-up and 24 hour/day service with a response time not to exceed 4 hours. Provide a quote for maintenance on a quarterly basis (4 maintenance inspections a year) for a period of one year for all HVAC equipment including pre-purchased equipment as if said pre-purchased equipment were purchased by this contractor.
Contractor to install pressure relief valve on high pressure side of the system and upstream of any intervening valves; remove expansion valves, devices, and connections from air stream; install refrigeration piping of type 'K' copper and to braze all connections and devices.
Equipment exposed to natural elements shall be of welded or soldered construction and shall receive one (1) coat of primer and two (2) coats of paint.

This one year maintenance contract shall include, but is not limited to the following work:
1. Check lines for leakage of refrigerant/water.
2. Refill lines if necessary.
3. Lubricate motors.
4. Check operation of thermostats.
5. Replace return air filters.
6. Clean condenser coils.
7. Check and tighten electrical connections.
8. Check controls.
9. Check for noise and vibration.
10. Check refrigerant pressure during operation.
11. Check current (amperage) draw of all motors.
12. Check operation on condensate drain system.
13. Check and adjust fan belt tension (if applicable).
14. Check air temperature across evaporator.
A written maintenance report shall be forwarded to the owner's facilities operation manager/team/company.

Guarantee:
Contractor shall furnish a written guarantee to replace or repair promptly, and assume full responsibility of all expenses incurred for any workmanship and/or equipment in which defects occur within one year from date of acceptance by owner.
Provide 2- colour engraved nameplates (fastened with epoxy cement) on all major equipment items indicating unit number.

Submittal
Submit coordinated shop drawings and equipment cuts for all equipment, diffusers/registers, automatic control diagrams, ductwork layout, piping layout, and sheet metal construction standards for review and approval prior to purchase, fabrication and installation.
All piping, ductwork and equipment layout shall be submitted on a scale 1/4"=1'-0" drawings, and shall be coordinated and signed by all trades.
Shop drawings shall show location of all existing and new equipment, existing work and new work.
Submit reproducible "as-built" record drawings for building files at completion of the project, to include ductwork, piping, and equipment drawings. Scale 1/4"=1'-0".

Ducting & air distribution work:
Except as noted, all ductwork and other sheet metal work shall be in accordance with latest edition of sheet metal and air conditioning contractor's national association, Inc. (SMACNA). "duct manual and sheet metal construction for ventilating and air conditioning systems, section 1 - low velocity systems". Metal gauge as per SMACNA recommended guidelines.

All ductwork shall be galvanized sheet steel unless otherwise noted:
Minimum ductwork static pressure construction shall be 2 in. W.G. All ducts shall be seal class 'a'. Duct flange systems shall be bolted at corners, with corner inserts, nuts shall be welded, not crimped and be integral with stiffeners.

It shall be this contractor's responsibility to size all ductwork (run-outs not already sized), registers, grilles, etc. The ductwork shall be sized utilizing the equal friction method while not exceeding 0.1" per 100 feet static pressure to ensure a relatively quiet system.
Noise criteria for the above applications shall not exceed 30.

Duct connections to air terminals may be made with flexible duct such that the length of the flex ducts does not exceed 5'-0".
Volume dampers: galvanized steel, per SMACNA "low velocity manual", except provide bearing at one end of damper rod and quadrant, with lever and locks crew at another end. For insulated ducts, quadrants mounted on collar to clear insulation, install with levers accessible. Balancing dampers shall be the opposed blade type.

Access doors: insulate or un-insulated, same as duct.
Provide minimum access door on main duct & location where fire dampers are installed. Access door shall be enough of duct cleaning & damper servicing.

All access doors to be hinged and sealed as per IMC sealing requirements.
Flexible connections: neoprene coated fabric, 30 oz. Per sq. Fd. With sewed and cemented seams, like vent fabrics. Provide flexible connections between all equipment and rigid ductwork.
Turning vanes: galvanized steel, small double thickness vanes with minimum 2" inside radius.

Thermal and sound insulation
All materials of insulation shall be of the kind and quality as manufactured by armstrong, certain-teed, johns-manville, knauf, owens-corning and pittsburgh. All material and equipment specified to be insulated shall be thoroughly tested and approved prior to applying the insulation and method of application shall be as follows: the insulation shall be ul approved and is to meet or exceed nfpa90a and b requirements.
Thermal and sound insulation application and material:

1. All supply and return air ductwork located within the upper level ceiling cavities and in chases at exterior locations, and in all other areas where ductwork is exposed, they shall be insulated with two-inch (2") thick, three-quarter pound (3/4 lb.) Density glass fiber with a reinforced foil / kraft (frk) vapor retarder facing.

2. All furnace return air plenums and ductwork approximately ten feet (10') away from furnace inlet shall be lined with one-half inch (1/2") thick, three-pound (3 lb.) Density glass fibre sound insulation. The insulation shall have a black pigmented high velocity (+4000 fpm) facing set to the air stream side. Lined sizes are not indicated on drawings.

3. All refrigerant suction lines shall be covered with three-eighth inch (3/8") thick closed cell insulation.

Registers & grills:
All terminals (registers and grilles) shall be sized based on the following criteria:
Supplies — near ceiling 500 to 600 fpm velocity
— at or near floor 300 to 500 fpm velocity
Returns — high 400 to 700 fpm velocity
— low 300 to 500 fpm velocity

All Grills/registers finish/colour shall to be approved by Architects. Contractor shall provide data sheet to Architects for approval.
All selected air terminals (grills/register) pressure drop shall not exceed 10 Pa.
Supply Air grill for duct/wall mounting, fitus or equivalent of sizes as mentioned in drawing/schedule with Opposed blade damper. Selected
Return Air grills for duct/wall mounting, fitus or equivalent of sizes as mentioned in drawings/schedule with opposed blade damper.

Furnace and domestic hot water heater vents:
It shall be the contractor's responsibility to locate and size all class 'b' furnace vents, coordinate location with architectural layout. Install in accordance with all equipment manufacturer's recommendations and installation requirements.
All flues to be class 'b', double wall, extend a minimum of 3'-6' above the roof, and have tall cone flashings and storm collars. Coordinate flue requirements for domestic hot water heaters with plumbing contractor

Equipment

1. The equipment listed in schedule is to be used as a guide. Equipment of equal performance, construction, suitability of use, guarantees, warranties, etc. May be substituted upon approval of the general contractor and engineer.
2. All equipment/devices shall be new and of first rate quality (unless otherwise specified) and is to bear the appropriate aga, csa or ul approved labels, listings, and certifications for the specific design purpose.

Exhausts

1. Vent all toilet exhaust fans out through roof or side wall with vent cap, built-in grills, backdraft damper and bird screen.
2. Vent all kitchen exhaust fans out through roof or side wall with vent cap, built-in backdraft damper and bird screen.

Condensing units

All condensing units to be located as shown in drawings. Condensing unit shall be provided with 6" thick pedestal or on factory fabricated equipment mounting rails. Minimum service clearance of 24" or as suggested by manufacturer shall be provided. 4' x 4' pads of vibration isolation material by "korafund" under four points of support.

Fresh air intake
Outside air intakes shall be 10'-0" above grade and a minimum of 15'-0" from all exhaust air or relief opening and sources of contamination. Fresh air intake louver or duct shall have damper to control the fresh air flow rate.

Piping
A. Condensate drain lines shall be by done by HVAC contractor to nearest plumbing drain or as suggested/approved by Architect. All materials shall be as accepted by code and applicable to its use.
B. Refrigerant line set piping shall be copper type k. All joints to be brazed.

Gas piping
Provide and arrange for all new natural gas services extending from the main service to each item of equipment requiring gas service necessary: furnace, appliance, device & domestic water heater. Include all regulators, valves, fittings, etc., required for a first-class installation in accordance with A.G.A. And gas company requirements.

All underground gas piping shall be wrapped in accordance with guidelines set by local utility, tape coat cold tar tape or equal.
Gas piping lines shall be new class a-120, black carbon steel, schedule 40 with 150# malleable screwed fittings. Unions shall be 150# malleable iron with brass ground joints. Each gas connection to utilize a cock, union, and dirt pocket.

All connections to the various gas-fired equipment shall be complete with gas cocks, unions and dirt pockets.
Follow all rules, regulations and guidelines as stipulated by the American Gas Association, in addition to the local gas utility, people gas.
This contractor shall be responsible for all gas piping sizing. Verify all items to be connected with the architect and mechanical drawings prior to sizing.

Temperature controls
A. All temperature controls, wiring, etc. Shall be by this contractor. Each piece of equipment shall be wired as instructed by a manufacturer's guide and or representative.
B. All control wiring to be installed in conduit.
C. Coordinate line voltage requirements with the electrical contractor.
D. Items are to be controlled by twelve split systems for furnaces and condensing units.
E. Each installation shall be complete in all aspects and tested for proper operation.

Disconnects and starters
This contractor shall furnish starters, contacts, disconnects, etc. For his equipment for installation by the electrical contractor. This contractor shall coordinate all work and locations of HVAC equipment with the electrical contractor.
All interconnecting wiring at unit shall be factory prewired and require only one power connection to the unit by the electrical contractor. Disconnect switch shall be by the electrical contractor.

