

MILES OF SMILES DAYCARE

1812 16TH STREET

RACINE, WI . 54403

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BUILDING DATA

BUILDING
7830 FIRST FLOOR
AND SECOND FLOOR
PROPOSED USE E

Maximum occupancy 100 people
which shall include both Faculty and Students

CLASS OF CONSTRUCTION VB
SECOND FLR LL 50 PSF

LOCAL ORDINANCE,
DRAWINGS SHALL BE

SUBMITTED TO
LOCAL PERMITTING

FIRE DEPT UNDER
SEPARATE COVER

SOIL BRG CAPACITY
ASSUMED AT MINIMUM

3000PSF

STRUCTURAL NOTES

ROOF LOADING

$P_g = 35 \text{ psf}$ (GROUND SNOW)

$P_r = 24.5 \text{ psf}$ (ROOF SNOW LOAD)

$C_e = 1$ (EXPOSURE FACTOR)

$I = 1$ (IMPORTANCE FACTOR)

$C_t = 1$ (THERMAL FACTOR)

$P_s = 36.8 \text{ psf}$ (UNBALANCED SNOW)

FLOOR LOADING

SECOND FLOOR

L.L = 50 psf

CORRIDORS = 80 psf

WIND ANALYSIS

WIND SPEED = 90 mph

IMPORTANCE FACTOR = 1

EXPOSURE B TRANSVERSE & LONGITUDINAL

INTERNAL PRESSURE +/- 0.18

COMPONENT & CLADDING = 10 psf

SEISMIC ANALYSIS

IMPORTANCE FACTOR = 1

$S_s = 10.45 \% g$

$S_l = 4.36 \% g$

DESIGN CATEGORY B

- All work shall be performed in accordance with all applicable local, federal, state and national codes and ordinances and all authorities having jurisdiction. This shall include 2015 IBC as adopted by the City of Racine
- The Contractor and its Subcontractors shall verify all dimensions and/or discrepancies in plans and report any errors to the Architect prior to commencement of the work, or be responsible for same.
- Do not scale drawings. Verify all on site dimensions and conditions by each subcontractor.
- All carpentry, plumbing, mechanical and electrical work is to be coordinated between the trades as part of their installation layout. Verify locations of plumbing and HVAC lines with Builder before installation.
- On site verification of all dimensions and conditions shall be the responsibility of each subcontractor.
- Architect shall not have control or charge of, and not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the subcontractors, or other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contract documents.
- Verify sizes and installation requirements and specifications of all items supplied by others before proceeding with work related thereto.
- The commencement of each subcontractor's work shall constitute acceptance of all sub-surfaces.
- Should unsuitable soil conditions arise, promptly advise the Architect of same before proceeding with any further work.
- Stock pile material as directed by Owner or Builder, Protect all trees and wetland areas retained on site. Provide erosion control as required by the governing authority.
- Verify locations of all underground lines before proceeding with sub-soil work.
- Contact Diggers Hot line 48 hours before any underground work.
- Each Subcontractor shall obtain and provide necessary bonds, permits and necessary inspections as required by municipal, county, state, federal or other agencies having jurisdiction.
- Truss manufacturer to design and fabricate floor and roof trusses in accordance with all applicable codes.
- The minimum live load for floor shall be 50 p.s.f. and the minimum snow load for roofs shall be 35 p.s.f. The minimum dead load for floors and roofs shall be 10 p.s.f. The maximum deflection shall be L/480. All girder trusses shall be designed to accept all concentrated loads as required. Truss drawings shall be submitted to the Builder and shall be sealed by a State of Wisconsin licensed structural engineer or by the truss manufacturers engineer registered in Wisconsin. Truss Manufacturer shall confirm headers and lam beams for truss bearing on all span
- All concrete and reinforcing work shall conform to ACI specifications and recommendations. All concrete footings shall bear on 3000 p.s.f. minimum soil capacity on virgin ground, minimum 3'-8" below grade. All concrete shall attain a 28-day compressive strength of 4000 P.S.I. for walls slabs; 4000 P.S.I. exterior slab use 6% air entrainment
- All construction lumber shall be Southern Yellow Pine Fb 1000, E-1.3 #2 or better, unless otherwise noted. All wood in contact with concrete or grade shall be pressure treated. Shim all sill plates and provide sill sealer below plate and grout any gaps greater than 1/4".
- All engineered joists and beams, i.e., micro lams, TJI's, etc. shall be installed in accordance with the manufacturers specifications.
- Provide doubts cripples under all headers greater than 4'-0".
- All concentrated loads from headers and beams shall be solid-blocked down to foundation, steel, or girder beams. No back filling of foundation shall occur until floor system is in place to brace top of concrete walls
- All work shall be performed in a good workmanlike manner. Each subcontractor shall amend and make good at his own cost any defects and other faults in his workmanship and materials.
- Each contractor to clean up debris inside and outside the building site which has been caused by his work and place in dumpster provide by builder on a daily basis.
- All electrical work shall conform to the National Electric Code, NEC latest edition and local building code.

These drawings and Specifications: Specifications and the accompanying drawings are complementary and what is called for by one shall be binding as if called for by both the quality and quantity shall prevail.

Coordination of work: A general contract will be left for the work and successful contractor shall be responsible for all other sub-contractors and coordination of the Specifications and or dimensions of all work or where it comes in contact with others work. All details of material selections shall be reviewed and referred to the owner where questions occur. Errors due to failure to comply with this requirement shall be corrected at the expense of the contractor or contractors involved.

Codes Ordinances: All work shall comply with all local, state, and county codes and regulations as applicable.

Examination of the Site: Contractor shall visit the site and review all existing conditions. He shall familiarize himself as to the nature and location of the work and the general and local conditions that he is to perform. He shall have full knowledge as to the transportation, disposal, handling of materials, availability of water, electric power, and all other facilities in the area where work shall be

performed or that having a bearing on the performance of his work. Dispose of all debris legally.

Contractor shall field verify all dimensions prior to starting work and coordinate same with all trades.

Construction is scheduled to occur while owners occupy the adjacent business. The contractor is responsible for providing safety and access at all times to the site for the owners clients as well as employees. The owner and Architect shall have no responsibility for means and methods of the work performed by contractors.

Weather conditions: Contractor shall protect all parts of their work from weather damage frost, rain, heat, ect. and shall be responsible for replacement and or repair of any damaged work to the satisfaction of the owner which in his opinion have become damaged due the above.

Responsibility of the Contractor: Each contractor is responsible for and must guarantee first class workmanship and materials that have been provided and installed by him.

Each contractor shall furnish all necessary barricades, temporary construction dust screens and scaffolding as required for completing their work in a safe workman like manner.

Surveys, Permits, and Regulations: The owner shall furnish all required surveys, contractors shall obtain and pay for all local necessary permits.

Auto Insurance: Each contractor shall maintain auto insurance for their respective vehicles used during project or on owners property.

Fire and Extended Insurance: The owner shall maintain in effect fire insurance and builders risk insurance coverage as required upon all items and materials on the property that are a part of or are necessary and stored on site for the completion of the work.

Pilferage: Each contractor shall be responsible for his own equipment, tools and materials required for construction and or including those items relating to any work furnished by the owner and delivered to the job site.

Electrical: All work shall comply with National Electrical Code, current edition, and any electrical code requirements of the local jurisdiction.

Guarantee: All contractors shall provide a one year guarantee of their work from the date of acceptance by the owner and shall leave the site in perfect and working order upon completion.

Dumpsters: General contractor shall provide all necessary dumpsters during construction and shall coordinate for all trades including that work which may be performed by the owner.

Clean up: General contractor shall at the end of the project fully broom clean all surfaces of dust and debris and leave site in a clean unconstructive condition.

