

ADDITION AND ALTERATIONS FOR: THOMPSON ANIMAL MEDICAL CENTER

LA CROSSE

WISCONSIN

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NOTE:
THE STAMP OF INTEGRITY ENGINEERING'S SUPERVISING PROFESSIONAL ON THIS SET OF DRAWINGS IS IN NO WAY ATTESTING TO THE ACCURACY AND COMPLETENESS OF THE DRAWINGS PREPARED BY SUB-CONSULTANTS INCLUDED HEREIN. THE RESPONSIBILITY FOR THE DRAWINGS BY SUB-CONSULTANTS LIES WITH THE RESPECTIVE SUB-CONSULTANTS (CIVIL, MEPPF, ETC.) THEY ARE INCLUDED HERE FOR CONVENIENCE AND INFORMATIONAL PURPOSES ONLY.

SYMBOLS & KEYS

	COLUMN GRID		REVISION
	SECTION NUMBER		DOOR IDENTIFICATION
	BUILDING SECTION REFERENCE		WINDOW IDENTIFICATION
	SHEET NUMBER ON WHICH SECTION WILL BE FOUND		ROOM IDENTIFICATION
	DETAIL		KEY NOTE IDENTIFICATION
	DETAIL NUMBER		NEW MASONRY WALL
	DETAIL IDENTIFICATION		NEW STUD WALL
	SHEET NUMBER		EXISTING WALL TO BE REMOVED
	DETAIL NUMBER ON WHICH DETAIL WILL BE FOUND		EXISTING WALL TO REMAIN
	PLAN DETAIL REFERENCE		NEW STUD WALL IN REMODELED SPACE
	AREA INCLUDED IN DETAIL		
	ELEVATION MARKER		

PROJECT INFORMATION

BUILDING SIZE

EXISTING AREA (SQ. FT.):	4,050
PROPOSED ADDITION (SQ. FT.):	510
PROPOSED REMODELED AREA (SQ. FT.):	1,040
NUMBER OF STORIES (ABOVE GRADE PLANE):	1
MAXIMUM OVERALL HEIGHT:	20'-1 5/8"
EAVE HEIGHT:	9'-2 5/8"

CONSTRUCTION CLASSIFICATION

EXISTING - TYPE VB
NEW - TYPE VB

OCCUPANCY

B

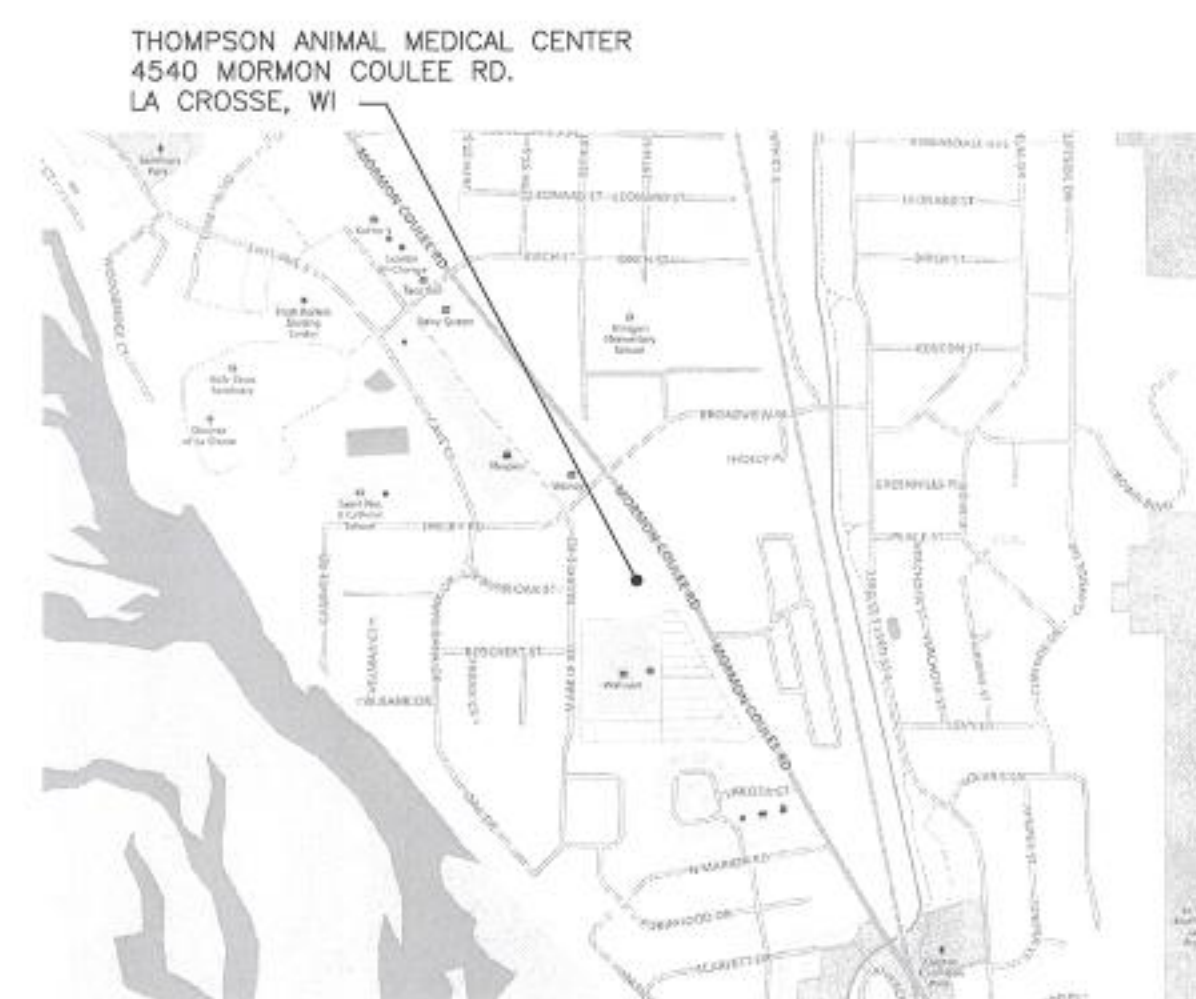
DESIGN LOADS, PER IBC 2015, CHAPTER 16

Pg =	40 PSF
ULTIMATE DESIGN WIND SPEED =	115 MPH
WIND EXPOSURE =	B
SEISMIC CATEGORY =	A
SOIL BEARING PRESSURE =	2000 PSF PRESUMED

FIRE PROTECTION SYSTEMS

AUTOMATIC FIRE SPRINKLER SYSTEM - NOT REQUIRED
STANDPIPE SYSTEMS - NOT REQUIRED PER IBC 905
FIRE ALARM SYSTEM - NOT REQUIRED PER IBC 907
SMOKE DETECTORS - INSTALL PER APPLICABLE CODES
EXIT SIGNS - PROVIDE EXIT SIGNS PER IBC SECTION 1011
FIRE EXTINGUISHERS - INSTALL PER NFPA 1 AND APPLICABLE LOCAL CODES

LOCATION MAP



GENERAL NOTES

THESE PLANS ARE PRESENTED TO LEAD A HIGH QUALITY DESIGN/BUILD TEAM. EACH CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP WHICH WE CAN ALL BE PROUD OF. WE ENCOURAGE YOU TO PROVIDE EXPERTISE IN YOUR CHOSEN FIELD AND TO BRING IDEAS AND CONCERNS TO THE ATTENTION OF THE GENERAL CONTRACTOR.

THESE DRAWINGS COVER STRUCTURAL AND GENERAL CONSTRUCTION ONLY. ALL WORK SHALL CONFORM TO STANDARD PRACTICES AND APPLICABLE LAWS, WHETHER THEY ARE SPECIFICALLY STATED IN THESE PLANS OR NOT.

EACH CONTRACTOR SHALL:

- VISIT THE SITE TO VERIFY EXISTING CONDITIONS, ACCESS, ETC. PRIOR TO BIDDING
- MAINTAIN A CLEAN JOB SITE AT ALL TIMES.
- OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQUIRED FOR COMPLETION OF HIS OWN PORTION OF THE PROJECT.
- FIELD VERIFY DIMENSIONS.
- REPORT ANY DISCREPANCY NOTED BETWEEN THESE PLANS AND APPLICABLE CODES TO THE GENERAL CONTRACTOR.
- PROVIDE ALL BARRIERS, FENCES, SAFETY EQUIPMENT AND PRECAUTIONS REQUIRED BY APPLICABLE LAWS AND STANDARD PRACTICES.

ALL MATERIALS SHALL BE INSTALLED PER MANUFACTURERS REQUIREMENTS AND RECOMMENDATIONS.

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

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QUICK SPEC

TO MAKE THIS PLAN MORE CONTRACTOR FRIENDLY, WE HAVE PREPARED IT WITH OUR **QUICK SPEC** SYSTEM.

THE WRITTEN SPEC IS GENERAL AND DOES NOT GO INTO DEPTH TO REITERATE STANDARD PRACTICES OR APPLICABLE LAWS. IT IS WRITTEN IN AN EASY TO READ FORMAT. THE SPECIFICATION IS SPLIT INTO APPROPRIATE SECTIONS AND LISTED ON THE PLAN WHERE IT IS NEEDED. YOU WILL FIND THESE SECTIONS QUICKLY BY THE SHADOW BOX AROUND IT (SIMILAR TO THIS ONE).

SPECIFIC CASES THAT CANNOT BE DESCRIBED IN A GENERAL SPEC ARE NOTED ON THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLAN AND THE GENERAL SPEC, THE PLAN NOTES WILL SUPERSEDE THE GENERAL SPEC.

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ADDITION AND ALTERATIONS FOR:
THOMPSON ANIMAL MEDICAL CENTER
4541 MORMON COULEE ROAD
LA CROSSE
WISCONSIN

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REVISIONS

"ISSUED FOR CONSTRUCTION"

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CONTRACT NO:	65771
IED NO:	19044
ISSUED DATE:	JULY 15, 2019
SHEET:	T1.0

GENERAL BUILDING NOTES AND SPECIFICATIONS

DIVISION 01 - GENERAL CONDITIONS

GENERAL CONDITIONS

- Do not deviate from original bid documents without Keller, Inc., permission.
- Subcontractor is to follow all manufacturer recommendations, industry standards, and comply with all current building and ADA codes.
- Subcontractor is to attend all jobsite meetings as requested.
- Do not deviate from the Interior and Exterior Material Selection Form without prior approval. Subject to Keller, Inc.'s determination, material or systems with variant feature(s) may be allowed as a substitution. Substitution request must be submitted to Keller, Inc., for approval.
- Material delivered to the jobsite must be stored in a location per Keller, Inc., instructions.
- Subcontractor is responsible for proper material storage and protection of materials on the jobsite.
- All material deliveries and handling are the responsibility of the Subcontractor, including all hoisting and material unloading/loading.
- No subcontractor shall begin application or installation of their materials until substrates have been properly prepared. Notly Keller, Inc., of unsatisfactory conditions prior to proceeding.
- Do not install damaged products.
- All layout necessary for the proper completion of work is the responsibility of the respective trades. Control points will be provided for reference.
- Subcontractor shall verify all public and private utilities on site prior to commencement of work.
- Subcontractor is responsible for maintaining a clean worksite daily.
- All subcontractors are responsible for any trucking or equipment that leaves any debris or mud outside of the project limits by either their forces or delivery trucking.
- Subcontractor is responsible for final clean up and disposal of all materials related to their scope of work at project completion.

DIVISION 04 - MASONRY

04210 - MASONRY SPECIFICATIONS (1.4.21)

SUBMITTALS

- Mock ups will be required based on the complexity of the project and at the owner's discretion.
- Samples: Unit masonry samples of adequate size showing the full range of colors and textures available for each different exposed masonry unit as requested.

SCHEDULE

- CMU / BRICK / STONE / CULTURED STONE
- All exterior CMU to include Dry Block additive unless painted.
All exterior CMU to be sealed unless painted.
- MORTAR / GROUT
- All exterior mortar to include Dry Block additive.
- REINFORCING / TIES
- All reinforcing bar to be Grade 60 ASTM A 615.
Ties to be DW10 with vee tie.
Joint reinforcing to be galvanized carbon steel per plan.
- FLASHINGS
- Flashings as specified on plan or proposal.
To include:
40 mil Perma - Barrier (or equal) base flashing adhered to foundation.
Weeps to be vertical cleft vent style - color to match mortar.
Mortar net
Or
Block Flash
- INSULATION
- When required, insulation to be foamed in place.
- SILLS / LUNTELS
- Per plan, Request for Quotation, and Interior & Exterior Material Selection Form.
- MISCELLANEOUS STEEL
- Per plan and Request for Quotation

INSTALLATION

- Vertical lines not to vary more than 1/4" on 20' nor 1/2" maximum total.
- Horizontal lines not to vary more than 1/4" on 20' nor 1/2" maximum total.
- All masonry cuts to be clean and free from chips - conceal cut edges where possible.
- Mix masonry units to achieve a uniform blend of color variations.
- Completely fill all spaces between masonry units and hollow metal frames with mortar.
- Fill masonry unit cores with grout as indicated on the plan.
- Tool all exposed mortar joints or as indicated on the plan.
- Control joint to be installed per NCMA standards.
- Mason to supply backer rod and caulk at all control joints.

PROTECTION

- Cold weather protection is the responsibility of the mason.
- Any damaged product caused by weather is the responsibility of the mason.
- Projects where new work areas adjoin an existing building will require the masonry contractor to prevent funes and dust from saw cutting from entering the existing building.
- Mason is responsible for damage caused to other trades due to mason's negligence.
- Mason to protect masonry units from mud splash until sealed or painted.

DIVISION 06 - WOOD & PLASTICS

06240 - CABINET SPECIFICATIONS (1.6.24)

SUBMITTALS

- Submit one set of elevation and layout shop drawings including backer requirements within (2) weeks of subcontract award.
- Submit (3) sets of final approved shop drawings.

SCHEDULE

- PLASTIC LAMINATE
- Wilsonart, Formica, or equal to be minimum .050 inches in thickness.
Cabinet interiors to be melamine per Interior & Exterior Material Selection Form.
- EDGE TYPE
- Laminate edge to match horizontal and / or vertical surfaces as specified.
PVC edge will be considered through a substitution request.
Backsplash profile to be similar throughout.
Applied backsplash to be caulked to the horizontal surface.
- SOLID SURFACE
- Corian or equal to be 1/2" solid material not including substrate.
Cambria, Silestone, or equal natural surface to be 3/4" solid material and a total of 1 1/4" including substrate.
- DRAWERS & DOORS
- Standard drawers to have a 75 pound load bearing capacity.
Heavy duty roll outs to bear 100 pound minimum at full extension.
Hinges to be fully concealed.
Hinges to be Easy Release with 160 degree swing.
- HARDWARE
- Hardware per Interior & Exterior Material Selection Form
Wire pulls to be 3" minimum.
Cut in, supply, and install plastic grommets as required.
- SUPPORTS & BACKER
- Horizontal work surface supports to be steel L brackets or angled laminated brackets which allow for clearance of knee swing.
Bathroom vanity supports to have modesty panels that conceal plumbing.
- WOOD CASEWORK
- Solid wood material for door and drawer fronts.
- TOE KICKS
- Cabinet subcontractor to finish and install toe kicks to match vertical surface.

INSTALLATION

- Cabinet Subcontractor is responsible for all field verification.
- Cabinet installer responsible for cutting in all sink holes and grommets.
- Installation by properly trained and certified personnel only.
- Cabinet installer required to supply venting slots for air circulation as required.
- Damage caused to other finishes by the installer is subject to back charges.

PROTECTION

- Protect cabinet vertical and horizontal surfaces from damage during construction.
- Correct all deficiencies in Cabinet Work that do not comply with requirements.
- Protect adjacent construction from damage related to Cabinet work.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07210 - INSULATION SPECIFICATIONS (1.67.21)

SUBMITTALS

- With Original Price Proposal: List Product and Manufacturer, and depth of blown-in insulation required to achieve specified R-Value.

MANUFACTURERS

- CertainTeed Fiberglass Insulation or Equal.

SCHEDULE

- BATT INSULATION
- Batt insulation to be Fiberglass.
R-Values per plan and Request for Quotation.
Insulation at interior walls designated for sound to match stud widths.
- BLOWN IN INSULATION
- Blown in material to be loose fiberglass.
R-Value per plan and Request for Quotation.
- MOISTURE BARRIER
- Vertical surfaces to be 6 mil polyethylene.
Horizontal (bottom cord of trusses) to be 6 mil fire retardant polyethylene.
All joints to be taped.
Moisture Barrier to be stapled or adhered to framing.
- MOISTURE BARRIER BANDING
- Banding to be 3/4" wide minimum woven nylon.
Banding to be fastened to truss with screws or nails - no staples.
- EAVE VENTS
- Size to match truss spacing.
Eave vents to be placed between each truss at low side eave.
Eaves to be insulated up to, and around eave vents at the energy heel.

INSTALLATION

- Close off all open cavities.
- Fill all voids not covered by blown-in or batt insulation.
- Installation by properly trained and certified personnel only.
- Seal joints adjacent to all other trades penetrations to create an air tight seal.
- Install attic rulers on trusses every 300 sf per NAIMA recommendations.

PROTECTION

- Protect all insulation material from weather damage prior to, and after installation.
- Protect adjacent construction from damage related to insulation work.

07240 - EXTERIOR INSULATED FINISH SYSTEM

SUBMITTALS

- Submit a texture sample as requested - minimum sample size to be 24" x 24"

MANUFACTURERS

- Dryvit, Parex, Stowe, or equal.

SCHEDULE

- BASE
- Expanded polystyrene
1" thickness minimum unless otherwise specified
3/4" thickness minimum behind any grooves
Foam to be mechanically fastened to substrate
- REINFORCING
- Glass fiber mesh to be compatible with finished surface requirements
High impact mesh required at the first 36" above finished grade
- FINISH SYSTEM
- System to provide equalized pressure
To be a complete system that prevents water intrusion and eliminates any moisture that does occur
- TRIM ACCESSORIES
- Base Flashing to allow for proper drainage
Window returns to be of similar material as the body
One piece control joint with V shaped slot and removable strip

INSTALLATION

- Install tracks, back-wrap or edge-wrap mesh at all terminations
- Install substrate without gaps and in a running bond pattern
- Rasp any board irregularities
- Apply base coat and fully embed mesh
- Apply primer coat only after base coat is completely dry
- Apply finish coat per specified finish and color
- Install all sealants per manufacturers recommendations
- Expansion joints to be installed at any building or substrate expansion and where EIFS abuts dissimilar materials or per manufacturer's recommendations
- Expansion joints to be caulked by the EIFS Subcontractor
- On continuous runs, expansion joints to be installed at 75' o.c. maximum

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
- Correct all deficiencies that do not comply with project requirements

07310 - SHINGLE / ALUMINUM SOFFIT SPECIFICATIONS (1.7.31)

MANUFACTURERS

- SHINGLE ROOF - CertainTeed or equal per material selection form
- ALUMINUM SOFFIT - Rollex or equal per material selection form

SCHEDULE

- ASPHALT SHINGLE
- Fiberglass based, self sealing laminate architectural, class A asphalt shingle with 30 year minimum guarantee.
Provide matching starter strip, hip, and ridge shingles.
Shingles to be nailed with #11 hot dipped galvanized roofing nails.
- SUBSTRATE
- 15# felt paper to be stapled and secured to prevent wind damage.
Ice & water shield as required by code to be modified bitumen, cross linked surfaced, self adhering
- FLASHINGS
- Valley Flashing to be selected from standard manufacturer's colors
Edge flashing to be pre-painted aluminum to match fascia color.
Fascia flashing the be Rollex L pre-painted aluminum. Fascia greater than 10" to be .032 aluminum
- SOFFIT
- Rollex CV 3-16 aluminum or equal.
Overhang soffit to be .019 aluminum for lengths less than 48"
Canopy soffits to be .032 Peterson aluminum or equal for lengths greater than 48"
All soffit trim to match material and color
- GUTTERS
- Gutters to be seamless 5" K style roll formed unless otherwise specified
Gutters to be minimum .032 aluminum coil stock
- DOWNSPOUTS
- Downspouts to be closed pre-manufactured aluminum to match gutter color unless otherwise specified.
Downspout size to be determined by subcontractor
Final location to be field verified
- MISCELLANEOUS
- Any penetrations to be caulked with asphalt fibrous roof cement
Step flashing to be .26G galvanized sealed to roof / wall
- ROOF VENTS
- Continuous ridge vent to be CertainTeed shingle vent or equal
Where ridge vent length is insufficient for venting, alternate venting required. Subcontractor to provide venting options.

