DRAWING INDEX

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APPLICABLE CODES

ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:

BUILDING CODE:
- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE

ACCESSIBILITY CODE:
- INTERNATIONAL CODE COUNCIL A117.1-2017 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES (ICC)

ENERGY CODE:
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

- GOVERNING LOCAL AND MUNICIPAL CODES

PROJECT AREA

BUILDING AREA: 8,000 SQ. FT.
PROJECT AREA: <100 SQ. FT.

PROJECT INFORMATION

OCCUPANCY TYPE: BUSINESS GROUP B

CONSTRUCTION CLASS: IIB
SPRINKLED: No
FIRE ALARM: Yes
STORIES: 1

GENERAL NOTES

1. THE FOLLOWING GENERAL AND SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THESE PLANS... THESE NOTES SUPPLEMENT AND ARE MADE A PART OF THE ENTIRE CONTRACT DOCUMENTS.
2. ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
   - PLANS AND SPECIFICATIONS
   - OSHA AND EPA REQUIREMENTS

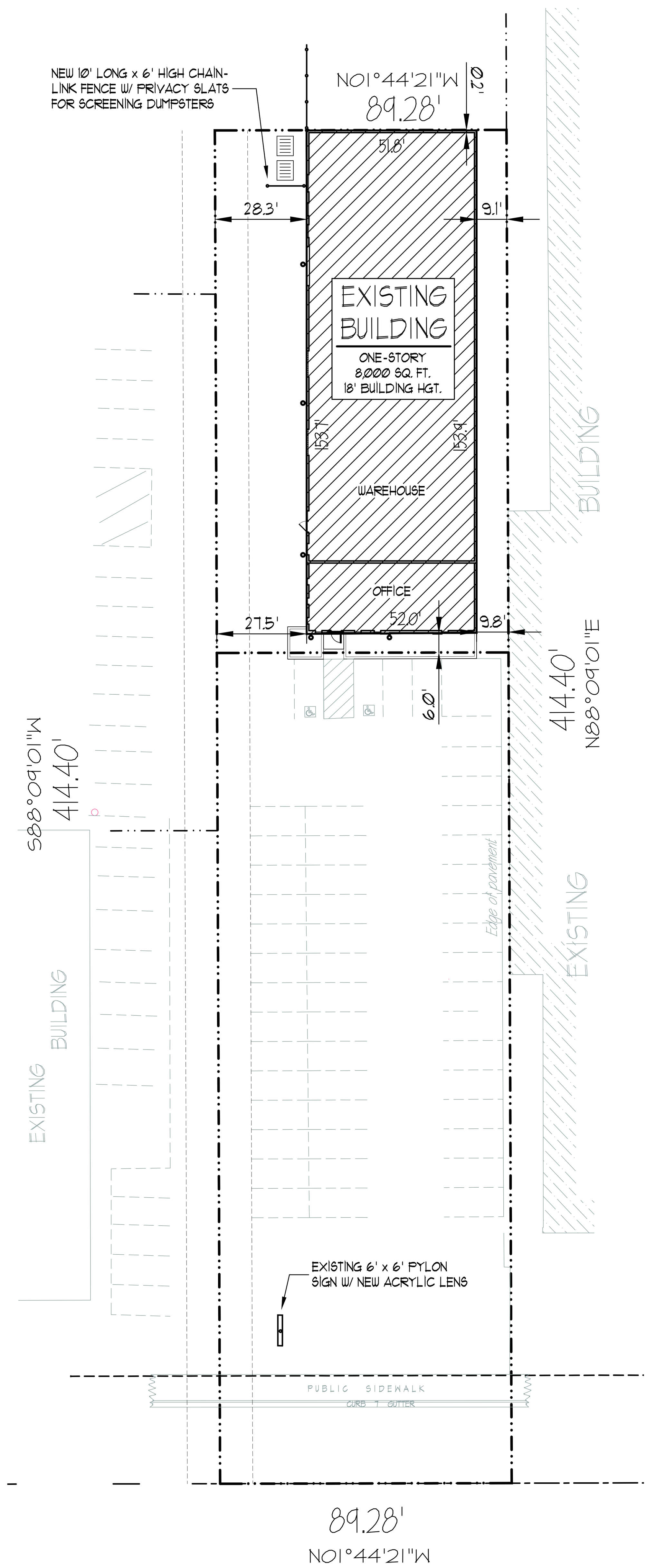
   CONTRACTOR SHALL INSURE FAMILIARITY OF THE ABOVE ITEMS... ARCHITECT INSPECTIONS SHALL BE IN CONFORMANCE WITH THE ABOVE.
3. CONTRACTOR TO CROSS CHECK DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL, MECHANICAL, AND STRUCTURAL PLANS. ARCHITECT TO BE NOTIFIED OF ANY VARIANCE BEFORE CONTRACTOR BEGINS WORK... ALL EQUIPMENT SUPPORTS & ANCHORAGES TO BE CROSS CHECKED WITH MANUFACTURER'S DRAWINGS... CONTRACTOR SHALL VERIFY ALL PROFILES, HEIGHTS, AND DIMENSIONS AT PROJECT PRIOR TO FABRICATION OF ANY MATERIAL AND INFORM THE ENGINEER OF ANY DISCREPANCIES OR FRAMING INTERFERENCES...
4. REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR DETAILS OF CONSTRUCTION.
5. ALL OPENINGS FOR PLUMBING, ELECTRICAL, HVAC, OR FIRE PROTECTION CONDUIT, PIPING, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE... ALL TRADES SHALL TAKE CARE TO MAKE HOLES ONLY AS LARGE AS NECESSARY... ALL OPENINGS SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALL OR ROOF DECK...
6. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY ARCHITECT... MECHANICAL TRADES MUST SUBMIT LAYOUTS OF ALL SLEEVES PASSING THROUGH STRUCTURAL MEMBERS FOR ARCHITECT'S APPROVAL...
7. ASSOCIATED TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OPENINGS LEFT UNREPAIRED AND WILL BE BACK CHARGED ACCORDINGLY FOR SUCH REPAIRS.
8. ALL OPENINGS OR PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE APPROPRIATELY FIRE STOPPED, DAMPERED, OR SEALED AS REQ'D BY CODE.