BUILDING DATA

EXISTING FIRST FLOOR 3326 SQ. FT
EXISTING SECOND FLOOR 3326 SQ. FT

PROPOSED ADDITION FIRST FLOOR 589 SQ.FT
PROPOSED ADDITION SECOND FLOOR 589 SQ. FT

TOTAL SQ FT 7830 SQ FT

THE FOLLOWING DOES NOT INCLUDE PLUMBING OR ELEC
PROPOSED BUDGET ADDITION \$ 53,000.00
EXISTING BLDG \$235,000.00
TOTAL \$288,000.00

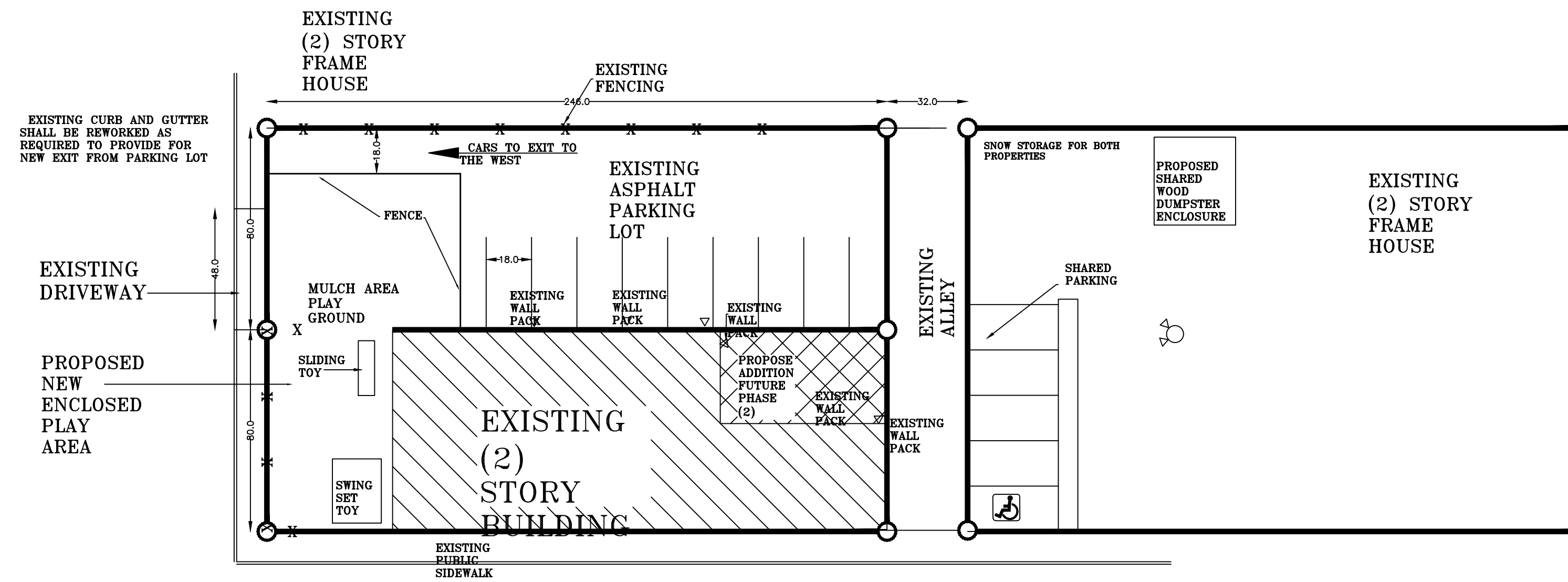
WILLIAM A. MORRIS ARCHITECT LLC
5313 87TH PLACE
PLEASANT PRAIRIE, WI. 53158

TWINS PROPERTIES LIMITED
1812 SIXTEENTH STREET
RACINE WI. 54403

DATE
4-22-18

REVISIONS
5-7-18
1-24-19
2-28-19

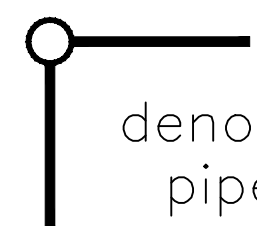
A1



EXISTING SITE CURRENTLY HAS NO LANDSCAPING

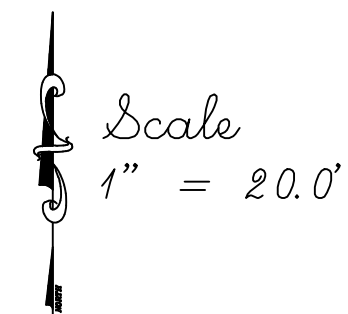
SIGNAGE PLAN TO BE SEPARATE SUBMITTAL

ALL EXISTING OUTSIDE LIGHTING SHALL BE ADJUSTED TO PROHIBIT SPLASH ONTO ADJACENT PROPERTIES

 denotes iron pipe found

Refer to a current title report for easements or restrictions which may affect the use of this site that are not shown on the recorded certified survey map.

SITE PLAN FOR PROPOSED PRESCHOOL ACADEMY

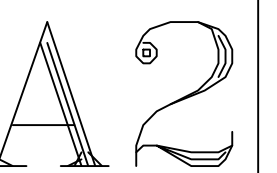


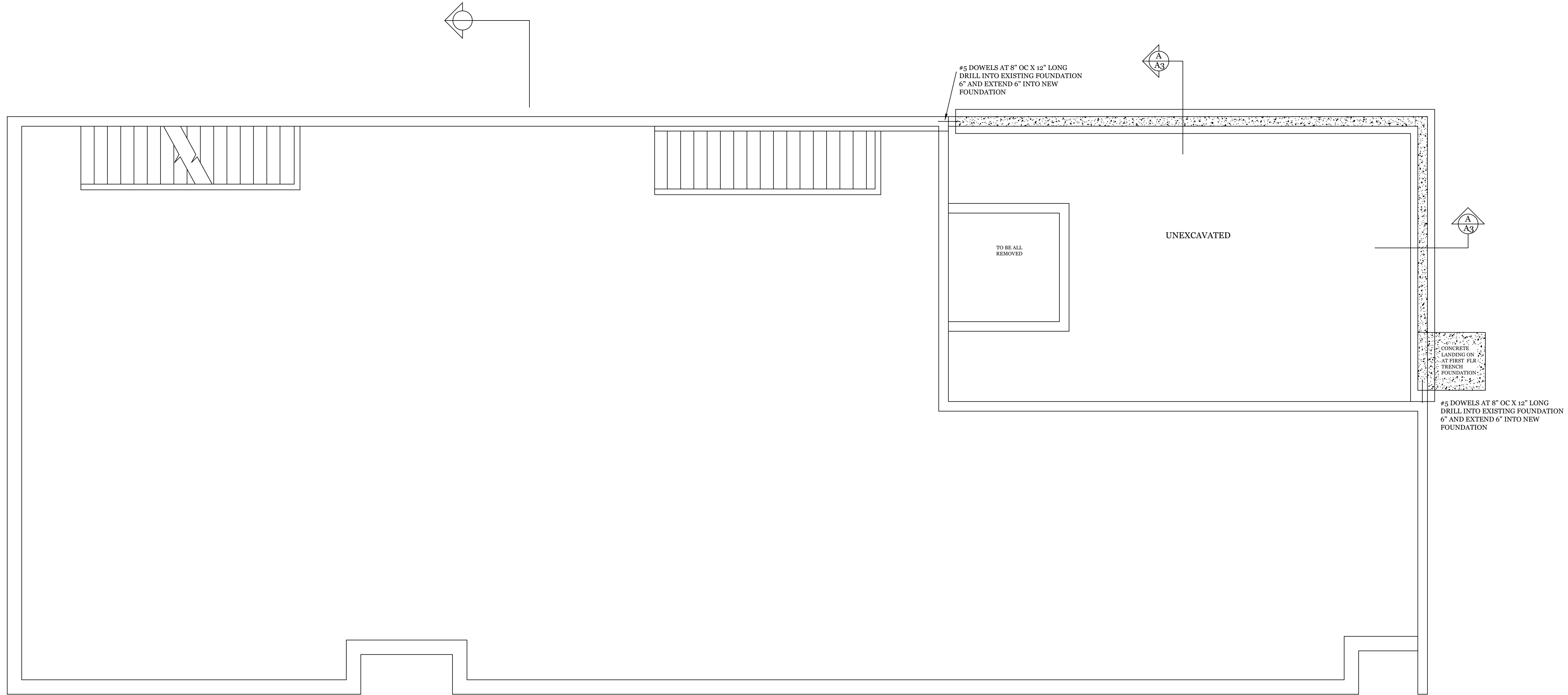
Scale
1" = 20.0'

DATE
7-15-17

REVISIONS
7-28-17
2-14-18
2-14-19
2-18-19

PROPOSED NEW PRESCHOOL ACADEMY
MILES OF SMILES
1816 16TH STREET
RACINE WI.