INSTALLATION

- Do not shingle through valleys
 - Install all products per manufacturers recommendations
 - Ice & Water shield to be installed per state and local requirements and at all roof penetrations
 - Installation by properly trained and certified personnel only
 - All penetrations to be sealed by the roofer to assure weather tightness
 - Damages caused by the installer to other finishes are subject to backcharge
 - Material to be installed parallel and true
- PROTECTION
- Weather protection is the responsibility of the Subcontractor.
 - Any damaged product caused by weather is the responsibility of the Roofing / Soffit contractor prior to installation.
 - Projects where new work areas adjoin an existing building will require the Roofing contractor to protect the existing building.
 - Leave one bundle of the selected shingles on the jobsite.
 - Correct all deficiencies that do not comply with project requirements.
 - Subcontractor is responsible for any damage caused by fasteners not disposed of properly.

07460 - VINYL / CEMENT BOARD SIDING SPECIFICATIONS (1.7.46)

MANUFACTURERS

- VINYL SIDING - Venform Ashton Heights or equal per material selection form
- CEMENT BOARD SIDING - CertainTeed Weatherboards or equal per material selection form
- COMPOSITE SIDING - LP SmartSide or equal per material selection form

SCHEDULE

- VINYL SIDING
- Extruded Polyvinyl chloride .042" minimum with lifetime warranty.
Coefficient of linear thermal expansion per ASTM standards or better.
Vinyl siding to be nailed with 1 1/2" hot dipped galvanized roofing nails.
- COMPOSITE SIDING
- Exterior Grade phenolic resin saturated paper overlay laminated to EPA registered zinc borate preservative treated engineered wood.
Exposed edges sealed for moisture.
- CEMENT BOARD SIDING
- Current, fly ash, cellulose fiber complying with ASTM C 1186 Type A grade II minimum 5/16" thick.
Siding to have a flame spread index of 0, Flexural Strength of 1450 psi, UV resistant, and Coefficient of Thermal Expansion of less than 1 x 10⁻⁵/inch/inch/degree F
- TRIM
- Corners, J channel, and window / door trim to match siding color unless otherwise specified in the material selection form.
All trim pieces to be of the same material as the siding unless specified otherwise.
Outside corners to overlap siding by 1" minimum.
- FLASHING
- All flashing required to provide a weather tight seal to include siding to sills, windows, doors, etc.
Aluminum flashing to be .032 - profile per plan.
All edges to be blunt and free from burrs.
Final color per material selection form.

INSTALLATION

- Touch up all cut edges on siding and trim.
- Install all products per manufacturers recommendations
- Use trim details as shown on plans
- Installation by properly trained and certified personnel only
- All openings and penetrations to be sealed by the siding subcontractor to assure weather tightness.
- Damages caused by the installer to other finishes are subject to backcharge
- Material to be installed parallel and true

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the Siding contractor prior to installation.
- Projects where new work areas adjoin an existing building will require the Siding contractor to protect the existing building.
- Correct all deficiencies that do not comply with project requirements.
- Subcontractor is responsible for any damage caused by fasteners not disposed of properly.

07530 - EPDM ROOF SPECIFICATIONS (1.7.53)

SUBMITTALS

- With Original Price Proposal: List proposed Product and Manufacturer of EPDM System.
Any substitution requests must be submitted with original proposal.

MANUFACTURERS

- Acceptable Manufacturers: Carlisle Syn Tec, Firestone Building Products, Johns Manville.

SCHEDULE

- EPDM MEMBRANE
- 60 mil fully adhered membrane per plan and proposal.
or 60 mil or 45 mil ballasted per plan and proposal.
Fasteners per manufacturer's recommendation.
Comply with all local building codes.
Assembly to have UL class A Fire Hazard Classification
- BONDING AGENT
- Neoprene based - compatible with all applicable substrates.
Lap Splices: EPDM based compatible with EPDM membrane.
- VAPOR RETARDER
- 6mil vapor barrier required at carwash or freezer applications or as indicated per plan and specification.
- ROOF INSULATION
- Polyisocyanurate closed cell foam with black glass reinforcing.
Disinfect / taper per plan or equal.
EPS foam to be isolated with dens deck to maintain UL Class A Fire Hazard Classification.

METAL ACCESSORIES

- Continuous metal edge termination to be aluminum, water tight, and with no exposed fasteners.
Parapet cap flashings to be .032 minimum aluminum with reverse pitch toward the roof.

MATERIALS - GENERAL REQUIREMENTS

- Materials to be compliant with ASTM D 4637

INSTALLATION

- Install roofing, flashing, insulation, and accessories in accordance with the manufacturers recommendations.
- Installation by properly trained and certified personnel only.
- All surface preparations per EPDM manufacturer's recommendations.

PROTECTION

- Protect membrane roofing system from damage and wear during remainder of construction.
When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damages.
- Correct all deficiencies in membrane that do not comply with requirements.
- Protect adjacent property, vehicles, and persons from damage related to roofing work.

DIVISION 08 - DOORS & WINDOWS

08360 - OVERHEAD SECTIONAL DOORS (1.8.36)

MANUFACTURERS

- SECTIONAL DOOR - Overhead Door Corporation, EZ Therm, or equal
- OPERATORS - Liftmaster or equal

SCHEDULE

- SECTIONAL DOOR
- 16 gauge galvanized steel grooved for added strength
Doors to be full 1 5/8" thick with roll formed T & G joints for weathertightness
End sills to be minimum 13 gauge galvanized steel riveted to outside face
Center sills to be minimum 16 gauge galvanized steel riveted to outside face
Insulated doors to have an R-value of 15 or better
- Final color and style per material selection form
Reinforcement for hardware attachments and applicable wind loads

COMPONENTS

- Door track to be 3" galvanized for all doors 14' x 14' or larger
Hardware to be galvanized steel, heavy duty hinges, and free floating hardened steel ball bearing rollers
Counterbalance to be helically wound high tensile torsion springs with tapered drums and galvanized cables
Weatherstrip to seal all sides of the door
Bottom astragal to be compression fit and replaceable
Lites in door sections to be insulated and sealed for weather tightness

OPERATOR

- 1/2 hp minimum with push button control station per manufacturers recommendations for door sizes
Electronic eyes & safety accessories as required by code
Remotes as requested

INSTALLATION

- All required backing to be supplied and installed by the Overhead Door subcontractor
- Install all products per manufacturers recommendations
- Field verify all dimensions
- Installation by properly trained and certified personnel only
- Operator limits to be set by the Overhead Door subcontractor
- Damages caused by the installer to other finishes are subject to backcharge
- Install all material plumb and true, free from any warp and twist
- Remove any adhered signage from doors immediately after installation

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
- Correct all deficiencies that do not comply with project requirements

08410 - ALUMINUM STOREFRONTS (1.8.41)

SUBMITTALS

- Submit (1) electronic copy of shop drawings within (2) weeks of subcontract award.

MANUFACTURERS

- ALUMINUM FRAMING - Kowner, Tubelite, or equal per material selection form
- GLAZING - Oldcastle Building Envelope or equal

SCHEDULE

- FRAMING
- Alloy and temper aluminum per manufacturer recommendation.
Doors to be standard 1 3/4" thick.
Rails and sills to be minimum 3.2mm thick.
Rail and Sill size per RTO - Bottom rail to be ADA compliant
Aluminum frame to be thermally broken meeting a minimum U-factor of .65 BTU/hr x sq ft Fahrenheit
Painted frames to be 70% PVDF with a 10 year fade and chalk warranty
- HARDWARE
- Closer to be LCN 1461 or equal
Weatherstrip to be standard manufacturer pile
Threshold to be standard aluminum ADA compliant
Entry hardware per code requirements
Hinges to be one pair of 4 1/2" ball bearing unless specified otherwise
- GLAZING
- Gaskets to be extruded EPDM rubber standard compression type
Glazing to have lowE coating standard
Glazing to be tempered as required
Solar gain to be .68 maximum
Glass tint as specified in the material selection form
Annealed glass to consist of 2 layers minimum 1/8" each
- FLASHING
- Extruded sill flashing with end dams to match frame color - set in sealant
Frames to be sealed with Thermo-Dynomic caulk or equal
Framing members to be wrapped with breakmetal to match the storefront material as required.

INSTALLATION

- Fill all voids and shim spaces with insulation
- Install all products per manufacturers recommendations
- Field verify all dimensions
- Installation by properly trained and certified personnel only
- All openings and penetrations to be sealed by the aluminum storefront subcontractor to assure weather tightness.
- Damages caused by the installer to other finishes are subject to back charges
- Provide separation where aluminum frames will contact dissimilar materials
- Install all material plumb and true, free from any warp and twist
- Clean aluminum framing and remove excess sealant after installation
- Remove any adhered signage from glazing immediately after installation

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the aluminum storefront subcontractor prior to installation
- Projects where new work areas adjoin an existing building will require the aluminum storefront subcontractor to protect the existing building.
- Correct all deficiencies that do not comply with project requirements

DIVISION 09 - FINISHES

09250 - DRYWALL / PLASTER (1.9.25)

MANUFACTURERS

- Georgia - Pacific, National Gypsum Co., United States Gypsum, or equal

SCHEDULE

- GYPSUM BOARD
- 5/8" thickness unless otherwise specified or as required for rated assemblies
Board to be of maximum lengths to reduce and butt joints
Board to be a minimum 48" wide
Water-resistant board adjacent to showers and as indicated
Edges to be tapered unless otherwise specified
Board to be compatible with final finish
- TRIM ACCESSORIES
- Corner beads to be zinc coated steel or formed plastic
Window returns to have tear away bead corners
One piece control joint with V shaped slot and removable strip
Resilient channel to be galvanized, hat shaped, 25 gauge minimum, and of a depth per plan
- JOINT TREATMENT
- Window openings or glass fiber reinforcing tape per manufacturer's recommendation
Use joint compound complying with sheet manufacturer's specifications
Joints to be compatible with surface finish type

INSTALLATION

- Board to be hung plumb and true
- Board to be hung a minimum of 3/8" off of the floor
- Board to be held 1 1/2" below roof deck structure and screwed no closer than 1/2" from top plate
- Board to be screwed to framing members per board manufacturer recommendations
- Feather out drywall inside and outside corners a minimum of 24" each way
- Finish walls a minimum of 3' above finished ceiling height
- Finish walls to within 1" of the floor
- Damages caused by the installer to other finishes are subject to backcharge
- Vertical surfaces to have control joints placed a maximum of 30' o.c. or per plan
- Ceiling control joints to be 50' o.c. max with perimeter relief or 30' o.c. max without perimeter relief
- Control joints per ASTM C840 Standard
- Plaster texture to be a minimum of 1/16" thick
- Board finishes to be consistent and complete to all wall opening edges and corners
- Drywall subcontractor to provide and install all required fire and sound caulking

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
- Correct all deficiencies that do not comply with project requirements
- Prevent texture finishes from coming in contact with adjacent surfaces not indicated to receive texture finish

09511 - ACOUSTICAL CEILING (1.9.51)

MANUFACTURERS

- Armstrong, Celotex, USG, or equal

SCHEDULE

- ACOUSTICAL PANELS
- Product style per final color and material selection form
Panels fitting ASTM E 1264 for type III, mineral base with painted finish
Light reflectance to be coefficient not less than LR 0.80
Noise reduction coefficient NRC 0.55
Ceiling Attenuation Class not less than CAC 33
Thickness of 5/8" minimum
- SUSPENSION SYSTEM
- Main and cross runners roll formed from cold rolled sheet steel
Main and cross runners to be electronically zinc coated and prefinished
Main and cross runners to be 15/16" wide unless otherwise specified
All wire hangers and braces to be zinc coated or protected with rust inhibitive paint depth per plan

INSTALLATION

- Install hangers plumb and free from contact with other materials
- Splay hangers only where obstructions require
- Where ducts require hanger spaces greater than the recommended standard, supply supplemental suspension systems
- Secure suspension wires to structure and grid with a minimum of 3 full turns
- Secure wall tie to the structure per manufacturer's recommendation
- Do not attach hangers to steel roof deck
- Space hangers not more than 48" o.c. and not more than 8" from runner ends
- Install all suspension runners square and entirely interlocked
- Install acoustical panels without damaged edges and accurately fitted into suspension system
- Damages caused by the installer to other finishes are subject to backcharge

PROTECTION

- Weather protection is the responsibility of the Subcontractor.
- Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
- Correct all deficiencies that do not comply with project requirements

09900 - PAINTING AND STAINING SPECIFICATIONS (1.9.90)

SUBMITTALS

- With Original Price Proposal: List the proposed Product and Manufacturer. Any substitution requests must be submitted with original proposal.
- If product is other than those specified in the Schedule Section, a color chip or sample of the "or equal" product must be submitted to Keller, Inc. for approval.

MANUFACTURERS

- Acceptable Manufacturers:
The Sherwin-Williams Company, Hallman Lindsay, Diamond Vogel, Benjamin Moore

SCHEDULE (BASED ON SHERWIN WILLIAMS - EQUAL PRODUCTS PER ABOVE MANUFACTURER LIST WILL BE ACCEPTED)

CONCRETE

- Interior 1st Coat: S-W Loxon Masonry Primer, A24W8300
2nd & 3rd Coat: S-W SherScrub Supreme Interior Latex Eggshell, B20 Series
- Exterior 1st Coat: S-W Loxon Exterior Latex Primer, A24W8300
2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151

MASONRY

- Interior 1st Coat: S-W PrepRite® Block Filler, B25W25
2nd & 3rd Coat: S-W SherScrub Supreme Interior Latex Eggshell, B20 Series
- Exterior 1st Coat: S-W Heavy Duty Block Filler, B42W00046
2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151

METAL

- Latex Systems 1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310
2nd & 3rd Coat: S-W DTM Acrylic Coating Semi gloss, B66 Series

WOOD

- Alkyd Topcoat System 1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310
2nd & 3rd Coat: S-W DTM Alkyd Enamel, B55 Series
- Interior 1st Coat: S-W Wood Classics A48N208 Stains
2nd & 3rd Coat: S-W WoodClassics Polyurethane Varnish, A67 Series
- Exterior 1st Coat: S-W Exterior Latex Wood Primer B42W8041
2nd & 3rd Coat: S-W A-100 Exterior Latex Flat A06W00151

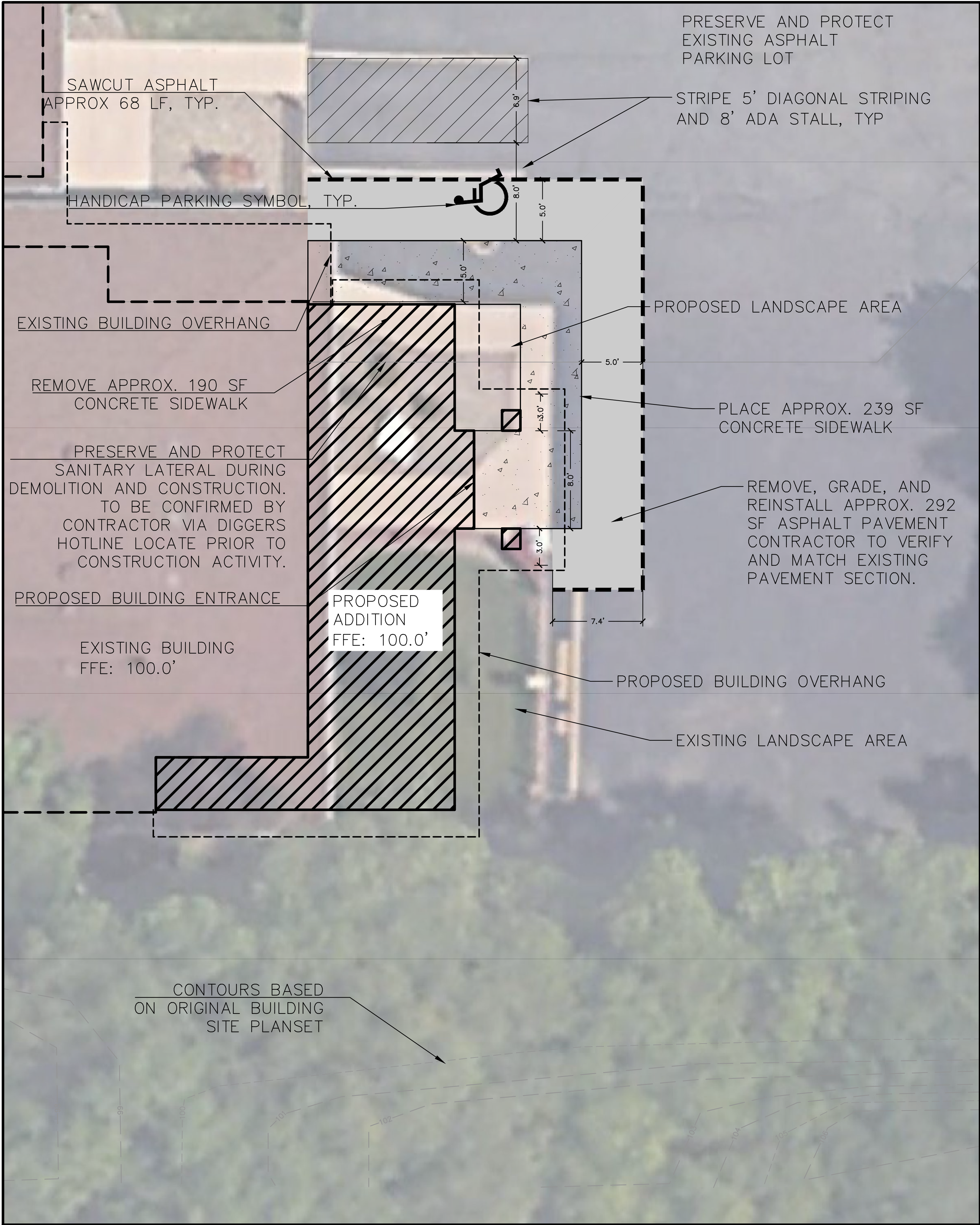
DRYWALL

- 1st Coat: S-W Promar 700 Primer/Finish, B30WY7004
2nd & 3rd Coat: S-W SherScrub Supreme Interior Latex Eggshell, B20 Series

PLASTER

- 1st Coat: S-W Proplaster Coat Interior Latex Eggshell, B20WF8880
2nd Coat: S-W Proplaster Coat Interior Latex Eggshell, B20WF8880

MATERIALS - GENERAL REQUIREMENTS



GENERAL NOTES

- 1. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- 2. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- 4. CONTRACTOR TO EXECUTE DIGGER'S HOTLINE FIELD LOCATE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR CONFLICTS TO CONSULTING ENGINEER.
- 5. CONTRACTOR TO MAINTAIN BUILDING ACCESS TO BUILDING DURING CONSTRUCTION AT ALL TIMES UNLESS APPROVED BY OWNER.