Contractor to submit data sheets for all HVAC equipment for rough-in inspection. Shop drawings and equipment submittals must be submitted and approved before any installation takes place. Submit catalogue cut sheet, for the equipment specified, to the architect/engineer for approval prior to the beginning of construction. The contractor shall also assemble printed instructions for the operation and maintenance of each item installed and bind together with equipment cuts and control wiring diagrams.

Miscellaneous
All cutting, coring, and patching shall be by this contractor. Coordinate locations of roof penetrations with the general contractor. All penetrations through foundations and concrete slabs shall be sleeved.

All penetrations through fire-rated assemblies shall be sealed tight with an approved fire stop material, 3m cp 25wb+ caulk or equal.
Utilize isolation methods to prevent the migration of noise created by vibration. Methods include utilization of vibration isolation hangers, pads and flexible duct connections on the furnaces and rooftop packaged HVAC equipment.

The engineer shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures or safety precautions and programs about the work, since they are solely the contractor's responsibility under the contract for construction.

Balancing specification
Balance all air systems:
1. Test and balance HVAC air systems to within +10%, -5% of design flows.
2. Check all fans, instrumentation devices, control devices, dampers, etc., for proper operation and calibration. Report deficiencies which cannot be corrected. Mark and lock manual volume dampers at their proper position.
3. Adjust, test and confirm design air flow rates, pressures, temperatures, air quantities, equipment speed and motor amperages (all phases) for each segment branch, and component of each system.
4. Verify that registers/grills discharge patterns have been properly set. Air flows shall be balanced with the volume dampers installed in branch ductwork or with OBD provided for air terminals. Opposed blade dampers (OBD) in the air terminals shall be set in the fully open position during balancing.
5. Adjustments and tests shall be made under simulated maximum load conditions
6. Perform test per AABB national standards or equivalent NEBB methods.
7. Contractor shall provide air balancing report from (building approved) air balancing company. Balance all outlets to air quantities as noted on drawings
8. Prepare report, including forms, and submit to owner's facilities manager.

1 HVAC Notes
12" = 1'-0"

HVAC Legends
1. S -Supply 2. RAD-Return Air duct 3. SAD-Supply Air duct 4. FAD-Fresh Air duct 5. EAD-Exhaust Air duct 6. FLAP-Flue Air pipe 7. CFM - ft3/min 8. SAG-Supply Air Grille 9. RAG-Return Air Grille 10. OBD-Opposed blade damper 11. GF-Gas furnace 12. EXF-Exhaust fan 13. ODC-Out door condenser 14. RD-Radiator 15. HS-Heating Supply Air 16. CS-Cooling Supply Air 17. FD-Fire damper 18. CD-Control damper 19. RVC-Roof vent cap

2 HVAC Legend
1 : 100

Sheet List	
Sheet Name	Sheet Number
HVAC Notes & Legends	M.000
HVAC Basement & Roof plan	M.001
HVAC 1st & 2nd Floor plan	M.002

Ventilation & Air distribution schedule												
Level	Number	Name	Area	Max occupancy	Ventilation Air	Specified Lighting Load per area	Specified Power Load per area	Heating Supply Air	Cooling Supply Air	Heating Return Air	Cooling Return Air	Exhaust Air
1st Floor												
1st Floor	5	Bed room1	114 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	180 CFM	110 CFM	180 CFM	110 CFM	
1st Floor	9	Bed room 2	128 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	70 CFM	110 CFM	70 CFM	110 CFM	
1st Floor	12	Toilet 3 & 6	54 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
1st Floor	13	Bed room 6	143 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	120 CFM	140 CFM	120 CFM	140 CFM	
1st Floor	14	1F Corridor	168 SF	0	0 CFM	1.00 W/ft²	0.00 W/ft²	130 CFM	110 CFM	130 CFM	110 CFM	
1st Floor	15	Bedroom 5	117 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	140 CFM	100 CFM	140 CFM	100 CFM	
1st Floor	16	Bed room 4	136 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	220 CFM	130 CFM	220 CFM	130 CFM	
1st Floor	CLOS 7	Toilet 1	37 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
1st Floor	CLOS 8	Toilet 2	37 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
1st Floor	CLOS 9	Toilet 5	40 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
1st Floor	CLOS 10	Toilet 4	35 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
1st Floor	11	Bedroom 3	120 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	90 CFM	110 CFM	90 CFM	110 CFM	
2nd Floor												
2nd Floor	18	Bedroom 7	99 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	120 CFM	110 CFM	120 CFM	110 CFM	
2nd Floor	20	Bedroom 8	99 SF	2	15 CFM	1.00 W/ft²	0.75 W/ft²	100 CFM	110 CFM	100 CFM	110 CFM	
2nd Floor	22	Toilet 7	38 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
2nd Floor	23	Toilet 8	38 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
2nd Floor	25	Storage	65 SF	0	0 CFM	1.00 W/ft²	0.75 W/ft²	100 CFM	170 CFM	100 CFM	170 CFM	
2nd Floor	CLOS 5	Living	226 SF	8	60 CFM	1.00 W/ft²	0.75 W/ft²	270 CFM	280 CFM	270 CFM	280 CFM	
2nd Floor	CLOS 6	Dining 1	409 SF	18	135 CFM	1.00 W/ft²	0.75 W/ft²	240 CFM	550 CFM	240 CFM	550 CFM	
2nd Floor	CLOS 12	Toilet storage	37 SF	0	0 CFM	0.00 W/ft²	0.00 W/ft²	0 CFM		0 CFM		50 CFM
2nd Floor	2	Patio	286 SF	0.930651	7 CFM	1.00 W/ft²	1.30 W/ft²					
Basement												
Basement	10	Basement	347 SF	1.128029	8 CFM	1.00 W/ft²	1.30 W/ft²					
Grand total: 22			2776 SF	44.05868				1780 CFM				

Air Terminal Schedule					
Connection size	Mark	System Type	Flow	Damper	Grill level
1F					
14"x6"	RAG-06	Return Air	110 CFM	OBD	1F
14"x6"	RAG-07	Return Air	110 CFM	OBD	1F
14"x6"	RAG-03	Return Air	140 CFM	OBD	1F
24"x6"	RAG-01	Return Air	220 CFM	OBD	1F
14"x6"	RAG-02	Return Air	140 CFM	OBD	1F
24"x6"	RAG-04	Return Air	180 CFM	OBD	1F
2F					
24"x6"	RAG-08	Return Air	120 CFM	OBD	2F
24"x6"	RAG-09	Return Air	280 CFM	OBD	2F
14"x6"	RAG-10	Return Air	170 CFM	OBD	2F
1F					
18"x6"	SAG-04	Supply Air	180 CFM	OBD	1F
12"x6"	SAG-05	Supply Air	130 CFM	OBD	1F
12"x6"	SAG-06	Supply Air	110 CFM	OBD	1F
12"x6"	SAG-07	Supply Air	110 CFM	OBD	1F
12"x6"	SAG-02	Supply Air	140 CFM		1F
12"x6"	SAG-03	Supply Air	140 CFM		1F
12"x6"	SAG-15	Supply Air	140 CFM		1F
12"x6"	SAG-16	Supply Air	140 CFM		1F
12"x6"	SAG-17	Supply Air	140 CFM		1F
12"x6"	SAG-18	Supply Air	140 CFM		1F
2F					
12"x6"	SAG-08	Supply Air	120 CFM	OBD	2F
18"x6"	SAG-10	Supply Air	170 CFM	OBD	2F
12"x6"	SAG-09	Supply Air	110 CFM	OBD	2F
18"x6"	SAG-11	Supply Air	275 CFM	OBD	2F
18"x6"	SAG-12	Supply Air	275 CFM	OBD	2F
12"x6"	SAG-13	Supply Air	140 CFM	OBD	2F
12"x6"	SAG-14	Supply Air	140 CFM	OBD	2F
12"x6"	SAG-19	Supply Air	120 CFM	OBD	2F

Heating and Cooling Equipment:

GF-01 RESIDENTIAL HEATING/COOLING "CARRIER" AS STANDARD, 95% or higher -EFFICIENCY UPFLOW/HORIZONTAL FURNACE.
with (LOCATION: BASEMENT) OUTPUT CAPACITY - 70,000 Btu/hr with minimum TEMP. RISE 20 F. AIR FLOW - 1800 CFM @ 1.8" ESP, Unit shall be supplied with factory supplied filters & shall be suitable for low temperature installation

GAS Furnace shall be fitted with cased evaporator suitable for horizontal/vertical mounting with capacity 5 TR. Coil face velocity shall not exceed 500 fpm. Coil shall be supplied with TX valve suitable with connected outdoor unit.

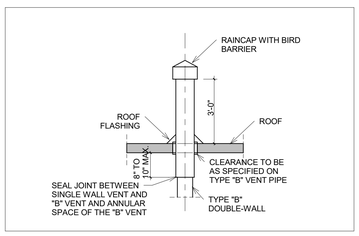
Carrier as standard Variable speed condenser using R 410 refrigerent of capacity 5 TR. Unit shall supplied with all necessary accessories to install in low temperature conditions.

