### **City of Plymouth Plan Commission**

### Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

<u>Members:</u> Jane Meyer Jeremy Schellin Greg Hildebrand Ron Nicolaus John Wyatt Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on **Thursday, April 3, 2025 at** 6:00 PM in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from March 6, 2025.
- **2.) Site Plan Seeking Approval;** 3062 Kiley Way, Kensington Management, Inc. (dba Taco Bell) for exterior site plan improvements. Excel Engineering (enclosure)
- **3.) Site Plan Seeking Approval;** 127 North Street, South Pier, LLC, for the construction of a 660 square foot detached garage. Watson (enclosure)
- **4.) Site Plan Seeking Approval;** 900 County Road PP (Plymouth Utilities), City of Plymouth, for the construction of a 12,000 square foot detached garage. Plymouth Utilities/Blakeslee (enclosure)
- **5.) Site Plan Seeking Approval;** 128 Smith Street (Plymouth Police Department), City of Plymouth, for the construction of a 748 square foot detached garage. Starker (enclosure)
- 6.) Property Seeking a Comprehensive Plan Map Amendment Recommendation; from Agricultural to Industrial; Tax Parcel 59271822750 (southeast corner of STH 57 and CTH PP) Sargento Cheese, Inc. (enclosure)
- **7.) Property Seeking Rezoning Recommendation;** A petition to rezone ~66.27 acres of land on the existing parcel with tax-key 59271822750 (southeast corner of STH 57 and CTH PP). Property is currently zoned A Agricultural and seeking HI Heavy Industrial zoning district. Sargento Cheese, Inc. (enclosure)
- **8.) Certified Survey Map Recommendation;** Existing parcels with Tax-keys 59271821046 & 9271821047 for a new certified survey map creating 2 parcels of 25.089 acres and 6.875 acres. SCEDC (enclosure)

- **9.) Property Seeking Rezoning Recommendation;** A petition to rezone 6.875 acres of land on the existing parcel with tax-key 9271821047. Property is currently zoned R-5 Traditional Neighborhood and seeking R-4 Multi-Family Residential zoning district. Stroebel. (enclosure)
- **10.) Preliminary Plat Seeking Approval;** Tax-key 59271821046 and a portion of tax-key 59271821047(approximately 25.089 acres in total), regarding consideration for a preliminary plat for a 94-lot residential subdivision in the R-5 Traditional Neighborhood District. Sheboygan County Economic Development Corporation (enclosure)
- **11.)** Communication Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

### **City of Plymouth Plan Commission**

### UNOFFICIAL MINUTES March 6, 2025

Mayor Pohlman called the meeting to order at 6:00 PM on March 6, 2025. The following members were present: Jane Meyer, Jeremy Schellin, Ron Nicolaus, John Wyatt, and Justin Schmitz. Following members excused: Greg Hildebrand Also present: City Administrator/Utilities Manager Tim Blakeslee, Assistant City Administrator/Community Development Director Jack Johnston, Fire Chief Ryan Pafford.

Alderman present but not acting in official capacity: John Binder, Mike Penkwitz, John Nelson

- **1.)** Approval of Minutes from February 6, 2025: Motion was made by Schellin/ Nicolaus to approve the minutes. Upon the call of the roll, all voted aye. Motion carried.
- 2.) Public Hearing: A public hearing to take comment on a conditional use permit application for the following:
  - a. 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding the construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over in the R-6 High Density Multi-Family Residential District as allowed through Conditional Use Permit per PMC 13-1-28(c)(4). North Town Partners/Merklein (enclosure) The public hearing was declared open by Mayor Pohlman.

Assistant City Administrator Johnston provided a staff report to the Commission. North Town Partners, formerly Van Horn Development, has submitted a conditional use permit and site plan review application for a new 55+ and over multi-family residential development. The project site is located directly south of Scooter's Coffee, Jimmy John's, and Advance Auto Parts and would have access off of a shared driveway south of the Eastern Avenue and Carr Road intersection.

The property originally existed as two distinct parcels which have since been merged into one parcel. In order to prepare the site for the project, the applicant sought a rezone and comprehensive plan amendment for both parcels in late 2024 and early 2025 to obtain R-6 zoning on both parcels as R-6 is the only residential zoning district that allows the number of residential units they are requesting. Both parcels also needed consistent zoning to be merged. The final rezone and comprehensive plan amendment was approved at the Common Council meeting on January 14, 2025. This allows the applicants to move forward with a site plan and conditional use permit review for this project.

The applicants have indicated that the project will be completed in phases, with the initial development (Phase 1) consisting of two three-story multi-family residential buildings. Building one will contain 54 units and building two will contain 51 units. The third residential building located on the property's north side is not included in Phase 1 of the development plan. In order to construct the second phase of the project, the applicants will have to come back to the Plan Commission for an

additional site plan review, a TID amendment, and a conditional use permit amendment.

Commissioner Wyatt expressed concerns with the current road configuration of Eastern Avenue as motorists facing west on Easten Avenue attempting to turn left into the development could cause queueing concerns. Commissioner Schellin asked if the SCEDC development was considered as part of the traffic impact analysis and if crosswalks would be added so residents could traverse on the north side of Eastern Avenue. John Nelson asked if any consideration to better aligning the intersection with the driveway access would be considered. Administrator Blakeslee explained that road geometry concerns would likely be addressed in the developer's agreement and the SCEDC project was not included in the TIA analysis as it is not an approved project as this point.

Mayor Pohlman and Commissioner Wyatt requested information and confirmation on stormwater. Devin Winter from Excel Engineering was present to address those questions. Administrator Blakeslee also reported the stormwater plan was reviewed by Director of Public Works/City Engineer Austin and met City requirements and approved the plan.

Mayor Pohlman and Commissioner Schellin asked about completion date of phase 1 and the estimated start of phase 2. Chris Merklein from North Town Partners provided an estimation that they would like to be complete with phase 1 by summer of 2026 and hope to break ground on phase 2 in 2027 should phase 1 prove to be successful like their market analysis indicates it will be.

John Nelson asked if the units would be rentals or owner occupied. Mr. Merklein responded that they would be rental units. Ron Nicolaus requested some confirmation on emergency vehicle access. Fire Chief Pafford noted that submitted site plan satisfies emergency vehicle requirements with the installation of the hammerhead on the south side of the site.

Mayor Pohlman then declared the public hearing closed.

3.) Conditional Use Permit Seeking Approval: 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding the construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over in the R-6 High Density Multi-Family Residential District as allowed through Conditional Use Permit per PMC 13-1-28(c)(4). North Town Partners/Merklein (enclosure) This item continues from item #2a. Commissioner Schellin asked if the parking lot was overbuilt or if the parking requirements hindered the applicant's development of the site. Administrator Blakeslee noted that R-6 was a new zoning designation and when crafting it the parking requirements was reduced from 2 parking spaces per residential unit to 1.5 in order to be more accommodating to development. Mr. Merklein responded that the parking requirements did not hinder the development. Staff also noted much of the parking is underground and not visible from outside.

Assistant City Administrator Johnston directed the Plan Commission and applicant to the draft conditions of the conditional use permit provided in the packet materials. Staff asked if the applicant had time to review the draft conditions and had any concerns. The applicants indicated that they had no concerns.

Motion was made by Schellin/Wyatt to approve a conditional use permit for North Town Partners with the conditions as included the packet materials. Upon the call of the roll, all voted aye. Motion carried.

4.) Plan Seeking Approval; 2831 Eastern Avenue, Plankview Green Development, LLC (dba North Town Partners) regarding proposed site plan improvements and construction of two multi-family dwellings of 54 and 51 units each for residents aged 55 and over. North Town Partners/Merklein (enclosure)

This item continues from item #2a and #3. Assistant City Administrator Johnston requested the Plan Commission approve the site plan as presented.

Motion was made by Wyatt/Nicolaus to approve the site plan for North Town Partners as presented. Upon the call of the roll, all voted aye. Motion carried.

5.) Ordinance Amendment Seeking Recommendation: Modifications of Section 13-1-103 and Section 13-1-106 regarding wall sign height restrictions and ground signs in multi-family residential districts. Johnston (enclosure)

In November 2024, the City of Plymouth Board of Appeals reviewed a variance request from Sargento to place signage higher that what is allowed by City code on their upcoming LAG building renovation project. While the signage was tastefully designed, state law requires a variance to meet a three-part test to be approved:

- The variance is needed due to an unnecessary hardship caused by zoning.
- A unique property feature is present that created the hardship.
- The variance is not contrary to the public interest.

The request to allow signage higher than permitted by code was denied by the Board of Appeals because it did not meet the three-part test. The bar for achieving a variance is intentionally set high under state law to limit variances to cases of true hardship caused by the zoning code.

Staff discussed this provision of code with the Committee of the Whole at their meeting on January 28, 2025. The Committee's recommendation at that time was to loosen the restriction on sign height placement so long as any ordinance change did not increase the actual size of signage allowed.

13-1-106, Signage in Multi-Family Residential Districts - Staff also discovered that current code language does not explicitly allow ground signage in multi-family residential districts, despite it being already in place for many developments in the City. Examples of this include Songbird Pond Assisted Living, Hunter's Ridge Apartments, and Pleasant View Townhomes, among others. With the Wangard project already being built, and the likelihood of other multi-family residential developments coming to Plymouth, staff would like to right-size the ordinance to allow ground signage for larger multi-family residential developments to follow what has already been historically allowed.

Assistant City Administrator Johnston explained that staff researched nearby communities to see how they regulate wall sign height. Research indicated that most similar communities do not regulate wall sign height and if they do an exception can be granted by the Common Council. Staff's ultimate recommendation was to eliminate this portion of the code. Johnston noted the draft ordinance included in the packet would restrict wall signs to be placed lower than the roof line and roof signs are already prohibited by code. As the City already regulates building heigh maximums, staff did not feel as though Page 5 of 129

regulating wall sign placements was necessary. Plan Commission discussed this request and agreed it did not need to be regulated in the ordinance.

In regards to ground signs in multi-family residential districts, Mayor Pohlman requested the ordinance be crafted in order to restrict ground signage to larger multi-family districts, not duplexes or quadplexes. Johnston reported the draft ordinance as written would only allow ground signage in multi-family properties with at least 12 units. This would restrict ground signage to the largest R-4 development allowed by code and the newly created R-6 district.

Motion was made by Schellin/Nicolaus to recommend approval of ordinance related to modifications of Section 13-1-103 and Section 13-1-106 regarding wall sign height restrictions and ground signs in multi-family residential districts. Upon the call of the roll, all voted aye. Motion carried.

### 6.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons)

Administrator Blakeslee reported that framing for the Wangard project was going up with hopes to open the first building for occupancy by August of 2025. Assistant City Administrator Johnston reported there would be a Plan Commission meeting in April with new business items.

Motion was made by Schelling/Schmitz to adjourn the meeting at 6:48 pm. A unanimous aye vote was cast. Motion carried.



 Telephone:
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 (920) 893-0183

 Web Site:
 plymouthgov.com

- **DATE:** March 26, 2025
- TO: Plan Commission
- FROM: Jack Johnston, Assistant City Administrator/Community Development Director
- RE: Site Plan Seeking Approval; 3062 Kiley Way, Kensington Management, Inc. (dba Taco Bell) for exterior site plan improvements. Excel Engineering (enclosure)

ZONING CONSISTENCY MATRIX					
	Required	Provided			
Zoning	B-3	B-3			
Maximum Lot Coverage of All Buildings	50%	~3%			
Minimum Lot Width at Building Line	100'	>175'			
Minimum Front Yard Setback	50'	75' from nearest front yard property line			
Minimum Side Yard Setback					
Principal Building	20'	~50' to north side			
Accessory Building	10'	yard			
Minimum Rear Yard Setback	40'	n/a			
Maximum Height Any Structures	Principal: 35', up to 50' with CUP Accessory: 25'	20'10" for restaurant			

### Background:

Excel Engineering has submitted a site plan review application for the Taco Bell restaurant location located at 3062 Kiley Way. The overall plan calls for both interior and exterior upgrades to the restaurant. The Plan Commission is tasked with reviewing and approving planned exterior site plan improvements. In short, the project will bring the location up to Taco Bell's corporate brand standards. It includes fresh painting, landscaping upgrades, fresh artwork, drive-thru upgrades, and updated signage. The applicant has been made aware that any proposed exterior sign upgrades will be required to obtain a separate building permit and must adhere to the City of Plymouth Sign Code.

### City Zoning/Comprehensive Plan:

The property is within the B-3 Business Highway zoning district. The above zoning matrix indicates the property is conforming in terms of setbacks and the proposed site plan improvements do not contemplate enlarging the building area or parking lot size. The City's Comprehensive Plan and Future Land Use Map indicate the area to remain commercial. As such, no rezone or comprehensive plan amendment is required.

### Proposed Signage Upgrades:

The plans call for demoing existing signage and awnings on the building's north, south, and east side and replacing them with new signage. The new signage includes three (3) bell logo signs on three sides of the building and two (2) Taco Bell letter signs on two signs of the building. The size of the signs are approximately 13.5 square feet for the bell sign and ~9.4 square feet for the Taco Bell letter signs. The signs appears conforming to City Code in terms of size and placement. Current code language restricts signage placed above 30' in the B-3 district, but the building itself is just over 20' in height (this section of the ordinance may be changed at the Common Council meeting in April 8). Each sign will require individually building permits prior to installation.

### Shoreland Zoning/Wetlands:

The property is not within shoreland zoning. A small pond is located directly east of the restaurant and appears to serve as stormwater retention. The proposed site plan improvements will not impact that pond.

### Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns. No stormwater management plan update is required as part of this site plan review.

### Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

• *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

### Staff Recommendation:

Staff recommends the Plan Commission consider approving the site plan improvements for the Taco Bell restaurant building.

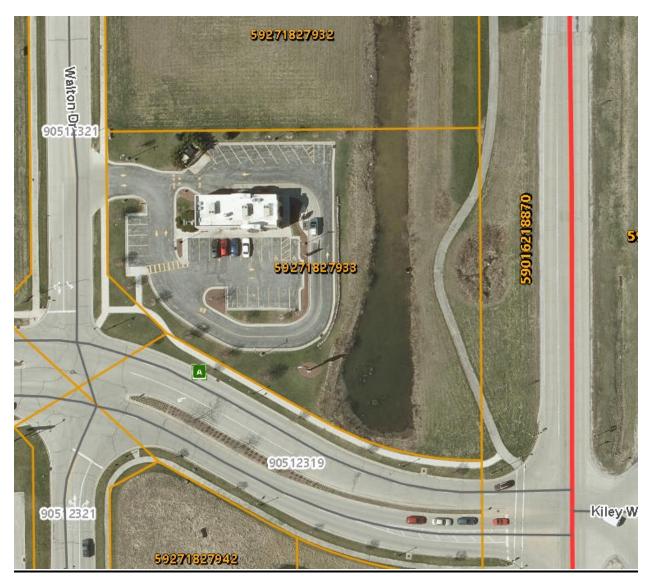
 Copies Mailed/Emailed To:

 I.
 Tricia Muellenbach: tricia.muellenbach@ExcelEngineer.com

### Attachments:

- GIS Map Ι.
- Π. Site Photo
- Application and Building Plan Materials III.

### Attachment I



### Site Photo as 3/19/25





### **PROJECT NARRATIVE**

Taco Bell Midterm Remodel 3062 Kiley Way, Plymouth, WI

Excel Engineering Inc. is providing design services for Black River Bells for the remodel of an existing Taco Bell restaurant in Plymouth, Wisconsin. The remodel serves as a required refresh as mandated by Taco Bell Corporate and includes the following scope.

### SITE WORK

Signage will be updated to reflect the current Brand Standards as required by Taco Bell Corporate and in adherence to the City of Plymouth commercial sign ordinance. Improvements include repainting all sign bases and light poles. Order point canopy and menu boards will be updated and landscape refreshed where impacted by construction. Dumpster enclosure will be painted to coordinate with building exterior new paint.

### **BUILDING EXTERIOR**

The exterior improvements include paint, refreshed art work where current artwork exists, replace existing signage with updated Brand signage, update all lights to LED and replace wall lights with new wall sconces.

### **BUILDING INTERIOR**

The interior finishes will be refreshed including walls, flooring, and ceiling. Furniture will be updated. New LED lights throughout the interior of the building and bathrooms will be refreshed with new paint and lighting only. All equipment to remain, with the exception of new Pepsi fountain machines, new ice machines, and new tea urns. An outdated decorative metal frame/pergola will be removed from the dining area.

920-926-9800 WWW.EXCRaige 11Coff 129: R.COM

### 2025 Remodel Scope

Store #: 28453 Address: 3062 Kiley Way Plymouth, WI Remodel Type: MidTerm Est. Remodel Date: 5/19/2025 Estimated 2024 Sales:

### New sign faces with new LED's for pylon sign Scrape & repaint pylon pole & sign cabinets black Deimage all previous logos & remove all directional signs including foundations Remove old DT order point canopy & foundations Add new order point canopy & foundation. Foundation & electrical by GC, order point canopy install by sign vendor. Add new speaker post foundation Remove existing concrete around digital menu board. Existing menu board to remain as is. SITE WORK Add bollard next to digital menu board Patch landscaping around menu board as needed Remove existing clearance bar & foundation Add new clearance bar, foundation & bollard. Foundation & bollard by GC, clearance bar install by sign vendor. Upgrade all parking lot light pole heads to LED heads. Already LED here, electrician just to confirm all are working properly. Paint existing parking lot light poles black Crack fill, seal coat & stripe entire parking lot to match existing Paint existing dumpster enclosure/fix doors if needed New exterior paint All new building signage package per brand standards New exterior artwork package in existing cut outs. Remove arched awnings above cutouts & patch EFIS Add (2) new mobile pickup signs on building **BUILDING EXTERIOR** Building awnings to remain as is Scrape/repaint awnings black All canopy lights to be replaced with new LED bulbs. Bulbs supplied & installed by electrical contractor. Electrician to confirm all exterior building fixture bulbs are LED. If not, electrician to replace with LED bulbs. Replace exterior lights with new wall scones. New lights above exterior artwork cutouts & new wall pack above BOH security door. Add appropiate number of kiosks - (1) on front counter & (2) on half wall. Peak hour transactions are 48. New artwork package

	Remove existing chairs, booths, tabletops, condiment table and trash enclosures			
	Core drill table bases to remain			
	Remove existing wainscot, chair rail, wallpaper and all other wall finishes			
	All new lobby décor package			
	Existing flooring in front of house to remain			
	Replace damaged/cracked tiles as needed			
	New front counter with mobile pickup shelving			
	New tile for back wall by POS area and by Pepsi machine			
	New stainless steel drink table in lobby. Pepsi machine to sit in middle of the table.			
	New laminate bathroom doors with kickplates, paint existing frames & reuse existing hardware			
BUILDING INTERIOR	Bathrooms to remain as is. New paint and LED ceiling lighting only.			
	All new LED lights throughout the building - FOH & BOH			
	New ceiling tiles for dining room only. Existing grid to remain as is. Repair grid as needed.			
	BOH ceiling and grid to remain as is			
	Remove existing metal frame and pergola structure in lobby			
	Remove FRP screen panel in lobby & replace floor tile			
	Repaint lobby			
	All new lobby signage as required			
	Patch/repair acrylic flooring in BOH as needed.			
	Add stainless backsplash for Power Soak Sink. From sink to first rail. Already complete, not needed.			
	(2) new Pepsi fountains (lobby & drive thru) - 10+ years old.			
	(2) new ice machines w/ condensers & line sets (lobby & drive thru) - 10+ years old			
	(2) new tea urns (lobby & drive thru) - 10+ years old			
	New FBD cart for under freeze machine			
OPT IN	FBD machine to stay up by front counter like we did in store #3291 Southfield, MI this year			
	Remove existing interior menu boards, build soffit out flat and install (4) new interior digital menu boards			
Add new outlet & CAT 6 on soffit above POS area for new digital menu boards				

# **MIDTERM REMODEL FOR:** TACO BELL - SUNDANCE PLYMOUTH, WI **STORE #28453**

# **PROJECT CONTACTS**

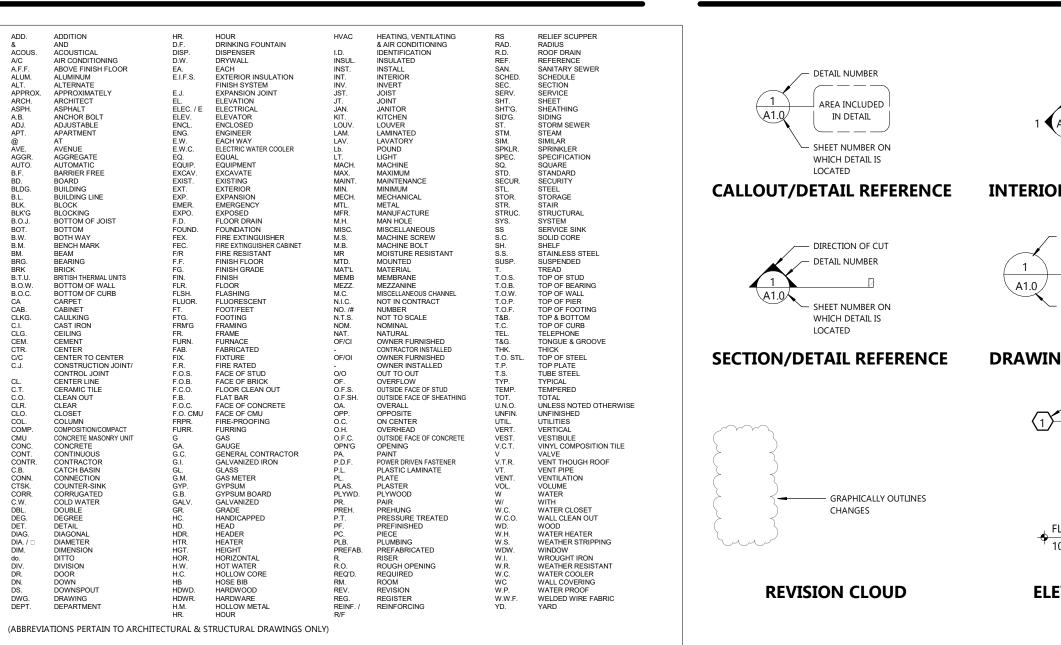
OWNER INFORMATION BLACK RIVER BELLS 7915 KENSINGTON COURT BRIGHTON, MI 48116 MATT DAPRA Phone: (248) 378-3167 E-mail: Matt.DaPra@teamlyders.com

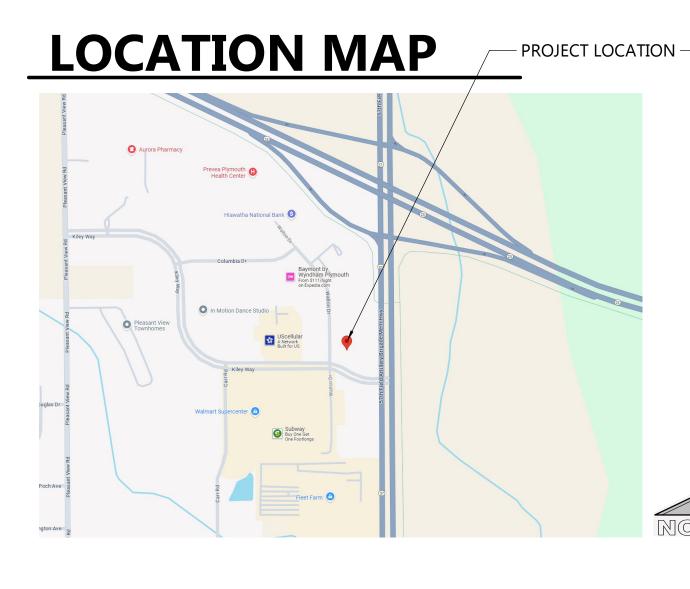
**PROJECT MANAGER:** TRICIA MUELLENBACH Phone: (920) 216-9081 E-mail: tricia.muellenbach@excelengineer.com

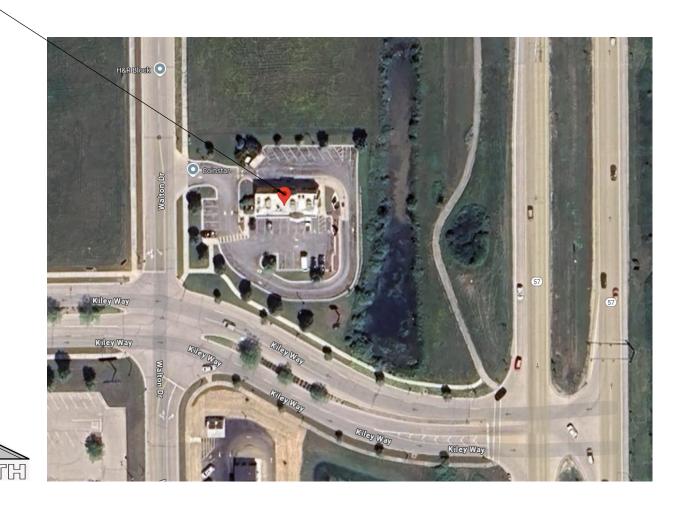
PLUMBING: NICK STREETER Phone: (920) 322-1627 E-mail: nick.streeter@excelengineer.com

ELECTRICAL: TIM STOPPLEWORTH Phone: (920) 322-1748 E-mail: tim.stoppleworth@excelengineer.com

# **ABBREVIATIONS**







# **SHEET INDEX**

			LATEST	SHEET ISSUE
NUMBER	SHEET NAME / DESCRIPTION	SHEET STATUS	NUMBER	DATE
ENERAL				
T1.0	TITLE SHEET	IFC	IFC	MAR. 6, 202
T1.1	PROJECT INFORMATION	IFC	IFC	MAR. 6, 202
T1.2	INTERIOR SIGNAGE SCHEDULE AND NOTES	IFC	IFC	MAR. 6, 202
RCHITECTURAL				
A0.1	SPECIFICATIONS	IFC	IFC	MAR. 6, 202
A0.2	SPECIFICATIONS	IFC	IFC	MAR. 6, 202
A0.3	SPECIFICATIONS	IFC	IFC	MAR. 6, 202
AS1.0	SITE PLAN	IFC	IFC	MAR. 6, 202
AS2.0	SITE PLAN DETAILS	IFC	IFC	MAR. 6, 202
AS2.1	SITE PLAN DETAILS	IFC	IFC	MAR. 6, 202
AD1.1	FIRST FLOOR DEMOLITION PLAN	IFC	IFC	MAR. 6, 202
AD1.2	FIRST FLOOR DEMOLITION CEILING PLAN	IFC	IFC	MAR. 6, 202
AD2.0	EXTERIOR DEMOLITION ELEVATIONS	IFC	IFC	MAR. 6, 202
AD2.1	EXTERIOR DEMOLITION ELEVATIONS			MAR. 6, 202
A1.1	FIRST FLOOR PLAN	IFC	IFC	MAR. 6, 202
A2.0	EXTERIOR ELEVATIONS	IFC	IFC	MAR. 6, 202
A2.1	EXTERIOR ELEVATIONS	IFC IFC		MAR. 6, 202
A5.0	INTERIOR ELEVATIONS	IFC	IFC	MAR. 6, 202
A5.1	ENLARGED PLANS AND ELEVATIONS	IFC	IFC	MAR. 6, 202
A6.0	SCHEDULES	IFC	IFC	MAR. 6, 202
A7.1	FIRST FLOOR REFLECTED CEILING PLAN	IFC	IFC	MAR. 6, 202
A8.1	FIRST FLOOR FINISH PLAN	IFC	IFC	MAR. 6, 202
A9.1	FIRST FLOOR EQUIPMENT PLAN	IFC	IFC	MAR. 6, 202
A9.2	FIRST FLOOR EQUIPMENT SCHEDULE	IFC	IFC	MAR. 6, 202
LUMBING				
P0.1	LEGEND AND SPECIFICATIONS	IFC	IFC	MAR. 6, 202
P1.1	FLOOR PLANS	IFC	IFC	MAR. 6, 202
P4.0	SCHEDULES	IFC	IFC	MAR. 6, 202
LECTRICAL E0.1	LEGEND AND SPECIFICATIONS	IFC	IFC	MAR. 6, 202
E0.2	SPECIFICATIONS	IFC	IFC	MAR. 6, 202
E1.1L	FIRST FLOOR PLAN - LIGHTING	IFC	IFC	MAR. 6, 202 MAR. 6, 202
E1.1P	FIRST FLOOR PLAN - POWER	IFC	IFC	MAR. 6, 202

# SYMBOLS LEGEND

DIRECTION OF VIEW SHEET NUMBER O ELEVATIONS

INTERIOR ELEVATION REFERENCE

DETAIL NUMBER **VIEW NAME** SCALE: 1/8" = 1'-0" SHEET NUMBER ON WHICH DETAIL IS LOCATED

DRAWING/DETAIL IDENTIFICATION

NOTE NUMBER - SEE KEYNOT LEGEND ON SAME SHEET POINTS TO LOCATIO AFFECTED BY NOTE

**KEYED NOTE** 

- ITEM OR OBJEC BEING DEFINED FLOÓR LINE

∽ ELEVATION **ELEVATION MARKER** 

SHEETS BELOW INTENDED TO BE PRINTED IN: COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCOPE CLARIT

Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

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**PROFESSIONAL SEAL** 

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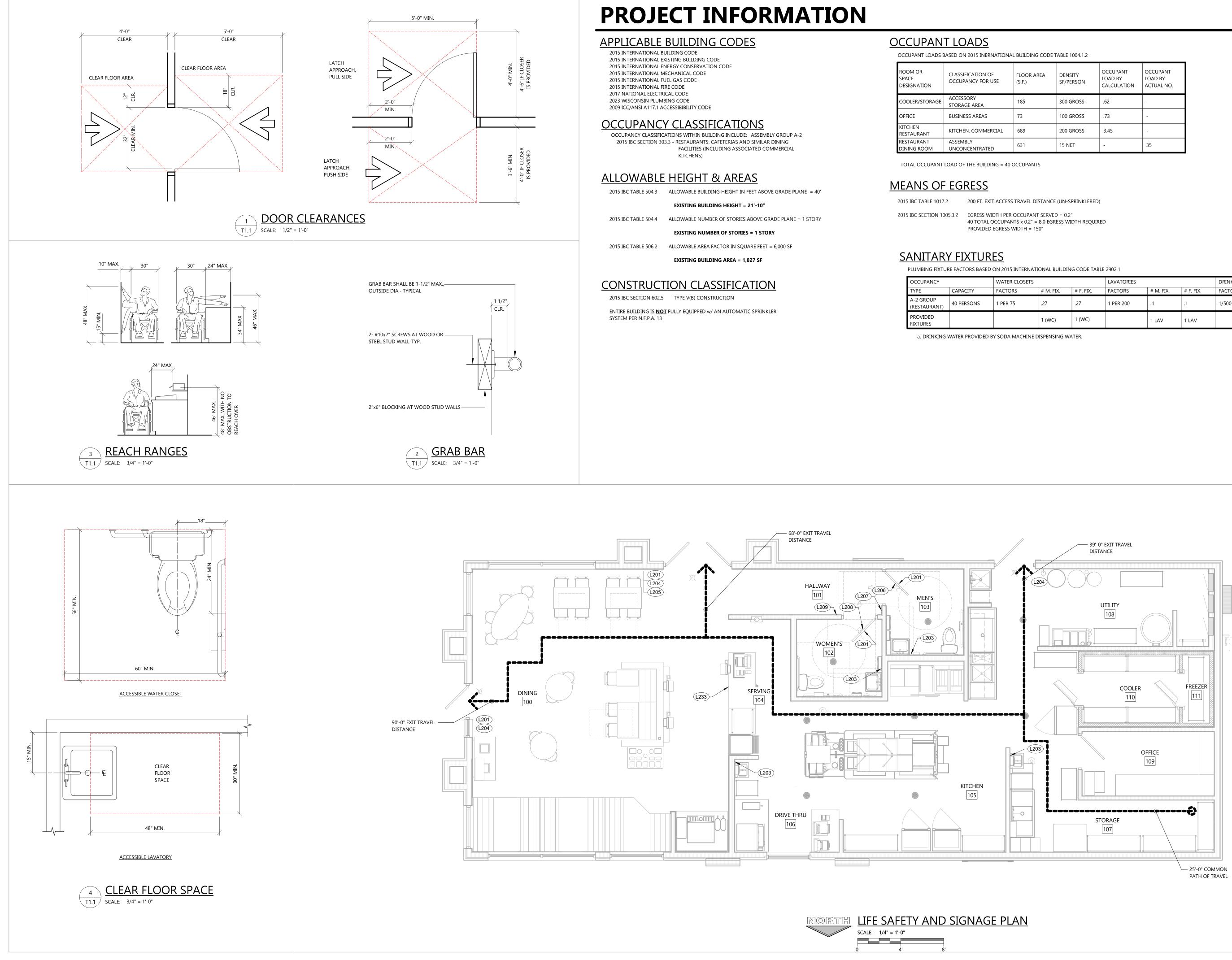
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306: 306:

PROJECT INFORMATION



**GENERAL TITLE SHEET** 



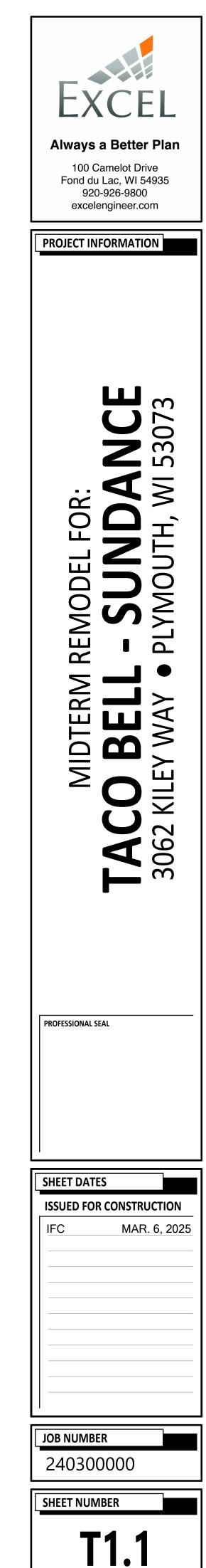


	EXISTING NUMBER OF STORIES = 1 STORY
2015 IBC TABLE 504.4	ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE = 1 STORY
	EXISTING BUILDING HEIGHT = 21'-10"
2015 IBC TABLE 504.3	ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE = 40'

OCCOLANT LOADS BASED ON 2013 INCINIATIONAL DOILDING CODE TABLE 1004.1.2						
ROOM OR SPACE DESIGNATION	CLASSIFICATION OF OCCUPANCY FOR USE	FLOOR AREA (S.F.)	DENSITY SF/PERSON	OCCUPANT LOAD BY CALCULATION	OCCUPANT LOAD BY ACTUAL NO.	
COOLER/STORAGE	ACCESSORY STORAGE AREA	185	300 GROSS	.62	-	
OFFICE	BUSINESS AREAS	73	100 GROSS	.73	-	
KITCHEN RESTAURANT	KITCHEN, COMMERCIAL	689	200 GROSS	3.45	-	
RESTAURANT DINING ROOM	ASSEMBLY UNCONCENTRATED	631	15 NET	-	35	

2015 IBC TABLE 1017.2	200 FT. EXIT ACCESS TRAVEL
2015 IBC SECTION 1005.3.2	EGRESS WIDTH PER OCCUP 40 TOTAL OCCUPANTS x 0.2

PLUMBING FIXTURE FACTORS BASED ON 2015 INTERNATIONAL BUILDING CODE TABLE 2902.1										
OCCUPANCY		WATER CLOSETS			LAVATORIES			DRINK FOUNTAINS OTHER		OTHER
ТҮРЕ	CAPACITY	FACTORS	# M. FIX.	# F. FIX.	FACTORS	# M. FIX.	# F. FIX.	FACTORS	# FIX.	FACTORS
A-2 GROUP (RESTAURANT)	40 PERSONS	1 PER 75	.27	.27	1 PER 200	.1	.1	1/500	1	1 SERVICE SINK
PROVIDED FIXTURES			1 (WC)	1 (WC)		1 LAV	1 LAV		0 <sup>a</sup>	1 IN BOH



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**GENERAL PROJECT INFORMATION** 







# GENERAL INTERIOR SIGNAGE SCHEDULE AND NOTES

T1.2

Page 16 of 129

# **ARCHITECTURAL SPECIFICATIONS**

### **DIVISION 00 PROCUREMENT AND CONTRACTING**

### 00 72 00 GENERAL CONDITIONS

A. THE AIA GENERAL CONDITIONS A201 LATEST EDITION IS A PART OF THESE DOCUMENTS. COPIES ARE ON FILE AT THE OFFICE OF EXCEL ENGINEERING, INC.

### **00 73 16 INSURANCE REQUIREMENTS**

### A. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER CERTIFICATE OF INSURANCE

- FOR NOT LESS THAN THE FOLLOWING LIMITS: 1. WORKER'S COMPENSATION AND EMPLOYERS LIABILITY:
- a. PER STATUTORY LIMITS
- 2. COMMERCIAL GENERAL LIABILITY: a. GENERAL AGGREGATE: \$2,000,000
- b. PRODUCTS AND COMPLETED OPERATIONS AGGREGATE: \$2,000,000
- c. PERSONAL AND ADVERTISING INJURY: \$1,000,000 d. EACH OCCURRENCE: \$1,000,000
- e. CONTRACTOR SHALL LIST EXCEL ENGINEERING, INC. AS ADDITIONAL INSURED.

### **DIVISION 01 GENERAL REQUIREMENTS**

### 01 11 00 SUMMARY OF WORK

- A. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF EXCEL ENGINEERING, INC. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH EXCEL ENGINEERING, INC. PRIOR TO BIDDING. THE
- CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA. B. REFERENCE TO "GENERAL CONTRACTOR" OR "GC" IN THE CONSTRUCTION DOCUMENTS IS INTENDED TO REPRESENT THE CONTRACTOR RESPONSIBLE FOR OVERALL CONSTRUCTION AND COORDINATION OF THE WORK. THE "GC" COULD BE A GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR ANY OTHER CONTRACTOR RESPONSIBLE FOR THE OVERALL PROJECT. IT IS THE RESPONSIBILITY OF THE GC TO ASSIGN RESPONSIBILITY FOR ALL WORK.
- C. THE FOLLOWING LIST IS INTENDED TO AID THE GC IN DIRECTING THE SUBCONTRACTORS REGARDING RESPONSIBILITY OF WORK. THE DRAWINGS MAY OR MAY NOT IDENTIFY RESPONSIBILITY FOR THESE SCOPES OF WORK. THIS LIST IS INTENDED TO PROVIDE THE GC AN AID TO ASSIGN THIS WORK SO SCOPE OF WORK IS PROPERLY BID. THE LIST IS NOT INTENDED TO BE ALL INCLUSIVE AND IT REMAINS THE RESPONSIBILITY OF THE GC TO ENSURE ALL SCOPES OF WORK ARE ASSIGNED AND PROVIDED.
- 1. TEMPORARY ELECTRIC SERVICE
- 2. TEMPORARY PHONE / INTERNET
- 3. TEMPORARY HEATING
- 4. TEMPORARY WATER 5. TEMPORARY TOILETS
- 6. PERMITS AND SALES TAX
- 7. DEMOLITION
- 8. OPENINGS IN EXISTING CONSTRUCTION 9. PIPE SLEEVES IN MASONRY, POURED CONCRETE AND FOUNDATION WALLS
- 10. BOX OUT OPENINGS IN POURED CONCRETE AND FOUNDATION WALLS.
- 11. PATCHING OPENINGS IN FLOORS, WALLS AND ROOF
- 12. ROOFING, FLASHING AND INSULATION AT ROOF CURBS
- 13. EXCAVATION AND BACKFILL FOR MEP WORK. 14. SAWCUTTING AND REMOVAL OF FLOOR FOR UTILITIES
- 15. CONCRETE FLOOR REPLACEMENT WHERE SAWCUT
- 16. LAY-IN CEILING TILE REMOVAL AND REPLACEMENT IN EXISTING AREAS
- 17. LAY-IN CEILING GRID REMOVAL AND REPLACEMENT IN EXISTING AREAS
- 18. INSTALLATION OF CEILING/WALL ACCESS PANELS 19. INSTALLATION OF ROOF CURBS AND ASSOCIATED BLOCKING
- 20. PAINTING
- 21. SEALANTS
- 22. MOP SINK, FLOOR DRAIN SAFING.
- 23. INSTALLATION OF APPLIANCES.

### **01 25 13 PRODUCT SUBSTITUTION PROCEDURES**

A. REFERENCE TO MATERIALS OR SYSTEMS HEREIN BY NAME, MAKE OR CATALOG NUMBER IS INTENDED TO ESTABLISH A QUALITY STANDARD, AND NOT TO LIMIT COMPETITION. THE WORDS "OR APPROVED EQUIVALENT" ARE IMPLIED FOLLOWING EACH BRAND NAME/MODEL NUMBER UNLESS STATED OTHERWISE. "OR APPROVED EQUIVALENT" MATERIALS SHALL BE APPROVED BY EXCEL ENGINEERING, INC. PRIOR TO BIDS BEING ACCEPTED AND ACCEPTANCE FOR USE. PROVIDE A LETTER FROM THE MANUFACTURER CERTIFYING THAT THE PRODUCT MEETS OR EXCEEDS THE SPECIFIED PRODUCT.

### 01 31 00 PROJECT MANAGEMENT AND COORDINATION

- A. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY FOR AND SHALL HAVE CONTROL OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND SAFETY PRECAUTIONS AND PROCEDURES USED TO CONSTRUCT THE WORK.
- B. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL (INCLUDING TAXES) AND EQUIPMENT AS NECESSARY TO COMPLETE THE WORK. PERMITS SHALL BE OBTAINED AND PAID FOR BY THE RESPECTIVE CONTRACTOR, INCLUDING TEMPORARY OCCUPANCY PERMIT IF REQUIRED
- C. REVIT / AUTOCAD FILES OF CONSTRUCTION DOCUMENTS MAY BE OBTAINED BY CONTACTING EXCEL ENGINEERING, INC. 3 DIMENSIONAL MODEL MAY BE PROVIDED TO CONVEY DESIGN INTENT. FILE REQUESTS SHALL BE EMAILED TO EXCEL PROJECT MANAGER AND PROJECT ASSISTANT AND SHALL INCLUDE THE FOLLOWING INFORMATION: 1. EXCEL ENGINEERING PROJECT NAME
- 2. EXCEL ENGINEERING PROJECT NUMBER
- 3. SHEET NUMBERS REQUESTED D. REVIT / AUTOCAD FILES REQUEST SHALL BE MADE TO:
- 1. PROJECT MANAGER: TRICIA MUELLENBACH AT TRICIA.MUELLENBACH@EXCELENGINEER.COM
- 2. PROJECT ASSISTANT: LYDIA GREENFIELD AT ARCHRETAIL@EXCELENGINEER.COM
- E. REVIT / AUTOCAD FILES WILL BE SENT BY METHOD OF EXCEL ENGINEERING, INC. CHOOSING AS SOON AS POSSIBLE. F. REVIT / AUTOCAD FILES SHALL NOT BE USED FOR COMPONENT SUBMITTALS OR SHOP DRAWINGS. SUBMITTALS AND
- SHOP DRAWINGS USING EXCEL ENGINEERING, INC. CAD FILES WILL BE RETURNED REJECTED AND UN-REVIEWED. G. ALL "REQUEST FOR INFORMATION" (RFI) SHALL BE MADE THROUGH THE GENERAL CONTRACTOR FOR LOGGING AND TRACKING PURPOSES. RFI'S SHALL BE SUBMITTED TO THE EXCEL ENGINEERING PROJECT ASSISTANT. RFI'S SHALL BE SUBMITTED ON AN ARCHITECT APPROVED FORM, NUMBER SEQUENCE AND INCLUDE THE FOLLOWING INFORMATION:
- 1. EXCEL ENGINEERING PROJECT NAME
- 2. EXCEL ENGINEERING PROJECT NUMBER 3. DIVISION OF CONSTRUCTION REFERENCED
- 4. POTENTIAL SCHEDULE IMPACTS
- 5. POTENTIAL COST IMPACTS OF ANY SUGGESTED ALTERNATES FROM THE CONSTRUCTION DOCUMENTS

### 01 32 00 SCHEDULING OF WORK

PROCEEDING WITH THE WORK.

A. THE CONTRACTOR SHALL OBTAIN THE OWNER'S APPROVAL OF THE CONSTRUCTION SCHEDULE PRIOR TO

### 01 33 23 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

- B. SUBMIT FOR APPROVAL ARCHITECTURAL, CIVIL, STRUCTURAL, HVAC, PLUMBING, FIRE PROTECTION AND ELECTRICAL SHOP DRAWINGS, PRODUCT DATA, TEST RESULTS AND SAMPLES INDICATED IN THE CONSTRUCTION
- ADMINISTRATION SUBMITTAL LIST (CASL). SEE DISCIPLINE SPECIFICATIONS FOR DISCIPLINE SPECIFIC CASL. C. SHOP DRAWING SUBMITTALS SHALL BE MADE TO EXCEL ENGINEERING, INC. FOR APPROVAL PRIOR TO FABRICATION
- AND INSTALLATION.
- D. SUBMITTALS SHALL BE MADE BY ELECTRONIC SUBMISSION IN PORTABLE DOCUMENT FORMAT (PDF) UNLESS NOTED OTHERWISE. WHEN HARD COPY SUBMISSIONS ARE REQUIRED, COORDINATE WITH EXCEL ENGINEERING, INC. PRIOR TO SUBMISSION
- E. SUBMITTALS SHALL BE MADE TO THE EXCEL ENGINEERING, INC. PROJECT ASSISTANT.
- 1. PROJECT ASSISTANT: LYDIA GREENFIELD AT <u>ARCHRETAIL@EXCELENGINEER.COM</u>
- F. SUBMITTAL SHALL BE MADE USING APPROVED SUBMITTAL FORM CONTAINING AT MINIMUM THE FOLLOWING INFORMATION:
- 1. EXCEL ENGINEERING PROJECT NAME 2. EXCEL ENGINEERING PROJECT NUMBER
- 3. SUBMITTAL DIVISION OF CONSTRUCTION
- 4. MATERIAL SUPPLIER / SUB CONTRACTOR
- 5. SUBMITTAL DESCRIPTION (i.e. CONCRETE MIX DESIGN)
- G. SUBMITTALS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL. CONTRACTOR SHALL COMPLETE ALL FIELD VERIFICATIONS PRIOR TO SUBMITTAL SUBMISSION.
- H. SUBMITTALS MUST BE 100% COMPLETE AND IN ONE (1) PACKAGE FOR THE ITEM BEING SUBMITTED. NON-COMPLETE SUBMITTALS WILL BE RETURNED TO THE CONTRACTOR WITHOUT COMMENT AND STAMPED "REJECTED-RESUBMIT".
- CONTRACTORS WHO KNOWINGLY WANT TO SUBMIT NON-COMPLETE SUBMITTALS OR BREAK SINGLE SYSTEM SUBMITTALS INTO MULTIPLE SUBMITTALS WILL BE RESPONSIBLE TO ARRANGE WITH EXCEL ENGINEERING, PRIOR TO SUBMITTING THE SUBMITTAL(S), AND TO COMPENSATE EXCEL ENGINEERING FOR THE EXTRA WORK INVOLVED. I. SHOP DRAWINGS SHALL CLEARLY INDICATE SPECIFIC MODEL BEING PROVIDED WHERE CUT SHEETS SHOW MULTIPLE
- MODELS. J. FAILURE TO SUBMIT SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE SPECIFIED
- EOUIPMENT AND MATERIALS. K. PHYSICAL SAMPLES FOR FINISHES ARE TO BE SUBMITTED TO EXCEL ENGINEERING, INC. FOR APPROVAL PRIOR TO
- INSTALLATION.
- L. BUILDING COMPONENTS REQUIRING SUBMISSION "FOR RECORD" TO THE AUTHORITY HAVING JURISDICTION REQUIRE SEALED AND SIGN HARD COPIES, PROVIDE TWO (2) HARD COPIES WITH WET SEAL AND ORIGINAL SIGNATURE IN ADDITION TO THE ELECTRONIC SUBMISSION IN PORTABLE DOCUMENT FORMAT (PDF).

- REQUIRE AN EXPEDITED REVIEW PROCESS, CONTACT EXCEL ENGINEERING, INC. PRIOR TO SUBMITTING THE SUBMITTAL(S) TO MAKE THE APPROPRIATE ARRANGEMENT.
- O. SUBMITTALS REQUIRING RESUBMISSION SHALL HAVE CHANGES MADE TO A PREVIOUSLY REVIEWED SUBMITTAL DENOTED WITH REVISION CLOUDS AND TAGS IDENTIFYING CHANGES.
- 1. ROUGH CARPENTRY MATERIALS
- 3. INSULATION
- 4. WEATHER BARRIER 5. AIR AND MOISTURE BARRIERS
- 6. MEMBRANE ROOFING SYSTEMS 7. ROOFING ACCESSORIES
- 8. PENETRATION FIRE STOPPING 9 SEALANTS
- 10. HOLLOW METAL DOORS AND FRAMES 11. FLUSH WOOD DOORS
- 13. DOOR HARDWARE
- 14. GLAZING 15. DRYWALL STUDS
- 16. GYPSUM BOARD
- 17. TILING 18. ACOUSTICAL PANEL CEILINGS
- 19. RESINOUS FLOORING 20. WALL COVERING
- 21. PAINTING SYSTEMS 22. SIGNAGE
- 23. FIRE EXTINGUISHERS
- 24. TOILET ACCESSORIES

### 01 40 00 QUALITY REQUIREMENTS

### 01 41 00 REGULATORY REQUIREMENTS

### 01 52 00 CONSTRUCTION FACILITIES

REQUIREMENTS.

01 78 36 WARRANTIES

ARCHITECT AND OWNER.

GOVERNING REGULATIONS

APPROVED LANDFILL.

06 16 00 SHEATHING

B. GLASS MAT SHEATHING

6. WALL

7. ROOF

a. VERTICAL

b. HORIZONTAL

A. WOOD

M. TEST RESULTS SHALL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS OF COMPLETION OF TEST. N. CONTRACTOR SHALL ALLOW 10 WORKING DAYS IN SCHEDULE FOR A/E TO REVIEW SUBMITTALS. IF SUBMITTALS

### P. ARCHITECTURAL CONSTRUCTION ADMINISTRATION SUBMITTAL LIST:

2. EXTERIOR FINISH CARPENTRY MATERIALS

### 12. ALUMINUM FRAMED ENTRANCES AND STOREFRONTS

Q. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. SHOP DRAWING DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC., BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL / FABRICATE THEIR

WORK. CONTACT A/E WITH ANY DISCREPANCIES FOUND.

R. IN NO CASE SHALL CHANGES BE MADE TO WORK SHOWN OR PROCEDURE SPECIFIED ON STRUCTURAL PLANS UNLESS FIRST APPROVED IN WRITING BY A/E. REVIEW OF SHOP DRAWINGS BY A/E DOES NOT CONSTITUTE ACCEPTANCE OF A DESIGN CHANGE. PROPOSED CHANGES BY CONTRACTOR MUST BE SUBMITTED IN RFI FORMAT AND MUST BE APPROVED IN THE SAME MANNER. CONTRACTOR REQUESTING CHANGE MAY BE BILLED ON A TIME AND EXPENSE BASIS BY A/E FOR ALL REDESIGN WORK, FOR ALL NEW SKETCHES PREPARED, AND FOR ALL ADDITIONAL REVIEW TIME RELATED TO THE CHANGES.

A. IN AS MUCH AS THE SPECIFICATIONS ARE BRIEF, THE CONTRACTOR SHALL PROVIDE WORKMANSHIP THAT IS NEAT, SECURE AND OF THE BEST QUALITY WITH THE BEST POSSIBLE APPEARANCE AND UTILITY MEETING ALL APPLICABLE STANDARDS. FAULTY WORK SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER. INDUSTRY STANDARDS SHALL BE USED AS THE GUIDE FOR QUALITY OF MATERIALS AND WORKMANSHIP.

A. ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS, INCLUDING THE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT (A.D.A.) ARE MADE PART OF THESE SPECIFICATIONS AND SHALL BE COMPLIED WITH AS FAR AS THEY APPLY TO WORK UNDER THIS CONTRACT

A. THE CONTRACTOR SHALL FURNISH TEMPORARY OFFICE, TOILET FACILITIES, WORKING TELEPHONE, ELECTRICITY, HEAT, WATER AND FIRE EXTINGUISHERS AS REQUIRED FOR COMPLETION OF THE WORK UNLESS THE OWNER HAS AGREED IN WRITING TO FURNISH OR WAIVE ANY OF THE ABOVE ITEMS.

### 01 53 00 TEMPORARY CONSTRUCTION

A. THE CONTRACTOR SHALL FURNISH TEMPORARY BRACING OF ALL BUILDING ELEMENTS DURING CONSTRUCTION. TEMPORARY BRACING SYSTEMS SHALL BE DESIGNED TO WITHSTAND CODE DESIGN LOADS. CONTRACTOR SHALL RETAIN SERVICES OF A PROFESSIONAL ENGINEER TO DESIGN AND SUPERVISE BRACING INSTALLATION IF THEY DO

### NOT HAVE THE EXPERTISE REQUIRED.

01 71 00 FIELD ENGINEERING

A. THE CONTRACTOR SHALL PROVIDE ALL LAYOUT AS REQUIRED, COMPETENT FULLTIME ON SITE SUPERVISION, AND BROOM CLEANING OF CONSTRUCTION SITE INCLUDING DUMPSTERS FOR REFUSE DISPOSAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY ON SITE AND PROTECTION OF SITE PER LOCAL, STATE AND FEDERAL

### 01 78 00 CLOSEOUT SUBMITTALS

A. THE CONTRACTOR SHALL FURNISH "AS-BUILT" DRAWINGS REFLECTING ALL CHANGES DURING CONSTRUCTION. PROVIDE TWO (2) COPIES OF OPERATING AND MAINTENANCE MANUALS TO OWNER FOR ALL FURNISHED EQUIPMENT.

A. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE PROJECT. FURNISH MANUFACTURER'S WRITTEN WARRANTIES FOR SPECIFIED EQUIPMENT STATING EFFECTIVE WARRANTY DATE.

### **DIVISION 02 EXISTING CONDITIONS**

### 02 41 19 SELECTIVE DEMOLITION

A. CONDUCT DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. B. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED, DO NOT DISTURB, IMMEDIATELY NOTIFY

C. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS SHOWN ON THE DEMOLITION PLANS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF

D. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA

### **DIVISION 06 WOOD, PLASTICS AND COMPOSITES**

### 06 10 00 ROUGH CARPENTRY

A. SEE STRUCTURAL SPECIFICATIONS.

- 1. PARAPET VERTICAL: MINIMUM 7/16" PLYWOOD DOC PS-1 OR 2, EXPOSURE 1 MINIMUM CLASSIFICATION. 2. COORDINATE SHEATHING INSTALLATION SO SHEATHING IS NOT DIRECTLY EXPOSED TO PRECIPITATION OR PROVIDE SHEATHING WARRANTED FOR THE EXPOSURE. 3. EXPOSED INTERIOR WALL SHEATHING SHALL BE MINIMUM CDX GRADE. 4. PROVIDE FIRE TREATED SHEATHING WHERE SPECIFIED ON PLANS.
- 5. SEE STRUCTURAL SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. 1. INSTALL IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
- 2. NONCOMBUSTIBLE AS TESTED IN ACCORDANCE WITH ASTM E136. 3. MANUFACTURED TO MEET ASTM C1177.
- 4. MOLD RESISTANCE PER ASTM D3273 OF 10.
- 5. FLAME SPREAD AND SMOKE DEVELOP RATING OF 0/0 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

### a. PRODUCT: DENSGLASS GOLD EXTERIOR SHEATHING.

b. TREATED, WATER-RESISTANT GYPSUM CORE SURFACED WITH FIBERGLASS MATS AND A PRIMER COATING. c. MIN. 1/2" THICK. MINIMUM SPAN RATING EQUAL TO SUPPORT SPACING. d. 1.9 LBS/SF, >23 PERMS, 0.56 R VALUE.

i. PRODUCT: DENSDECK PRIME ROOF BOARD.

ii. FIBERGLASS MATS MECHANICALLY BONDED TO FRONT AND BACK OF HIGH DENSITY GYPSUM CORE WITH FACE MAT ENHANCEMENTS TO ALLOW UNIFORM ADHESIVE SPREADING. iii. 900 PSI COMPRESSIVE STRENGTH.