DEMOLITION NOTES

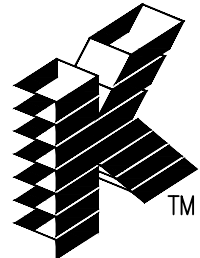
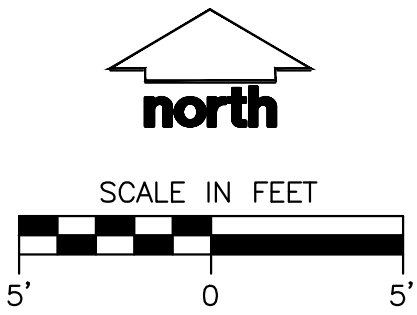
- 1. THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE SITE INCLUDING AERIALS AND PLANS THAT HAVE BEEN MADE AVAILABLE WHICH DO NOT INCLUDE A DETAILED SURVEY OF EXISTING CONDITIONS. THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- 2. CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 3. ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- 4. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - 4.1. EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - 4.2. VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - 4.3. NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - 4.4. NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- 5. ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 6. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- 7. CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- 8. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH AN APPROVED MUNICIPALITY RECYCLING PLAN, CONTRACTOR TO VERIFY REQUIREMENT.
- 9. ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- 10. ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- 11. ANY SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF LA CROSSE SPECIFICATIONS.
- 12. ANY WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND CITY OF LA CROSSE SPECIFICATIONS.
- 13. ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- 14. RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

PAVING NOTES

- 1. GENERAL
 - 1.1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF LA CROSSE ORDINANCES.
 - 1.2. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - 1.3. SURFACE PREPARATION – NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - 1.4. ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET MUNICIPALITY REQUIREMENTS.
- 2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS
 - 2.1. CODES AND STANDARDS – THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - 2.2. WEATHER LIMITATIONS – APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).
 - 2.3. GRADE CONTROL – ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - 2.4. CRUSHED AGGREGATE BASE COURSE – THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - 2.5. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - 2.6. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - 2.7. ASPHALTIC MATERIALS – THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- 3. PAVEMENT MARKING SPECIFICATIONS
 - 3.1. USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - 3.2. MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 3.3. ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.
 - 3.4. 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

LEGEND

- BUILDING OUTLINE
- BUILDING OVERHANG
- PROPOSED BUILDING ADDITION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT EXISTING PAVEMENT
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR



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THOMPSON ANIMAL MEDICAL CENTER

WISCONSIN

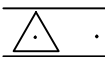
4541 MORMON COULEE ROAD
LA CROSSE

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R. LINDSTROM

IED PROJECT MANAGER:

S. CRAMER

EXPEDITOR:

A. COHEN

SUPERVISOR:

D. CRAKER

CONTRACT NO:

65771

IED NO:

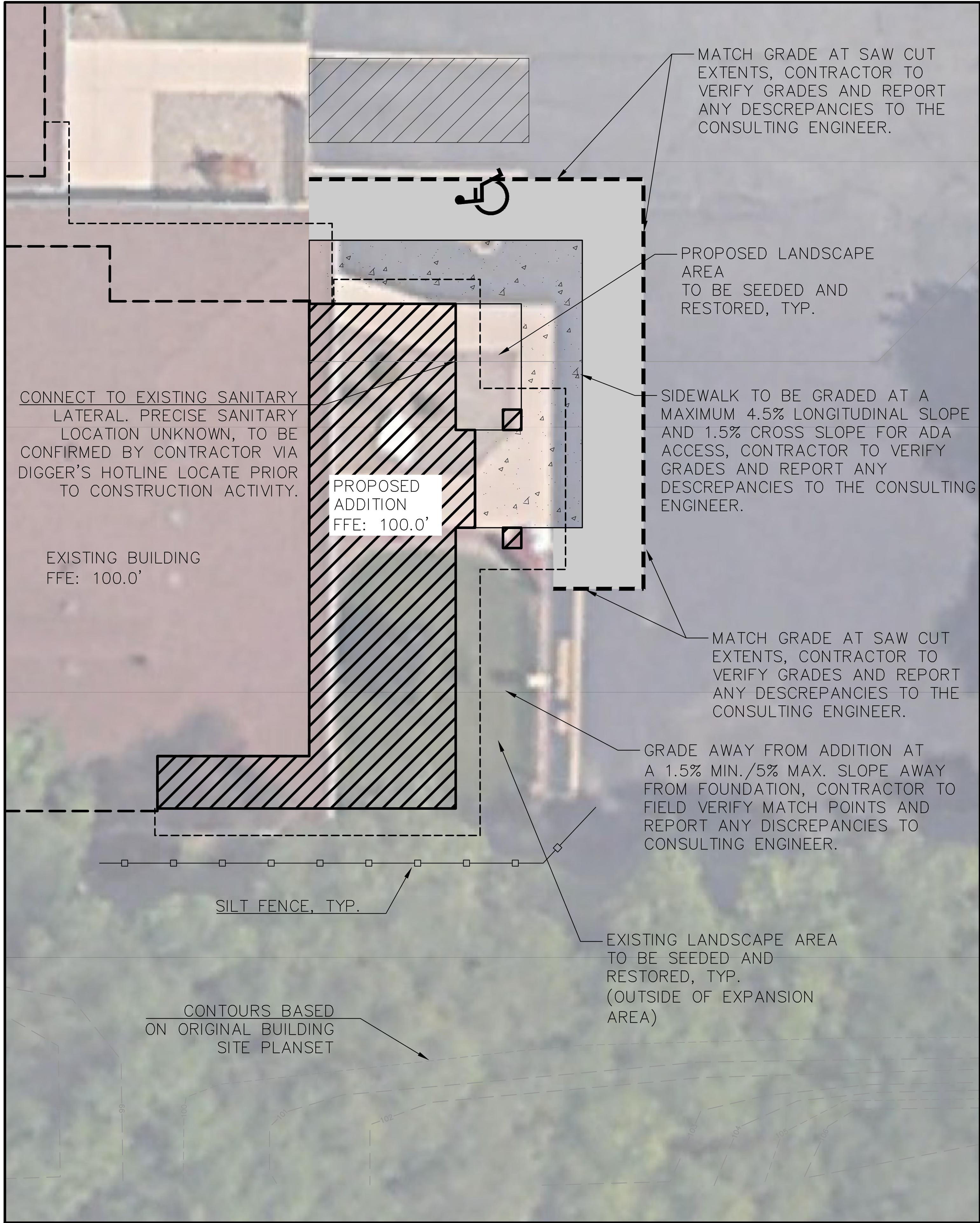
19044

ISSUED DATE:

JULY 15, 2019

SHEET:

SITE & DEMOLITION PLAN

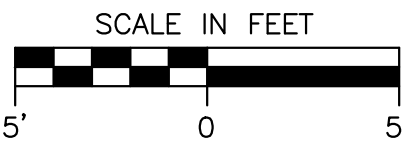


EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE CITY OF LA CROSSE OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF LA CROSSE ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE CITY OF LA CROSSE PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE CITY OF LA CROSSE.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- STABILIZATION PRACTICES:
 - *STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - *THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - *CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - *STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

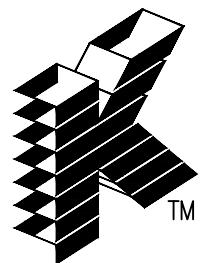
LEGEND

- BUILDING OUTLINE
- BUILDING OVERHANG
- PROPOSED BUILDING ADDITION
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAWCUT EXISTING PAVEMENT
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR



GRADING AND SEEDING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES.
- PARKING LOT AND DRIVEWAY ELEVATIONS TO BE FIELD VERIFIED BY CONTRACTOR. ANY CONFLICTS OR DISCREPANCIES ARE TO BE REPORTED TO THE CONSULTING ENGINEER FOR REVIEW.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
- CONTRACTOR SHALL WATER ALL NEWLY SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PERVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF LA CROSSE ORDINANCE.



Keller

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ADDITION AND ALTERATIONS FOR:

THOMPSON ANIMAL MEDICAL CENTER

WISCONSIN

4541 MORMON COULEE ROAD
LA CROSSE

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PROJECT MANAGER:

B. ALLEN

DESIGNER

R. LINDSTROM

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D. CRAKER

CONTRACT NO:

65771

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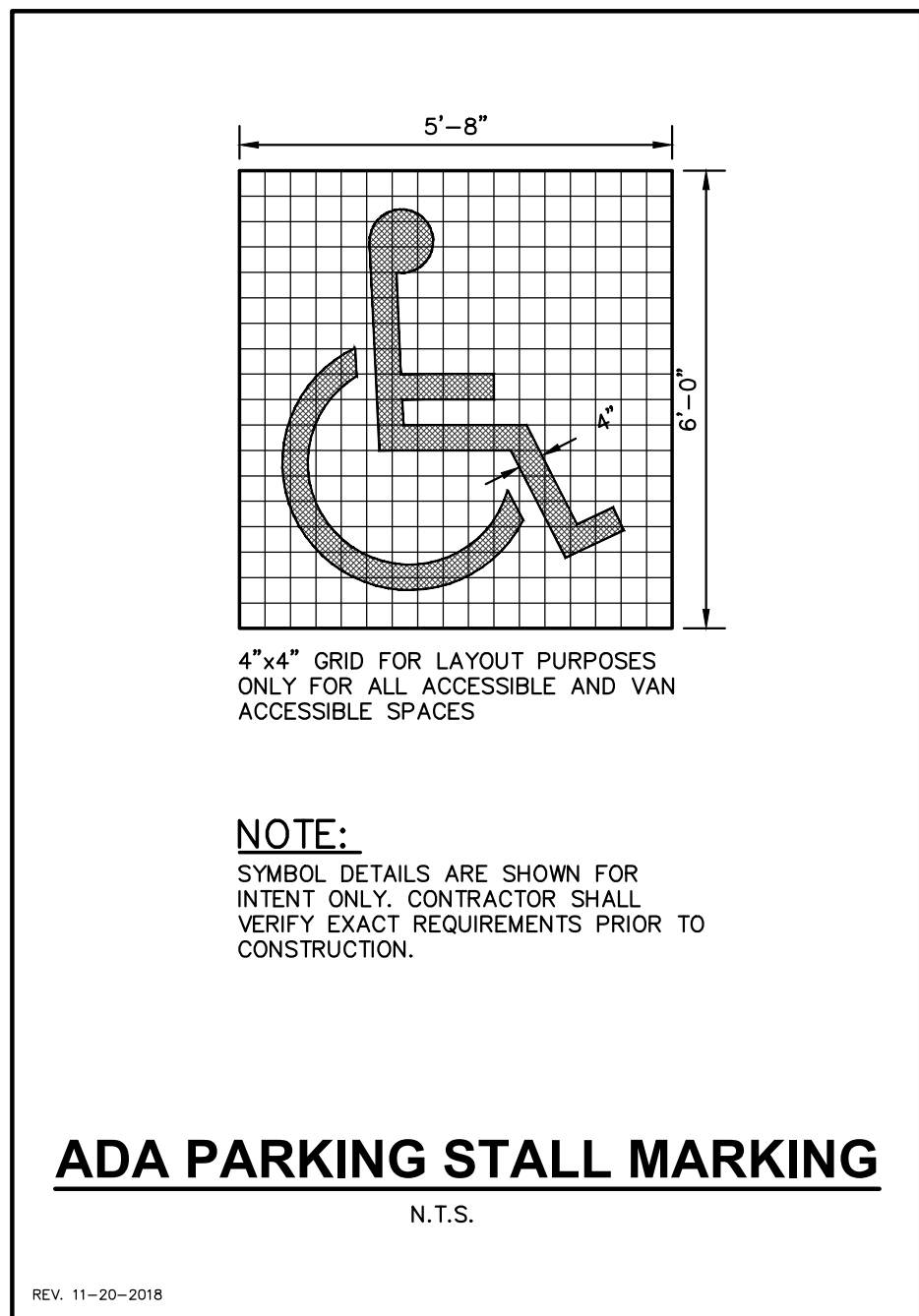
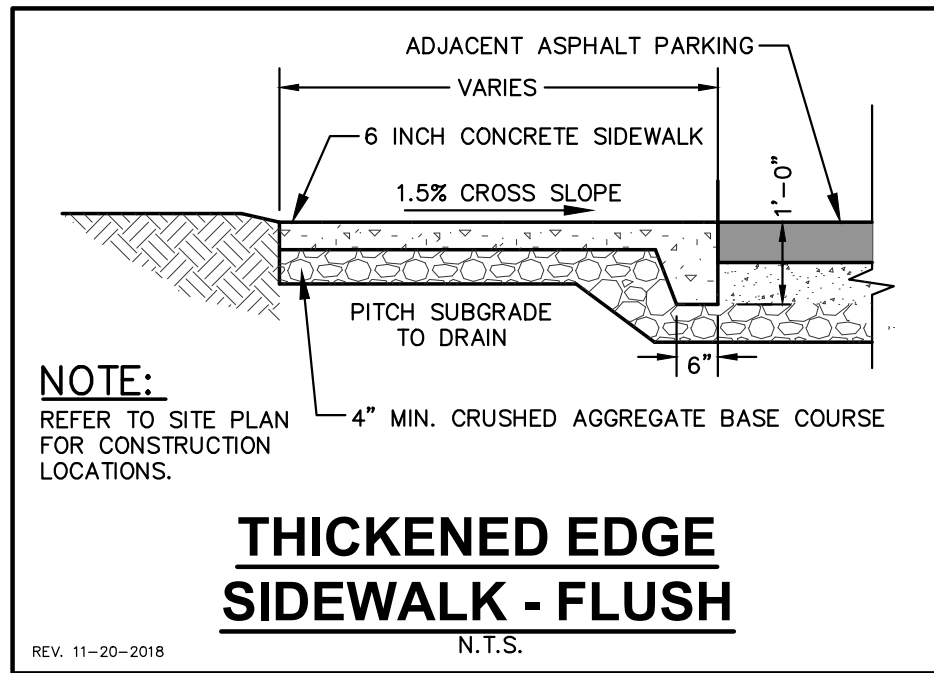
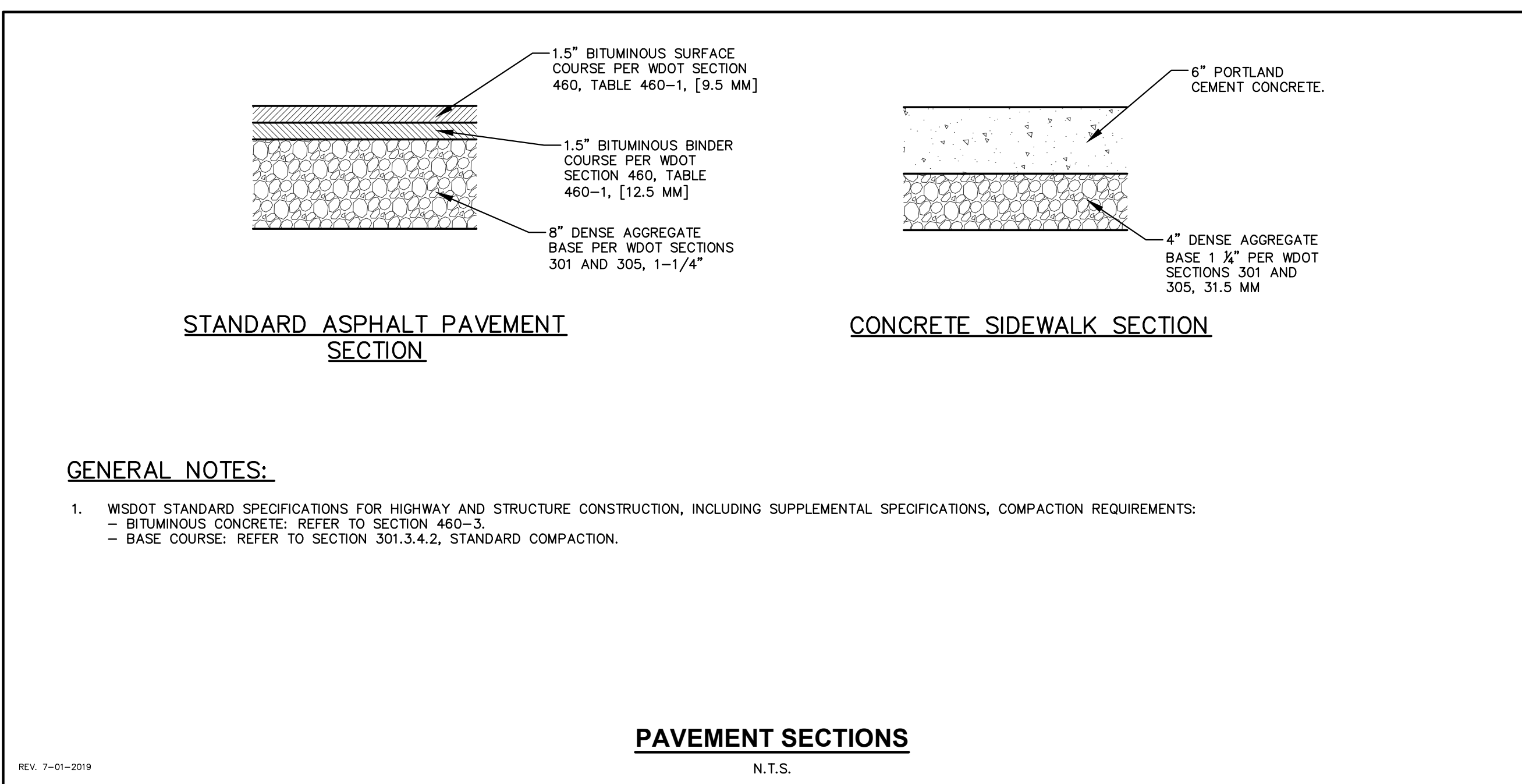
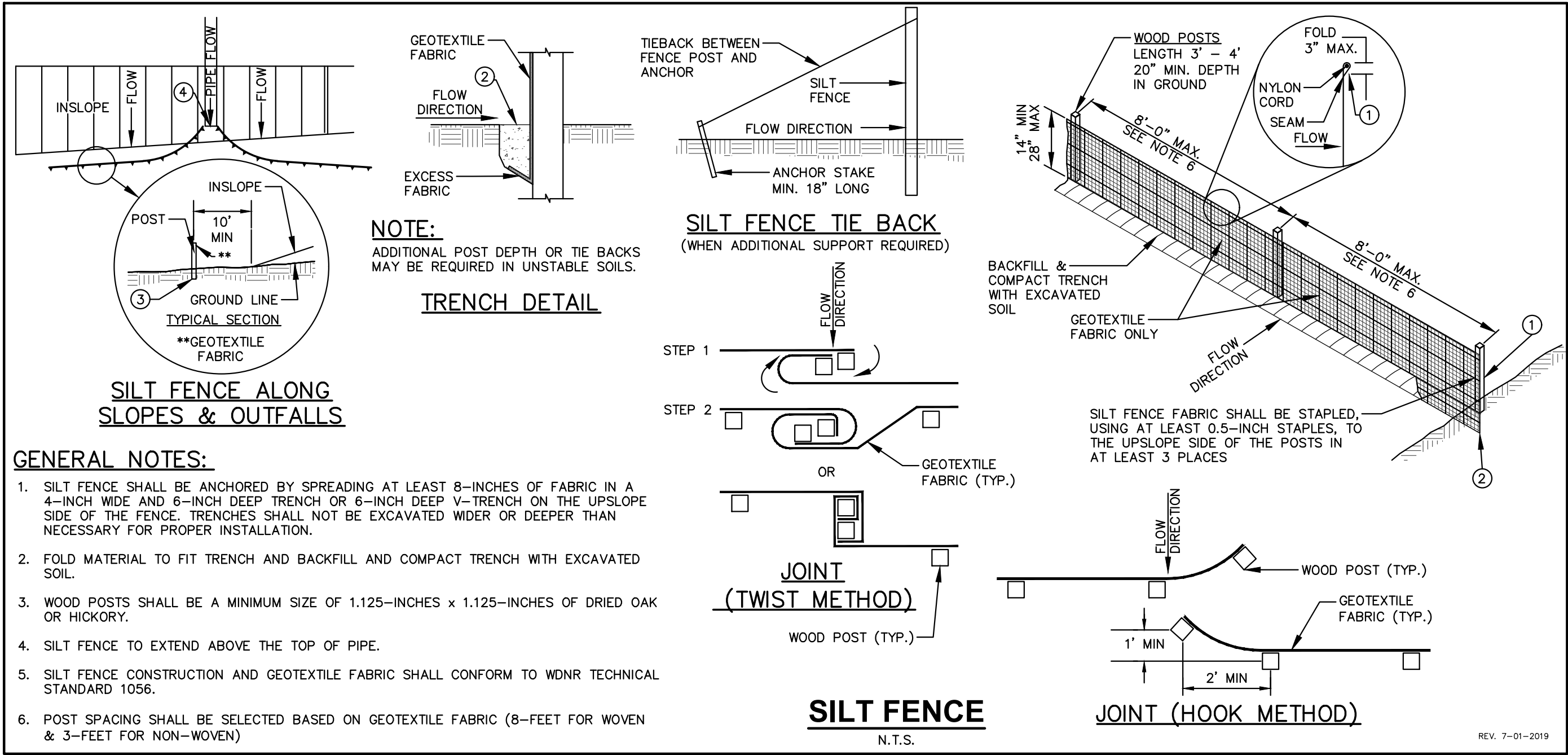
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THOMPSON ANIMAL MEDICAL CENTER

4541 MORMON COULEE ROAD
LA CROSSE

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SHEET:	DETAILS



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IED PROJECT MANAGER: S. CRAMER

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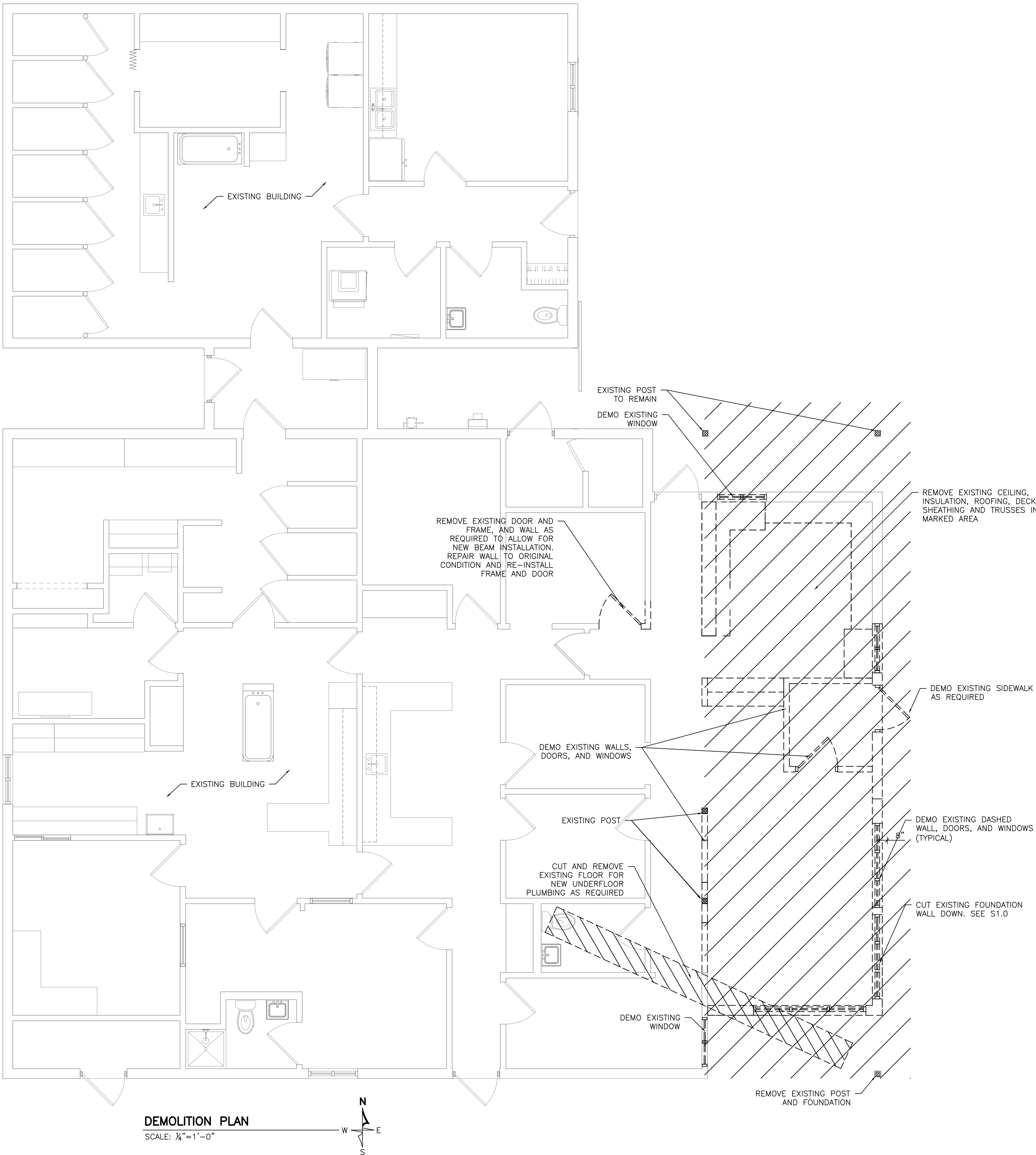
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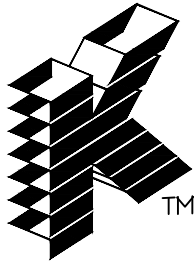
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DEMOLITION PLAN
SCALE: 1/4"=1'-0"



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SITE WORK

THE SITE WORK CONTRACTOR IS REQUIRED TO CONTACT DIGGER'S HOTLINE. ALL UTILITIES SHALL BE LOCATED PRIOR TO STARTING EXCAVATION.