Thermostat suitable for both cooling & heating application shall be supplied.

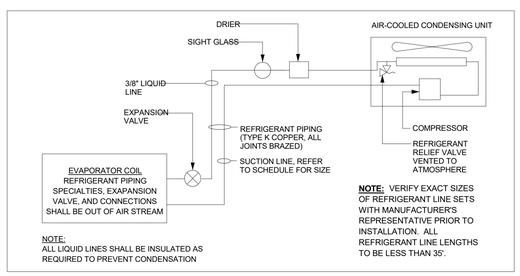
TYPICAL TOILET EXHAUST FANS:

EXF-01 "COOK" GC series as standard exhaust air fan with factory supplied ceiling grille and non return damper of capacity 50 CFM. (BATHROOMS) S.P. 0.25 W.G., with direct driven 1 phase EC motor, interlock with light switch

3 Equipment detail
12" = 1'-0"



4 Flue Termination
NTS



5 Refrigeration Detail
NTS

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05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

HVAC Notes & Legends
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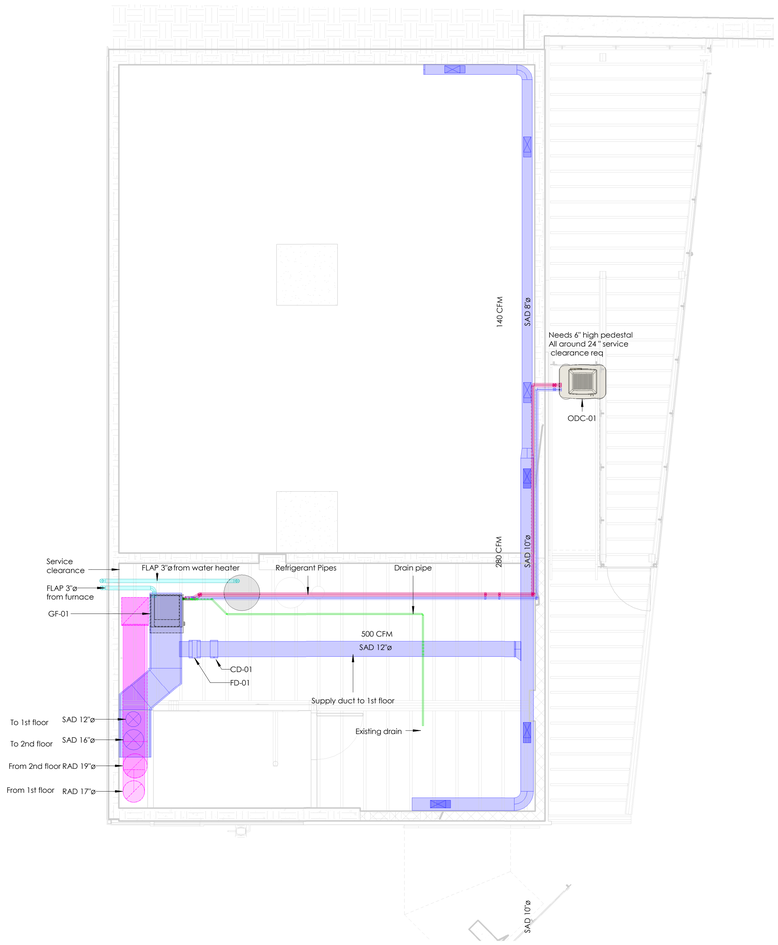
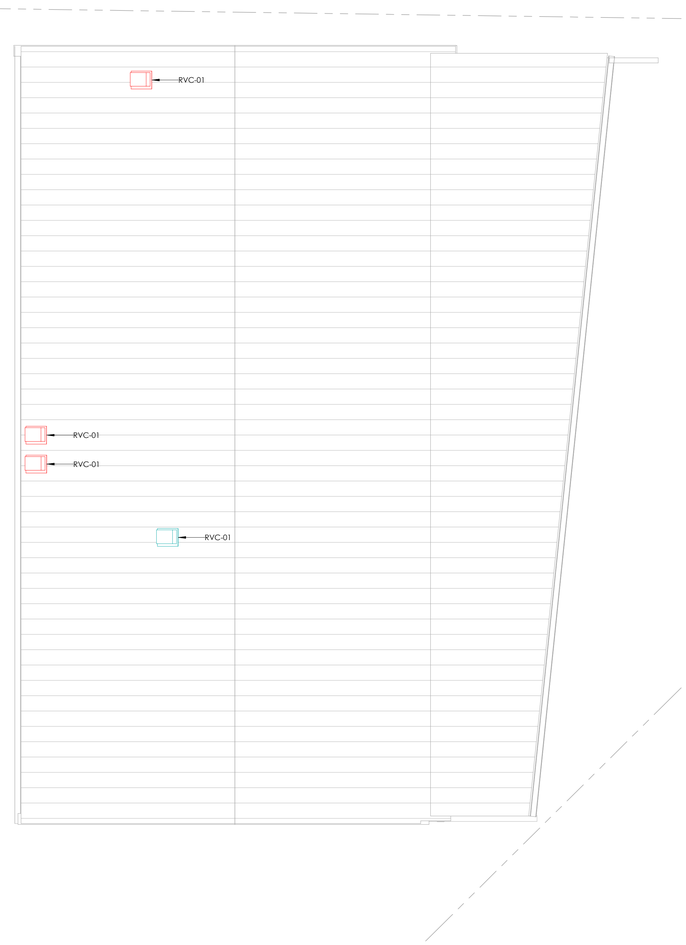
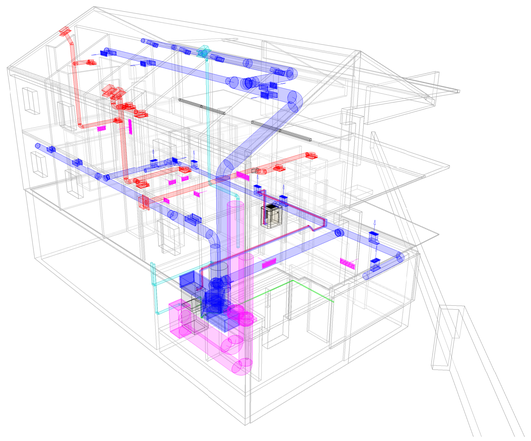


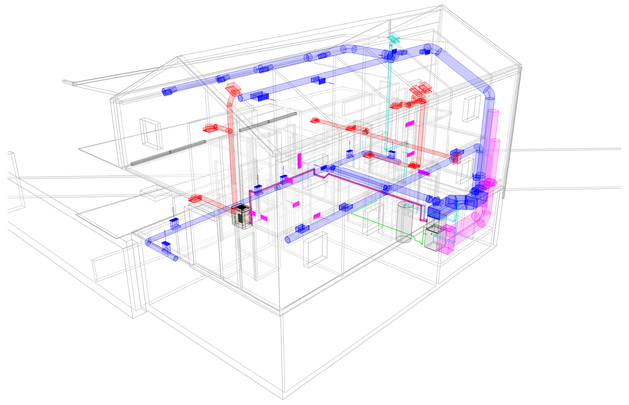
1 Basement - RCP
1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"