### iv. 2.0 LBS/SF, >35 PERMS, 0.56 R VALUE FOR 1/2" THICK.

v. UL 790 CLASSIFIED FOR USE AS A FIRE BARRIER OVER COMBUSTIBLE AND NONCOMBUSTIBLE DECKS. vi. UL 1256 CLASSIFIED FOR INTERNAL (UNDER DECK) FIRE EXPOSURE.

- vii. FM CLASS 1 FIRE RATING. viii. MINIMUM SPAN RATING EQUAL TO SUPPORT SPACING.
- i. PRODUCT: DENSDECK ROOF BOARD.
- ii. FIRE BARRIER, THERMAL BARRIER, COVERBOARD AND RECOVERY BOARD. iii. FIBERGLASS MATS MECHANICALLY BONDED TO FRONT AND BACK OF HIGH DENSITY GYPSUM CORE.

- iv. 900 PSI COMPRESSIVE STRENGTH.
- v. 2.0 LBS/SF, >35 PERMS, 0.56 R VALUE FOR 1/2" THICK.
- vi. UL 790 CLASSIFIED FOR USE AS A FIRE BARRIER OVER COMBUSTIBLE AND NONCOMBUSTIBLE DECKS. vii. UL 1256 CLASSIFIED FOR INTERNAL (UNDER DECK) FIRE EXPOSURE.
- viii. FM CLASS 1 FIRE RATING. ix. MINIMUM SPAN RATING EQUAL TO FLUTE SPACING.
- 06 17 53 WOOD TRUSSES

### A. SEE STRUCTURAL SPECIFICATIONS

**06 20 13 EXTERIOR FINISH CARPENTRY** 

- A. INSTALL EXTERIOR FINISH CARPENTRY LEVEL, PLUMB, TRUE, AND ALIGNED WITH ADJACENT MATERIALS. B. SCRIBE AND CUT EXTERIOR FINISH CARPENTRY TO FIT ADJOINING WORK. REFINISH AND SEAL CUTS AS
- RECOMMENDED BY MANUFACTURER. C. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL LENGTH PIECES FROM MAXIMUM
- LENGTHS OF LUMBER AVAILABLE.
- D. INSTALL EXTERIOR FINISH CARPENTRY TO COMPLY WITH MANUFACTURERS WRITTEN INSTRUCTIONS. E. SEE PLANS FOR SIDING, TRIM/FACIA, SOFFIT, ETC MATERIAL TYPE AND LOCATION.

### **06 20 23 INTERIOR FINISH CARPENTRY**

- A. PREMIUM GRADE S4S HARDWOOD LUMBER, CLEAR, KILN DRIED SELECTED FOR COMPATIBLE GRAIN AND COLOR. B. BEFORE INSTALLING INTERIOR FINISH CARPENTRY, CONDITION MATERIALS TO AVERAGE PREVAILING HUMIDITY IN
- INSTALLATION AREAS FOR A MINIMUM OF 24 HOURS. . INSTALL INTERIOR FINISH CARPENTRY LEVEL, PLUMB, TRUE, AND ALIGNED WITH ADJACENT MATERIALS.
- D. INSTALL TRIM WITH MINIMUM NUMBER OF JOINTS PRACTICAL, USING FULL LENGTH PIECES FROM MAXIMUM LENGTHS OF LUMBER AVAILABLE. COPE AT RETURNS, MITER AT OUTSIDE CORNERS AND COPE AT INSIDE CORNERS TO PRODUCE TIGHT FITTING JOINTS. USE SCARF JOINTS FOR END TO END JOINTS. E. IN STEEL STUD CONSTRUCTION, ATTACH WITH FINISH SCREWS - PREDRILL AND COUNTERSINK FASTENERS, FILL
- SURFACE FLUSH WITH FINISH COMPATIBLE FILLER AND SAND SMOOTH PROVIDE SAMPLE TO OWNER/ INTERIOR DESIGNER F. SEE PLANS FOR INTERIOR TRIM AND CARPENTRY MATERIAL TYPE AND LOCATION.
- G. SEE MATERIAL LEGEND FOR WOOD FINISH.

### **DIVISION 07 THERMAL AND MOISTURE PROTECTION**

### **07 21 00 INSULATION**

- A. ALL INSULATION MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES.
- B. FIBERGLASS BATT INSULATION 1. MANUFACTURER: CERTAINTEED OR OWENS CORNING
- 2. UNFACED FIBERGLASS BATT OR ROLL COMPLYING WITH ASTM C665 AND NONCOMBUSTIBLE PER ASTM E136. 3. THICKNESS OR R VALUE AS INDICATED ON PLANS. IF THICKNESS IS NOT SHOWN ON PLANS, THICKNESS TO BE THE DEPTH OF THE WALL OR RAFTER SYSTEM.
- 4. STRAP TO PREVENT SLUMPING IF GYPSUM BOARD NOT BEING INSTALLED. C. BLOWN IN FIBER GLASS INSULATION
- MANUFACTURER: CERTAINTEED "INSULSAFE SP"
- THICKNESS AS INDICATED ON PLANS. D. BLOWN IN WALL INSULATION
- MANUFACTURER: CERTAINTEED "OPTIMA"
- E. ACOUSTICAL WALL INSULATION
- 1. MANUFACTURER: CERTAINTEED WOOD FRAME WALLS: NOISE REDUCER SOUND CONTROL BATTS
- 3. METAL FRAMED WALLS: CERTASOUND SOUND ATTENUATION BATTS
- 4. CEILINGS: CERTASOUND SOUND ATTENUATION BATTS F. EXTERIOR MASONRY
- MANUFACTURER: TAILORED CHEMICAL PRODUCTS "CORE-FILL 500" FOAM-IN PLACE
- 2. TWO COMPONENT THERMAL INSULATION PRODUCED BY COMBINING A PLASTIC RESIN AND CATALYST FOAMING AGENT SURFACTANT WHICH, WHEN PROPERLY RATIOED AND MIXED, TOGETHER WITH COMPRESSED AIR PRODUCE A COLD-SETTING FOAM INSULATION IN THE HOLLOW CORES OF HOLLOW UNIT MASONRY WALLS. 3. THERMAL VALUE: "R" VALUE OF 4.91/INCH AT 32 DEGREES F MEAN; ASTM C-177. G. FOUNDATION DRAINAGE PANELS
- MANUFACTURER: DOW STYROFOAM PERIMATE EXTRUDED POLYSTYRENE (XPS) INSULATION PANELS. 2. 30 PSI MIN. VERTICAL COMPRESSIVE STRENGTH MEASURED AT 10% STRAIN DEFORMATION OR AT YIELD, WHICHEVER OCCURS FIRST.
- 3. THERMAL VALUE "R" VALUE OF 5.0 PER 1.063 INCHES.
- 4. 2.125 INCHES THICK, R=10. H. PERIMETER FOUNDATION INSULATION
- 1. MANUFACTURER: DOW STYROFOAM SQUARE EDGE EXTRUDED POLYSTYRENE (XPS) INSULATION PANELS, 25 PSI MIN. VERTICAL COMPRESSIVE STRENGTH MEASURED AT 10% STRAIN DEFORMATION OR AT YIELD, WHICHEVER OCCURS FIRST. THERMAL VALUE "R" VALUE OF 5.0 PER INCH. 2 INCHES THICK, R=10.
- MANUFACTURER: PLYMOUTH FOAM GOLD-GUARD FOUNDATION PERIMETER INSULATION EXPANDED POLYSTYRENE (EPS) INSULATION, 25 PSI MIN. VERTICAL COMPRESSIVE STRENGTH MEASURED AT 10% STRAIN DEFORMATION, THERMAL VALUE "R" VALUE OF 4.35 PER INCH. 2.3 INCHES THICK, R=10.
- I. BELOW SLAB INSULATION 1. MANUFACTURER: DOW STYROFOAM SQUARE EDGE EXTRUDED POLYSTYRENE (XPS) INSULATION PANELS,
- THERMAL VALUE "R" VALUE OF 5.0 PER INCH. 2. 25 PSI MIN. VERTICAL COMPRESSIVE STRENGTH MEASURED AT 10% STRAIN DEFORMATION OR AT YIELD, WHICHEVER OCCURS FIRST, EXCEPT WHERE PLANS/DETAILS INDICATE HIGHER VALUE. STYROFOAM HIGHLOAD INSULATION WHERE HIGHER VERTICAL COMPRESSIVE STRENGTHS ARE REQUIRED (MIN. VERTICAL COMPRESSIVE
- STRENGTH MEASURED AT 5% STRAIN DEFORMATION OR AT YIELD, WHICHEVER OCCURS FIRST). 3. THICKNESS AS INDICATED ON PLANS.
- J. SPRAY POLYURETHANE FOAM INSULATION
- 1. MANUFACTURER: BASF SPRAYTITE 81206 XF. 2. SPRAYTITE 81206 XF FOR AMBIENT TEMPERATURE RANGE OF 29 TO 65 DEG F. SPRAYTITE 81206 F FOR AMBIENT TEMPERATURE RANGE OF 60 TO 120 DEG F.
- 3. TWO COMPONENT CLOSED CELL SPRAY POLYURETHANE FOAM INSULATION TO MEET NFPA 285 AND ASTM E84 (CLASS 1) WITH FLAME SPREAD INDEX LESS THAN 25 AND SMOKE DEVELOPED LESS THAN 450. MINIMUM DENSITY OF 2.0 LB/ CU. FT

2. RIGID FOIL FACED POLYISOCYANURATE BOARD INSULATION, 25 PSI COMPRESSIVE STRENGTH, 4.0 MIL EMBOSSED

a. MANUFACTURER: DUPONT LIQUIDARMOR-CM, LIQUIDARMOR LT, LIQUIDARMOR QS AND LIQUIDARMOR RS.

c. COMPLETE WATER-RESISTIVE BARRIER BY SEALING ALL END AND EDGE JOINTS, THRU-WALL PENETRATIONS,

DOCUMENT METHODS AND PROCEDURES RELATED TO INSTALLATION WITH APPLICATOR AND MANUFACTURER

REPRESENTATIVE. PROVIDE INSPECTION REPORT TO ARCHITECT. PROVIDE PHOTOS OF WALL BASE FLASHING,

10. THERMAX WALL SYSEM GOLD WARRANTY: CONTRACTOR SHALL COORDINATE AND COMPLETE APPICABLE FORMS

9. CONTRACTOR SHALL CALL AND SCHEDULE PRE-INSTALLATION MEETING AND INSTALLATION REVIEW WITH MFR

WINDOW AND DOOR OPENINGS, PENETRATIONS AND TRANSITION FLASHINGS WITH MANUFACTURER'S

PROVIDE MANUFACTURER SPECIFIED THICKNESS AND WIDTH OF LIQUIDARMOR PRODUCT. MAKE

PRE-INSTALLATION MEETING: PRIOR TO APPLICATION OF WALL SYSTEM, CONTRACTOR SHALL REVIEW AND

8. INSTALLATION REVIEW: PROVIDE INSTALLATION INSPECTION COMPLETED BY MANUFACTURER CERTIFIED

WINDOW OPENING PERIMETER AND EXAMPLE MECHANICAL PENETRATIONS THRU EXTERIOR WALL.

AND PROVIDE OWNER FINAL WARRANTY CERTIFICATE AS PART OF THE CLOSEOUT SUBMITTALS.

2. FOLLOW MANUFACTURER'S INSTRUCTIONS ON PRODUCT STORAGE AND HANDLING.

LIQUIDARMOR PRODUCT AVAILABLE TO ALL TRADES MAKING PENETRATIONS IN THE EXTERIOR WALL.

ACRYLIC-COATED EXTERIOR FOIL FACER AND 1.25 MIL EMBOSSED ALUMINUM BACK INTERIOR FACER.

5. FASTEN RIGID INSULATION BOARDS TO SUBSTRATE WITH THRUFAST THERMAL-GRIP OR OTHER DUPONT

- 4. THERMAL VALUE: "R" VALUE OF 6.7 PER INCH
- 5. "R" VALUE AS INDICATED ON THE PLAN. K. THERMAL BARRIER / IGNITION BARRIER INTUMESCENT COATING
- 1. MANUFACTURER: NO-BURN PLUS THB
- THICKNESS AS REQUIRED BY MANUFACTURER TO MEET CODE.
- 3. COLOR SELECTED BY OWNER (WHITE, GRAY, DARK CHARCOAL).

3. THERMAL VALUE: "R" VALUE OF 5 PER INCH

3. THERMAL VALUE: "R" VALUE OF 5 PER INCH

3. THERMAL VALUE: "R" VALUE OF 6.5 PER INCH.

FLASHING AND SEALANT PRODUCT.

REPRESENTATIVE AT MEETING

REPRESENTATIVE

P. SILL SEAL

4. THICKNESS AS INDICATED ON THE PLANS.

4. THICKNESS AS SHOWN ON THE PLAN.

O. RIGID AIR AND MOISTURE BARRIER INSULATION

N. RIGID CAVITY WALL INSULATION IN WOOD STUD WALLS

4. THICKNESS AS SHOWN ON THE PLAN.

L. ROOF INSULATION 1. SEE ROOF PLAN.

6. SEAM TREATMENT:

M. RIGID CAVITY WALL INSULATION IN MASONRY CAVITY WALLS 1. MANUFACTURER: DOW STYROFOAM CAVITYMATE OR PLYMOUTH FOAM

MANUFACTURER: DUPONTOW STYROFOAM CAVITYMATE

APPROVED FASTENERS PER MANUFACTURER GUIDELINES.

MANUFACTURER: DUPONT STYROFOAM SILL SEAL FOAM GASKET.

2. EXTRUDED POLYSTYRENE INSULATION, 15 PSI COMPRESSIVE STRENGTH

2. EXTRUDED POLYSTYRENE INSULATION, 15 PSI COMPRESSIVE STRENGTH

1. MANUFACTURER: DUPONT THERMAX XARMOR CI (CONTINUOUS INSULATION)

b. COORDINATE SEQUENCE OF FLASHING INSTALLATIONS WITH OTHER TRADES.

3. INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS SHOWN ON PLANS.

### 07 26 00 VAPOR RETARDERS

- A. WALL / UNDERSIDE OF ATTIC
- 1. MANUFACTURER: CERTAINTEED "MEMBRAIN"
- 2. MEMBRANE VAPOR RETARDER INSTALLED ON WARM SIDE (NORMALLY INSIDE) FACE OF THE INSULATION. MAX PERM 1.0 PER ASTM E-96.
- B. UNDER SLAB
- 1. MANUFACTURER: STEGO WRAP VAPOR BARRIER. 2. 15 MIL POLYOLEFIN-BASED RESIN. ASTM E1745 CLASS A MAX PERM 0.01.
- 3. MINIMUM 2,200 GRAMS PUNCTURE RESISTANCE ASTM D 1709.
- 4. SEAL ALL JOINTS WITH MER APPROVED TAPE OR MASTIC PER MER INSTRUCTIONS. 5. CONTRACTOR SHALL VERIFY THICKNESS AND CLASS WITH CONCRETE PLACEMENT MEANS AND METHODS.

### **07 27 26 AIR AND MOISTURE BARRIER**

- A. ALL AIR AND MOISTURE BARRIER MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES. B. SUBMIT THE FOLLOWING ITEMS:
- 1. PRODUCT DATA: MANUFACTURER'S TECHNICAL BULLETINS.
- C. FOLLOW MANUFACTURER'S INSTRUCTIONS ON PRODUCT STORAGE AND HANDLING. D. CONDUCT ON-SITE PREINSTALLATION CONFERENCE WITH MANUFACTURER'S REPRESENTATIVE.
- E. STORE MOISTURE SENSITIVE MATERIALS IN WEATHER PROTECTED ENCLOSURES.
- F. INSTALL AIR AND MOISTURE BARRIER IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS SHOWN ON PLANS. G. PROVIDE INSTALLATION INSPECTION COMPLETED BY MANUFACTURER CERTIFIED REPRESENTATIVE. PROVIDE
- INSPECTION REPORT TO ARCHITECT.
- H. SHEET APPLIED. 1. MANUFACTURER: DUPONT
- 2. COMMERCIAL BUILDING WRAP TO BE TYVEK COMMERCIAL WRAP D.
- I. FLUID APPLIED 1. PROVIDE A COMPLETE AIR AND MOISTURE BARRIER SYSTEM USING A FLUID APPLIED THREE-PART SYSTEM. THE SYSTEM CONSISTS OF ADHESIVE MESH TAPE AND LIQUID FILL AND SPRAY WRAP.
- 2. ACCEPTABLE PRODUCT: PROSOCO R-GUARD MVP
- 3. APPLY R-GUARD TAPE OVER SHEATHING JOINTS AND SEAMS. FOLD AND APPLY R-GUARD TAPE TO ROUGH OPENINGS, INSIDE AND OUTSIDE CORNERS. USE A SEAM ROLLER OR OTHER BLUNT TOOL TO FIRMLY ADHERE TAPE TO SHEATHING 4. UNIFORMLY COVER TAPE AND ABOUT 4 INCHES OF SHEATHING ON EITHER SIDE OF THE TAPE WITH R-GUARD FILL
- USING A TROWEL OR TEXTURE SPRAYER. TROWEL SMOOTH. SPOT FILL FASTENERS AND SURFACE DEFECTS WITH R-GUARD FILL. LET DRY
- 5. SPRAY OR ROLLER APPLY R-GUARD SPRAY WRAP TO THE ENTIRE SURFACE-INCLUDING AREAS COVERED BY R-GUARD TAPE AND R-GUARD FILL TO A UNIFORM WET MIL THICKNESS (10 MILS). LET DRY. ON MASONRY CONSTRUCTION, WHEN SPRAY APPLYING, BACKROLL TO CLOSE PINHOLES AND ENSURE EVEN COVERAGE. APPLY NUMBER OF COATS AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS.
- J. SHEATHING 1. PROVIDE A COMPLETE AIR AND MOISTURE BARRIER SHEATHING SYSTEM.
- a. ACCEPTABLE PRODUCT: ZIP SYSTEM WALL SHEATHING W/INTEGRAL AIR AND MOISTURE BARRIER. 2. ORIENTED STRAND BOARD WOOD STRUCTURAL PANELS WITH BUILT-IN PROTECTIVE OVERLAYS TO MEET GRADE D
- WRB MOISTURE BARRIER AND 0.037 L/(S-M2) AIR BARRIER 3. MINIMUM 7/16" THICK.
- 4. MINIMUM SPAN RATING EQUAL TO SUPPORT SPACING.
- 5. DOC PS-2, EXPOSURE 1
- 6. APPLY BUTYL RUBBER SELF-SEALING, SELF-HEALING, FULLY ADHERED ZIP TAPE OVER SHEATHING JOINTS AND SEAMS, AROUND PENETRATIONS, GAPS, AND INTO OPENINGS.
- 7. FOLD AND APPLY ZIP TAPE TO ROUGH OPENINGS, INSIDE AND OUTSIDE CORNERS. 8. USE A SEAM ROLLER OR OTHER BLUNT TOOL TO FIRMLY ADHERE TAPE TO SHEATHING, OR SPRAY APPLY ZIP SYSTEM LIQUID FLASH.
- K. ALL SURROUNDING AREAS, WHERE THE AIR AND MOISTURE BARRIER HAS BEEN INSTALLED, SHALL BE LEFT FREE OF DEBRIS AND FOREIGN SUBSTANCES RESULTING FROM THE WORK.
- L. PROTECT FINISHED WORK FROM DAMAGE DURING REMAINDER OF CONSTRUCTION PERIOD.

### 07 53 23 ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING

- A. INSTALLER SHALL BE APPROVED, AUTHORIZED OR LICENSED BY A MINIMUM OF TWO OF APPROVED SYSTEM MANUFACTURERS, FOR MINIMUM OF 5 CONSECUTIVE YEARS, TO INSTALL MANUFACTURER'S PRODUCTS AND IS ELIGIBLE TO RECEIVE MANUFACTURER'S WARRANTIES.
- B. PROVIDE FM APPROVALS ROOFNAV LISTING FOR CLASS 1 OR NONCOMBUSTIBLE CONSTRUCTION WITH SYSTEM SUBMITTALS. C. FASTENING SYSTEM SHALL BE CAPABLE OF WITHSTANDING WIND UPLIFT REQUIREMENTS INDICATED ON THE
- STRUCTURAL PLANS. D. CONDUCT ON-SITE PREINSTALLATION CONFERENCE WITH ALL TRADES INTERFACING OR ADJACENT TO THE ROOFING
- SYSTEM. INCLUDE MANUFACTURER'S REPRESENTATIVE. E. ALL COMPONENTS OF THE ROOFING SYSTEM SHALL BE PROVIDED FROM A SINGLE SOURCE, INCLUDING ALL AUXILIARY
- AND ACCESSORIES MATERIALS FOR A COMPLETE INSTALLATION. F. COORDINATE INSTALLING MEMBRANE ROOFING SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
- G. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS AND DETAILS FOR INSTALLING ROOF INSULATION.
- H. FILL ALL GAPS EXCEEDING 1/4" IN WIDTH WITH INSULATION. I. INSTALL MEMBRANE ROOFING OVER AREA TO RECEIVE ROOFING ACCORDING TO MEMBRANE ROOFING SYSTEM
- MANUFACTURER'S WRITTEN INSTRUCTIONS J. SEAM MEMBRANE ROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE A WATERTIGHT
- SEAM INSTALLATION K. INSTALL SHEET FLASHINGS AND PREFORMED FLASHING ACCESSORIES AND ADHERE TO SUBSTRATES ACCORDING TO
- MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS.
- L. PROTECT ROOFING SYSTEM FOR DURATION OF CONSTRUCTION FROM DAMAGE FROM CONSTRUCTION ACTIVITIES. PROTECT AT ALL LOCATIONS WHERE CUTTING, GRINDING OR OTHER HOT WORK IS BEING COMPLETED. M. CONDUCT ROUTINE ROOF DEBRIS CLEANING AND INSPECTION DURING THE DURATION OF CONSTRUCTION
- ACTIVITIES. N. CLEAN OVERSPRAY OR SPILLAGE FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES
- RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.
- O. SEE PLANS FOR SYSTEMS REQUIREMENTS INCLUDING WARRANTY, MATERIAL TYPE AND LOCATION OF USE. P. INCLUDE COPY OF MANUFACTURER'S FINAL INSTALLATION INSPECTION ACCEPTANCE REPORT AND WARRANTY UPON INSTALLATION COMPLETION.

### 07 54 23 THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

- A. INSTALLER SHALL BE APPROVED, AUTHORIZED OR LICENSED BY A MINIMUM OF TWO OF APPROVED SYSTEM MANUFACTURERS FOR MINIMUM OF 5 CONSECUTIVE YEARS TO INSTALL MANUFACTURER'S PRODUCTS AND IS ELIGIBLE TO RECEIVE MANUFACTURER'S WARRANTIES.
- B. PROVIDE FM APPROVALS ROOFNAV LISTING FOR CLASS 1 OR NONCOMBUSTIBLE CONSTRUCTION WITH SYSTEM SUBMITTALS.
- C. FASTENING SYSTEM SHALL BE CAPABLE OF WITHSTANDING WIND UPLIFT REQUIREMENTS INDICATED ON THE STRUCTURAL PLANS.
- D. CONDUCT ON-SITE PREINSTALLATION CONFERENCE WITH ALL TRADES INTERFACING OR ADJACENT TO THE ROOFING SYSTEM. INCLUDE MANUFACTURER'S REPRESENTATIVE.
- E. ALL COMPONENTS OF THE ROOFING SYSTEM SHALL BE PROVIDED FROM A SINGLE SOURCE INCLUDING ALL AUXILIARY AND ACCESSORIES MATERIALS FOR A COMPLETE INSTALLATION.
- F. COORDINATE INSTALLING MEMBRANE ROOFING SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO
- PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY. G. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS AND
- DETAILS FOR INSTALLING ROOF INSULATION.
- H. FILL ALL GAPS EXCEEDING 1/4" IN WIDTH WITH INSULATION. I. INSTALL MEMBRANE ROOFING OVER AREA TO RECEIVE ROOFING ACCORDING TO MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS.
- J. SEAM MEMBRANE ROOFING ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE A WATERTIGHT SEAM INSTALLATION.
- K. INSTALL SHEET FLASHINGS AND PREFORMED FLASHING ACCESSORIES AND ADHERE TO SUBSTRATES ACCORDING TO
- MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS. L. PROTECT ROOFING SYSTEM FOR DURATION OF CONSTRUCTION FROM DAMAGE FROM CONSTRUCTION ACTIVITIES. PROTECT AT ALL LOCATIONS WHERE CUTTING, GRINDING OR OTHER HOT WORK IS BEING COMPLETED.
- M. CONDUCT ROUTINE ROOF DEBRIS CLEANING AND INSPECTION DURING THE DURATION OF CONSTRUCTION ACTIVITIES.
- N. CLEAN OVERSPRAY OR SPILLAGE FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.
- O. SEE PLANS FOR SYSTEMS REQUIREMENTS INCLUDING WARRANTY, MATERIAL TYPE AND LOCATION OF USE. P. INCLUDE COPY OF MANUFACTURER'S FINAL INSTALLATION INSPECTION ACCEPTANCE REPORT AND WARRANTY UPON INSTALLATION COMPLETION.

### 07 84 13 PENETRATION FIRESTOPPING

- A. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
- 1. <u>HILTI, INC</u>.
- 2. JOHNS MANVILLE 3. <u>3M FIRE PROTECTION PRODUCTS</u>
- 4. TREMCO, INC. TREMCO FIRE PROTECTION SYSTEMS GROUP
- 5. USG CORPORATION 6. <u>RECTORSEAL — METACAULK FIRESTOPPING PRODUCTS</u>

ARCHITECTURAL SPECIFICATIONS



### Always a Better Plan

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### PROJECT INFORMATION

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**PROFESSIONAL SEAL** 

# **ARCHITECTURAL SPECIFICATIONS (CONT)**

- B. PROVIDE PENETRATION FIRESTOPPING THAT IS PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO INDICATED REQUIREMENTS, RESIST PASSAGE OF SMOKE AND OTHER GASES AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF CONSTRUCTION PENETRATED. PENETRATION FIRESTOPPING SYSTEMS SHALL BE COMPATIBLE
- WITH ONE ANOTHER, WITH THE SUBSTRATES FORMING OPENINGS, AND WITH ANY PENETRATING ITEMS. C. PENETRATIONS IN FIRE-RESISTANCE-RATED WALLS: 1. RATINGS DETERMINED PER ASTM E 814 OR UL 1479.
- 2. F-RATING NOT LESS THAN THE FIRE-RESISTANCE RATING OF CONSTRUCTIONS PENETRATED.
- D. PENETRATIONS IN HORIZONTAL ASSEMBLIES: 1. RATINGS DETERMINED PER ASTM E 814 OR UL 1479.
- 2. F-RATING AT LEAST 1 HOUR, BUT NOT LESS THAN THE FIRE-RESISTANCE RATING OF CONSTRUCTIONS PENETRATED.
- 3. T-RATING AT LEAST 1 HOUR, BUT NOT LESS THAN THE FIRE-RESISTANCE RATING OF CONSTRUCTIONS PENETRATED EXCEPT FOR FLOOR PENETRATIONS WITHIN THE CAVITY OF A WALL.
- F. PENETRATIONS IN SMOKE BARRIERS
- 1. PROVIDE PENETRATION FIRESTOPPING WITH RATINGS DETERMINED PER UL 1479. 2. L-RATING NOT EXCEEDING 5.0 CFM/SF OF PENETRATION OPENING AT BOTH AMBIENT AND ELEVATED
- TEMPERATURES.
- F. EXPOSED PENETRATION FIRESTOPPING: PROVIDE PRODUCTS WITH FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, AS DETERMINED PER ASTM E 84.
- G. ACCESSORIES: PROVIDE COMPONENTS FOR EACH PENETRATION FIRESTOPPING SYSTEM THAT ARE NEEDED TO INSTALL FILL MATERIALS AND TO MAINTAIN REQUIRED RATINGS. USE ONLY THOSE COMPONENTS SPECIFIED BY PENETRATION FIRE STOPPING MANUFACTURER AND APPROVED BY QUALIFIED TESTING AND INSPECTING AGENCY FOR
- FIRESTOPPING INDICATED. H. EXAMINE SUBSTRATES AND CONDITIONS FOR COMPLIANCE WITH REQUIREMENTS FOR OPENING CONFIGURATIONS,
- PENETRATING ITEMS, SUBSTRATES, AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK. I. SUBMIT FIRE STOPPING SUBMITTAL PACKAGE WITH DETAILS OF ALL PENETRATIONS AND FIRESTOPPING TO BE USED ON THE PROJECT TO AHJ 30 DAYS PRIOR TO INSTALLATION.
- J. INSTALL PENETRATION FIRE STOPPING TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
- AND PUBLISHED DRAWINGS FOR PRODUCTS AND INDICATED APPLICATIONS. K. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN THE POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED
- TO ACHIEVE FIRE RATINGS INDICATED. 1. AFTER INSTALLING FILL MATERIALS AND ALLOWING THEM TO FULLY CURE, REMOVE COMBUSTIBLE FORMING MATERIALS AND OTHER ACCESSORIES NOT INDICATED AS PERMANENT COMPONENTS OF FIRESTOPPING. L. INSTALL FILL MATERIALS FOR FIRESTOPPING BY PROVEN TECHNIQUES TO PRODUCE THE FOLLOWING RESULTS:
- 1. FILL VOIDS AND CAVITIES FORMED BY OPENINGS, FORMING MATERIALS, ACCESSORIES, AND PENETRATING ITEMS AS REQUIRED TO ACHIEVE FIRE-RESISTANCE RATINGS INDICATED.
- 2. APPLY MATERIALS SO THEY CONTACT AND ADHERE TO SUBSTRATES FORMED BY OPENINGS AND PENETRATING ITEMS 3. FINISH FILL MATERIALS THAT WILL REMAIN EXPOSED AFTER COMPLETING THE WORK TO PRODUCE SMOOTH,
- UNIFORM SURFACES THAT ARE FLUSH WITH ADJOINING FINISHES.
- M. IDENTIFY PENETRATION FIRESTOPPING WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF FIRESTOPPING EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE PENETRATING ITEMS OR FIRESTOPPING. USE MECHANICAL FASTENERS OR SELF-ADHERING TYPE LABELS WITH ADHESIVES CAPABLE OF PERMANENTLY BONDING LABELS TO SURFACES ON WHICH LABELS ARE PLACED. INCLUDE THE FOLLOWING INFORMATION ON LABELS:

1. THE WORDS "WARNING - PENETRATION FIRESTOPPING - DO NOT DISTURB. NOTIFY BUILDING MANAGEMENT OF ANY DAMAGE'

- 2. CONTRACTOR'S NAME, ADDRESS, AND PHONE NUMBER 3. DESIGNATION OF APPLICABLE TESTING AND INSPECTING AGENCY
- 4. DATE OF INSTALLATION
- 5. MANUFACTURER'S NAME 6. INSTALLER'S NAME
- N. PROVIDE OWNER WITH DETAILS OF ALL INSTALLATIONS AND PRODUCTS USED. AT PROJECT CLOSEOUT.

### 07 84 46 - FIRE-RESISTIVE JOINT SYSTEMS

- A. WHERE REQUIRED, PROVIDE FIRE-RESISTIVE JOINT SYSTEMS THAT ARE PRODUCED AND INSTALLED TO RESIST SPREAD OF FIRE ACCORDING TO REQUIREMENTS INDICATED, RESIST PASSAGE OF SMOKE AND OTHER GASES, AND MAINTAIN ORIGINAL FIRE-RESISTANCE RATING OF ASSEMBLIES IN OR BETWEEN WHICH FIRE-RESISTIVE JOINT SYSTEMS ARE INSTALLED. FIRE-RESISTIVE JOINT SYSTEMS SHALL ACCOMMODATE BUILDING MOVEMENTS WITHOUT IMPAIRING THEIR ABILITY TO RESIST THE PASSAGE OF FIRE AND HOT GASES. B. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
- 1. HILTI, INC.
- 2. JOHNS MANVILLE
- 3. 3M FIRE PROTECTION PRODUCTS 4. THERMAFIBER, INC.
- 5. TREMCO, INC. TREMCO FIRE PROTECTION SYSTEM GROUP
- 6. USG CORPORATION
- 7. RECTORSEAL METACAULK FIRESTOPPING PRODUCTS
- C. JOINTS IN OR BETWEEN FIRE-RESISTANCE-RATED CONSTRUCTION:
- 1. RATINGS DETERMINED PER ASTM E 1966 OR UL 2079. 2. FIRE-RESISTANCE RATING EQUAL TO OR EXCEEDING THE FIRE-RESISTANCE RATING OF CONSTRUCTION THEY WILL
- D. JOINTS AT EXTERIOR CURTAIN-WALL/FLOOR INTERSECTIONS:
- 1. RATING DETERMINED BY ASTM E 119 OR ASTM E 2307. 2. FIRE-RESISTANCE RATING EQUAL TO OR EXCEEDING THE FIRE-RESISTANCE RATING OF THE FLOOR ASSEMBLY.
- E. JOINTS IN SMOKE BARRIERS:
- 1. RATINGS DETERMINED PER UL 2079. 2. L-RATING NOT EXCEEDING 5.0 CFM/FT OF JOINT AT BOTH AMBIENT AND ELEVATED TEMPERATURES.
- F. EXPOSED FIRE-RESISTIVE JOINT SYSTEMS: PROVIDE PRODUCTS WITH FLAME-SPREAD AND SMOKE-DEVELOPED
- INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, AS DETERMINED PER ASTM E 84. G. ACCESSORIES: PROVIDE COMPONENTS OF FIRE-RESISTIVE JOINT SYSTEMS, INCLUDING PRIMERS AND FORMING MATERIALS, THAT ARE NEEDED TO INSTALL FILL MATERIALS AND TO MAINTAIN REQUIRED RATINGS. USE ONLY
- COMPONENTS SPECIFIED BY FIRE-RESISTIVE JOINT SYSTEM MANUFACTURER AND APPROVED BY THE QUALIFIED TESTING AGENCY FOR SYSTEMS INDICATED. H. EXAMINE SUBSTRATES AND CONDITIONS FOR COMPLIANCE WITH REQUIREMENTS FOR JOINT CONFIGURATIONS,
- SUBSTRATES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF THE WORK. I. INSTALL FIRE-RESISTIVE JOINT SYSTEMS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS
- AND PUBLISHED DRAWINGS FOR PRODUCTS AND APPLICATIONS. J. INSTALL FORMING MATERIALS AND OTHER ACCESSORIES OF TYPES REQUIRED TO SUPPORT FILL MATERIALS DURING THEIR APPLICATION AND IN POSITION NEEDED TO PRODUCE CROSS-SECTIONAL SHAPES AND DEPTHS REQUIRED TO
- ACHIEVE INDICATED FIRE RATINGS. 1. AFTER INSTALLING FILL MATERIALS AND ALLOWING THEM TO FULLY CURE, REMOVE COMBUSTIBLE FORMING MATERIALS AND OTHER ACCESSORIES NOT INDICATED AS PERMANENT COMPONENTS OF FIRE-RESISTIVE JOINT
- K. INSTALL FILL MATERIALS FOR FIRE-RESISTIVE JOINT SYSTEMS BY PROVEN TECHNIQUES TO PRODUCE THE FOLLOWING RESULTS: 1. FILL VOIDS AND CAVITIES FORMED BY JOINTS AND FORMING MATERIALS AS REQUIRED TO ACHIEVE INDICATED
- FIRE RESISTANCE RATINGS. 2. APPLY FILL MATERIALS SO THEY CONTACT AND ADHERE TO SUBSTRATES FORMED BY JOINTS.
- 3. FINISH FILL MATERIALS THAT WILL REMAIN EXPOSED AFTER COMPLETING THE WORK TO PRODUCE SMOOTH, UNIFORM SURFACES THAT ARE FLUSH WITH ADJOINING FINISHES.
- L. IDENTIFY FIRE-RESISTIVE JOINT SYSTEMS WITH PREPRINTED METAL OR PLASTIC LABELS. ATTACH LABELS PERMANENTLY TO SURFACES ADJACENT TO AND WITHIN 6 INCHES OF JOINT EDGE SO LABELS WILL BE VISIBLE TO ANYONE SEEKING TO REMOVE OR PENETRATE JOINT SYSTEM. USE MECHANICAL FASTENERS OR SELF-ADHERING TYPE
- LABELS WITH ADHESIVES CAPABLE OF PERMANENTLY BONDING LABELS TO SURFACES ON WHICH LABELS ARE PLACED. INCLUDE THE FOLLOWING INFORMATION ON LABELS: 1. THE WORDS "WARNING - FIRE-RESISTIVE JOINT SYSTEM - DO NOT DISTURB. NOTIFY BUILDING MANAGEMENT OF
- ANY DAMAGE" 2. CONTRACTOR'S NAME, ADDRESS AND PHONE NUMBER
- 3. DESIGNATION OF APPLICABLE TESTING AGENCY
- 4. DATE OF INSTALLATION
- 5. MANUFACTURER'S NAME
- 6. INSTALLER'S NAME
- 07 92 00 SEALANTS
- A. GENERAL
- 1. IT IS THE INTENTION OF THIS SPECIFICATION THAT ALL JOINTS ARE TO RECEIVE SEALANT. 2. APPLY SEALANT IN ALL INDICATED LOCATIONS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS,
- INCLUDING BUT NOT LIMITED TO; JOINT WIDTH, SURFACE PREPARATION, PRIMERS, APPLICATION TEMPERATURE AND MATERIAL STORAGE.
- 3. APPLY SEALANT AFTER FINISH OPERATIONS ARE COMPLETE.
- 4. SEALANT COLOR TO MATCH ADJACENT FINISH. 5. PROVIDE APPROPRIATE SIZED BACKER RODS AND BOND BREAK AT ALL JOINTS UNLESS OTHERWISE NOTED IN THE MANUFACTURER'S INSTRUCTIONS.
- B. SEE SCHEDULE ON PLANS.

### **DIVISION 08 OPENINGS**

- 08 11 13 HOLLOW METAL DOORS AND FRAMES
- A. HOLLOW METAL FRAMES: COMPLY WITH ANSI/SDI A250.11.

- 1. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES, LEAVING SURFACES
- SMOOTH AND UNDAMAGED.
- 2. AT FIRE-PROTECTION-RATED OPENINGS, INSTALL FRAMES ACCORDING TO NFPA 80. B. HOLLOW METAL DOORS: FIT HOLLOW METAL DOORS ACCURATELY IN FRAMES, WITHIN CLEARANCES. SHIM AS
- NECESSARY TO ACHIEVE CLEARANCES INDICATED. 1. FIRE-RATED DOORS: INSTALL DOORS WITH CLEARANCES ACCORDING TO NFPA 80.
- 2. SMOKE-CONTROL DOORS: INSTALL DOORS ACCORDING TO NFPA 105.
- SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL DOORS AND FRAMES AS INDICATED ON THE PLANS.

### 08 14 16 FLUSH WOOD DOORS

- STANDARD, AND AS INDICATED 1. INSTALL FIRE-RATED DOORS IN CORRESPONDING FIRE-RATED FRAMES ACCORDING TO NFPA 80.
- B. ALIGN IN FRAMES FOR UNIFORM CLEARANCE AT EACH EDGE. C. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL DOORS AS INDICATED ON THE

### PLANS.

- **08 15 10 PLASTIC LAMINATE FACED DOORS**
- A. HOLLOW METAL FRAMES: COMPLY WITH ANSI/SDI A250.11. 1. SET FRAMES ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND BRACED SECURELY UNTIL PERMANENT
- ANCHORS ARE SET. AFTER WALL CONSTRUCTION IS COMPLETE, REMOVE TEMPORARY BRACES, LEAVING SURFACES
- SMOOTH AND UNDAMAGED. 2. AT FIRE-PROTECTION-RATED OPENINGS, INSTALL FRAMES ACCORDING TO NFPA 80.
  - B. PLASTIC LAMINATE FACED DOORS: FIT DOORS ACCURATELY IN FRAMES, WITHIN CLEARANCES. SHIM AS NECESSARY
  - TO ACHIEVE CLEARANCES INDICATED. 1. FIRE-RATED DOORS: INSTALL DOORS WITH CLEARANCES ACCORDING TO NFPA 80.
  - 2. SMOKE-CONTROL DOORS: INSTALL DOORS ACCORDING TO NFPA 105.
  - C. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL DOORS AND FRAMES AS INDICATED ON THE PLANS.

### **08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS**

- A. INSTALLATION:
- 1. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 2. DO NOT INSTALL DAMAGED COMPONENTS. 3. FIT JOINTS TO PRODUCE HAIRLINE JOINTS FREE OF BURRS AND DISTORTION.
- 4. RIGIDLY SECURE NONMOVEMENT JOINTS.
- 5. INSTALL ANCHORS WITH SEPARATORS AND ISOLATORS TO PREVENT METAL CORROSION AND ELECTROLYTIC DETERIORATION.
- 6. SEAL JOINTS WATERTIGHT UNLESS OTHERWISE INDICATED.
- B. INSTALL COMPONENTS TO DRAIN WATER PASSING JOINTS, CONDENSATION OCCURRING WITHIN FRAMING MEMBERS,
- AND MOISTURE MIGRATING WITHIN THE SYSTEM TO EXTERIOR. C. INSTALL COMPONENTS PLUMB AND TRUE IN ALIGNMENT WITH ESTABLISHED LINES AND GRADES, AND WITHOUT
- WARP OR RACK
- D. ENTRANCE DOORS: INSTALL DOORS TO PRODUCE SMOOTH OPERATION AND TIGHT FIT AT CONTACT POINTS.
- E. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL ENTRANCES AND STOREFRONTS AS INDICATED ON THE PLANS.

### **08 71 00 HARDWARE**

REGULATIONS.

THE PLAN.

08 80 00 GLAZING

APPEARANCE

PLAN.

**09 01 00 FINISHES** 

A. REQUIREMENTS:

B. EXTRA MATERIAL:

DEVELOPMENT.

THAN 10 SQ. YD.

A. REOUIREMENTS:

GLAZING PUBLICATIONS.

c. SAFETY PLASTIC

A. INSTALL DOORS TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE REFERENCED QUALITY

- A. REQUIREMENTS: 1. ALL LOCKSETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF A.D.A. 2. ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF A.D.A.

5. STUD SIZE — GAUGE — LIMITING HEIGHT WITH STUD SPACING a. 3 5/8" — 25 GA. — 13'-6" AT 16" O.C. — 11'-9" AT 24" O.C.

- GYPSUM COMPANY LATEST EDITION. 4. DRYWALL STUDS SHALL BE ACCORDING TO THE LIST BELOW OR AS INDICATED ON THE PLANS (THESE HEIGHTS ARE BASED ON THE STUDS HAVING (1) LAYER OF DRYWALL EACH FACE).
- 3. STUDS SHALL BE INSTALLED PER "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES
- TRACK IS REQUIRED AT THE TOP OF THE WALL) 2. PROVIDE SLIP TRACK AT TOP OF FULL HEIGHT PARTITIONS
- 1. STUDS SHALL BE SECURED TO TOP AND BOTTOM TRACK WITH (1) #8ML SCREW IN EACH FLANGE (UNLESS A SLIP

### 09 22 16 DRYWALL STUDS (INTERIOR NON-BEARING)

- LESS THAN 10 SQ. YD. j. CERAMIC, QUARRY AND PORCELAIN TILE: PROVIDE FULL-SIZE UNITS EQUAL TO 3% OF QUANTITY INSTALLED, BUT NOT LESS THAN 50 S.F.
- h. TILE CARPET: PROVIDE FULL-SIZE UNITS EQUAL TO 5 PERCENT OF THE AMOUNT INSTALLED, BUT NOT LESS i. SHEET CARPET: PROVIDE FULL-WIDTH ROLLS EQUAL TO 5 PERCENT OF THE AMOUNT INSTALLED, BUT NOT
- FRACTION THEREOF INSTALLED. g. WALL COVERING MATERIAL: PROVIDE FULL-SIZE UNITS EQUAL TO 5 PERCENT INSTALLED.
- f. RESILIENT SHEET FLOORING: PROVIDE NOT LESS THAN 10 LINEAR FEET FOR EACH 500 LINEAR FEET OR
- THAN 1 BOX OF EACH TYPE OF CEILING TILE SUPPLIED. d. WOOD FLOORING: PROVIDE FULL-SIZE UNITS EQUAL TO 3% OF QUANTITY INSTALLED, BUT NOT LESS THAN 50 e. LAMINATE FLOORING: PROVIDE FULL-SIZE UNITS EQUAL TO 3% OF QUANTITY INSTALLED, BUT NOT LESS THAN
- b. RESILIENT TILE FLOORING: PROVIDE 1 BOX FOR EVERY 50 BOXES OR FRACTION THEREOF INSTALLED. FURNISH MINIMUM 10 LINEAR FEET FOR EACH 500 LINEAR FEET OR FRACTION THEREOF OF EACH TYPE OF RESLIENT ACCESSORY SUPPLIED. c. ACOUSTICAL CEILING TILE: PROVIDE FULL-SIZE UNITS EQUAL TO 2% OF QUANTITY INSTALLED, BUT NOT LESS
- 1. PROVIDE NEW, EXTRA MATERIAL OF EACH FINISH TYPE AND COLOR TO BE TURNED OVER TO OWNER AT JOB COMPLETION FOR THE FOLLOWING ITEMS: a. PAINT: PROVIDE 1 GALLON FOR FIELD COLORS AND 1 QUART FOR ACCENT COLORS APPLIED.
- 3. "FINISH" INSTALLER INSPECT SUBSURFACE AND PREPARE AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF PRODUCT. 4. ALL FINISHES TO MEET ALL CODE REQUIREMENTS AND REGULATIONS INCLUDING FLAME SPREAD AND SMOKE
- 1. PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS. 2. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

### **DIVISION 09 FINISHES**

- d. SAFETY INSULATING UNITS WHICH MEET THE TEST REQUIREMENTS OF ANSI 297.1, AND WHICH ARE CONSTRUCTED, TREATED, OR COMBINED WITH OTHER MATERIALS SO AS TO MINIMIZE THE LIKELIHOOD OF CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN IMPACT WITH THE GLAZING MATERIAL. 2. ALL SAFETY GLAZING MATERIAL SHALL BE LABELED PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. E. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL THE GLAZING AS INDICATED ON THE
- a. TEMPERED GLASS b. LAMINATED GLASS
- D. SAFETY GLASS REQUIREMENTS: 1. SAFETY GLASS SHALL BE, BUT NOT LIMITED TO
- C. PROVIDE SAFETY GLASS IN ALL GLAZING AS LISTED BELOW UNLESS NOTED OTHERWISE: 1. WHERE REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
- PROJECT SITE AND LEGALLY DISPOSE OF OFF PROJECT SITE. DAMAGED GLASS IS GLASS WITH EDGE DAMAGE OR OTHER IMPERFECTIONS THAT, WHEN INSTALLED, COULD WEAKEN GLASS AND IMPAIR PERFORMANCE AND
- B. PROTECT GLASS EDGES FROM DAMAGE DURING HANDLING AND INSTALLATION. REMOVE DAMAGED GLASS FROM
- A. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED
- F. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL HARDWARE AS INDICATED ON
- D. THRESHOLDS: SET THRESHOLDS FOR EXTERIOR AND ACOUSTICAL DOORS IN FULL BED OF SEALANT. ADJUSTMENT: ADJUST AND CHECK EACH OPERATING ITEM OF DOOR HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS THAT CANNOT BE ADJUSTED TO OPERATE AS INTENDED. ADJUST DOOR CONTROL DEVICES TO COMPENSATE FOR FINAL OPERATION OF HEATING AND VENTILATING EQUIPMENT AND TO COMPLY WITH REFERENCED ACCESSIBILITY REQUIREMENTS.
- B. MOUNTING HEIGHTS: MOUNT DOOR HARDWARE UNITS AT HEIGHTS REQUIRED TO COMPLY WITH GOVERNING C. INSTALL EACH DOOR HARDWARE ITEM TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- 3. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE OR PANIC TYPE EXIT HARDWARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY OR BOLT. 4. CONTRACTOR TO COORDINATE KEYING SCHEDULE WITH OWNER.

- B. PREPARE CONCRETE FLOOR BY MECHANICAL MEANS BY USE OF SCABBLER, SCARIFIER OR SHOT BLASTING. KEY CHASE ALL EDGES WHICH DO NOT ABUT A VERTICAL SURFACE (I.E. DOOR THRESHHOLDS AND DRAINS).
- C. HEAT WORK AREA TO 65 TO 90 DEG F FOR A MINIMUM 3 DAYS PRIOR TO AND 2 DAYS AFTER INSTALLATION. D. PERFORM A MOISTURE TEST ON THE CONCRETE SLAB TO CONFIRM CONDITIONS MEET MFR'S REQUIREMENTS PRIOR TO INSTALLING THE FLOOR.
- E. INSTALL TWO COMPONENT EPOXY PRIMER, THREE COMPONENT MORTAR CONSISTING OF EPOXY RESIN, CURING AGENTS AND GRADED AGGREGATES AND A TWO COMPOINENT 100% SOLIDS GENERAL SURFACE EPOXY COATING WITH TEXTURE AS SELECTED BY OWNER.
- F. CUT IN EXPANSION AND CONTROL JOINTS IN EPOXY AT SAME LOCATION AS CONCRETE FLOOR JOINTS. FILL WITH FLEXIBLE POLYURETHANE SEALANT.
- G. SUBMIT COLOR AND TEXTURE SAMPLES AND MANUFACTURER'S TECHNICAL DATA FOR APPROVAL (MATCH EXISTING FINISH AND COLOR). OBTAIN ALL MATERIALS FROM A SINGLE MANUFACTURER WITH NOT LESS THAN 10 YEARS OF EXPERIENCE. THE CONTRACTOR SHALL HAVE COMPLETED AT LEAST 5 PROJECTS OF SIMILAR SIZE IN PRIOR 2 YEARS. H. FURNISH A NON-PRORATED WARRANTY COVERING MATERIALS AND WORKMANSHIP FOR A 2 YEAR PERIOD FROM
- DATE OF INSTALLATION. I. EPOXY BASE (EPX)

b. 3 5/8" — 22 GA. — 15'-3" AT 16" O.C. — 13'-4" AT 24" O.C.

d. 6" — 25 GA. — 20'-0" AT 16" O.C. — 17'-6" AT 24" O.C.

e. 6" — 22 GA. — 22'-9" AT 16" O.C. — 19'-11" AT 24" O.C.

f. 6" — 20 GA. — 23'-9" AT 16" O.C. — 20'-9" AT 24" O.C.

1. PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS.

09 29 00 GYPSUM BOARD (GYP)

1. AMERICAN GYPSUM CO.

4. LAFARGE NORTH AMERICA INC.

5. NATIONAL GYPSUM COMPANY

2. BPB AMERICAN INC.

6. USG CORPORATION

LOCATIONS PROVIDE:

PROVIDE:

AREAS PROVIDE

H. LEVELS OF FINISH:

ASSOCIATION AND CISCA.

JOINT COMPOUND.

ACCEPTABLE

GLASS TILE (GWT)

MIN

A. PANELS

B. GRID

IN TILE INSTALLATION SCHEDULES.

COLLARS OR COVERS OVERLAP TILE.

SPECIFICATION AND LOCATION.

CLASSIFICATIONS.

EXTERIOR DOOR

AND ACCESSORIES.

A. 1/4" EPOXY FLOORING.

ADJACENT PIECES ALIGNED.

TILE BASE TO LINE UP WITH FLOOR TILE JOINTS.

09 51 13 ACOUSTICAL CEILINGS (ACT/ VCGB)

SPECS AND DETAILS.

ARCHITECT/OWNER.

1. SEE PLANS FOR FINISH LOCATIONS.

COMPOUND; NO TOOL MARKS OR RIDGES.

3. G-P GYPSUM

c. 3 5/8" — 20 GA. — 15'-11" AT 16" O.C. — 13'-11" AT 24" O.C.

INCORPORATED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. GOLD BOND XP GYPSUM BOARD BY NATIONAL GYPSUM OR EQUAL.

1. DUROCK CEMENT BOARD BY USG CORPORATION OR EQUAL

2. LEVEL 0 — NO TAPING, FINISHING OR ACCESSORIES REQUIRED.

1. FIBEROCK AQUA-TOUGH TILE BACKER BOARD BY USG CORPORATION OR EQUAL.

CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY.

A. 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

B. COMPLY WITH ASTM C36 OR ASTM C 1396 AS APPLICABLE TO THE TYPE OF GYPSUM BOARD INDICATED.

D. AT ALL TOILET ROOMS, LOCKERS ROOMS, COOLER/FREEZER ROOMS, UNDER FRP PANELS OR OTHER DAMP/WET

E. UNDER CERAMIC AND PORCELAIN TILE IN TOILET ROOMS, LOCKER ROOMS OR OTHER DAMP/WET LOCATIONS

F. UNDER CERAMIC AND PORCELAIN TILE IN SHOWERS, TUBS, KITCHEN WASH DOWN AREAS OR OTHER HIGH-MOISTURE

G. DRYWALL FINISHES SHALL BE INSTALLED PER THE LATEST EDITION OF "RECOMMENDED LEVELS OF GYPSUM BOARD

FINISH" GA-214 AS PUBLISHED BY THE AWCI, PAINTING AND DECORATING CONTRACTORS OF AMERICA, GYPSUM

3. LEVEL 1 — JOINTS AND INTERIOR ANGLES HAVE TAPE SET IN JOINT COMPOUND; SURFACE IS FREE OF EXCESS

JOINT COMPOUND; TOOL MARKS AND RIDGES ARE ACCEPTABLE; TAPE AND FASTENERS ARE NOT COVERED WITH

4. LEVEL 2 — JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND HAVE A THIN COAT

WITH JOINT COMPOUND; SURFACE IS FREE OF EXCESS JOINT COMPOUND; TOOL MARKS AND RIDGES ARE

5. LEVEL 3 — JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND ONE ADDITIONAL

6. LEVEL 4 — JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE

ANGLES; FASTENER HEADS AND ACCESSORIES ARE COVERED WITH THREE (3) SEPARATE COATS OF JOINT

7. LEVEL 5 — IN ADDITION TO REQUIREMENTS OF LEVEL 4, A THIN SKIM COAT OF JOINT COMPOUND OR EQUAL

A. COMPLY WITH TCNA "HANDBOOK FOR CERAMIC TILE INSTALLATION" FOR TCNA INSTALLATION METHODS SPECIFIED

B. LOCATE JOINTS IN TILE SURFACE DIRECTLY ABOVE JOINTS IN CONCRETE SUBSTRATES. BRIDGE CRACKS OR JOINTS IN

C. PROVIDE MANUFACTURER'S STANDARD TILE AS SPECIFIED COMPLYING WITH STANDARD GRADE REQUIREMENTS OF

D. PROVIDE COLORED CEMENTITIOUS GROUT AT ALL INTERIOR TILE SURFACES -COLOR TO BE SELECTED BY

EDGES AND CORNERS WITHOUT DISRUPTING PATTERN OR JOINT ALIGNMENTS.

