

# Norwalk Area Fire District

## New Fire Station

212 Main Street

## Bid & Construction Documents

Norwalk, WI 54648

November 19, 2026

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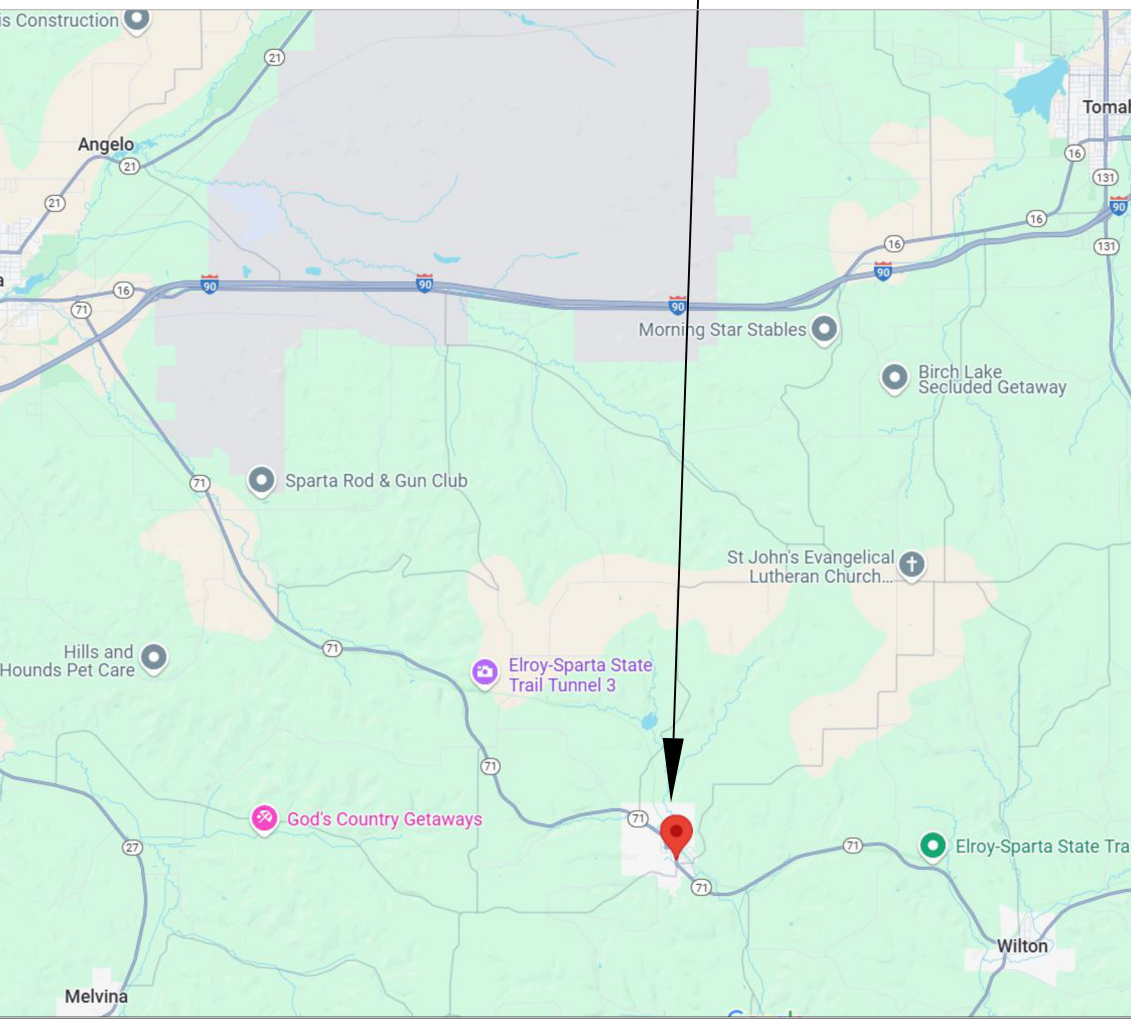
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### Location Map:

**Project Location:**  
212 Main Street  
Norwalk, WI



#### Architect:

CASHMAN ASSOCIATES, Inc.  
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#### Architect Stamp:

### Project General Notes:

- CODE COMPLIANCE:** ALL WORK OF ALL TRADES SHALL BE COMPLETED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- PERMITS:** CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR PERMITS, FEES, AND/ OR LICENCES REQUIRED FOR COMPLETION OF THEIR PORTION OF THE PROJECT.
- COORDINATION:** ALL SUBCONTRACTORS, SHALL COORDINATE WORK WITH THE GENERAL CONTRACTOR, FOR FURTHER COORDINATION WITH THE OWNER'S PROJECT REPRESENTATIVE. ALL PROPOSED CHANGES TO THE WORK MUST BE APPROVED BY WRITTEN AUTHORIZATION PRIOR TO COMMENCEMENT OF WORK.
- FIELD VERIFICATION:** ALL TRADES SHALL FIELD VERIFY AND COORDINATE DIMENSIONS AND EXISTING CONDITIONS ON THE JOB SITE. NEITHER THE OWNER NOR THE ARCHITECT ASSUMES RESPONSIBILITY FOR CONDITIONS SHOWN AS EXISTING.
- DEMOLITION:** CONTRACTOR SHALL INCLUDE NECESSARY DEMOLITION AND/ OR REMOVAL OF ALL MATERIAL RELATED TO HIS TRADE.
- PENETRATIONS:** ALL HOLES FOR PLUMBING, ELECTRICAL, HVAC, OR DUCTWORK ARE TO BE REPAIRED BY THE ASSOCIATED TRADE.  
ALL TRADES SHALL TAKE SPECIAL CARE TO MAKE HOLES AS SMALL AS POSSIBLE AND IN ACCORDANCE WITH FLOOR JOIST MANUFACTURER'S SPECIFICATIONS.  
ALL HOLES SHALL BE NEATLY CUT. DO NOT PUNCH OR POUND HOLES IN WALLS, JOISTS, AND/ OR ROOF DECK.  
ASSOCIATED TRADE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY HOLES LEFT UNREPAIRED.
- FIRESTOPPING:** ALL HOLES OR PENETRATIONS, EXISTING OR NEW, THROUGH FIRE-RATED CONSTRUCTION SHALL BE CLOSED, FIRESTOPPED, DAMPERED, AS REQUIRED BY CURRENT 2015 IBC Code
- HAZARDOUS MATERIALS:** ANY HAZARDOUS MATERIALS ENCOUNTERED AT ANY TIME DURING DEMOLITION OR CONSTRUCTION OF THIS PROJECT MUST BE REPORTED TO THE OWNER IMMEDIATELY. ALL HAZARDOUS SUBSTANCES SHALL BE REMOVED IN ACCORDANCE WITH ALL GOVERNING FEDERAL, STATE, AND LOCAL REGULATIONS.
- DO NOT SCALE DRAWINGS:** IN ALL CASES, NOTED DIMENSIONS AND/ NOTES INDICATING DIMENSIONS OR SIZING SHALL GOVERN. COORDINATE WITH ARCHITECT FOR NECESSARY DIMENSION CLARIFICATION.
- DIMENSIONING:** ALL DIMENSIONS ARE SHOWN FROM FACE OF ROUGH-FRAMED STUD WALL TO FACE OF ROUGH-FRAMED STUD WALL, UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR CONCRETE OR MASONRY CONSTRUCTION ARE SHOWN FROM FACE OF WALL TO FACE OF WALL, UNLESS SPECIFICALLY NOTED OTHERWISE.