3 Perspective 1



4 Perspective 2

HVAC Basement & Roof plan
Lake Geneva | Enter address here

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FYF LLC.
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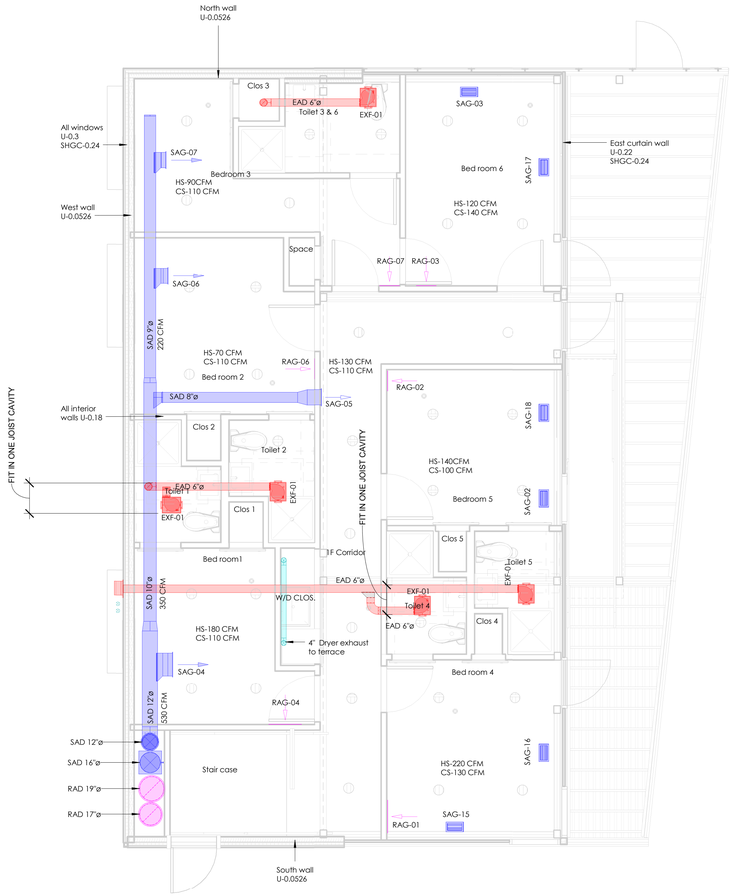
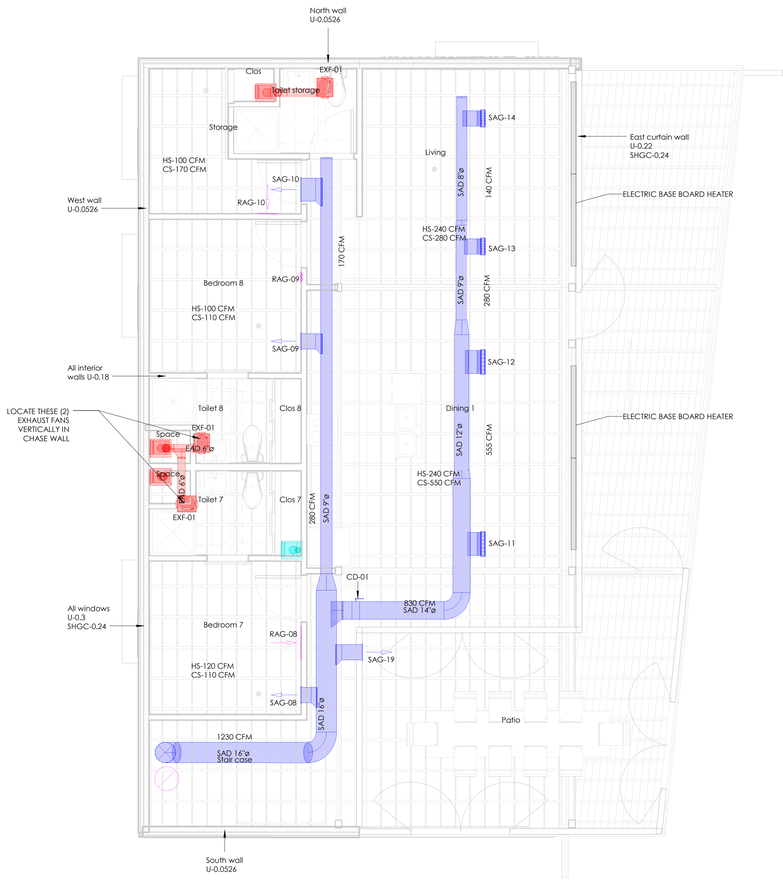
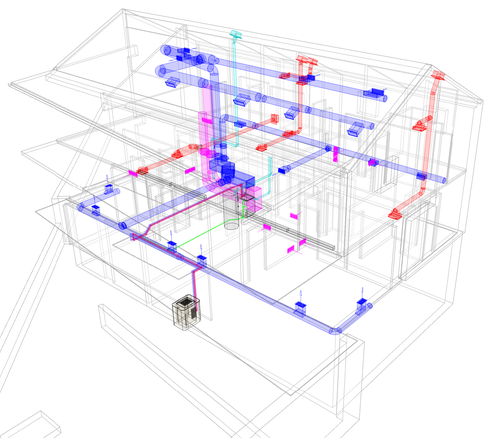


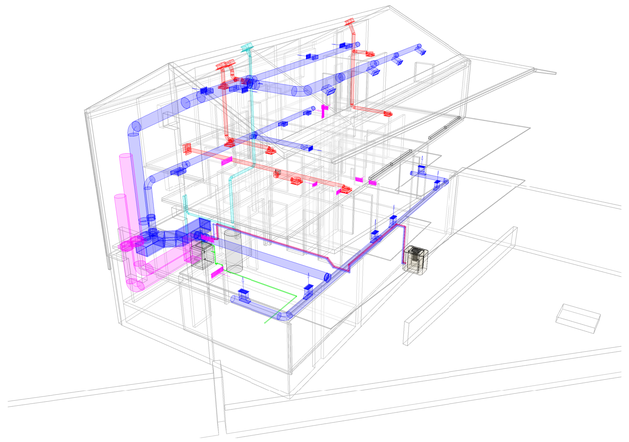
1 1st Floor - RCP
1/4" = 1'-0"



2 2nd Floor - RCP
1/4" = 1'-0"



3 Perspective 3



4 Perspective 3 Copy 1

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HVAC 1st & 2nd Floor plan
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PLUMBING ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	LAV	LAVATORY
AFC	ABOVE FINISHED CEILING	NIC	NOT IN (SECTION 15400) CONTRACT
CONN	CONNECTION	NO	NORMALLY OPEN
CONT.	CONTINUATION	NC	NORMALLY CLOSED
CLG	CEILING	NTS	NOT TO SCALE
CFH	CUBIC FEET PER HOUR	OFCI	OWNER FURNISHED AND CONTRACTOR INSTALLED
CONTR.	CONTRACTOR	OFI	OWNER FURNISHED AND INSTALLED
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
DF	DRINKING FOUNTAIN	PC	PLUMBING CONTRACTOR (SECTION 15400)
EC	ELECTRICAL CONTRACTOR (DIVISION 16)	S.F.	SQUARE FEET
EWC	ELECTRIC WATER COOLER	SHWR	SHOWER
EL	ELEVATION	SK	SINK
FPC	FIRE PROTECTION CONTRACTOR (SECTION 15300)	TOP	TOP OF PIPE ELEVATION
FLR	FLOOR	TP	TRAP PRIMER
FFE	FINISHED FLOOR ELEVATION	TYP	TYPICAL
GPM	GALLONS PER MINUTE	UR	URINAL
GT	GREASE TRAP	VTR	VENT THROUGH ROOF
GC	GENERAL CONTRACTOR	W.C.	WATER COLUMN
HVAC	HEATING VENTILATION AND AIR CONDITIONING (SECTION 15600)	WTS	WATER TIGHT SLEEVE
INV	INVERT OF PIPE ELEVATION	W&V	WASTE AND VENT
JC	JANITORS SINK	WC	WATER CLOSET
KEC	KITCHEN EQUIPMENT CONTRACTOR	WS	WASTE STACK

PLUMBING PIPING LEGEND

- SAN — SOIL OR WASTE PIPING ABOVE GRADE
- SAN — SOIL OR WASTE PIPING BELOW GRADE
- GW — GREASE WASTE PIPING (GW)
- GW — GREASE WASTE PIPING BELOW GRADE (GW)
- SD — STORM DRAIN PIPING (SD)
- SD — STORM DRAIN PIPING BELOW GRADE (SD)
- CD — CONDENSATE DRAIN PIPING (CD)
- D — CONDENSATE EQUIPMENT DRAIN PIPING (D)
- V — VENT PIPING (V)
- CW — COLD WATER PIPING (CW)
- HW — HOT WATER PIPING (HW)
- HWR — HOT WATER RETURN PIPING (HWR)
- SOFT — SOFT WATER PIPING (SOFT)
- CHW — CHILLED WATER PIPING (CHW)
- TP — TRAP PRIMER LINE (TP)
- FIRE — FIRE PROTECTION PIPING (FIRE)
- G — NATURAL GAS PIPING (G)
- AIR — COMPRESSED AIR PIPING (AIR)