4. PROVIDE APPROVED FIRE RATED GRID SYSTEM FOR FIRE RATED CEILINGS.

5. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

CISCA'S "CEILING SYSTEMS HANDBOOK".

FOR ATTACHMENT OF HANGER WIRES.

E. EXTEND TILE WORK INTO RECESSES AND UNDER OR BEHIND EQUIPMENT AND FIXTURES TO FORM COMPLETE

F. ACCURATELY FORM INTERSECTIONS AND RETURNS. PERFORM CUTTING AND DRILLING OF TILE WITHOUT MARRING

G. JOINTING PATTERN: LAY TILE IN GRID PATTERN UNLESS OTHERWISE INDICATED. LAY OUT TILE WORK AND CENTER

ANSI A137.1 STATIC COEFFICIENT OF FRICTION TO BE 0.60 MIN AND A DYNAMIC COEFFICIENT OF FRICTION OF 0.42

COVERING WITHOUT INTERRUPTIONS UNLESS OTHERWISE INDICATED. TERMINATE WORK NEATLY AT OBSTRUCTIONS,

VISIBLE SURFACES. CAREFULLY GRIND CUT EDGES OF TILE ABUTTING TRIM, FINISH OR BUILT-IN ITEMS FOR STRAIGHT

ALIGNED JOINTS. FIT TILE CLOSELY TO ELECTRICAL OUTLETS, PIPING, FIXTURES AND OTHER PENETRATIONS SO PLATES,

TILE FIELDS IN BOTH DIRECTIONS IN EACH SPACE OR ON EACH WALL AREA. LAY OUT TILE WORK TO MINIMIZE THE USE

OF PIECES THAT ARE LESS THAN HALF OF A TILE. PROVIDE UNIFORM JOINT WIDTHS UNLESS OTHERWISE INDICATED.

H. METAL EDGE STRIPS: INSTALL WHERE EXPOSED EDGE OF TILE FLOORING MEETS CARPET, WOOD OR OTHER FLOORING

THAT FINISHES FLUSH WITH OR BELOW TOP OF TILE AND NO THRESHOLD IS INDICATED.SEE PLAN FOR PRODUCT

2. INSTALL PANELS WITH UNDAMAGED EDGES AND FIT ACCURATELY INTO SUSPENSION SYSTEM RUNNERS AND

3. PROVIDE HOLD-DOWN CLIPS AT ENTRY VESTIBULE(S) AND FOR FIRST 12' OF CORRIDOR(S) IN FRONT OF EACH

1. COMPLY WITH ASTM C636 (STANDARD PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS

PERFORMANCE AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL

FOR ACOUSTICAL TILE AND LAY-IN PANELS), ASTM C635 (STANDARD SPECIFICATION FOR THE MANUFACTURE,

2. SUSPEND CEILING HANGERS FROM BUILDING'S STRUCTURAL MEMBERS, PLUMB AND FREE FROM CONTACT WITH

INSULATION OR OTHER OBJECTS WITHIN CEILING PLENUM. SPLAY HANGERS ONLY WHERE REQUIRED AND, IF

PERMITTED WITH FIRE-RESISTANCE-RATED CEILINGS, TO MISS OBSTRUCTIONS, OFFSET RESULTING HORIZONTAL

FORCES BY BRACING, COUNTER SPLAYING, OR OTHER EQUALLY EFFECTIVE MEANS. WHERE WIDTH OF DUCTS AND

OTHER CONSTRUCTION WITHIN CEILING PLENUM PRODUCES HANGER SPACING THAT INTERFERE WITH LOCATION

OF HANGERS, USE TRAPEZES OR EQUIVALENT DEVICES. WHEN STEEL FRAMING DOES NOT PERMIT INSTALLATION

OF HANGER WIRES AT SPACING REQUIRED, INSTALL CARRYING CHANNELS OR OTHER SUPPLEMENTAL SUPPORT

3. WIRE HANGERS TO BE ZINC-COATED CARBON STEEL WIRE COMPLYING WITH ASTM A641 STANDARDS, SIZED TO

4. INSTALL EDGE MOLDINGS AND TRIM AT PERIMETER OF ACOUSTICAL CEILING AREA AND WHERE NECESSARY TO

5. INSTALL SUSPENSION SYSTEM RUNNERS SO THEY ARE SQUARE AND SECURELY INTERLOCKED WITH ONE

A. PROVIDE MANUFACTURES STANDARD VINYL BASE AS SPECIFIED THAT COMPLIES WITH ASTM F1861 TYPE TV.

B. PROVIDE MANUFACTURES STANDARD VINYL ACCESSORIES AS SPECIFIED THAT COMPLIES WITH ASTM F2169 TYPE TV.

D. PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF BASE

G. TIGHTLY ADHERE RESILIENT BASE OR ACCESSORY TO SUBSTRATE THROUGHOUT LENGTH OF EACH PIECE, WITH BASE

I. ON MASONRY SURFACES OR OTHER SIMILAR IRREGULARS SUBSTRATES, FILL VOIDS ALONG TOP EDGE OF RESILIENT

C. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING RESILIENT BASE AND ACCESSORIES.

E. APPLY RESILIENT BASE TO WALLS, COLUMNS, PILASTERS, CASEWORK AND CABINETS IN TOE SPACES AND OTHER

F. INSTALL RESILIENT BASE IN LENGTHS AS LONG AS PRACTICAL WITHOUT GAPS AT SEAMS AND WITH TOPS OF

OR ACCESSORY IN CONTINUOUS CONTACT WITH HORIZONTAL AND VERTICAL SUBSTRATES.

CONCEAL EDGES OF ACOUSTICAL PANELS. SCREW ATTACH MOLDINGS TO SUBSTRATE, LEVELING WITH CEILING

ANOTHER. REMOVE AND REPLACE DENTED, BENT, OR KINKED MEMBERS. SUSPENSION SYSTEM AS REQUIRED FOR

WITHSTAND 5X THE HANGER DESIGN LOAD BUT NOT LESS THAN 0.106" IN DIAMETER.

6. PROVIDE CORROSION RESISTANT GRID IN SHOWER AND EXTREME ENVIRONMENT AREAS.

SUSPENSION SYSTEM. MITER CORNERS ACCURATELY AND CONNECT SECURELY

THE SPECIFIED TILE-INTERMEDIATE DUTY CLASSIFICATION.

PERMANENT FIXTURES IN ROOMS AND AREAS WHERE BASE IS SPECIFIED.

BASE WITH MANUFACTURER'S RECOMMENDED ADHESIVE FILLER MATERIAL.

09 65 13 VINYL COVE BASE AND ACCESSORIES (VB)

H. DO NOT STRETCH RESILIENT BASE DURING INSTALLATION.

J. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

09 66 31 RESINOUS FLOORING — EPOXY (EPX)

CEILINGS) AND SEISMIC DESIGN REQUIREMENTS INDICATED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND

EDGE MOLDINGS. SCRIBE AND CUT PANELS AT BORDERS AND PENETRATIONS TO PROVIDE A NEAT, PRECISE FIT.

1. PROVIDE MANUFACTURER'S STANDARD CEILING TILE AS SCHEDULED COMPLYING WITH ASTM 1264

CONCRETE SLABS WITH 'NOBLESEAL CIS' COMPOSITE SHEET MEMBRANE. INSTALL JOINT BRIDGING MATERIAL PER MFR

SHALL BE APPLIED TO THE ENTIRE SURFACE: NO TOOL MARKS OR RIDGES ON THIS SURFACE.

09 30 00 PORCELAIN TILE (PT) (PWT) / CERAMIC TILE (CT) (CWT) / QUARRY TILE (QT) /

COVERED WITH TWO (2) COATS OF JOINT COMPOUND; NO TOOL MARKS OR RIDGES

COAT OF JOINT COMPOUND OVER ALL JOINTS AND INTERIOR ANGLES; FASTENER HEADS AND ACCESSORIES

COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT APPLIED OVER INTERIOR

OF JOINT COMPOUND OVER JOINTS AND INTERIOR ANGLES; FASTENER HEADS AND ACCESSORIES ARE COVERED

C. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURES OFFERING PRODUCTS THAT MAY BE

1. MATCH PREPARATION, MATERIALS, AND CONSTRUCTION OF FLOOR SYSTEM.

### 09 72 00 VINYL WALL COVERING (VWC)

- A. CLEAN SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR BOND OF WALL COVERING, INCLUDING DIRT, OIL, GREASE, MOLD, MILDEW, AND INCOMPATIBLE PRIMERS.
- B. PREPARE SUBSTRATES TO ACHIEVE A SMOOTH, DRY, CLEAN, STRUCTURALLY SOUND SURFACE FREE OF FLAKING, UNSOUND COATINGS, CRACKS, AND DEFECTS.
- C. ACCLIMATIZE WALL-COVERING MATERIALS BY REMOVING THEM FROM PACKAGING IN THE INSTALLATION AREAS NOT LESS THAN 24 HOURS BEFORE INSTALLATION.
- D. CUT WALL-COVERING STRIPS IN ROLL NUMBER SEQUENCE. CHANGE ROLL NUMBERS AT PARTITION BREAKS AND CORNERS.
- E. INSTALL WALL COVERING WITH NO GAPS OR OVERLAPS, NO LIFTED OR CURLING EDGES, AND NO VISIBLE SHRINKAGE. F. MATCH PATTERN AT 72" ABOVE FINISHED FLOOR.
- G. EXTEND WALL COVERING A MINIMUM OF 6" BEHIND PERMANENT CASEWORK AND EQUIPMENT. EXTEND WALL
- COVERING A MIN. OF 6" BEHIND PERMANENT CASEWORK AND EOUIPMENT. H. INSTALL SEAMS VERTICAL AND PLUMB AT LEAST 6 INCHES (150 MM) FROM OUTSIDE CORNERS AND 3 INCHES (75 MM) FROM INSIDE CORNERS UNLESS A CHANGE OF PATTERN OR COLOR EXISTS AT CORNER. NO HORIZONTAL SEAMS ARE PERMITTED.
- FULLY BOND WALL COVERING TO SUBSTRATE. REMOVE AIR BUBBLES, WRINKLES, BLISTERS, AND OTHER DEFECTS.
- REMOVE EXCESS ADHESIVE AT FINISHED SEAMS, PERIMETER EDGES, AND ADJACENT SURFACES. K. ADHESIVE TO BE MILDEW RESISTANT, NON-STAINING AS RECOMMENDED BY THE WALL COVERING MANUFACTURER. L. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

### **09 91 00 PAINTING**

- A. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SCAFFOLDING REQUIRED FOR COMPLETING SURFACE
- PREPARATION, PAINTING, FINISHING AND RELATED ITEMS. B. SEAL TOPS, BOTTOMS AND CUTOUTS OF UNPRIMED WOOD DOORS WITH A HEAVY COAT OF SEALER IMMEDIATELY UPON DELIVERY TO THE PROJECT.
- C. PREPARATION
- 1. REMOVE AND/OR PROTECT ALL HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES, SPRINKLER HEADS AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED, BUT REQUIRE PROTECTION FROM THE PAINTING PROCESS. RE-INSTALL SAME AFTER COMPLETION OF PAINTING. MASK OFF ALL NAMEPLATES, EQUIPMENT IDENTIFICATION AND SIMILAR ITEMS. REMOVAL AND REINSTALL OF ITEMS IS TO BE DONE BY CONTRACTOR SKILLED IN SUCH WORK. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PREPARATION OF ALL SURFACES PRIOR TO THE
- PAINTING INSTALLATION. 3. REVIEW CLEANING SOLVENTS AND PROTOCOLS WITH COATING MANUFACTURER TO DETERMINE TEMPERATURE AND CHEMICAL RESISTANCE.
- 4. MILD STEEL
- a. PREPARE UNPRIMED STEEL TO SSPC-SP-2 OR 3 (HAND OR POWER TOOL CLEANING). b. PREPARE ALL FIELD WELDED LOCATIONS PER THE REQUIREMENTS SET FORTH IN THIS SECTION. c. VERIFY FINISH COAT COLORS WITH OWNER.
- GALVANIZED METAL
- a. CLEAN PER SSPC-SP-1 USING DETERGENT AND WATER OR A DEGREASING CLEANER TO REMOVE GREASES AND
- b. APPLY A TEST AREA, PRIMING AS REQUIRED. ALLOW THE COATING TO DRY AT LEAST ONE WEEK BEFORE
- c. IF ADHESION IS POOR, BRUSH BLAST PER SSPC-SP16 IS NECESSARY TO REMOVE THESE TREATMENTS. D. CONTRACTOR TO VERIFY THAT PAINT IS COMPATIBLE WITH PRIMER OF SHOP PRIMED SURFACES. NOTIFY EXCEL ENGINEERING IF THERE ARE ANY COMPATIBILITY ISSUES.
- ALL PAINT COLORS, STAIN COLORS, AND VARNISH TO BE SELECTED BY ARCHITECT/OWNER FROM A FULL RANGE OF AVAILABLE COLORS UNLESS NOTED OTHERWISE.
- F. THE FINISH PRODUCT SHALL HAVE A CONSISTENT, SMOOTH APPEARANCE OF THE SPECIFIED LUSTER.
- G. APPLY PAINT PER MANUFACTURER'S TEMPERATURE AND HUMIDITY REQUIREMENTS.
- H. COMPLETED WORK SHALL BE FREE FROM DEFECTS AND FLAWS. I. THE CONTRACTOR SHALL KEEP EMPTY CONTAINERS ON THE PROJECT SITE UNTIL ALL PRODUCTS ARE VERIFIED AS TO COLOR AND/OR SHEEN. THE CONTRACTOR SHALL LEAVE WITH THE OWNER ALL OPENED PAINT CONTAINERS. DISPOSE OF EXCESS MATERIALS, CONTAINERS AND OTHER ITEMS NECESSARY FOR THE COMPLETION OF THE WORK IN A MANNER THAT MEETS OR EXCEEDS THE STRICTEST LAWS GOVERNING THE PROJECT'S MUNICIPALITY AND/OR STATE. THE PAINTING CONTRACTOR IS RESPONSIBLE FOR COMPLETE ADHERENCE TO ALL DISPOSAL REGULATIONS.
- K. COATING MAINTENANCE MANUAL 1. UPON CONCLUSION OF THE PROJECT, THE CONTRACTOR OR PAINT MANUFACTURER/SUPPLIER SHALL FURNISH A COATING MAINTENANCE MANUAL, SUCH AS SHERWIN WILLIAMS "CUSTODIAN PROJECT COLOR AND PRODUCT INFORMATION" REPORT OR EQUAL. MANUAL SHALL INCLUDE AN AREA SUMMARY WITH FINISH SCHEDULE, AREA DETAIL DESIGNATING WHERE EACH PRODUCT/COLOR/FINISH WAS USED, PRODUCT DATA PAGES, MATERIAL SAFETY DATA SHEETS, CARE AND CLEANING INSTRUCTIONS, TOUCH-UP PROCEDURES, AND COLOR SAMPLES OF EACH COLOR AND FINISH USED.
- L. EXPOSED MECHANICAL PIPING SYSTEM SHALL BE PAINTED PER APPROPRIATE METAL TYPE SPECIFICATION AND AS FOLLOWS
- 1. GAS PIPING YELLOW 2. FIRE PROTECTION — RED (GALVANIZED AND STAINLESS STEEL PIPE AND FITTINGS SHALL NOT BE PAINTED). M. PAINT VENT THRU ROOFS ON PITCHED ROOF SAME COLOR AS ROOFING MATERIAL.
- N. PAINT ALL EXPOSED MISCELLANEOUS ITEMS, FINISHED OR UNFINISHED (INCLUDING H.V.A.C. RETURN AIR GRILLES, CONDUIT, ETC.) TO MATCH ADJOINING WALL SURFACES.
- O. PAINT CEILING ACCESS PANELS TO MATCH ADJACENT CEILING FINISH.
- P. PROVIDE A YELLOW STRIPED AREA, 3' DEEP BY THE WIDTH OF THE ELECTRICAL PANELS, ON THE CONCRETE FLOOR IN FRONT OF THE ELECTRICAL PANELS AND SWITCHGEAR. AT THE SWITCHGEAR, PAINT THE EXPOSED PORTION OF THE CONCRETE HOUSEKEEPING PAD YELLOW.
- Q. ALL EXPOSED EXTERIOR & INTERIOR METAL SURFACES SHALL BE PAINTED, U.N.O. R. ALL EXPOSED MISCELLANEOUS ITEM IN FOOD PROCESS ROOMS SHALL REMAIN UNPAINTED UNLESS NOTED
- OTHERWISE. PROTECT ALL SUCH SYSTEM DURING THE PAINTING PROCESSES WITHIN THE ROOMS.
- S. EXTERIOR ITEMS:
- 1. FERROUS METAL a. ACRYLIC - MISCELLANEOUS IRON, EXPOSED ROOF PIPING, ETC .:
  - i. PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W KEM BOND HS UNIVERSAL METAL PRIMER B50 SERIES
- ii. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS, B66-650 @ 2.5-4.0 MILS DFT/COAT.
- 2. GALVANIZED, ALUMINUM, ZINC-COATED AND NON-FERROUS METALS:
- a. ACRYLIC i. PRIMER: APPLY 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-1310 SERIES, @ 2.0-4.0 MILS DFT
- ii. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS, B66-650 @ 2.5-4.0 MILS DFT/COAT.

T. INTERIOR ITEMS:

- 1. GYPSUM DRYWALL (PA):
- a. ACRYLIC EG-SHEL
- i. 1 COAT S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER B28W2600 @ 1.0 MILS DFT. ii. 2 COATS S-W PROMAR 200 ZERO VOC INTERIOR LATEX EG-SHEL B20-2600 @ 1.7 MILS DFT/COAT. b. ACRYLIC FLAT
- i. 1 COAT S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER B28W2600 @ 1.2-1.5 MILS DFT. ii. 2 COATS S-W PROMAR 200 ZERO VOC INTERIOR LATEX FLAT B30-2600 @ 1.4 MILS DFT/COAT. c. ACRYLIC SEMI-GLOSS
- i. 1 COAT S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER B28W2600 @ 1.2-1.5 MILS DFT. ii. 2 COATS S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS B31-2600 @ 1.5 MILS DFT/COAT. 2. WOOD:
- a. STAINED:
- i. 1 COAT S-W MINWAX PERFORMANCE SERIES TINTABLE WOOD STAIN 250.
- ii. 2 COAT S-W MINWAX WATERBASED OIL MODIFIED POLYURETHANE: SATIN/SEMI-GLOSS/GLOSS. b. PAINTED ACRYLIC SEMI-GLOSS
- i. 1 COAT S-W PREMIUM WALL AND WOOD PRIMER B28W8111 @ 1.8-2.1 MILS DFT. ii. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS B66-660 @ 2.5-4.0 MILS DFT/COAT
- 3. FERROUS METAL
- a. DOORS, FRAMES, HANDRAILS, MISC. METALS, ETC., (PRIMER, BRUSH/ROLLER) i. ACRYLIC: STANDARD:
  - ARCHITECTURAL SPECIFICATIONS



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**PROJECT INFORMATION** 

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**PROFESSIONAL SEAL** 

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JOB NUMBER						
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# **ARCHITECTURAL SPECIFICATIONS (CONT)**

- (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO
- INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0-4.0 MILS DFT. (B). 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS B-66-650 @ 2.5 — 4 MILS DFT/COAT.
- ii. ALKYD (WATERBASED URETHANE MODIFIED ALKYD): HIGH TRAFFIC AREA
- (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER: FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0-4.0 MILS DFT.
- (B). 2 COATS S-W PRO INDUSTRIAL WATER BASED ALKYD URETHANE ENAMEL SEMI GLOSS B53-1150 @ 1.4 — 1.7 MILS DFT/COAT.

### b. EXPOSED STRUCTURAL STEEL AND EXPOSED MECHANICAL/ELECTRICAL ITEMS:

- ACRYLIC (PA-DRY): (NON CORROSIVE, NON MOISTURE) NORMAL EXPOSURE
   (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, APPLY 1 COAT S-W PRO
- INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER b66-1310 @ 2.0-4.0 MILS DFT. (B). 2 COATS S-W PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL, EG-SHEL, B42-82 @ 2.0-3.0 MILS DFT. (1). CONTRACTOR SHALL MAINTAIN A DAILY LOG OF TEMPERATURE AND RELATIVE HUMIDITY.
- (2). AMBIENT TEMPERATURE AND SUBSTRATE TEMPERATURE SHALL BE 50 DEGREES F TO 110 DEGREES F.
- (3). RELATIVE HUMIDITY SHALL NOT EXCEED 75%. ii. ALKYD (PA-ALK):
- (A). PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING AND FERROUS METALS WITHOUT SHOP APPLIED PRIMER, 1 COAT S-W KEM BOND HS UNIVERSAL METAL PRIMER B50 SERIES @ 2.0-5.0 MILS DFT.
- (B). 2 COATS S-W PRO INDUSTRIAL WATER BASED ALKYD URETHANE ENAMEL SEMI GLOSS B53-1150 AT 1.4-1.7 MILS DFT/COAT.
- ALUMINUM, ZINC-COATED AND NON FERROUS METALS: (NON MOISTURE, NON WASHDOWN AREAS)
   a. ACRYLIC
- PRIMER: SEE SHOP APPLIED COATING SCHEDULE ON STRUCTURAL DRAWINGS FOR PRIMER. FOR SPOT PRIMING WITHOUT SHOP APPLIED PRIMER, 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-1310 @ 2.0 — 4.0 MILS DFT.
- ii. 2 COATS S-W PRO INDUSTRIAL SEMI GLOSS B66-650 @ 2.5-4.0 MILS DFT/COAT.
- b. ACRYLIC (PA-DRY):
   i. 2 COATS S-W PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL, EG-SHEL, B42-82 @ 2.0-3.0 MILS DFT.
   (A). CONTRACTOR SHALL MAINTAIN A DAILY LOG OF TEMPERATURE AND RELATIVE HUMIDITY.
  - (A). CONTRACTOR STALE MAINTAIN A DALET LOG OF TEMPERATURE AND RELATIVE HOMIDITY.
     (B). AMBIENT TEMPERATURE AND SUBSTRATE TEMPERATURE SHALL BE 50 DEGREES F TO 110 DEGREES F.
     (C). RELATIVE HUMIDITY SHALL NOT EXCEED 75%.

### **DIVISION 10 SPECIALTIES**

### 10 14 00 SIGNAGE

- A. REQUIREMENTS:
- 1. CONTRACTOR TO FURNISH AND INSTALL SIGNAGE PER LOCAL, STATE, AND FEDERAL CODES AND PER ADDITIONAL DETAILS ON PLANS.
- COORDINATE STYLE AND COLOR WITH OWNER UNLESS SPECIFICALLY INDICATED ON PLANS.
   ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE A.D.A. AND ANSI.
- ALL SIGNAGE STALL MILLET THE REQUIREMENTS OF THE A.D.A. AND ANSI.
   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
- WALL ADJACENT TO THE LATCH SIDE OF THE DOOK. 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. 6. PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON PLANS AND AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.

### 10 44 00 FIRE EXTINGUISHERS

- A. REQUIREMENTS
- FURNISH AND INSTALL EXTINGUISHERS PER LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. NO.10-1978.
   MOUNT FIRE EXTINGUISHER NOT HIGHER THAN 48" ABOVE FINISH FLOOR UNLESS LOCAL REGULATIONS REQUIRE DIFFERENT HEIGHT.
- 3. ALL FIRE EXTINGUISHERS AND CABINETS TO MEET THE REQUIREMENTS OF THE A.D.A. AND ANSI A117.1.

### **DIVISION 22 PLUMBING**

### 22 05 00 PLUMBING WORK (DESIGN BY EXCEL)

A. SEE PLUMBING PLANS FOR SPECIFICATIONS

### DIVISION 23 HEATING AND VENTILATING AND AIR CONDITIONING

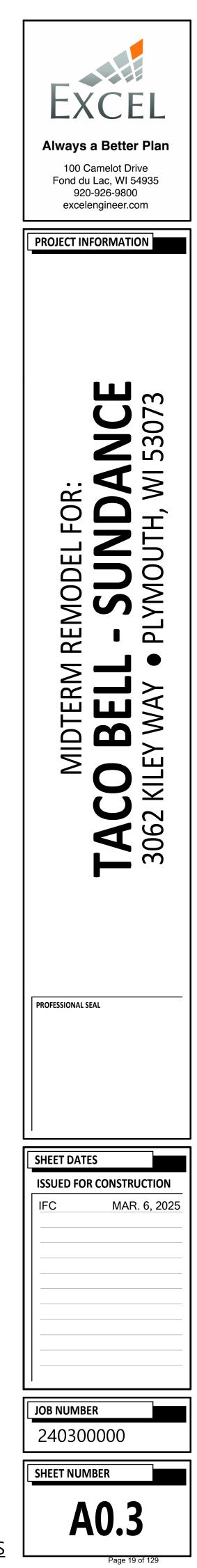
23 05 00 HEATING AND VENTILATION WORK (DESIGN BY EXCEL)

### A. SEE HVAC PLANS FOR SPECIFICATIONS.

A. SEE ELECTRICAL PLANS FOR SPECIFICATIONS.

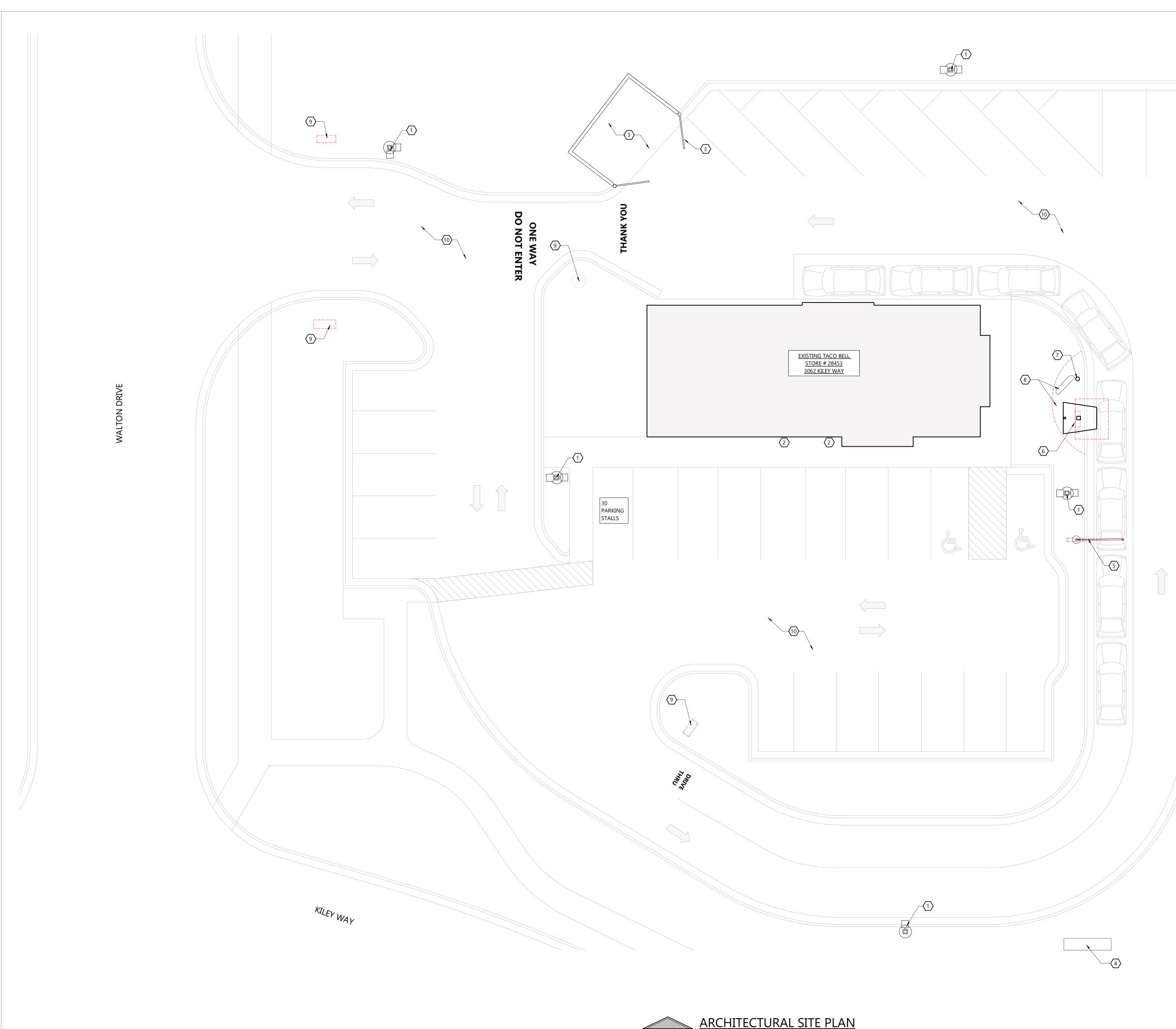
### **DIVISION 26 ELECTRICAL**

26 05 00 ELECTRICAL WORK (DESIGN BY EXCEL)



ARCHITECTURAL SPECIFICATIONS







# ⊗ <u>SITE PLAN KEYNOTES</u>

- 1. PREP, PRIME AND PAINT EXISTING LIGHT POLES TRICORN BLACK (SW6258). E.C. TO CONFIRM EXISTING LED LIGHTS ARE WORKING PROPERLY.
- 2. PROVIDE (2) MOBILE PICKUP PARKING SIGNS ON BUILDING. SEE DETAIL 1/AS2.0
- 3. EXISTING DUMPSTER ENCLOSURE TO REMAIN. CLEAN AS REQUIRED. PAINT INSIDE AND OUTSIDE WALLS WORLDLY GRAY (SW7043). PAINT ENCLOSURE GATES AND POSTS BRAINSTORM BRONZE (SW7033). REPAIR OR REPLACE DOORS AS NEEDED.
- 4. SIGN VENDOR TO REPLACE EXISTING PYLON/MONUMENT SIGN FACE AND UPDATE LIGHTING TO LED. PREP, PRIME AND PAINT ENCLOSURE AND POLE TRICORN BLACK (SW6258). • SEE DETAIL 2/AS2.0
- 5. G.C. TO REMOVE EXISTING CLEARANCE BAR AND ASSOCIATED FOUNDATIONS. SIGN VENDOR TO INSTALL NEW CLEARANCE BAR. G.C. TO PROVIDE AND INSTALL NEW FOUNDATION AND BOLLARD. SEE DETAIL 4/AS2.0
- 6. G.C. TO REMOVE EXISTING ORDER POINT CANOPY, SPEAKER POST AND ASSOCIATED FOUNDATIONS. SIGN VENDOR TO INSTALL NEW ORDER POINT CANOPY AND SPEAKER POST. G.C. TO PROVIDE AND INSTALL NEW FOUNDATION AND ELECTRICAL. • SEE DETAIL 5/AS2.0
- 7. INSTALL NEW BOLLARD AT EXISTING MENU BOARD. • SEE DETAIL 3/AS2.0
- 8. REMOVE EXISTING CONCRETE AROUND THE MENU BOARD AND CANOPY. EXISTING DIGITAL MENU BOARD TO REMAIN. REPAIR OR REFRESH LANDSCAPING AS NEEDED, BY OWNER LANDSCAPER.
- 9. REMOVE EXISTING DIRECTIONAL SIGNS AND ASSOCIATED FOUNDATIONS.
- 10. CRACK FILL AND SEAL COAT EXISTING ASPHALT PARKING LOT. PROVIDE NEW STRIPING TO MATCH EXISTING.





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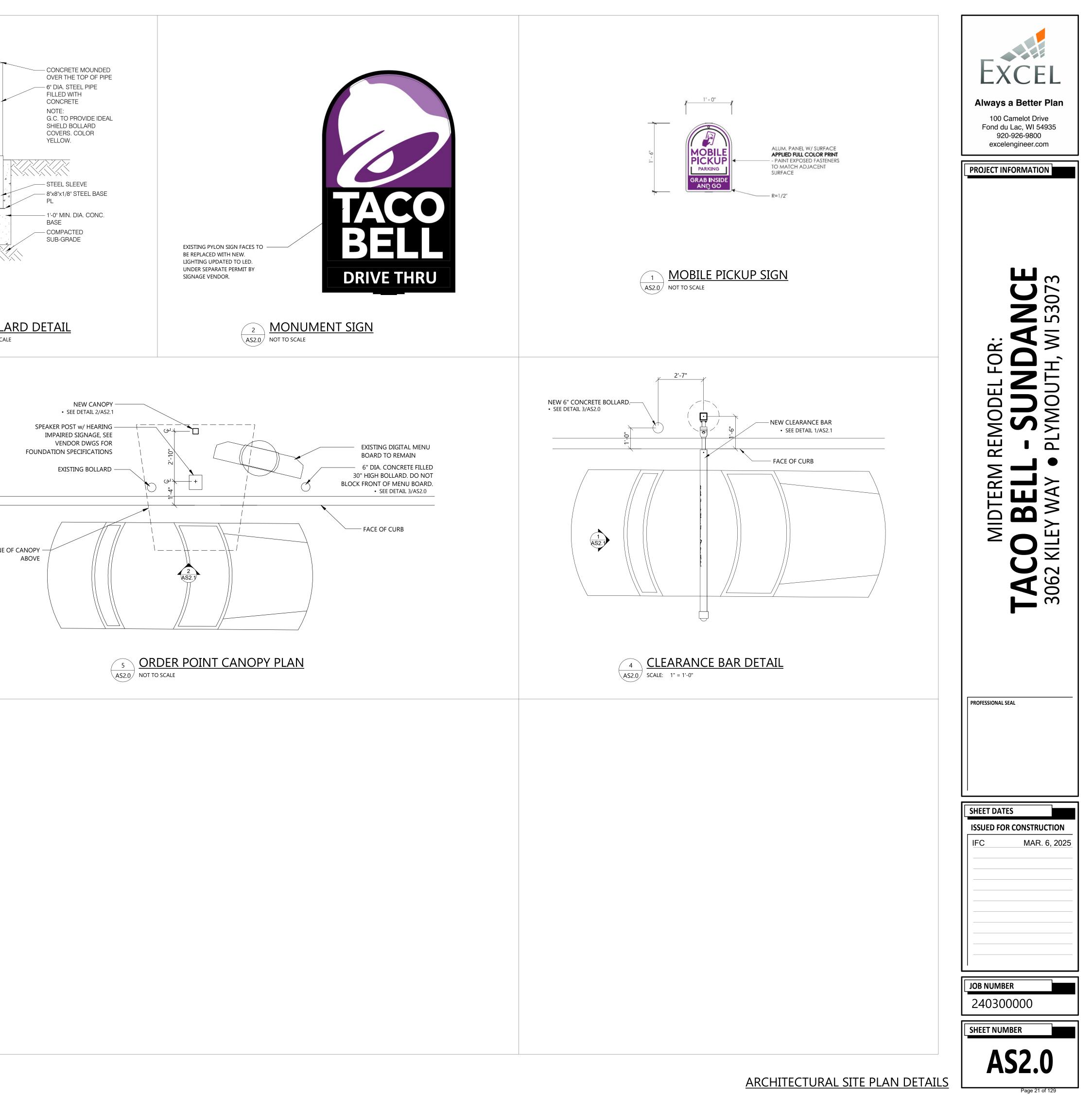
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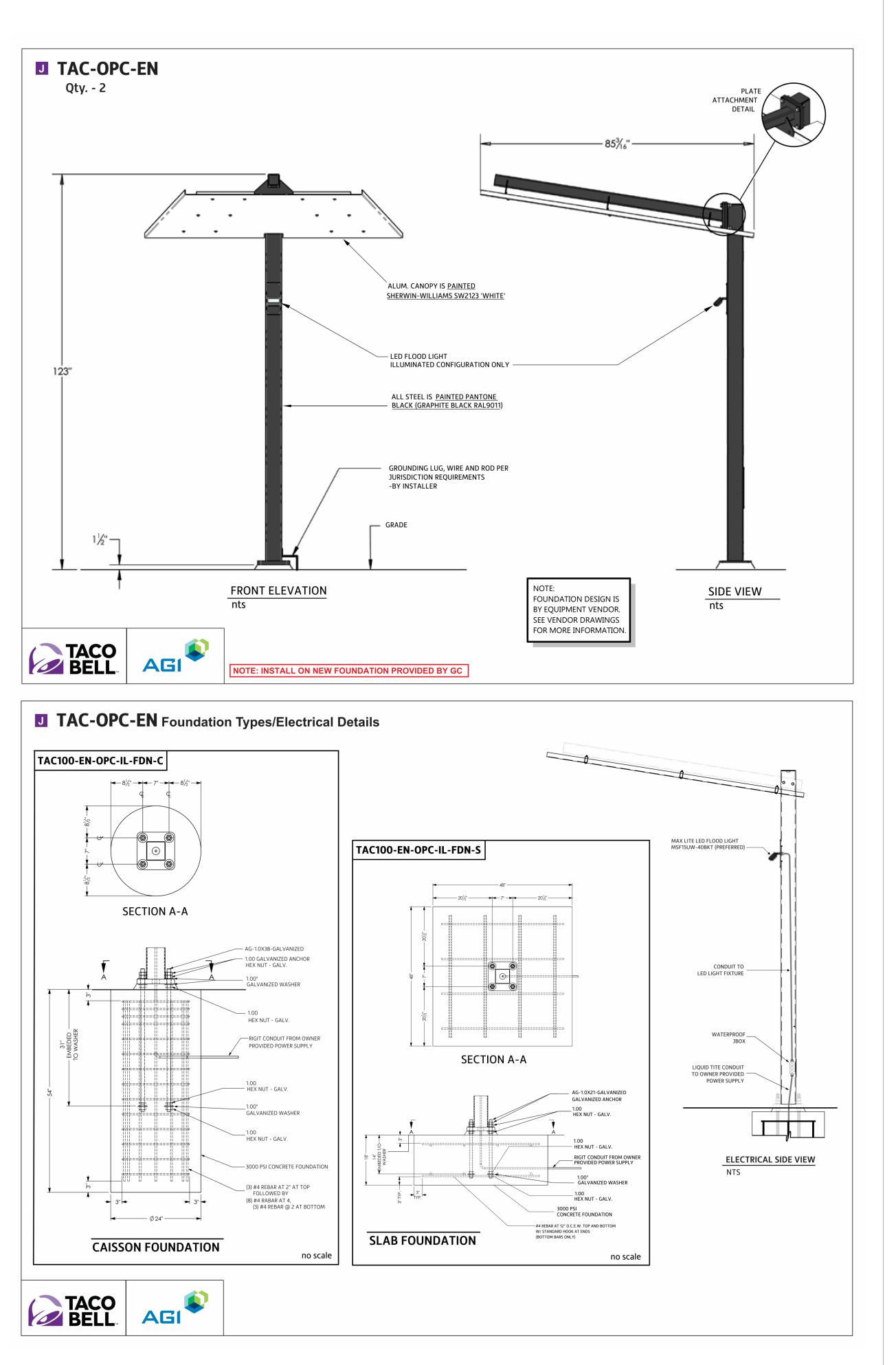
**PROJECT INFORMATION** 

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SHEET DATES
ISSUED FOR CONSTRUCTION
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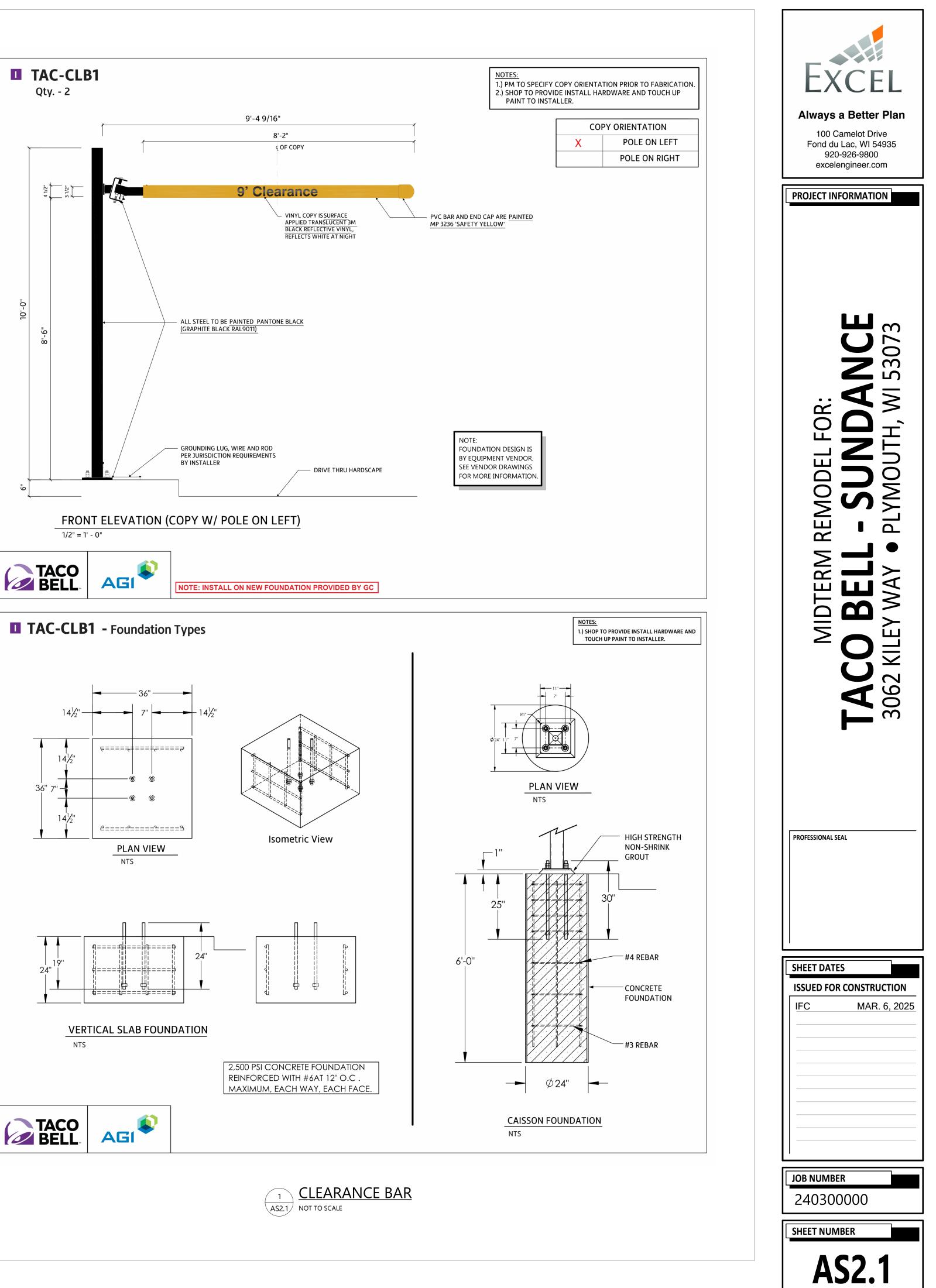
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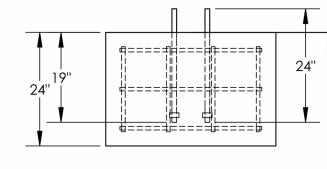
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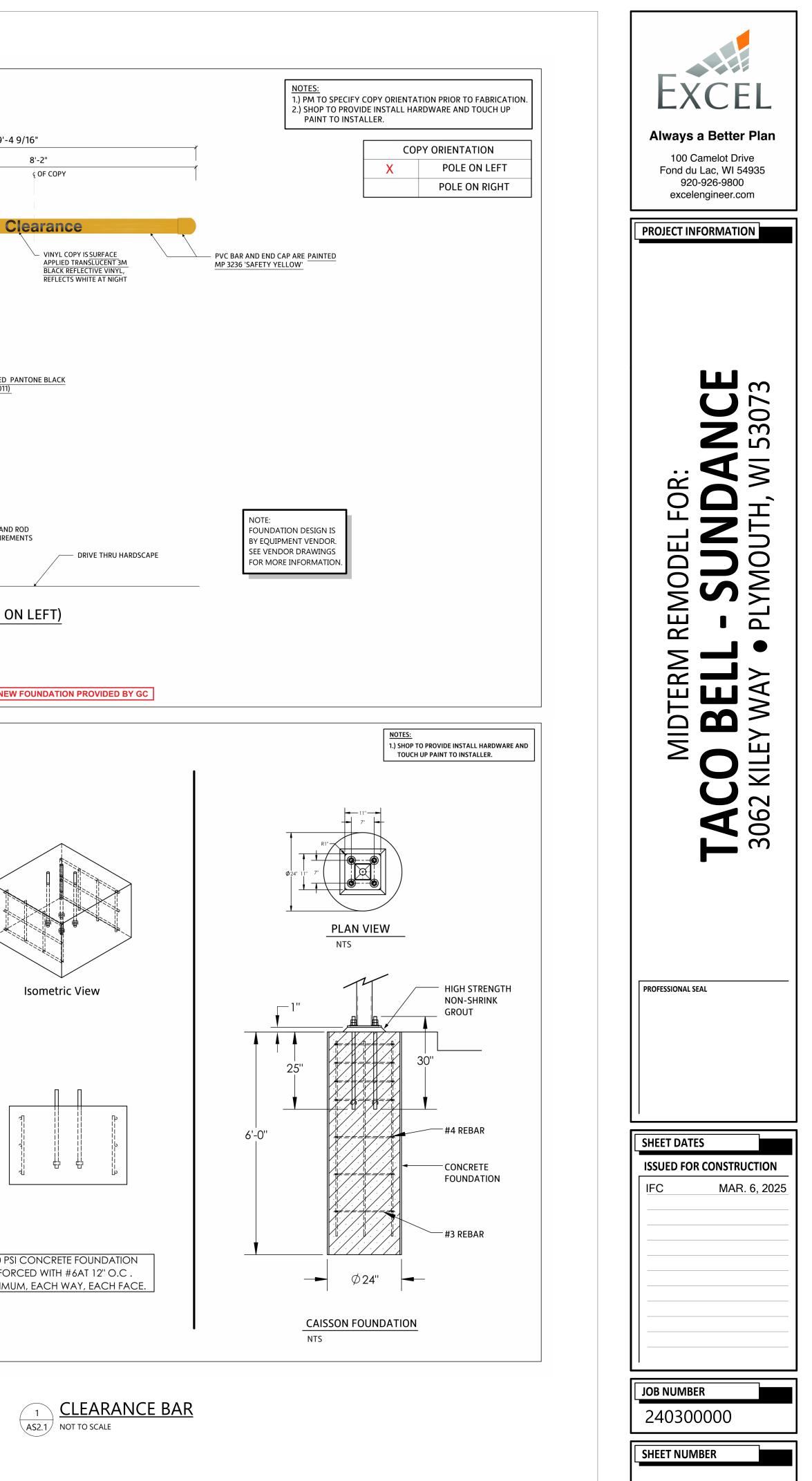


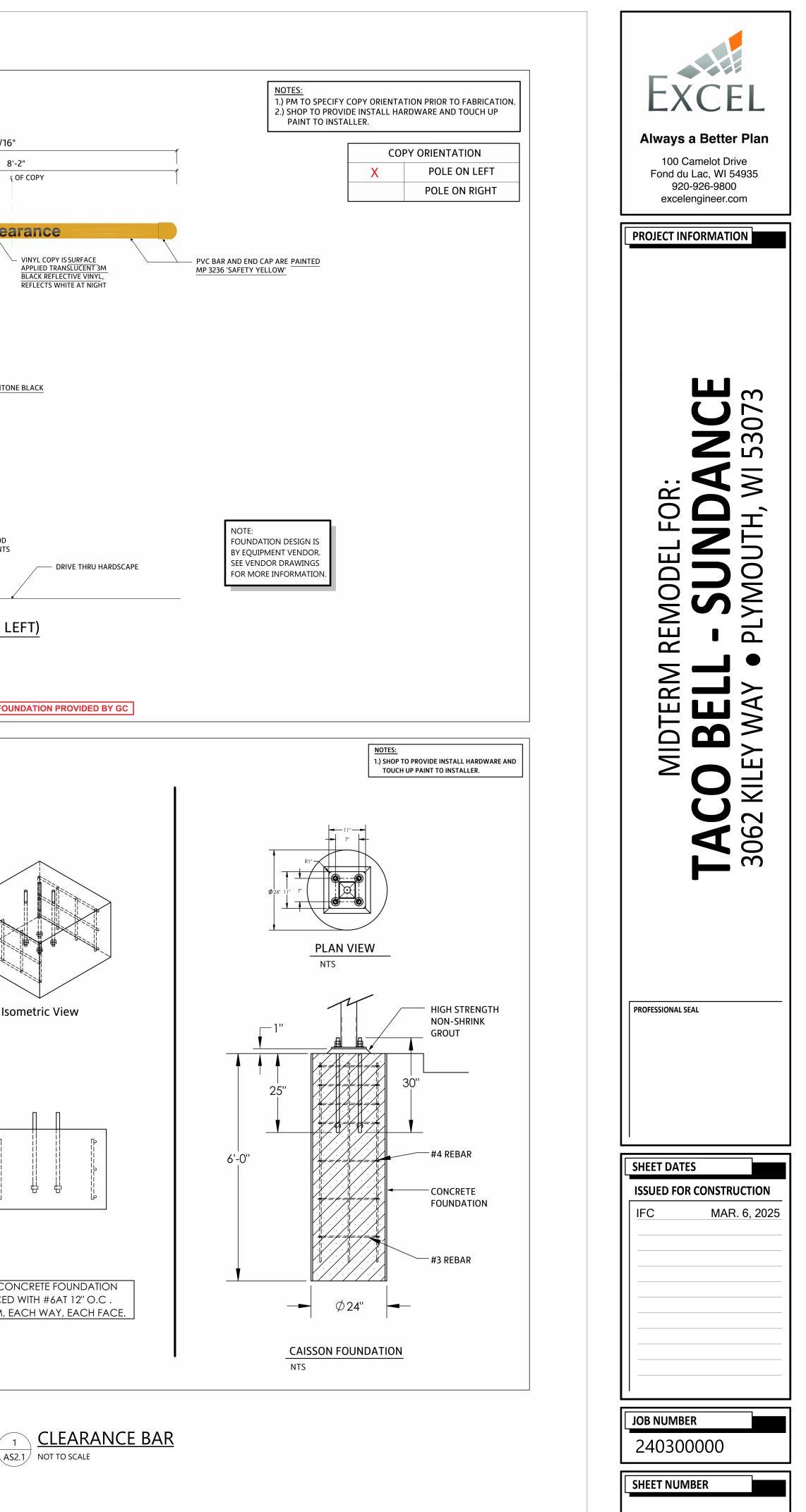






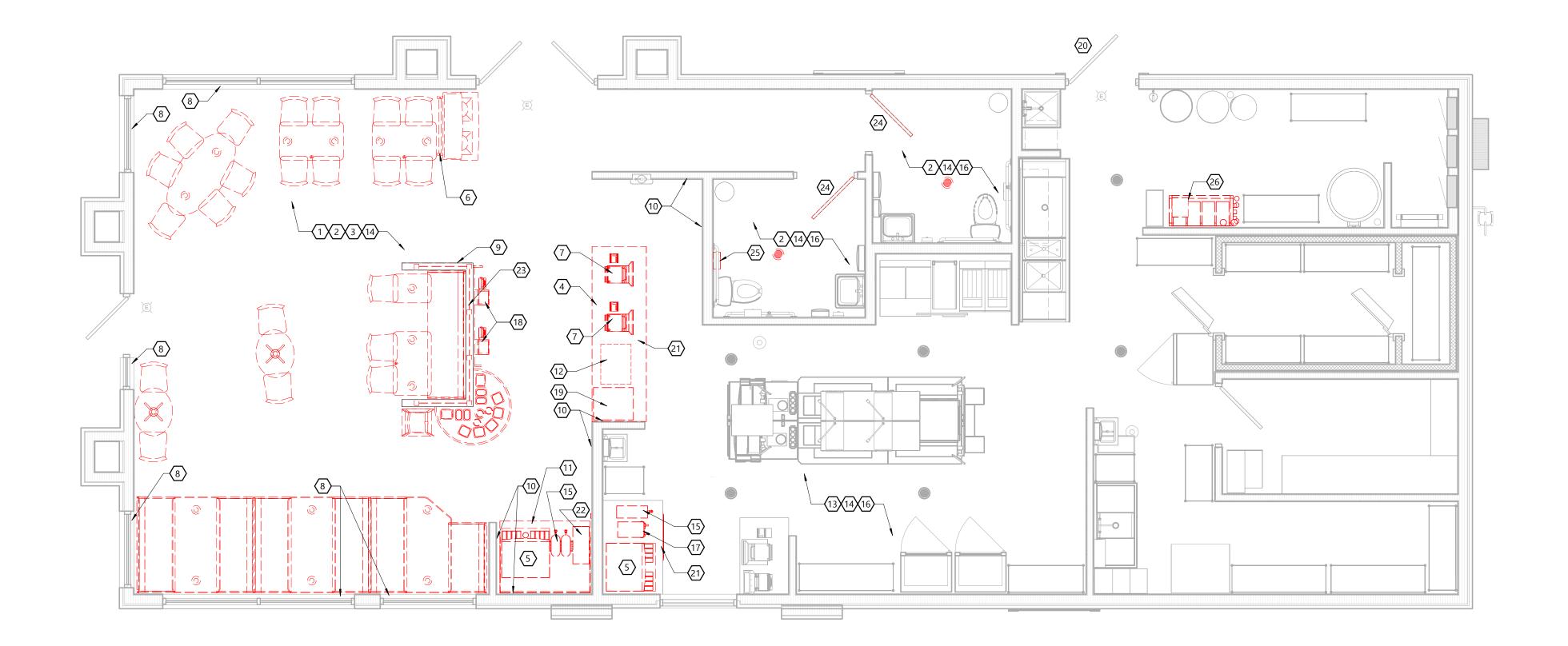


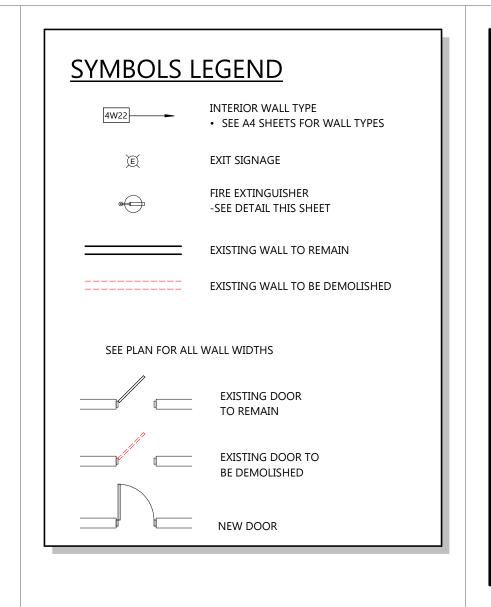




# ARCHITECTURAL SITE PLAN DETAILS

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# GENERAL DEMOLITION NOTES

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION. ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER, WATERPROOF WHERE EXPOSED TO THE EXTERIOR. HVAC CONTRACTORS SHALL PROVIDE ALL NEEDED MECHANICALS FOR THE WORK TO PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

FIRST FLOOR DEMO PLAN SCALE: 1/4" = 1'-0"

### ⊗ <u>DEMO PLAN KEYNOTES</u>

- I. REMOVE EXISTING DINING AREA CHAIRS, BOOTHS, TABLE TOPS, CONDIMENT TABLE, HIGH CHAIRS AND TRASH ENCLOSURES. TABLE BASES TO REMAIN. PREP BASES FOR NEW PAINT OR CLEAN AS REQUIRED TO LOOK LIKE NEW CONDITION.
- 2. EXISTING FLOORING AND BASE TILE TO REMAIN. REPLACE DAMAGED TILES AS NEEDED TO MATCH EXISTING TILE. REGROUT WHERE NEEDED. VERIFY SCOPE WITH OWNER.
- 3. REMOVE EXISTING ART WORK, WAINSCOT, WALLPAPER AND CHAIR RAIL. PATCH WALL AS REQUIRED TO RECEIVE NEW FINISH AS SHOWN IN THE FINISH SCHEDULE. REPLACE SUBSTRATE AS REQUIRED.
- 4. REMOVE EXISTING COUNTER AND ASSOCIATED WALLS/FRAMING. PATCH FLOOR AND WALL AS REQUIRED.
- 5. REMOVE EXISTING SODA MACHINE AND ICE MACHINE. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- 6. REMOVE EXISTING CORE DRILLED DECORATIVE PANEL. REPLACE DAMAGED FLOOR TILES AS NEEDED TO MATCH EXISTING TILE.
- 7. POS REGISTERS SHOULD NOT BE DISCONNECTED FROM NETWORK UNLESS VENDOR TECHNICIAN IS PRESENT, SALVAGE FOR REINSTALLATION. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- 8. REMOVE EXISTING WINDOW SILLS. PREP AND PREPARE FOR NEW SILL FINISH.
- 9. EXISTING HALF WALL TO REMAIN. REMOVE EXISTING FINISHES AND PREP FOR NEW.
- 10. REMOVE EXISTING WALL FINISH AND PREP AS NEEDED FOR NEW WALL TILE PROVIDE NEW CEMENT BOARD OR REPAIR EXISTING AS REQUIRED.
- 11. REMOVE EXISTING DRINK STATION TABLE. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- 12. REMOVE EXISTING MOBILE PICK UP SHELVES.
- 13. EXISTING EPOXY FLOORING TO REMAIN. REPAIR OR REPLACE DAMAGED FLOOR AS NEEDED. VERIFY SCOPE WITH OWNER.
- 14. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR REQUIRED DEMOLITION AND NEW WORK.
- 15. REMOVE EXISTING TEA DISPENSER. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- 16. PROTECT EXISTING EQUIPMENT FROM DUST AND DEBRIS.
- 17. REMOVE EXISTING COFFEE MAKER.
- 18. EXISTING KIOSK TO BE REMOVED BY VENDOR, SALVAGE FOR REINSTALLATION. REMOVE EXISTING KIOSK STAND. REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- 19. REMOVE EXISTING DRINK SYSTEM FRUITISTA MACHINE, SALVAGE FOR REINSTALLATION.
- REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- 20. PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT. 21. REMOVE EXISTING CUP DISPENSER.
- REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.
- 22. REMOVE EXISTING LID AND STRAW HOLDER, SALVAGE FOR REINSTALLATION. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR LOCATION.
- 23. REMOVE EXISTING POWER POLE.
- 24. EXISTING DOOR TO BE REMOVED. FRAME TO REMAIN AND BE PREPPED FOR PAINTING. REUSE EXISTING HARDWARE IF ADA COMPLIANT. • REFER TO THE FLOOR PLAN ON SHEET A1.1 FOR NEW.
- 25. REMOVE EXISTING SANITARY NAPKIN DISPOSAL. REPAIR WALL AS NEEDED.
- 26. REMOVE EXISTING BACKROOM KIT, WATER FILTER SYSTEM AND BOOSTER
- TANK. • REFER TO THE EQUIPMENT PLAN ON SHEET A9.1 FOR NEW.