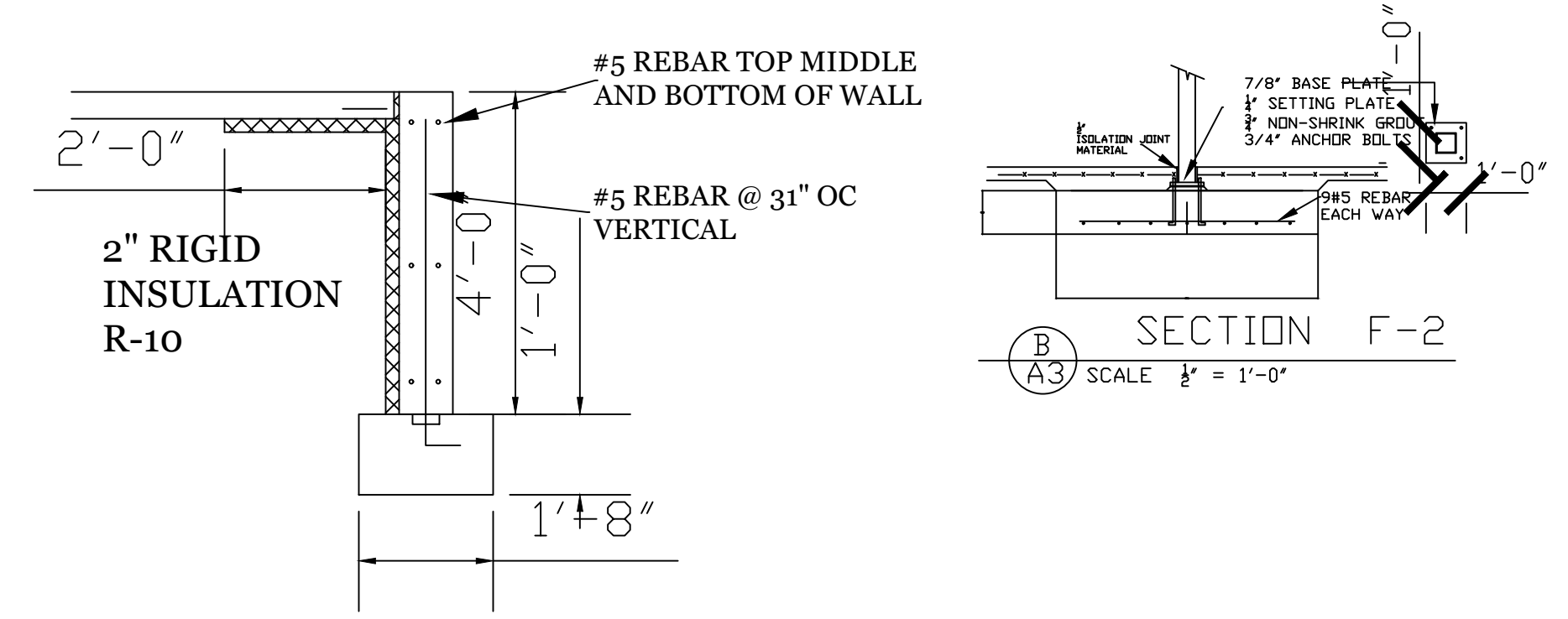


FOUNDATION PLAN - PROPOSED

SCALE 1/4" = 1'-0"

NORTH

A
A3 NEW FOUNDATION WALL AND FOOTING DETAIL
SCALE 1/2" = 1'-0"



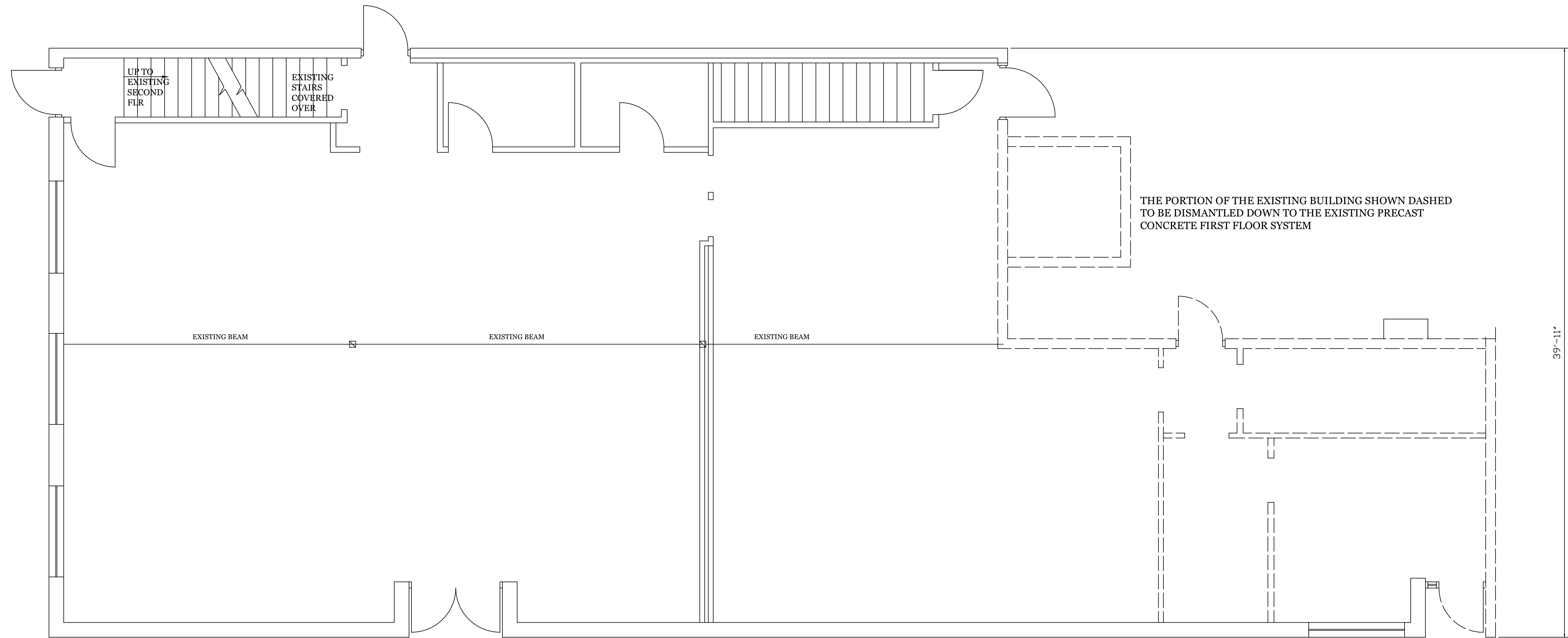
DATE
4-22-18

REVISIONS
3-28-18
4-18-18

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A3



FIRST FLOOR PLAN - EXISTING

SCALE 1/4" = 1'-0"
3216 SQ. FT"

NORTH



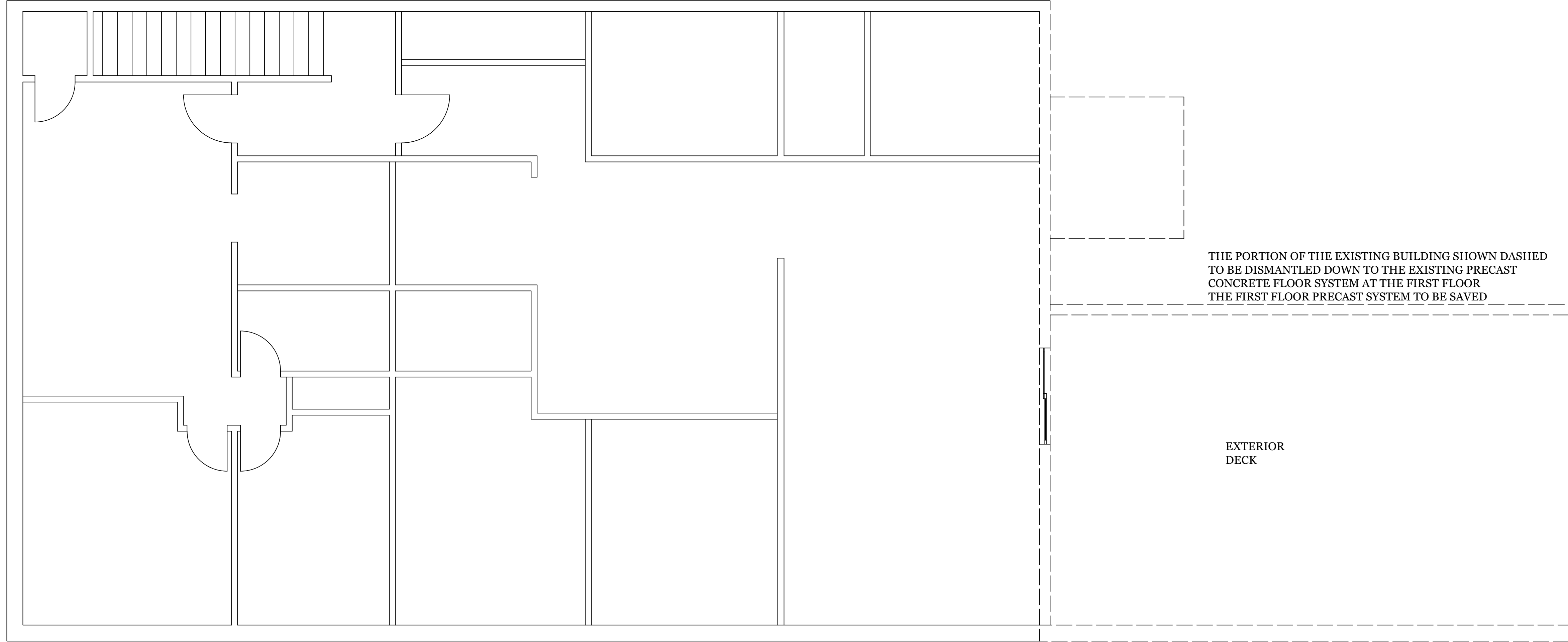
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4-22-18