PROJECT NOTES

1. SANITARY WASTE AND VENT SYSTEM DESIGNED IN ACCORDANCE GENERAL ENGINEERING PRACTICES AND LOCAL BUILDING CODES.
2. ALL WORK, METHODS AND INSTALLATIONS INVOLVED IN THE PLUMBING DESIGN SHALL BE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INSPECTION REGULATIONS AND ALL OTHER OFFICIALS HAVING JURISDICTION. WORK SHALL BE COMPLETE IN ALL RESPECTS AND IN ACCORDANCE WITH THE BEST ESTABLISHED AND ACCEPTED CONSTRUCTION PRACTICES.
3. THIS CONTRACTOR SHALL COORDINATE ROUTING OF PIPING IN CEILING SPACES WITH MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTWORK AND CONDUIT. SHOULD A CONFLICT OCCUR THIS CONTRACTOR SHALL NOTIFY THE ARCHITECT/ ENGINEER PRIOR TO INSTALLING AN ALTERNATE PIPING PLAN.
4. COORDINATE EXACT LOCATION OF PIPING, DEVICES AND EQUIPMENT WITH BUILDING ELEMENTS AND THE WORK OF OTHER TRADES.
5. IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE AND WORKABLE INSTALLATION BE PROVIDED. TO THIS END, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, SUPERVISION, TRANSPORTATION, WAREHOUSING, AND OTHER SERVICES REQUIRED TO COMPLETE THE WORK IN AN EFFICIENT AND TIMELY MANNER.
6. CONTRACTOR SHALL PROCURE ALL REQUIRED PERMITS FROM THE LEGALLY CONSTITUTED AUTHORITIES, ARRANGE ALL INSPECTIONS AND PAY FOR ALL REQUIRED TESTING AND UTILITY CONNECTIONS.
7. CONTRACTOR SHALL PROTECT EXISTING BUILDINGS, STRUCTURES AND UTILITIES FROM DAMAGE. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
8. THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC TO EXTENT THAT ALL OFFSETS, BENDS, SPECIAL FITTING LOCATIONS ARE NOT EXACTLY LOCATED.
9. ALL INDICATED DIMENSIONS ARE APPROXIMATE AND ARE GIVEN FOR ESTIMATE PURPOSES ONLY. BEFORE PROCEEDING WITH THE WORK, CONTRACTOR SHALL CAREFULLY CHECK AND VERIFY ALL DIMENSIONS, SIZES, REQUIRED CLEARANCES AND SHALL ASSUME FULL RESPONSIBILITY FOR THE FITTING OF ALL EQUIPMENT AND MATERIALS HEREIN REQUIRED TO OTHER PARTS OF THE WORK AND TO THE WORK OF THE OTHER TRADES.
10. CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT AT THE JOB SITE AT ALL TIMES, WITH AUTHORITY TO ACT FOR THE CONTRACTOR.
11. ALL CONTRACT PERSONNEL WILL BE RESTRICTED TO THE PARTICULAR JOB SITE OF THIS CONTRACT.
12. UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND OF THE HIGHEST QUALITY.
13. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
14. ALL MISCELLANEOUS IRON AND STEEL WORK REQUIRED TO PROPERLY INSTALL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. WORK INCLUDES ALL HANGERS, SUPPORTS, RACKS, BRACKETS, AND ANY WELDING REQUIRED.
15. ACCESS AND WORKING SPACE SHALL BE PROVIDED AND MAINTAINED AROUND ALL MECHANICAL, ELECTRICAL AND CONTROL EQUIPMENT TO PERMIT READY AND SAFE OPERATION, EXAMINATION AND MAINTENANCE.
16. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN A DAILY RECORD OF ALL DEVIATIONS FROM THE BID DRAWINGS. ALL DIMENSIONS AND OTHER INFORMATION NECESSARY COMPLETELY EXPLAIN, AND LOCATE ALL ELEMENTS OF THESE DEVIATIONS SHALL BE RECORDED. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNERS REPRESENTATIVE, ONE ONE COMPLETE SET OF REPRODUCIBLE DRAWINGS CORRECTED TO REFLECT "AS-BUILT" CONDITIONS OF THE WORK.
17. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL OR RUBBISH, MAINTAIN THE WORK AREA IN A NEAT, ORDERLY MANNER, AND LEAVE THE PREMISES IN A ROOM- CLEAN CONDITION AT THE END OF EACH DAY. THE CONTRACTOR SHALL FURNISH TRASH BINS AND SHALL BE RESPONSIBLE FOR THE PROPER TRANSPORTATION AND DISPOSAL OF ALL WASTE MATERIAL.
18. ANY INTERRUPTIONS AND/ OR SHUTDOWN OF EXISTING SERVICE SHALL BE MADE ONLY WITH THE APPROVAL OF AND AT TIMES DESIGNATED BY OWNER.
19. UPON COMPLETION OF WORK THE CONTRACTOR SHALL DEMONSTRATE, TO THE OWNER'S SATISFACTION THE OPERATION OF THE INSTALLED EQUIPMENT AND SYSTEMS TO THE INTENT OF THE DESIGN.
20. ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. DURING THIS PERIOD, ANY DEFECT FOUND IN MATERIAL, OR WORKMANSHIP SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
21. INSULATE ALL METAL DOMESTIC COLD WATER PIPES, STORM DRAIN LEADERS AND CONDENSATE DRAIN PIPES WITH CLOSED-CELL ELASTOMERIC MATERIAL.

DRAWING LIST

SHEET	DESCRIPTION
P0.00	PLUMBING SYMBOLS & ABBREVIATIONS
P1.01	BASEMENT & FIRST FLOOR SANITARY PLAN
P1.02	SECOND FLOOR AND ROOF PLUMING PLANS
P1.03	BASEMENT & FIRST FLOOR WATER DISTRIBUTION
P1.04	DETAILS
P1.05	RISER DIAGRAMS

PIPE MATERIAL LIST

ABOVE GRADE, INSIDE RESIDENCE

SANITARY WASTE, AND VENT PIPING SHALL BE
SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM-2665 WITH SOLVENT WELDED JOINTS. PVC NOT ALLOWED IN RETURN AIR PLENUM

DOMESTIC WATER PIPING SHALL BE
DRAWN (HARD) COPPER WATER TUBE, TYPE "L", ASTM B88, WITH WROUGHT COPPER FITTINGS, ANSI B16.22 AND 95-5 SOLDER JOINTS. COPPER FOR ANYTHING OVER 150 PSI. CPVC SCHEDULE 80 FOR ANYTHING UNDER 150 PSI. PEX-B PIPING FOR DISTRIBUTION IN EACH UNIT.

NATURAL GAS PIPING SHALL BE
SCHEDULE 40 BLACK STEEL, SEAMLESS, OR ELECTRIC RESISTANCE WELDED. ASTM A-53 WITH WELDED JOINTS AND STEEL FITTINGS SAME THICKNESS AS PIPE. LOW PRESSURE (LESS THAN 1 PSI) PIPING 2 INCHES AND SMALLER MAY BE SCHEDULE 40 GALVANIZED STEEL PIPE WITH MALLEABLE IRON 150 PSI CLASS FITTINGS ANSI B16.3, BANDED AIR TESTED AND SCREWED JOINTS.

BELOW GRADE INSIDE BUILDING

SANITARY WASTE, AND VENT PIPING SHALL BE
SCHEDULE 40 DWV POLYVINYL CHLORIDE PIPE AND FITTINGS CONFORMING TO ASTM-2665 WITH SOLVENT WELDED JOINTS.

DOMESTIC WATER PIPING SHALL BE
DRAWN (HARD) COPPER WATER TUBE, TYPE "L", ASTM B88, WITH WROUGHT COPPER FITTINGS, ANSI B16.22 AND 95-5 SOLDER JOINTS.

NATURAL GAS PIPING SHALL BE
NATURAL GAS PIPING IS NOT TO BE INSTALLED BELOW SLAB INSIDE BUILDING.

ABOVE GRADE, OUTSIDE BUILDING

DOMESTIC WATER PIPING SHALL BE
SIZES 2-1/2 INCHES AND SMALLER COPPER WATER TUBE, TYPE "K" RIGID, ASTM B-88 WITH WROUGHT COPPER FITTINGS, ANSI B16.22 AND 95-5 SOLDER JOINTS. PROVIDE CLOSED-CELL ELASTOMERIC MATERIAL INSULATION FOR PIPING SUBJECTED TO FREEZING.

SIZES 3 INCHES AND LARGER: CAST IRON PIPE 150 PSI CLASS WITH BELL AND SPIGOT CLASS C CAST IRON OR ASTM A-53 PIPE, STEEL, HOT DIPPED MECHANICAL FITTINGS. PROVIDE 1 INCH THICK MOLDED FIBERGLASS INSULATION COVERED ALUMINUM JACKET.

NATURAL GAS PIPING SHALL BE
SCHEDULE 40 BLACK STEEL, SEAMLESS, OR ELECTRIC RESISTANCE WELDED, ASTM A-53 WITH WELDED JOINTS AND STEEL FITTINGS SAME THICKNESS AS PIPE. PIPING 2 INCHES AND SMALLER MAY BE SCHEDULE 40 BLACK STEEL PIPE WITH MALLEABLE IRON 150 PSI CLASS FITTINGS AND B16.3, BANDED AIR TESTED AND SCREWED JOINTS. ALL GAS PIPING AND FITTINGS OUTDOORS SHALL BE PAINTED WITH TWO COATS OF BRUSHED ON RUST PREVENTATIVE SILVER PAINT. ONE COAT OF RUST PREVENTATIVE PRIMER SHALL BE APPLIED TO THE PIPE IMMEDIATELY AFTER INSTALLATION. PAINTING BY OTHERS.