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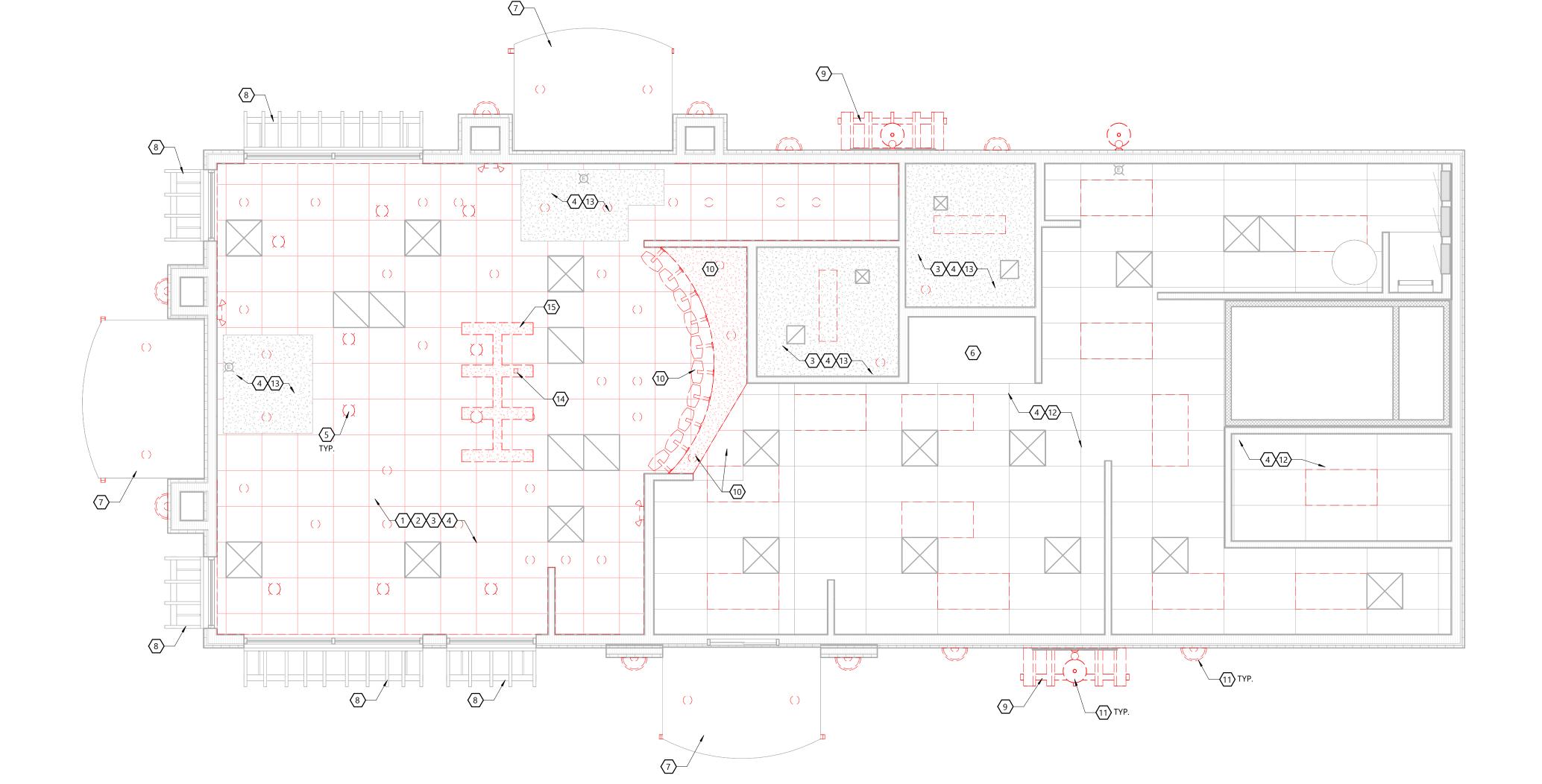
**PROJECT INFORMATION** 

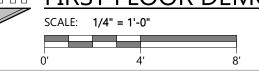
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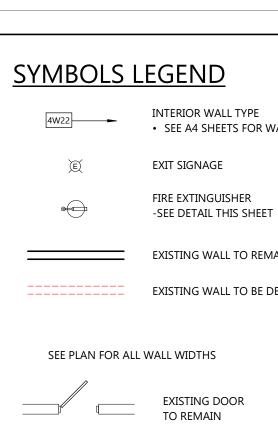
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PROFESSIONAL SEAL









### INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

EXISTING DOOR TO BE DEMOLISHED

NEW DOOR

### GENERAL DEMOLITION NOTES

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.

BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE

OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE

OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT

- WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER. SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF
- REQUIRED ASSOCIATED DEMOLITION. CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW
- BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION. ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER, WATERPROOF WHERE EXPOSED TO THE EXTERIOR. HVAC CONTRACTORS SHALL PROVIDE ALL NEEDED MECHANICALS FOR THE WORK TO PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

# ⊗ <u>DEMO CEILING KEYNOTES</u>

- 1. REMOVE EXISTING CEILING TILES. METAL GRID TO REMAIN. CLEAN/REPAIR/ PAINT OR REPLACE GRID AS REQUIRED. • REFER TO THE REFLECTED CEILING PLAN ON SHEET A7.1.
- 2. REMOVE ALL EXISTING CEILING MOUNTED EQUIPMENT EXISTING SPEAKERS, SECURITY EQUIPMENT, EGRESS LIGHTING DEVICES, ETC. FOR CEILING WORK. TEST AND VERIFY DEVICES ARE IN WORKING CONDITION. REPAIR OR CLEAN AS NEEDED. PROTECT DURING CONSTRUCTION AND SAVE FOR RE-INSTALLATION IN SAME LOCATIONS.
- 3. EXISTING GRILLES AND DIFFUSERS TO REMAIN. CLEAN/REPAIR/PAINT OR REPLACE AS REQUIRED.
- 4. REMOVE EXISTING LIGHT FIXTURES.
- REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- 5. REMOVE EXISTING PENDANT LIGHTS. • REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- 6. EXISTING HOOD TO REMAIN.
- 7. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. REPLACE EXISTING CANOPY LIGHT BULBS WITH NEW COMPATIBLE LED BULBS. CLEAN FIXTURES AS NEEDED. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR SCOPE OF WORK.
- 8. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR SCOPE OF WORK.
- 9. REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
- 10. REMOVE EXISTING MENU BOARDS, EXISTING SOFFIT AND CEILING AS REQUIRED FOR NEW CONSTRUCTION. PREPARE AREA FOR NEW CEILING AS SHOWN ON THE REFLECTED CEILING PLAN ON SHEET A7.1.
- 1. REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
- REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- 12. EXISTING CEILING TILES, GRID AND HVAC GRILLES TO REMAIN.
- 13. EXISTING GYP. BOARD CEILING TO REMAIN. PREP FOR NEW PAINT. • REFER TO THE REFLECTED CEILING PLAN ON SHEET A7.1.
- 14. REMOVE EXISTING POWER POLE.
- 15. REMOVE EXISTING METAL FRAME AND PERGOLA STRUCTURE.



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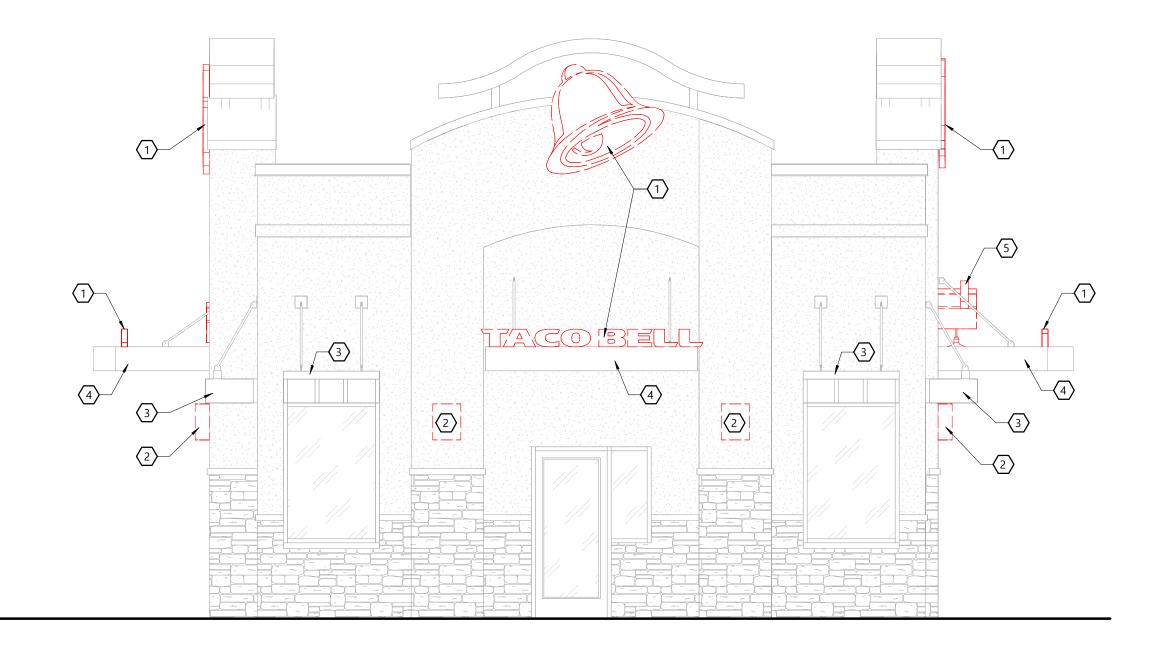
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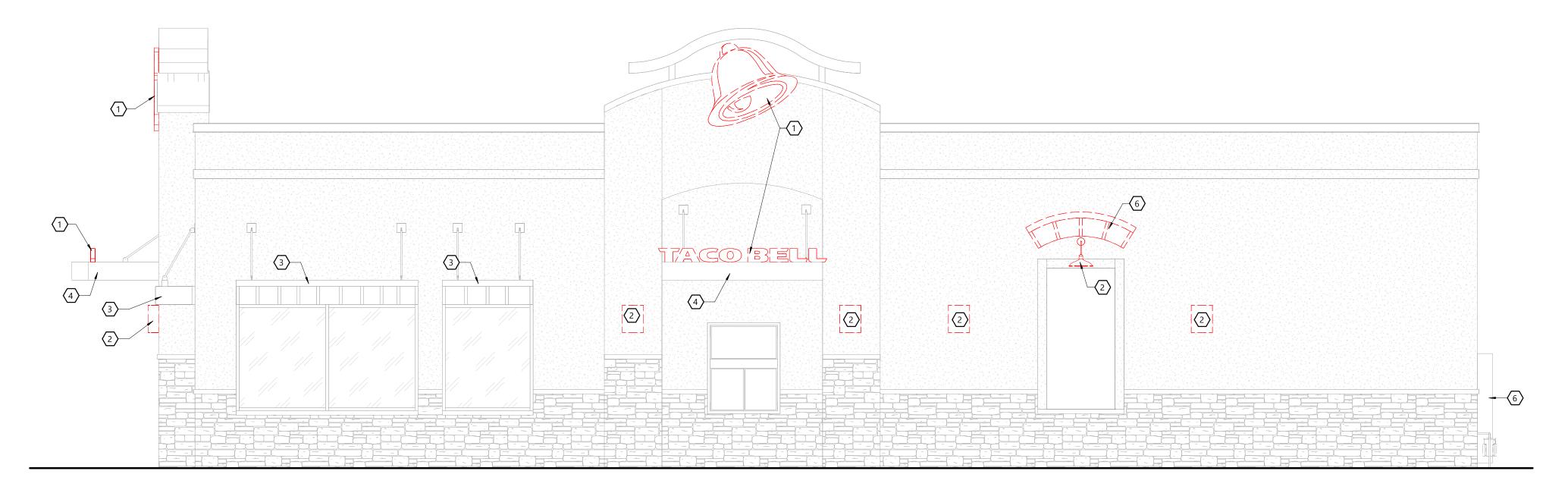
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SHEET NUMBER
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# ARCHITECTURAL FIRST FLOOR DEMOLITION CEILING PLAN





### EAST DEMO ELEVATION

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

# NORTH DEMO ELEVATION SCALE: 1/4" = 1'-0"



- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION. ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER, WATERPROOF WHERE EXPOSED TO THE EXTERIOR. HVAC CONTRACTORS SHALL PROVIDE ALL NEEDED MECHANICALS FOR THE WORK TO PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

# ⊗ <u>DEMO ELEVATION KEYNOTES</u>

- 1. REMOVE EXISTING SIGNAGE. PATCH AND REPAIR WALL AND CANOPY WHERE SIGNAGE IS REMOVED. FINISH TO MATCH EXISTING. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR NEW.
- 2. REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
- REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- 3. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- 4. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. REPLACE EXISTING CANOPY LIGHT BULBS WITH NEW COMPATIBLE LED BULBS. CLEAN FIXTURES AS NEEDED. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- 5. REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
- 6. PREP/PRIME EXISTING HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT FOR NEW PAINT IF ALLOWED.
- 7. PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.



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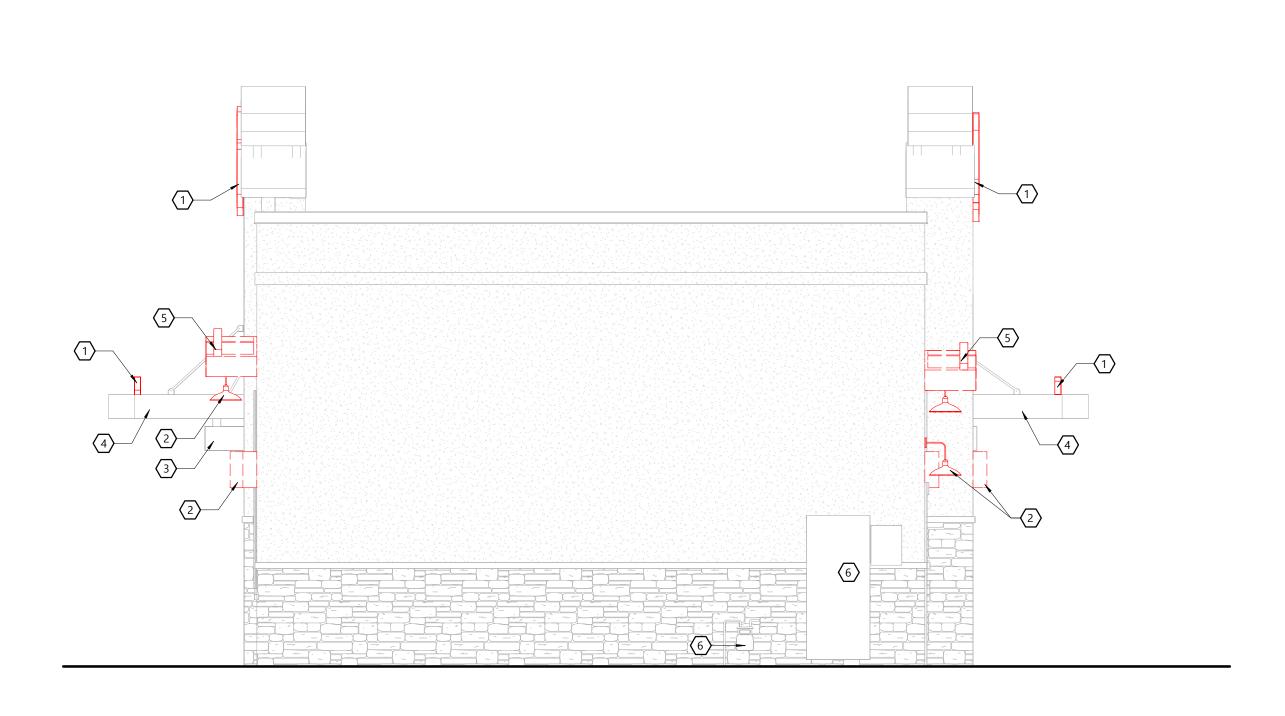
**PROJECT INFORMATION** 

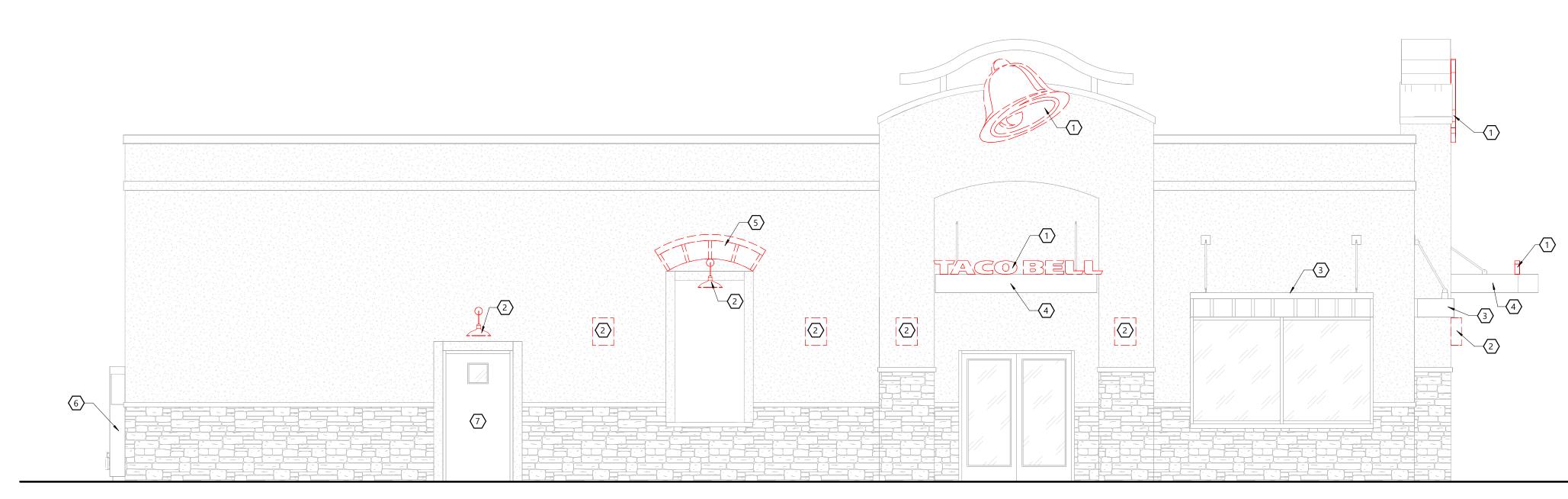
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PROFESSIONAL SEAL





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

### WEST DEMO ELEVATION SCALE: 1/4" = 1'-0"

### **GENERAL DEMOLITION NOTES**

- ALL DEMOLITION BY GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. LOCATIONS OF WALLS, DOORS AND OTHER ITEMS HAVE BEEN FIELD MEASURED FOR GENERAL LAYOUT ONLY. REPORT ANY DISCREPANCIES TO EXCEL ENGINEERING FOR CLARIFICATION PRIOR TO THE START OF WORK.
- BEFORE COMMENCING WITH DEMOLITION WORK, REVIEW WITH THE OWNER WHICH ITEMS ARE TO BE SALVAGED AND TURNED OVER TO THE OWNER, IN ADDITION TO THOSE LISTED ON THE PLAN. ANY ITEM NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE JOB SITE BY THE GENERAL CONTRACTOR AND DISPOSED OF IN THE PROPER AND LEGAL MANNER.
- SEE HVAC, ELECTRICAL AND PLUMBING DRAWINGS FOR DESCRIPTION OF REQUIRED ASSOCIATED DEMOLITION.
- CUT AND PATCH WALLS TO MATCH EXISTING FOR INSTALLATION OF NEW BOXES AND CONDUITS IN WALLS. SEE ELECTRICAL PLANS FOR LOCATIONS.
- WHERE REMOVAL OF PIPES, CONDUIT, DUCTWORK, ETC. HAS LEFT AN OPENING, FILL AND PATCH OPENING TO MATCH THE ADJACENT CONSTRUCTION AND FINISH AS REQUIRED.
- GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY ENCLOSURE FOR KEEPING THE FACILITY IN OPERATION DURING CONSTRUCTION.
   ENCLOSURE SHALL BE A WALLED-IN, DUST BARRIER, WATERPROOF WHERE EXPOSED TO THE EXTERIOR. HVAC CONTRACTORS SHALL PROVIDE ALL
   NEEDED MECHANICALS FOR THE WORK TO PROGRESS AND THE FACILITY TO REMAIN OPERATIONAL.

# 

- REMOVE EXISTING SIGNAGE. PATCH AND REPAIR WALL AND CANOPY WHERE SIGNAGE IS REMOVED. FINISH TO MATCH EXISTING.
   REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1 FOR NEW.
- 2. REMOVE EXISTING EXTERIOR LIGHT FIXTURES. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING. PREP FOR NEW FIXTURES WHERE SHOWN.
- REFER TO THE ELECTRICAL DRAWINGS FOR NEW LIGHTS.
- 3. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- 4. EXISTING CANOPY TO REMAIN. REPAIR AS REQUIRED. PREP FOR NEW PAINT. REPLACE EXISTING CANOPY LIGHT BULBS WITH NEW COMPATIBLE LED BULBS. CLEAN FIXTURES AS NEEDED.
  REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- 5. REMOVE EXISTING CANOPY. PATCH AND REPAIR EIFS AS REQUIRED. FINISH TO MATCH EXISTING.
- 6. PREP/PRIME EXISTING HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT FOR NEW PAINT IF ALLOWED.
- 7. PREP/PRIME EXISTING FRAME AND DOOR AS NEEDED FOR NEW PAINT.REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.



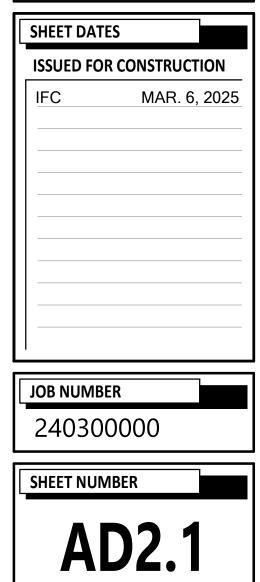
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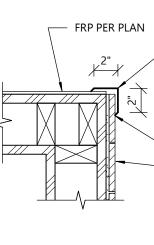
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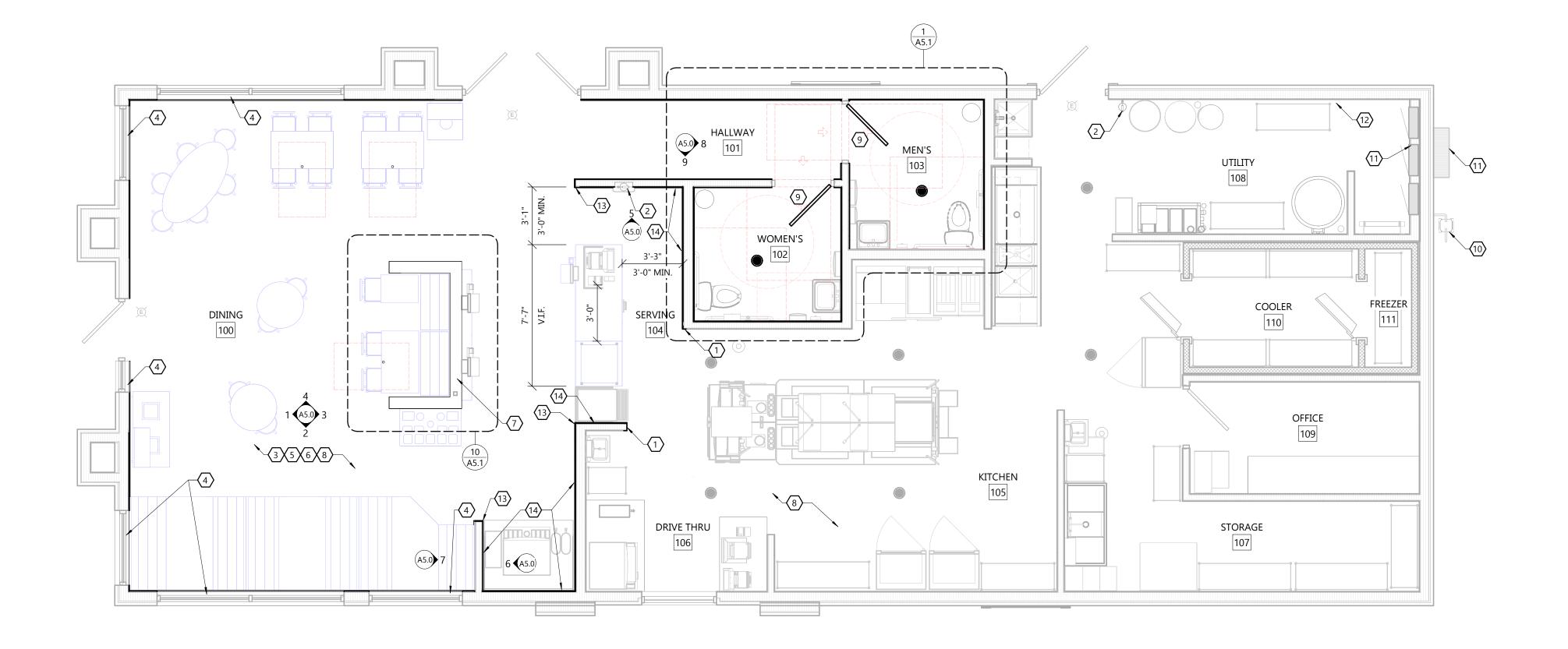
PROFESSIONAL SEAL

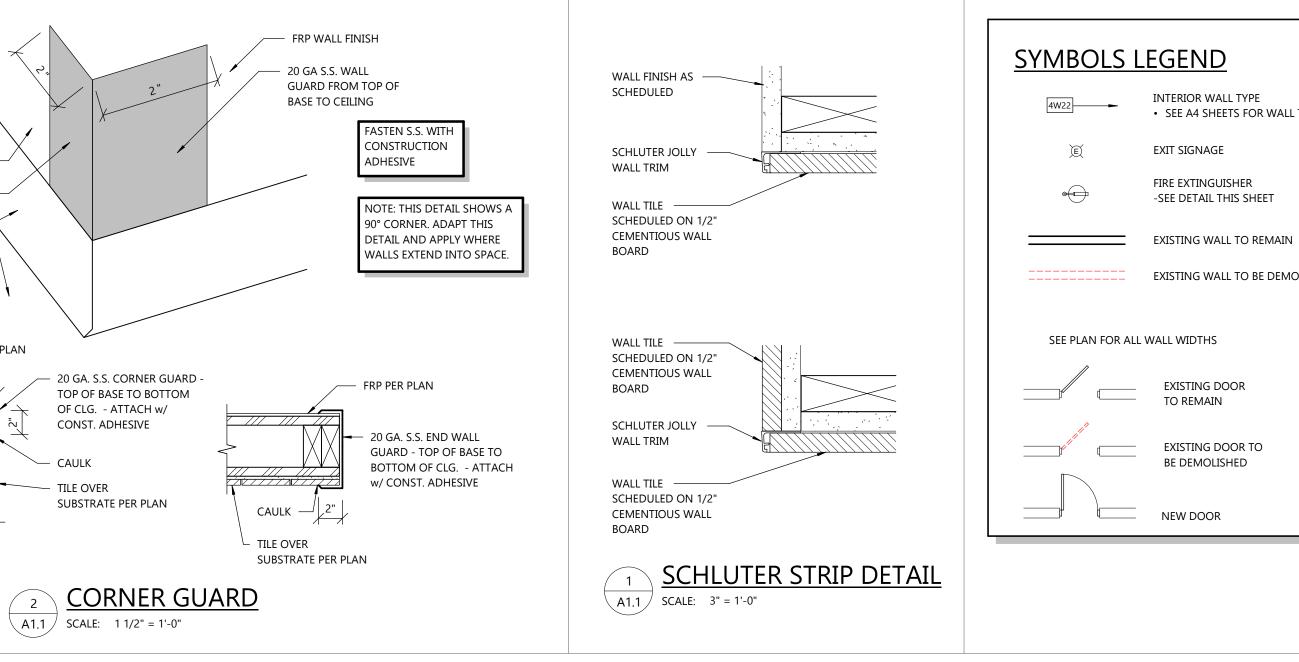


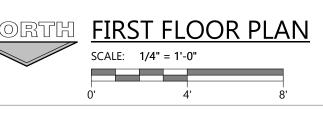
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FRP WALL FINISH S.S. WALL GUARD FLOOR BASE -TILE/EPOXY FLOOR









### INTERIOR WALL TYPE • SEE A4 SHEETS FOR WALL TYPES

- EXISTING WALL TO BE DEMOLISHED
- BE DEMOLISHED

# **GENERAL NOTES**

- ALL INTERIOR DIMENSIONS FROM EXISTING WALLS ARE FROM FINISH. ALL INTERIOR DIMENSIONS FROM NEW WALLS ARE FROM FACE-OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE INTERIOR WALL TYPES FOR SIZE) w/ 1/2" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES / UNDERSIDE OF DECK.
- PROVIDE SOUND BATT INSULATION AROUND PERIMETER OF THE TOILET ROOM.
- SEE SHEET A6.0 FOR DOOR SCHEDULE AND WINDOW SCHEDULE.
- ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
- G.C. TO FIELD VERIFY ALL DIMENSIONS & CONDITIONS ON SITE.
- G.C. TO FIELD VERIFY AND MAINTAIN ALL FIRE SYSTEMS.
- PROVIDE PROPER 2X BLOCK AT ALL RECESSED ACCESSORIES, WALL, & CEILING MOUNTED EQUIPMENT, SIGNAGE, PLUMBING/LIGHT FIXTURES, ETC. TYP.
- G.C. SHALL PATCH & REPAIR/REPLACE FINISHES AND SUBSTRATE DAMAGED DURING CONSTRUCTION.

### SALES & SERVICE COUNTERS

IN RETAIL STORES WHERE COUNTERS HAVE CASH REGISTERS AND ARE PROVIDED FOR SALES OR DISTRIBUTION OF GOODS OR SERVICES TO THE PUBLIC, AT LEAST ONE OF EACH TYPE SHALL HAVE A PORTION OF THE COUNTER WHICH IS AT LEAST 36" IN LENGTH WITH A MAXIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR. COUNTER SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH ADA GUIDELINE 4.3.

### 

- 1. S.S. CORNER GUARD / WALL CAP TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 2/A1.1
- 2. EXISTING FIRE EXTINGUISHER TO REMAIN, TYP. OF (2).
- 3. NEW WALL PAINT AT DINING ROOM WALLS.
- REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.
- 4. NEW WINDOW SILLS. • REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.
- 5. NEW CHAIR RAIL AT PERIMETER WALLS. • REFER TO THE INTERIOR ELEVATIONS AND DETAILS ON SHEET A5.0.
- 6. NEW WALL COVERING AT PERIMETER WALLS. • REFER TO THE INTERIOR ELEVATIONS AND DETAILS ON SHEET A5.0.
- 7. EXISTING LOW WALL WITH NEW FINISHES. • SEE DETAIL 10/A5.1
- 8. REFER TO SHEET A9.1 FOR FURNITURE AND EQUIPMENT INFORMATION.

9. NEW DOOR WITH L-2 LAMINATE AND STAINLESS STEEL KICKPLATE FOR BOTH SIDES. G.C. TO VERIFY SIZE NEEDED. EXISTING FRAMES TO BE REUSED AND REPAINTED. NEW RESTROOM AND ADA SIGNAGE TO BE INSTALLED.

- REFER TO THE FINISH SCHEDULE AND DOOR SCHEDULE ON SHEET A6.0.
- 10. EXISTING GAS METER.
- 11. EXISTING ELECTRICAL EQUIPMENT. • REFER TO THE ELECTRICAL DRAWINGS.
- 12. EXISTING WATER METER.
- 13. SCHLUTER WALL TRIM STRIP. • SEE DETAIL 1/A1.1
- 14. NEW WALL TILE IN THIS LOCATION. PROVIDE CEMENT BOARD BEHIND ALL WALL TILE.
- REFER TO THE INTERIOR ELEVATIONS ON SHEET A5.0.



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**PROJECT INFORMATION** 

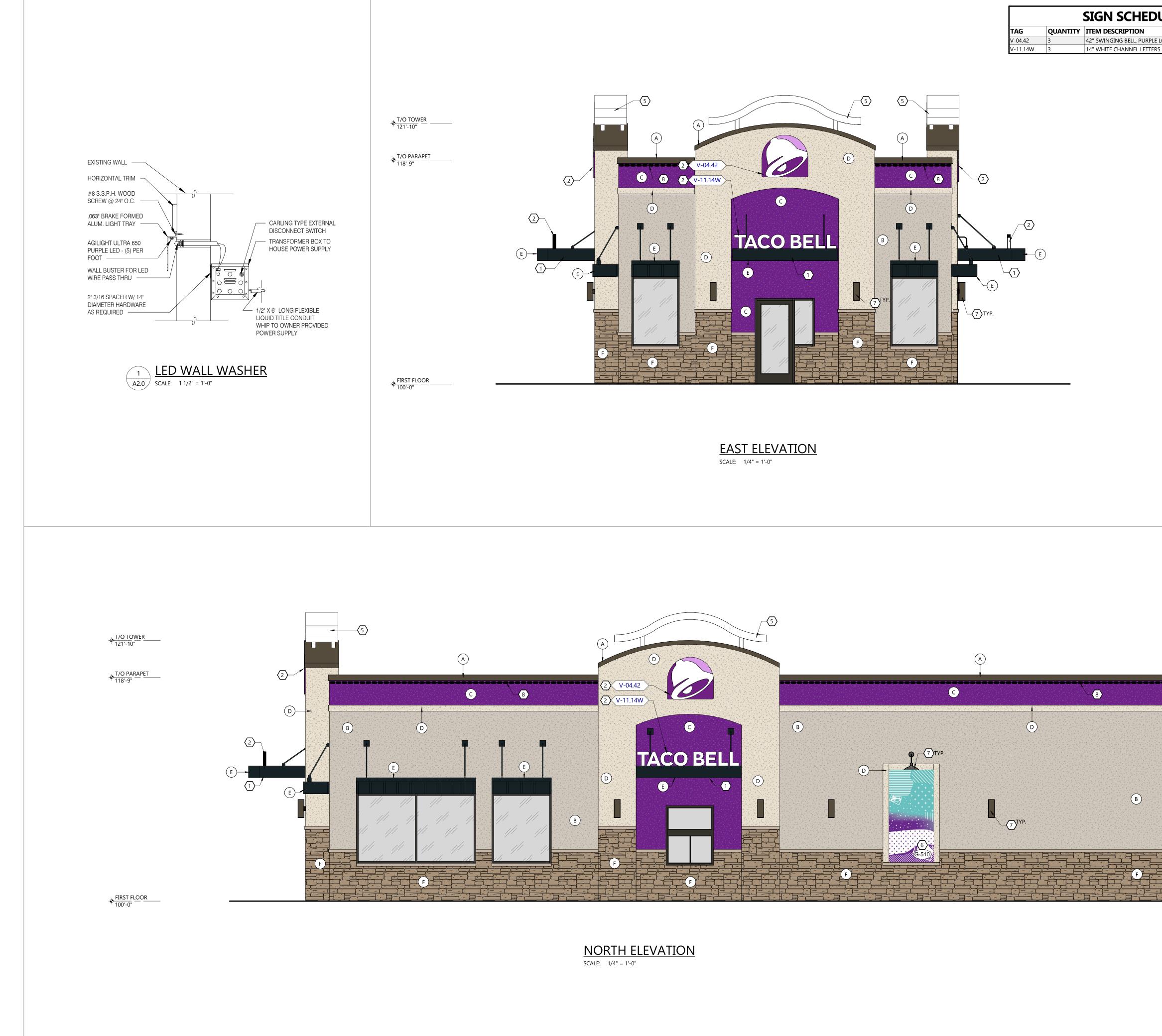
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PROFESSIONAL SEAL

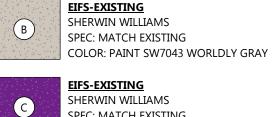
### ARCHITECTURAL FIRST FLOOR PLAN



ULE	
	ELEC REQ'D
LOGO	YES
S - AWNING	YES

-3

### EXTERIOR MATERIAL KEY PARAPET CAP SHERWIN WILLIAMS A SPEC: MATCH EXISTING COLOR: PAINT SW7055 ENDURING BRONZE



EIFS-EXISTING SHERWIN WILLIAMS SPEC: MATCH EXISTING COLOR: PAINT TB2603 PURPLE



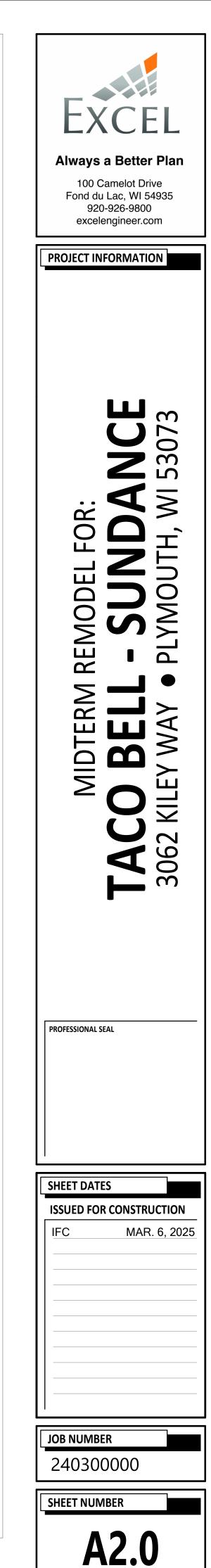
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<u>AWNINGS</u> MFR: SIGNAGE VENDOR SPEC: EXISTING COLOR: PAINT BLACK

STONE VENEER-EXISTING EXISTING TO REMAIN DO NOT PAINT

# 

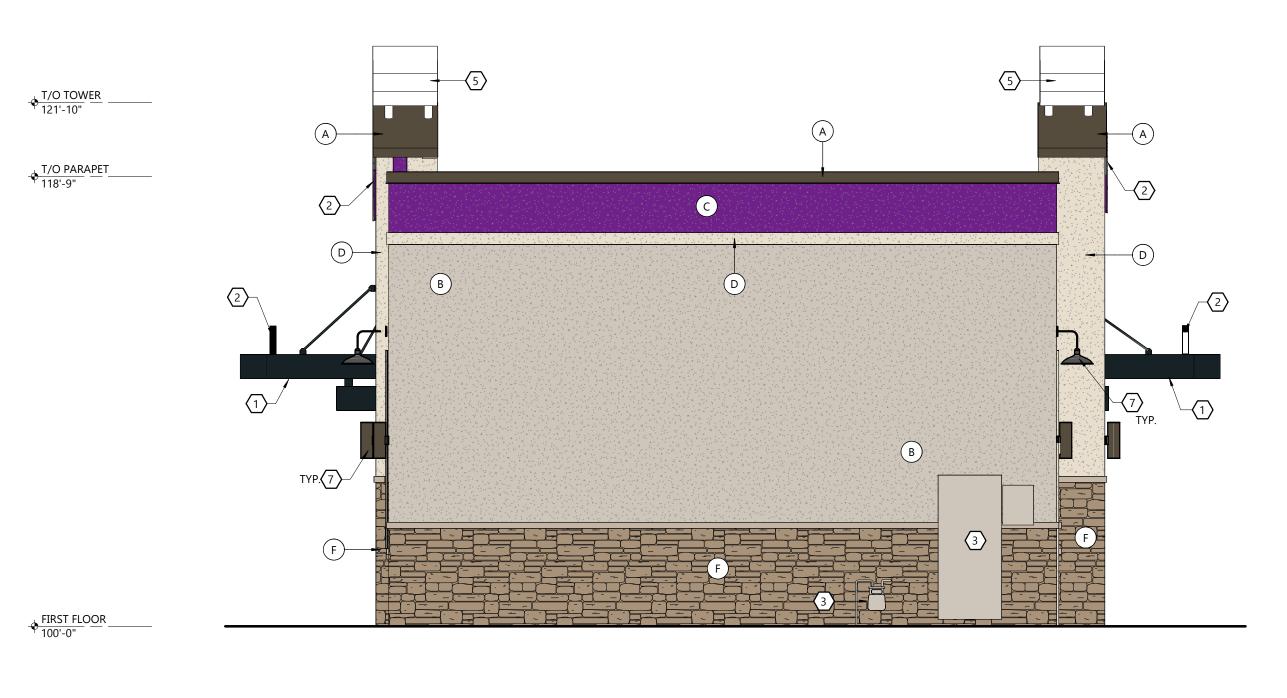
- 1. NEW LED BULBS IN EXISTING CANOPY. PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- 2. BUILDING SIGNAGE PROVIDED BY SIGNAGE VENDOR
- SHOWN FOR REFERENCE ONLY. PROVIDE BLOCKING AS REQUIRED.
- 3. HVAC, ELECTRICAL, OR PLUMBING SERVICE EQUIPMENT. WHERE POSSIBLE, PAINT TO MATCH ADJACENT WALL.
- 4. BOH SERVICE DOOR. PAINT SW7043 WORLDLY GRAY.
- 5. EXISTING FLYING ARCH. DO NOT PAINT. CLEAN AS REQUIRED. REPLACE EXISTING LIGHTING OR ADD UP LIGHTING ON THE ROOF AS NEEDED TO LIGHT UP EXISTING FLYING ARCH.
- 6. NEW ARTWORK. VERIFY SIZES IN FIELD. • REFER TO THE ARTWORK SCHEDULE ON SHEET A9.1.
- 7. NEW DECORATIVE WALL SCONCE/WALL PACK OR EMERGRNCY LIGHT FIXTURE.
- REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
- 8. LED WALL WASHER. E.C. TO PROVIDE POWER. SIGN VENDOR TO INSTALL LIGHTING. • SEE DETAIL 1/A2.0



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ARCHITECTURAL EXTERIOR ELEVATIONS

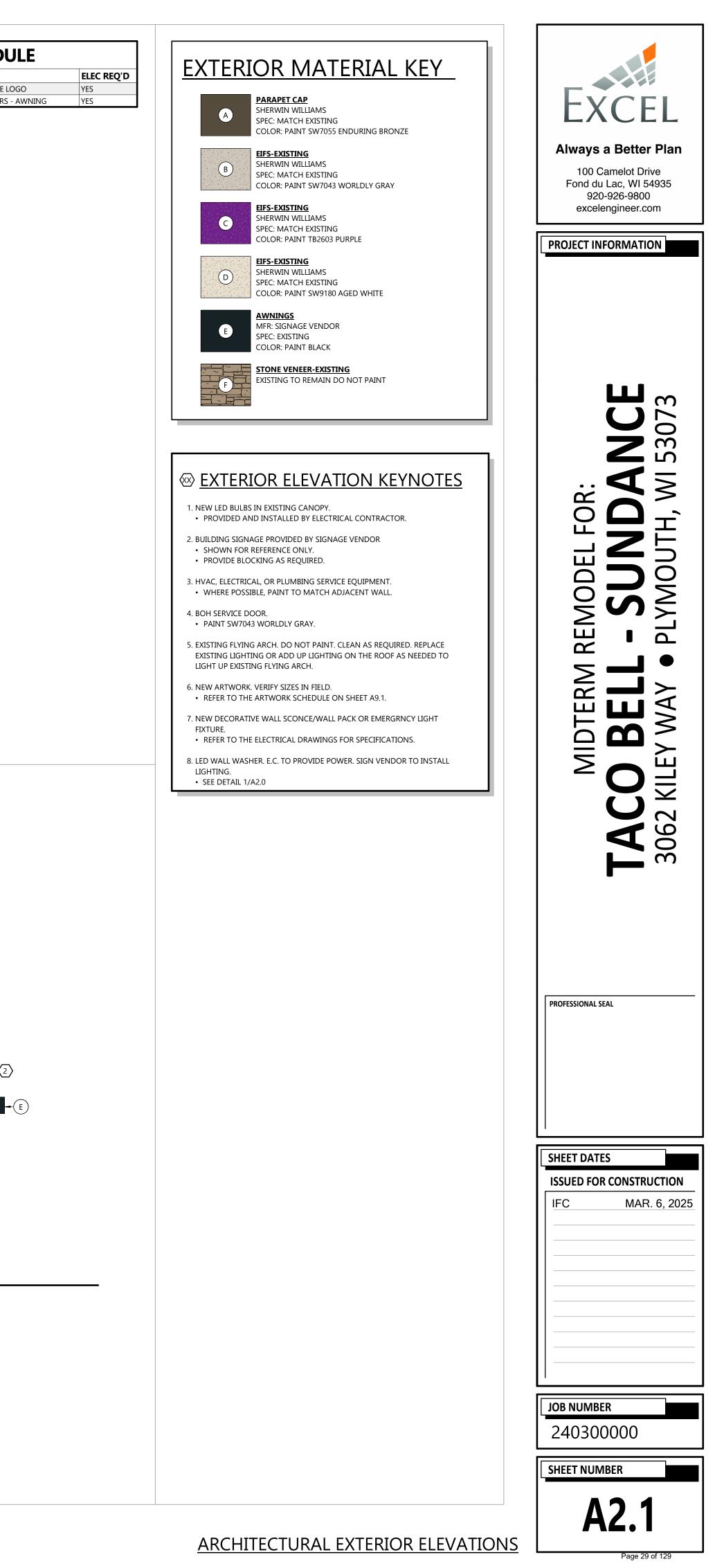




		SIGN SCHEDU
TAG	QUANTITY	ITEM DESCRIPTION
V-04.42	3	42" SWINGING BELL, PURPLE LO
V-11.14W	3	14" WHITE CHANNEL LETTERS



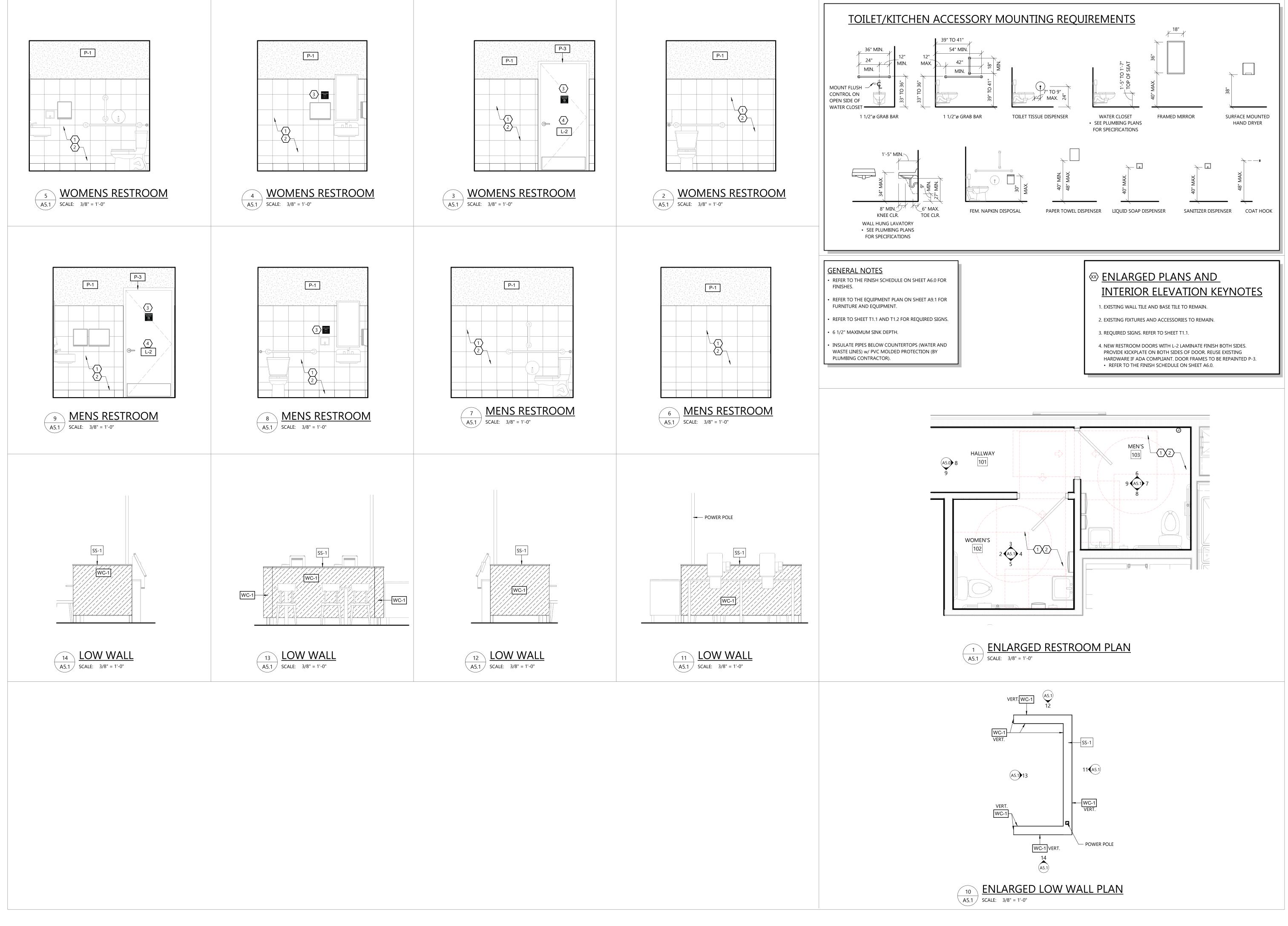
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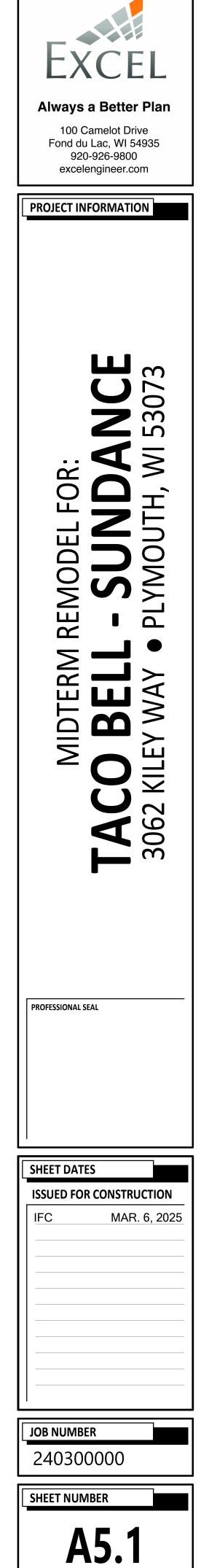




ARCHITECTURAL INTERIOR ELEVATIONS

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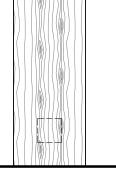
ARCHITECTURAL ENLARGED PLANS AND ELEVATIONS

### <u>CONTACTS</u> FINISH NOTES: JAMES HARDIE <u>USG</u> REFER TO INTERIOR ELEVATIONS FOR MIKE MAZURK TRAVIS TOMANEK LOCATIONS OF TILE. CORPORATE ACCOUNT MANAGER MULTI-FAMILY & COMMERCIAL SALES • ALL STAINLESS STEEL WALL PANELS TO BE 18 GA. P: (470)589-0548 P: (440) 541-3972 TYPE 304 WITH #4 SATIN FINISH. PANELS TO E: michael.mazurk@jameshardie.com E: ttomanek@usg.com HAVE UNIFORM FINISH THROUGHOUT PROJECT. ALL MORTAR SHALL BE MIXED WITH WHITE WESTLAKE ROYAL BUILDING PRODUCTS **ARMSTRONG** SAND TO ENSURE A COLOR CONSISTENT TO THE TONY YANDELL TAYLOR SAUNDERS ORIGINAL DESIGN INTENT. TERRITORY SALES MANAGER NATIONAL ACCOUNT SALES REP PAINT FINISH C: (832) 816-4522 P: (717) 723-8081 WALLS: EGGSHELL E: Tyandell@westlake.com E: tsaunders@armstrongceilings.com TRIM/BOH/CHAIR RAIL: SEMI-GLOSS CEILING: FLAT SEE INTERIOR ELEVATIONS FOR ADDITIONAL **NICHIHA** CMC (CREATIVE MATERIALS CORP.) WALL FINISH NOTES. BEN DALZIEL ALLISON PICHE CLIENT SERVICES SUPERVISOR NATIONAL BRANDS MANAGER 6465 EAST JOHNS CROSSING, SUITE 250 P: (518) 452-9694 JOHNS CREEK, GA 30097 D: (518) 713-5395 C: (404) 432-5866 E: apiche@creativematerialscorp.com TACO BELL TEAM E: bdalziel@nichiha.com P: (800) 207-2967 ext. BELL (2355) E: tacobelltile@creativematerialscorp.com WESTERN STATES METAL ROOFING CAMERON BERG INSIDE SALES REPRESENTATIVE DAL-TILE P: (602) 245-8323 MIRA CLUTTER E: cameron@westernstatesmetalroofing.com SR. ARCHITECTURAL REP. C: (714) 213-9500 E: mira.clutter@daltile.com SHERWIN WILLIAMS LENA GARCIA DAVID SANTIBANEZ NATIONAL ACCOUNT EXECUTIVE NATIONAL ACCOUNTS MANAGER C: (714) 404-8212 C: (562) 644-4360 E: Lena.N.Garcia@sherwin.com E: david.santibanez@daltile.com MAPEI **SILIKAL** LISA FYKE MARK FELD ARCHITECTURAL REPRESENTATIVE NATIONAL ACCOUNT SALES REP MAPEI CORP P: (775) 772-2797 P: (909) 247-5324 E: mfeldman@silikalamerica.com E: lfyke@mapei.com

						DOOR	SCHE	DULE				
	DOOR SI	ZE				UNDERCUT	DOOR H	ARDWARE				
DOOR						<b>OR GRILLE</b>					PUSH-PULL /	
NUMBER	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	FRAME TYPE	(W x H)	HINGE	LOCKSET	STOPS	CLOSER	KICK	REMARKS
102	3'-0"	7'-0"	1 3/4"	WD1	HM1	1" UC	H1	L3	S2	C3	K1	1,2,3,4,5,6,7,8
103	3'-0"	7'-0"	1 3/4"	WD1	HM1	1" UC	H1	L3	S2	C3	K1	1,2,3,4,5,6,7,8

### REMARKS:

- 1. PROVIDE NEW HARDWARE AS SHOWN IF EXISTING HARDWARE IS NOT ADA COMPLIANT.
- 2. MOUNT KICKPLATE ON BOTH SIDES OF DOOR.
- 3. COAT HOOK (BACK OF DOOR) BOBRICK #B-670. 4. MOUNT DOOR CLOSERS ON RESTROOM SIDE ONLY.
- 5. MAXIMUM DOOR OPERATING PRESSURE: 5 LBS INTERIOR.
- 6. RESTROOM SIGN AND ADA COMPLIANT ACCESSIBILITY SIGNAGE, INCLUDE BRAILLE AS REQUIRED BY LOCAL JURISDICTION.
- 7. ALL HARDWARE SHALL BE US32D U.N.O.
- 8. EXISTING HM FRAMES TO BE PAINTED. SEE FINISH SCHEDULE THIS SHEET.