A4



SECOND FLOOR PLAN - EXISTING

SCALE 1/4" = 1'-0"
3216 SQ.FT

NORTH



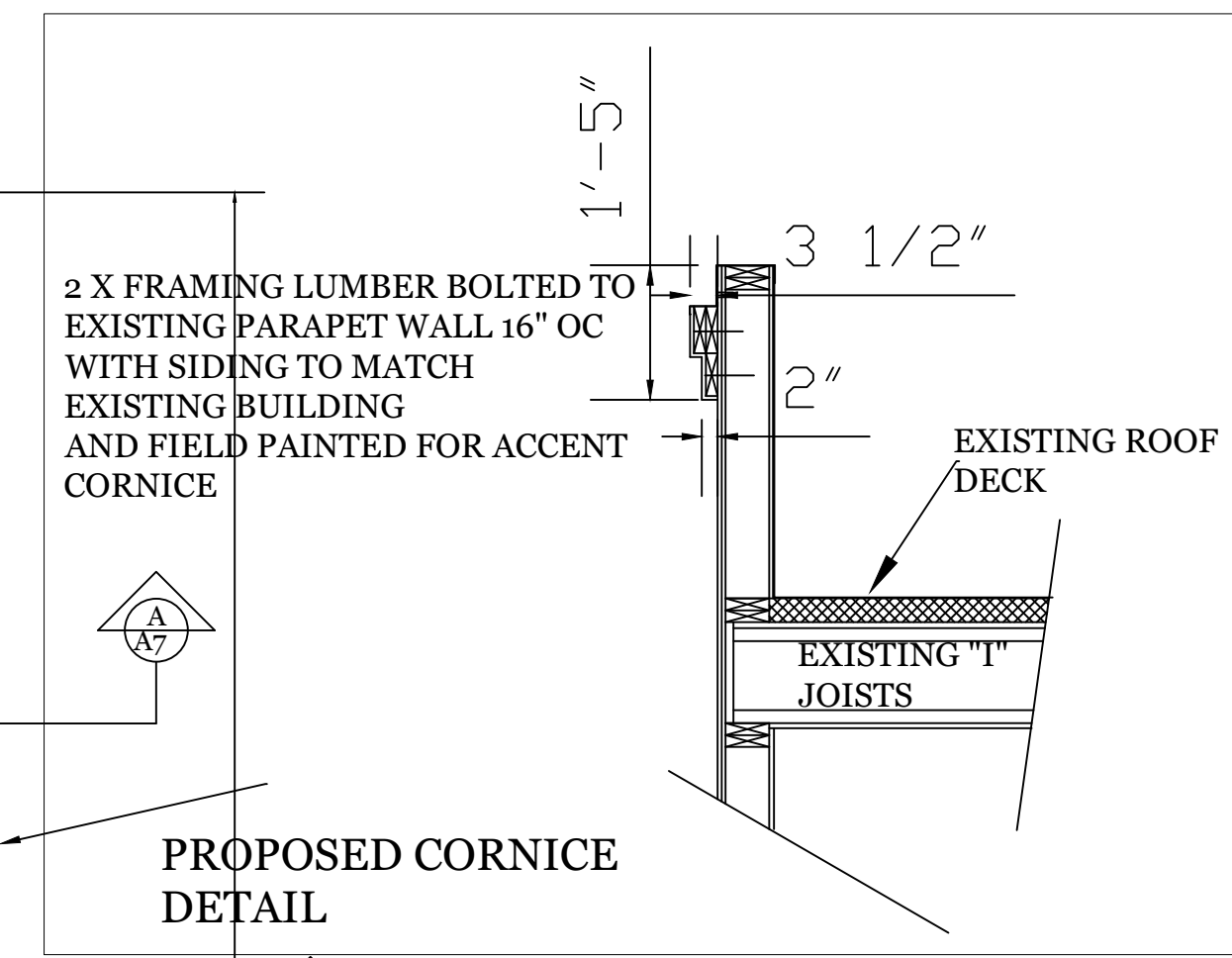
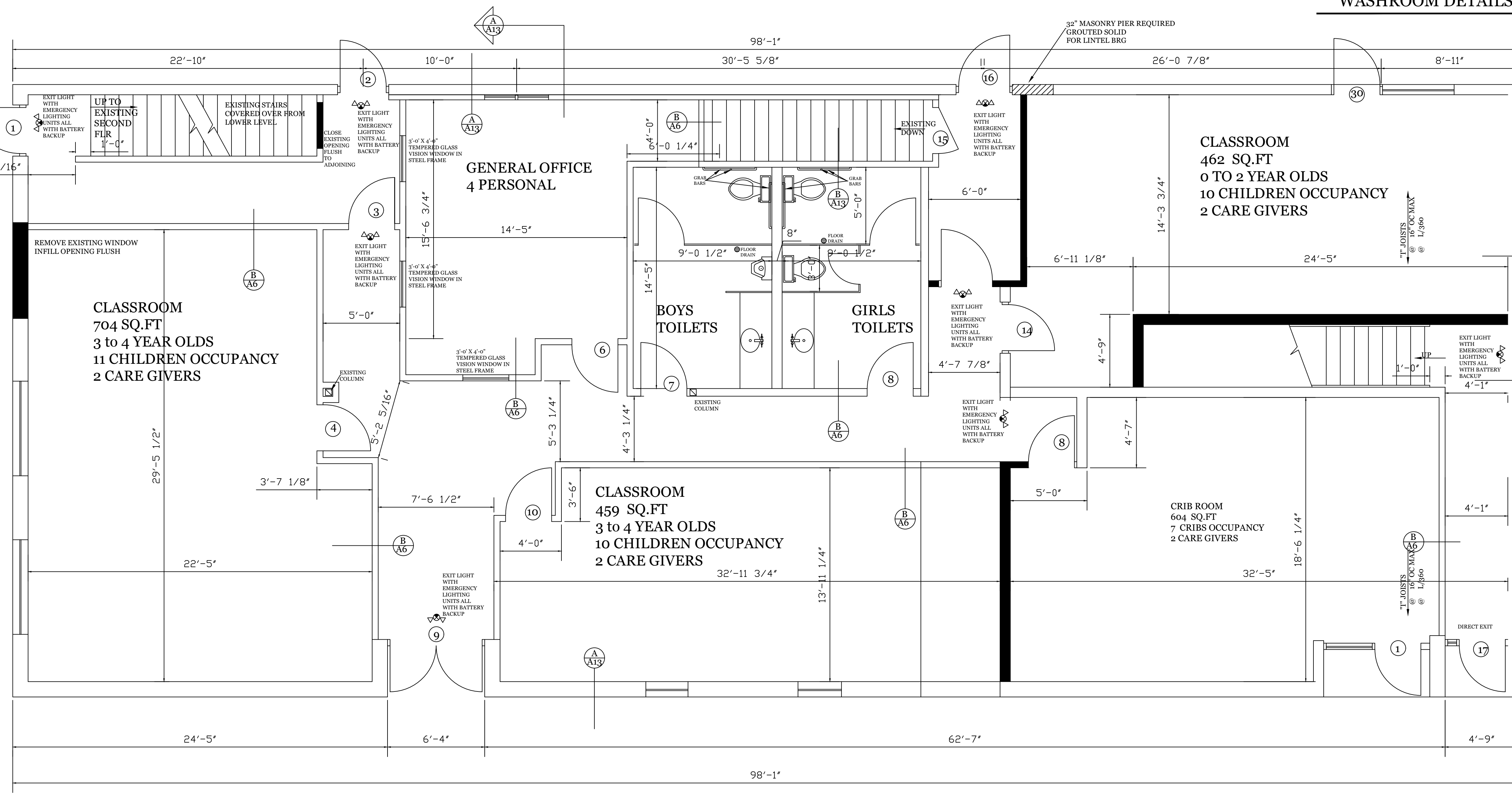
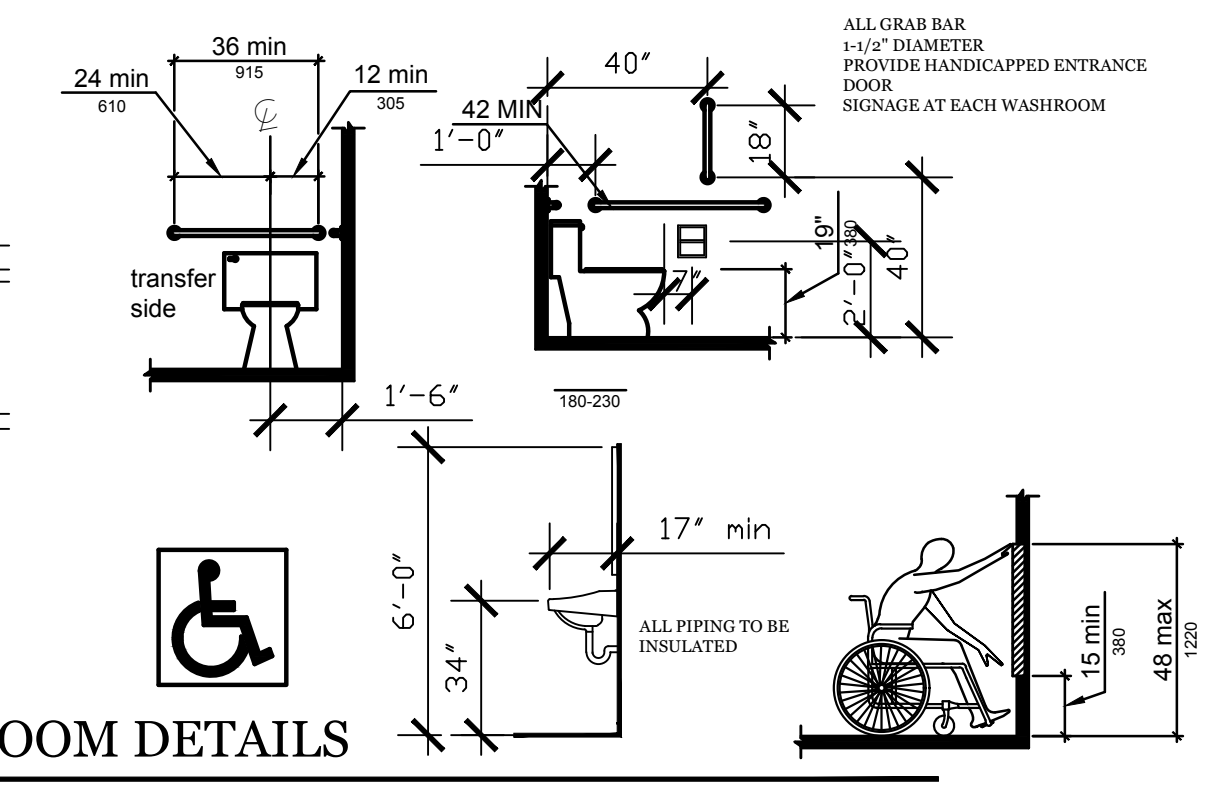
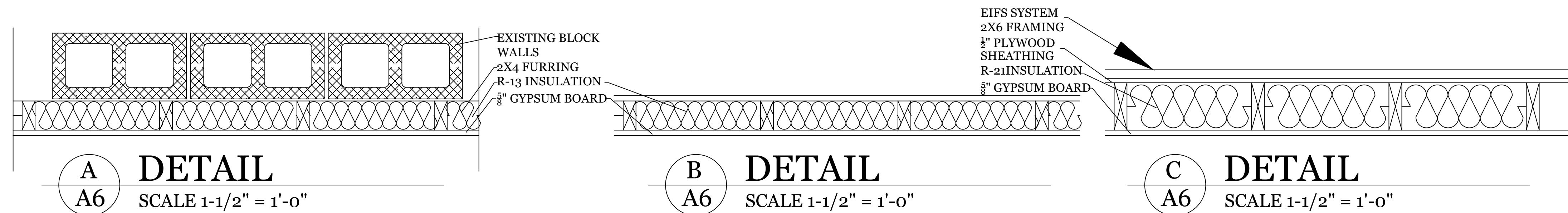
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4-22-18