ALL EXCAVATION AND BACK FILL FOR MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE MECHANICAL CONTRACTOR. THESE TRENCHES ARE TO BE FILLED IN 8" LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE. ENSURE TRENCH ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO DIGGING.

THE EXCAVATION CONTRACTOR SHALL ADVISE THE GENERAL CONTRACTOR OF ANY SOIL CONDITIONS WHICH APPEAR OUT OF THE ORDINARY. THE SOIL BEARING CAPACITY IS LISTED ON THE COVER SHEET.

ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS AND AT SITE FILL AREAS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION.

ALL SUB GRADE FILL UNDER PAVED AREAS AND BUILDING AREAS SHALL BE PIT RUN GRAVEL PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% OF THE MODIFIED PROCTOR VALUE. GRAVEL BASE BENEATH FLOOR SLABS SHALL BE 6 INCHES OF #4 CRUSHED STONE OR SAND COMPACTED TO THE ABOVE STANDARD. GRAVEL BASE BENEATH DRIVES, PARKING AREAS, AND APRONS SHALL BE 12" OF COMPACTED CRUSHED STONE. TYPAR SHALL BE INSTALLED WHENEVER THIS 12" BASE RESTS ON CLAY OR LOOSE SOILS. FILL SHALL NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACKFILL.

FOUNDATION TRENCHES MUST BE BACK FILLED UNIFORMLY ON EACH SIDE WITH SAND. PLACE FILL IN 8" LIFTS AND COMPACT TO 95% OF THE MODIFIED PROCTOR VALUE. THE EXTERIOR SIDE MAY BE FILLED WITH COMPACTED NON-STRUCTURAL FILL IF THERE WILL NEVER BE A PARKING LOT OR ADDITION ON THAT SIDE. WHEN IN DOUBT, BACK FILL WITH SAND.

THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AT A MINIMUM OF 2% SLOPE FOR 20'-0" AWAY FROM THE BUILDING, STARTING AT 5" BELOW THE FLOOR LINE OR AS INDICATED ON THE PLANS. PROVIDE 6" OF TOPSOIL AT ALL GRASS AND LANDSCAPED AREAS AND GRADE TO +/- 0.10 FEET.

SPLASH BLOCKS ARE TO BE PLACED AT ALL DOWN SPOUTS WHICH DISCHARGE AT GRADE AND AT SPRINKLER DRAIN VALVES.

IF A CURRENT GEOTECHNICAL REPORT OR PLANS BY A CIVIL CONSULTANT ARE AVAILABLE, ALL REQUIREMENTS OF THAT REPORT AND PLANS MUST BE FOLLOWED. WHEN THE STRUCTURAL/ARCHITECTURAL PLANS OR THE INFORMATION ABOVE CONFLICT WITH THE GEOTECHNICAL REPORT OR THE CIVIL PLANS, THE INFORMATION IN THE GEOTECHNICAL REPORT AND CIVIL PLANS SUPERCEDES.

CONCRETE

CONCRETE CONTRACTOR SHALL VERIFY SOIL CONDITIONS BEFORE PLACING FOUNDATIONS AND SLABS. NOTIFY THE GENERAL CONTRACTOR IF ANY SOIL CONDITIONS APPEAR OUT OF THE ORDINARY.

FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR STRUCTURAL FILL. DO NOT PLACE FOOTINGS ON FROZEN GROUND.

DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.

- 1) FOOTINGS AND WALLS SHALL HAVE STRENGTH EQUAL TO 3,000 PSI AT 28 DAYS.
- 2) SLABS ON GRADE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
- 3) EXTERIOR CONCRETE SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS.
- 4) COLUMNS, BEAMS AND STRUCTURAL SLABS SHALL HAVE STRENGTH EQUAL TO 4,000 PSI AT 28 DAYS
- 5) PRE CAST TOPPING SHALL HAVE STRENGTH EQUAL TO 4000 PSI AT 28 DAYS.
- 6) SLUMP SHALL NOT EXCEED 4".
- 7) ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE GENERAL CONTRACTOR. CALCIUM CHLORIDE SHALL NOT BE USED.
- 8) MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4".

PLACE FLOOR SLABS WITH CONSTRUCTION JOINTS OR SAW JOINTS NOT EXCEEDING A MAXIMUM OF 150 SQUARE FEET OR AS INDICATED ON THE PLANS. SAW CUTTING TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED.

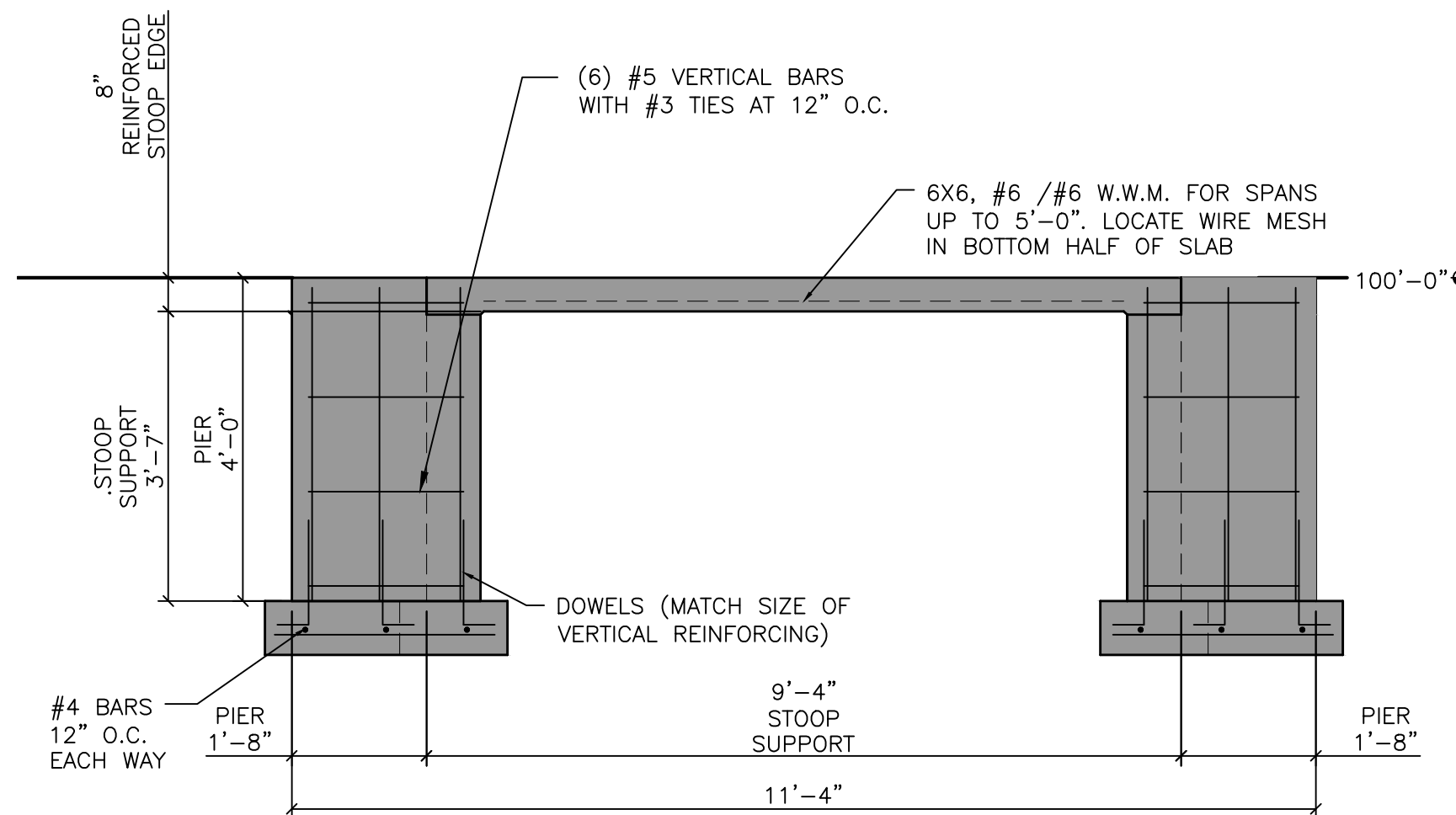
INTERIOR SLABS TO HAVE A TROWEL FINISH AND EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. CONCRETE TO BE SEALED OR WET CURED FOR 7 DAYS. FLOORS TO RECEIVE TILE OR EPOXY TO BE WET CURED ONLY. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS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

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS.

ANCHOR BOLTS AND THREADED RODS TO BE ASTM F1554, MINIMUM GRADE A36.

REINFORCING STEEL

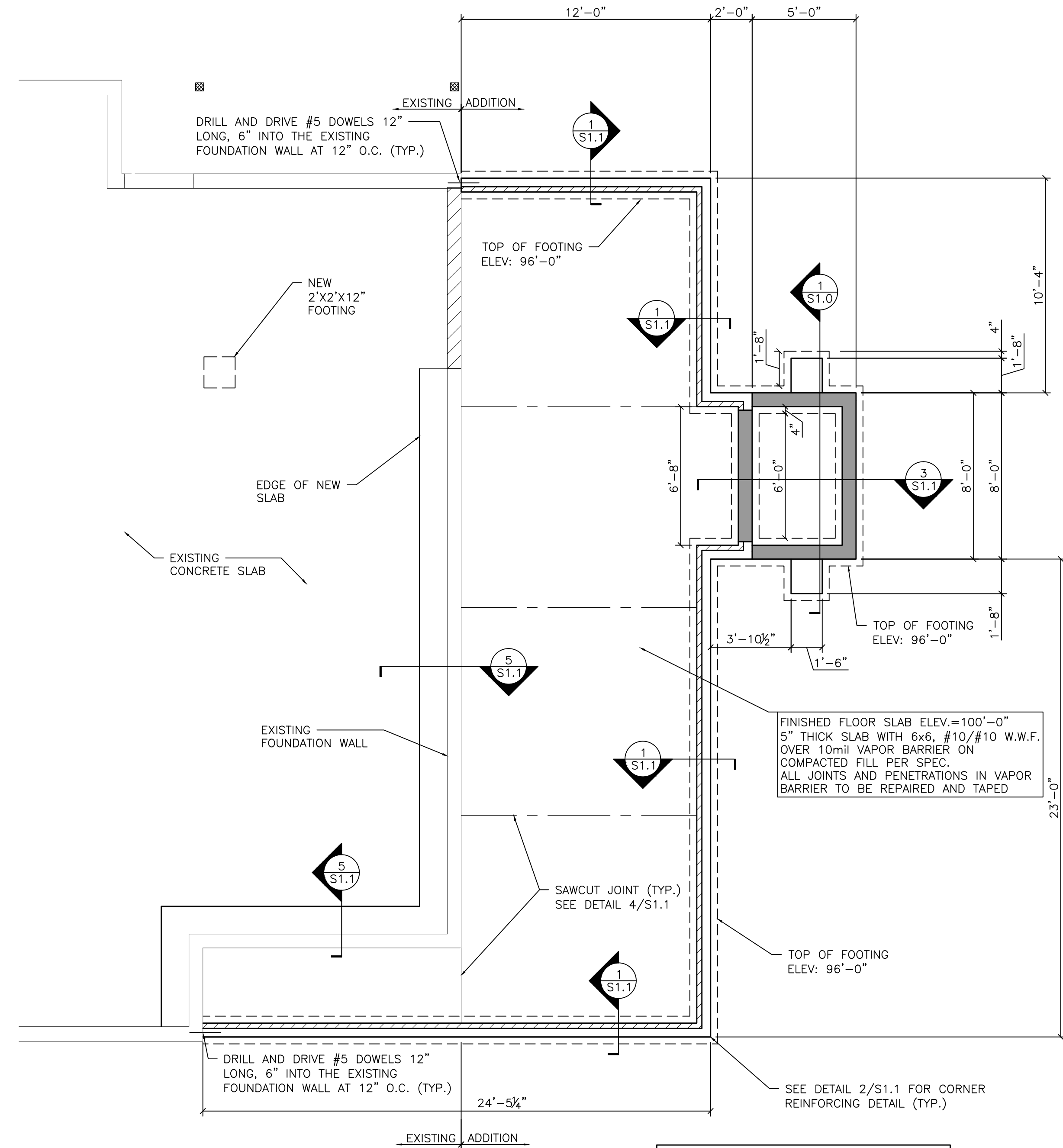
REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60, WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 318. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.



STOOP AND PIER SECTION




SCALE: 1/2"=0"

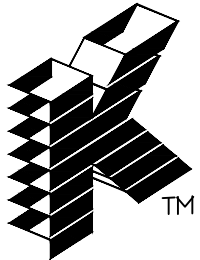
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FOUNDATION PLAN

SCALE: X"=1'-0"

TOP OF FOUNDATION WALL KEY	
TOP OF CONCRETE = 100'-0"	
TOP OF CONCRETE = 99'-5½"	
TOP OF CONCRETE = 99'-4"	