9. ALL CONSTRUCTION MATERIALS TO BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.
10. SHOP DRAWINGS - SUBMIT ONE (1) SET ELECTRONICALLY FOR APPROVAL ON ALL ITEMS OF EQUIPMENT FURNISHED AS A PART OF THIS PROJECT... ARCHITECT APPROVAL DOESN'T RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR CORRECTNESS, FIT, OR STRENGTH OF DETAILS. SHOP DRAWINGS MUST CLEARLY SHOW DETAILS FOR ACCURATE PLACING OF REINFORCING STEEL, STRUCTURAL STEEL, ETC.. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO ARCHITECT... CONTRACTOR SHALL ALLOW MINIMUM OF ONE WEEK FOR REVIEW OF SHOP DRAWINGS...
11. WHERE SECTIONS OR NOTES ARE CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, IT SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING, UNLESS NOTED OTHERWISE...
12. EACH CONTRACTOR IS TO OBTAIN AND PAY FOR PERMITS, LICENSES, FEES, ETC. AS MAY BE REQ'D FOR COMPLETION OF HIS PORTION OF THE PROJECT. EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS, AND ALL OTHERS AT THE SITE... EACH CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND REMOVAL OF ALL MATERIAL AS REQ'D TO PERFORM HIS WORK...
13. ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION, REMODELING, OR EXCAVATION SHALL BE REMOVED AND/OR CONTAINED IN ACCORDANCE WITH ALL GOVERNING LOCAL, STATE, AND FEDERAL REGULATIONS. NOTIFY ARCHITECT, REMOVAL BY OWNER...
14. DO NOT SCALE DRAWINGS
15. ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED BY CONTRACTOR TO CONFORM WITH THOSE SHOWN ON PLANS...
16. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY THE ARCHITECT...
17. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING, WORKMEN, AND OCCUPANTS DURING ERECTION... THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE-DOWNS AS NECESSARY... ALL CONSTRUCTION AND ERECTION MUST CONFORM TO OSHA REQ'D...
18. WHERE DETAILS ARE CALLED FOR IN ONE PORTION OF THE BUILDING, THEY SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING.
19. DESIGN DRAWINGS SHALL NOT BE USED AS SHOP DRAWINGS.
20. IN THE EVENT OF ANY CONFLICT BETWEEN PLANS, DETAILS, STRUCTURAL NOTES, AND SPECIFICATIONS, CONTRACTOR SHALL BRING THE CONFLICT TO THE ARCHITECT'S ATTENTION OR SHALL BID THE MOST EXPENSIVE ITEM...
21. NEW FIREWALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, AND SMOKE PARTITIONS SHOW ON PLANS SHALL BE PERMANENTLY IDENTIFIED W/ STENCILING... SEE DETAIL ON SHEET #2 FOR SIZE AND SPACING...