A5



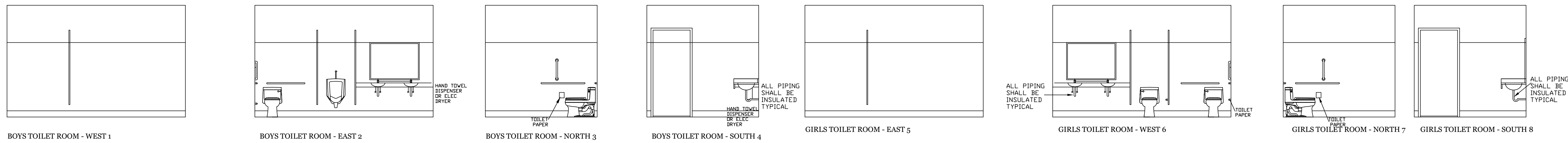
NOTE
NO OPENINGS ALLOWED IN THIS
EXTERIOR WALL
PER TABLE 704.8
FIRE TREATED STUDS REQUIRED

OCCUPANCY BASED ON
TABLE
1004.1.1
DAYCARE FACILITIES

BUILDING OCCUPANCY LEGEND	
FIRST FLOOR CHILDREN + CRIB ROOM OF 7	32
FIRST FLOOR STAFF	7
SECOND FLOOR CHILDREN	53
SECOND FLOOR STAFF	7
TOTAL	99

FIRST FLOOR PLAN - PROPOSED

SCALE 1/4" = 1'-0"