GENERAL VALVES AND CROSS CONNECTION DEVICES

- ANGLE VALVE
- ASME TEMPERATURE & PRESSURE RELIEF VALVE
- BALANCING VALVE
- BALL VALVE
- BUTTERFLY VALVE
- FIRE DEPARTMENT VALVE AT RISER
- HORIZONTAL SWING CHECK
- HOSE BIB
- LUBRICATED PACKED PLUG STOP COCK
- MOTOR CONTROLLED VALVE
- OS+Y VALVE
- PNEUMATICALLY CONTROLLED VALVE
- PRESSURE REDUCING VALVE
- REDUCED PRESSURE BACKFLOW PREVENTER
- SHUT-OFF VALVE
- SOLENOID VALVE
- VALVE IN RISE

GENERAL VALVES AND CROSS CONNECTION DEVICES

- ACCESS PANEL FOR TRAP PRIMER
- ACCESS PANEL LOCATION SYMBOL
- BRANCH CONNECTION OUT OF BOTTOM
- BRANCH CONNECTION OUT OF SIDE
- BRANCH CONNECTION OUT OF TOP
- CAP ON END OF PIPE
- CLEANOUT (AT FLOOR) (FCO)
- CLEANOUT (ON GRADE) WITH 18" X 18" X 4" CONCRETE PAD (COTG)
- CLEANOUT (TWO-WAY) (PROVIDE CONCRETE PAD OUTSIDE 18" X 24" X 4")
- CLEANOUT (WALL OR CEILING) (CO)
- CONCENTRIC REDUCER
- ECCENTRIC REDUCER
- FLOOR DRAIN/FLOOR SINK (FD) (FS)
- HUB DRAIN (HD)
- NEW CONNECTION TO EXISTING
- PIPE CONTINUATION
- PIPING DOWN
- PIPING UP -OR- PIPING UP AND DOWN
- SHOCK ABSORBER
- STRAINER
- UNION

PLUMBING NOTES AND DESIGNATIONS

- I.E.=-X'-0" — INVERT ELEVATION NOTE
- 1, 2 — NOTE DESIGNATIONS
- P-XX — PLUMBING FIXTURE DESIGNATION
- DS / 1 — RISER DIAGRAM DESIGNATION

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Date	Description
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PLUMBING SYMBOLS & ABBREVIATIONS
| 640 West Main Street, Lake Geneva, WI 53147

P0.00

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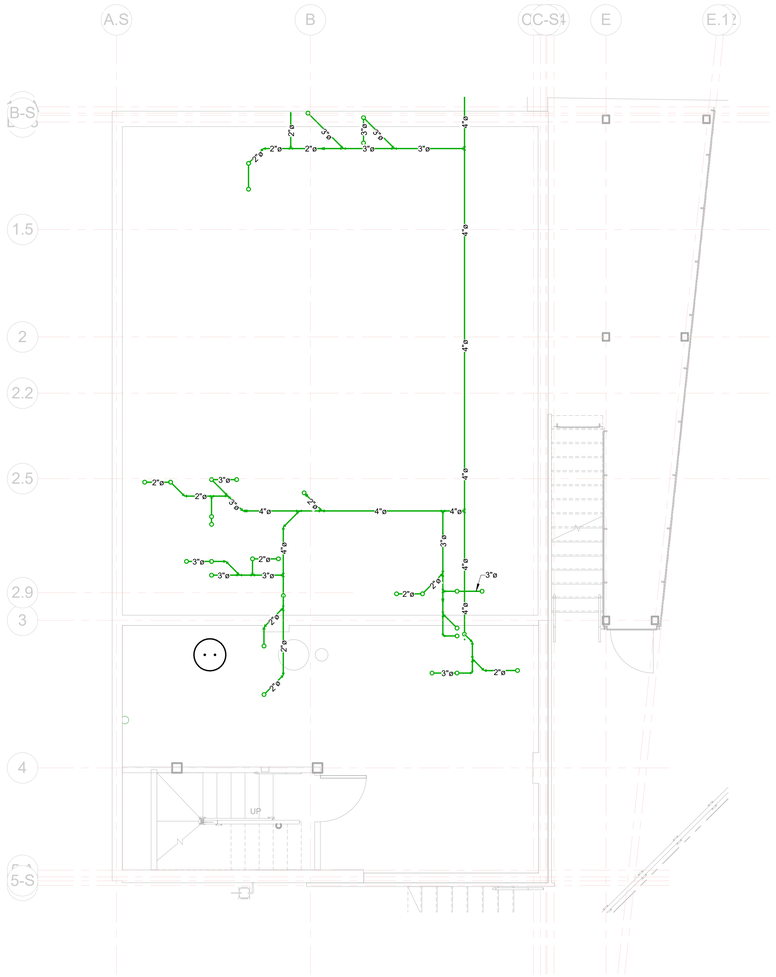
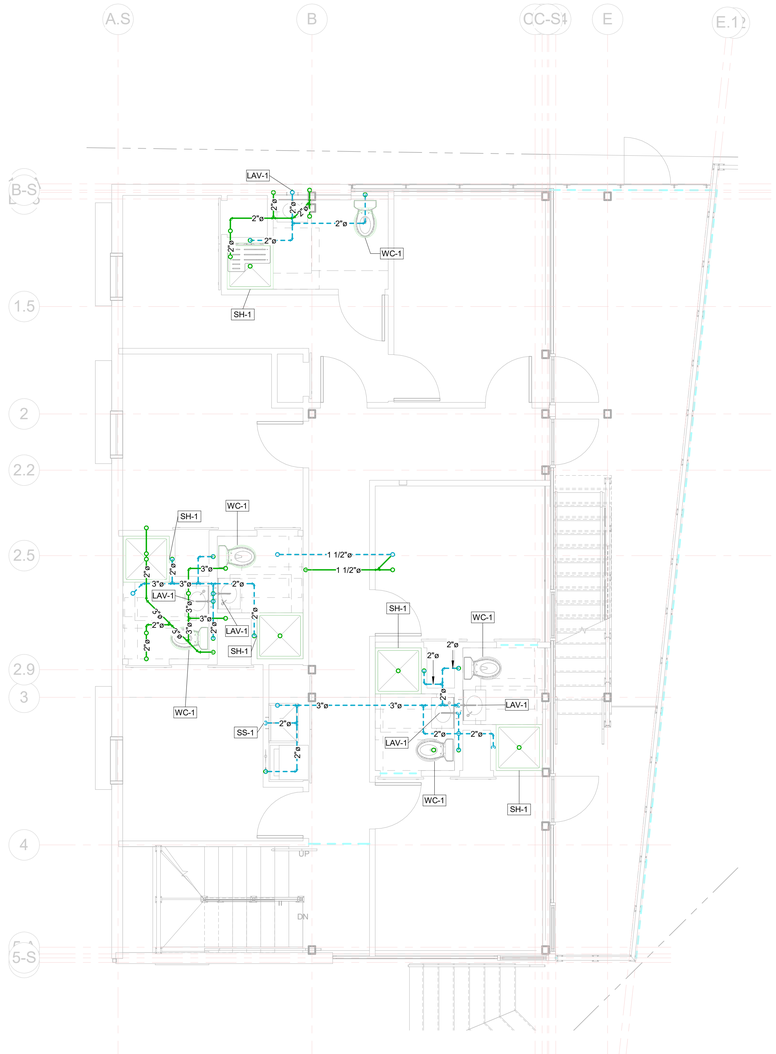


1 Basement
1/4" = 1'-0"



2 1st Floor
1/4" = 1'-0"