WD1 SOLID CORE WOOD DOOR W/ L-2 LAMINATE FINISH

### DOOR HARDWARE KEY

MARLITE

<u>CORIAN</u>

<u>FORBO</u>

Х	MANUFACTURER	MODEL
C1	I.D.C.	SERIES 8050
C2	NORTON	UNI7500 H 689
C3	I.D.C.	652-P
CONT	INUOUS HINGES	
Х	MANUFACTURER	MODEL
H2	MONT HARD	TH1-1183HD
בעוד ה	DEVICES	
X	MANUFACTURER	MODEL
 E1	MONARCH	#18R
	SARGENT	
E2 E3	SARGENT	8810 IN 32D 54-8410x100x862
E4	SARGENT	54-8504x862
HINGE	S	
Х	MANUFACTURER	MODEL
H1	MCKINNEY	1 1/2 PR #TA2731, 4-1/2" x 4-1/2"
LOCKS	SETS MANUFACTURER	MODEL
L1 L2	SCHLAGE FALCON	FE595 - 980510
L2 L3	FALCON	C953-7 OR C987 AS REQ. "T" SERIES - PRIVACY SET
L3 L4	H.E.S.	9500 SERIES WITH 2005
L4	п.е.з.	9300 SERIES WITH 2003
PUSH	-PULL/KICKPLATES	
Х	MANUFACTURER	MODEL
K1		STAINLESS STEEL 10"x.50x2" L.T.D.W.
K2		40"Wx48" 16 GA. SS PLATE
PP3	ROCKWOOD	PUSH-PULL COMBO
STOPS		
Х	MANUFACTURER	MODEL
S2	ROCKWOOD WALL STOP	409
\		
X	HERSTRIP, SWEEPS, & THRI MANUFACTURER	MODEL
× SW1	VISTA	231 STD NGP 101VA

STD. ADJUSTABLE DOOR SWEEP PER MFR.

ACCESSIBLE ALUMINUM THRESHOLD BY DOOR MFR.

1715AK AS REQUIRED

88 X REG.

SW2 --

T2 --

T1 PEMKO

WS1 PEMKO

### **FINISH SCHEDULE** MANUF STYLE CODE FINISH GROUP DAN EGBERS CEILING FINISHES BUSINESS DEVELOPMENT MANAGER FOH ACOUSTIC CEILING TILE USG FROST, CLIMAPLUS PERFORMANCE, C: (330) 260-7633 E: danegbers@marlite.com CLEAN ROOM ACOUSTICAL PANELS, CLASS 100 SMOOTH TEXTURE, #050 WHITE BOH ACOUSTIC CEILING TILE USG CLIMAPLUS PERFORMANCE, SQ EDGE CL-2ALT BOH ACOUSTIC CEILING TILE ARMSTRONG KITCHEN ZONE, SMOOTH TEXTURE, SQ EDGE DAVID GREENING NATIONAL COMMERCIAL SALES GYPSUM BOARD GYPSUM BOARD P: (614) 975-6700 E: david.p.greening@dupont.com ORNER GUARDS CORNER GUARD C.S. GROUP ACROVYN VA SERIES LX HI-MACS CORNER GUARD C.S. GROUP ACROVYN VA SERIES G-2 ELIZABETH MARCON NATIONAL ACCOUNTS MANAGER CHAIR RAIL P: (424) 445-9786 CR-1 CHAIR RAIL PAINTED E: emarcon@lxhausys.com LOOR BASE WOLF GORDON BOH BASE TILE CREATIVE MATERIALS QUARRY ALFREDO ORTIZ CREATIVE MATERIALS MOTIF GREY FOH BASE TILE NATIONAL ACCOUNTS MANAGER DALTILE VOLUME 1.0 - TRUFFLE P: (718) 391-5452 2ALT FOH BASE TILE E: alfredo.ortiz@wolfgordon.com ACRYLIC FLOOR SYSTEM SILIKAL ACRYLIC RESIN FOH BASE TILE DALTILE TERRA ANTIQUA RANDELL THRASHER LOOR FINISHES NATIONAL ACCOUNTS MANAGER BOH FLOOR TILE CREATIVE MATERIALS QUARRY C: (205) 213-4619 FOH FLOOR TILE CREATIVE MATERIALS MOTIF GREY E: randell.thrasher@forbo.com VOLUME 1.0 - TRUFFLE 2ALT FOH FLOOR TILE DALTILE ACRYLIC FLOOR SYSTEM SILIKAL ACRYLIC RESIN **WILSONART** LIZ MCMILLAN FOH FLOOR TILE DALTILE TERRA ANTIQUA NATIONAL ACCOUNTS MANAGER P: (562) 781-4057 RP/LAMINATE/VINYL E: mcmille@wilsonart.com MARLITE SMOOTH SURFACE FIBERGLASS REINFORCED RP-1 FRP-1ALT FIBERGLASS REINFORCED MARLITE PEBBLE FINISH 4783K - FINISH 7 (TEXTURED GLOSS) WILSONART LAMINAT WILSONART 4783K - FINISH 60 (MATTE) 1ALT LAMINATE LAMINATE WILSONART Y0664K - FINISH 12 (SOFTGRAIN) WALL PROTECTION FORBO MARMOLEUM COCOA VC-1 METAL TRANSITION SCHLUTER METAL JOLLY SOLID SURFACE SOLID SURFACE CORIAN LAVA ROCK SS-1 SS-1ALT SOLID SURFACE LX HI-MACS PIETRA COLLECTION WALL PAINT WALL PAINT SHERWIN WILLIAMS SW7021 TB2603C SHERWIN WILLIAMS WALL PAINT SW7076 WALL PAINT SHERWIN WILLIAMS SHERWIN WILLIAMS SW7005 WALL PAINT SW7043 WALL PAINT SHERWIN WILLIAMS WALL TILE CREATIVE MATERIALS FORM RR WALL TILE W-1ALT RR WALL TILE DALTILE MARAZZI - MATTE CREATIVE MATERIALS FORM RR WALL TILE QUARTERRO - MATT RR WALL TILE DALTILE FOH WALL TILE CREATIVE MATERIALS AGELESS GREY 01 GROUT MAPEI ULTRACOLOR PLUS FA GR-1 GROUT MAPEI ULTRACOLOR PLUS FA GROUT GROUT MAPEI ULTRACOLOR PLUS FA MAPEI ULTRACOLOR PLUS FA GR-4 GROUT

### HOLLOW METAL FRAME SPECIFICATIONS:

MANUFACTURER: CURRIES (APPROVED EQUIVALENT: STEELCRAFT)

CONSTRUCTION:

- FRAMES • 'M' PROFILE w/ CONT. WELD FACE SEAMS AT FULL WIDTH OF JAMB
- MIN. 16 ga. @ INTERIOR FRAMES MIN. 14 ga. @ EXTERIOR FRAMES w/ URETHANE FOAM INSUL.
- GENERAL REQUIREMENTS
- ALL EXTERIOR DOORS AND FRAMES TO BE GALVANIZED ALL DOORS & FRAMES TO HAVE BAKED ON PRIMER FINISH
- ALL DOORS & FRAMES TO BE REINFORCED AND PREPARED FOR HARDWARE
- ALL REINFORCEMENT TO BE MIN. 12 ga.
- PROVIDE WELDED-IN BASE ANCHORS
- PROVIDE (3) SILENCERS PER JAMB @ ALL METAL DOOR FRAMES PROVIDE BITUMINOUS COATING ON INT. FACE OF FRAMES IN MASONRY
- WALLS
- PROVIDE METAL FRAME FOR LITES & GRILLES
- PAINT LITE FRAMES TO MATCH DOOR FRAMES

# SOLID CORE WOOD DOOR SPECIFICATIONS:

MANUFACTURER:

- MARSHFIELD DOOR SYSTEMS, INC. CONSTRUCTION:
- 5 PLY CONSTRUCTION w/ STILES AND RAILS BONDED TO CORE • PARTICLE BOARD CORE OR STRUCTURAL COMPOSITE LUMBER CORE PER
- MANUFACTURER RECOMMENDATIONS w/ HARDWOOD EDGES TO MATCH FACE SPECIES AS REQ'D FOR CUTOUTS
- MINERAL CORE w/ HARDWOOD EDGES TO MATCH FACE SPECIES AS REQ'D
- FOR FIRE RATED DOORS • RED OAK, PLAIN SLICED WDMA CUSTOM GRADE w/ GRADE A FACES
- STANDARD DUTY DOOR UNLESS NOTED OTHERWISE
- VENEER LEAVES TO BE BOOK MATCH, RUNNING MATCH PAIR AND SET MATCH @ DOORS IN SAME OPENING OR FRAME
- PROVIDE BLOCKING AS REQ'D TO ELIMINATE THROUGH BOLTING OF ALL HARDWARE
- PROVIDE MANUF. STANDARD FLUSH WOOD BEAD AT LITES & GRILLES
- (WDMA OPTION: M1) • ALL RATED DOORS ARE TO BE CATEGORY A, POSITIVE PRESSURE, UL10C FINISH: L-2 LAMINATE

WARRANTY:

### LIFETIME

# GENERAL DOOR AND FRAME NOTES:

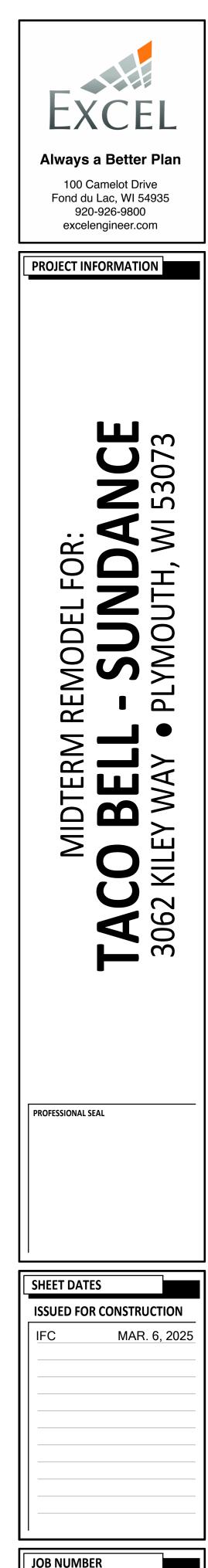
 ALL DOORS SHALL MEET ADA REQUIREMENTS ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT

- VERIFY FRAME DEPTHS W/ WALL THICKNESS. PROVIDE WRAP AROUND FRAMES AT
- STUD WALLS PROVIDE SEALANT BOTH SIDES OF DOOR FRAMES, WHERE DIFFERENT MATERIALS
- MEET AND FOR WEATHER TIGHTNESS • GENERAL CONTRACTOR TO VERIFY SIZE OF ALL EQUIPMENT (ELECTRICAL, MECHANICAL, KITCHEN, LAUNDRY, ETC.) SELECTED FOR THE PROJECT TO DETERMINE THAT ALL DOORS (INCLUDING PATH OF TRAVEL) ARE OF ADEQUATE
- SIZE TO ACCOMMODATE INSTALLATION AND REPLACEMENT
- SEE SHEET A0.1 FOR GENERAL BUILDING SPECIFICATIONS
- DOOR, FRAME AND HARDWARE SCHEDULE TO BE PROVIDED BY HARDWARE
- SUPPLIER FOR A/E REVIEW NUMBERING SYSTEM AND NOMENCLATURE SHALL MATCH THOSE FOUND IN CONSTRUCTION DOCUMENTS
- WITH OWNER CONTRACTOR TO PROVIDE PRODUCTS AND SYSTEMS COMPLETE WITH ALL
- ACCESSORIES, TRIM, FINISH, FASTENERS AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INTENDED USE AND EFFECT
- DOOR UNDERCUTS, WHERE NOTED, SHALL BE 1" FROM FINISHED FLOOR (TYP.)

COLOR	SIZE	NOTES
	<b></b>	
#205 FLAT BLACK	24"x24"	GRID SYSTEM - USG DONN BRAND DX/DXL 15/16 TEE SYSTEM, INTERMEDIATE DUT GRID TO MATCH TILE COLOR
#050 WHITE	24" x 48"	GRID SYSTEM - USG DONN BRAND DX/DXL 15/16 TEE SYSTEM, INTERMEDIATE DUT #050 WHITE
WHITE	24" x 48"	GRID SYSTEM - ARMSTRONG PRELUDE XL 15/16" EXPOSED TEE, SQUARE EDGE WITH CLEANASSURE
PAINT WITH FLAT FINISH		FRAME WITH 2x6 STUDS @ 16" O.C.
	2 (4"2 (4"	FOR PAINT MATCH P-1
VA-034N #934 PEARL VA-034N #262 DRIFTWOOD	3/4"x3/4" 3/4"x3/4"	FOR PAINT MATCH P-1 FOR PAINT MATCH CR-1 AND WC-1
VA-034N #202 DRIFTWOOD	5/4 x5/4	FOR FAINT MATCH CK-T AND WC-1
PAINT P-5	3 1/2" x 3/4"	
MATCH EXISTING	6"x6"	MATCH EXISTING, FOR REPLACEMENT
GREY	6"x12"	USE WITH GR-3
VL64 MATTE	6"x12"	USE WITH GR-3
QUARTZ BLEND #4	6" HIGH	MATCH EXISTING, FOR REPLACEMENT
ROSSO TA-02	6" HIGH	MATCH EXISTING, FOR REPLACEMENT
MATCH EXISTING	6" x 6"	MATCH EXISTING, FOR REPLACEMENT
GREY	12"x12"	USE WITH GR-3
VL64 MATTE	12"x12"	
QUARTZ BLEND #4 ROSSO TA-02	 18" x 18"	MATCH EXISTING, FOR REPLACEMENT MATCH EXISTING, FOR REPLACEMENT
KO330 TA-02	10 X 10	
S100 S/2/S WHITE	4'x9'x.90	COORDINATE ALL TRIM PIECES WITH FRP MFR
P 100 WHITE	4'x9'x.90	COORDINATE ALL TRIM PIECES WITH FRP MFR
WHITE TIGRIS		
WHITE TIGRIS		
MOCHA ASH		VERTICAL GRADE PRODUCT CODE #362 IS .028" HORIZONTAL GRADE PRODUCT CODE #372 IS .039"
3582 EARL GREY CHOCOLATE		
SATIN ANODIZED ALUMINUM	3/8"	VERTICAL TRIM AT WALL TILE
LAVA ROCK		COUNTERTOPS, TRASH RECEPTACLE, CONDIMENT CART, ROUND TABLES, WALL CA
		WINDOW SILLS
OMBRA Z207		COUNTERTOPS, TRASH RECEPTACLE, CONDIMENT CART, ROUND TABLES, WALL CA WINDOW SILLS
SIMPLE WHITE		
PURPLE		
CYBER SPACE		
PURE WHITE		
WORLDLY GRAY		
	8"x8"	USE WITH GR-3
D-SEGNI DECO MIX	8"x8"	USE WITH GR-3
	8"x8"	USE WITH GR-3
TALCO-QU01	8"x8"	USE WITH GR-3
GLOSSY	3"x6"	INSTALLED VERTICALLY, RUNNING BOND INSTALLATION, 50% OFFSET, USE WITH GR-4
#5009 GRAY	1/8" JOINT WIDTH	
#5002 PEWTER	1/8" JOINT WIDTH	
#5047 CHARCOAL	1/8" JOINT WIDTH	
#00 WHITE	1/8" JOINT WIDTH	

• VERIFY ALL ROUGH OPENING REQUIREMENTS WITH MANUFACTURERS DRAWINGS

HARDWARE SUPPLIER IS RESPONSIBLE FOR COORDINATING KEYING REQUIREMENTS



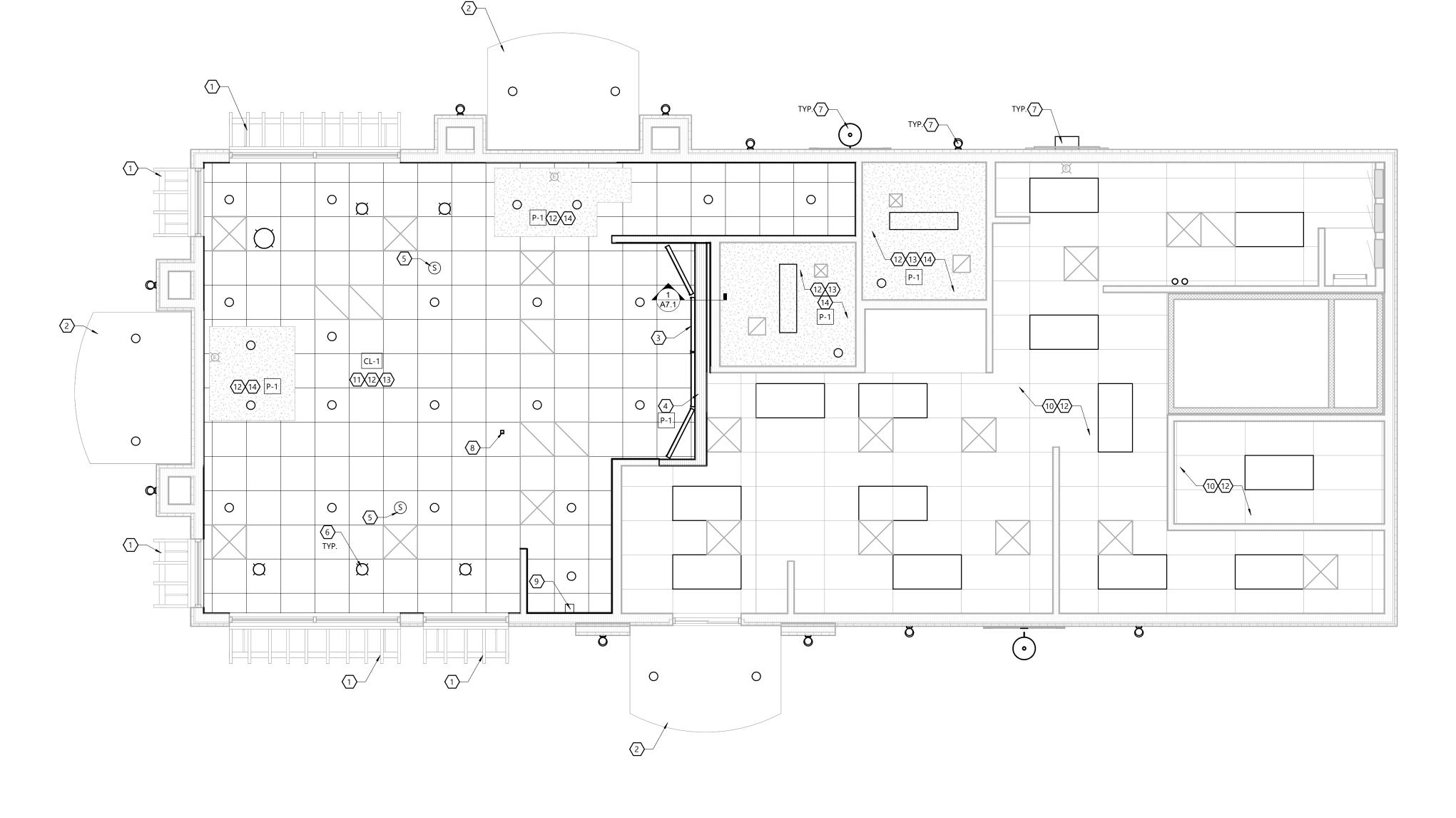
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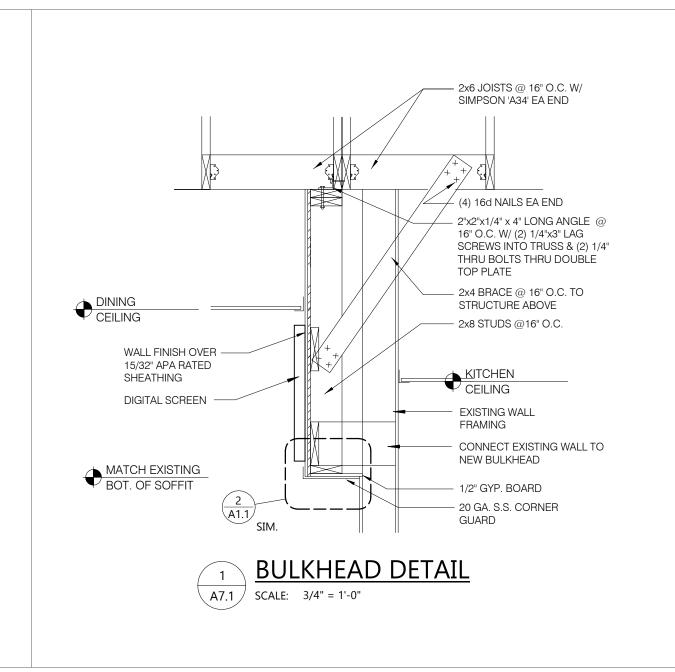
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SHEET NUMBER

# ARCHITECTURAL SCHEDULES





<u>SYMBOLS</u>	LEGENI
	ACOUSTICAL TI -SEE ROOM FIN
	GYPSUM BOAR
	LIGHT FIXTURE
0	LIGHT FIXTURE
$\boxtimes$	CEILING SUPPLY
	CEILING RETURI GRILLE - SEE HV
(X'-X")	DESIGNATES CE HEIGHT A.F.F.
E	EXIT LIGHT
$\bigcirc$	OCCUPANCY SE
Н	HEAT DETECTO
S	CEILING MOUN

# FIRST FLOOR CEILING PLAN SCALE: 1/4" = 1'-0"

### TILE CEILING PANELS INISH SCHEDULE FOR TYPE

### ARD CEILING INISH SCHEDULE

- SEE ELECTRICAL PLANS
- SEE ELECTRICAL PLANS
- PLY GRILLE SEE HVAC PLANS
- JRN, TRANSFER OR EXHAUST HVAC PLANS
- CEILING/BULKHEAD
- SENSOR
- for
- JNTED SPEAKER

### RCP GENERAL NOTES

• REFER TO THE FINISH SCHEDULE (SHEET A6.0) FOR CEILING FINISHES.

- SUSPENDED CEILING: ACOUSTICAL PANEL INSTALLATION: INSTALL ACOUSTICAL PANELS WITH EDGES IN CLOSE CONTACT WITH METAL SUPPORTS AND IN TRUE
- ALIGNMENT. • ALLOWABLE VARIATIONS FROM FLAT AND LEVEL SURFACE: 1/8" IN 10'-0"
- MAX. • ALLOWABLE VARIATIONS FROM PLUMB OF GRID MEMBERS: AS CAUSED BY
- ECCENTRIC LOADS, 2° MAX. • INSTALL SYSTEM AFTER MAJOR ABOVE CEILING WORK IS COMPLETE. COORDINATE LOCATIONS OF HANGERS WITH RELATED WORK.

### GYPSUM BOARD CEILING: • SUBSTRATE SHALL BE 1/2" THICK GYP BD.

- ACOUSTICAL SEALANT: APPLY TO GYP. BD. PANELS.
- GYP. BD. FINISHING AND DECORATING: SMOOTH FINISH
- ELECTRICAL: REFER TO THE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURES AND

CEILING COLOR.

SCHEDULE. CEILING MOUNTED OUTLETS & PLATES SHALL BE PAINTED TO MATCH

### HVAC:

 CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS ASSOCIATED WITH THEIR PORTION OF WORK. CEILING MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH CEILING COLOR.

### ⊗ <u>RCP KEYNOTES</u>

- 1. EXISTING EXTERIOR CANOPY. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1.
- 2. EXISTING EXTERIOR CANOPY. • REFER TO THE EXTERIOR ELEVATIONS ON SHEET A2.0 AND A2.1. • NEW LED BULBS SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR.
- 3. (4) WALL MOUNTED 43" DIGITAL SCREENS.
- REFER TO THE VENDOR AND ELECTRICAL DRAWINGS.
- 4. NEW MENU BOARD BULKHEAD. PAINT. MATCH EXISTING HEIGHT. SEE DETAIL 1/A7.1
- 5. REINSTALL SALVAGED SPEAKERS, SECURITY EQUIPMENT, EGRESS LIGHTING DEVICES, ETC. IN SAME LOCATIONS.
- 6. PENDANT LIGHT -'CENTER ON TABLE BELOW. BOTTOM OF PENDANT @ 80". • REFER TO THE ELECTRICAL DRAWINGS.
- 7. NEW DECORATIVE WALL SCONCE/WALL PACK OR EMERGRNCY LIGHT FIXTURE. • REFER TO THE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
- 8. NEW POWER POLE TO ROUTE POWER AND DATA TO LOW WALL.
- REFER TO THE ELECTRICAL DRAWINGS.
- 9. STAINLESS STEEL CHASE AS REQUIRED TO HIDE REFRIGERANT LINES. 10. EXISTING CELING TILES, GRID AND HVAC GRILLES AND DIFFUSERS TO REMAIN.
- 11. NEW CEILING TILES IN EXISTING SUSPENDED GRID SYSTEM. • REFER TO THE FINISH SCHEDULE ON SHEET A6.0.
- 12. NEW LED LIGHT FIXTURES. • REFER TO THE ELECTRICAL DRAWINGS.
- 13. EXISTING GRILLES AND DIFFUSERS. CLEAN/REPAIR/PAINT OR REPLACE AS REQUIRED.
- 14. EXISTING GYP. BOARD CEILING. PAINT. • REFER TO THE FINISH SCHEDULE ON SHEET A6.0.



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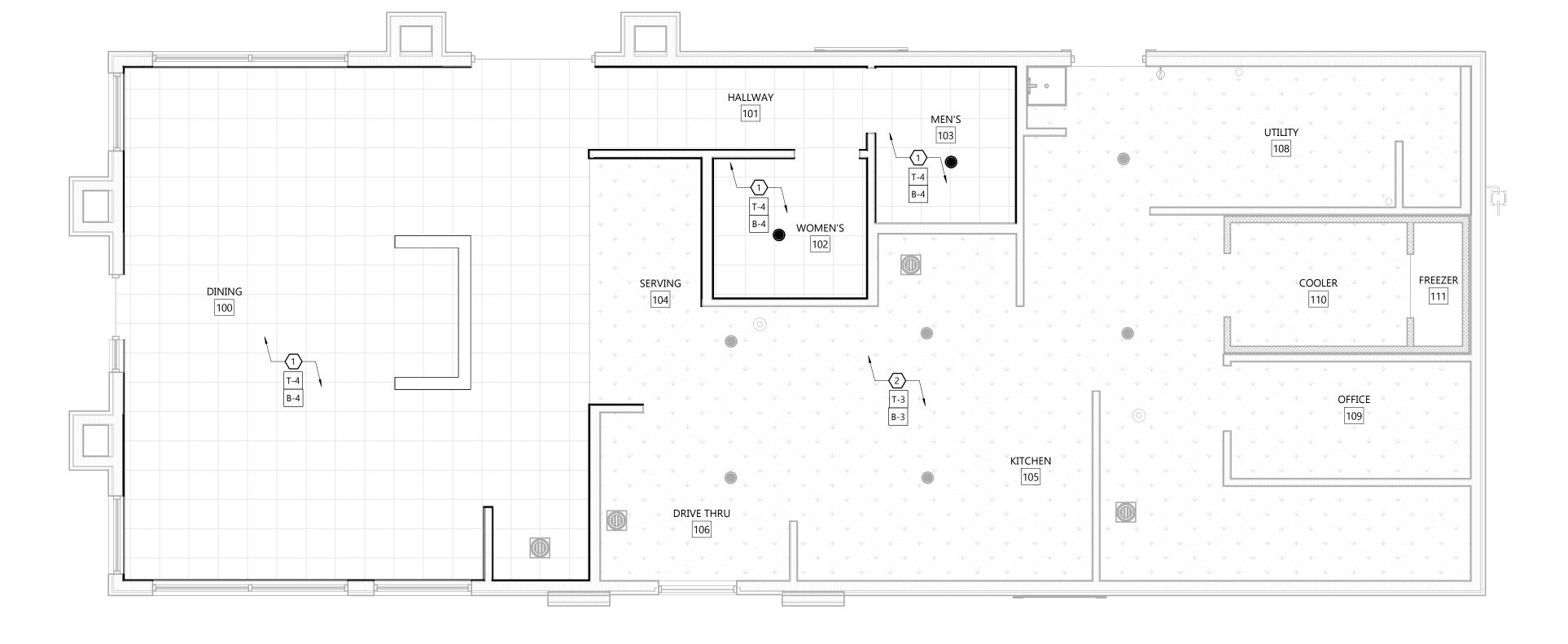
### **PROJECT INFORMATION**

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PROFESSIONAL SEAL



FLOORING LEGE
EXISTING EPOX
EXISTING TILE F
SYMBOL LEGEN
<ul> <li>PLUMBING FLOOR DRA</li> <li>• SEE PLUMBING DRAV</li> </ul>
GENERAL NOTES
GENERAL NOTES • REFERENCES TO PRODUCTS OR SYS OR CATALOG NUMBER IS INTENDE STANDARD QUALITY, AND IS NOT IN ANY FASHION. APPROVED EQUI AFTER ARCHITECT APPROVAL
REFERENCES TO PRODUCTS OR SYS OR CATALOG NUMBER IS INTENDE STANDARD QUALITY, AND IS NOT IN ANY FASHION. APPROVED EQUI
<ul> <li>REFERENCES TO PRODUCTS OR SYS OR CATALOG NUMBER IS INTENDE STANDARD QUALITY, AND IS NOT I IN ANY FASHION. APPROVED EQUI AFTER ARCHITECT APPROVAL</li> <li>CONTRACTORS SHALL PROVIDE PR ACCESSORIES, TRIM, FINISH, FASTE</li> </ul>

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

### ND

### Y FLOORING AND BASE

FLOORING AND BASE

IN OR CLEANOUT WINGS

STEMS HERIN BY NAME, MAKE, D TO ESTABLISH A MIN. MEANT TO LIMIT COMPETITION IVALENTS SHALL BE ACCEPTED

RODUCTS COMPLETE w/ ALL NERS, AND OTHER REQ'D ITEMS LATION AS INDICATED

ND INTERIOR WALL TYPES FOR

### ROOM FINISH NOTES

### WALLS & CEILINGS

- ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE w/ THE GYPSUM CONSTRUCTION HANDBOOK. LEVEL OF FINISH AS PER GA-214 ARE AS FOLLOWS:
  - LEVEL 1: INTERIOR AND EXTERIOR WALL: CONCEALED AND ABOVE CEILINGS
  - LEVEL 3: ALL EXPOSED BELOW CEILING AREAS WITH HEAVY OR MEDIUM TEXTURE.
- LEVEL 4: ALL EXPOSED BELOW CEILING AREAS WITH FLAT PAINT, SMOOTH OR LIGHT TEXTURE OR WALL COVERINGS UNLESS OTHERWISE NOTED. LEVEL 5: WHERE NOTED
- USE APPROPRIATE PRIMER FOR SUBSTRATE
- ALL GYPSUM BOARD BULKHEADS SHALL BE PAINTED • WHERE PORCELAIN TILE IS APPLIED, SURFACE SHOULD BE 5/8" DENS-
- SHIELD TILE BACKER BOARD AS REQUIRED

### TRIMS

 HOLLOW METAL FRAMES SHOULD RECEIVE 1 COAT PRIMER & 2 COATS FINISH PAINT

### **FLOORS**

- FLOORING CONTRACTOR SHALL PREPARE FLOOR SURFACES RECEIVING NEW FINISHES AS REQ'D FOR A SMOOTH AND LEVEL SURFACE PRIOR TO INSTALLING NEW FINISHES
- USE MFR RECOMMENDED FLOORING PREP AND ADHESIVE
- FLOORING CONTRACTOR TO PROVIDE TRANSITION STRIPS AND EDGING AT ALL MATERIAL TRANSITIONS - SEE FINISH SCHEDULE AND SUBMIT STYLES TO BE APPROVED BY DESIGNER.

### BASE

- TILE JOINTS (U.N.O.)
- 1. QUARRY FLOOR TILE: 1/4"
- 2. PORCELAIN FLOOR TILE: 3/16"
- 3. GLAZED WALL TILE: 1/8" 4. BASE, TRIM AND ACCESSORIES: MATCH ADJOINING TILE
- UNITS
- TILE INSTALLATIONS REQUIRE MFR'S STANDARD MOLDED CORNERS AT BOTH INSIDE AND OUTSIDE CORNERS.
- ALL BASE TILE SHALL BE SANITARY COVE STYLE w/ 3/8" MIN RADIUS
- SAND CONVENTIONAL GROUT.
- PROVIDE CLEAR SILICONE CAULK WHERE FRP STOPS AT TOP OF COVE BASE.
- TILE CHIPPING AROUND CORE DRILL HOLES FOR SEATING FIXTURE NOT BE ACCEPTED.

# ⊗ <u>FINISH PLAN KEYNOTES</u>

- 1. EXISTING FLOORING AND BASE TILE TO REMAIN. REPLACE DAMAGED TILES AS NEEDED TO MATCH EXISTING TILE. REGROUT WHERE NEEDED. VERIFY SCOPE WITH OWNER.
- REFER TO THE PLUMBING DRAWINGS FOR FLOOR DRAIN SCOPE OF WORK. 2. EXISTING EPOXY FLOORING AND BASE TO REMAIN. REPAIR OR REPLACE AS
- NEEDED. VERIFY SCOPE WITH OWNER. • REFER TO THE PLUMBING DRAWINGS FOR FLOOR DRAIN SCOPE OF WORK.



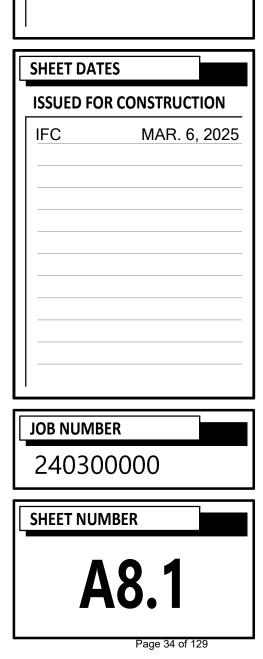
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### **PROJECT INFORMATION**

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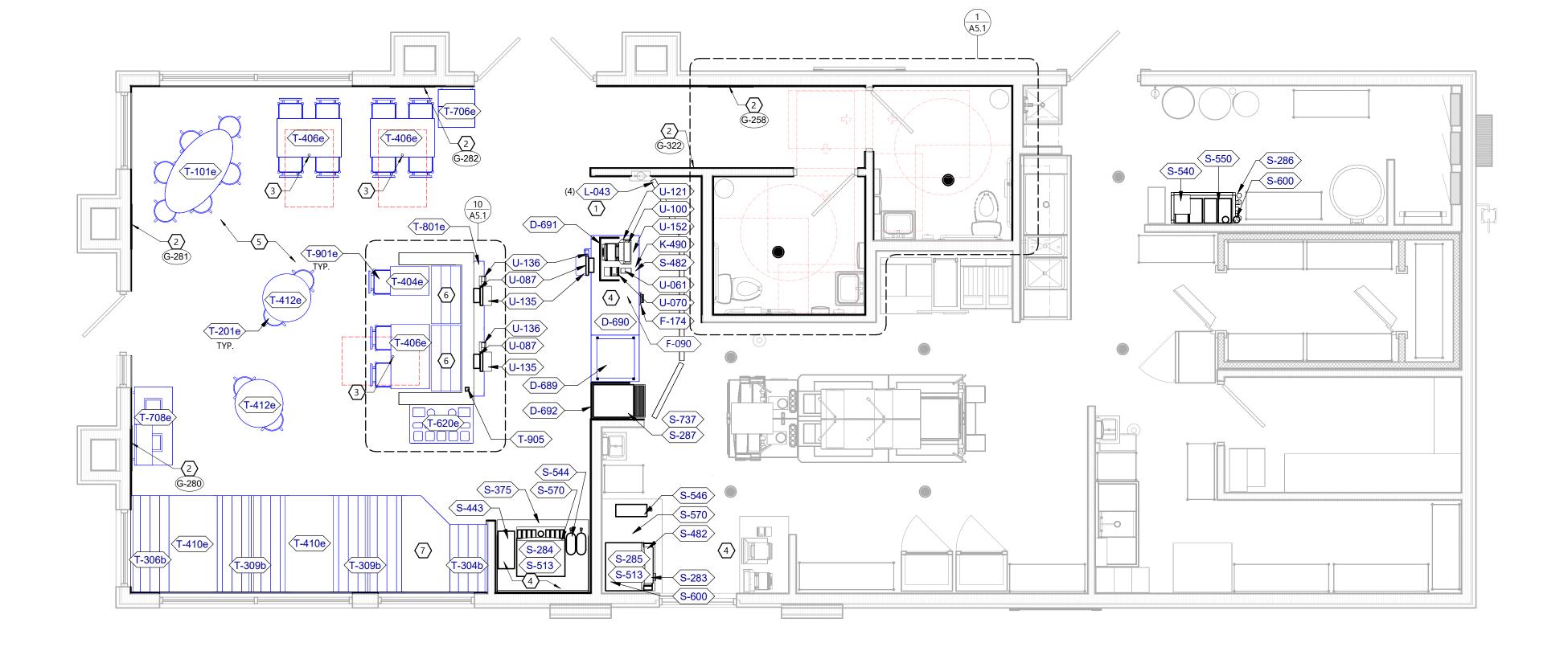
PROFESSIONAL SEAL



ARCHITECTURAL FIRST FLOOR FINISH PLAN

ARTWORK SCHEDULE						
TAG	QUANTITY	NAME	FAMILY	FRAME OR MURAL	SIZES	LOCATION
G-280	1	OVERLAP BELLS	В	F01	28" x 40"	SEE SHEET A5.0
G-281	1	OVERLAP BELLS	В	F01	28" x 40"	SEE SHEET A5.0
G-258	1	ANSWER IS TACOS	В	F01	28" x 40"	SEE SHEET A5.0
G-282	1	OVERLAP BELLS	В	F01	28" x 40"	SEE SHEET A5.0
G-322	1	CAMO-PATTERN-PURPLE	В	M01 - DINING MURAL	14'-6" x 7'-0"	SEE SHEET A5.0
G-510	1	CAMO-PATTERN-PURPLE	В	M02	3'-9" x 7'-10"	SEE SHEET A2.0
G-511	1	CAMO-PATTERN-PURPLE	В	M02	3'-9" x 7'-10"	SEE SHEET A2.1

ARTWORK NOTE: VERIFY SIZES IN FIELD.





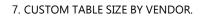
FURNITURE SCHEDULE				
NO.	QTY	ITEM DESCRIPTION	NOTES	
T FURNITURE P	ACKAGE - BY FL	URNITURE VENDOR U.N.O.		
D-689	1	TALL PICK UP SHELF		
D-690	1	POS COUNTER SYSTEM		
D-691	1	POS COUNTER SHROUD		
D-692	1	FRUITISTA SHROUD	FULL HEIGHT SHROUD TO COVER FRUITIST	
T-101e	1	OVAL SURFBOARD TABLE - 30 X 60 X 42 - 6 TOP	TOP ONLY, EXISTING POSTS TO REMAIN	
T-201e	10	BARREL BARSTOOL - 29" PURPLE WOOD SEAT		
T-304b	1	WOOD BENCH SEAT - 42"		
T-306b	1	WOOD BENCH SEAT - 60"		
T-309b	2	WOOD BENCH SEAT DOUBLE- 60"		
T-404e	1	LAMINATE TABLE - 24" X 18" X 30" - 2 TOP		
T-406e	3	LAMINATE TABLE ADA - 24" X 40" X 30" - 4 TOP	TOP ONLY, EXISTING POSTS TO REMAIN	
T-410e	3	LAMINATE TABLE - 30" X 60" X 30" - 4 TOP	TOP ONLY, EXISTING POSTS TO REMAIN	
T-412e	2	SOLID SURFACE HIGH TABLE- 30" DIA.	TOP ONLY, EXISTING POSTS TO REMAIN	
T-620e	1	CONDIMENT COUNTER - RECTANGLE		
T-706e	1	WASTE ENCLOSURE - SINGLE		
T-708e	1	WASTE ENCLOSURE - DOUBLE		
T-801e	1	KIOSK 1/2 TOWER	VERIFY SIZE IN FIELD	
T-901e	11	CHAIR - LAMINATE SEAT		
T-905	1	POWER POLE		

<u>FURNITURE NOTE:</u> VERIFY TABLE SIZES IN FIELD.

OUD TO COVER FRUITISTA AND CART
NG POSTS TO REMAIN
NG POSTS TO REMAIN

# 

- 1. WALL MOUNTED DIGITAL BOARDS ABOVE. • REFER TO THE VENDOR AND ELECTRICAL DRAWINGS..
- 2. NEW ARTWORK. • REFER TO THE ARTWORK SCHEDULE THIS SHEET.
- 3. ACCESSIBLE TABLE AS INDICATED BY CLEARANCE MARKER LABEL ON TABLE TOP.
- 4. NEW AND SALVAGED EQUIPMENT.REFER TO THE EQUIPMENT SCHEDULE ON SHEET A9.2.
- 5. NEW FURNITURE BY VENDOR.
- REFER TO THE FURNITURE SCHEDULE THIS SHEET.
- 6. NEW BENCH SEATING. VERIFY SIZES NEEDED WITH EXISTING LOW WALL.





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PROJECT INFORMATION

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			FOUT		CHEDULE	
NO.	QTY	ITEM DESCRIPTION				NOTES
	MPLOYEE/M			ORDERED BI	INSTALLED BY	NOTES
F-090		UPS (UN-INTERRUPTIBLE POWER SUPPLY)			SSP	SALVAGED
F-090 F-174	1	DUAL DEPOSIT SAFE	CT4-2CHANGE SERIES SMART SAFE	OWNER	MFR	PROVIDE POWER
		ELVING/CARTS	C14-2CHAINGE SERIES SWIART SAFE	OWNER		PROVIDE POWER
K-490		SHELVING, 18x24x24	SPG #WST440Y	OWNER	G.C.	GOLD BOND, 2-TIER, POST STYLE, USED FOR FRONT COUNTER
		MENUBOARD	3FG #W314401	OWNER	G.C.	GOLD BOND, 2-TIER, POST STILE, USED FOR FRONT COUNTER
L-043	7	DIGITAL SCREEN	STRATACACHE, LG 43" DISPLAY	OWNER	OWNERS IT TEAM	W/ WALL MOUNTED BRACKETS
S SERVING	1				G.C.	
S-283	1	DRINK STAGER WITH STRAW HOLDER	SPG #WST788E	OWNER		SALVAGED - 22.5"X6", DRINK STAGER, GREY BOND, STRAW HOLDER
S-284	1	BEVERAGE DISPENSER - SELF-SERVE	CORNELIUS 611057625	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-285	1	BEVERAGE DISPENSER - DRIVE THRU	SERVEND	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-286	1	WATER FILTER SYSTEM	SHURFLO	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-287	1	FBD TABLE 20.5" x 34.1"	FBD #563	OWNER	G.C.	
S-375	1	DRINK STATION	CARTER-HOFFMAN	OWNER	G.C.	S/S, INSULATED DRAIN TROUGH, WEIGHT RATED, VERIFY SIZE IN FIELD
S-443	1	STRAW & LID DISPENSER	CAL-MIL ADA TB103	OWNER	G.C.	SALVAGED - 18-1/8"X10-1/4"X23-3/8" 3 SECTION BLACK INCLUDES: 1/8" REMOVABLE FRONT & BACK PANEL
S-482	2	CUP DISPENSER	A.J. ANTUNES #DACS30	OWNER	G.C.	
S-513	2	ICE MAKER	MANITOWOC	OWNER	G.C.	PLACED ON TOP OF DRINK MACHINES, W ROOF CONDENSERS HOSHIZAKI KMS-1401MU, FRANCHISEES CAN USE HOSHIZAKI KMS-1230
S-540	1	PEPSI BOOSTER TANK	-	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-544	2	ICE TEA URN	BUNN/TDO-N-3.5	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-546	1	ICED TEA BREWER	TETLEY TB3Q	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-550	1	BAG-IN-BOX SYRUP RACK	3 WIRE	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-570	2	CARBONATOR	CORNELIUS/REMCOR	OWNER	PEPSI	SALVAGED
S-600	4	BUNDLED SYRUP LINES	PEPSI	OWNER	PEPSI	G.C. TO COORDINATE INSTALL
S-737	1	FROZEN BEVERAGE DISPENSER	FBD #12-7361-0014	OWNER	OWNER	SALVAGED - 20.3"X32.4"X34" SELF CONTAINED 220V 30 AMP 3 BARREL 773 WITH HIGH OVERRUN
U SECURITY	Y/COMM./FI	RE PROT./POS				
U-061	1	CREDIT CARD READER	VERIFONE	OWNER	OWNERS IT TEAM	SALVAGED
U-070	1	RECEIPT PRINTER	EPSON	OWNER	OWNERS IT TEAM	SALVAGED
U-087	3	KIOSK TABLET BRACKET & BRACKET COVER	230861 ELO BRACKET, 230862 ELO BRACKET COVER	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-100	1	POS/ORDER ENTRY TERMINAL	-	OWNER	OWNERS IT TEAM	SALVAGED
U-121	1	CASH DRAWER BRACKETS	#SU186075Y	OWNER	OWNERS IT TEAM	SALVAGED
U-135	3	KIOSK TABLET	PAR TECH INC	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-136	3	VERIFONE (CREDIT CARD MACHINE	PAR TECH INC	OWNER	OWNERS IT TEAM	(2) SALVAGED
U-152	1	CASH DRAWER	IBM, NCR & PAR	OWNER	OWNERS IT TEAM	SALVAGED



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MIDTERM MA  $\mathbf{\Omega}$ **TACO E** 3062 KILEY PROFESSIONAL SEAL SHEET DATES ISSUED FOR CONSTRUCTION MAR. 6, 2025 IFC JOB NUMBER 240300000 SHEET NUMBER A9.2

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ARCHITECTURAL FIRST FLOOR EQUIPMENT SCHEDULE

# **PLUMBING SPECIFICATIONS**

### **DIVISION 22 PLUMBING**

#### 22 05 00 BASIC PLUMBING REQUIREMENTS

- A. SEE DIVISION 00 PROCUREMENT AND CONTRACTING AND DIVISION 01 GENERAL REQUIREMENT FOR ADDITIONAL REQUIREMENTS.
- B. PLUMBING CONTRACTOR SHALL VERIFY REQUIREMENTS FOR TEMPORARY WATER WITH GENERAL CONTRACTOR AND INCLUDE IN HIS SCOPE OF WORK WHEN DIRECTED BY G.C.. INSTALL IN ACCORDANCE WITH ALL CODE AND OSHA REQUIREMENTS FOR CONSTRUCTION
- PROJECTS C. SUBSTITUTIONS
- 1. SEE DIVISION 01 25 13 PRODUCT SUBSTITUTION PROCEDURES FOR ADDITIONAL REQUIREMENTS.
- 2. CONTRACTOR SHALL PROVIDE ALL SUPPORTING DATA AND ASSUME THE BURDEN OF PROOF THAT ANY SUBSTITUTE IS EQUIVALENT AS TO APPEARANCE, CONSTRUCTION, CAPACITY, AND PERFORMANCE. THE JUDGMENT OF EOUIVALENCY SHALL BE MADE BY THE ENGINEER AT THE TIME OF SHOP DRAWING REVIEW, NOT DURING BIDDING.
- 3. WHERE SUBSTITUTE EQUIPMENT REQUIRES REDESIGN OF ANY PART OF THE PROJECT, THE COST OF REDESIGN AND ADDITIONAL COSTS OF THE WORK SHALL BE PAID BY THE CONTRACTOR. REDESIGN SHALL BE SUBJECT TO THE APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK INCLUDING THE ARCHITECT/ ENGINEER.
- 4. CONTRACTOR SHALL ASSUME ALL COORDINATION RESPONSIBILITIES FOR SUBSTITUTE EQUIPMENT INCLUDING COORDINATION ACROSS TRADES AND COORDINATION OF PREVIOUSLY REVIEWED AND APPROVED SHOP DRAWING SUBMITTALS, SHOULD THESE SHOP DRAWINGS BE AFFECTED BY THE SUBSTITUTED EQUIPMENT.
- D. SHOP DRAWINGS, PRODUCT DATA, TEST RESULTS AND SAMPLE SUBMITTALS: . SEE DIVISION 01 33 23 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR ADDITIONAL REQUIREMENTS.
- 2. PLUMBING CONSTRUCTION ADMINISTRATION SUBMITTAL LIST:
- a. PIPING b. PIPE IDENTIFICATION
- c. FIXTURES
- d. INSULATION e. HANGERS
- f. DRAINS AND CLEANOUTS
- g. VALVES
- h. BACKFLOW PREVENTERS 3. PROJECT CLOSEOUT
- a. PROVIDE PLUMBING EQUIPMENT OPERATING AND MAINTENANCE MANUALS TO THE
- OWNER PER IECC C303.3 AND C408.2.5.1. 4. AS-BUILT DRAWINGS SHALL BE MARKED ON A FINAL SET OF DRAWINGS WHICH INCLUDES ALL REVISIONS.
- E. FINISHING AND PAINTING
- 1. SEE DIVISION 09 91 00 FINISH AND PAINTING FOR ADDITIONAL REQUIREMENTS. 2. PREPARE EXPOSED PIPE, FITTINGS, SUPPORTS, AND ACCESSORIES FOR FINISH PAINTING IN
- ROOMS THAT WILL HAVE CEILING AND STRUCTURE PAINTED. 3. COORDINATE WORK WITH THE PAINTERS SO THAT ALL EQUIPMENT IS INSTALLED PRIOR TO PAINTING. P.C. SHALL PAINT ITEMS IF NOT IN PLACE PRIOR TO NORMAL ROUTINE
- PAINTING. 4. IF FINISH BECOMES RUSTED, CORRODED, SCRATCHED, OR FLAKED DURING STORAGE OR
- INSTALLATION, REFINISH THE EQUIPMENT TO THE SATISFACTION OF THE OWNER. 5. WHERE THE PLUMBING CONTRACTOR IS REQUIRED TO PAINT, THE PAINTING SHALL BE DONE IN ACCORDANCE WITH THE PAINTING PORTION OF THE ARCHITECTURAL
- SPECIFICATION F. DETAILS AND SCHEDULES ARE SHOWN TO AID THE CONTRACTOR AND ARE NOT MEANT TO BE INCLUSIVE OF ALL DEVICES. PROVIDE REQUIRED EQUIPMENT AND ACCESSORIES FOR A
- COMPLETE INSTALLATION G. INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND
- REQUIREMENTS. PROVIDE ADDITIONAL WORK AND MATERIALS AS REQUIRED. H. REGULATORY REQUIREMENTS
- 1. PERFORM WORK PER ALL LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION. 2. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION
- INDICATING APPROVAL BACKFLOW PREVENTION DEVICES TESTING AND INSTALLATION. I. COORDINATE INSTALLATION OF PLUMBING WORK WITH THE OTHER CONTRACTORS TO AVOID CONFLICTS WITH OTHER WORK.
- J. VERIFY CONNECTION REQUIREMENTS FOR EQUIPMENT FURNISHED BY OTHERS WITH FINAL SHOP DRAWINGS
- K. CUTTING AND PATCHING 1. PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR PLUMBING WORK INSTALLATION UNLESS THIS WORK IS IDENTIFIED TO BE THE WORK OF OTHER CONTRACTORS. PATCHING
- SHALL MATCH ADJACENT SURFACES. L. FIRE RATED INTERIOR WALL AND FLOOR PIPE PENETRATIONS 1. SLEEVE REQUIRED FOR PENETRATION OF CONCRETE AND MASONRY WALLS AND FLOORS.
- 2. SEAL OPENING AROUND PIPE WITH A UL APPROVED FIRE-STOP SYSTEM HAVING AN F-RATING NOT LESS THAN THE HOURLY RATING OF THE ASSEMBLY BEING PENETRATED.
- 3. PROVIDE FIRE-RESISTIVE JOINT SYSTEM PRODUCTS BY THE SAME MANUFACTURER AS BEING USED ON THE REMAINDER OF THE PROJECT (COORDINATE WITH GC/CM).
- 4. WHERE A SLEEVE IS REQUIRED, FURNISH AND INSTALL SLEEVES FOR NEW DRYWALL WALLS AND CONCRETE WALLS AND FLOORS. FURNISH SLEEVES TO THE MASON CONTRACTOR FOR INSTALLATION IN NEW MASONRY WALLS.
- 5. PROVIDE UL ASSEMBLY PENETRATION NUMBER TO AHJ COMPLIANT WITH BUILDING UL ASSEMBLY 30 DAYS PRIOR TO INSTALLATION IF REQUIRED BY AHJ. M. SEALANTS
- 1. PLUMBING CONTRACTOR SHALL PROVIDE ALL SEALANTS WHERE JOINT IS HIDDEN AND WHERE JOINT IS EXPOSED IN MECHANICAL ROOM. 2. SEALANT CONTRACTOR SHALL PROVIDE SEALANTS AT ALL EXPOSED LOCATIONS IN
- FINISHED ROOMS. 3. SEE SECTION 07 92 00 SEALANTS FOR ADDITIONAL INFORMATION.
- N. ESCUTCHEONS 1. INSTALL ONE-PIECE (TWO PIECE FOR EXISTING PIPING) POLISHED CHROME PLATED STEEL
- ESCUTCHEONS AT PENETRATIONS EXPOSED IN FINISHED ROOMS (ROOMS WHICH DON'T HAVE UNFINISHED CONCRETE FLOORS). 2. ESCUTCHEONS WITH SPRINGS FOR WALL AND CEILING LOCATIONS.
- 3. ID TO CLOSELY FIT AROUND PIPE/INSULATION, OD THAT COMPLETELY COVERS THE
- OPENING. 4. ESCUTCHEONS REQUIRED IN CABINETS AND CASEWORK.
- O. PROJECT COMPLETION
- 1. CLEAN FIXTURES AND EQUIPMENT AND LEAVE IN PROPER WORKING CONDITION AT THE TIME OF FINAL CLEAN-UP. 2. REMOVE, CLEAN AND REPLACE AERATORS AFTER FLUSHING WATER PIPING.
- 3. PROVIDE OPERATING INSTRUCTIONS FOR A TOTAL OF ONE (1) HOURS. MAINTAIN A RECORD OF OPERATING INSTRUCTION PERIODS AND OBTAIN OWNER SIGNOFF THAT
- INSTRUCTIONS HAVE BEEN COMPLETED.
- 22 05 29 PIPE AND EQUIPMENT HANGERS AND SUPPORTS A. MANUFACTURERS: B-LINE, EMPIRE INDUSTRIES, GLOBAL PIPE HANGER PRODUCTS, GRINNEL,
- NATIONAL PIPE HANGER, UNI STRUT.
- B. ANGLES, CHANNELS, AND BEAMS: ASTM A36 AND A572 AS REQUIRED. C. HANGERS SHALL NOT BE ATTACHED TO JOIST BRIDGING.
- D. PIPE HANGERS/SUPPORTS
- 1. SEE DETAILS ON PLANS FOR ADDITIONAL PIPE HANGER SPECIFICATIONS. 2. SEE SCHEDULE ON PLANS FOR HANGER SPACING.
- 3. CONFORM TO ASME B31.9 AND MANUFACTURER'S STANDARDIZATION SOCIETY (MSS)
- SP-58-2009. 4. INSTALL HANGERS AND SUPPORTS SO PIPING LIVE AND DEAD LOADS AND STRESSES FROM MOVEMENT WILL NOT BE TRANSMITTED TO CONNECTED EQUIPMENT. ADJUST HANGERS TO DISTRIBUTE LOADS EQUALLY ON ATTACHMENTS AND TO PROVIDE INDICATED PIPE
- SLOPES. 5. PROVIDE SWAY BRACING ON HORIZONTAL DRAINAGE PIPES ABOVE GRADE 4" AND LARGER AT ALL CHANGES IN DIRECTION GREATER THAN 45 DEG WITHIN 12" OF CHANGE IN DIRECTION.
- MATERIALS
- a. V BOTTOM CLEVIS HANGER: MSS SP-58 TYPE 1, B-LINE FIGURE B3106 AND FIGURE B3106V PRE-GALVANIZED PLASTIC PIPE SUPPORT CHANNEL FOR PEX PIPING TO INCREASE HANGER SPACING.
- E. STRUT SYSTEM 1. COMPLY WITH THE LATEST REVISION OF MFMA STANDARDS PUBLICATION NUMBER MFMA-3, "METAL FRAMING STANDARDS PUBLICATION" 2. INSTALL STRUT IN ACCORDANCE WITH MFMA-102 "GUIDELINES FOR THE USE OF METAL
- FRAMING"; IN ACCORDANCE WITH EQUIPMENT MANUFACTURER'S RECOMMENDATONS, AND WITH RECOGNIZED INDUSTRY PRACTICES.
- 3. COLD FORMED LOW CARBON STEEL METAL FRAMING CHANNEL STRUT: B-LINE TYPE B CHANNEL

- MEET LOAD CAPACITIES.
- A. PIPE IDENTIFICATION

- 4 LOCATIONS

- h. NEAR EACH VALVE AND CONTROL DEVICE. i. AT EACH MAJOR PIECE OF EQUIPMENT.