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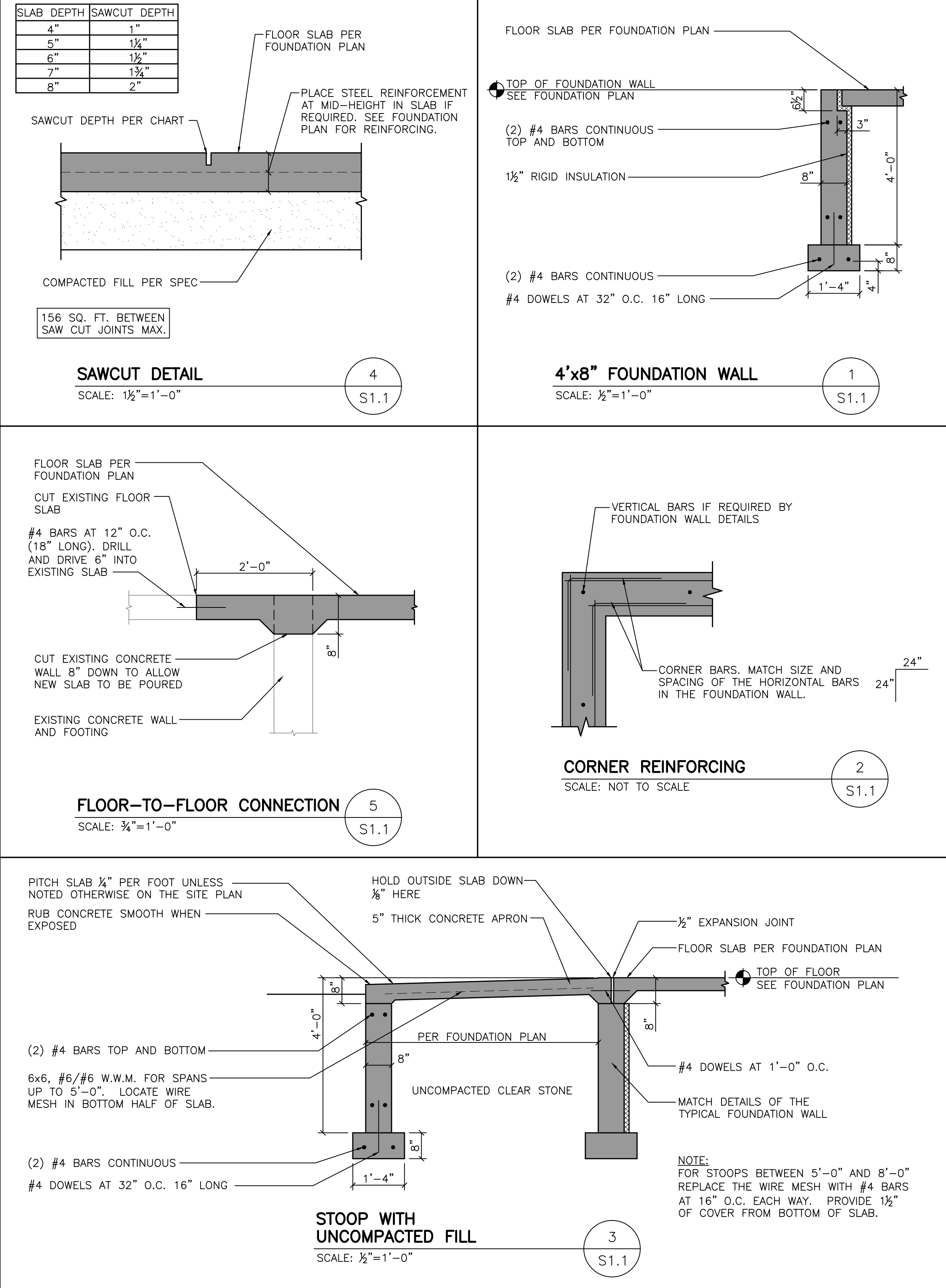
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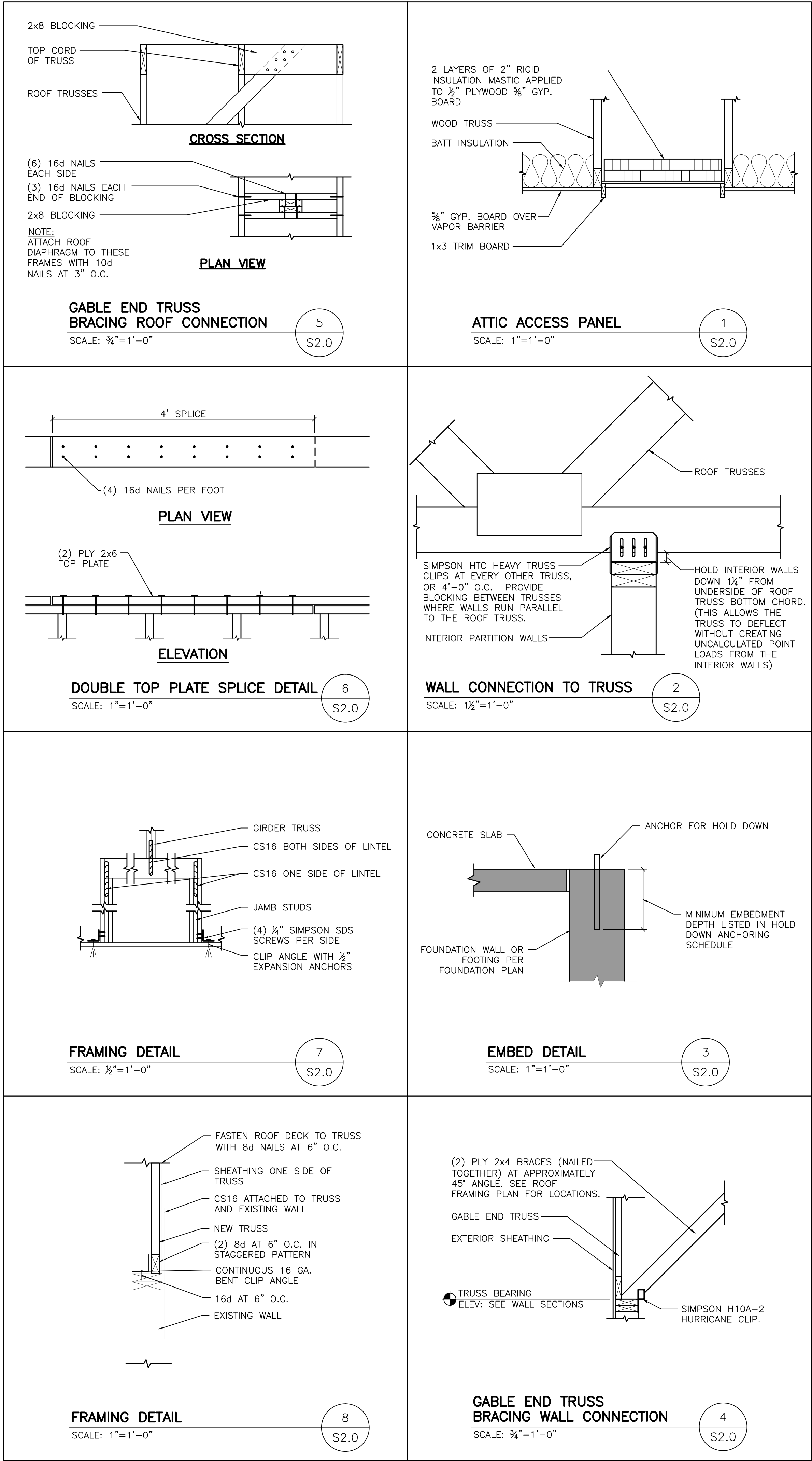
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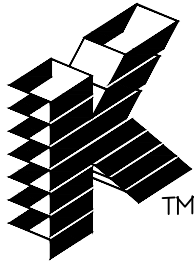
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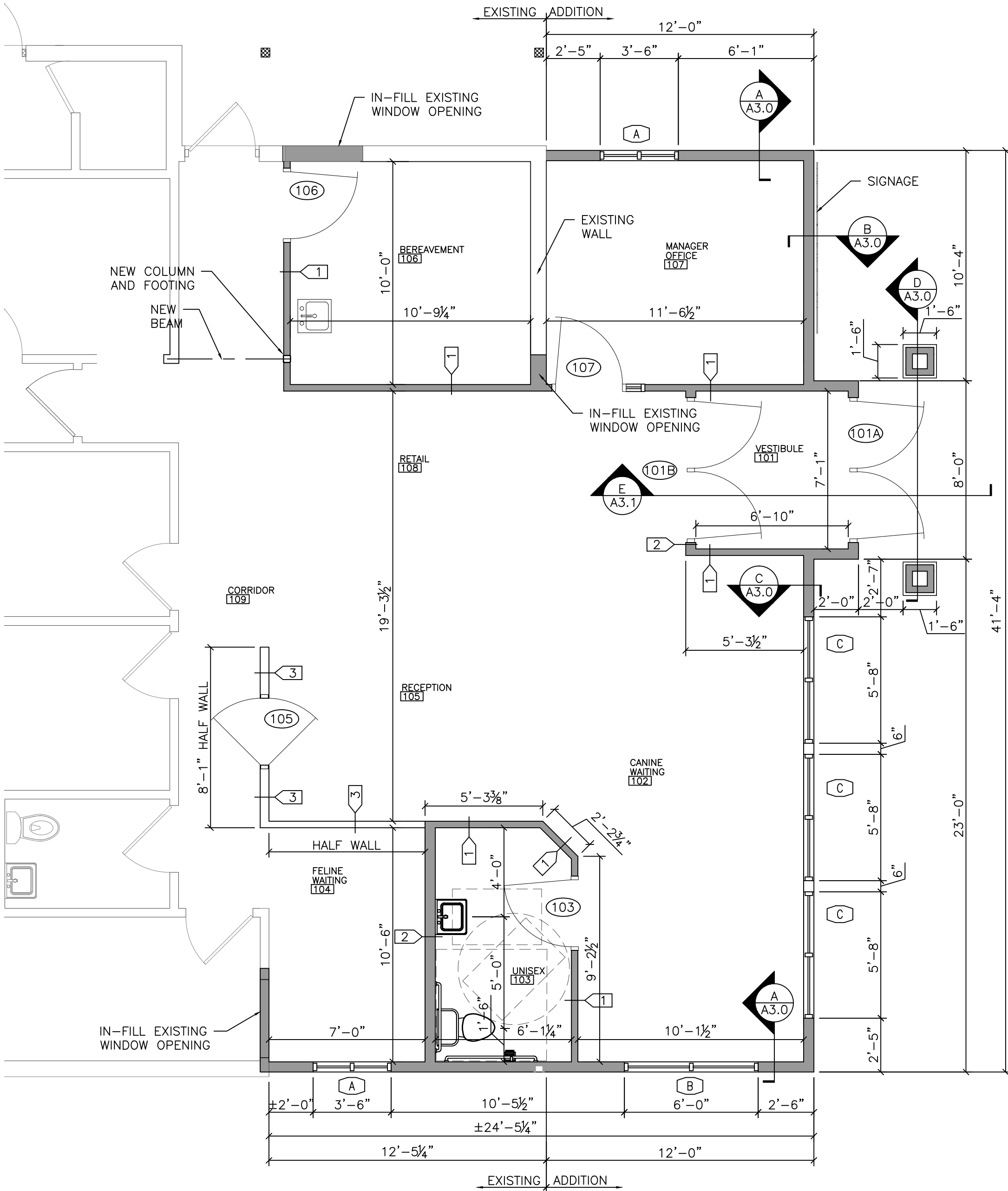
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NAILING SCHEDULE		
CONNECTION	NAILING (COMMON NAILS UNLESS OTHER CONNECTION IS REQUIRED)	STAPLES
BRIDGING TO TRUSSES, FACE NAIL EACH END TOP PLATE TO STUD, END NAIL STUD TO SOLE PLATE	(2) 8d (2) 16d (4) 8d, TOE NAIL OR 2-16d, END NAIL	(2) 3" 14 GAGE (3) 3" 14 GAGE (3) 3" 14 GAGE (TOE NAIL OR END NAIL)
DOUBLED STUDS, FACE NAIL BUILT-UP CORNER STUDS DOUBLED TOP PLATES, TYPICAL FACE NAIL DOUBLED TOP PLATES, LAP SPLICES	16d AT 24" O.C. 16d AT 24" O.C. 16d AT 16" O.C. (8) 16d	3" 14 GAGE AT 8" O.C. 3" 14 GAGE AT 16" O.C. 3" 14 GAGE AT 12" O.C. (12) 3" 14 GAGE
CONTINUOUS HEADER, TWO PIECES CONTINUOUS HEADER TO STUD, TOENAIL	16d AT 12" O.C. ALONG EACH EDGE (4) 8d TOE NAIL	
OSB ROOF SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS	1 3/4" 16 GA. AT 4" O.C. AT EDGES 1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS
EXTERIOR WALL SHEATHING	8d AT 6" O.C. AT EDGES 8d AT 12" O.C. AT INTERMEDIATE MEMBERS	1 3/4" 16 GA. AT 4" O.C. AT EDGES 1 3/4" 16 GA. AT 8" O.C. AT INTERMEDIATE SUPPORTS

NOTES: 1. USE THESE PATTERNS UNLESS NOTED OTHERWISE IN THE PLANS
2. THESE PATTERNS COMPLY WITH IBC TABLE 2304.9.1

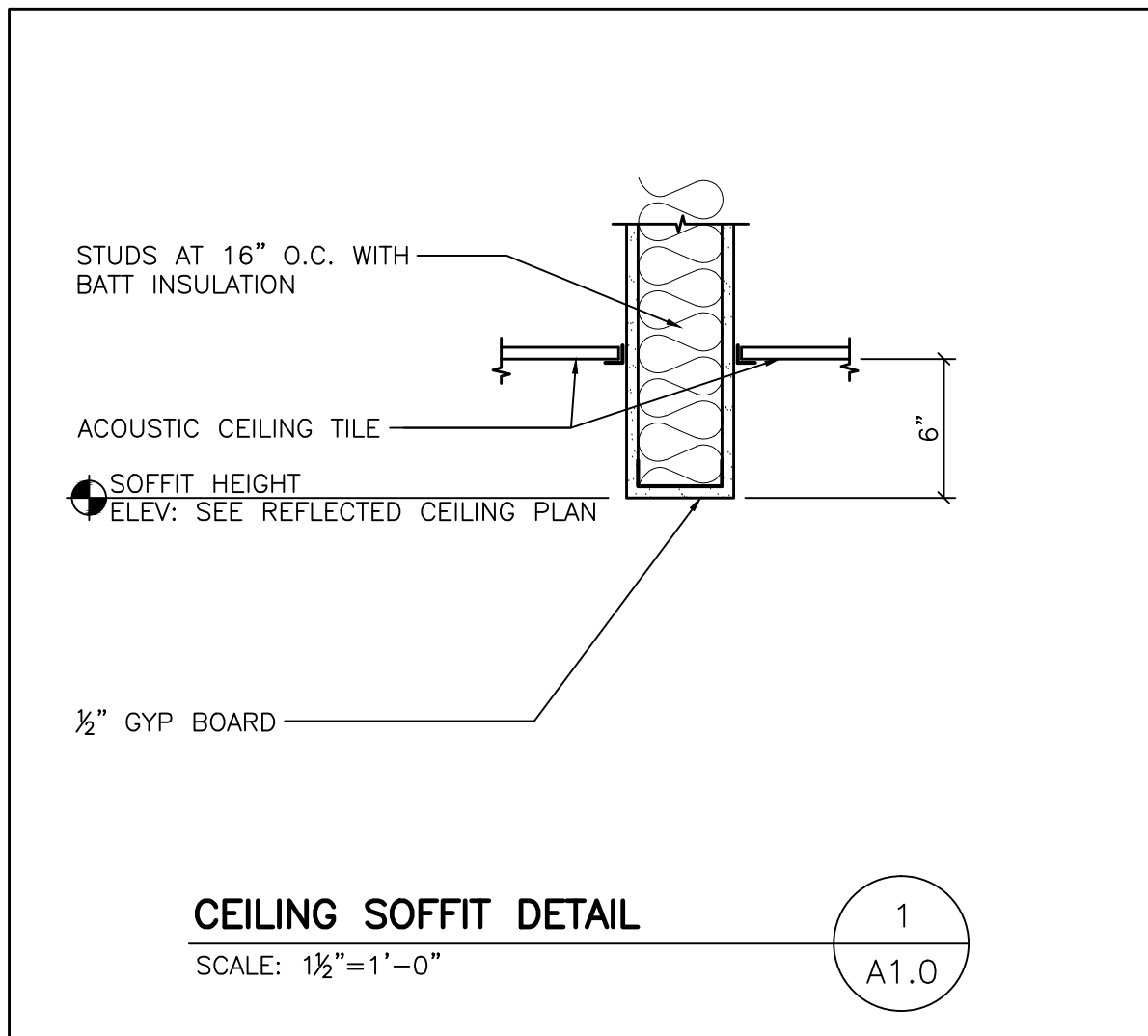


FLOOR PLAN

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



WALL TYPE SYMBOL
SEE WALL TYPE SCHEDULE
ON SHEET A1.0



WALL TYPE SCHEDULE

NO.	DESCRIPTION	WALL DIAGRAM
1	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: FULL	
2	5/8" GYPSUM BOARD 2x6 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: FULL	
3	5/8" GYPSUM BOARD 2x4 WOOD STUDS AT 16" O.C. BATT INSULATION 5/8" GYPSUM BOARD HEIGHT: 3'-6"	

INTERIOR PARTITION WALLS

INTERIOR PARTITION WALLS ARE DIMENSIONED FROM FACE OF STUD TO FACE OF STUD.
INTERIOR PARTITIONS ARE 3/8" FOR WOOD STUDS AND 3/8" FOR METAL STUDS. PLUMBING
WALLS ARE 5/8" FOR WOOD STUDS OR 6" FOR METAL STUDS.

STUDS ARE SPACED AT 16" ON CENTER UNLESS NOTED OTHERWISE. USE MINIMUM 5/8" GYPSUM
BOARD ON THE FINISHED SIDES OF INTERIOR PARTITIONS. PROVIDE EXPANSION JOINTS AT
30'-0" O.C. FOR LONG GYPSUM BOARD WALLS.

PARTITION WALLS WHICH ARE NOT FULL HEIGHT MUST BE BRACED TO CROSS WALLS OR TO
THE STRUCTURE ABOVE TO PROVIDE ADEQUATE STABILITY.

DRYWALL

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

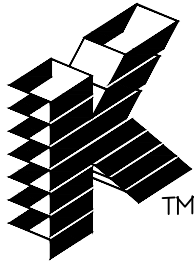
WOOD FRAMING

WOOD FRAMING SPECIES SHALL BE SPRUCE/PINE/FIR NO. 2 CONSTRUCTION GRADE OR EQUAL
UNLESS NOTED OTHERWISE. WOOD CONSTRUCTION AND ITS FASTENERS SHALL CONFORM TO
APPLICABLE REQUIREMENTS OF IBC CHAPTER 23. ROOF DECKING SHALL BE 5/8" O.S.B.
UNLESS NOTED OTHERWISE. ALL WOOD BASE PLATES IN CONTACT WITH MASONRY, CONCRETE,
GROUND OR EXPOSED TO THE WEATHER MUST BE PRESERVATIVE TREATED LUMBER.

WOOD FRAME CONNECTIONS MUST MEET MINIMUM REQUIREMENTS SET FORTH IN IBC TABLE
2304.10.1.

LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM BENDING STRESS OF 2,600 PSI.
FIRE BLOCKING IS REQUIRED IN ALL CONCEALED VOIDS WITHIN STUD WALLS AT 10'-0" O.C.
MAX AND AT EACH FLOOR OR MULTI STORY STRUCTURES.

PROVIDE TEMPORARY BRACING OF ALL WALLS TO PROVIDE SUPPORT UNTIL PERMANENT BRACING
SYSTEMS ARE IN PLACE.



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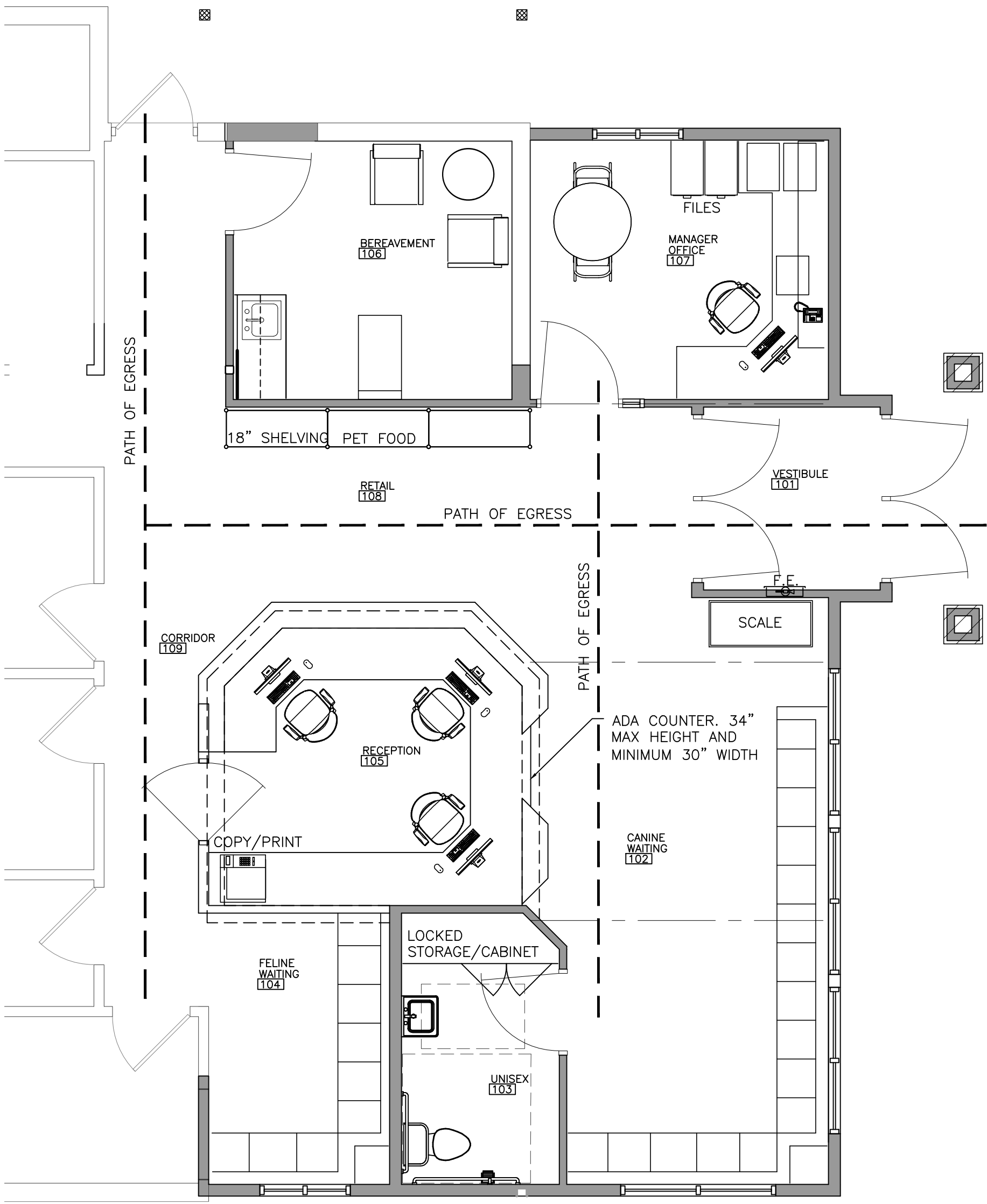
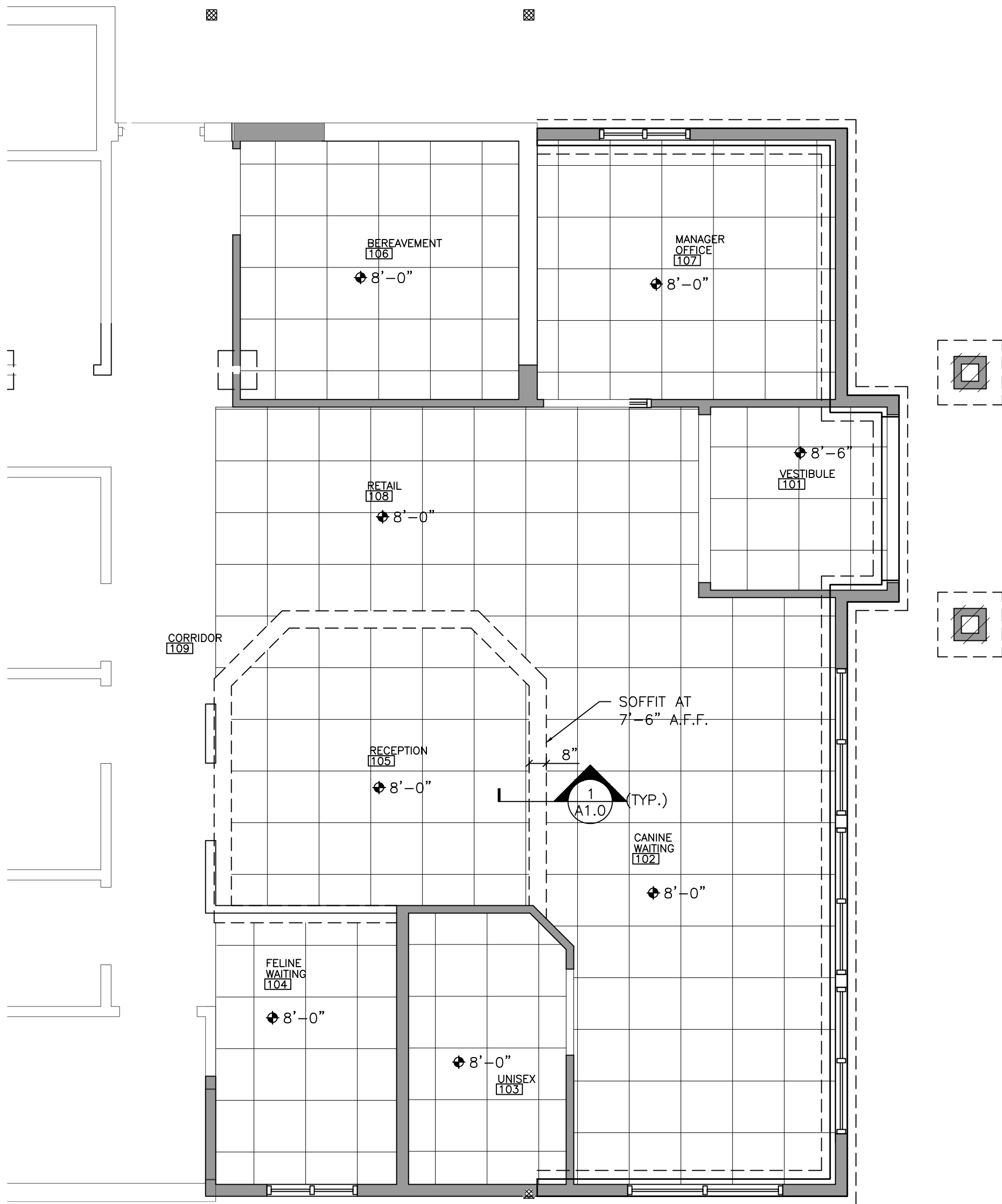
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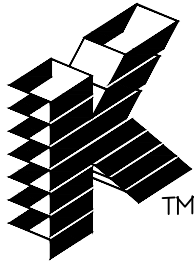
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65771