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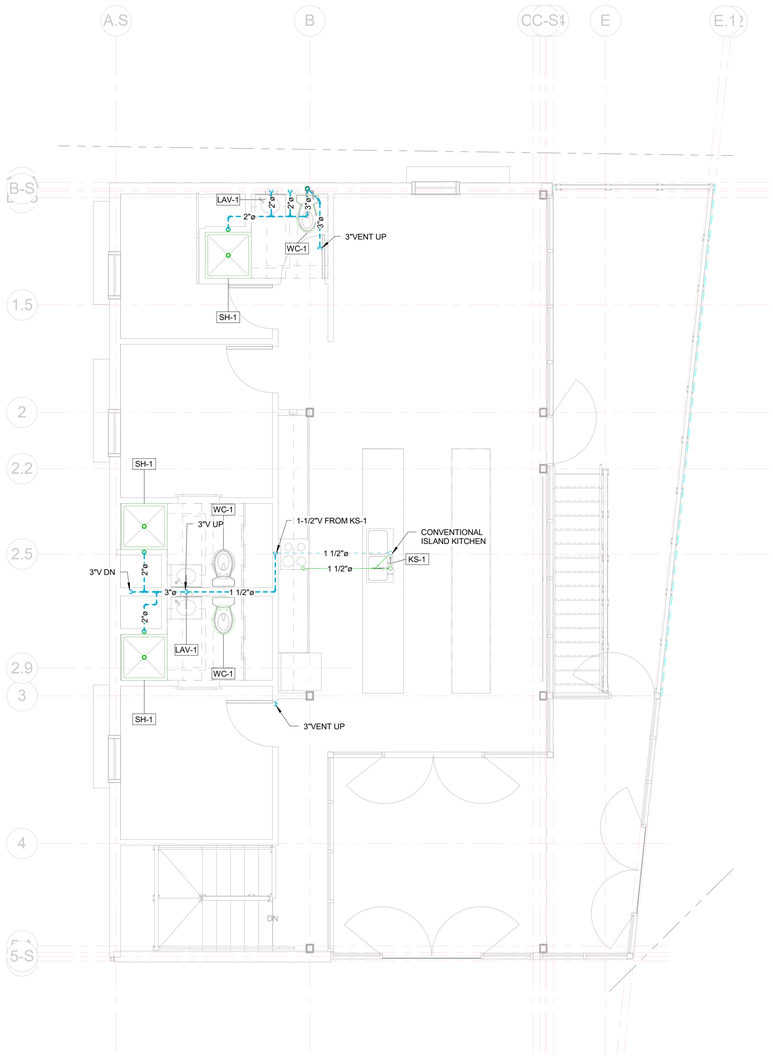
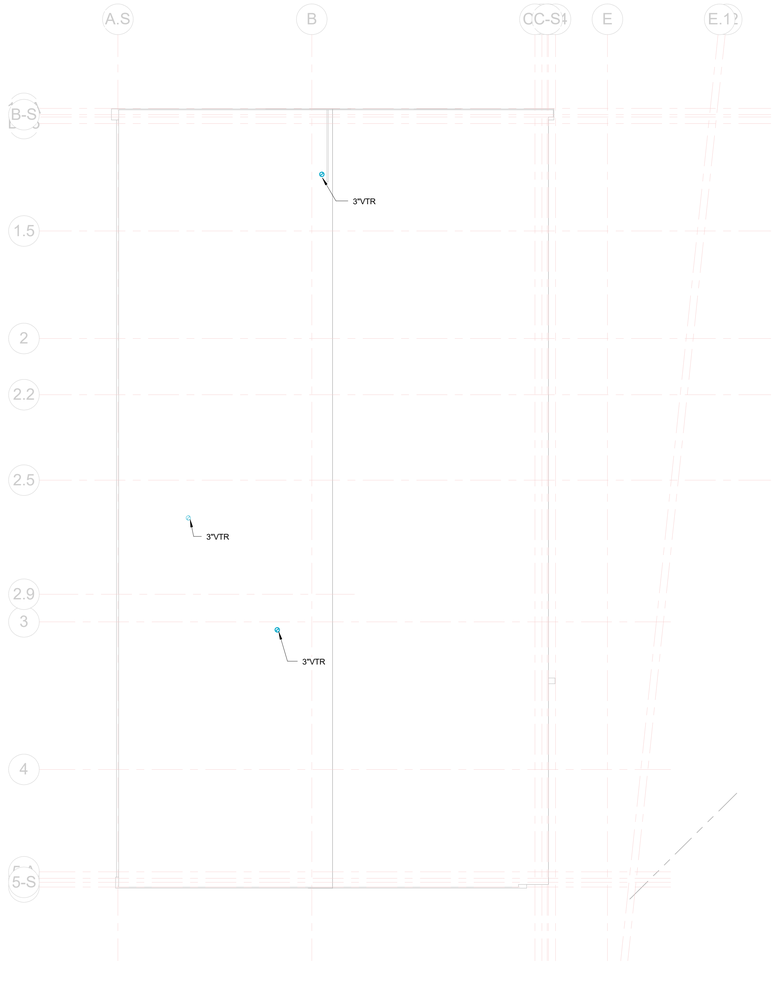
BASEMENT & FIRST FLOOR SANITARY PLAN
640 West Main Street, Lake Geneva, WI 53147

P1.01

5/22/2017 1:41:46 PM



1 2nd Floor
1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"

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SECOND FLOOR AND ROOF PLUMING PLANS
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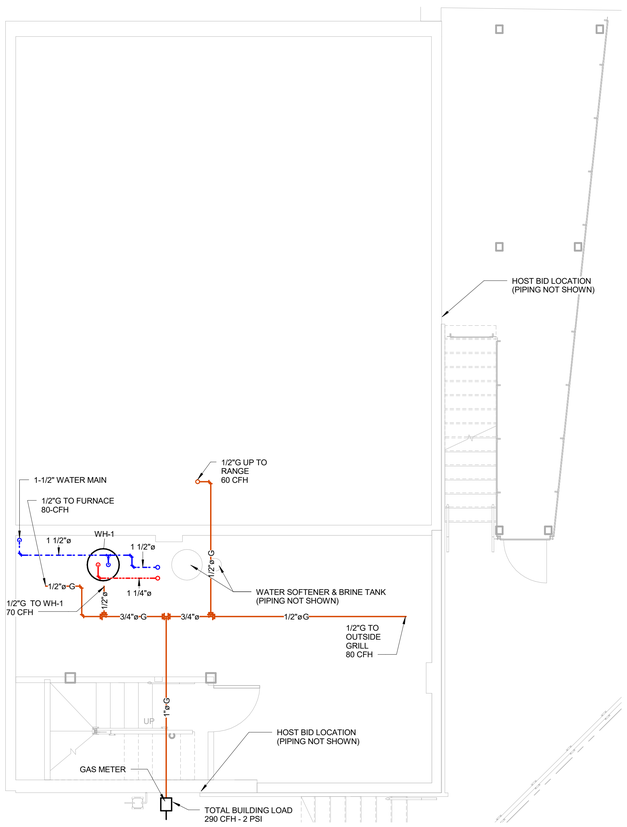
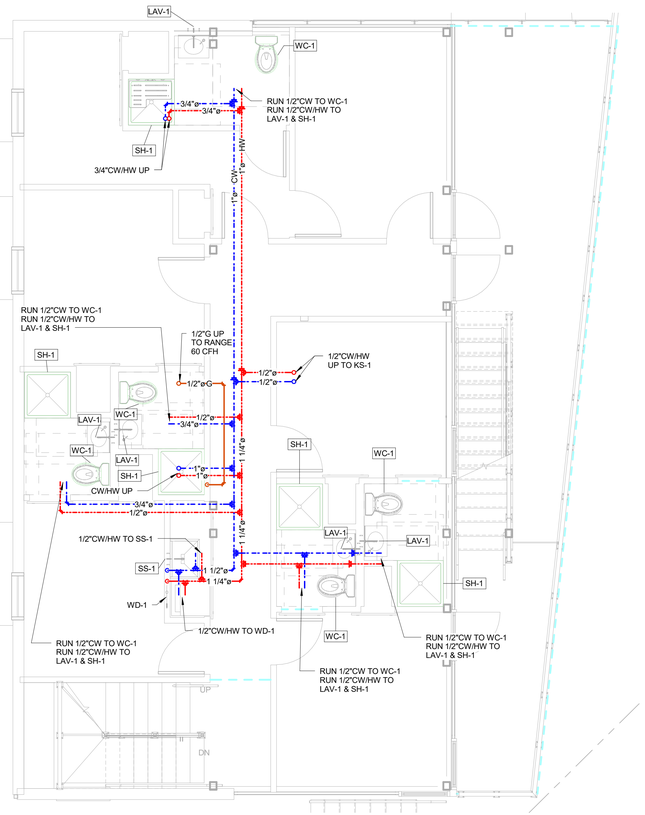
P1.02

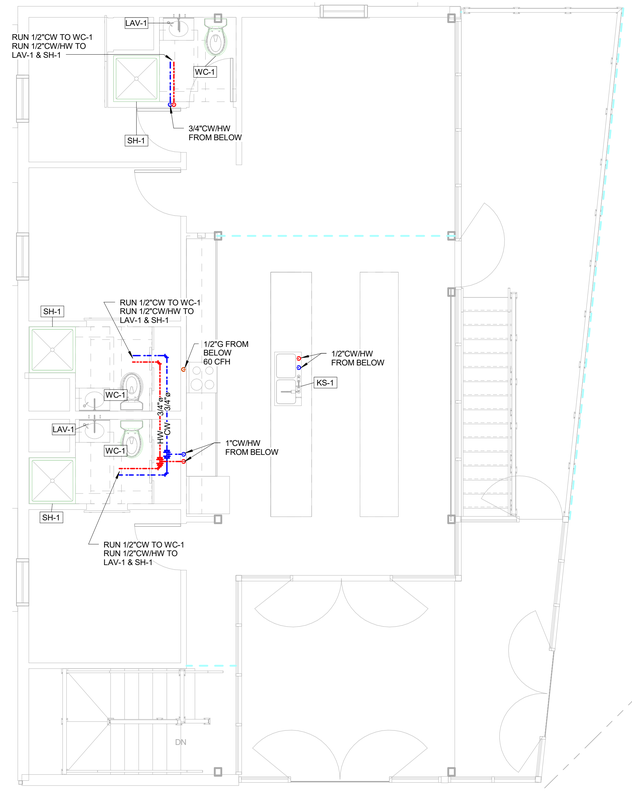
5/22/2017 1:41:46 PM



1 00 - Basement - Water Distribution
1/4" = 1'-0"



2 01 - 1st Floor - Water Distribution
1/4" = 1'-0"



3 02 - 2nd Floor - Water Distribution
1/4" = 1'-0"

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BASEMENT & FIRST FLOOR WATER DISTRIBUTION
640 West Main Street, Lake Geneva, WI 53147

P1.03

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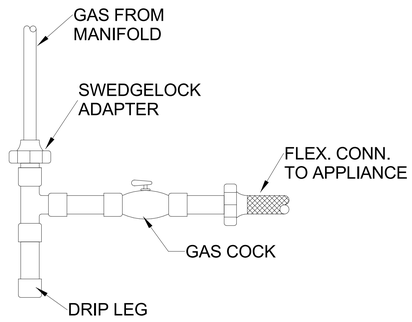
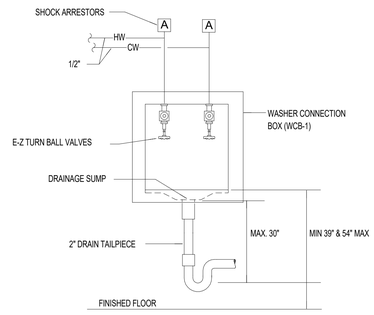