#### **22 07 00 INSULATION**

# A. GENERAL

- PLENUMS

- PENETRATIONS AND HANGERS. 5. RIGID PIPING:
- MANVILLE MICRO-LOK.
- d. MAX 850 DEG F, JACKET MAX 150 DEG F, 0.02 PERM.
- f. VALVES, FITTINGS, AND FLANGE COVERS:

- 150 DEG B. ELASTOMERIC FOAM INSULATION
- 1. SEAL BUTT JOINTS WITH ADHESIVE 2. PIPE
- AP/ARMAFLEX BLACK LAPSEAL
- c. DUAL TAPE CLOSURE
- d. MAX. 'K' VALUE 0.245 AT 75 DEG F e. MAX. CONTINUOUS TEMPERATURE 220 DEG F
- f. MAX. 0.05 PERM PER ASTM E96

- C. PIPE INSULATION REQUIREMENTS STANDARDS PLATES 10 THRU 18.
- 2. SEAL ALL INSULATION ENDS.

### 22 10 00 EXCAVATION AND BACKFILL

E. EXCAVATING

ARE TO REMAIN.

IS ENCOUNTERED.

MATERIAL

F. BEDDING AND BACKFILL:

COMPACTION DENSITY.

4. DRAIN PIPING

A. PIPING

B. PIPING INSTALLATION

THE EQUIPMENT.

4. 1-5/8 INCHES WIDE IN VARYING HEIGHTS AND WELDED COMBINATIONS AS REQUIRED TO 5. MANUFACTURER'S STANDARD FINISH OR PLAIN FINISH. SYSTEM 22 05 53 MECHANICAL IDENTIFICATION 1. INDOOR SELF-ADHESIVE PIPE MARKERS MFTALS a. MANUFACTURERS: MARKING SERVICES MS-900, BRADY B-736, SETON OPTI-CODE. b. FLEXIBLE PVC FILM WITH PRESSURE SENSITIVE ACRYLIC ADHESIVE BACKING WITH PRINTED MARKINGS. c. SECURE WITH 2" WIDE TAPE WITH ARROWS INDICATING FLOW. 2. COLOR, OVERALL SIZE AND LETTER HEIGHT SHALL CONFORM TO ASME A13.1- 2007 "SCHEME FOR THE IDENTIFICATION OF PIPING SYSTEMS". 3. IDENTIFY PIPE SERVICE, FLOW DIRECTION, AND PRESSURE. a. LOCATE TO FACE GREATEST POINT OF VISIBILITY. ALL ADJACENT LABELS TO BE INSTALLED NEATLY IN A ROW b. LOCATE IDENTIFICATION NOT-TO-EXCEED 50 FEET FOR EXPOSED PIPING. C. PIPING TESTING c. LOCATE IDENTIFICATION NOT-TO-EXCEED 25 FEET FOR PIPING ABOVE CEILINGS. d. MINIMUM ONE LOCATION PER ROOM. e. INSTALL IDENTIFICATION AFTER PIPING AND INSULATION IS COMPLETE TO ENSURE MAXIMUM VISIBILITY OF THE IDENTIFICATION SYSTEM. f. BEHIND ACCESS PANELS AND ALL OTHER ACCESSIBLE POINTS OF SERVICE g. NEAR LOCATIONS WHERE PIPES PENETRATE WALLS, FLOORS OR CEILINGS.

#### 1. SEE INSULATION SCHEDULES ON PLANS FOR ADDITIONAL INFORMATION. 2. INSULATION, INSULATION SYSTEMS AND JACKETS SHALL MEET UL-723/ASTM E84

REQUIREMENTS OF MAX. FIRE HAZARD CLASSIFICATION OF 25, AND MAX. FLAME SPREAD, FUEL CONTRIBUTED, AND SMOKE DEVELOPED OF 50 WHEN INSTALLED IN RETURN AIR

3. INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND MICA PUBLICATION "COMMERCIAL AND INDUSTRIAL STANDARDS", 2011 SEVENTH EDITION. 4. CONTINUE INSULATION WITHOUT INTERRUPTIONS THROUGH WALLS AND FLOOR

a. O.C. FIBERGLAS PIPE INSULATION, KNAUF EARTHWOOL PIPE INSULATION, JOHNS

b. SINGLE OR DOUBLE ADHESIVE SELF-SEALING LAP SYSTEM FOR LONGITUDINAL JOINT, PRESSURE SENSITIVE BUTT STRIP SEALS, ALL SERVICE JACKET VAPOR BARRIER COVERING. c. 3.5-5.5 LB./CU.FT., R=4.3 / NOMINAL INCH AT 75 DEG F.

e. COMPRESSIVE STRENGTH AT 10% DEFORMATION 125 LB./S.F.

1). ZESTON 2000/300 SERIES, CEELCO 300 SERIES, PROTO LOSMOKE PVC JACKET 2). HIGH IMPACT 30 MIL WHITE PVC WITH PRECUT FIBERGLASS INSERTS. MAX TEMP

a. MANUFACTURERS: AEROFLEX AEROCEL SSPT, K-FLEX INSUL-LOCK DS, ARMACELL

b. EPDM/PVC BASE ELASTOMERIC FOAM MATERIAL

q. MAX. FIRE/SMOKE DEVELOPED OF 25/50 PER ASTM E84 FOR UP TO 2" THICK. h. PROVIDE MANUFACTURER PREFORMED INSULATION OVER VALVES AND FITTINGS

i. FIELD CUTTING AND GLUING LONGITUDINAL JOINT NOT PERMITTED.

1. INSULATE ENTIRE PIPING SYSTEM INCLUDING VALVES AND FITTINGS PER MICA INSULATION

A. P.C. SHALL EXCAVATE AND BACKFILL TRENCHES FOR PLUMBING WORK. B. MAINTAIN, PROTECT, AND TEMPORARILY SUPPORT ABOVE AND BELOW GRADE UTILITIES WHICH

C. PROVIDE AND MAINTAIN ALL FENCING, BARRICADES, SIGNS, WARNING LIGHTS, AND/OR OTHER EQUIPMENT NECESSARY TO KEEP ALL EXCAVATION PITS AND TRENCHES AND THE ENTIRE SUBGRADE AREA SAFE UNDER ALL CIRCUMSTANCES AND AT ALL TIMES. NO EXCAVATION SHALL BE LEFT UNATTENDED WITHOUT ADEQUATE PROTECTION. D. ELEVATIONS SHOWN ON THE PLANS ARE SUBJECT TO SUCH REVISIONS AS MAY BE NECESSARY

TO FIT FIELD CONDITIONS. 1. CUT TRENCHES SUFFICIENTLY WIDE TO ENABLE INSTALLATION AND ALLOW INSPECTION. REMOVE WATER OR MATERIALS THAT INTERFERE WITH WORK

2. DO NOT INTERFERE WITHIN 45 DEGREE BEARING SPLAY OF FOUNDATIONS. 3. EXCAVATE MINIMUM 4" BELOW BOTTOM OF PIPE IF STONE GREATER THAN 1" OR BEDROCK

4. REMOVE UNSTABLE AREAS OF SUBGRADE BELOW PIPE TO MINIMUM 24" BELOW PIPE OR TO STABLE MATERIAL. BACKFILL WITH PEA GRAVEL, LIMESTONE SCREENINGS, OR EQUIVALENT AND COMPACT TO DENSITY EQUAL TO REQUIREMENTS FOR SUBSEQUENT BACKFILL

5. STOCKPILE EXCAVATED MATERIAL IN AREA DESIGNATED ON SITE AND REMOVE EXCESS MATERIAL NOT BEING USED FROM SITE.

1. LINES PASSING UNDER FOUNDATIONS:

a. INSTALL WITH MINIMUM OF 1-1/2 INCH CLEARANCE TO CONCRETE AND ENSURE THERE IS NO DISTURBANCE OF BEARING SOIL.

b. BACKFILL WITH COMPACTED ENGINEER FILL PER GEOTECH REPORT. 2. MECHANICALLY COMPACT BEDDING AND BACKFILL TO PREVENT SETTLEMENT. THE INITIAL COMPACTED LIFT TO NOT EXCEED 24" COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR TEST (ASTM D-1557). SUBSEQUENT LIFTS UNDER PAVEMENTS, CURBS, WALKS AND STRUCTURES ARE NOT TO EXCEED 12" AND BE COMPACTED TO 95% DENSITY PER MODIFIED PROCTOR TEST. IN ALL OTHER AREAS WHERE CONSTRUCTION ABOVE THE EXCAVATION IS

NOT ANTICIPATED WITHIN 2 YEARS, MECHANICALLY COMPACT BACKFILL IN LIFTS NOT EXCEEDING 24" TO 90% DENSITY PER MODIFIED PROCTOR TEST. 3. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED

a. BEDDING: WHERE OVEREXCAVATED, BRING BACK TO BOTTOM OF PIPE ELEVATION WITH DRY SAND, GRAVEL, PEA GRAVEL, WASHED STONE OR CRUSHED STONE PASSING A 3/4"

b. BACKFILL TO A DEPTH OF 12" OVER THE PIPE WITH SAND, CRUSHED STONE THAT PASSES A 1" SIEVE. PLACE IN WELL TAMPED MAXIMUM 6" LAYERS FOR LENGTH OF SEWER AND WIDTH OF TRENCH.

5. BACKFILL ABOVE 12" ABOVE THE PIPE: a. UNDER EXISTING AND FUTURE UTILITIES AND BUILDINGS: GRANULAR MATERIALS, PIT RUN SAND, GRAVEL, OR CRUSHED STONE, FREE FROM LARGE STONES, ORGANIC, AND FROZEN MATERIALS.

6. DIRECT SURFACE WATER AWAY FROM STOCKPILE SITE TO PREVENT EROSION OR DETERIORATION OF MATERIALS. REMOVE STOCKPILE, LEAVE AREA IN A CLEAN AND NEAT CONDITION. GRADE SITE SURFACE TO PREVENT FREESTANDING SURFACE WATER.

22 11 00 WATER PIPING AND VALVES

1. SEE PIPE SCHEDULE ON PLANS FOR ADDITIONAL INFORMATION.

1. DRAWINGS AND DIAGRAMS SHOW SIZE AND APPROXIMATE LOCATION OF PIPING. THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION. PROVIDE ADDITIONAL OFFSETS TO COORDINATE WITH INSTALLATION REQUIREMENTS OF OTHER SYSTEMS. 2. ROUTE ABOVE GROUND PIPING IN ORDERLY MANNER, PARALLEL TO BUILDING STRUCTURE. OFFSET PIPE CONNECTIONS AT EQUIPMENT TO ALLOW FOR SERVICE, SUCH AS REMOVAL OF

3. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

4. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE AND OTHER WORK. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS.

- 5. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT WITH RESPECT TO THE BUILDING AND PLUMBING
- 6. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES. 7. DO NOT ROUTE PIPING ABOVE TRANSFORMERS, PANELBOARDS, MOTOR CONTROL
- CENTERS, SWITCHBOARDS OR OTHER ELECTRICAL DISTRIBUTION EQUIPMENT.
- 8. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR
- 9. USE ONLY NEW MATERIAL, FREE OF DEFECTS, RUST AND SCALE, AND MEETING THE LATEST REVISION OF THE ASTM SPECIFICATIONS.
- 10. PREPARE EXPOSED UNFINISHED PIPE, FITTINGS, SUPPORTS, AND ACCESSORIES, READY FOR FINISH PAINTING
- 11. SLOPE PIPING AND ARRANGE SYSTEMS TO DRAIN AT LOW POINTS. USE TOP CONNECTIONS FOR TAKEOFFS TO EQUIPMENT ABOVE THE MAINS AND BOTTOM CONNECTIONS FOR TAKEOFFS TO EQUIPMENT BELOW THE MAINS.
- 12. USE LONG RADIUS ELBOWS FOR ALL 90 DEGREE ELBOWS. 13. INSTALL VALVE STEM BETWEEN THE VERTICAL (UPRIGHT) OR HORIZONTAL POSITION. 14. DO NOT SUPPORT WEIGHT OF PIPING ON VALVE.
- 1. EACH TEST MUST BE WITNESSED BY THE OWNER'S REPRESENTATIVE. IF LEAKS ARE FOUND, REPAIR THE AREA WITH NEW MATERIALS AND REPEAT THE TEST. DO NOT INSULATE PIPE UNTIL IT HAS BEEN SUCCESSFULLY TESTED.
- MEASURE AND RECORD TEST PRESSURE AT THE HIGH POINT IN THE SYSTEM 3. TEST WATER DISTRIBUTION SYSTEM WITH POTABLE WATER UNDER A WATER PRESSURE OF 100 PSIG OR THE WORKING PRESSURE OF THE SYSTEM (WHICHEVER IS GREATER) FOR A PERIOD OF (4) HOURS. IF LOCAL AUTHORITIES REOUIRE MORE STRINGENT TESTING. CONTRACTOR SHALL COMPLY WITH THOSE REQUIREMENTS.
- D. WATER PIPING BALANCING
- 1. VERIFY THAT SUFFICIENT WATER FLOW, PRESSURE AND TEMPERATURE ARE AVAILABLE AT EACH OUTLET AND EQUIPMENT CONNECTION. BALANCE CIRCULATING HOT WATER SYSTEM TO ENSURE PROPER CIRCULATION OF HOT WATER IN THE SYSTEM WITH HOT WATER AVAILABLE TO ALL FIXTURES AND CONNECTIONS.
- BALANCE VALVE MINIMUM FLOW: 0.5 GPM. E. FLUSH AND DISINFECT DOMESTIC WATER SUPPLY SYSTEM AS FOLLOWS:
- 1. FILL PIPING WITH POTABLE WATER AND ALLOW TO STAND FOR 24 HOURS. 2. FLUSH EACH OUTLET BEGINNING WITH OUTLET CLOSEST TO BUILDING CONTROL VALVE
- AND THEN EACH SUCCESSIVE OUTLET IN THE SYSTEM. 3. FLUSH EACH OUTLET MINIMUM 1 MINUTE AND UNTIL WATER APPEARS CLEAR AT THE OUTLET.
- 4. FILL SYSTEM WITH WATER/CHLORINE SOLUTION OF 50 PPM OF CHLORINE AND LET STAND FOR 24 HOURS, OR 200 PPM FOR 3 HOURS.
- 5. FLUSH WITH POTABLE WATER. 6. REPEAT DISINFECTION IF BACTERIOLOGICAL CONTAMINATION EXISTS.
- 7. PERFORM WATER QUALITY TEST IF REQUIRED BY LOCAL AUTHORITIES.
- 8. IF LOCAL AUTHORITIES REQUIRE MORE STRINGENT FLUSHING AND DISINFECTION, CONTRACTOR SHALL COMPLY WITH THOSE REQUIREMENTS.
- F. VALVES 1. MANUFACTURERS: NIBCO, APOLLO, KEYSTONE, CENTERLINE, DEZURIK, CRANE, MUELLER,
- POWELL, VIEGA, GRINNELL, SIOUX CHIEF. LISTING OF MODEL NUMBER DOES NOT PRECLUDE OTHER ACCEPTABLE MANUFACTURERS FROM PROVIDING EQUIVALENT VALVES. PROVIDE BRONZE VALVE FOR COPPER PIPE.
- 3. SHUTOFF VALVES 1" AND SMALLER a. PEX BALL VALVE
- 1). APOLLO 77X SERIES
- 2). BRONZE THREE PIECE BODY, CHROME PLATED BRASS BALL, FULL PORT, TEFLON SEATS AND STUFFING BOX RING, LEVER HANDLE WITH VALVE EXTENSIONS FOR
- INSULATED PIPING, CRIMP JOINT ENDS, 200 PSI WOG, NSF 61 LISTED. 4. SHUTOFF VALVES 2" AND SMALLER
- a. BRONZE BALL VALVE:
- 1). SOLDERED: NIBCO S-685-66-LF.
- 2). PRESS FITTING: VIEGA SERIES 2970.\*ZL OR SERIES 2971.\*ZL
- 3). TWO PIECE, CHROME PLATED BRASS OR STAINLESS STEEL BALL, FULL PORT, REINFORCED PTFE SEATS AND STUFFING BOX RING, LEVER HANDLE WITH LOCKABLE HANDLE AND VALVE STEM EXTENSIONS FOR INSULATED PIPING, 250 PSI, NSF 61
- ANNEX G LISTED.
- 5. MANUAL BALANCE VALVES 2" AND SMALLER
- a. BELL & GOSSETT A-549LFP(C), CALEFFI, NIBCO, FLOWSET, ARMSTRONG, AND IMI HYDRONIC ENGINEERING): BRONZE BODY WITH CALIBRATED BRASS ORIFICE OR VENTURI, MEMORY STOP, SOLDERED ENDS AND PRESSURE TAPS. 125 PSIG RATING AT 240 DEG F, NSF 61 ANNEX G LISTED LEAD FREE.
- b. INSTALL 5 PIPE DIAMETERS DOWNSTREAM AND 2 PIPE DIAMETERS UPSTREAM OF A FITTING 6. DRAIN VALVES: SHUTOFF VALVE WITH THREADED CAP. PROVIDE FOR COMPLETE SYSTEM
- DRAINAGE, NSF 61 LISTED.
- 7. SPRING LOADED CHECK VALVES
- a. 2" AND SMALLER:
- 1). THREADED: NIBCO MODEL 480-Y-LF
- 2). BRONZE BODY, TFE SEAT AND DISC, STAINLESS STEEL SPRING, CLASS 125, NSF 61
- ANNEX G LISTED LEAD FREE. 8. WATER HAMMER ARRESTORS: SEE SCHEDULE. INSTALL IN ACCESSIBLE LOCATION.
- 22 13 00 DRAIN PIPING AND VALVES

- A. PIPING INSTALLATION
- 1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 2. FIELD VERIFY EXISTING AND PROPOSED SEWER ELEVATIONS AND SIZES AND NOTIFY THE
- OWNER'S REPRESENTATIVE IN WRITING OF ANY VARIATION OF THE ELEVATIONS BEFORE BEGINNING ANY SEWER AND BUILDING DRAIN WORK.
- 3. DRAWINGS AND DIAGRAMS SHOW SIZE AND APPROXIMATE LOCATION OF PIPING. THE DRAWINGS SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION. PROVIDE ADDITIONAL OFFSETS TO COORDINATE WITH INSTALLATION REQUIREMENTS OF OTHER SYSTEMS. 4. ROUTE ABOVE GROUND PIPING IN ORDERLY MANNER, PARALLEL TO BUILDING STRUCTURE.
- OFFSET PIPE CONNECTIONS AT EQUIPMENT TO ALLOW FOR SERVICE, SUCH AS REMOVAL OF THE EQUIPMENT
- 5. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE AND OTHER WORK. GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS. 6. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT WITH RESPECT TO THE BUILDING AND PLUMBING
- SYSTEM PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES.
- 8. DO NOT ROUTE PIPING ABOVE TRANSFORMERS, PANELBOARDS, MOTOR CONTROL CENTERS, SWITCHBOARDS OR OTHER ELECTRICAL DISTRIBUTION EQUIPMENT.
- 9. PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR
- METALS 10. PROVIDE NO-HUB ADAPTER ON PVC PIPE WHERE USING NO-HUB COUPLINGS.
- 11. SLOPE SANITARY PIPE 2" AND SMALLER 1/4" PER FOOT; 3" AND LARGER PIPING 1/8" PER
- 12. SLOPE GREASE WASTE LINES UPSTREAM OF GREASE INTERCEPTOR MINIMUM 1/4" PER FOOT. 13. SLOPE STORM PIPE TO SLOPE INDICATED ON DRAWINGS WITH MAXIMUM VARIATIONS OF 1/8" IN 10 FEET FROM TRUE SLOPE.
- B. STORM AND SANITARY DRAIN PIPING TESTING: TEST DRAIN AND VENT PIPING PER CODE
- REQUIREMENTS.
- C. BACKWATER VALVE (SEWER 3", 4" OR 6") 1. RECTORSEAL CLEAN CHECK OR EQUIVALENT PVC BACKWATER VALVE WITH ACCESS SLEEVE.
- 2. PROVIDE FLOOR CLEANOUT OR CLEANOUT TO GRADE ASSEMBLY FOR SLEEVE SIZE. 22 40 00 PLUMBING FIXTURES
- A. FIXTURES
- 1. SEE SCHEDULES FOR ADDITIONAL INFORMATION.

SEALANT, COLOR TO MATCH FIXTURE.

OTHERWISE NOTED IN SCHEDULES AND DETAILS.

ACCESSIBILITY GUIDELINES.

TEMPERATURE.

- 2. LIKE FIXTURE TYPE (FAUCETS, FLUSH VALVES, WATER CLOSETS, LAVS, ETC.) SHALL BE THE PRODUCT OF THE SAME MANUFACTURER.
- 3. SAFETY COVERS OVER EXPOSED WASTE AND SUPPLY PIPING AT ADA ACCESSIBLE FIXTURES SHALL BE LAV-GUARD BY TRUEBRO OR EQUIVALENT. B. INSTALLATION
- . INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. 2. PROVIDE CHROME PLATED RIGID SUPPLIES TO FIXTURES WITH STOPS, REDUCERS, AND
- ESCUTCHEONS UNLESS OTHERWISE NOTED IN SCHEDULES AND DETAILS. 3. SEAL FIXTURES TO WALL AND FLOOR SURFACES WITH MILDEW-RESISTANT SILICONE

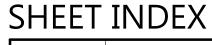
4. INSTALL BARRIER-FREE FIXTURES IN COMPLIANCE WITH LOCAL CODES AND FEDERAL ADA

5. EXPOSED TRAPS, PIPING, AND ESCUTCHEONS SHALL BE CHROME PLATED BRASS UNLESS

6. ADJUST LAVATORY THERMOSTATIC MIXING VALVE TO 105 DEG F MAXIMUM OUTLET

# FGFND

LEGI	LEGEND								
<u>NOTE: All</u>		S SHOWN MAY NOT APPEAR ON DRAWINGS.							
<u>SYM.</u>	<u>ABBR.</u>	IDENTIFICATION	<u>SYM.</u>	<u>ABBR.</u>	IDENTIFICATION				
<u>PIPING AC</u>	CCESSORIE	<u>=S</u>							
—	CO	CLEAN OUT			PIPING CAP				
—	WCO	WALL CLEAN OUT	┯		UNION				
0	FCO	FLOOR CLEAN OUT (FLUSH)	P		THERMOMETER				
<b>—</b> 0	BWV	BACKWATER VALVE (FLUSH)	ই		PRESSURE GAUGE				
	BFP	BACKFLOW PREVENTER		HB	HOSE BIBB				
_⊷~	PRV	PRESSURE REDUCING VALVE	Ô	RD	ROOF DRAIN				
		SHUTOFF VALVE	Õ	OFD	OVERFLOW DRAIN				
-		BALANCE ASSEMBLY (IN PLAN VIEWS)	0	HD	HUB DRAIN				
-φ-		BALANCE VALVE (IN DETAILS)	0	HD-R	HUB DRAIN WITH REDUCER				
-0-		AUTOMATIC BALANCE VALVE	)O	FD	FLOOR DRAIN				
-&-		THERMOSTATIC BALANCE VALVE	X		FIXTURE UNIT (WATER SUPPLY, WASTE)				
Ň		CHECK VALVE	þ		TEST CONNECTION				
<u>ठ</u>		GLOBE VALVE	Ω	WHA	WATER HAMMER ARRESTOR				
PIPING			т						
	CW	COLD HARD WATER PIPING	P	Р	PROCESS WASTE PIPING				
	HW	HOT WATER PIPING	LS—	LS	LOW STRENGTH PROCESS WASTE PIPING				
	HWR	HOT WATER RETURN PIPING	—HS—	HS	HIGH STRENGTH PROCESS WASTE PIPING				
	S	COLD SOFT WATER PIPING		ST	STORM DRAIN PIPING				
	140S	140° HOT WATER PIPING	-OF-	OF	OVERFLOW DRAIN PIPING				
	140R	140° HOT WATER RETURN PIPING		V	VENT PIPING				
-HP-CW-	HP-CW	HIGH PRESSURE COLD WATER SUPPLY		AW	ACID WASTE PIPING				
		HIGH PRESSURE HOT WATER SUPPLY		AV	ACID VENT PIPING				
		HIGH PRESSURE HOT WATER RETURN	—CLW—	CLW	CLEARWATER WASTE PIPING				
		NON-POTABLE WATER PIPING		CLV	CLEARWATER VENT PIPING				
		NON-POTABLE HOT WATER	G	G	GAS PIPING				
		NON-POTABLE HOT WATER RETURN	A	AIR	AIR PIPING				
TW	TW		—HS—	HS	HYDRAULIC SUPPLY PIPING				
SA	SA	SANITARY WASTE PIPING	-HR-	HR	HYDRAULIC RETURN PIPING				
GW	GW	GREASE WASTE PIPING	-NIT-	NIT	NITROGEN PIPING				
F	 F		—CO2—	CO2					
		FILTERED WATER PIPING		02	CARBON DIOXIDE PIPING				
MISCELLA	<u>INEOUS</u>				DETAIL OR SECTION NUMBER				
$\bigcirc$	ELEV	ELEVATION	$\leftrightarrow$		SHEET NUMBER				
<u>ABBREVIA</u>	TIONS								
	AFF	ABOVE FINISHED FLOOR		NTS	NOT TO SCALE				
	AFG	ABOVE FINISHED GRADE		OC	ON CENTER				
	BJ	BETWEEN JOISTS		PC	PLUMBING CONTRACTOR				
	EC	ELECTRICAL CONTRACTOR		RC	REFRIGERATION CONTRACTOR				
	EX	EXISTING		RI	ROUGH-IN				
	FPC	FIRE PROTECTION CONTRACTOR		TJ	THROUGH JOISTS				
	GC	GENERAL CONTRACTOR / CONSTRUCTION MANAGER		TTS	TIGHT TO STRUCTURE				
	HC	HVAC CONTRACTOR		TYP	TYPICAL				
	IE	INVERT ELEVATION		VTR	VENT THROUGH ROOF				
	IMP	INSULATED METAL PANEL		WP	WEATHER PROOF				
	NIC	NOT IN CONTRACT							
FIRE RATE	D WALLS								
		FIRE - 1 HOUR			FIRE - 3 HOUR				
		FIRE - 2 HOUR			FIRE - 4 HOUR				



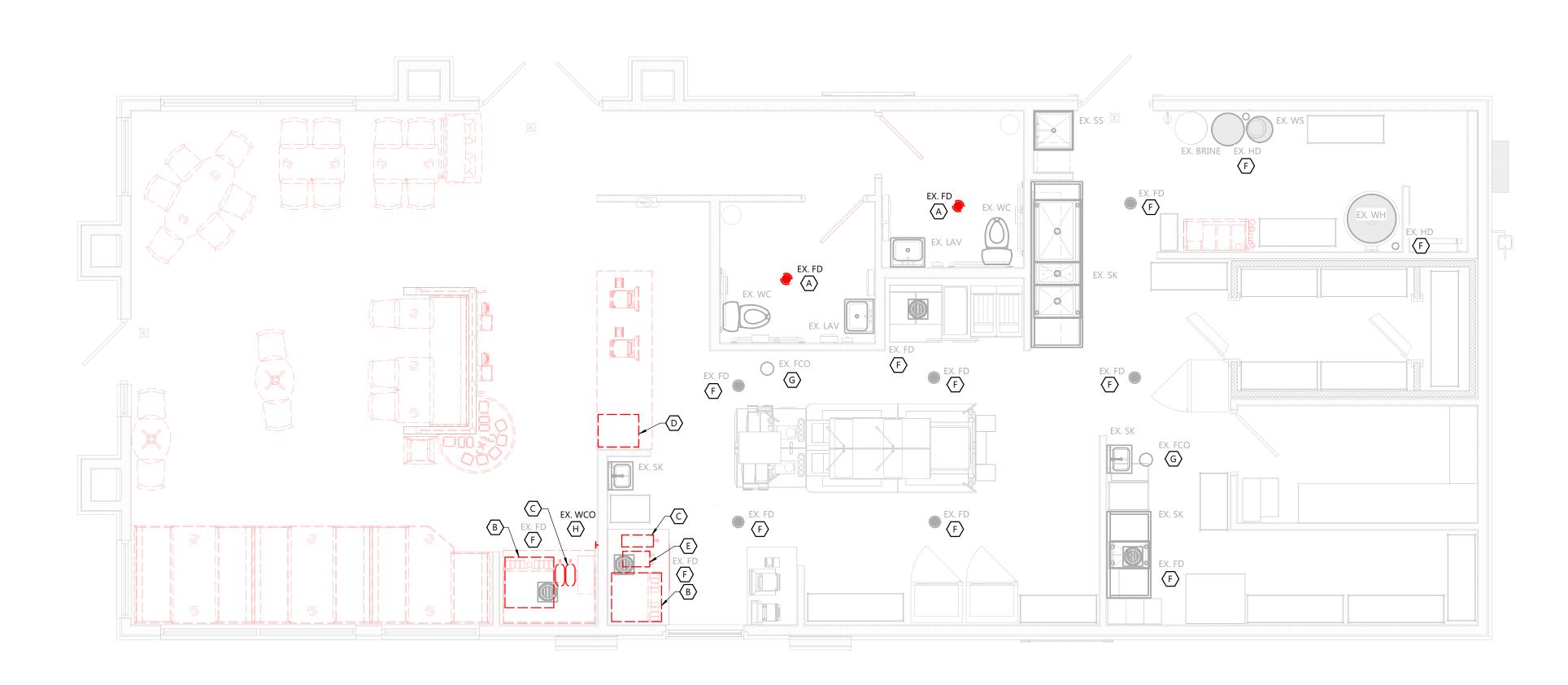
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P0.1	LEGEND AND SPECIFICATIONS
P1.1	FLOOR PLANS
P4.0	SCHEDULES

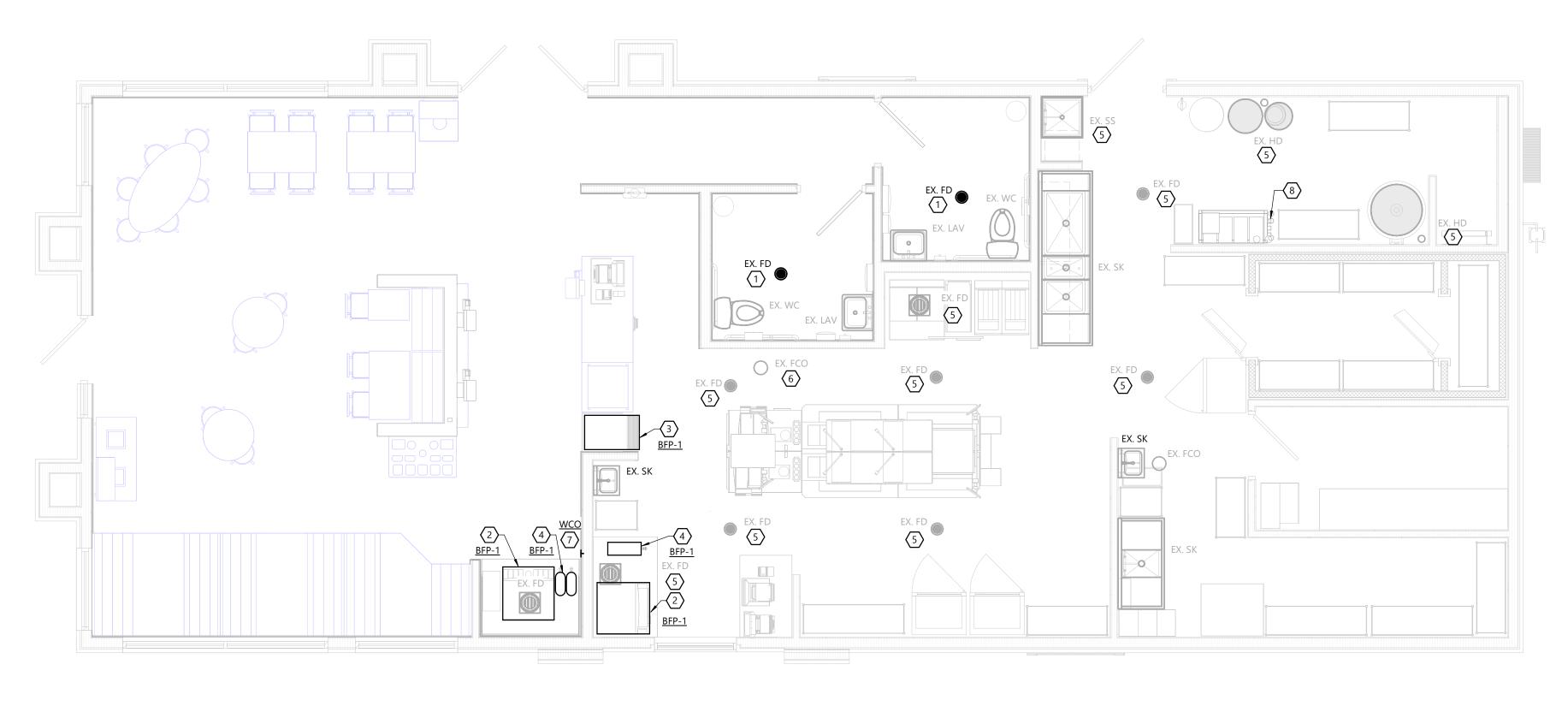
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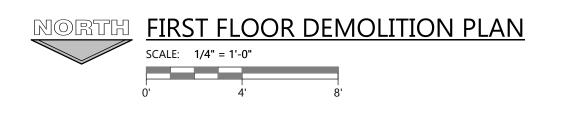


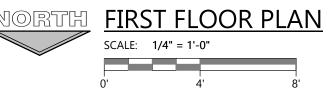
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## **DEMOLITION PLAN NOTES:**

 ALL PIPING AND FIXTURES SHOWN "HEAVY DASHED" ARE TO BE DEMOLISHED.

- ALL PIPING AND FIXTURES SHOWN "LIGHTER" ARE EXISTING TO
- COORDINATE DEMOLITION OF EXISTING PIPING TO BE REMOVED
- NO EXISTING PLANS OF UNDERGROUND PIPING EXIST. PIPING SHOWN IS ENGINEER'S ESTIMATION OF ROUTING. FIELD VERIFY LOCATIONS OF EXISTING PIPE MAINS. REUSE ANY PIPING OF SUFFICIENT SIZE IN GOOD CONDITION. REROUTE AS REQUIRED
- WHERE EXISTING PIPING IS SHOWN TO BE REMOVED, CAP BRANCH PIPE IF NOT BEING USED FOR NEW CONSTRUCTION.

## **KEYNOTES**:

BY ACTUAL CONDITIONS.

REMAIN.

WITH GC

- NOT ALL KEYNOTES MAY APPEAR ON PLAN.
- ADJUST/REPLACE EXISTING FLOOR DRAIN STRAINER TO BE FLUSH WITH FLOOR. VERIFY EXISTING PIPING AND P-TRAP IS OF SUFFICIENT CONDITION FOR REUSE.
- B REMOVE EXISTING SODA AND ICE MACHINE AND ALL ACCESSORIES.
- C REMOVE EXISTING TEA BREWER/DISPENSER AND ALL ACCESSORIES.
- D REMOVE EXISTING FRUTISTA DISPENSER. SALVAGE FOR REINSTALLATION.
- (E) REMOVE EXISTING BUNN COFFEE MACHINE.
- F EXISTING FLOOR/HUB DRAIN. IF FLOORING IS PATCHED/REPAIRED AT FLOOR DRAIN PROVIDE BREAKOUT PRICE TO REPLACE FLOOR DRAIN AND P-TRAP AS REQUIRED.
- G EXISTING FCO. IF FLOORING IS PATCHED/REPAIRED AT FCO PROVIDE BREAKOUT PRICE TO REPLACE FCO AS REQUIRED.
- H REMOVE EXISTING WCO. ADJUST EXISTING PIPING AS REQUIRED FOR NEW WALL FINISHES.



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**PROJECT INFORMATION** 

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**ISSUED FOR CONSTRUCTION** 

MAR. 6, 2025



- FIELD VERIFY EXISTING UNDERGROUND PIPING LOCATION, DEPTH AND SIZE AT POINT OF CONNECTION AND THAT NEW PIPE ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO INSTALLATION OF ANY UNDERGROUND PIPING. NO UNDERGROUND BUILDING DRAIN PIPING SHALL BE INSTALLED UNTIL BUILDING SEWERS ARE BROUGHT TO THE BUILDING AND INVERT ELEVATIONS VERIFIED. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- ALL PIPING IS TO BE CONCEALED. IF BUILDING CONSTRUCTION DOES NOT PERMIT CONCEALING PIPING, LOCATIONS AND ROUTING ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO INSTALLATION.
- INSTALL CLEANOUTS AT STACKS WHICH PENETRATE THE LOWEST FLOOR LEVEL 28" AFF UNLESS NOTED OTHERWISE. IN WALLS BEHIND WATER CLOSETS, LOCATE WCO MIN. 2" ABOVE TOP OF GRAB BAR. WCO SHALL NOT INTERFERE WITH GRAB BAR MOUNTING SYSTEM.
- FLOOR AND WALL CLEANOUT LOCATIONS NOT PERMITTED TO BE MOVED WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
- SEE ARCHITECTURAL SHEETS FOR ADA RELATED INSTALLATION DETAILS.
- VERIFY LOCATIONS OF ALL WCO / FCO AND REPLACE/ADJUST AS REQUIRED FOR NEW WORK.

# <u>KEYNOTES:</u>

- NOT ALL KEYNOTES MAY APPEAR ON PLAN.
- ADJUST EXISTING FLOOR DRAIN STRAINER TO BE FLUSH WITH FLOOR. VERIFY EXISTING FLOOR DRAIN, P-TRAP, AND PIPING ARE OF SUFFICIENT CONDITION FOR REUSE. REPLACE AS REQUIRED AND RESEAL.
- CONNECT EXISTING WATER SUPPLIES TO NEW SODA AND ICE MACHINE. PROVIDE <u>BFP-1</u>. DISCHARGE INDIRECT WASTE VIA AIR GAP TO EX. FD.
- (3) CONNECT SALAVAGED FRUTISTA MACHINE. ADJUST EXISTING SUPPLY CONNECTIONS AS REQUIRED. PROVIDE <u>BFP-1</u>.
- CONNECT NEW TEA DISPENSER. ADJUST EXISTING SUPPLY CONNECTIONS AS REQUIRED FOR NEW EQUIPMENT. PROVIDE <u>BFP-1</u>.
- 5 EXISTING FLOOR/HUB DRAIN. IF FLOORING IS PATCHED/REPAIRED AT FLOOR DRAIN PROVIDE BREAKOUT PRICE TO REPLACE FLOOR DRAIN AND P-TRAP AS REQUIRED.
- 6 EXISTING FCO. IF FLOORING IS PATCHED/REPAIRED AT FCO PROVIDE BREAKOUT PRICE TO REPLACE FCO AS REQUIRED.
- (7) INSTALL NEW <u>WCO</u>. ADJUST EXISTING PIPING AS REQUIRED FOR NEW WALL FINISHES.
- 8 VENDOR TO INSTALL WATER FILTRATION SYSTEM AND BACKROOM KIT IN THIS AREA. P.C. TO CONNECT TO EXISTING ROUGH-IN AND ADJUST AS REQUIRED.

# PLUMBING FLOOR PLANS

### **PIPE SCHEDULE**

SERVICE	
WATER	
OVERFLOW DRAIN	
SANITARY, STORM AND	
CLEAR WATER DRAIN AND VENT	
GAS	

(1) LEAD-FREE DEZINCIFICATION-RESISTANT (DZR) BRASS ALLOY C87850 PER ASTM B584.

(2) LEAD-FREE PER ASTM B75 ALLOY C12200. (4) INSTALL PER MANUFACTURER'S INSTRUCTIONS. 50 YEAR WARRANTY AGAINST MANUFACTURING DEFECTS. (5) INSTALL PER MANUFACTURER'S INSTRUCTIONS. 10 YEAR WARRANTY AGAINST MANUFACTURING DEFECTS.

(6) GRINNELL FIG 6400 OR EQUIVALENT. DUCTILE IRON ASTM A536 GRADE 65-45-12 HOUSING WITH COPPER ACRYLIC ENAMEL COATING, BOLTS CONFORMING TO SAE J429 GRADE 5 WITH ASTM A563 GRADE A HEX NUTS (BOTH ZINC PLATED), GRADE "EP" EPDM (COPPER COLOR CODE) NSF 61 APPROVED COMPOUND GASKET SUITABLE FOR WATER TEMPERATURE. (16) PIPING SHALL BE SCH. 80 SPEARS EVERTUFF FOR 2 1/2" THROUGH 4" SIZES. GREATER THAN 4" CPVC NOT PERMITTED.

BACK	BACKFLOW PREVENTER / VACUUM BREAKER SCHEDULE (BFP)												
NO.	LOC.	GPM	P.D. (PSI)	INDIRECT WASTE REQ'D	SIZE	MAX. OP TEMP DEG. F.	ТҮРЕ	max. Haz.	BFP/VB PRESS.	APPLICATION	ASSE STD.	MODEL	REMARKS
1	SEE DWG	0.5	5.0	YES	3/8"	130	BFP FOR CARB. BEVERAGES	-	-	CARB. BEV. DISPENSER, ICE MACHIN	1022	SD-3	WATTS (1)
- ACCEPTA	BLE MANUFACTURERS: WATTS	s, ames, i	ZURN/WI	LKINS, APOLLO.									

#### (1) LEAD FREE BODY. CLEANOLIT SCHEDULE

CLEAP									
			BODY	PLUG	Α	CCESS COVER			
NO.	LOCATION	SIZES	MAT'L			MISC.	MISC.	FIGURE	REMARKS
FCO	FINISHED ROOMS W/O CARPET (2)	2" - 6"	C.I.	PVC	N.B.	-	-	Z-1400	ZURN
WCO	WALL	3" - 4"	(5)	POLY	S.S.	-	-	Z-1469	ZURN
WCO	WALL	2" &	(6)	POLY	S.S.	-	-	Z-1469	ZURN

- ACCEPTABLE MANUFACTURERS: J.R. SMITH, SCHIER, JOSAM, WADE, ZURN. - RECESSED TAPER THREAD PLUG WITH SLOTTED RECESS. (2) FINISHED ROOMS ARE ROOMS WITH CARPET OR FLOOR TILE OR ROOMS ACCESSIBLE BY A DOOR LESS THAN 42" WIDE.

(6) PROVIDE TEST/CLEANOUT TEE. THREADED PLUG WITH BRASS INSERT. MATERIAL SHALL MATCH PIPE MATERIAL TO WHICH TEE IS BEING CONNECTED.

### DRAIN SCHEDUI F

DKAI													
			OUTLET	BODY	STRAINE	R/TOP							
NO.	ΤΥΡΕ	APPLICATION	SIZE	MAT'L	MAT'L	SIZE	MISC.	MODEL	REMARKS				
FD-1	FLOOR	PEDESTRIAN TRAFFIC	2"-3" (2)	CAST IRON	N. B. "TYPE B"	5" DIA	-	FD-2210	ZURN (19)				
FD-2	FLOOR	EQ. RM. / MED. DUTY	2"-4" (2)	CAST IRON	CAST IRON	7" DIA	-	Z-507	ZURN (19)				
FD-3	FLOOR	FLOOR SINK	3"	CAST IRON	N.B. 3/4 GRATE	12" x 12"	ALUM. DOME	861-23X	SIOUX CHIEF				
FD-4	TRENCH	STANDARD ENVIR.	4"	ST. STEEL	(8)	24" x 12"	END CAPS	Z893-SBG-L-DB	ZURN				
HD	HUB DRAIN	INDIRECT WASTE	(2)	-	- STUB DRAIN PIPE 2" A.F.F. AND PROVIDE 1 PIPE SIZE INCREASE ON END OF PIPE.								
			_										

- ACCEPTABLE MANUFACTURERS: ZURN, JOSAM, WADE. (2) AS NOTED ON DRAWINGS

(8) STAINLESS STEEL FRAME WITH STAINLESS STEEL GRATE WITH HOLD-DOWN DEVICE. (19) PROVIDE BARRIER TYPE INSERT DRAIN TRAP SEAL COMPLIANT WITH ASSE 1072.

				CO	PPER						PEX				PV	с					CPV	c				c	AST IRON	
		C12200 TUBE		FIT	TING		JO	INT		PIPE	FITTING	JOINT		PIPE		FITTING	JOINT		PI	PE		FITT	ING	JOIN	T	PIPE & FITTING	i J(	OINT
LOCATION	PIPE SIZE	ASTM B88 TYPE L HARD DRAWN ASTM B88 TYPE K SOFT	ASME B16.15 CAST BRONZE THREADED (1)	ASME B16.18 CAST COPPER SOLDER (1) ASME B16.51 COPPER PRESS FITTINGS WITH EPDM O-RINGS (4)	ASTM B88 CDA WROT COPPI	ASME B16.22 WROUGHT COPPER SOLDER (2)	LEAD FREE SOLDER ASTM B32 AWS A5.8 BCuP SILVER BRAZE	COLD PRESS MECH. JOINT (4)	COUPLING JOINT (5) (6)	ASTM F876, F877, F2023	ASTM F1960, F2159	PER MFR REQUIREMENTS	SCH. 40 PRESSURE RATED ASTM D1784, D1785	CELL CC AST	ASTM D1784, D1785, D266	SCH. 40 ASTM D 2466 SCH. 40 DWV ASTM D2665 SDR 35 ASTM D3034	ASTM F656 PRIMER, ASTM D2564 SOLVENT CEMENT	SCHEDULE	ASTM D2846 - SDR 11	ASTM D1784 CLASS 23447, F441	ASTM F2618, D3311	ASTM D1784, F2618	ASTM D1784, F439	SOLVENT CEMENT ASTM F493	SOLVENT CEMENT ASTM F493, NSF 14	HUBLESS ASTM A888, CISPI 301 BELL AND SPIGOT ASTM A74 SERVICE WHEGHT	ASTM C1277, CISPI 310 STD TYPE 304 S.S. CLAMP & SHIELD ASTM C564 RUBBER GASKET	40, CISPI 310 HE 4 S.S. CLAMP &
ABOVE GROUND	ALL	X	Х	X X	X	Х	X	Х	X	Х	Х	Х						(16)	Х	Х			Х		Х			
ABOVE GROUND	ALL													X		X	Х									Х	<=4"	>4"
ABOVE GROUND	ALL													X		X	Х									Х	<=4"	>4"
UNDER BUILDING	ALL												Х		x	X	X									X X	<=4"	>4"
≤ 5 PSIG	1/2" - 2"																											
≤ 5 PSIG	2 1/2" - 8"																											
> 5 PSIG	ALL SIZES																											

- ALL MATERIALS SHALL COMPLY WITH LATEST VERSION OF LISTED STANDARD. ALL IMPORTED MATERIAL SHALL BE CERTIFIED BY A DOMESTIC THIRD PARTY FOR COMPLIANCE WITH STANDARD.

#### (5) PROVIDE "HOLDRITE" TESTRITE TEST/CLEANOUT TEE. THREADED PLUG WITH BRASS INSERT. MATERIAL SHALL MATCH PIPE MATERIAL TO WHICH TEE IS BEIN...

# INSULATIO

CW CW CW (PEX AND C HW, HWR HW NOT ON RE HW BRANCH STORM AND O

GAS & AIR NR = NOT REQUIRED COLD WATER = HARD, SOFT, IRRIGATION, HOSE STATION, ETC. AT ALL PRESSURES. HOT WATER = WATER SYSTEMS OPERATING AT TEMPERATURES GREATER THAN 105 DEG F AT ALL PRESSURES. (1) WHERE INSULATION IS PROVIDED ON PIPING INSULATE METERS, VALVES, BACKFLOW PREVENTERS AND ALL INLINE EQUIPMENT. (10) INSULATION NOT REQUIRED FOR EXPOSED FINAL PIPING CONNECTIONS TO FIXTURES. (11) INSULATE ROOF AND OVERFLOW DRAIN BODIES WITH ELASTOMERIC FOAM. INSULATE HORIZONTAL STORM PIPING AND ALL OVERFLOW PIPING WITH FIBERGLASS INSULATION.

ION SCHEDULE	LOCATION	INSULATION	JACKET	PIPE	PIPE SIZE				
		TYPE (1)		<1.5"	=>1.5"				
	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	1/2"	1/2"				
	IN WALLS	ELASTOMERIC FOAM	NR	1/2"	1/2"				
D CPVC)	ALL	NR	NR	NR	NR				
	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	1"	1"				
RECIRC. LOOP	GENERAL BUILDING	RIGID F.G. OR ELAST. FOAM (10)	NR	1/2"	1/2"				
	IN WALLS	ELASTOMERIC FOAM	NR	1/2"	1/2"				
OVERFLOW DRAINS	GENERAL BUILDING	(11)	NR	1"	1"				
	GENERAL BUILDING	NR	NR	NR	NR				

INSULATE PIPING IN DRYWALL CHASES ADJACENT TO OFFICES WITH FIBERGLASS INSULATION.



Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

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**PROJECT INFORMATION** 

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# **ELECTRICAL SPECIFICATIONS**

### **DIVISION 26 ELECTRICAL**

#### 26 05 00 BASIC ELECTRICAL REQUIREMENTS

- A. SEE DIVISION 00 PROCUREMENT AND CONTRACTING AND DIVISION 01 GENERAL REQUIREMENT FOR ADDITIONAL REQUIREMENTS
- B. ELECTRICAL CONTRACTOR SHALL VERIFY REQUIREMENTS FOR TEMPORARY LIGHTING AND POWER WITH GENERAL CONTRACTOR AND INCLUDE IN HIS SCOPE OF WORK WHEN DIRECTED BY G.C. INSTALL IN ACCORDANCE WITH ALL CODE AND OSHA REQUIREMENTS FOR CONSTRUCTION PROJECTS.
- C. SUBSTITUTIONS
- 1. SEE DIVISION 01 23 00 PRODUCT SUBSTITUTION PROCEDURES FOR ADDITIONAL REQUIREMENTS. 2. CONTRACTOR SHALL PROVIDE ALL SUPPORTING DATA AND ASSUME THE BURDEN OF PROOF THAT ANY SUBSTITUTE IS EQUIVALENT AS TO APPEARANCE, CONSTRUCTION, CAPACITY, AND PERFORMANCE. THE JUDGMENT OF EQUIVALENCY SHALL BE MADE BY THE ENGINEER AT THE TIME OF SHOP DRAWING REVIEW, NOT
- DURING BIDDING. 3. WHERE SUBSTITUTE EQUIPMENT REQUIRES REDESIGN OF ANY PART OF THE PROJECT, THE COST OF REDESIGN AND ADDITIONAL COSTS OF THE WORK SHALL BE PAID BY THE CONTRACTOR. REDESIGN SHALL BE SUBJECT TO THE APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK INCLUDING THE ARCHITECT/ENGINEER. 4. PROJECT CLOSEOUT
- D. FINISHING AND PAINTING 1. SEE DIVISION 09 91 00 FINISH AND PAINTING FOR ADDITIONAL REQUIREMENTS.
- 2. PREPARE EXPOSED CONDUIT, FITTINGS, SUPPORTS, AND ACCESSORIES FOR FINISH PAINTING IN ROOMS THAT WILL HAVE CEILING AND STRUCTURE PAINTED.
- 3. E.C. SHALL PROVIDE A FACTORY OR FIELD APPLIED PRIME AND FINISH COAT OF COLOR SELECTED BY THE OWNER'S REPRESENTATIVE TO ALL ROOF MOUNTED EQUIPMENT AND OTHER EXTERIOR MATERIALS, INCLUDING SUPPORT HARDWARE.
- 4. COORDINATE WORK WITH THE PAINTERS SO THAT ALL EQUIPMENT IS INSTALLED PRIOR TO PAINTING. E.C. SHALL PAINT ITEMS IF NOT IN PLACE PRIOR TO NORMAL ROUTINE PAINTING. 5. IF FINISH BECOMES RUSTED, CORRODED, SCRATCHED, OR FLAKED DURING STORAGE OR INSTALLATION, REFINISH
- THE EQUIPMENT TO THE SATISFACTION OF THE OWNER. 6. WHERE THE ELECTRICAL CONTRACTOR IS REQUIRED TO PAINT, THE PAINTING SHALL BE DONE IN ACCORDANCE
- WITH THE PAINTING PORTION OF THE ARCHITECTURAL SPECIFICATION. . DETAILS AND SCHEDULES ARE SHOWN TO AID THE CONTRACTOR AND ARE NOT MEANT TO BE INCLUSIVE OF ALL
- DEVICES. PROVIDE REQUIRED EQUIPMENT AND ACCESSORIES FOR A COMPLETE INSTALLATION. F. INSTALL ALL EQUIPMENT PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND REQUIREMENTS. PROVIDE
- ADDITIONAL WORK AND MATERIALS AS REOUIRED G. COORDINATE INSTALLATION OF ELECTRICAL WORK WITH THE OTHER CONTRACTORS TO AVOID CONFLICTS WITH
- OTHER WORK H. MAINTAIN MAXIMUM HEADROOM AND SPACE CONDITION AT ALL POINTS IN THE BUILDING. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE
- INSTALLATION I. COMPLY WITH THE REQUIREMENTS OF NFPA; NATIONAL, STATE AND LOCAL ELECTRICAL CODES AND LOCAL UTILITY REGULATIONS.
- MATERIAL SHALL BEAR U.L. AND/OR OTHER APPROVED AGENCY LISTING. K. INSTALL MOTOR STARTERS/VFDS FURNISHED BY REFRIGERATION, HVAC AND PLUMBING CONTRACTORS, AND WIRE
- FROM THE POWER SOURCE TO THE STARTER/VFD AND FROM THE STARTER/VFD TO THE MOTOR. L. VERIFY ELECTRICAL SIZE AND CONNECTION REQUIREMENTS FOR EQUIPMENT FURNISHED BY OTHERS WITH FINAL SHOP DRAWINGS.
- M. CONTRACTOR SHALL CALL LOCAL UTILITY LOCATING SERVICE AND CONDUCT A PRIVATE UTILITY LOCATE TO ENSURE THAT ALL ELECTRICAL FEEDERS, BRANCH CIRCUITS, LOW VOLTAGE CABLES AND FIBER OPTIC HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER AND GENERAL CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- N. SCHEDULE REQUIRED POWER, TELEPHONE OR DATA OUTAGES IN OCCUPIED AREAS OF THE BUILDING WITH THE OWNER. CONTRACTOR SHALL WORK UNTIL SERVICE IS RESTORED. OUTAGE WORK SHALL BE PERFORMED DURING NON-WORKING HOURS, WEEKENDS, OR HOLIDAYS.
- O. PROVIDE ALL CUTTING AND PATCHING NECESSARY FOR ELECTRICAL WORK INSTALLATION UNLESS THIS WORK IS IDENTIFIED TO BE THE WORK OF OTHER CONTRACTORS. PATCHING SHALL MATCH ADJACENT SURFACES. CORE DRILL OR SAW-CUT OPENINGS THROUGH EXISTING CONCRETE. P. REMOVE FROM THE JOB SITE ELECTRICAL CONDUIT, PANELS, CABLE, WIRE, EQUIPMENT, ETC. INDICATED BY THE
- DRAWINGS TO BE DEMOLISHED, UNLESS INDICATED TO BE TURNED OVER TO THE OWNER.
- Q. PROJECT COMPLETION 1. CLEAN FIXTURES AND EQUIPMENT AND LEAVE IN PROPER WORKING CONDITION AT THE TIME OF FINAL CLEAN-
- UP 2. MARK RECORD DRAWINGS ON A FINAL SET OF DRAWINGS WHICH INCLUDES ALL REVISIONS.
- R. LOCATION
- THE ARCHITECT SHALL RESERVE THE RIGHT TO MAKE OUTLET POSITION CHANGES UP TO 10' BEFORE INSTALLATION WITHOUT ANY ADDITIONAL COST TO PROJECT.
- 2. DO NOT LOCATE OUTLETS OR EQUIPMENT WHERE THE USEFULNESS AND/OR OPERATION WILL BE AFFECTED BY THE WORK OF OTHER TRADES, DOOR SWING, COUNTER, EQUIPMENT, ETC.
- S. ACCESS 1. INSTALL EQUIPMENT, JUNCTION BOXES, PULL BOXES AND ACCESSORIES TO PERMIT ACCESS WITHOUT RELOCATING INSTALLED OR YET TO BE INSTALLED EQUIPMENT.
- 2. ACCESS PANELS a. FURNISH ACCESS PANELS OF ADEQUATE SIZE TO PERMIT SERVICE OF CONCEALED DEVICES. PANELS SHALL BE SUITABLE FOR INSTALLATION IN THE MATERIAL FORMING THE FINISHED SURFACE, WITH FLUSH METAL FRAME,
- FLUSH HINGED STEEL DOOR, FLUSH SCREWDRIVER OPERATED LATCH. b. PANELS UL LISTED TO CONFORM TO THE FIRE RATING OF THE SURFACE INSTALLED IN.
- c. TURN ACCESS PANEL OVER TO CONTRACTOR SKILLED IN THE CONSTRUCTION OF THE SURFACES INVOLVED FOR INSTALLATION.
- d. ARCHITECT TO APPROVE ACCESS PANEL LOCATION PRIOR TO INSTALLATION OF EQUIPMENT REQUIRING ACCESS.
- e. COORDINATE WITH THE OTHER CONTRACTORS AND WHEREVER PRACTICAL, GROUP DEVICES IN SUCH A MANNER SO AS TO MINIMIZE PANELS.
- T. EXCAVATION AND BACKFILL. 1. VERIFY ALL EXISTING UNDERGROUND ELECTRICAL FEEDERS, BRANCH CIRCUITS, LOW VOLTAGE CABLES AND FIBER OPTIC AND PLUMBING PIPING HAVE BEEN LOCATED PRIOR TO EXCAVATION. CONTRACTOR SHALL NOT USE MACHINE EXCAVATORS AROUND EXISTING BURIED ELECTRICAL AND PLUMBING LINES.
- 2. EXCAVATE AND BACKFILL TRENCHES FOR ELECTRICAL WORK. BACKFILL AND COMPACTION SHALL MEET
- REQUIREMENTS SPECIFIED ELSEWHERE. 3. CONDUIT PASSING UNDER FOOTINGS AND FOUNDATION WALLS ARE ALLOWED WHERE PERMITTED BY NEC.
- MAINTAIN MINIMUM 1-1/2" CLEARANCE UNDER FOOTINGS AND FOUNDATION WALLS.
- 4. BURY CONDUIT AND CABLE A MINIMUM 24" DEEP WITH 6" SAND BED ABOVE AND BELOW, AND WARNING MARKER TAPE MINIMUM 12" ABOVE.
- 5. RESTORE EXISTING GROUND, LAWNS, PAVING, WALKS, ETC. TO ORIGINAL CONDITION.
- U. DEMOLITION 1. CONTRACTOR SHALL INCLUDE REMOVAL OF ALL ELECTRICAL MATERIALS BEING DEMOLISHED FROM THE JOBSITE. 2. ALL FLUORESCENT AND HID LAMPS AND BALLASTS SHALL BE DISPOSED OF IN A MANNER APPROVED BY STATE, FEDERAL, AND E.P.A. STANDARDS
- V. REMODELING IN EXISTING CONSTRUCTION
- 1. CONCEAL CONDUIT IN WALLS, ABOVE CEILING, OR BELOW FLOORS.
- 2. WHERE IT IS IMPOSSIBLE TO CONCEAL CONDUIT AND WHEN APPROVED BY ARCHITECT, METAL SURFACE RACEWAY MAY BE USED FOR 110 VOLT OR GREATER POWER. PLASTIC SURFACE RACEWAY MAY BE USED UNDER THE FOLLOWING CIRCUMSTANCES:
- a. EACH LINE VOLTAGE CIRCUIT IN THE RACEWAY IS PROVIDED WITH A SEPARATE GREEN GROUND WIRE.
- b. RACEWAY HAS DIVIDERS BETWEEN THE LOW VOLTAGE AND LINE VOLTAGE COMPARTMENTS. c. WIRE HOLDDOWN CLIPS ARE PROVIDED IN THE RACEWAY.
- 26 05 02 UTILITIES
- A. PROVIDE A NEW ELECTRIC SERVICE AS SHOWN ON THE DRAWINGS.
- B. ASSIST THE OWNER IN APPLYING FOR ELECTRICAL SERVICE AND COORDINATE NEW SERVICE INSTALLATION WITH THE UTILITY COMPANY. PROVIDE METERING EQUIPMENT, TRANSFORMER PAD, AND CONDUIT ROUGH-IN AS REQUIRED BY THE UTILITY.
- C. ELECTRIC SERVICE COST BY OWNER.
- D. UTILITY COST BY OWNER.
- E. TELEPHONE UTILITIES 1. NEW - EXISTING TELEPHONE SERVICE
- 2. TELEPHONE UTILITY COSTS BY OWNER
- 26 05 19 LOW VOLTAGE POWER CONDUCTORS AND CABLES (600V AND LESS)
- A. TYPE AND SIZE
- 1. NO. 10 & 12: SOLID OR STRANDED COPPER, 600V, THHN/THWN.
- 2. NO. 8 TO 3: STRANDED COPPER, 600V, THHN/THWN. 3. NO. 2 TO 4/0: STRANDED COPPER OR ALUMINUM, 600V, THHN/THWN.
- 4. 250 KCMIL AND LARGER: STRANDED COPPER OR ALUMINUM, 600V, XHHW.
- 5. MINIMUM BRANCH CIRCUIT WIRE SIZE NO. 12.
- 6. CONTROL WIRING: STRANDED COPPER, MINIMUM NO. 14. 7. GREEN INSULATION, COPPER STRANDED EQUIPMENT GROUND.
- 8. FREEZERS/COOLERS: PROVIDE WIRING WITH INSULATION RATED BY MANUFACTURER FOR FREEZER/COOLERS
- TEMPERATURES 9. TYPE AC OR MC CABLE IS ACCEPTABLE WHERE ALLOWED BY STATE AND LOCAL CODES AND LOCAL AUTHORITY
- HAVING JURISDICTION. 10. TYPE AC OR MC CABLE UTILIZED IN ALL PATIENT CARE AREAS SHALL COMPLY WITH THE "REDUNDANT GROUND"
- REQUIREMENTS OF NEC 517.13(A) AND (B). B. NEUTRALS AND GROUNDS SHALL BE COLOR CODED PER NEC.

- C. WIRE COLORS
- D. VOLTAGE DROP

- THE NEUTRAL IS SHARED.
- NEWLY INSTALLED, CIRCUITS.

# 26 05 26 GROUNDING AND BONDING

- GOVERN. B. WIRE AND CABLE GROUNDING CONDUCTORS STRANDING a. MATERIAL: COPPER. 3. GROUNDING-ELECTRODE CONDUCTORS: STRANDED CABLE. 5. BARE COPPER CONDUCTORS:
- b. ASSEMBLY OF STRANDED CONDUCTORS: ASTM B8. c. TINNED CONDUCTORS: ASTM B33.
- C. MISCELLANEOUS CONDUCTORS
- TERMINATED WITH COPPER FERRULES.
- AS INDICATED. D. CONNECTOR PRODUCTS
- BOLTED CLAMPS: HEAVY-DUTY TYPE.
- E. APPLICATION
- THAN REQUIRED BY NEC ARE INDICATED.
- TO THOSE REQUIRED BY CODE:
- 1). FEEDERS AND BRANCH CIRCUITS. 2). LIGHTING CIRCUITS.
- 3). RECEPTACLE CIRCUITS.
- 6). FLEXIBLE RACEWAY RUNS. 7). ARMORED AND METAL-CLAD CABLE RUNS.

- INDICATED

- COMPONENTS

250-30.

STRAPS

G. CONNECTIONS

MECHANICAL CLAMPS.

F. INSTALLATION

1. AT NO POINT IN THE ELECTRICAL SYSTEM SHALL THERE BE MORE THAN 5 PERCENT TOTAL VOLTAGE DROP. 2. THE CONTRACTOR SHALL APPROPRIATELY INCREASE THE SIZE OF ALL CIRCUIT CONDUCTORS TO LIMIT VOLTAGE DROP TO 2 PERCENT OR LESS FOR FEEDERS, AND 3 PERCENT OR LESS FOR BRANCH CIRCUITS. 3. VOLTAGE DROP ON BRANCH CIRCUITS FOR LIGHTING OR RECEPTACLES SHALL BE CALCULATED USING 80 PERCENT

AMPACITY OF THE BRANCH CIRCUITS OVERCURRENT PROTECTION DEVICE. E. PROVIDE GROUND CONDUCTOR(S) WITH EVERY BRANCH CIRCUIT AND EVERY FEEDER. F. WHEN USING ALUMINUM CONDUCTORS: THE CONTRACTOR SHALL SEAL ALL EXPOSED ALUMINUM WHEN

CONDUCTOR IS EXPOSED IN A LUG WITH AN ANTI-OXIDANT COMPOUND. THE CONDUCTORS SHALL BE COMPACT CONCENTRIC STRANDED PURE ALUMINUM CONDUCTORS. G. PROVIDE A SEPARATE GROUND CONDUCTOR AND A SEPARATE NEUTRAL CONDUCTOR WHEN AN INDIVIDUAL

RECEPTACLE OR PIECE OF EQUIPMENT IS SHOWN WITH AN INDIVIDUAL HOMERUN. H. PROVIDE A SEPARATE NEUTRAL CONDUCTOR FOR EACH LIGHTING BRANCH CIRCUIT THAT SERVES SOLID-STATE LED

DRIVERS OR PROVIDE A NEUTRAL CONDUCTOR ONE SIZE LARGER THAN THE LARGEST SOURCE CONDUCTOR WHEN

I. TESTING: ALL CIRCUITS SHALL BE TESTED FOR PROPER OPERATION AND FUNCTION. REPAIR ALL NON-WORKING,

J. VERIFY LUG SIZES AND TERMINATION LOCATION PRIOR TO INSTALLING FEEDERS.

A. GROUNDING AND BONDING PRODUCTS 1. GOVERNING REQUIREMENTS: WHERE TYPES, SIZES, RATINGS, AND QUANTITIES INDICATED ARE IN EXCESS OF NEC REQUIREMENTS, MORE STRINGENT REQUIREMENTS AND GREATER SIZE, RATING, AND QUANTITY INDICATIONS

1. CONFORM TO NEC TABLE 8, EXCEPT AS OTHERWISE INDICATED FOR CONDUCTOR PROPERTIES, INCLUDING

#### 2. EQUIPMENT GROUNDING CONDUCTORS: INSULATED WITH GREEN COLOR INSULATION.

4. UNDERGROUND CONDUCTORS: BARE, TINNED, STRANDED, EXCEPT AS OTHERWISE INDICATED.

a. SOLID CONDUCTORS: AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) B3.

#### GROUNDING BUS: BARE, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION

2. BRAIDED BONDING JUMPERS: COPPER TAPE, BRAIDED NO. 3/0 AMERICAN WIRE GAUGE (AWG) BARE COPPER WIRE, 3. BONDING STRAPS: SOFT COPPER, 0.05 INCH (1 MILLIMETER) THICK AND 2 INCHES (50 MILLIMETERS) WIDE, EXCEPT

1. PRESSURE CONNECTORS: HIGH CONDUCTIVITY PLATED UNITS.

3. EXOTHERMIC-WELDED CONNECTIONS: PROVIDED IN KIT FORM AND SELECTED PER MANUFACTURER'S WRITTEN INSTRUCTIONS FOR SPECIFIC TYPES, SIZES, AND COMBINATIONS OF CONDUCTORS AND CONNECTED ITEMS.

1. EQUIPMENT GROUNDING CONDUCTORS: COMPLY WITH NEC ARTICLE 250 FOR TYPES, SIZES, AND QUANTITIES OF

EQUIPMENT GROUNDING CONDUCTORS, EXCEPT WHERE SPECIFIC TYPES, LARGER SIZES, OR MORE CONDUCTORS

a. INSTALL EQUIPMENT GROUNDING CONDUCTOR WITH CIRCUIT CONDUCTORS FOR ITEMS BELOW IN ADDITION

4). SINGLE-PHASE MOTOR OR APPLIANCE BRANCH CIRCUITS.

5). THREE-PHASE MOTOR OR APPLIANCE BRANCH CIRCUITS.

b. BUSWAY SUPPLY CIRCUITS: INSTALL SEPARATE EQUIPMENT GROUNDING CONDUCTOR FROM GROUNDING BUS IN DISTRIBUTION PANEL TO EQUIPMENT GROUNDING-BAR TERMINAL ON BUSWAY. c. COMPUTER OUTLET CIRCUITS: INSTALL SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN BRANCH CIRCUIT

RUNS FROM COMPUTER AREA POWER PANELS OR POWER-DISTRIBUTION UNITS. d. ISOLATED GROUNDING-RECEPTACLE CIRCUITS: INSTALL SEPARATE INSULATED EQUIPMENT GROUNDING CONDUCTOR CONNECTED TO RECEPTACLE GROUNDING TERMINAL. ISOLATE GROUNDING CONDUCTOR FROM RACEWAY AND FROM PANELBOARD GROUNDING TERMINALS. TERMINATE AT EQUIPMENT GROUNDING-CONDUCTOR TERMINAL OF APPLICABLE DERIVED SYSTEM OR SERVICE, EXCEPT AS OTHERWISE

e. ISOLATED EQUIPMENT ENCLOSURE CIRCUITS: FOR DESIGNATED EQUIPMENT SUPPLIED BY BRANCH CIRCUIT OR FEEDER, ISOLATE EQUIPMENT ENCLOSURE FROM SUPPLY RACEWAY WITH NONMETALLIC RACEWAY FITTING LISTED FOR PURPOSE. INSTALL FITTING WHERE RACEWAY ENTERS ENCLOSURE, AND INSTALL SEPARATE EQUIPMENT GROUNDING CONDUCTOR. ISOLATE EQUIPMENT GROUNDING CONDUCTOR FROM RACEWAY AND FROM PANELBOARD GROUNDING TERMINALS. TERMINATE AT EQUIPMENT GROUNDING-CONDUCTOR TERMINAL OF APPLICABLE DERIVED SYSTEM OR SERVICE, EXCEPT AS OTHERWISE INDICATED.

f. NONMETALLIC RACEWAYS: INSTALL EQUIPMENT GROUNDING CONDUCTOR IN NONMETALLIC RACEWAYS UNLESS THEY ARE DESIGNATED FOR TELEPHONE OR DATA CABLES. g. WATER HEATER, HEAT-TRACING, AND ANTIFROST HEATER CIRCUITS: INSTALL SEPARATE EQUIPMENT GROUNDING CONDUCTOR TO EACH ELECTRIC WATER HEATER, HEAT-TRACING ASSEMBLY, AND ANTIFROST HEATING CABLE. BOND CONDUCTOR TO HEATER UNITS, PIPING, CONNECTED EQUIPMENT, AND

2. SIGNAL AND COMMUNICATION SYSTEMS: FOR TELEPHONE, ALARM, VOICE AND DATA, AND OTHER COMMUNICATION SYSTEMS, PROVIDE NO. 4 AWG MINIMUM INSULATED GROUNDING CONDUCTOR IN RACEWAY FROM GROUNDING-ELECTRODE SYSTEM TO EACH SERVICE LOCATION, TERMINAL CABINET, WIRING CLOSET, AND CENTRAL EQUIPMENT LOCATION.

a. SERVICE AND CENTRAL EQUIPMENT LOCATIONS AND WIRING CLOSETS: TERMINATE GROUNDING CONDUCTOR ON 1/4 BY 2 BY 12 INCHES (6 BY 50 BY 300 MILLIMETER) GROUNDING BUS. b. TERMINAL CABINETS: TERMINATE GROUNDING CONDUCTOR ON CABINET GROUNDING TERMINAL 3. SEPARATELY DERIVED SYSTEMS: WHERE NEC REQUIRES GROUNDING, GROUND ACCORDING TO NEC PARAGRAPH

#### 4. METAL POLES SUPPORTING OUTDOOR LIGHTING FIXTURES: GROUND POLE TO GROUNDING ELECTRODE IN ADDITION TO SEPARATE EQUIPMENT GROUNDING CONDUCTOR RUN WITH SUPPLY BRANCH CIRCUIT. 5. PIPING SYSTEMS AND OTHER EQUIPMENT: COMPLY WITH NEC ARTICLE 250 FOR BONDING REQUIREMENTS.

1. GROUND ELECTRICAL SYSTEMS AND EQUIPMENT ACCORDING TO NEC REQUIREMENTS, EXCEPT WHERE DRAWINGS OR SPECIFICATIONS EXCEED NEC REQUIREMENTS.

2. GROUNDING RODS: LOCATE MINIMUM OF 1 ROD LENGTH FROM EACH OTHER AND AT LEAST SAME DISTANCE FROM ANY OTHER GROUNDING ELECTRODE.

a. DRIVE UNTIL TOPS ARE 2 INCHES (50 MILLIMETERS) BELOW FINISHED FLOOR OR FINAL GRADE, EXCEPT AS OTHERWISE INDICATED.

b. INTERCONNECT WITH GROUNDING-ELECTRODE CONDUCTORS. USE EXOTHERMIC WELDS, EXCEPT AT TEST WELLS AND AS OTHERWISE INDICATED. MAKE THESE CONNECTIONS WITHOUT DAMAGING COPPER COATING OR EXPOSING STEEL

#### 3. GROUNDING CONDUCTORS: ROUTE ALONG SHORTEST AND STRAIGHTEST PATHS POSSIBLE, EXCEPT AS OTHERWISE INDICATED. AVOID OBSTRUCTING ACCESS OR PLACING CONDUCTORS WHERE THEY MAY BE SUBJECTED TO STRAIN, IMPACT, OR DAMAGE.

4. UNDERGROUND GROUNDING CONDUCTORS: USE BARE TINNED COPPER WIRE. BURY AT LEAST 30 INCHES (600 MILLIMETERS) BELOW GRADE

5. METAL WATER SERVICE PIPE: PROVIDE INSULATED COPPER GROUNDING CONDUCTORS, SIZED AS INDICATED, IN CONDUIT, FROM BUILDING'S MAIN SERVICE EQUIPMENT, OR GROUNDING BUS, TO MAIN METAL WATER SERVICE ENTRANCES TO BUILDING. CONNECT GROUNDING CONDUCTORS TO MAIN METAL WATER SERVICE PIPES BY GROUNDING-CLAMP CONNECTORS. WHERE DIELECTRIC MAIN WATER FITTING IS INSTALLED, CONNECT GROUNDING CONDUCTOR TO STREET SIDE OF FITTING. DO NOT INSTALL GROUNDING JUMPER ACROSS DIELECTRIC FITTINGS. BOND GROUNDING-CONDUCTOR CONDUIT TO CONDUCTOR AT EACH END. 6. WATER METER PIPING: USE BRAIDED-TYPE BONDING JUMPERS TO ELECTRICALLY BYPASS WATER METERS.

CONNECT TO PIPE WITH GROUNDING-CLAMP CONNECTORS. 7. BOND INTERIOR METAL PIPING SYSTEMS AND METAL AIR DUCTS TO EQUIPMENT GROUNDING CONDUCTORS OF ASSOCIATED PUMPS, FANS, BLOWERS, ELECTRIC HEATERS, AND AIR CLEANERS. USE BRAIDED-TYPE BONDING

8. CONCRETE-ENCASED GROUNDING ELECTRODE (GROUNDING BUILDING/STRUCTURE FOOTING): FABRICATE ACCORDING TO NEC ARTICLE 250 USING MINIMUM OF 20 FEET (6 METERS) OF BARE TINNED COPPER CONDUCTOR NOT SMALLER THAN NO. 4 AWG OR MINIMUM 20 FEET (6 METERS) REBAR 1/2 INCH OR LARGER IN DIAMETER. BOND GROUNDING CONDUCTOR TO REINFORCING STEEL TO AT LEAST 4 LOCATIONS, AND TO ANCHOR BOLTS. EXTEND GROUNDING CONDUCTOR UP IN FOUNDATION WALL.

1. MAKE CONNECTIONS SO POSSIBILITY OF GALVANIC ACTION OR ELECTROLYSIS IS MINIMIZED. SELECT CONNECTORS, CONNECTION HARDWARE, CONDUCTORS, AND CONNECTION METHODS SO METALS IN DIRECT

CONTACT WILL BE GALVANICALLY COMPATIBLE. a. USE ELECTROPLATED OR HOT-TIN-COATED MATERIALS TO ASSURE HIGH CONDUCTIVITY AND TO MAKE CONTACT POINTS CLOSER IN ORDER OF GALVANIC SERIES.

b. MAKE CONNECTIONS WITH CLEAN, BARE METAL AT POINTS OF CONTACT. c. MAKE ALUMINUM-TO-STEEL CONNECTIONS WITH STAINLESS-STEEL SEPARATORS AND MECHANICAL CLAMPS. d. MAKE ALUMINUM-TO-GALVANIZED STEEL CONNECTIONS WITH TIN-PLATED COPPER JUMPERS AND

- e. COAT AND SEAL CONNECTIONS HAVING DISSIMILAR METALS WITH INERT MATERIAL TO PREVENT FUTURE PENETRATION OF MOISTURE TO CONTACT SURFACES.
- EXOTHERMIC-WELDED CONNECTIONS: USE FOR CONNECTIONS TO STRUCTURAL STEEL AND FOR UNDERGROUND CONNECTIONS, EXCEPT THOSE AT TEST WELLS. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. WELDS THAT ARE PUFFED UP OR THAT SHOW CONVEX SURFACES INDICATING IMPROPER CLEANING ARE NOT ACCEPTABLE
- 3. EQUIPMENT GROUNDING-WIRE TERMINATIONS: FOR NO. 8 AWG AND LARGER, USE PRESSURE-TYPE GROUNDING LUGS. NO. 10 AWG AND SMALLER GROUNDING CONDUCTORS MAY BE TERMINATED WITH WINGED PRESSURE-TYPE CONNECTORS.
- 4. NONCONTACT METAL RACEWAY TERMINATIONS: WHERE METALLIC RACEWAYS TERMINATE AT METAL HOUSINGS WITHOUT MECHANICAL AND ELECTRICAL CONNECTION TO HOUSING. TERMINATE EACH CONDUIT WITH A GROUNDING BUSHING. CONNECT GROUNDING BUSHINGS WITH BARE GROUNDING CONDUCTOR TO GROUNDING BUS OR TERMINAL IN HOUSING. BOND ELECTRICALLY NONCONTINUOUS CONDUITS AT BOTH ENTRANCES AND EXITS WITH GROUNDING BUSHINGS AND BARE GROUNDING CONDUCTORS, EXCEPT AS OTHERWISE INDICATED.
- 5. TIGHTEN SCREWS AND BOLTS FOR GROUNDING AND BONDING CONNECTORS AND TERMINALS ACCORDING TO MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. WHERE THESE REQUIREMENTS ARE NOT AVAILABLE, USE THOSE SPECIFIED IN UL 486A AND UL 486B.
- 6. COMPRESSION-TYPE CONNECTIONS: USE HYDRAULIC COMPRESSION TOOLS TO PROVIDE CORRECT CIRCUMFERENTIAL PRESSURE FOR COMPRESSION CONNECTORS. USE TOOLS AND DIES RECOMMENDED BY MANUFACTURER OF CONNECTORS. PROVIDE EMBOSSING DIE CODE OR OTHER STANDARD METHOD TO MAKE VISIBLE INDICATION THAT CONNECTOR HAS BEEN ADEQUATELY COMPRESSED ON GROUNDING CONDUCTOR. MOISTURE PROTECTION: WHERE INSULATED GROUNDING CONDUCTORS ARE CONNECTED TO GROUNDING RODS OR GROUNDING BUSES, INSULATE ENTIRE AREA OF CONNECTION AND SEAL AGAINST MOISTURE PENETRATION

#### 26 05 29 HANGERS AND SUPPORTS

OF INSULATION AND CABLE.

A. CONDUIT HANGERS, ATTACHMENTS, AND SUPPORTS

- PROVIDE PROPER FITTINGS AND SUPPORT SUITABLE FOR AMBIENT/ENVIRONMENTAL CONDITIONS AND SERVICE 2. ATTACH TO STRUCTURAL COMPONENTS TO NOT JEOPARDIZE STRUCTURAL INTEGRITY.
- 3. PROVIDE ANGLES, CHANNELS, AND BEAMS AS REQUIRED.
- B. BACKBOARDS 1. 3/4" PLYWOOD PAINTED ON BOTH SIDES AND EDGES WITH TWO COATS OF WHITE ENAMEL PAINT TO MOUNT EQUIPMENT WHERE SHOWN.
- . SUPPORT WITH PAINTED OR GALVANIZED STEEL CHANNEL. C. CONCRETE PADS
- COORDINATE FINAL EQUIPMENT CONCRETE PAD SIZE REQUIREMENTS. PADS SHALL EXTEND MINIMUM 2" BEYOND EQUIPMENT FOOTPRINT.
- D. EXTERIOR LIGHT POLE AND BOLLARD BASES 1. PROVIDE EXTERIOR LIGHT POLE AND BOLLARD CONCRETE BASES PER DETAILS.

#### 26 05 30 CONDUIT

A. RMC 1. ALLOWED FOR ALL SIZES BELOW GRADE AND INSIDE ABOVE GRADE.

- REQUIRED WHERE CALLED OUT ON PLANS.
- REQUIRED FOR ALL SIZES OF OUTDOOR ABOVE GRADE CONDUIT.
- 4. GALVANIZED RIGID STEEL REQUIRED FOR ALL UNDERGROUND 90 DEGREE BENDS. 5. GALVANIZED RIGID STEEL WITH GALVANIZED RIGID STEEL FITTINGS, THREADED WATERTIGHT. B. EMT
- 1. ALLOWED FOR INSIDE ABOVE GRADE CONDUIT 2" AND SMALLER.
- 2. STEEL SET SCREW OR COMPRESSION TYPE FITTINGS WITH INSULATED THROAT.
- C. ENT 1. SIZES: MINIMUM 1/2", MAXIMUM 1"
- 2. ALLOWED FOR ABOVE GRADE CONDUIT WHICH IS CONCEALED INSIDE NON-RATED WALLS AND WHERE PERMITTED BY CODE AND LOCAL AUTHORITY HAVING JURISDICTION. 3. SUPPORT MINIMUM EVERY TWO FEET.
- D. FLEXIBLE
- MINIMUM SIZE 1/2".

MAXIMUM LENGTH 36" FOR CONNECTION TO HVAC EQUIPMENT 3. MAXIMUM LENGTH 72" FOR CONNECTION TO FIXTURES IN TILE CEILINGS.

- 4. STEEL FITTINGS WITH INSULATED THROAT, UL LISTED.
- E. PVC 1. USE FOR CONDUIT IN CONCRETE, UNDER FLOOR SLABS, OR IN EARTH WHEN PERMITTED BY CODE AND LOCAL ORDINANCES
- 2. MINIMUM SIZE 3/4"
- SCHEDULE 40 PVC. F. FITTINGS
- 1. FITTING MATERIAL SHALL MATCH CONDUIT MATERIAL UNLESS OTHERWISE NOTED IN PLANS AND SPECIFICATIONS OR WITH WRITTEN APPROVAL BY ENGINEER.
- G. INSTALLATION 1. DRAWINGS AND DIAGRAMS SHOW SIZE AND APPROXIMATE LOCATION OF CONDUIT. THE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED TO DETERMINE EXACT LOCATION. PROVIDE ADDITIONAL OFFSETS AS REQUIRED FOR FIELD CONDITIONS. ROUTE CONDUIT IN ORDERLY MANNER, PARALLEL TO BUILDING STRUCTURE. CONCEAL CONDUIT IN FINISHED AREAS.
- INSTALL UL APPROVED EXPANSION FITTINGS COMPLETE WITH GROUNDING JUMPERS WHERE CONDUITS CROSS BUILDINGS EXPANSION JOINTS AND IN LONG CONDUIT RUNS WHERE DIFFERENTIAL EXPANSION OR CONTRACTION WOULD CAUSE BENDING OR SEPARATION.
- 3. WHERE CONDUIT IS INSTALLED IN EXISTING WALLS, FLOORS OR HARD CEILINGS THE CONTRACTOR SHALL CUT AND PATCH SURFACES TO MATCH EXISTING FOR INSTALLING CONDUIT AND RACEWAYS. THE CUTTING AND PATCHING SHALL BE DONE BY THIS CONTRACTOR TO THE SATIFACTION OF THE GENERAL CONTRACTOR. 4. INSTALL CONDUIT WITH ADEQUATE DRAINAGE.
- 5. PROVIDE PULL STRING IN ALL EMPTY CONDUITS.
- 6. WHEN REQUIRED BY STATE AND LOCAL CODES AND ORDINANCES, PROVIDE SEPARATE CONDUIT/RACEWAY FOR FIRE ALARM AND TELECOMMUNICATION SYSTEMS.
- ROUTE CONDUIT ABOVE LAY-IN SUSPENDED CEILINGS SO AS NOT TO INTERFERE WITH TILE REMOVAL 8. INSTALL FLEXIBLE STEEL CONDUIT DROPS FROM INDEPENDENT JUNCTION BOX MOUNTED ABOVE CEILING TO RECESSED LIGHT FIXTURES.
- 9. SECURE CONDUITS WITH AT LEAST ONE CORROSION PROOF MALLEABLE ALLOY STRAP OR HANGER EVERY 8 FT. DO NOT USE PERFORATED STRAPPING.
- 10. PROVIDE UL LISTED FIRE-WALL PENETRATIONS WHEN CONDUIT PASS THROUGH A FIRE RATED WALL.

BRANCH CI	RCUIT FEI	EDER SCHEDULE
AMP / POLE	CONDUIT SIZE	CONDUCTORS & GROUNDING CONDUCTOR SIZES
15A/1P OR 15A/2P	1/2"	(2) #12 & #12 GND
20A/1P OR 20A/2P	1/2"	(2) #12 & #12 GND
15A/3P OR 20A/3P	1/2"	(3) #12 & #12 GND
25A/1P OR 25A/2P	3/4"	(2) #10 & #10 GND
30A/1P OR 30A/2P	3/4"	(2) #10 & #10 GND
25A/3P OR 30A/3P	3/4"	(3) #10 & #10 GND
35A/1P OR 35A/2P	3/4"	(2) # 8 & #10 GND
40A/1P OR 40A/2P	3/4"	(2) # 8 & #10 GND
35A/3P OR 40A/3P	3/4"	(3) #8 & #10 GND
45A/1P OR 45A/2P	1"	(2) #6 & #10 GND
45A/3P OR 50A/3P	1"	(3) #6 & #10 GND
50A/1P OR 50A/2P	1"	(2) #6 & #10 GND
60A/1P OR 60A/2P	1"	(2) #4 & #8 GND
60A/3P	1-1/4"	(3) #4 & #8 GND
70A/3P OR 80A/3P	1-1/4"	(3) #4 & #8 GND
90A/3P	1-1/4"	(3) #3 & #8 GND
100A/3P OR 110A/3P	1-1/2"	(3) #2 & #6 GND
125A/3P	1-1/2"	(3) #1 & #6 GND
- PROVIDE BRANCH CIRCL	JIT FEEDERS A	S NOTED ABOVE, UNLESS
NOTED OTHERWISE.		

# SHEET INDEX

NUMBER	SHEET NAME
ELECTRICAL	
E0.1	LEGEND AND SPECIFICATIONS
E0.2	SPECIFICATIONS
E1.1L	FIRST FLOOR PLAN - LIGHTING
E1.1P	FIRST FLOOR PLAN - POWER

# IFGENID

<u>GHTING</u>	<u>IDENTIFICATION</u>	<u>SYM.</u>	IDENTIFICATION	
<u>3HIING</u>	RECESSED, SURFACE, OR PENDANT MOUNTED LIGHT FIXTURE	4	EMERGENCY LIGHT MOUNT 11'-0" AFF. TO TOP OR 8" BELOW CEILING, WHICHEVER IS LOWER	E
ך כי	WALL MOUNTED LIGHT FIXTURE.	4	BELOW CEILING, WHICHEVER IS LOWER RECESSED EMERGENCY LIGHT	
。 	MOUNT 7'-0" AFF. OR 8" ABOVE MIRROR RECESSED, SURFACE MOUNTED, OR CHAIN HUNG LIGHT FIXTURE	Ĩ	EXIT LIGHT	Alwa
7	PENDANT FIXTURE	$\widetilde{\otimes}$	OCCUPANCY SENSOR	_ 10
ন	EXTERIOR WALL MOUNTED OR INTEROR WALL WASH FIXTURE	Юн	WALL MOUNTED OCCUPANCY SENSOR WITH SWITCH D = DIMMER	Fond
	SINGLE HEAD POLE	Ð	DUAL LEVEL/CIRCUIT OCCUPANCY SENSOR WITH SWITCH	e>
•	TWIN HEAD POLE MOUNTED FIXTURE	D <sub>PC</sub>	PHOTO CONTROL	
RING DE	EVICES SINGLE POLE SWITCH.	MW		PROJEC
\$	MOUNT 46" AFF. TO CENTER, $3 = 3$ WAY, $4 = 4$ WAY, P = PILOT, D = DIMMER, K = KEYED	P P	DUPLEX RECEPTACLE. MOUNT IN CABINET BEHIND MICROWAVE, FIELD VERIFY HEIGHT	
\$	DUAL LEVEL SWITCH.	•	POWER RECEPTACLE.	
\$ \$]	MOUNT 46" AFF. TO CENTER SEE DETAIL LOW VOLTAGE SWITCH.	•	MOUNT 18" AFF. TO CENTER SWITCH BOTTOM HALF OF RECEPTACLE, TOP	
₽ ₽	MOUNT 46" AFF. TO CENTER SIMPLEX RECEPTACLE. MOUNT 18" AFF. TO CENTER	n T	HALF UNSWITCHED SPECIAL OUTLET	
P	DUPLEX RECEPTACLE. MOUNT 18" AFF. TO CENTER	()	JUNCTION BOX	
₽	DOUBLE DUPLEX RECEPTACLE.	-	SWITCH BOTTOM HALF OF GFI RECEPTACLE, TOP	
	MOUNT 18" AFF. TO CENTER		HALF UNSWITCHED	
Р	GFI DUPLEX RECEPTACLE. MOUNT 18" AFF. TO CENTER	ф	DUPLEX RECEPTACLE SURFACE MOUNTED CLG = CEILING/SOFFIT MOUNTED	
₽	GFI DOUBLE DUPLEX RECEPTACLE.	•	BLANK BOX 4" EXTRA DEEP BOX, SINGLE GANG RING, BLANKPLATE, 1" C STUB INTO ACCESSIBLE SPACE,	
	MOUNT 18" AFF. TO CENTER DUPLEX RECEPTACLE MOUNT VERTICALLY 6"		MOUNT 18" AFF. TO CENTER ABOVE COUNTER BLANK BOX, 4" EXTRA DEEP BOX, SINGLE	
P	ABOVE BACKSPLASH TO CENTER. IF NO	D	GANG RING, BLANKPLATE, 1"C STUBBED INTO ACCESSIBLE	.
	BACKSPLASH MOUNT 6" ABOVE COUNTER GFI DUPLEX RECEPTACLE MOUNT VERTICALLY 6"		SPACE, MOUNT 6" ABOVE BACKSPLASH TO CENTER COMBINATION FLOOR OUTLET/BLANK JUNCTION	
Ρ	ABOVE BACKSPLASH TO CENTER. IF NO BACKSPLASH MOUNT 6" ABOVE COUNTER	<b>\$</b>	BOX - WIREMOLD - RESOURCE RFB/SERIES OR EQUIVALENT, 1" C STUB INTO ACCESSIBLE SPACE	
)TORS /	MOTOR CONTROL / EQUIPMENT	<u> </u>		
7	DISCONNECT FURNISHED BY EC F = FUSIBLE	MS	MANUAL STARTER	
3	NON-COMBINATION STARTER	$\overline{\mathcal{N}}$		
3J	COMBINATION STARTER	N/	MOTOR CONNECTION REQUIRING REMOTE STARTER/VFD	
	SURFACE MOUNTED PANELBOARD			
	RECESSED PANELBOARD M / LIFE SAFETY		SURFACE MOUNTED RACEWAY	
<u> </u>	STROBE. MOUNT 84" AFF. TO TOP OR 6" BELOW	М	MAGNETIC DOOR HOLDER	<
-` ব্	CEILING WHICHEVER IS LOWER SPEAKER. CEILING MOUNTED	FS	SPRINKLER FLOW SWITCH	
	W = WALL MOUNTED HORN/STROBE. MOUNT 84" AFF. TO TOP OR	TS	SPRINKLER TAMPER SWITCH	
 	6" BELOW CEILING WHICHEVER IS LOWER SPEAKER/STROBE. MOUNT 84" AFF. TO TOP OR	 ਿ	SPRINKLER BELL	
<u></u>	6" BELOW CEILNG WHICHEVER IS LOWER HORN (SOUNDER). MOUNT 84" AFF. TO TOP OR	FACP	FIRE ALARM CONTROL PANEL	
 F	6" BELOW CEILING WHICHEVER IS LOWER PULL STATION. MOUNT 46" AFF. TO CENTER	FAA	FIRE ALARM ANNUNCIATOR PANEL	
Ð	HEAT DETECTOR	ARS	AREA OF REFUGE STATION	
5		ARL	AREA OF REFUGE LIGHTING	
S) <sub>D</sub> S) <sub>F</sub>	DUCT SMOKE DETECTOR ELEVATOR SMOKE DETECTOR	ARM ECM	AREA OF REFUGE MASTER PANEL EMERGENCY COMMUNICATIONS MASTER	
S) <sub>SB</sub>	SMOKE DETECTOR WITH SOUNDER BASE	ECS	EMERGENCY COMMUNICATIONS STATION	
	CARBON MONOXIDE DETECTOR			
CELLAN		]		
	CONDUIT STUB THROUGH WALL BUSHED EACH END	٥	PUSHBUTTON, PROVIDE JUNCTION BOX AND CONDUIT, MOUNT AT SWITCH HEIGHT	
<b>–</b>	CONDUIT WITH BUSHING ON END.			
<b>X</b>	ELECTRICAL HOMERUN, CIRCUIT AS SHOWN SHARED ELECTRICAL HOMERUN WHEN WIRE TAG	• M	EXO-THERMIC WELD CONNECTION	
L-X	HAS (*) ASTERISK PRECEDING PANEL-CIRCUIT INFO	R P	NURSE CALL PULL CORD	
~	ITEMS AND/OR DEVICES CIRCUITED TOGETHER		DETAIL OR SECTION NUMBER	PROFESSIO
<u>`</u>	ITEMS AND/OR DEVICES CIRCUITED TOGETHER, BUT		SHEET NUMBER	
BREVIAT	SWITCHED SEPARATELY			
	ABOVE COUNTER	IG	ISOLATED GROUND	
-	ABOVE FINISHED FLOOR	IMP		
3	ABOVE FINISHED GRADE BUG ZAPPER	LCP LOTO	LIGHTING CONTROL PANEL LOCKOUT/TAGOUT	
C	DISCONNECT	NL	NIGHT LIGHT	
/	DISHWASHER ELECTRICAL CONTRACTOR	NTS OC	NOT TO SCALE ON CENTER	Ľ
V	ELEVATION	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED	SHEET
,		PC	PLUMBING CONTRACTOR	ISSUED
χ C	EXISTING TO REMAIN ELECTRIC WATER COOLER	PNL REF	PANELBOARD REFRIGERATOR	IFC
	FOOT FOAMER	UC	UNDER COUNTER	
2	FIRE PROTECTION CONTRACTOR GENERAL CONTRACTOR/CONSTRUCTION MANAGER	UNO 3R	UNLESS NOTED OTHERWISE NEMA 3R	
SP	GARBAGE DISPOSAL	4X	NEMA 4X	
	GROUND FAULT CIRCUIT INTERRUPTER	WT XFMR	WATER TIGHT TRANSFORMER	
E RATE	D WALLS			
	FIRE - 1 HOUR		III.         III. <th< td=""><td></td></th<>	
CURITY				
_	DOOR CONTACT ELECTRIC STRIKE	K L	LED INDICATOR LIGHT	
╡───	CARD READER	FP	FINGER PRINT SCANNER	
s		AL	DOOR ALARM	JOB NU
S R E	REQUEST TO EXIT			
R E			CAMERA	
R R E I MMUNI	REQUEST TO EXIT INTERCOM		CAMERA CEILING MOUNTED SPEAKER	
S R E I MMUNI	REQUEST TO EXIT INTERCOM ICATION TELEPHONE OUTLET, 1" C. STUB INTO ACCESSIBLE SPACE, W = WALL MOUNT 52" AFF. TO CENTER DATA OUTLET, 1" C STUB INTO ACCESSIBLE SPACE,			2403
C S R E I MMUNI	REQUEST TO EXIT INTERCOM ICATION TELEPHONE OUTLET, 1" C. STUB INTO ACCESSIBLE SPACE, W = WALL MOUNT 52" AFF. TO CENTER		CEILING MOUNTED SPEAKER	2403

# Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

#### OJECT INFORMATION

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EET DATES SUED FOR CONSTRUCTION MAR. 6, 2025 **B NUMBER** 40300000 EET NUMBER

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# **ELECTRICAL LEGEND AND SPECIFICATIONS**

#### 26 05 33 BOXES

- A. FLUSH INTERIOR 4" SQUARE STEEL BOXES WITH RAISED COVERS AND SQUARE CUT CORNERS. PROVIDE BOXES RATED FOR THROUGH FEED
- B. PROVIDE CAST BOXES FOR EXTERIOR USE DEVICES. PROVIDE COVERS WITH GASKETS.
- C. JUNCTION AND SPLICE BOXES SHALL HAVE GALVANIZED SCREW COVERS AND BE NOT LESS THAN CODE DIMENSIONS.
- THROUGH-WALL AND BACK-TO-BACK BOXES NOT ALLOWED. D. OUTLET AND JUNCTION BOXES USED AS SURFACE METAL RACEWAY SHALL BE MANUFACTURED BY THE SURFACE METAL
- RACEWAY MANUFACTURER TO BE COMPATIBLE WITH THE RACEWAY USED. E. VERIFY LOCATION PRIOR TO ROUGH-IN. MATCH THE HEIGHT OF EXISTING DEVICES FOR INSTALLATIONS IN ADDITIONS
- TO EXISTING FACILITIES.
- F. SURFACE MOUNT RECEPTACLES AND OTHER ELECTRICAL DEVICES IN COOLERS/FREEZERS.

#### 26 05 35 PENETRATIONS

- A. SLEEVES
- 1. FURNISH RIGID CONDUIT SLEEVES FOR CABLES PASSING THROUGH MASONRY, CONCRETE, OR OTHER SIMILAR CONSTRUCTION.
- 2. FURNISH SLEEVE TO MASON FOR NEW MASONRY WALLS.
- 3. FURNISH, INSTALL, AND GROUT SLEEVE IN EXISTING MASONRY AND NEW CONCRETE WALLS. 4. SLEEVE NOT REQUIRED FOR DRYWALL WALLS OR CORE DRILLED HOLE IN CONCRETE WALL.
- B. NON-FIRE RATED INTERIOR WALL AND FLOOR PENETRATIONS: FILL VOID BETWEEN CONDUIT AND SLEEVE, CONCRETE, OR DRYWALL WITH EXPANDING POLYURETHANE FOAM. CAULK BETWEEN CONDUIT AND SLEEVE OR WALL WITH NON-
- HARDENING CAULK C. FIRE RATED INTERIOR WALL AND FLOOR PENETRATIONS: SEAL OPENING AROUND PIPE WITH A UL APPROVED FIRE-STOP
- SYSTEM HAVING AN F-RATING NOT LESS THAN THE HOURLY RATING OF THE ASSEMBLY BEING PENETRATED. D. SMOKE WALL PENETRATIONS: CONDUITS OR CABLES PENETRATING PENETRATION SHALL NOT DESTROY THE BARRIER'S INTEGRITY.
- E. CONTRACTOR SHALL USE CAUTION PRIOR TO MAKING PENETRATIONS AS TO NOT DISTURB ANY EXISTING UTILITIES
- THAT MIGHT BE PRESENT IN EXISTING WALLS, CEILINGS OR FLOORS. THIS CONTRACTOR IS RESPONSIBLE FOR LOCATING EXISTING UTILITIES IN EXISTING WALLS, CEILINGS OR FLOORS.
- F. SEAL ALL RACEWAY, CABLE AND CONDUIT PENETRATIONS THROUGH ALL WALLS IN THE ELECTRICAL ROOM(S). G. SEAL COOLER/FREEZER CONDUIT PENETRATIONS PER DETAILS.

#### **26 05 53 IDENTIFICATION FOR ELECTRICAL SYSTEMS**

- A. ENGRAVED LABELS: ENGRAVED 3-LAYER PHENOLIC LABEL WITH BLACK LETTERS ON WHITE MATERIAL, UNLESS OTHER COLORS ARE CALLED OUT ON THE DRAWINGS OR DETAILS. LABELS MINIMUM 3/4" HIGH AND 3" LONG. LABELS MAY BE ATTACHED WITH DOUBLE BACKED ADHESIVE TAPE UNLESS INDICATED OTHERWISE. LABELS REQUIRED AT:
- 1. DISTRIBUTION PANELBOARDS a. LABEL MOUNTED AT THE TOP OF THE MAIN SECTION TO INCLUDE:
  - 1). BOARD DESIGNATION
  - 2). VOLTAGE
  - 3). BUS AMPERE RATING
  - 4). INTERRUPTING RATING 5). FAULT CURRENT AMPERE RATING
  - 6). "FED FROM" LABEL.
- b. PROVIDE LABEL ADJACENT TO EACH OVERCURRENT DEVICE. LABEL SHALL INCLUDE:
- 1). LOAD IDENTITY OR "SPARE" 2). WHERE THE LOAD IS A SINGLE MOTOR, IDENTIFY MOTOR HP
- PANELBOARDS: a. MOUNT IDENTIFICATION LABEL AT THE TOP OF THE FRONT COVER. MOUNT ON THE INSIDE OF DOOR FOR
- RECESSED PANELBOARDS.
- b. FAULT CURRENT AMPERE RATING
- c. "FED FROM" LABEL. 3. DISCONNECTS:
- a. LABEL EQUIPMENT THAT IT SERVES.
- b. "FED FROM" LABEL.
- B. PROVIDE TYPEWRITTEN DIRECTORY ACCURATELY INDICATING ROOMS AND/OR EQUIPMENT BEING SERVED AT THE FOLLOWING LOCATIONS:
- 1. PANELBOARDS
- C. PROVIDE ARC-FAULT LABELS ON ALL SWITCHBOARDS, DISTRIBUTION PANELS, PANELBOARDS, MOTOR CONTROL CENTERS, DISCONNECTS AND STARTERS. 1. LABEL SHALL MEET THE MOST CURRENT NFPA 70E REQUIREMENTS
- 2. PROVIDE COLORED LABELS. VERIFY LABEL TYPE IS ACCEPTABLE TO THE OWNER'S REPRESENTATIVE PRIOR TO FURNISHING
- D. PROVIDE PREPRINTED SELF-ADHESIVE LABEL ON ALL "POS" RECEPTACLES STATING "POS USE ONLY"
- 26 24 16 PANELBOARDS
- A. MANUFACTURER: SEE SHEET E4.0 FOR NATIONAL ACCOUNT INFORMATION.
- 1. SQUARE D B. CABINET
- 1. NEMA 1 CABINET, OR AS LISTED IN PANEL SCHEDULES, CODE GAUGE STEEL CONSISTING OF A BOX WITH A REMOVABLE FRONT WITH HINGED DOOR AND LATCH.
- 2. FABRICATE WITH STRAIGHT EDGES AND SQUARE CORNERS.
- 3. BOXES SHALL BE MINIMUM 20" WIDE. 4. MANUFACTURER'S STANDARD FINISH, PRIME COAT AND BAKED ENAMEL FINISH.
- 5. RECESSED DOUBLE TUB PANELBOARDS SHALL HAVE TUBS OF THE SAME HEIGHT.
- C. PROVIDE A NAMEPLATE LISTING OF THE PANEL TYPE AND NUMBER OF PROTECTIVE AND SWITCHING DEVICES AND RATINGS.
- D. BUS BARS FOR THE MAINS SHALL BE COPPER OR ALUMINUM SIZED IN ACCORDANCE WITH UL STANDARDS. INCLUDE FULL SIZE NEUTRAL BARS UNLESS OTHERWISE NOTED. PROVIDE GROUND BUS.
- E. NEUTRAL BUSSING SHALL HAVE ONE LUG FOR EVERY BRANCH CIRCUIT THAT THE PANELBOARD IS CAPABLE OF SUPPORTING.
- F. BUS SPACES FOR FUTURE SWITCHING AND PROTECTIVE DEVICES FOR THE MAXIMUM DEVICES AND SWITCHES THAT THE PANELBOARD CAN ACCOMMODATE.
- G. THERE SHALL BE U.L. LISTED SERIES RATING BETWEEN CKT. BREAKERS LOCATED AT THE DISTRIBUTION PANEL AND THE DOWNSTREAM 10k A.I.C. RATED CIRCUIT BREAKERS AT PANELS "A", "B" DUAL-LINE EQUIPMENT CABINET BASED ON THE MAXIMUM FAULT CURRENT AS DETERMINED AT THE SERVICE
- ENTRANCE AND DOWNSTREAM 22K A.I.C. RATED CIRCUIT BREAKERS AT PANEL "D.
- H. CIRCUIT BREAKERS:
- 1. UNLESS INDICATED OTHERWISE, CIRCUIT BREAKERS SHALL BE PLUG-ON, INDIVIDUALLY REPLACEABLE, THERMAL-MAGNETIC, AUTOMATIC FREE TRIPPING, SEPARATELY INDICATING "ON", "TRIPPED", AND "OFF", AMBIENT COMPENSATED AT 40 DEGREES C., SINGLE, DOUBLE, OR TRIPLE POLE, AS REQUIRED BY THE PANEL SCHEDULES. 2. CIRCUIT BREAKERS INDICATED AS MULTIPLE POLE SHALL BE COMMON TRIP.
- 3. SHUNT TRIP BREAKERS SHALL HAVE INTEGRAL RELAYS. PROVIDE FOUR (4) ONE-INCH CONDUIT STUBS FROM PANELBOARD TO AN ACCESSIBLE SPACE FOR EACH RECESSED PANELBOARD.
- 26 27 26 WIRING DEVICES
- A. MANUFACTURERS: COOPER, HUBBELL, LEVITON AND PASS & SEYMOUR.
- B. COLOR
- 1. SWITCH AND RECEPTACLE COLORS SHALL BE IVORY. 2. COVER PLATE COLORS SHALL BE IVORY.
- C. WALL SWITCHES:
- 1. 20-AMPERE HUBBELL 1221 SINGLE POLE, 1223 THREE-WAY AND 1224 FOUR-WAY.
- 3. PROVIDE PILOT LIGHT SWITCHES WHERE INDICATED.
- WATTS MINIMUM, UNLESS NOTED OTHERWISE.
- PROVIDE COLOR CHANGE KIT AS NECESSARY TO MEET DEVICE COLOR SPECIFICATIONS. 3. DIMMERS RATED OVER 1200W SHALL NOT BE MULTI-GANGED. INSTALL PER MANUFACTURERS INSTALLATION
- 4. CONTRACTOR SHALL VERIFY WITH THEIR SUPPLIER(S) ALL DIMMERS AND DIMMABLE FIXTURES ARE 100%
- E. RECEPTACLES:

- 6. MATCH EXISTING MOUNTING HEIGHTS IN EXISTING BUILDINGS WHERE HEIGHTS COMPLY WITH ADA.
- 7. REVIEW RECEPTACLE LAYOUT WITH OWNER PRIOR TO ROUGH-IN. 8. VERIFY ACTUAL LOCATION OF EQUIPMENT WITH OWNER PRIOR TO ROUGH-IN.
- 9. MAKE CONNECTIONS THROUGH THE USE OF PIG-TAILS.
- F. COVER PLATES
- 1. INTERIOR: SMOOTH NYLON MATERIAL.
- MECHANICAL EQUIPMENT ROOM: STEEL 3. EXTERIOR: WEATHER-PROOF, GASKETED, LIFT COVER. RECEPTACLE COVER SHALL ALLOW CONTINUED USE WHEN COVER IS CLOSED.
- 5. BLANK, TELEVISION AND TELEPHONE OUTLETS: 4" SQUARE EXTRA DEEP BOX, SINGLE GANG RING AND BLANK COVER PLATE. PROVIDE CONDUIT FROM EACH BOX INTO AN ACCESSIBLE SPACE. TERMINATE CONDUIT WITH INSULATED CONNECTORS ON BOTH ENDS.