ZONING ANALYSIS TABLE

LAND AREA	0.9443 ACRES (41,138 SQ. FT.)
BUILDING AREA	8,000 SQ. FT.
FLOOR AREA RATIO	0.195 (BUILDING / LOT)
LOT COVERAGE	0.195 (BUILDING FOOTPRINT / LOT AREA)
PERCENTAGE OF GREENSPACE	0.87 % (LANDSCAPE AREA / LOT AREA)
PARKING SPACES	
EXISTING:	49
PROPOSED:	49

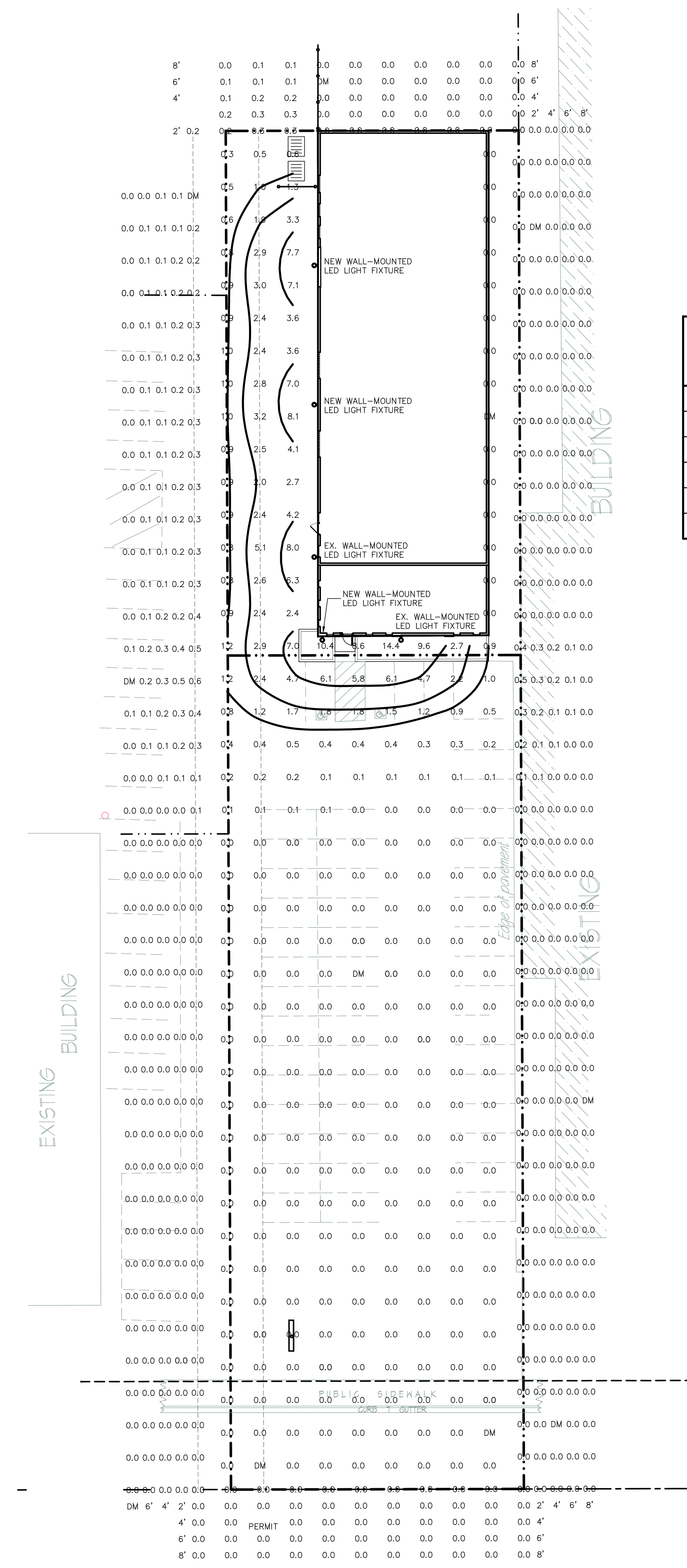
PROJECT DESCRIPTION

HOURS OF OPERATION	7am to 5pm
DELIVERY SCHEDULE	AS NEEDED DURING NORMAL HOURS
MAINTENANCE PLAN	BY OWNER
GENERAL USE	OFFICE SPACE AND STORAGE FOR HEATING AND AIR CONDITIONING SALES AND SERVICE BUSINESS



ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	0.77
MAXIMUM FOOT-CANDLES	14.4
MINIMUM FOOT-CANDLES	DME
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	14.45 / 0.00