IED NO:

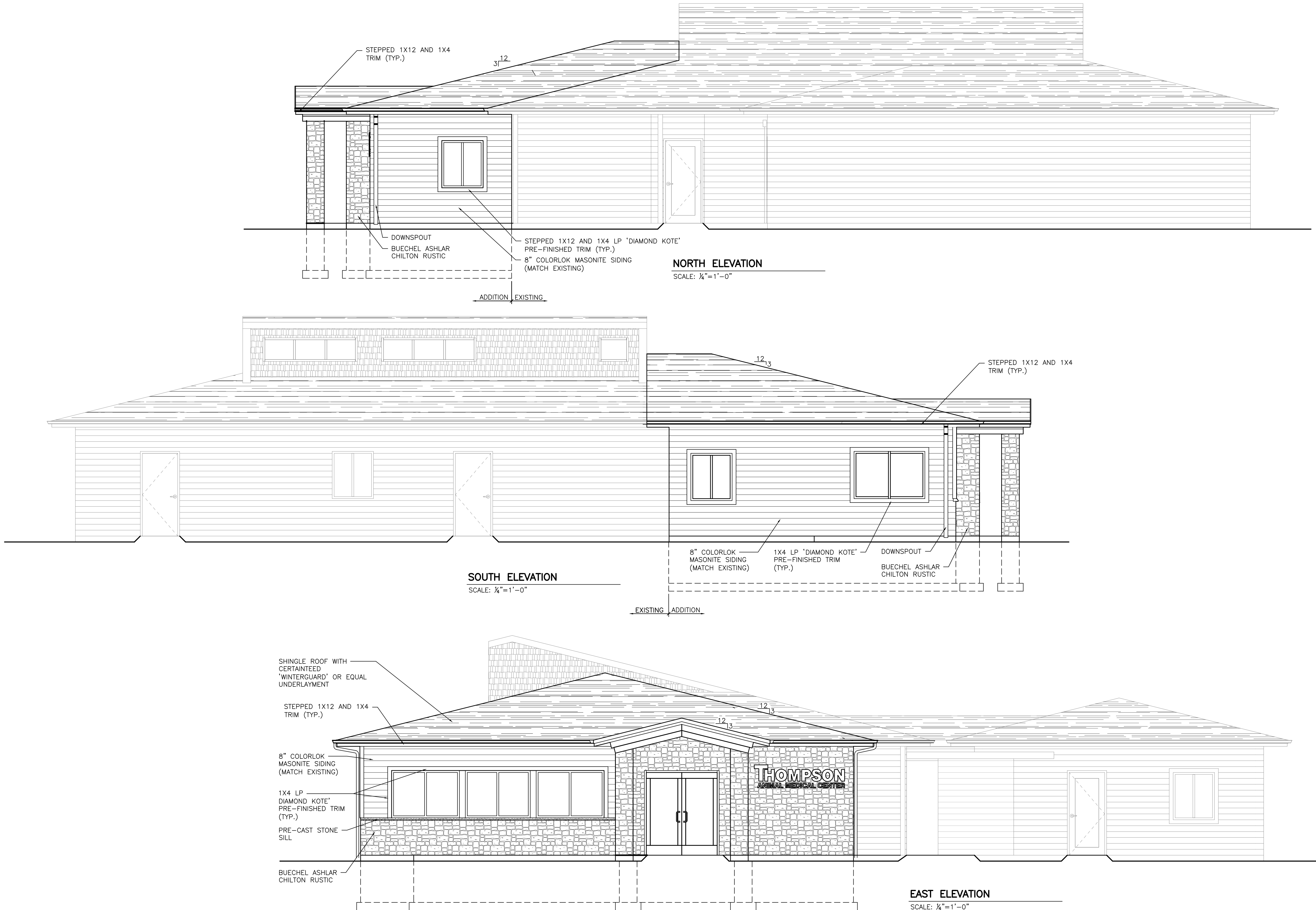
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THOMPSON ANIMAL MEDICAL CENTER

WISCONSIN

4541 MORMON COULEE ROAD
LA CROSSE

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REVISIONS

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EXPEDITOR:

A. COHEN

SUPERVISOR:

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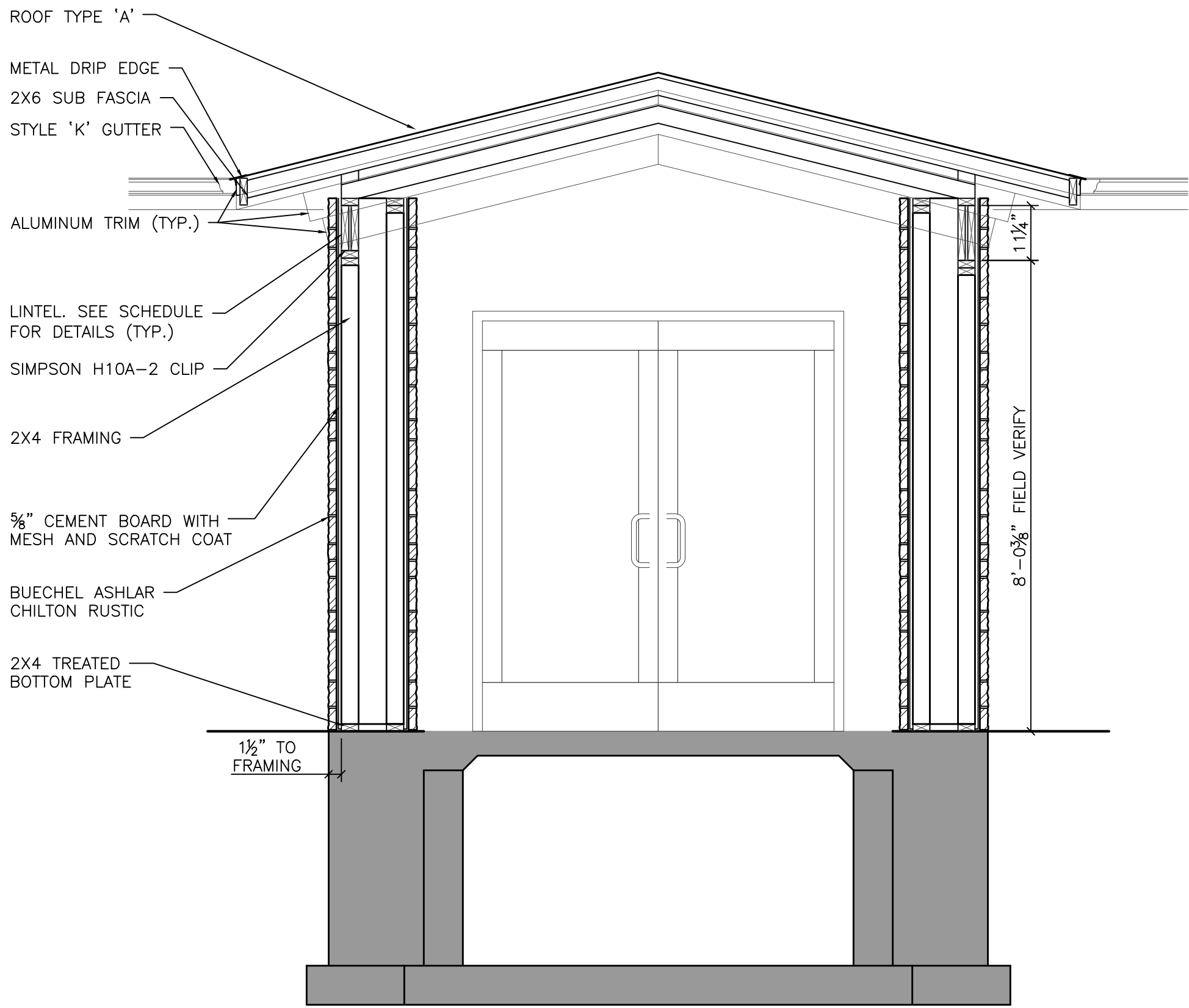
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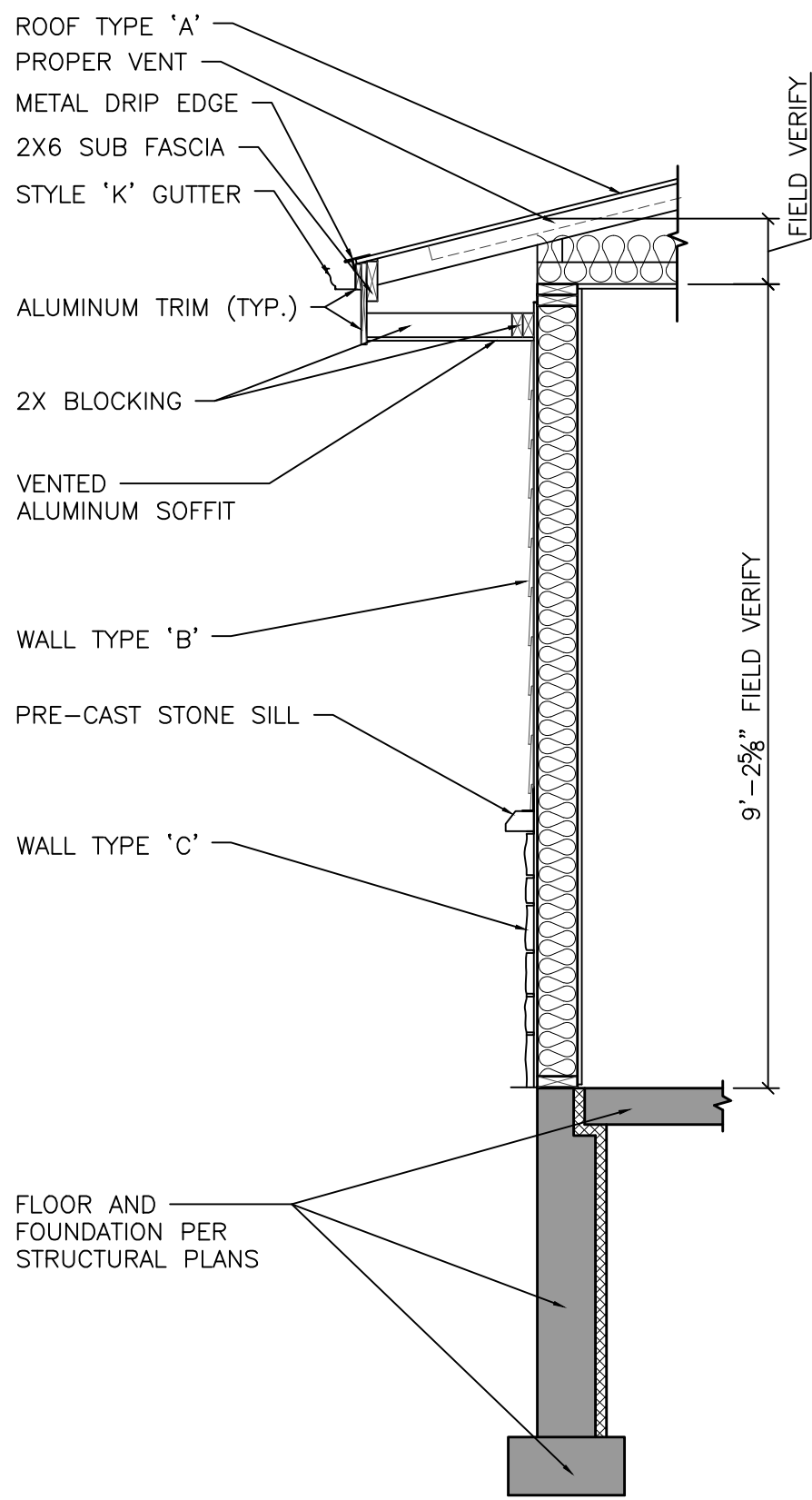
WALL AND ROOF TYPE SCHEDULE	
LETTER	DESCRIPTION
A	ASPHALT SHINGLES 'ICE AND WATER SHIELD' OVER ENTIRE NEW ROOF DECK 1½" OSB SHEATHING WITH H-CLIPS WOOD ROOF TRUSSES AT 24" O.C. R-38 BLOW-IN INSULATION 4 mil. POLY VAPOR BARRIER ¾" GYP. BOARD
B	LP 'SMART SIDE' SIDING ¾" OSB WALL SHEATHING 2X6 SPF STUDS AT 16" O.C. 6" R-21 CAVITY INSULATION 6mil POLY VAPOR BARRIER ¾" GYP. BOARD
C	NATURAL THIN STONE VENEER SCRATCH COAT WITH WIRE MESH #30 FELT MOISTURE BARRIER OVER TYVEK ¾" OSB WALL SHEATHING 2X6 SPF STUDS AT 16" O.C. 6" R-21 CAVITY INSULATION 6mil POLY VAPOR BARRIER ¾" GYP. BOARD



WALL SECTION

SCALE: ½"=1'-0"

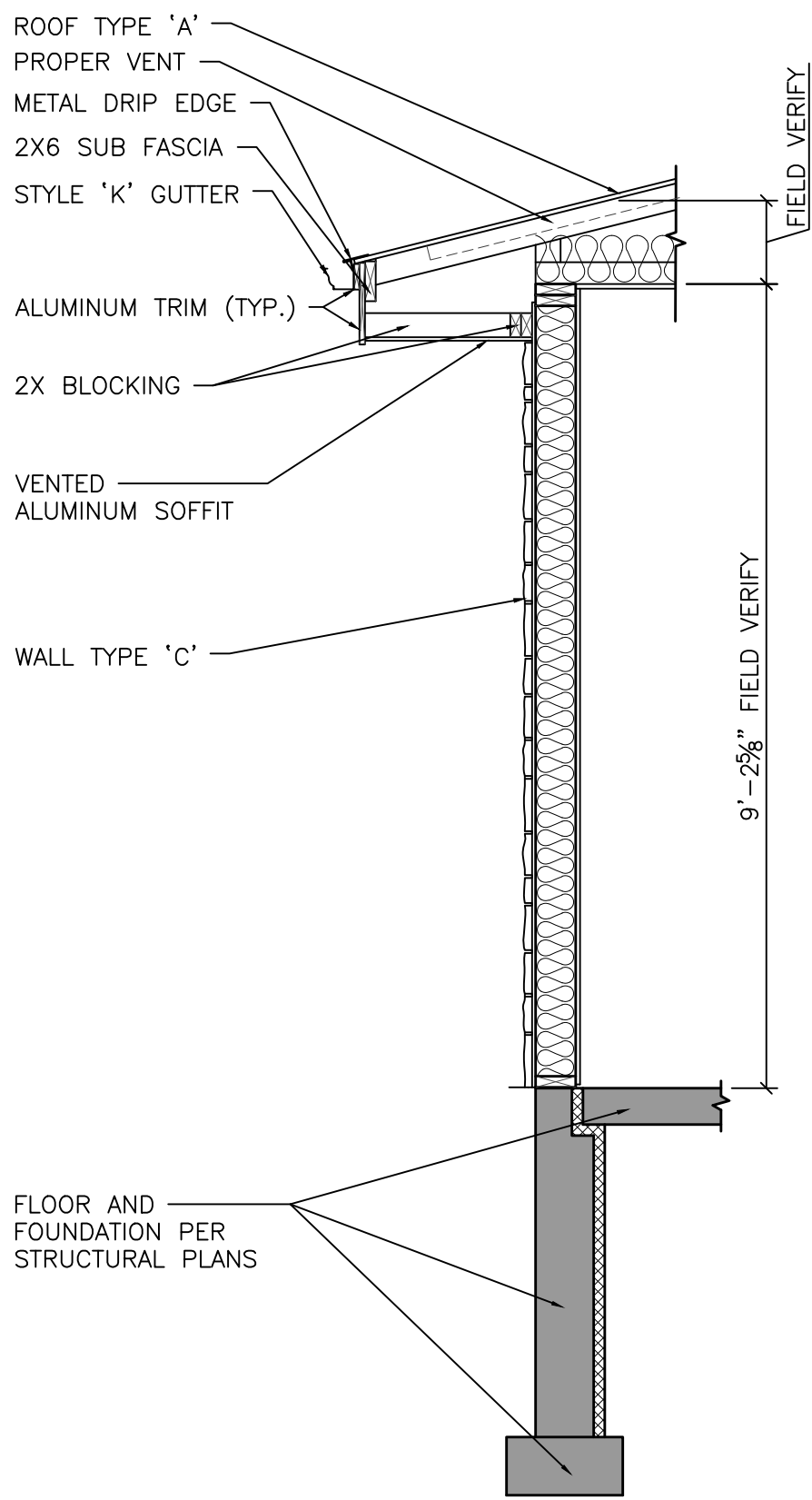
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SCALE: ½"=1'-0"

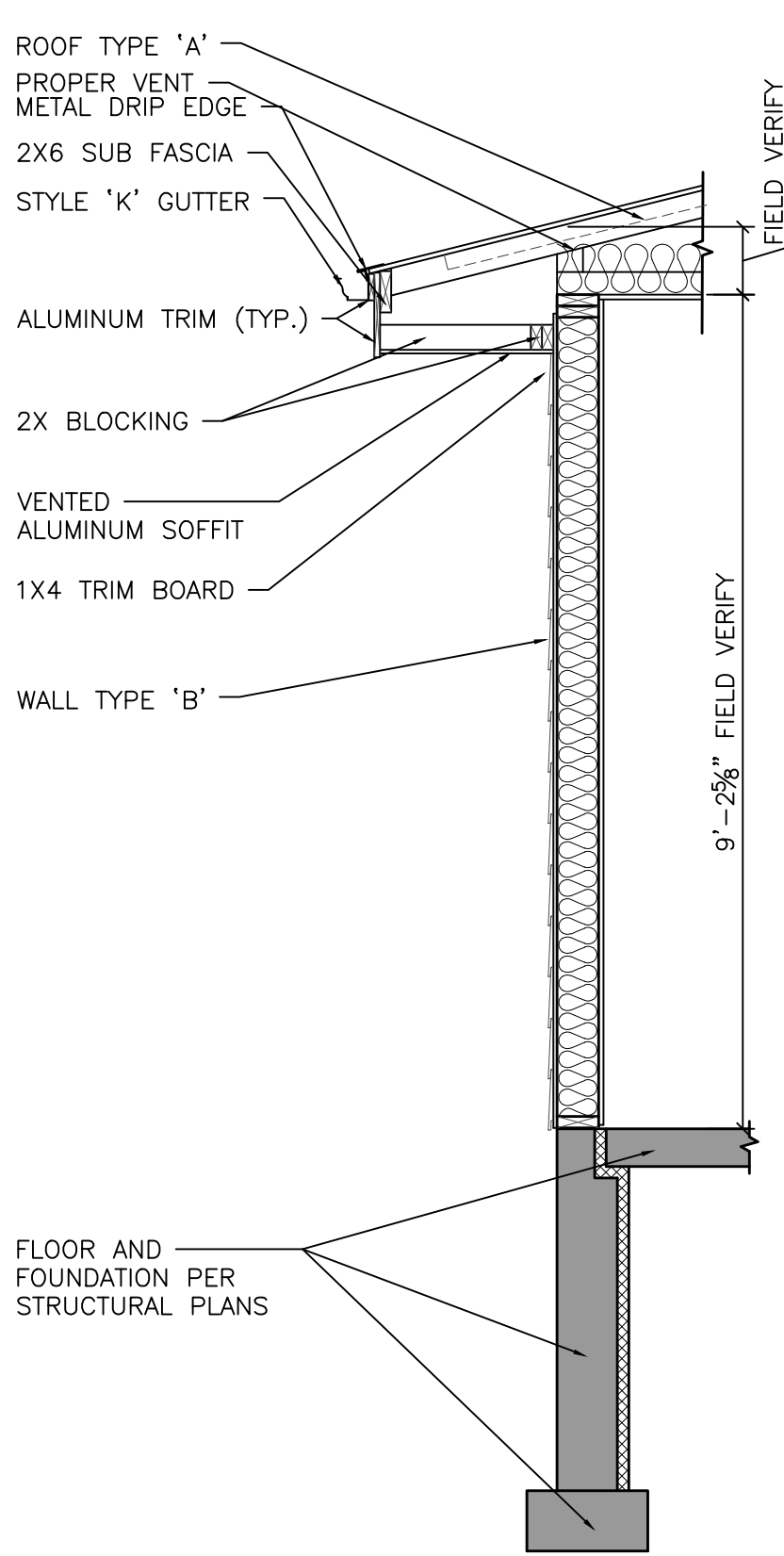
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WALL SECTION