### Code Information

#### DESCRIPTION:

- New Office & Fire Station (B) & (S-2)
- Insulated, Conditioned Building

#### APPLICABLE CODES:

- 2021 International Building Code and SPS 362
- 2021 International Energy Conservation Code and SPS 363
- 2021 International Mechanical Code and SPS 364
- 2021 International Fuel Gas Code and SPS 365
- 2017 National Electrical Code
- Plumbing Code: Wisconsin SPS Chs. 380-387
- 2021 International Fire Code (selected sections)
- Accessibility: 2017 ICC A117.1- 2021 Ch. 11 - 2015 IBC

#### OCCUPANCY CLASSIFICATION:

STORAGE (S-2) Low Hazard Storage IBC Section 311.3  
BUSINESS (B) \* Office Area IBC Section 304.1  
\* BUSINESS (B) is an Accessory Use per IBC 508.2

#### Building Gross SF Areas:

**\*\*Mixed -Occupancy, One-Story Building** IBC Section 506.2.2

Building Level	(S-2) Occupancy	(B) Occupancy	New Main Floor GSF B & S-2
First Floor	7,894 GSF	1,106 GSF	9,000 GSF
Mezzanine	2,024 GSF	0 GSF	2,024 GSF
TOTAL	9,918 GSF	1,106 GSF	11,024 GSF

#### Building Height:

IBC Section 504.3

Peak: 40'-0" height (40'-0" Allowable) IBC Section 504.3

No. of Levels: One + Mezzanine

No. of Stories: One (2 allowed) IBC Section 504.4

Construction Type: IBC Section 601

- Type VB- Combustible Not Protected Construction

Struct. Frame	Bearing Walls Ext.	Int.	Non-Bearing Walls Ext.	Int.	Floor Const.	Roof Const.
0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.	0- hr.

#### BUILDING HEIGHT & AREA:

IBC Table 506.2- Non-Sprinklered, 1-story; (B) / S-2) A<sub>t</sub> = 13,500 SF

#### FIRE PROTECTION:

NON-Sprinklered Construction IBC 903  
Fire Alarm System not required IBC 907

#### Interior Finish Flame Spread Ratings:-

Interior Wall & Ceiling Finish Requirements: IBC 803.13  
Interior Floor Finish Requirements: IBC 804.4

	Exit Passages	Corridors	Rooms/ Enclosed Spaces	All Floor Finishes
Finish Rating	C*	C**	C***	Class II

CLASS A FLAME SPREAD: Flame Spread Index: 0-25 / Smoke Index: 0-450  
CLASS B FLAME SPREAD: Flame Spread Index: 26-75 / Smoke Index: 0-450  
CLASS C FLAME SPREAD: Flame Spread Index: 76-200 / Smoke Index: 0-450 (IBC 803.1.1)

IBC Sec. 1004- Occupant Load: See Plan

75 occupants

IBC Sec. 1005.1.- Egress Width:

75 Occupants x 0.2 in. / occ. = 13.2 in. required, (136 in. provided )

IBC Table 1006.2.1.- Spaces With One Exit (Mezzanine):

(S-2) Occupancy - Not Sprinklered: 100'-0" (O.L. < 30)

IBC Table 1017.2.- Exit Access Travel Distance:

(S-2) Occupancy - Not Sprinklered: 300'-0"

IBC Table 2902.1: Plumbing Fixtures:

Building TOTAL Occupant Load: 75 persons: 38 Male / 38 Female

IBC TABLE 2902.1: Facilities Required:

(S) Occupancy: Toilet / Lav.: 1 per 100 - M / F

1 Toilets Required (M)/(F) (each): 3 Provided Ea. Male / Female: (6) Fixtures provided  
1 Lav. Required (M)/(F) (each): 2 Provided Ea. Male / Female: (4) Fixtures provided  
1 Additional Unisex Toilet provided.

1 Drinking Facility Required: 1 Provided  
1 Service Sink Required: 1 Provided

CASHMAN ASSOCIATES, Inc. PROJECT: Norwalk Area Fire District New Fire Station 212 Main Street Norwalk, WI 54648 DATE: November 19, 2025

REVISIONS

NO. TITLE DATE

PROJECT OWNER: Norwalk Area Fire District

LOCATION: 212 Main Street Norwalk, WI

212 Main Street Norwalk, WI 54648

SHEET TITLE: Title Sheet / Code Info

SHEET NUMBER: A0.0