AVERAGE TO MINIMUM FC RATIO	0.77 / 0.00

PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"

920 GOOLD STREET
RACINE, WI 53402
262.634.5565

RUDIE | FRANK
architecture

NEW ENTRANCE FOR:
Keystone Heating & Air Conditioning Co.
2627 LATHROP AVE. - RACINE, WI 53403

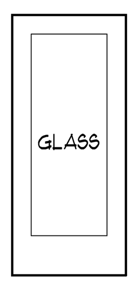
PROJECT NO.
8-26
CUP SUBMITTAL
MAR. 2, 2026

REVISIONS

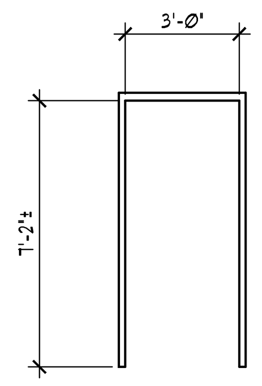
SHEET NO.
1

DOOR SCHEDULE

NO.	DOOR SIZE	DOOR					FRAME				DETAILS	HARDWARE
		TYPE	MATERIAL	FINISH	GLASS	LOUVER	TYPE	MATERIAL	FINISH	GLASS		
A	3'-0" WIDE x 7'-0" HIGH (MATCH EXISTING) x 1¾"	A	ALUMINUM	ANODIZED	⅜" THICK CLEAR TEMPERED	———	1	ALUMINUM	ANODIZED	⅜" THICK CLEAR TEMPERED		3 SETS OF HINGES, CLOSER, PUSH AND PULL, LOCKSET AS DETERMINED BY OWNER.