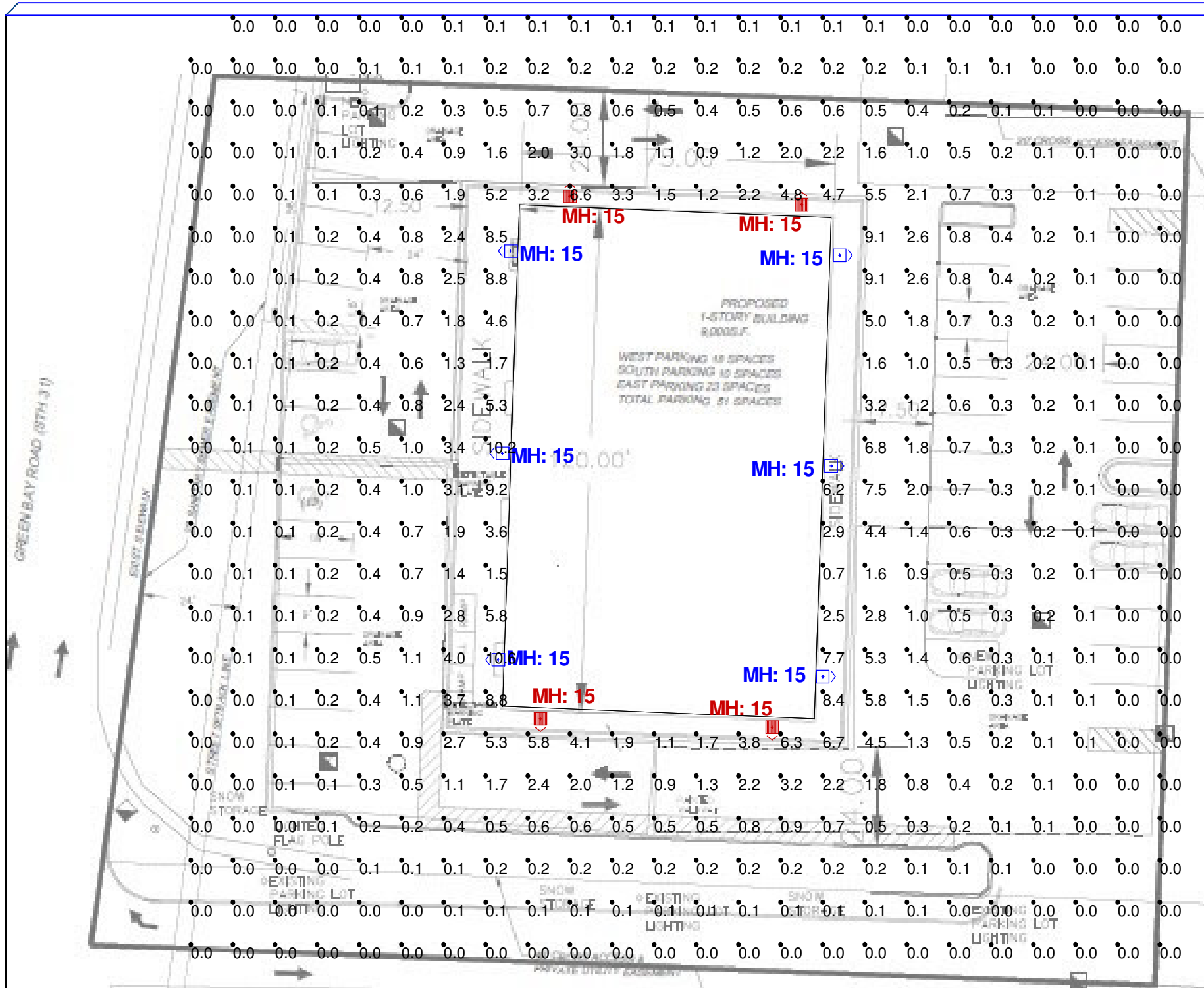
DATE
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REVISIONS
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5-7-18

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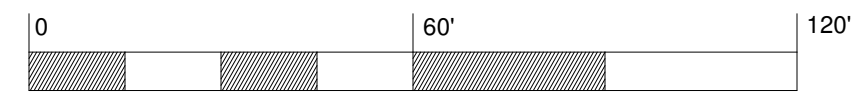
A6



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description	Lum. Watts
	4	E-WFC03A-F50Z	SINGLE	N.A.	1.000	E-WFC03A-F50Z	33
	6	E-WFC06A-F50Z	SINGLE	N.A.	1.000	E-WFC06A-F50Z	66

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	0.89	10.6	0.0	N.A.	N.A.

Customer responsible to verify mounting method, color, voltage, accessories, ordering information, catalogue number, etc. prior to placing order.



1501 96th Street
 Sturtevant, Wisconsin 53177
 PH: (888) 243-9445
 FX: (262) 504-5409
 www.e-conolight.com

Date: 2/14/2019	Scale: 1"=30'	Layout by: Bill Schubert
Project Name: Carpet City, 6425 Green Bay Rd., Kenosha, WI - EC#207896		SR35603
Filename: 190214EC1BRS.AGI		
Footcandles calculated at grade using initial lumen values		

illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.



EXISTING EAST ELEVATION
NTS



EXISTING NORTH ELEVATION
NTS



EXISTING WEST ELEVATION
NTS



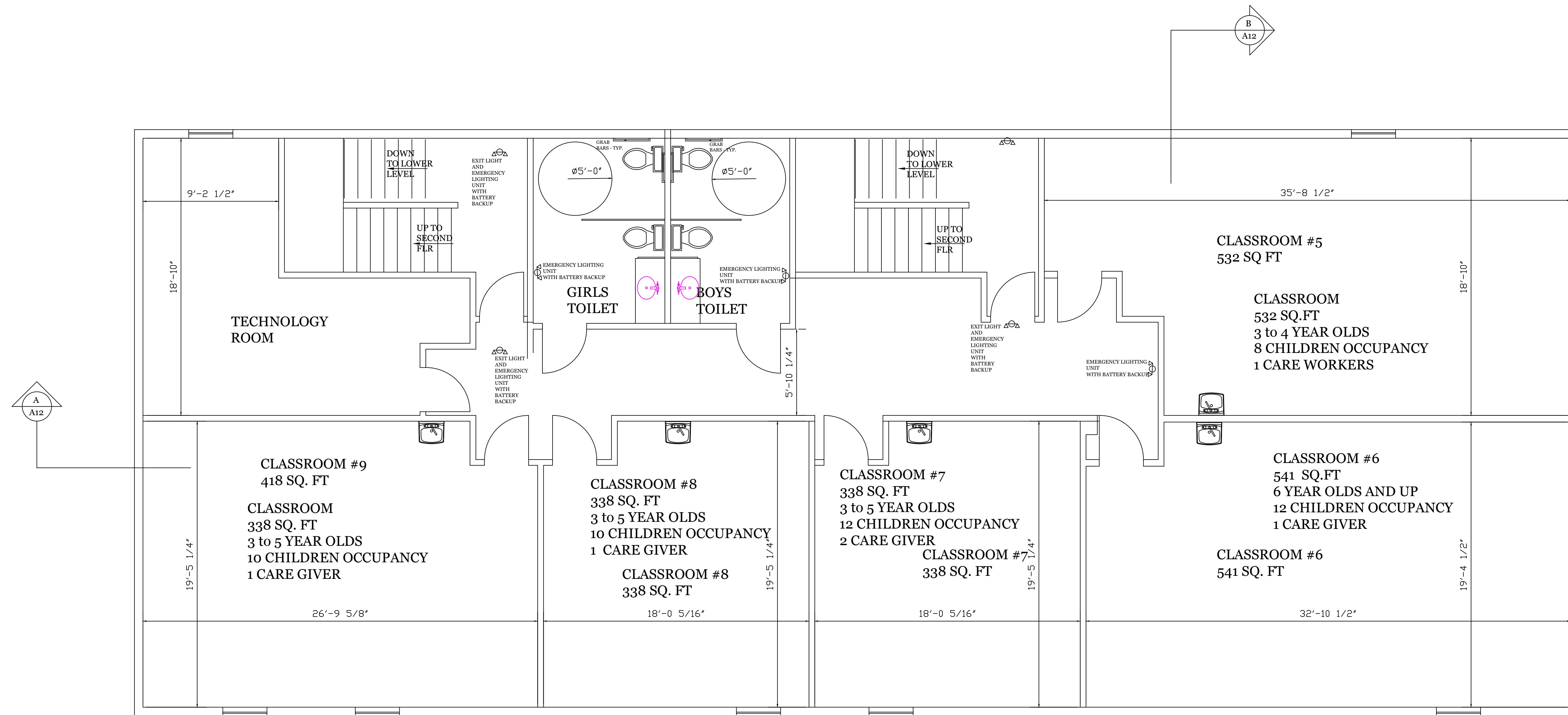
EXISTING SOUTH ELEVATION
NTS

DATE
4-22-18

REVISIONS
3-28-18

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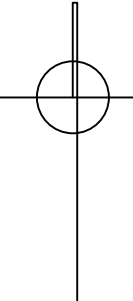


SECOND FLOOR PLAN REVISED PLAN

SCALE 1/4" = 1'-0"

FULLY SPRINKLERED PROTECTED BUILDING

NORTH



FLOOR FINISHES

LOBBY & HALLWAYS ARE LAMINATE FLOORING
 TOILET ROOMS - CERAMIC TILE
 CLASSROOMS MIX OF LAMINATE AND CERAMIC TILE AT SINKS
 KITCHEN - CERAMIC TILE WITH LAMINATE