SCALE: ½"=1'-0"

B
A3.0



WALL SECTION

SCALE: ½"=1'-0"

A
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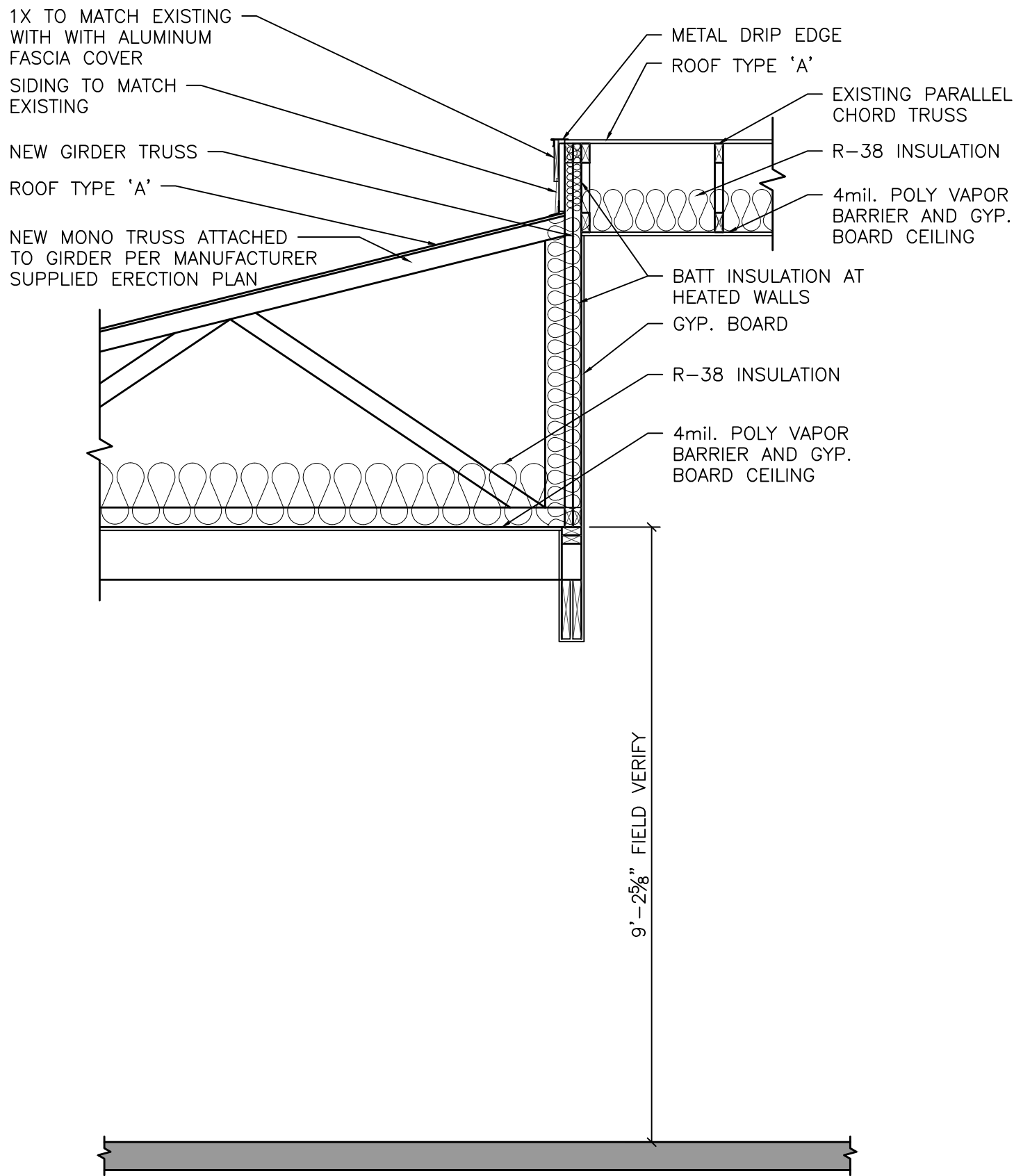
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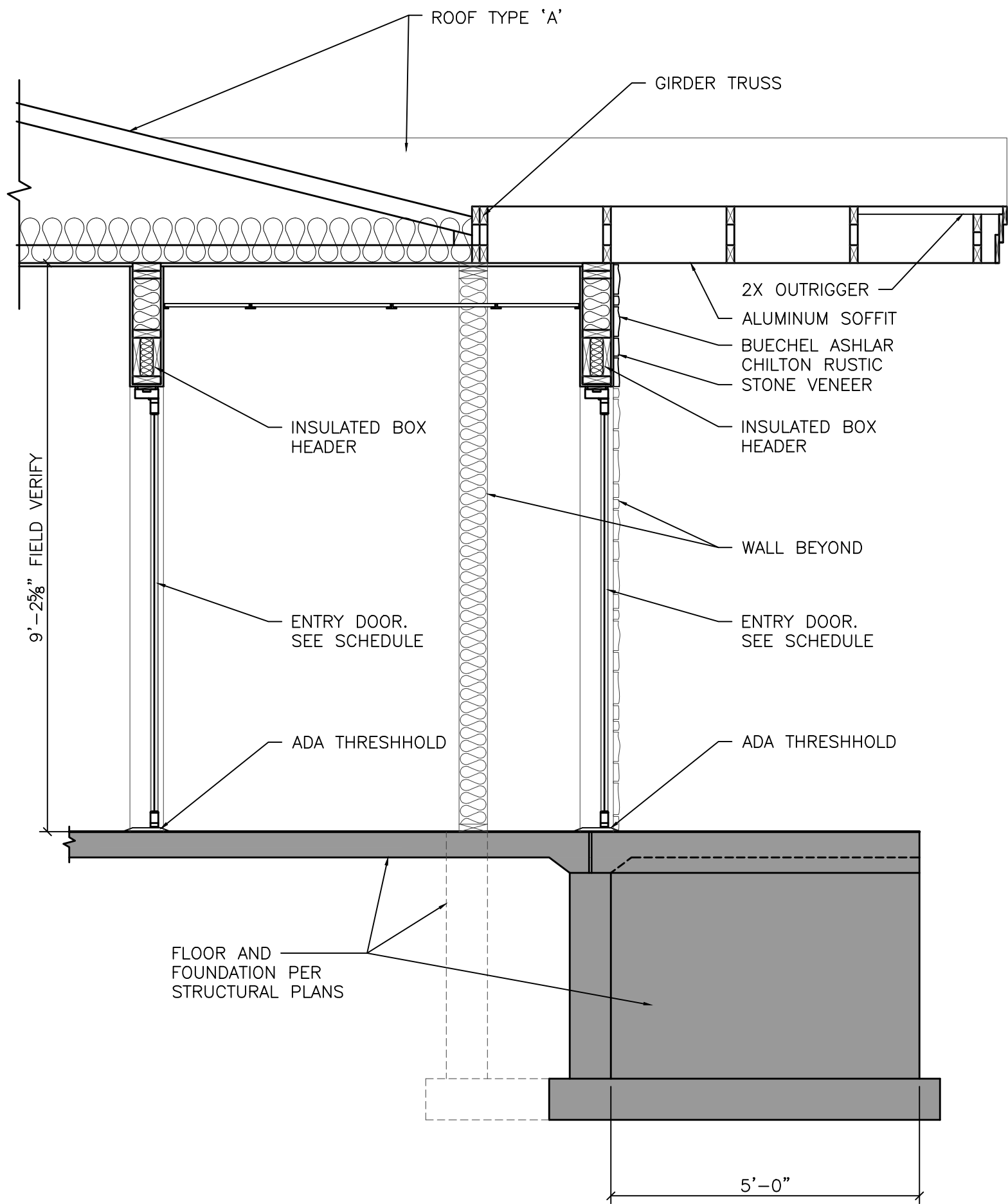
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WALL SECTION

SCALE: $\frac{1}{2}$ "=1'-0"

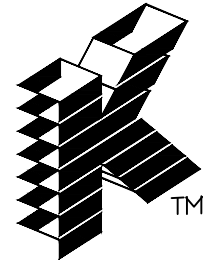
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WALL SECTION

SCALE: $\frac{1}{2}$ "=1'-0"

E
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ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MATERIAL	HEIGHT	
101	VESTIBULE	TILE/WALK-OFF MAT	TILE	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-6"	5'-0" X 5'-0" WALK-OFF MAT
102	CANINE WAITING	EPOXY	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
103	UNISEX RESTROOM	CERAMIC TILE	CERAMIC	PAINTED DRYWALL/60" TILE	PAINTED DRYWALL/60" TILE	PAINTED DRYWALL/60" TILE	PAINTED DRYWALL/60" TILE	VCOB		
104	FELINE WAITING	EPOXY	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
105	RECEPTION	CARPET TILE	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
106	BEREAVEMENT	LVT	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
107	MANAGER OFFICE	CARPET TILE	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
108	RETAIL AREA	EPOXY	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	
109	CORRIDOR	EPOXY	VINYL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	PAINTED DRYWALL	2X2 REVEALED EDGE	8'-0"	

FLOOR FINISH TYPES:

CARPET TILE

EPOXY - QUARTZ EPOXY APPLIED OVER CONCRETE FLOOR

CERAMIC TILE

LVT - LUXURY VINYL FLOOR TILE

BASE FINISH TYPES:

VINYL - 4" HIGH WITH COVED PROFILE

CERAMIC - CERAMIC TILE 6" HIGH

WOOD

WALL FINISH TYPES:

PAINTED GYP. BOARD - 5/8" GYP. BD. TO BE TAPED, SANDED AND TEXTURED WITH (1) COAT

PRIMER AND (2) COATS EGG SHELL LATEX PAINT 60"

CERAMIC WAINCOT - CERAMIC WALL TILE OVER 5/8" GYPSUM BOARD TO 60" A.F.F. PAINTED GYP. BD. ABOVE WAINSCOT

CEILING FINISH TYPES:

2x2 REVEALED EDGE - 2'x2' ARMSTRONG FINE FISSURED REVEALED EDGE ACOUSTICAL

TILE ON SUSPENDED GRID SYSTEM

2x2 V.C.G.B. - 2'x2' VINYL COVERED GYPSUM BOARD ON SUSPENDED GRID SYSTEM

ROOM FINISH REMARKS:

-PROVIDE SOUND BATT INSULATION IN ALL INTERIOR WALLS

-PAINT ALL EXPOSED METAL WITH (1) COAT PRIMER & (2) FINISH COATS PAINT

DOOR SCHEDULE

NO.	DOORS				LITE	HARDWARE	FUNCTION	RATING	DOOR CLOSURE			FRAMES			REMARKS
	SIZE (WxH)	TYPE	MATERIAL	YES					NO	TYPE	FINISH	TYPE	DETAIL	MATERIAL	
101A	(2)3'-0" X 7'-0"	B	ALUM	-	-	STOREFRONT	-	-	YES	HYDRAULIC	-	2	6/A4.1	ALUM	WEATHERSTRIPPING, SWEEP, AND THRESHOLD
101B	(2)3'-0" X 7'-0"	B	ALUM	-	-	PUSH/PULL	-	-	YES	HYDRAULIC	-	2	4/A4.1	ALUM	
103	3'-0" X 7'-0"	A	HM	-	-	PRIVACY	-	-	YES	HYDRAULIC	-	1	2/A4.1	H.M.	BY CABINET SUPPLIER
105	3'-0" X 3'-6"														
106	3'-0" X 7'-0"	A	HM	-	-	PASSAGE	-	-		HYDRAULIC	-	1	2/A4.1	H.M.	
107	3'-0" X 7'-0"	C	HM	NARROW	OFFICE										

PASSAGE
Both levers always unlocked.

SINGLE DUMMY TRIM
Single dummy trim for one side of door.
Used for door pull or as matching inactive trim.

OFFICE
Push-button locking. Push-button locks outside lever until unlocked with key or by rotating inside lever.

CLASSROOM
Outside lever locked and unlocked by key. Inside lever always unlocked.

EXIT
Blank plate outside. Inside lever always unlocked.

PRIVACY
Push-button locking. Can be opened from outside with small screwdriver. Turning inside lever or closing door releases button.

ENTRANCE
Turn/push-button locking: pushing and turning button locks outside lever requiring use of key until button is manually unlocked

STOREROOM
Outside lever fixed. Entrance by key only. Inside lever always unlocked.

PUSH/PULL
Blank plate on push side. Lever on pull side.

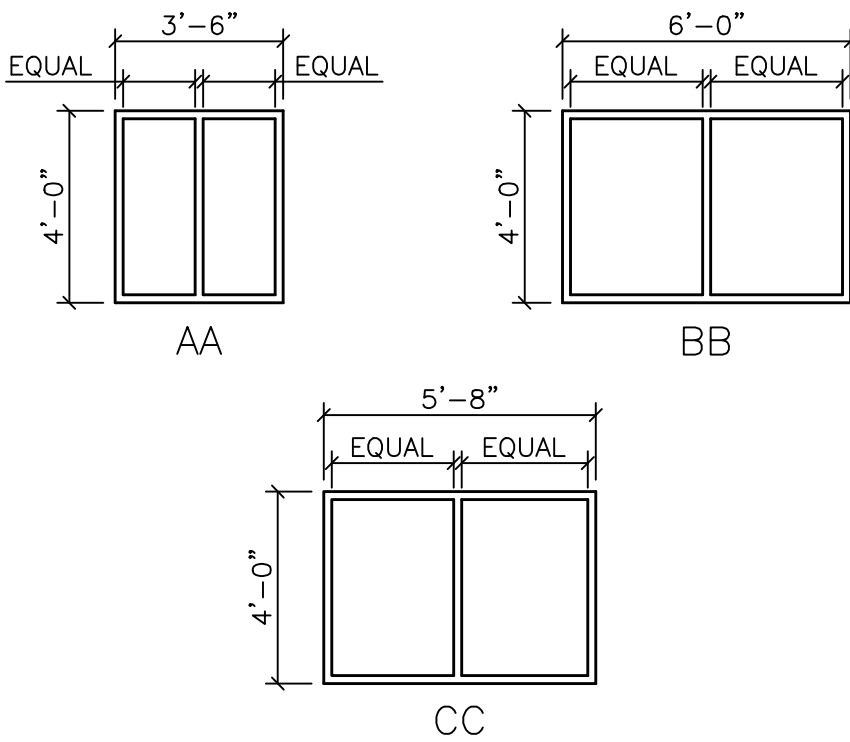
STOREFRONT
Blank plate on push side. Handle on pull side. Deadbolt lock.

- NOTES: 1. ALL EXTERIOR DOORS TO BE INSULATED AND HAVE WEATHER-STRIPPING AND A THRESHOLD.
2. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
3. COLOR OF DOOR, FRAME AND HARDWARE TO BE DETERMINED BY OWNER.
4. DOOR PROVIDER MUST MEET ALL APPLICABLE CODES.

WINDOW SCHEDULE

NO.	QTY.	WINDOWS/GLASS				FRAMES				REMARKS
		SIZE (WxH)	THICK	TINT	TEMPER	MATERIAL	TYPE	DETAIL	HEAD HEIGHT	
A	2	3'-6" X 3'-6"	1"			ALUM	AA	3/A4.1	7'-2"	-
B	1	6'-0" X 4'-0"	1"			ALUM	BB	3/A4.1	7'-2"	
C	2	5'-8" X 4'-0"	1"			ALUM	CC	5/A4.1	7'-2"	

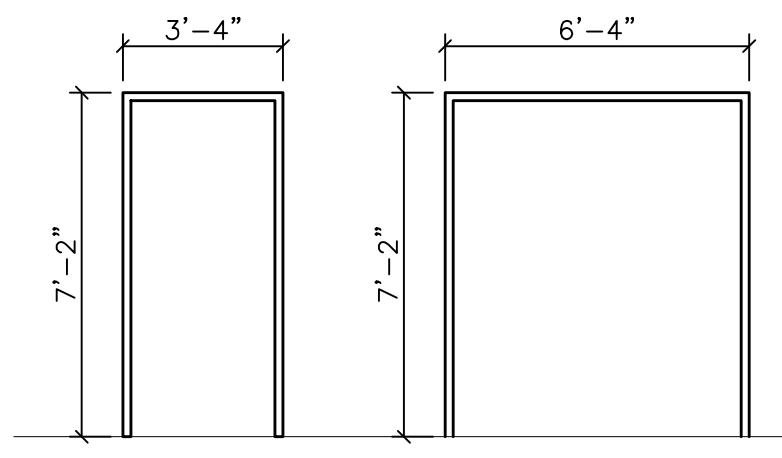
- NOTES: 1. THE GLAZING CONTRACTOR IS REQUIRED TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
2. THE GLAZING CONTRACTOR SHALL PROVIDE ALL FLASHING AND CAULK AS REQUIRED FOR A COMPLETE JOB.
3. THE COLOR OF THE FRAME IS TO BE DETERMINED BY THE OWNER.



WINDOW DIAGRAMS

NOT TO SCALE

- NOTE:
• ALL OVERALL DIMENSIONS INDICATE ROUGH OPENING SIZE.
• ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.



FRAME DIAGRAMS

NOT TO SCALE

NOTE:

- ALL OVERALL DIMENSIONS INDICATE FRAME SIZE.
- ALL METAL FRAMES AND MULLIONS ARE DRAWN AS 2" UNLESS DIMENSIONED OTHERWISE.

DOOR DIAGRAMS

NOT TO SCALE

PLUMBING

PLUMBING SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE PLUMBING SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THE PLUMBING WORK IS NOT A PART OF THIS PLAN. SEE PLUMBING PLAN FOR SPECIFICATIONS. ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED METHOD. PLUMBING FIXTURES TO MEET ALL APPLICABLE REQUIREMENTS.

HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

HVAC SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE HVAC SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THE HEATING AND VENTILATION WORK IS NOT A PART OF THIS PLAN. SEE HVAC PLAN FOR SPECIFICATIONS. ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED METHOD.

ELECTRICAL

ELECTRICAL SHALL BE COMPLETED AS A DESIGN/BUILD PACKAGE. THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE TO PROVIDE EXCELLENT DESIGN, BUILDING MATERIALS, AND CRAFTSMANSHIP. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.

THE ELECTRICAL WORK IS NOT DEFINED ON THIS PLAN. SEE THE ELECTRICAL PLAN AND SPECIFICATIONS FOR DETAILS. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO THE STATE FOR APPROVAL. THESE INCLUDE: A GENERAL LIGHTING AND EMERGENCY LIGHTING PLAN AND CALCULATIONS TO SHOW COMPLIANCE WITH THE INTERNATIONAL ENERGY COMPLIANCE CODE (IECC).

PROVIDE MEANS OF EGRESS ILLUMINATION PER IBC 1006. THE ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE LEVEL.

ALL PENETRATIONS THRU RATED CONSTRUCTION SHALL BE A U.L. APPROVED SPECIFICATIONS.

DOORS, WINDOWS AND FRAMES

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

HARDWARE

UNLESS SPECIFIED IN THE HARDWARE SCHEDULE:

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

FINISHES

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

INTERIOR FINISHES TO MEET THE REQUIREMENTS OF IBC CHAPTER 8.

PAINTING

PAINT ALL AREAS REQUIRED FOR A COMPLETE JOB.

APPLY PAINT AS RECOMMENDED BY STANDARD PRACTICE AND MANUFACTURER'S RECOMMENDATIONS.

REMOVE OR PROTECT HARDWARE, PLATES, LIGHT FIXTURES, SPRINKLER HEADS, ETC. THAT ARE NOT INTENDED TO BE PAINTED. PROVIDE MASKING AS REQUIRED.

DISPOSAL OF EXCESS PAINT MATERIALS IS THE RESPONSIBILITY OF THE PAINTING CONTRACTOR. DISPOSAL MUST BE IN ACCORDANCE WITH APPLICABLE LAWS AND CODES.

SEALANTS

PROVIDE CAULKING AND BACKER ROD AS RECOMMENDED BY THE MANUFACTURER TO SEAL EXTERIOR AND INTERIOR JOINTS, AT EXPANSION JOINTS, FRAMES OF DOORS, WINDOWS, AND OTHER EXTERIOR OPENINGS. ALSO CAULK AROUND PLUMBING FIXTURES, COUNTERTOPS, ROOF OPENINGS, ETC. AND AS REQUIRED FOR A COMPLETE JOB. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES MUST MEET U.L. REQUIREMENTS.