DOOR TYPE A



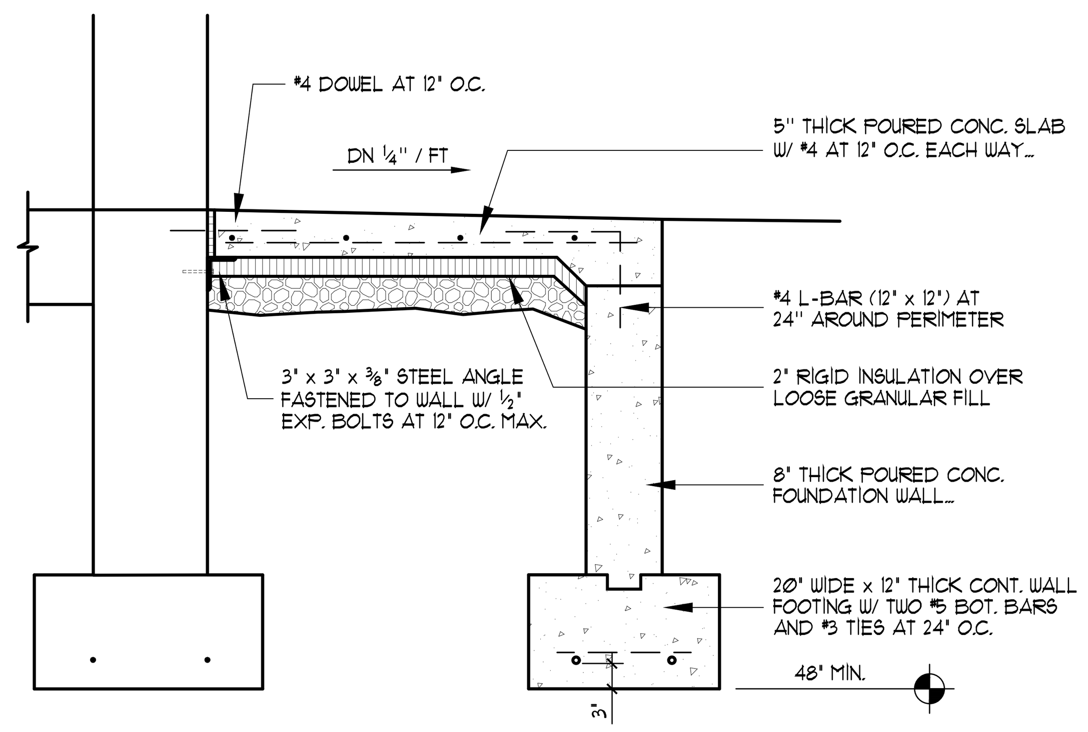
FRAME TYPE 1

TYPICAL DOOR TYPE ELEVATIONS

SCALE: ¼" = 1'-0"

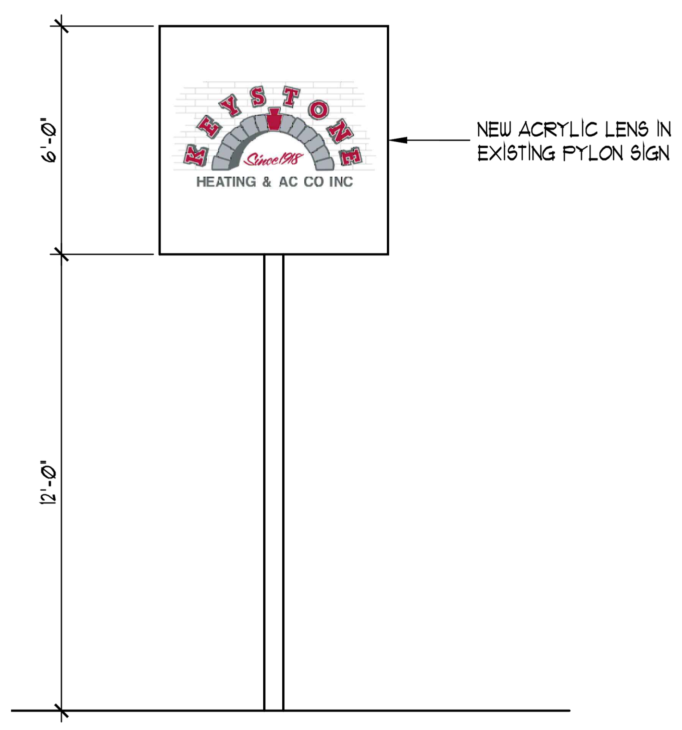
TYPICAL DOOR FRAME TYPE ELEVATIONS

SCALE: ¼" = 1'-0"