NOTE

HAND SINKS SHALL BE IN ALL (6) CLASSROOMS PER OWNERS LOCATION

ENTIRE CEILING 2X2 DROPPED CEILING WITH LAY IN 2X2 LIGHTING FIXTURES AND HVAC DIFFUSERS COLORS AS SELECTED BY OWNER

RECEPTACLES AND CAMERAS LOCATIONS BY OWNER

(2) 220 ELECTRICAL CONNECTION FOR HVAC UNITS

(2) EXTRA 220 RECEPTACLES AS LOCATED BY OWNER

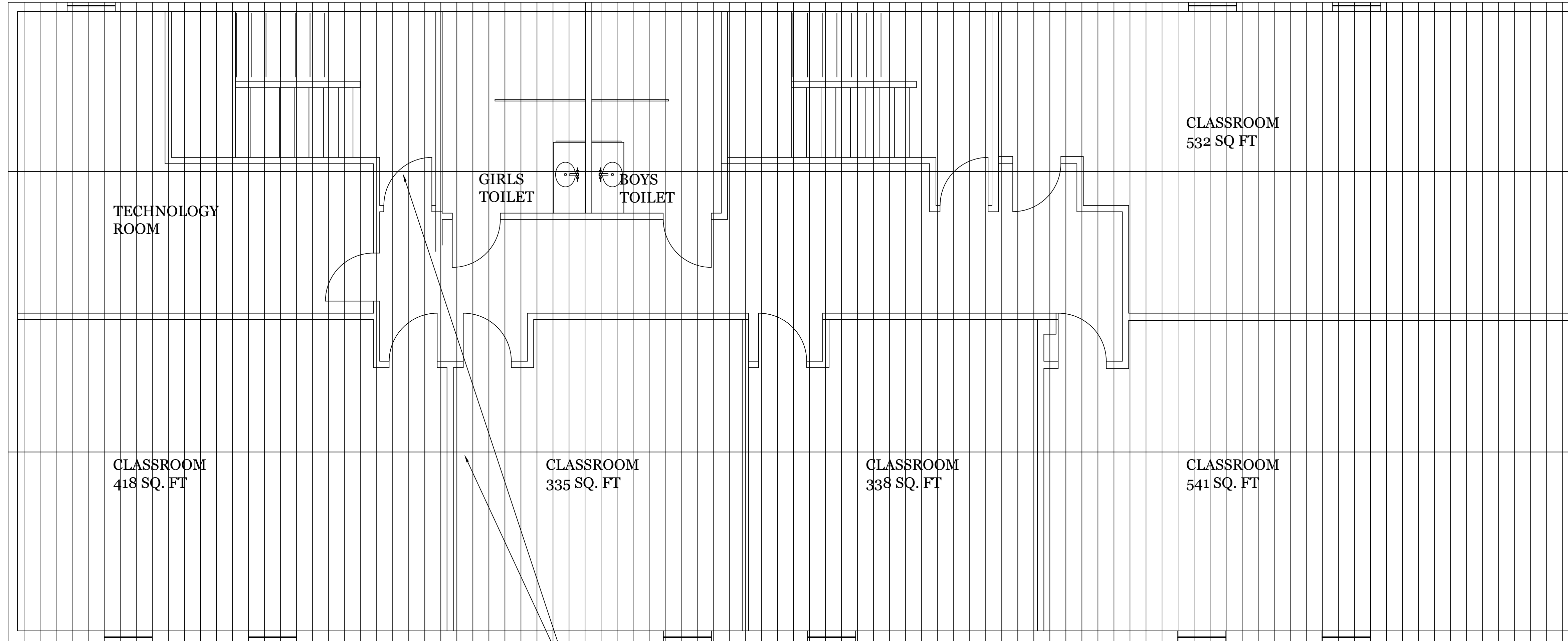
EXTERIOR SECURITY LIGHTING TOTAL 18 UNITS FIXTURES AS SELECTED BY OWNER

SIGN OUTLETS AS APPROVED BY OWNER PER SIGN COMPANY COORDINATION IN FIELD

SOUTH ENTRANCE DOOR SHALL BE EQUIPPED WITH POWER ASSISTED EXIT UNIT

EXTERIOR WALLS SHALL HAVE MINIMUM R 18 INSULATION WITH 5/8" GYPSUM BOARD

LOWER LEVEL SHALL BE 2X4 FURRED AND INSULATED WITH 5/8" GYPSUM BOARD GRADE MR LIGHTING AND RECEPTACLES PER OWNERS USE



ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

NORTH

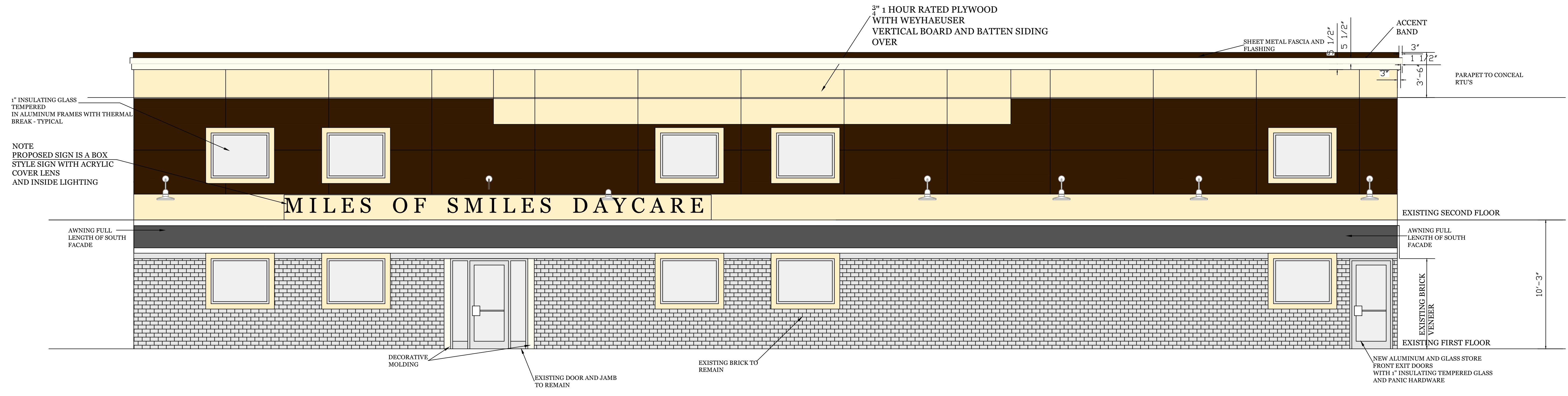


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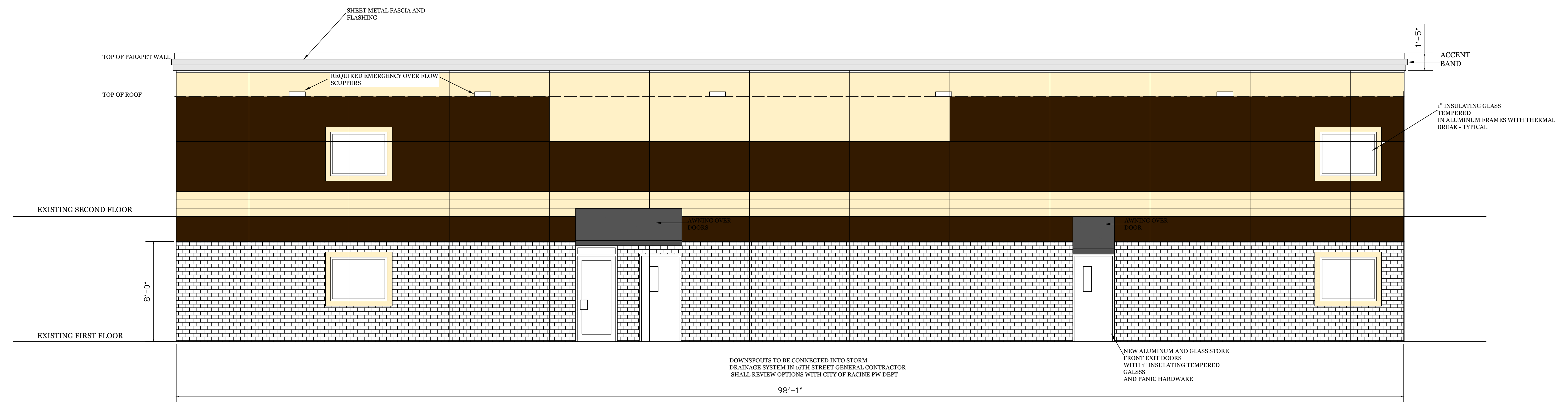
DATE
 6-16-18