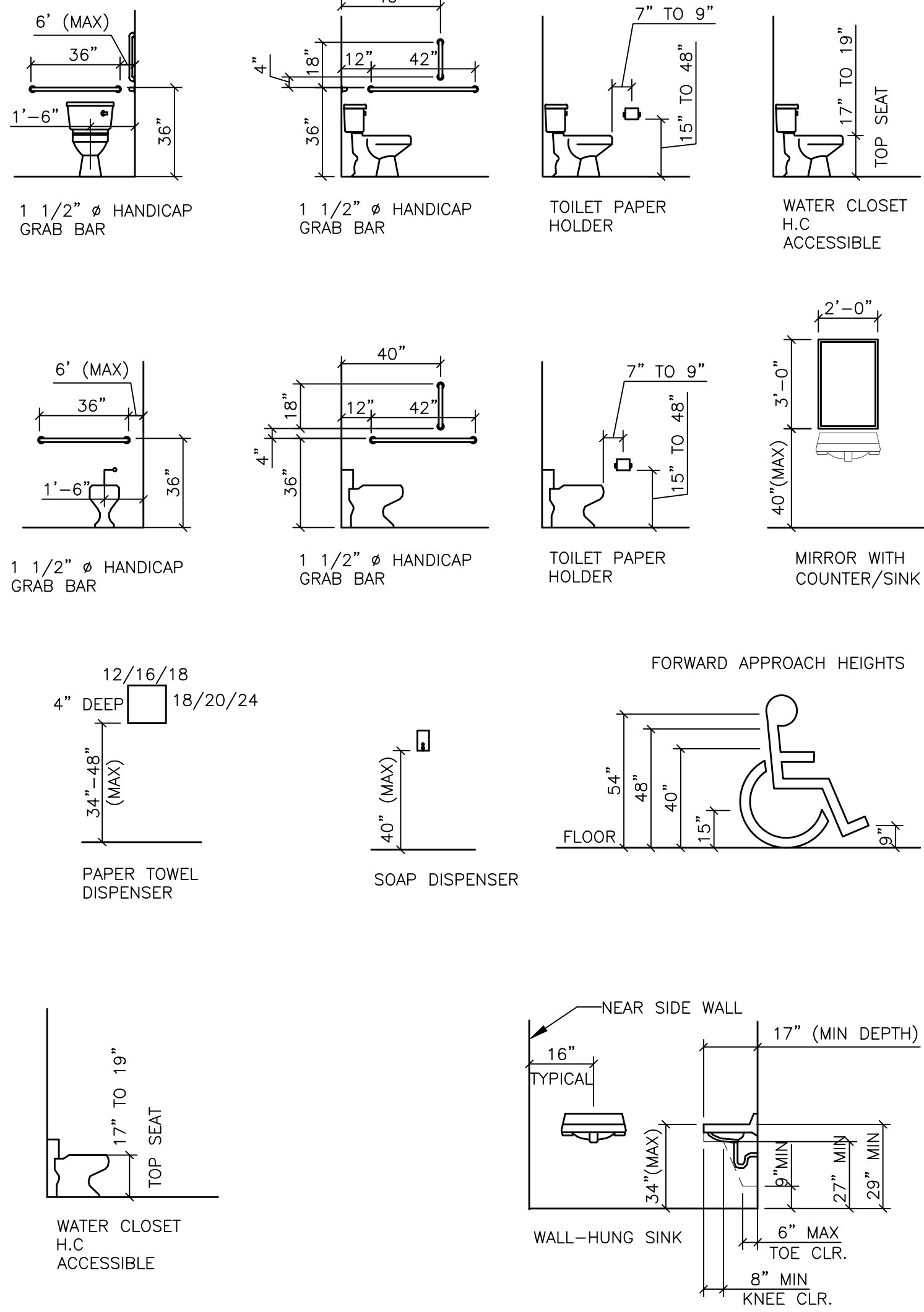
SIGNAGE

SIGNAGE SHALL MEET THE REQUIREMENTS OF THE A.D.A.

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR, WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE-LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.

MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.

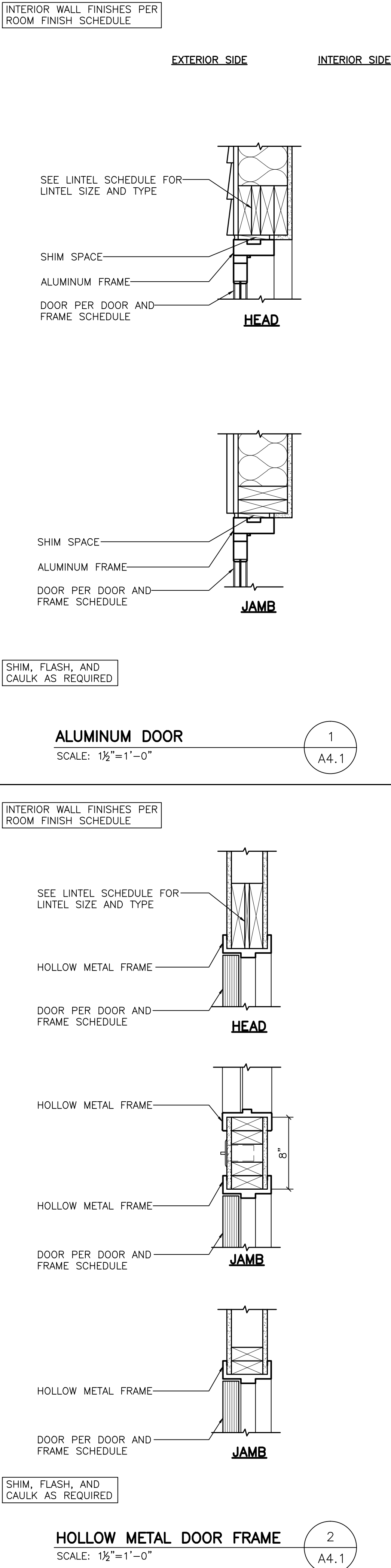
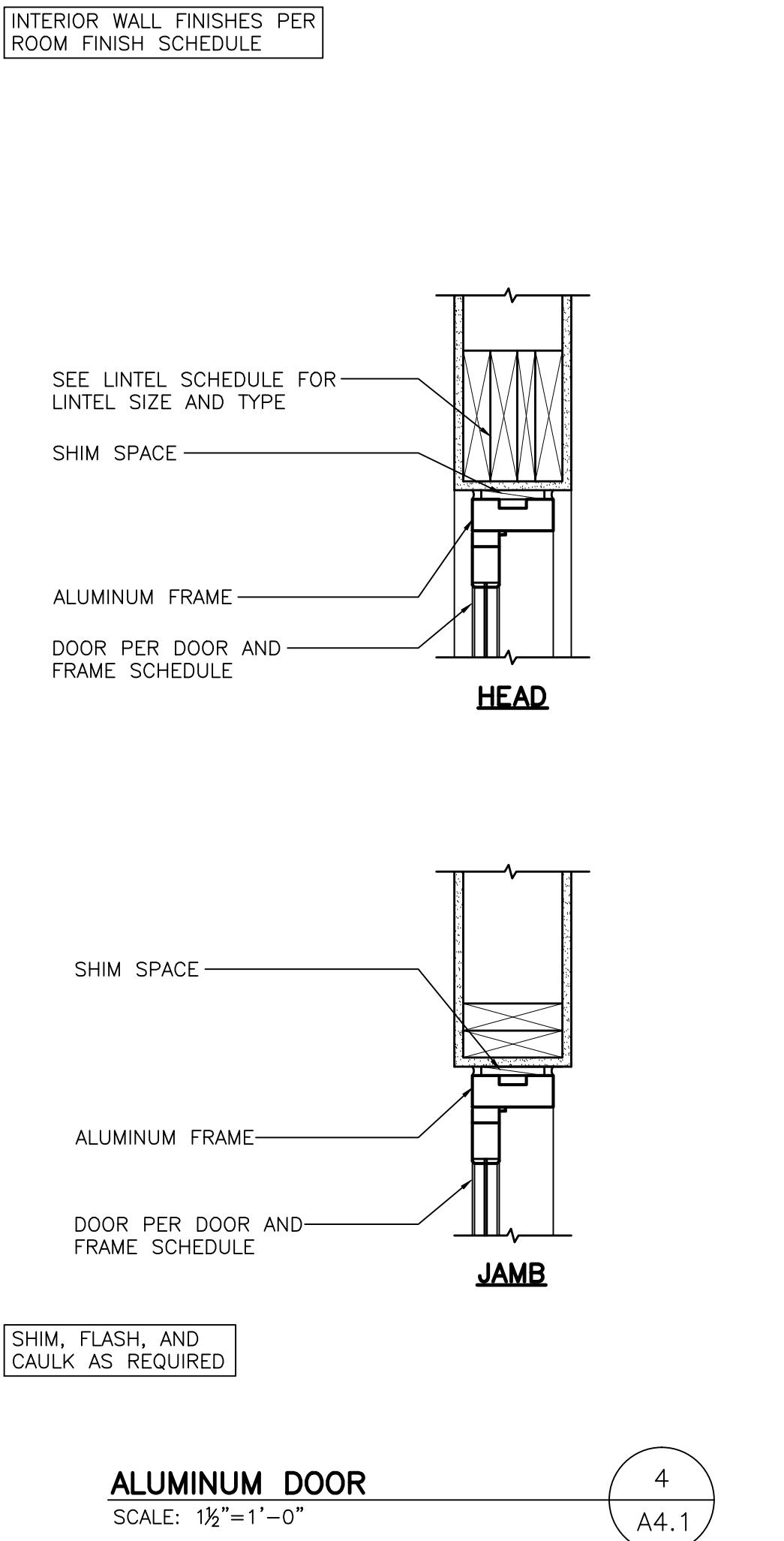
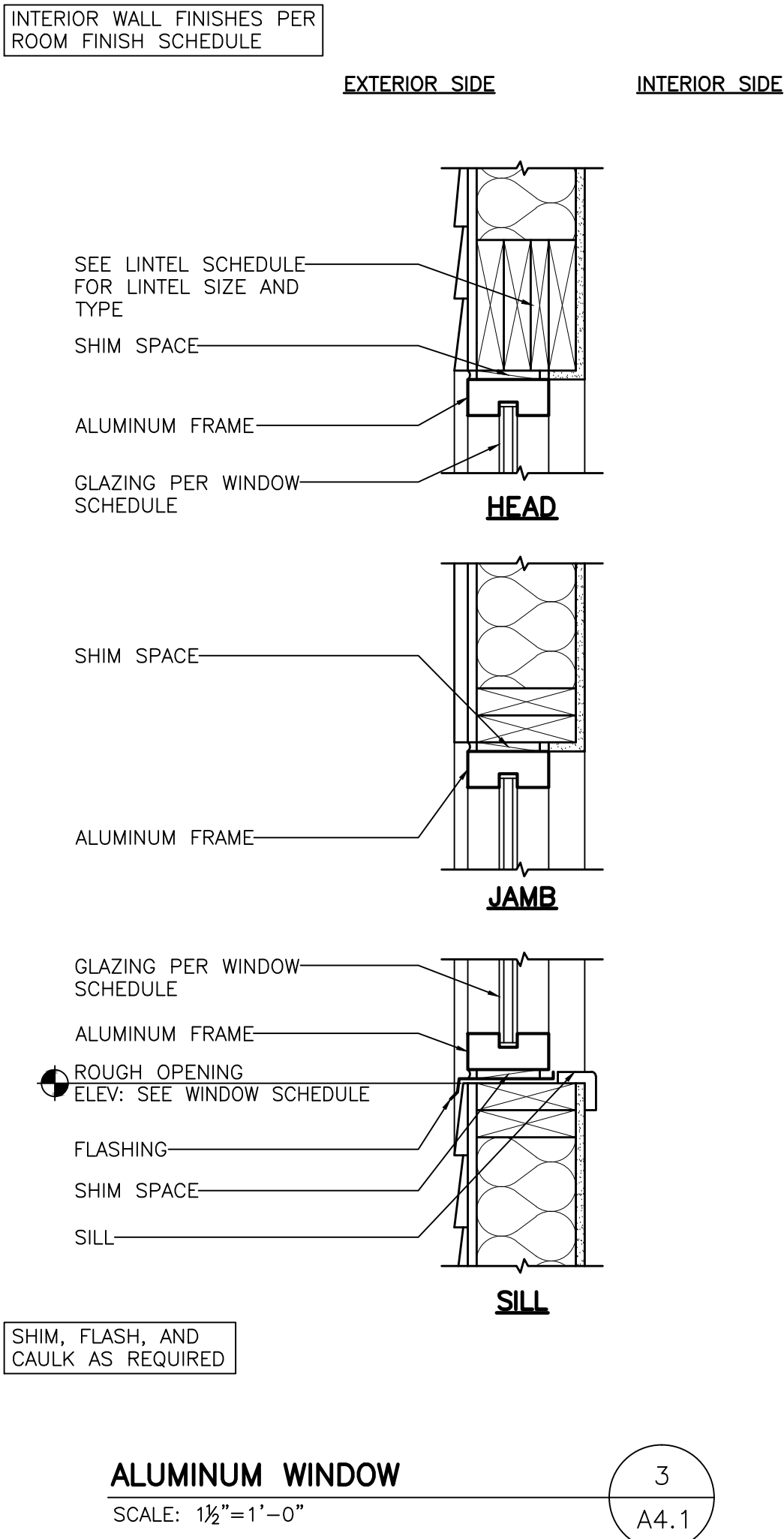
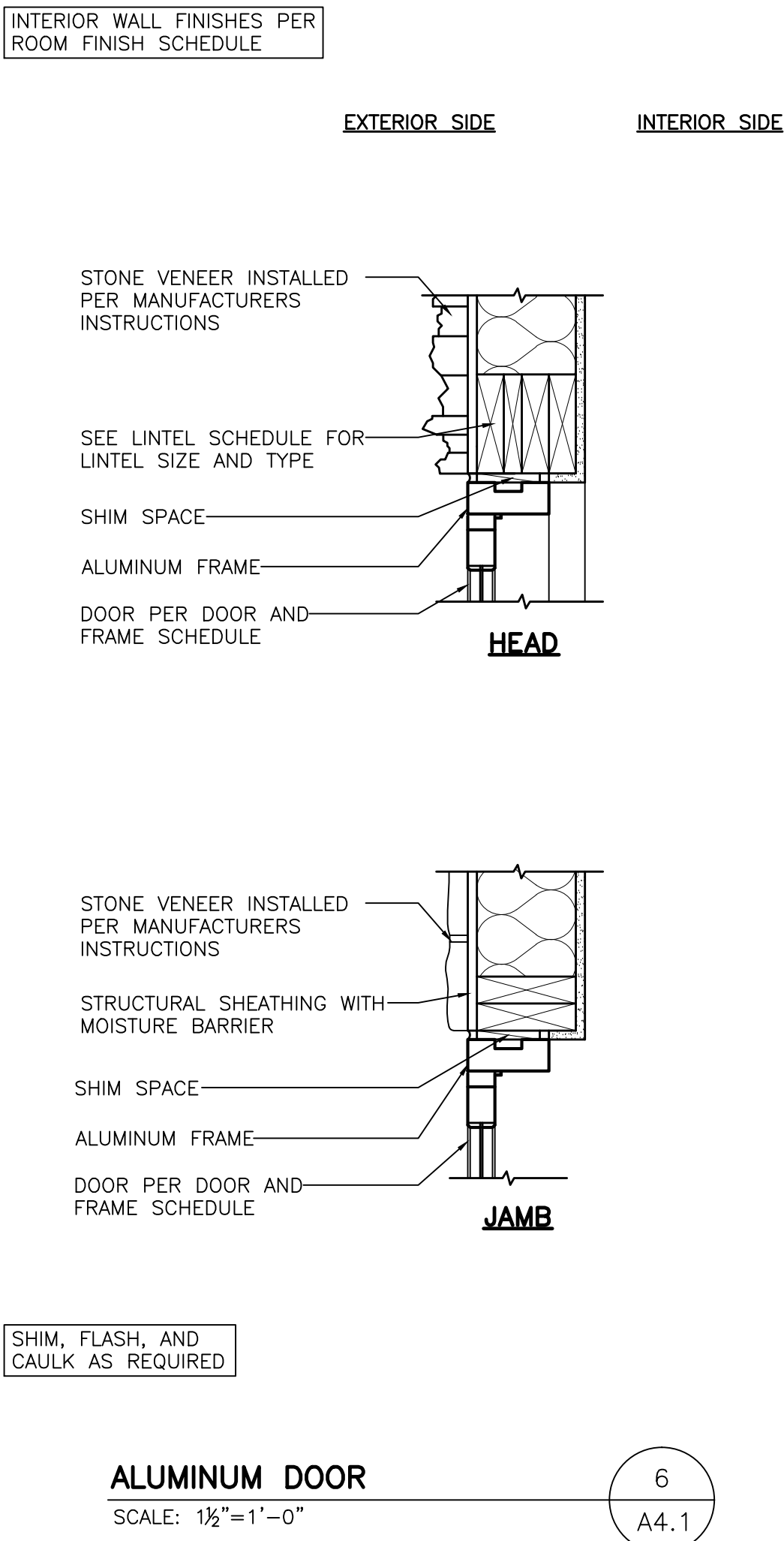
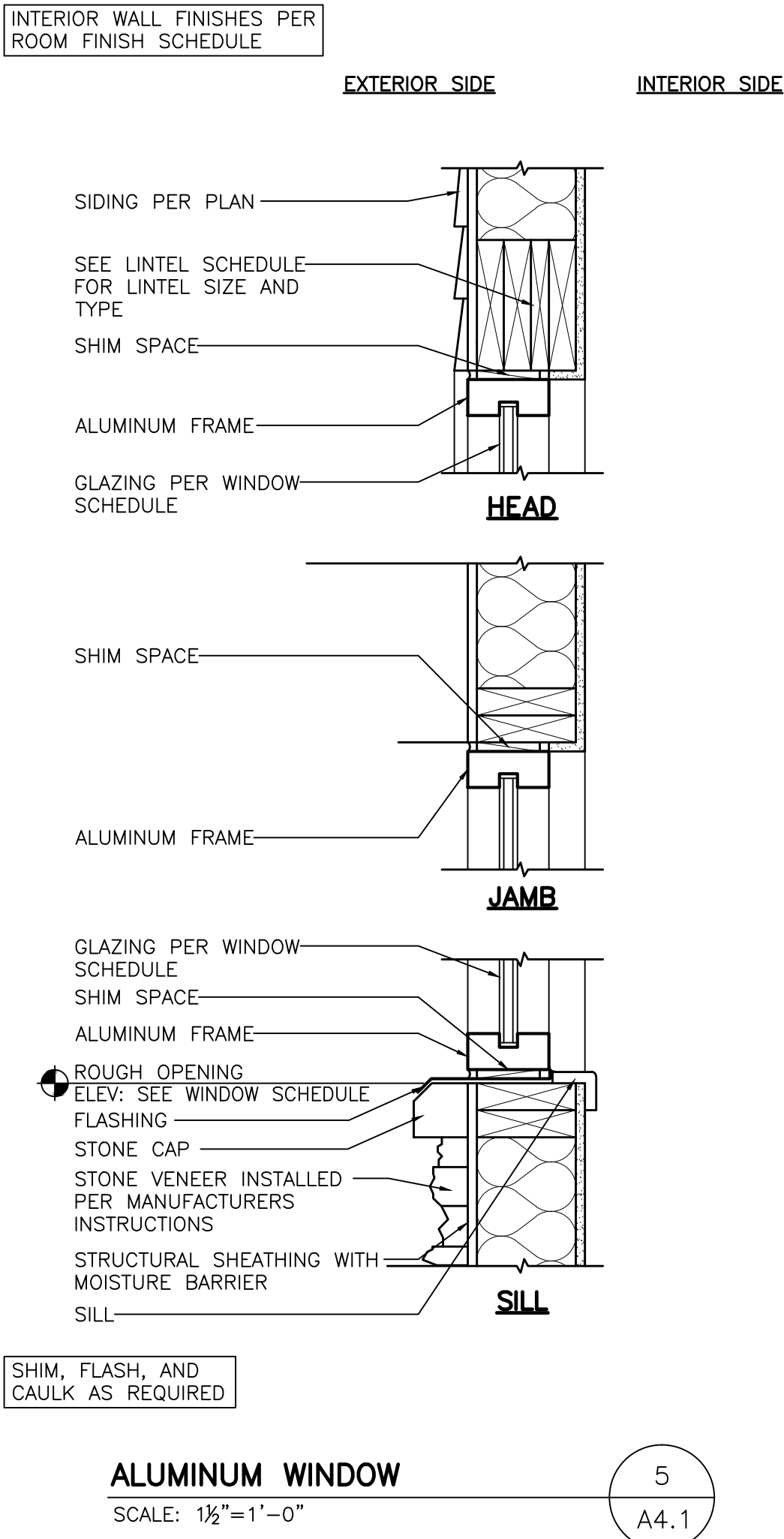
PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON THE PLANS AND AS REQUIRED BY APPLICABLE LAWS.



NOTE: STANDARDS SHOWN ARE PER ANSI A117.1

TYP. TOILET ROOM ACCESSORIES

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



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