TYPICAL SUSPENDED SLAB

SCALE : ¾" = 1'-0"

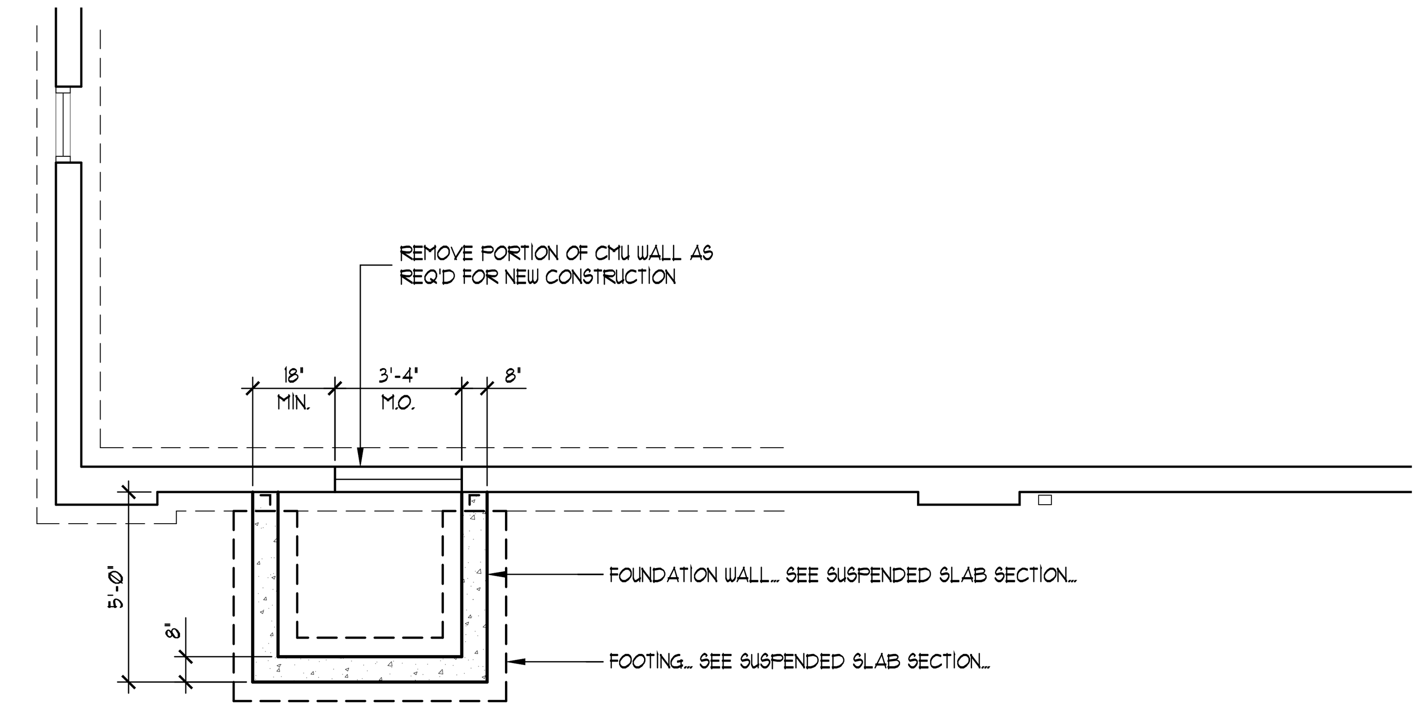


EX. PYLON SIGN

SCALE: ¼" = 1'-0"