SOUTH ELEVATION

SCALE $\frac{1}{4}'' = 1'-0''$

NOTE
OWNER IS PROPOSING THE NEW NOVA BRICK ON ALL 4 SIDES OF BUILDING FOR CONTINUITY



NORTH ELEVATION

SCALE $\frac{1}{4}'' = 1'-0''$

DOWNSPOTS TO BE CONNECTED INTO STORM DRAINAGE SYSTEM IN 16TH STREET GENERAL CONTRACTOR SHALL REVIEW OPTIONS WITH CITY OF RACINE PW DEPT

98'-1"

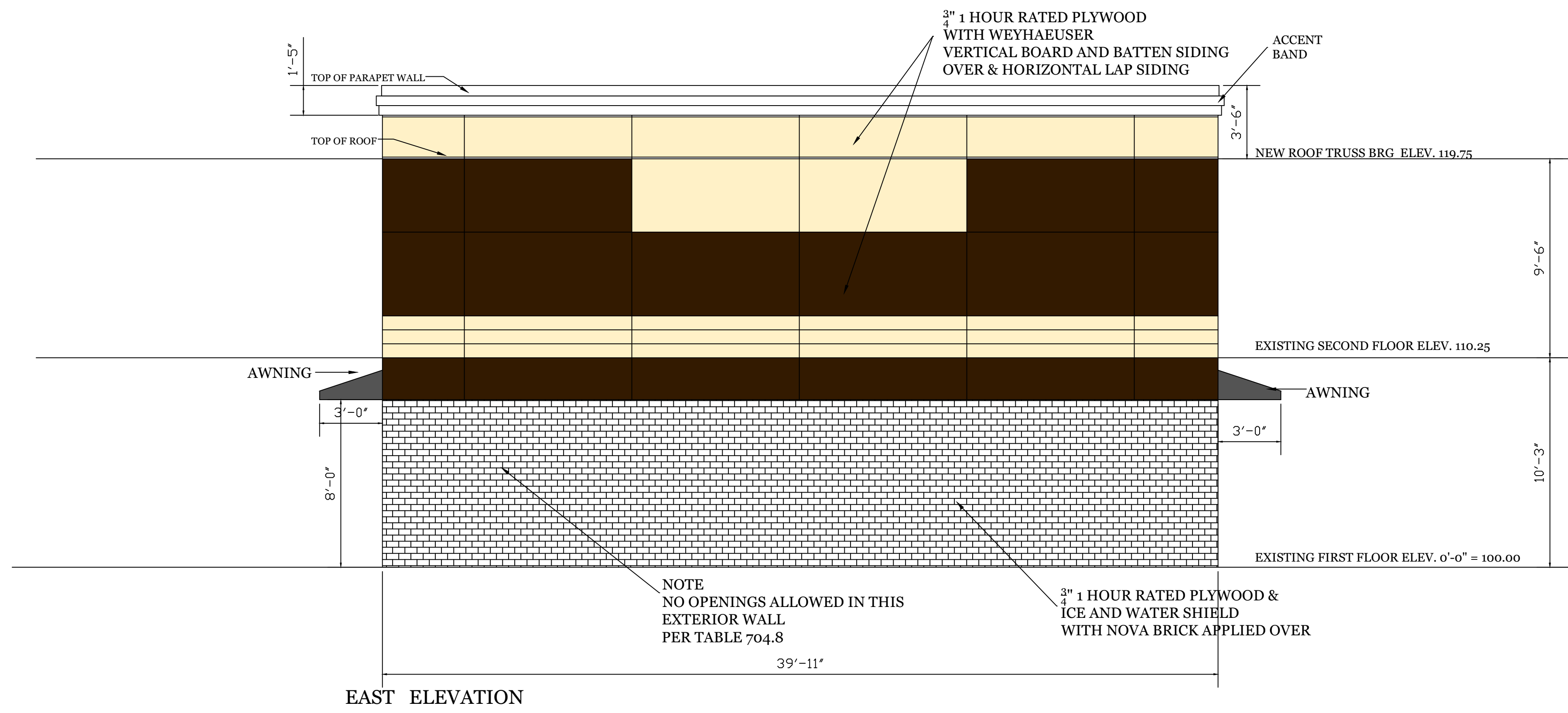
DATE
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4-5-19

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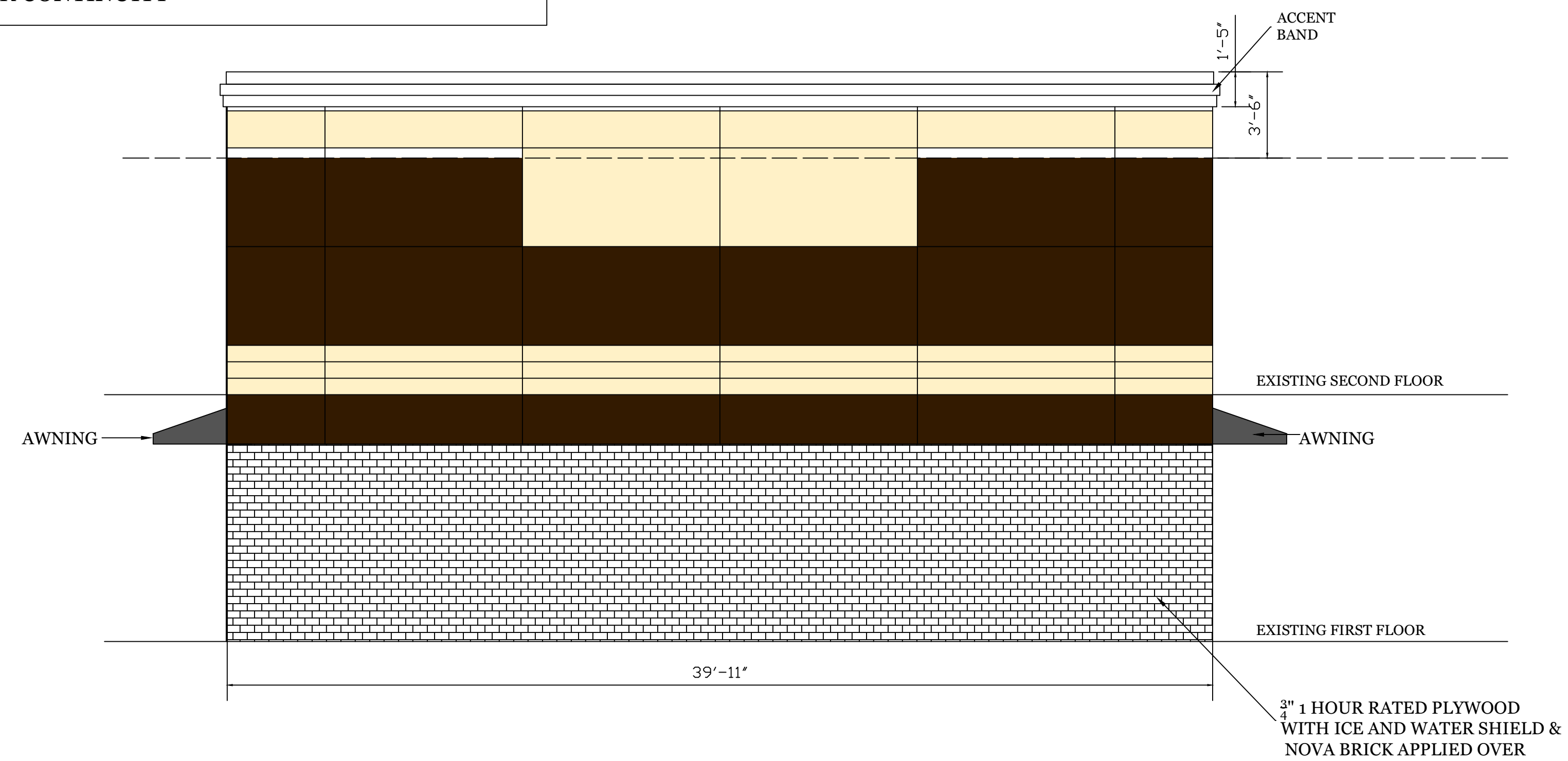
AR1



EAST ELEVATION

SCALE 1/4" = 1'-0"

NOTE
OWNER IS PROPOSING THE NEW NOVA BRICK ON ALL 4 SIDES
OF BUILDING FOR CONTINUITY



WEST ELEVATION

SCALE 1/4" = 1'-0"