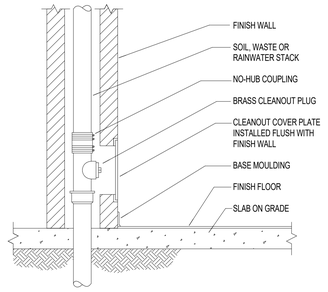
9 NOT TO SCALE

6 APPLIANCE GAS CONNECTION
NOT TO SCALE

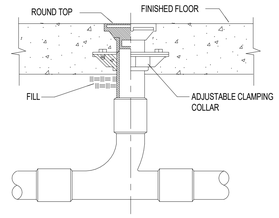


3 WASHING MACHINE CONNECTION BOX DETAIL
NOT TO SCALE

8 NOT TO SCALE

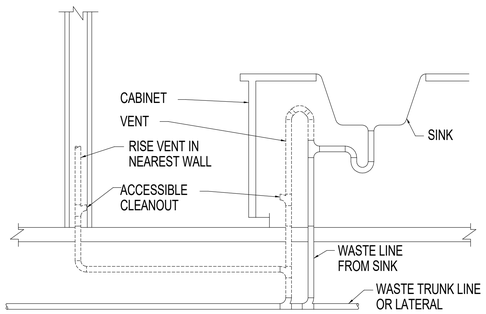


5 WALL CLEANOUT DETAIL
NOT TO SCALE

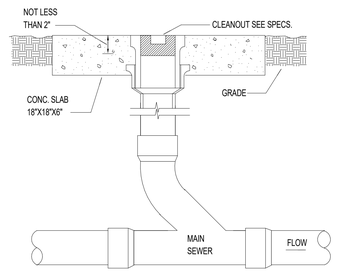


2 FLOOR CLEANOUT DETAIL
NOT TO SCALE

7 NOT TO SCALE



4 KITCHEN ISLAND PIPING CONFIGURATION
NOT TO SCALE



1 EXTERIOR CLEANOUT DETAIL
NOT TO SCALE

FYF LLC.
Owner: FYF LLC.
43 S Water St E | Fort Atkinson, WI
ilovefunkys@hotmail.com

Plumbing Designer: Zenteno Solutions
1530 P B Lane # Z4646
WICHITA FALLS, TX. 76302
roberto@zenteno.net |832.449.9278

#1075-B, 10th main, HAL 2nd stage,
Bengaluru -08
HVAC Designer: Desapex
shreenidhi@desapex.com

RYAN P. SCHULTZ A-11197-5 STOUGHTON, WI WISCONSIN ARCHITECT

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Architect: OpeningDesign
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Date	Description
05.03.2017	Issue for Permit
05.22.2017	Issue for Bid

DETAILS | 640 West Main Street, Lake Geneva, WI 53147

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WATER CALCULATION WORKSHEET FOR: The Downtowner, Lake Geneva, WI, 53147

Date Designer

BUILDING INFORMATION

1.	Demand of building in gallons per minute (65 SFU).	33	gpm
2.	Size of the water meter. (Proposed size for hydraulic calcs, subject to Water Utility review.)	1.50	inch
3.	Low pressure at building entrance.	35.0	psi

CALCULATE PRESSURE AVAILABLE AFTER BUILDING CONTROL VALVE

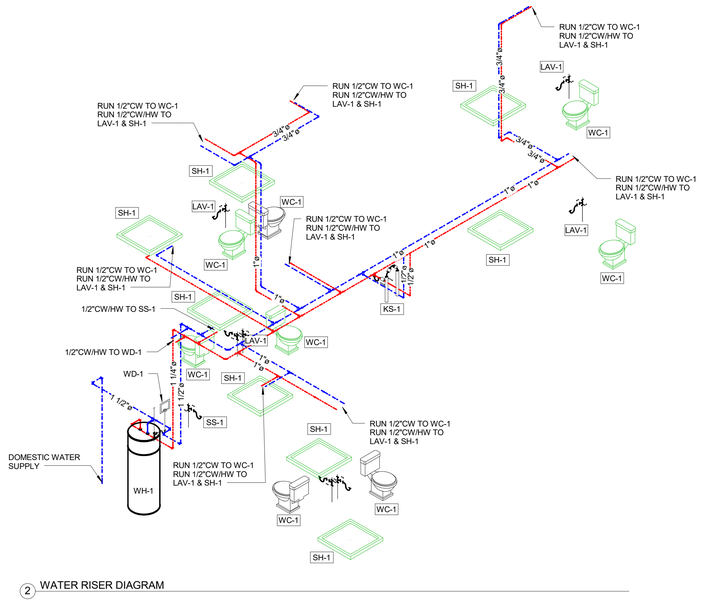
4.	Low pressure at building entrance.		40.0	psi
5.	Pressure loss due to water meter.		2.0	psi
6.	Available pressure after building water meter.	(Line 6 - 7a - 7b - 8)	38.0	psi

CALCULATE PRESSURE AVAILABLE FOR UNIFORM LOSS (VALUE OF "A")

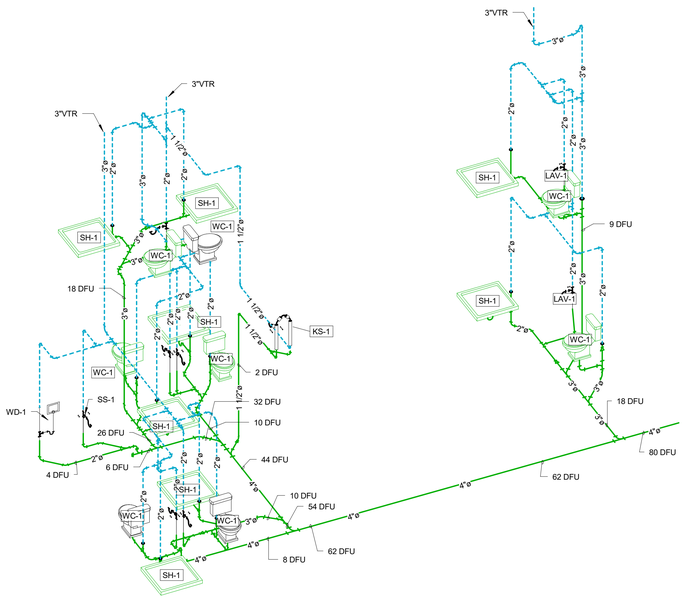
B.	Available distribution pressure.	(Line 9 + B1 - B2)	38.0	psi
D.	Pressure required at controlling fixture. (Shower in second floor bathroom.)		20.0	psi
		Subtotal	18.0	psi
E.	Head loss from the building control valve to the controlling fixture. (Elevation change, multiply by 0.434 psi/ft.)			
	Elevation change ft 25		10.9	psi
		Subtotal	7.2	psi
F.	Pressure loss due to water treatment devices, instantaneous water heaters, backflow preventers, and other accessories which serve the controlling fixture. N/A		0.0	psi
		Total Available Pressure	7.2	psi
G.	Actual pipe length from building control valve to controlling fixture ft 80			
	Developed length. (Actual length, multiply by fitting/loss factor.) fitting/loss factor 1.5		120.0	feet
	Pressure available for uniform loss. (Total Available Pressure / Developed Length.)		0.060	psi/ft
	Pressure available for uniform loss per 100 ft. (Multiply by 100 / 100.)		6.0	psi/100 ft
A.	Pressure available for uniform loss per 100 ft. (Value rounded up to next integer.)	"A" =	6.0	psi/100 ft

Building Information:	Vacation Rental		
Drain fixture Unit Calculations			
FIXTURE	DFU/Unit	# of Units	Total DFU
Shower	2	8	16
Lavatory	1	8	8
Water Closet	6	8	48
Washing Machine	4	1	4
Service Sink	2	1	2
Kitchen sink	2	1	2
		Total DFU's	80

ITEM	FIXTURE	DRAINAGE		WATER	
		WASTE	VENT	HOT	COLD
KS-1	KITCHEN SINK	1-1/2"	1-1/2"	1/2"	1/2"
LAV-1	LAVATORY	2"	2"	1/2"	1/2"
SH-1	SHOWER	2"	2"	1/2"	1/2"
SS-1	SERVICE SINK	2"	2"	1/2"	1/2"
WC-1	WATER CLOSET	3"	2"	-	1/2"
WD-1	WASHER BOX	2"	2"	1/2"	1/2"



2 WATER RISER DIAGRAM



1 SANITARY RISER DIAGRAM

FYF LLC.
Owner: FYF LLC.
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ilovefunkys@hotmail.com

Zenteno Solutions
Plumbing Designer: Zenteno Solutions
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Desapex
#1075-B, 10th main, HAL 2nd stage,
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HVAC Designer: Desapex
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WISCONSIN
RYAN P. SCHULTZ
A-11197-5
STOUGHTON, WI
ARCHITECT

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Architect: OpeningDesign
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RISER DIAGRAMS
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