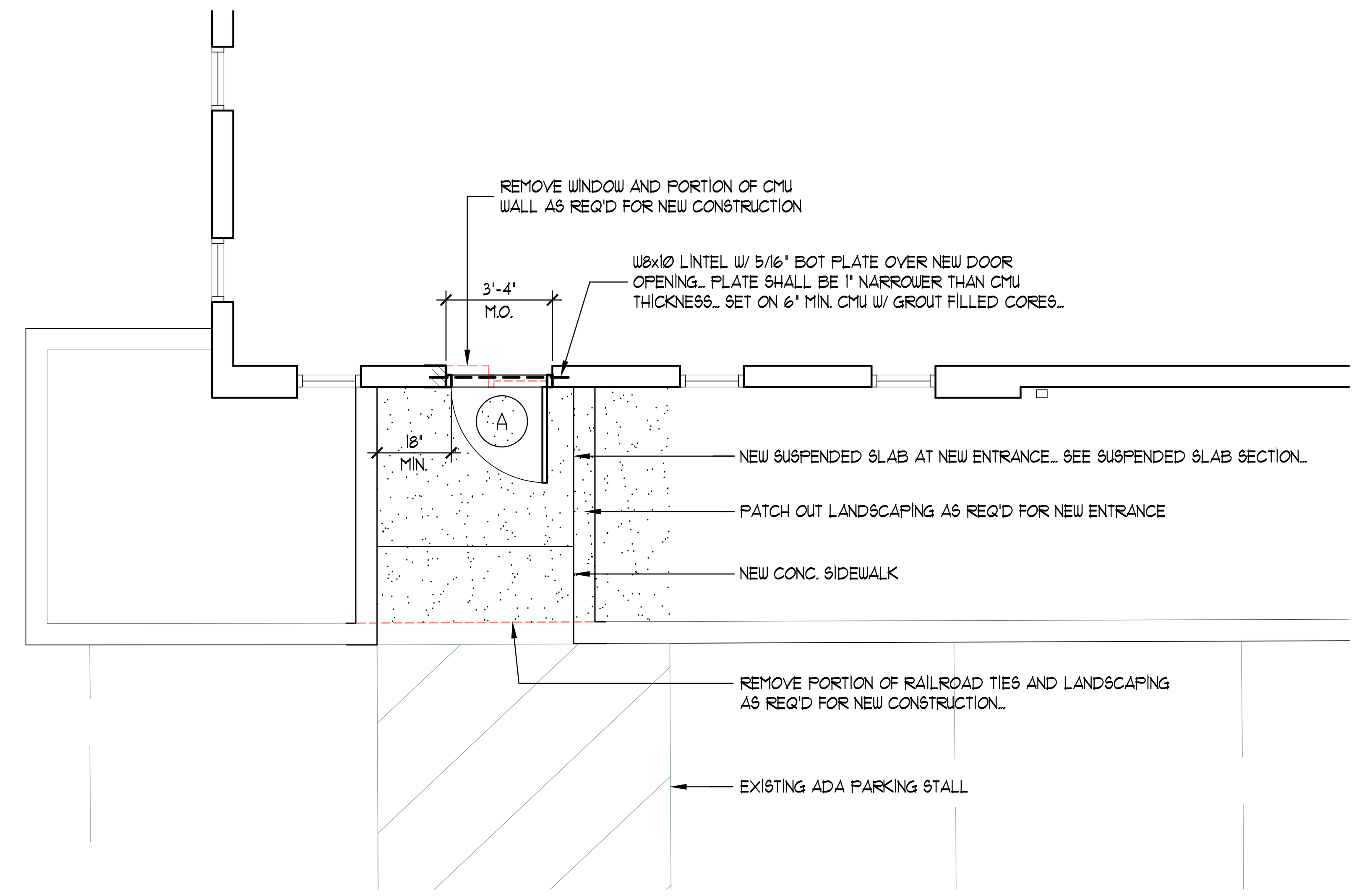
PROPOSED WEST ELEVATION

NO SCALE



REMODELED FOUNDATION PLAN

SCALE: ¼" = 1'-0"



REMODELED FLOOR PLAN

SCALE: ¼" = 1'-0"

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NEW ENTRANCE FOR:

Keystone Heating & Air Conditioning Co.

2627 LATHROP AVE. - RACINE, WI 53403

PROJECT NO.
46-25
CUP SUBMITTAL
MAR. 2, 2026

REVISIONS

SHEET NO.
2