- 2. SEE LEGEND FOR MOUNTING HEIGHTS.
- D. DIMMERS:
  - 1. 20 AMPERE SLIDE DIMMER WITH INTEGRAL ON/OFF SWITCH. DIMMER SHALL BE RATED FOR AN LED LOAD OF 1200
  - 2. FOR LED DIMMING LOADS GREATER THAT 1200W PROVIDE LEVITON AWSMT-7DW OR APPROVED EQUIVALENT.
  - INSTRUCTIONS
  - COMPATIBLE.
  - 1. DUPLEX GROUNDED RECEPTACLES, 20 AMPERE SPECIFICATION GRADE, HUBBELL 5362.
  - 2. GFCI RECEPTACLES: 20-AMPERE HUBBELL SPECIFICATION GRADE WITH LOCK OUT CAPABILITY UPON GFCI FAILURE. 3. USB CHARGER DUPLEX RECEPTACLE, 20 AMPERE WITH 2 USB 3 AMP CHARGING PORTS, LEVITON T5832.
  - 4. EXTERIOR RECEPTACLES SHALL BE MARKED "WEATHER-RESISTANT" PER NEC.
  - 5. SEE LEGEND FOR MOUNTING HEIGHTS.

#### 26 27 27 OCCUPANCY SENSORS / VACANCY SENSORS

A. MANUFACTURERS: COOPER, HUBBELL, LEVITON, SENSOR SWITCH, & THE WATT STOPPER.

1. COLOR: a. WALL MOUNTED SENSORS SHALL BE THE SAME COLOR AS WIRING DEVICES. REFERENCE SPECIFICATION SECTION 26 27 26.

b. CEILING MOUNTED SENSORS SHALL MATCH COLOR OF CEILING THEY'RE INSTALLED ON. 2. SHALL BE FROM THE SAME MANUFACTURER AS THE WIRING DEVICES. B. SENSOR TECHNOLOGY 1. ULTRASONIC (US). a. RESTROOMS b. HALLWAYS 2. PASSIVE INFRARED (PIR) a. STORAGE ROOMS b. WAREHOUSES 3. DUAL TECHNOLOGY (PASSIVE INFRARED & ULTRASONIC) a. OFFICES b. CONFERENCE ROOMS c. OTHER SPACES C. SENSOR PERFORMANCE 1. INFRARED: a. UTILIZE MULTIPLE SEGMENTED LENS, WITH INTERNAL GROOVES TO ELIMINATE DUST AND RESIDUE BUILD-UP. 2. ULTRASONIC: a. UTILIZE AN OPERATING FREQUENCY OF 32 KHZ OR 40 KHZ THAT SHALL BE CRYSTAL CONTROLLED TO OPERATE WITHIN PLUS OR MINUS 0.005% TOLERANCE. UTILIZE DOPPLER SHIFT ULTRASONIC DETECTION TECHNOLOGY. 3. DUAL TECHNOLOGY: a. UTILIZE MULTIPLE SEGMENTED LENS, WITH INTERNAL GROOVES TO ELIMINATE DUST AND RESIDUE BUILD-UP. b. UTILIZE AN OPERATING FREQUENCY OF 32 KHZ OR 40 KHZ THAT SHALL BE CRYSTAL CONTROLLED TO OPERATE WITHIN PLUS OR MINUS 0.005% TOLERANCE. c. INCORPORATE DOPPLER SHIFT ULTRASONIC AND PASSIVE INFRARED MOTION DETECTION TECHNOLOGIES. PRODUCTS THAT REACT TO NOISE OR AMBIENT SOUND SHALL NOT BE CONSIDERED. 4. SENSOR DEVICES SHALL HAVE EITHER INTEGRAL DUAL RELAYS OR CONTROL SEPARATE DUAL RELAY POWER PACKS TO ACHIEVE DUAL LEVEL LIGHTING WHEN DUAL LEVEL CONTROL IS INDICATED. 5. INTEGRAL ADJUSTABLE LIGHT LEVEL SENSOR WITH CAPACITY TO CONTROL ONE OR MORE RELAY WHEN THE SELECTED ADEQUATE DAYLIGHT IS PRESENT. 6. UTILIZE ZERO CROSSING CIRCUITRY WHICH INCREASES RELAY LIFE AND SENSORS LONGEVITY. 7. SHOULD POWER BE INTERRUPTED AND SUBSEQUENTLY RESTORED, SETTINGS AND PARAMETERS SAVED IN PROTECTED MEMORY SHALL NOT BE LOST. 8. SENSORS SHALL BE SIZED FOR THE ROOM THEY SERVE BY MANUFACTURER'S VENDOR OR COVER 1,500 SQUARE FEET WITH STANDARD LENS AND UP TO 90 LINEAR FEET WITH LONG RANGE LENS FOR WALKING MOTION WHEN MOUNTED AT A CEILING HEIGHT OF 12 FEET. 9. INDEPENDENT SENSITIVITY ADJUSTMENTS AND LED DISPLAY FOR EACH SENSING TECHNOLOGY. 10. SENSOR SHALL HAVE STANDARD 5 YEAR WARRANTY AND BE UL LISTED. D. CONTROL STRATEGIES 1. AUTOMATIC CONTROLS SHALL BE MANUAL ON, OR SHALL TURN ON NOT MORE THAN 50% OF THE OF THE CONTROLLED LAMPS WITH THE REMAINING LAMPS BEING CONTROLLED MANUALLY. a. EXCEPTION: PUBLIC CORRIDORS, STAIRWAYS, RESTROOMS, PRIMARY ENTRANCES AND LOBBIES SHALL HAVE FULL ON AUTOMATIC CONTROLS. 2. AUTOMATIC CONTROLS SHALL TURN LIGHTS OFF WITHIN 30 MINUTES OF ALL OCCUPANTS LEAVING THE SPACE. 3. RETRIGGER TIME DELAY: ONLY ONE MOTION IS NECESSARY TO TURN ON THE LIGHTS WITHIN 5 SECONDS AFTER

TURNING OFF. 4. E.C. SHALL INCLUDE TIME IN HIS BID TO WORK WITH THE OWNER AND MANUFACTURER TO DETERMINE THE PROPER TIME AND SENSOR SETTINGS FOR EACH SENSOR IN THE SPACES IN WHICH THEY OPERATE. INCLUDE TIME IN BID TO HAVE THE MANUFACTURER'S REPRESENTATIVE ON SITE AND REVIEW THE JOB TO DETERMINE WHAT THE EXPECTED EQUIPMENT SETTINGS SHOULD BE.

#### 26 28 16 ENCLOSED DISCONNECT SWITCHES

- A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.
- B. NONFUSIBLE SWITCH: TYPE GD WITH LOCKABLE HANDLE. C. FUSIBLE SWITCH: TYPE HD WITH CLIPS TO ACCOMMODATE FUSES. HANDLE LOCKABLE IN OPEN AND CLOSED POSITION. HANDLE INTERLOCKED WITH COVER IN CLOSED POSITION WITH INTERLOCK BYPASS.
- D. ENCLOSURES: NEMA AB 1 AND NEMA KS 1 TO MEET ENVIRONMENTAL CONDITIONS OF INSTALLED LOCATION.
- 1. OUTDOOR LOCATIONS: NEMA 250 TYPE 3R. 2. KITCHEN AREAS: NEMA 250 TYPE 4X, STAINLESS STEEL.
- 3. OTHER WET OR DAMP INDOOR LOCATIONS: NEMA 250 TYPE 4.
- 4. HAZARDOUS AREAS INDICATED ON DRAWINGS: NEMA 250 TYPE 7C
- E. MANUFACTURER'S STANDARD PRIME-COAT FINISH READY FOR FIELD PAINTING.
- F. LABEL EACH ENCLOSURE WITH ENGRAVED METAL OR LAMINATED-PLASTIC NAMEPLATE MOUNTED WITH CORROSION-RESISTANT SCREWS. G. INSTALL EQUIPMENT GROUNDING CONNECTIONS FOR SWITCHES AND CIRCUIT BREAKERS WITH GROUND CONTINUITY
- TO MAIN ELECTRICAL GROUND BUS. H. DEMONSTRATE PRODUCT CAPABILITY AND COMPLIANCE WITH REQUIREMENTS AFTER INSTALLATION AND AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED.
- 1. PERFORM VISUAL AND MECHANICAL INSPECTION AND ELECTRICAL TEST. CERTIFY COMPLIANCE WITH TEST PARAMETERS.
- 2. CORRECT MALFUNCTIONING UNITS, ON-SITE WHERE POSSIBLE, AND RETEST TO DEMONSTRATE COMPLIANCE.



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**PROJECT INFORMATION** 

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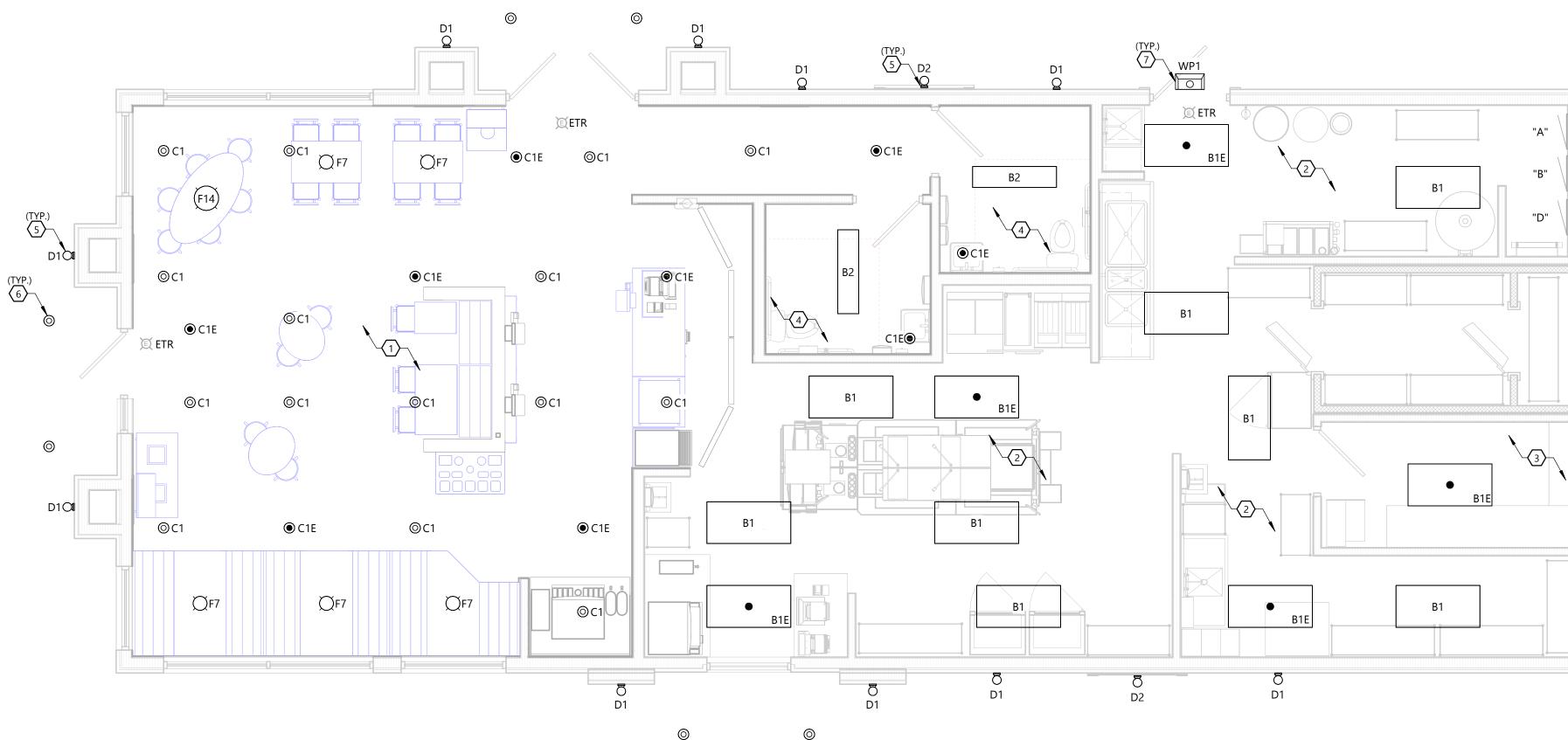
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ELECTRICAL SPECIFICATIONS



# **NORTH** FIRST FLOOR PLAN - LIGHTING

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

	LIGHT F	IXTURE SCHEDULE			
TYPE	DESCRIPTION	VOLTAGE	LIGHT SOURCE	FIXTURE WATTS	MANUFACTURER SERIES - BASIS OF DESIGN
ITERIOR					
B1	2X4 LED PANEL	120 V	LED	31 VA	MAXLIGHT / MLFP-24EP-40/41
B1E	2X4 LED PANEL WITH EMERGENCY BATTERY	120 V	LED	31 VA	MAXLIGHT / MLFP-24EP-40/41-EM
B2	1X4 LED PANEL	120 V	LED	25 VA	MAXLIGHT / MLFP-14-G5-15W-CS
C1	DOWNLIGHT LED 14W 6" RECESSED 30K 90CRI BLACK TRIM WITH ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	120 V	LED	14 VA	ACCUSERV / CR6
C1E	DOWNLIGHT LED 14W 6" RECESSED 30K 90CRI BLACK TRIM WITH ELITE B6IC-AT-W 6" IC AIR SHUT HOUSING	120 V	LED	14 VA	ACCUSERV / CR6
F7	DECORATIVE PENDANT	120 V	LED	20 VA	HI-LITE / H2412-96-CB15-29WLBL-60P
F14	DECORATIVE PENDANT	120 V	LED	20 VA	CAPITAL LIGHTING / HD24/78-EXT/59-INT/15'LCBLC/BLC25WINC MAX, 24" DEEP BOWL PENDANT, CONTACT:PAULA PROTEAU
<b>XTERIOR</b>					
D1	WALL SCONCE	120 V	-	100 VA	PROGRESS LIGHTING / P5642 BRONZE 20
D2	WALL SCONCE	120 V	-	100 VA	TROY / B2772
WP1	EXTERIOR LED WALL PACK - FULL CUT-OFF - BRONZE FINISH	277 V	LED	27 VA	LUMARK / LDWP-FC-3B-ED-7040
• FI N	<b>AL NOTES</b> XTURE MODEL NUMBER MAY NOT REFLECT ALL MOUNTING HARDWARE. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL ECESSARY MOUNTING EQUIPMENT, LENSES, STEMS, SAFETY CHAINS, END PLATES, AND ALL OTHER HARDWARE NECESSARY DR A COMPLETE FIXTURE INSTALLATION. SEE MOUNTING DETAILS WHEN APPLICABLE.	<ul> <li>LED REQUIREMENTS</li> <li>ALL LED FIXTURES SHALL HAV</li> <li>PROVIDE DIMMABLE DRIVERS</li> </ul>			NG INDEX UNLESS NOTED OTHERWISE. /IMABLE".
• 🛛	NE VOLTAGE DRIVERS MAY BE SUBSTITUTED FOR "UNIVERSAL" OR "MULTI-VOLTAGE" DRIVERS.	CONTRACTOR SHALL VERIFY     COMPATIBLE.	WITH THEIR SUPPLIER(	S) THAT ALL DIMMERS	AND DIMMABLE FIXTURES ARE 100%
	L LIGHT FIXTURE POLES SHALL BE RATED FOR WIND ZONE SITE IS LOCATED IN OR 100 MPH WINDS WHICHEVER IS GREATER.	PROVIDE DUAL CIRCUIT TYPE     "DUAL LEVEL" SWITCHED.	DRIVERS OR TWO DRI	VERS PER FIXTURES WH	HEN FIXTURES ARE SHOWN ON PLANS TO BE

• ALL FIXTURES SHALL BE UL OR ETL LISTED. • ALL FIXTURES IN DIRECT CONTACT WITH INSULATION SHALL BE IC RATED OR INSULATION SHALL BE KEPT A MINIMUM OF 3"

• REFER TO PANEL SCHEDULE SHEETS FOR EMERGENCY LIGHTING BATTERY INVERTER REQUIREMENTS.

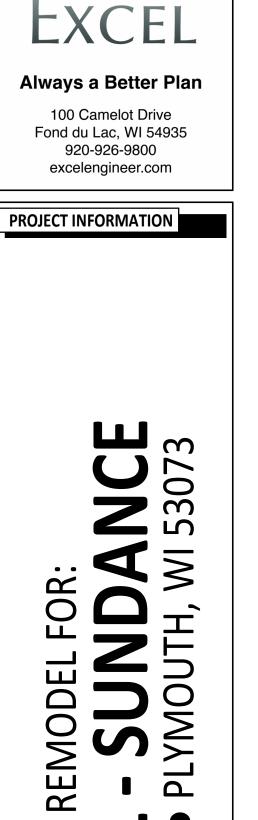
FROM ALL SIDES OF FIXTURES.



- VERIFY ALL EXPOSED CONDUIT ROUTING WITH ARCHITECT/ENGINEER WHERE CONDUIT IS EXPOSED IN FINISHED ROOMS.
- SEE ARCHITECTURAL REFLECTED CEILING AND ELEVATION PLANS FOR LOCATION OF ALL LIGHTING FIXTURES. LOCATE FIXTURES IN ACCORDANCE WITH CEILING AND ELEVATION PLANS.
- DEVICE LOCATIONS MAY BE DISTORTED FOR CLARITY. LOCATE DEVICES SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS.
- SEE LIGHTING FIXTURE LEGEND FOR FIXTURE WIRING INFORMATION.
- CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.
- EMERGENCY AND NORMAL LIGHTING MARKED WITH "NL" SUB SCRIPT SHALL OPERATE CONTINUOUSLY. PROVIDE UN-SWITCHED HOT TO NORMAL AND EMERGENCY BALLAST.
- CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE.
- PROVIDE DEMOLITION SUPPORT TO G.C. FOR ELECTRICAL ITEMS ENCOUNTERED.
- REMOVED AND RE-INSTALL ALL ELECTRICAL DEVICES AS NECESSARY FOR G.C. TO PERFORM WORK.
- REMOVED EXISTING LIGHT FIXTURES WHERE CEILINGS ARE TO BE REMOVED.
- VERITY EXISTING SERVICE AND POWER REQUIREMENTS WITH NEW EQUIPMENT/FURNISHINGS AND PROVIDE AS REQUIRED.

## <u>KEYNOTES</u>

- 1 NEW DINING ROOM LIGHT FIXTURES OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT AND CONTROL NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND AUTOMATIC SHUT-OFF CONTROLS SERVING DINING ROOM.
- (2) NEW KITCHEN LIGHT FIXTURES OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT AND CONTROL NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND AUTOMATIC SHUT-OFF CONTROLS SERVING THIS AREA.
- 3 NEW OFFICE LIGHT FIXTURE OWNER SUPPLIED. VERIFY QUANTITIES & LOCATIONS IN THE FIELD. CIRCUIT NEW LIGHT FIXTURES TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING THIS AREA.
- 4 NEW BATHROOM LIGHTING FIXTURES TO REPLACE EXISTING -OWNER SUPPLIED. VERIFY QUANTITIES & LOCATION IN THE FIELD. CIRCUIT NEW LIGHT FIXTURE TO EXISTING LIGHTING CIRCUIT AND CONTROLS SERVING THIS AREA.
- 5 NEW LIGHT FIXTURE TO REPLACE EXISITING. CIRCUIT AND CONTROL NEW LIGHT FIXTURE WITH EXISTING BRANCH CIRCUIT AND CONTROLS SERVING DEMOLISHED LIGHT.
- 6 EC SHALL SUPPLY AND INSTALL NEW LED BULB IN EXISTING FIXTURE. EC SHALL FIELD VERIFY TYPE AND QUANTITY.
- 7 NEW EXTERIOR LIGHT FIXTURE. CIRCUIT AND CONTROL NEW LIGHT FIXTURE WITH EXISTING CIRCUIT SERVING EXTERIOR LIGHTS.



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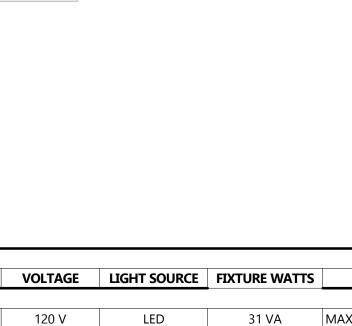
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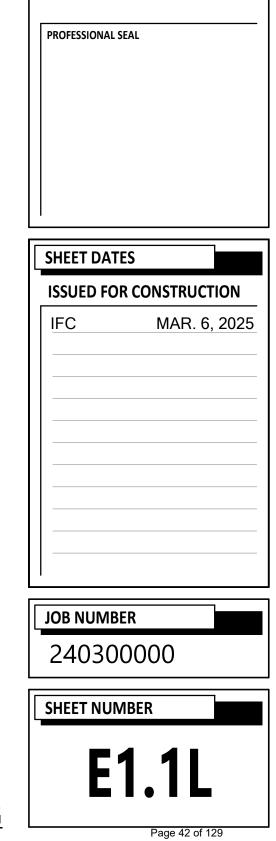
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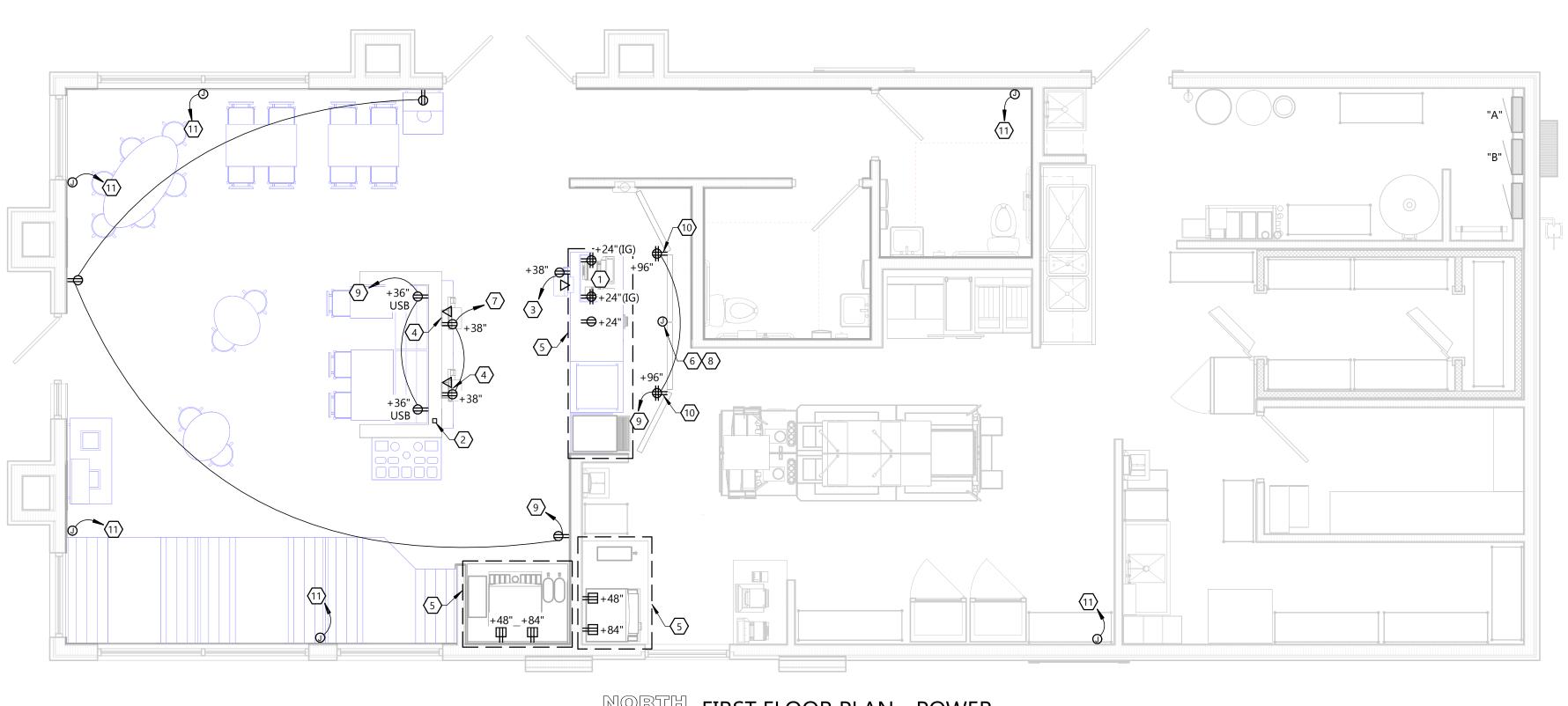
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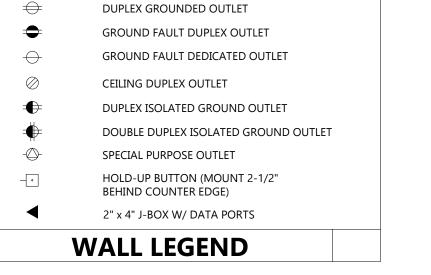
• ALL LED FIXTURES SHALL HAVE MINIMUM 50,000 L70.



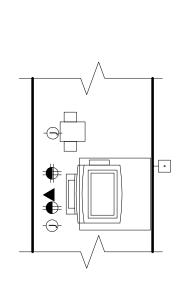
# ELECTRICAL FIRST FLOOR PLAN - LIGHTING



### FRONT COUNTER P.O.S DETAIL NOT TO SCALE



JUNCTION BOX



UTILIZE EXISTING CIRCUITS TO POWER ALL NEW RECEPTACLES. ALL OUTLETS AND BOXES MOUNTED

IN THE SERVING COUNTER CABINETRY

ARE TO BE 24" AFF. INSTALL

AND TO ABOVE

CEILING.

ONLY".

JUNCTION BOXES WITH CONDUIT

E.C. SHALL PROVIDE A PREPRINTED SELF-ADHESIVE LABEL ON ALL POS

RECEPTACLES STATING "POS USE

G.C. TO COORDINATE DIMENSIONS

WITH OWNERS REPRESENTATIVES.

UNDER CABINET TO NEAREST WALL



-(J)-

# MEMBRANE. REQUIREMENTS. MEMBRANE AT PIPE HOODS U.O.N. ROOF PENETRATIONS.

BOX, U.O.N.

WALL DIMS.

HEREIN.

PROVIDED.

- SHALL BE REWORKED AND MAINTAINED.

- SHALL BE RELOCATED AND REROUTED.

## **GENERAL NOTES**

• ALL CONDUIT DROPS ARE INSIDE WALLS U.O.N. SEE ARCH. DWGS. FOR

• DO NOT MEASURE/LOCATE OUTLETS ON DRAWINGS. USE DIMENSIONS

• VERIFY ALL EXPOSED CONDUIT ROUTING WITH ARCHITECT/ENGINEER WHERE CONDUIT IS EXPOSED IN FINISHED ROOMS.

 DEVICE LOCATIONS MAY BE DISTORTED FOR CLARITY. LOCATE DEVICES SYMMETRICALLY WITH THE ARCHITECTURAL ELEMENTS.

• ALL DIMENSIONS TO J-BOXES ARE FROM FACE OF STUD TO CENTER OF

• ALL J-BOX CIRCUITS, CONDUITS, FIXTURES, ETC. SHALL BE AS INDICATED

ON THE ELECT. DWGS. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY

PENETRATIONS INTO WALLS, CEILING, AND FLOORS. DO NOT USE CAULKS OR EXPANSION FOAM FOR SEALANT.

• IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS DATA ON THE LOCATION OF ELECT. ROUGH-INS WITH INFO PROVIDED ON THE ARCH. AND STRUCT. DWGS AND THE EQUIPMENT ACTUALLY SUPPLIED, AND TO CONFIRM THE CORRECTNESS OF ANY DIMENSIONS

• LOCATIONS OF ALL OUTLETS MAY BE RELOCATED TO NEAREST STUD. DO NOT CUT INTO STUDS.

FOR EXACT LOCATIONS OF EQUIPMENT POINTS ON CONNECTION, REFER TO EQUIPMENT MANUFACTURERS SHOP DRAWINGS.

• ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE NEMA-1 FOR INTERIOR

AND NEMA 3R FOR EXTERIOR.

PER SECTION 210.8 (B)(3) LATEST NEC, ALL 15 AND 20A, 120V RECEPTACLES IN COMMERCIAL KITCHENS ARE REQUIRED TO BE GFCI PROTECTED. THIS INCLUDES ISOLATED GROUND RECEPTACLES.

WIRE ALL 20A/1P BREAKERS TO NEAREST AVAILABLE PANEL BOARD. E.C. SHALL FIELD VERIFY PANEL(S) HAVING CIRCUITS ADDED HAVE ENOUGH SPARE CAPACITY TO ACCEPT ADDITIONAL CIRCUITS.

• EC SHALL PROVIDE NEW TYPE WRITTEN CIRCUIT DIRECTORY.

• EXISTING CONDUITS, CIRCUITS OR SYSTEMS IN WALLS OR CEILINGS BEING REMOVED WHICH SERVE SURROUNDING UN-REMODELED AREAS

EXISTING CONDUITS, CIRCUITS OR SYSTEMS PASSING THROUGH THE REMODELED AREAS WHICH SERVE UN-REMODELED AREAS SHALL REMAIN AND BE PROTECTED DURING DEMOLITION AND REMODELING, AND

 CONTINUITY OF CIRCUITS INTERRUPTED BY REMOVAL OF ELECTRICAL DEVICES SHALL BE MAINTAINED.

• NO CONDUIT SHALL BE FASTENED DIRECTLY TO OR THROUGH ROOFING

ALL CUTS IN ROOFING MEMBRANE SHALL BE MINIMAL AND IN ACCORDANCE WITH ROOFING MANUFACTURER AND INSTALLER'S

ALL EXPOSED ELECTRICAL CONDUITS SHALL PENETRATE ROOF

• ALL CONDUITS FROM EXHAUST FANS SHALL BE ROUTED INSIDE OF CURB. ALL WIRING AND CONDUITS SHALL BE CONCEALED. NO CONDUITS PERMITTED TO RUN EXPOSED ACROSS ROOF DECK. ROUTE ALL CONDUITS THROUGH EQUIPMENT ROOF CURBS OR ARCHITECT SPECIFIED

ARMOR CABLE (BX) ALLOWED WHERE ACCEPTABLE BY CODE.

<u>KEYNOTES</u>

- $\langle 1 \rangle$  INSTALL IN CONDUIT RUNNING ON SURFACE OF KITCHEN SIDE OF CABINETRY REAR WALL.
- 2 EC TO PROVIDE WIREMOLD 25DTC DUAL-CHANNEL STEEL POWER POLE TO BRING POWER AND DATA TO KIOSKS.
- $\langle 3 \rangle$  CIRCUIT NEW ORDER KIOSK TO EXISTING BRANCH CIRCUIT SERVING OTHER ORDER KIOSKS.
- $\langle 4 \rangle$  RECEPTACLE AND DATA SHALL BE STACKED HORIZONTALLY. (5) EXISTING RELOCATED EQUIPMENT / REPLACED EQUIPMENT. EXTEND
- EXISTING BRANCH CIRCUIT(S) AS REQUIRED. REFER TO EQUIPMENT PLAN ON A9.1.
- 6 EC/ GC TO RUN (3) ORANGE CAT 6 LINES FROM NETWORK SWITCH TO DATA JUNCTION BOX. CAT6 LINES SHOULD HAVE BOTH ENDS PROPERLY TERMINATED WITH RJ-45 CONNECTORS. EXCESS CAT6 CABLE TO BE COILED INTO SERVICE LOOPS AT EACH END AND LEFT ACCESSIBLE FOR DMB INSTALL TEAM. CAT6 TO BE RUN IN ACCORDANCE WITH ALL LOCAL MUNICIPALITY CODE REQUIREMENTS.
- $\langle 7 \rangle$  EXISTING RELOCATED ORDER KIOSK. EC SHALL EXTEND EXISTING BRANCH CIRCUIT AS REQUIRED.
- $\langle 8 \rangle$  EC / GC TO INSTALL (1) OPEN DATA JUNCTION BOX (JB) IN VALANCE WALL. CONDUIT TERMINATED ABOVE CEILING TO HAVE BUSHING.
- (9) CIRCUIT TO EXISTING SPARE 20A/1P BREAKER IN EXISTING AVAILABLE PANELBOARD OR PROVIDE NEW 20A/1P BREAKER IN EXISTING AVAILABLE PANELBOARD.
- (10) EC / GC TO INSTALL A TOTAL OF (2) QUAD OUTLETS IN (2) QUAD BOXES IN VALANCE WALL AS SHOWN. OUTLETS TO BE STRAIGHT BLADE. OUTLETS TO BE ON AN ISOLATED/DEDICATED GROUNDED CIRCUIT THAT IS NOT CONNECTED TO ANY RESTAURANT POWER MANAGEMENT SYSTEM.
- (11) PROVIDE POWER CONNECTION FOR WALL WASHER LIGHTS. VERIFY ALL REQUIREMENTS WITH SIGN VENDOR PRIOR TO ROUGH-IN.



Always a Better Plan

100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

PROJECT INFORMATION

PROFI	MIDTERM REMODEL FOR:	TACO BELL - SUNDANCE	3062 KILEY WAY
SHE	ET DAT	ES	
ISSU	JED FO	R CONSTR	UCTION
IFC			R. 6, 2025

JOB NUMBER	
240300000	
SHEET NUMBER	
E1.1P	
Page 43 of 129	

ELECTRICAL FIRST FLOOR PLAN - POWER



Site ID: 28453

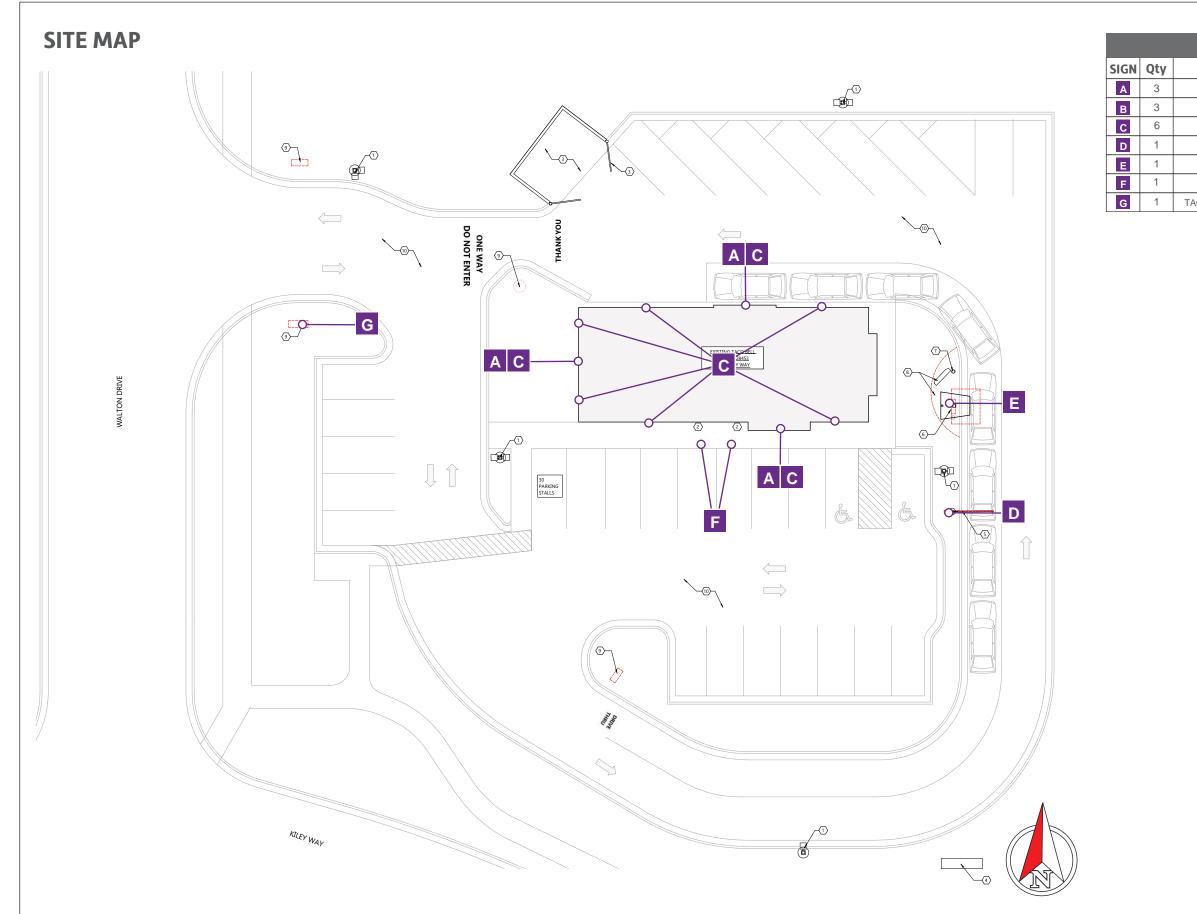
3062 Kiley Way Plymouth, WI 53073

03/20/2025



2655 International Parkway Virginia Beach, VA 23452 757.427.1900 Toll Free: 800.877.7868 www.AGI.net





	LOCATION 3062 Kiley Way	PROJECT MANAGER Zachary Angelillo	CUSTOMER APPROVAL		Approved	This document is the sole property of AGI, and II design reproduction, use and sale rights regarding the same a
TACO	Plymouth, WI 53073		Print Name	Title	Approved as Noted	is subject under a confidential relationship, for a specia recipient, by accepting this document assumes custody document will not be copied or reproduced in whole o
	DESIGNER CM DATE: 03/20/2025		Signature	Date	Not Approved Resubmit with Changes	revealed in any manner or to any purpose for which it special features peculiar to this design to be incorporat

EXTERIOR SIGN LIST				
SIGN CODE	DESCRIPTION			
TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42			
TAC-CL-9.2CM-14	Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy			
TAC-PCL-10	Purple LED Cove Lighting, 10'			
TAC-CLB1	Endeavor Clearance Bar - Non-illuminated, BLACK			
TAC-OPC-EN	Endeavor Order Point Canopy V-1070			
TAC-DV-MP-OP	Mobile Pickup Parking Space Sign 18"h x 12"w, 6'OAH			
AC-P93-FTB-PF-RETRO	Replacement Pan Formed Faces For Retro P93, 12'-3" x 8'-0 3/4", Qty 1 Each Face			



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EXISTING



#### FRONT ELEVATION



)	<b>LOCATION</b> 3062 Kiley Way Plymouth, WI 53073	PROJECT MANAGER Zachary Angelillo	CUSTOMER APPROVAL	Title	Approved Approved as Noted	This document is the sole property of AGI, and II design, ma reproduction, use and sale rights regarding the same are er is subject under a confidential relationship, for a special pu recipient, by accepting this document assumes custody an
тя	<b>DESIGNER</b> CM <b>DATE:</b> 03/20/2025		Signature	Date	Not Approved Resubmit with Changes	document will not be copied or reproduced in whole or in revealed in any manner or to any purpose for which it was special features peculiar to this design to be incorporated i

SIGN	Qty	
Α	1	
в	1	
С	2	

EXTERIOR SIGN LIST				
SIGN CODE	DESCRIPTION			
TAC-BELL-42P-FL	Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42			
TAC-CL-9.2CM-14	Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy			
TAC-PCL-10	Purple LED Cove Lighting, 10'			

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.

manufacturing, expressly forbidden. It purpose, and the and agrees that this n part, nor its contents as tendered, nor any d in other projects.



Scale: 3/16" = 1'

Page 46 of 129



EXISTING





PORTAL ELEVATION



EXTERIOR SIGN LIST				
DESCRIPTION				
Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42				
Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy				
Purple LED Cove Lighting, 10'				

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.

Scale: 1/8" = 1'



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EXISTING





#### DRIVE-THRU ELEVATION



EXTERIOR SIGN LIST						
DESCRIPTION						
Swinging Bell - Purple Face-Lit, Endeavor, 42" V-04.42						
Radius Channel With 14" White Letterset - Mounted to 9'-2" Radius Canopy						
Purple LED Cove Lighting, 10'						

NOTE: Refer to "Wall - Downlighting" cutsheets for layouts and specific details.

NOTE: The Cove Lighting is a low intensity LED illumination shining in a downward direction.





Scale: 1/8" = 1'

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EXISTING

NO ACTION



**REAR ELEVATION** 





Scale: 3/16" = 1'

Page 49 of 129

#### **TAC-BELL-42-FL**

42" Purple, Face Lit Swinging Bell

#### DETAILS

**Dimensions: Height: 3'-6"** 

Width: 3'-10 3/8" **SqFt:** 13.5

Quantity: 3

Illumination: Internal

#### **Electrical Requirements:**

Voltage - 120/277V

Power Supply - 12V remote power supply

Wiring - Low voltage with 1/2" liquid-tight conduit to power supply

Installation: Requires owner supplied 120V power within 5' of transformer box

#### **Specifications:**

MOUNTING HARDWARE						
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING					
Interior -	3/8" SNAP TOGGLE BOLTS					
NOTES:						
1.) THREADED	1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL					
OTHER HA	OTHER HARDWARE IS TO BE PROVIDED BY THE					
INSTALLER AS REQUIRED.						
2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY						
MOUNTING	- HIGHER ELEVATIONS REQUIRE REVIEW.					

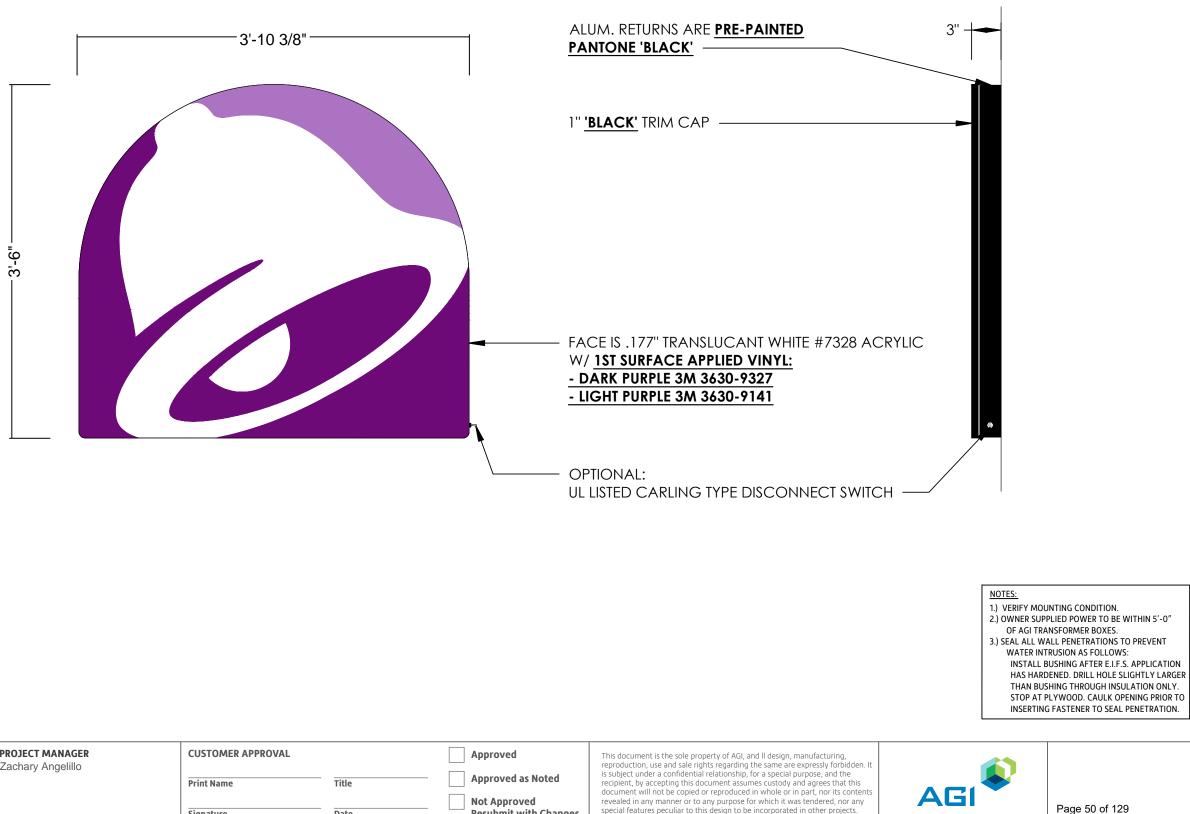
#### Notes:

1) PM to specify part number prior to fabrication. 2) PM to specify interior or exterior application

prior to fabrication.

3) PM to specify optional external disconnect switch prior to fabrication.

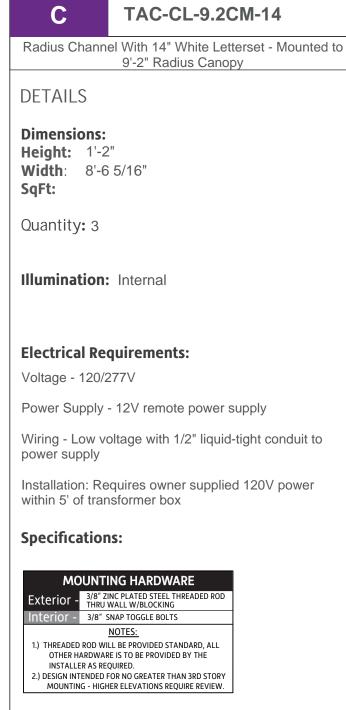
4) Shop to provide touch up paint for installer.



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<b>BELL</b> <sup>™</sup>	DESIGNER CM DATE: 03/20/2025	5	Signature	Date	Not Approved Resubmit with Changes	revealed in any manner or to any purpose for which it v special features peculiar to this design to be incorporate

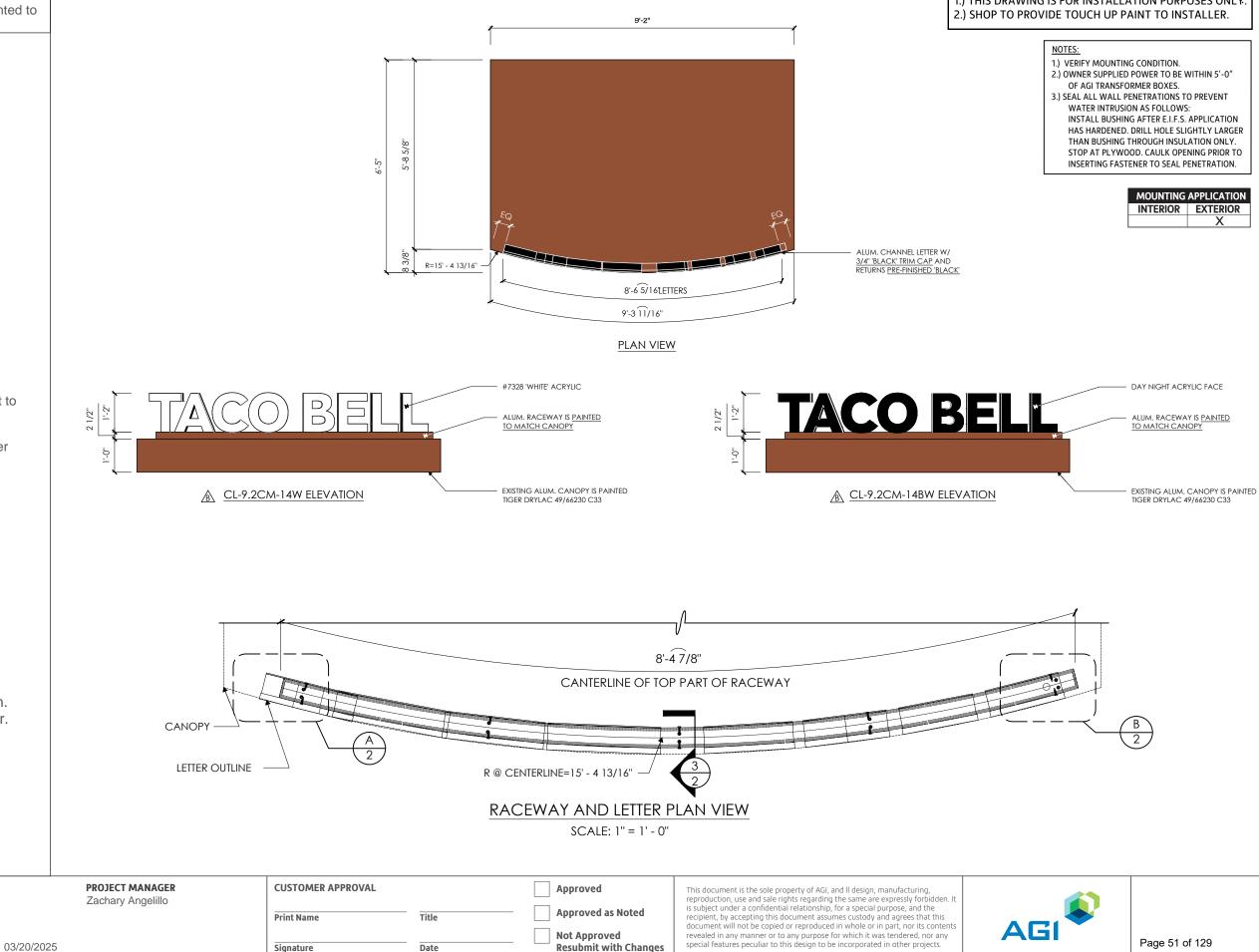
#### NOTE:

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.



#### Notes:

- 1) PM to specify letter type before fabrication.
- 2) Shop to provide touch up paint for installer.



DESIGNER	CM	DATE:

3062 Kiley Way

Plymouth, WI 53073

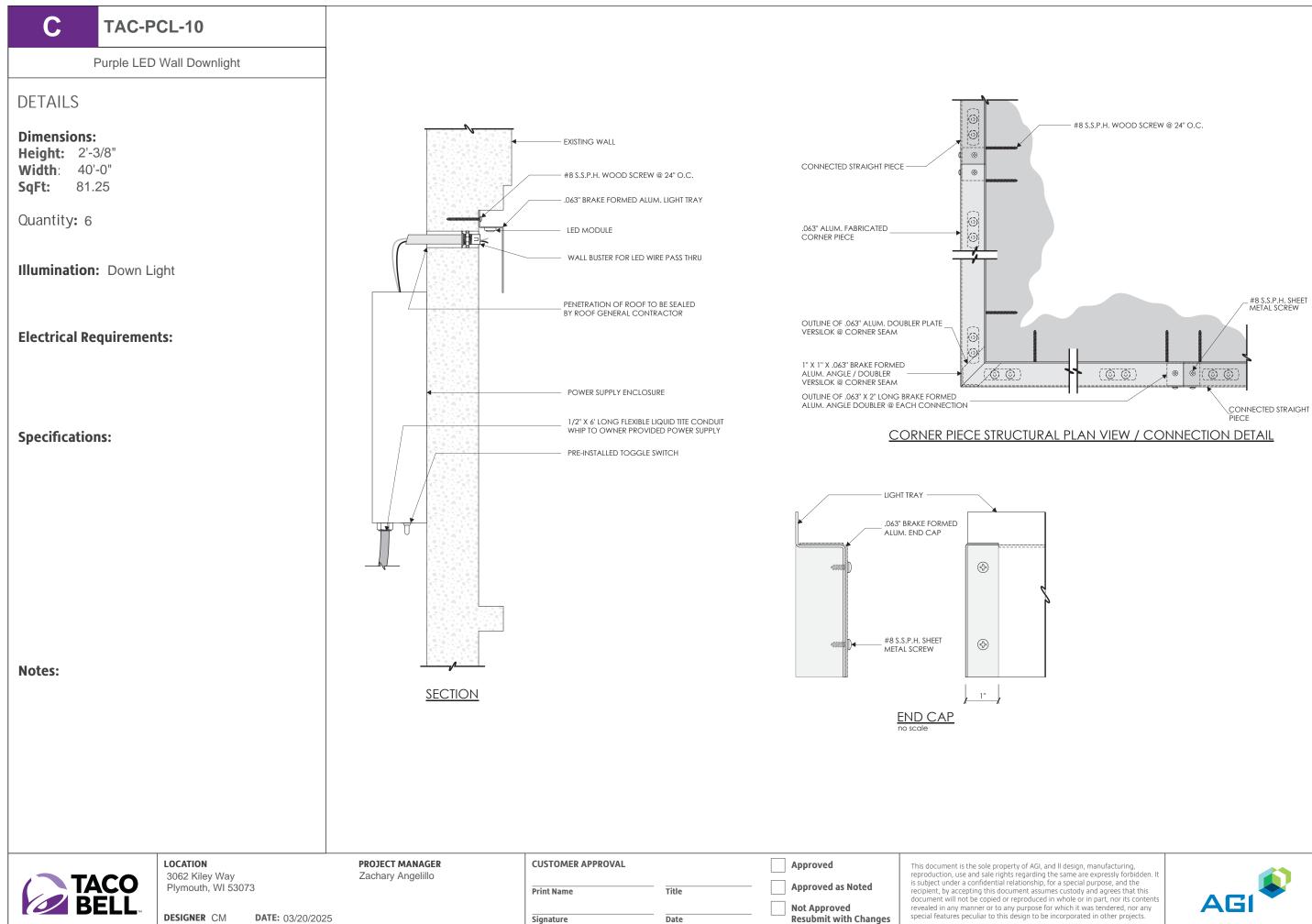
LOCATION



1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.

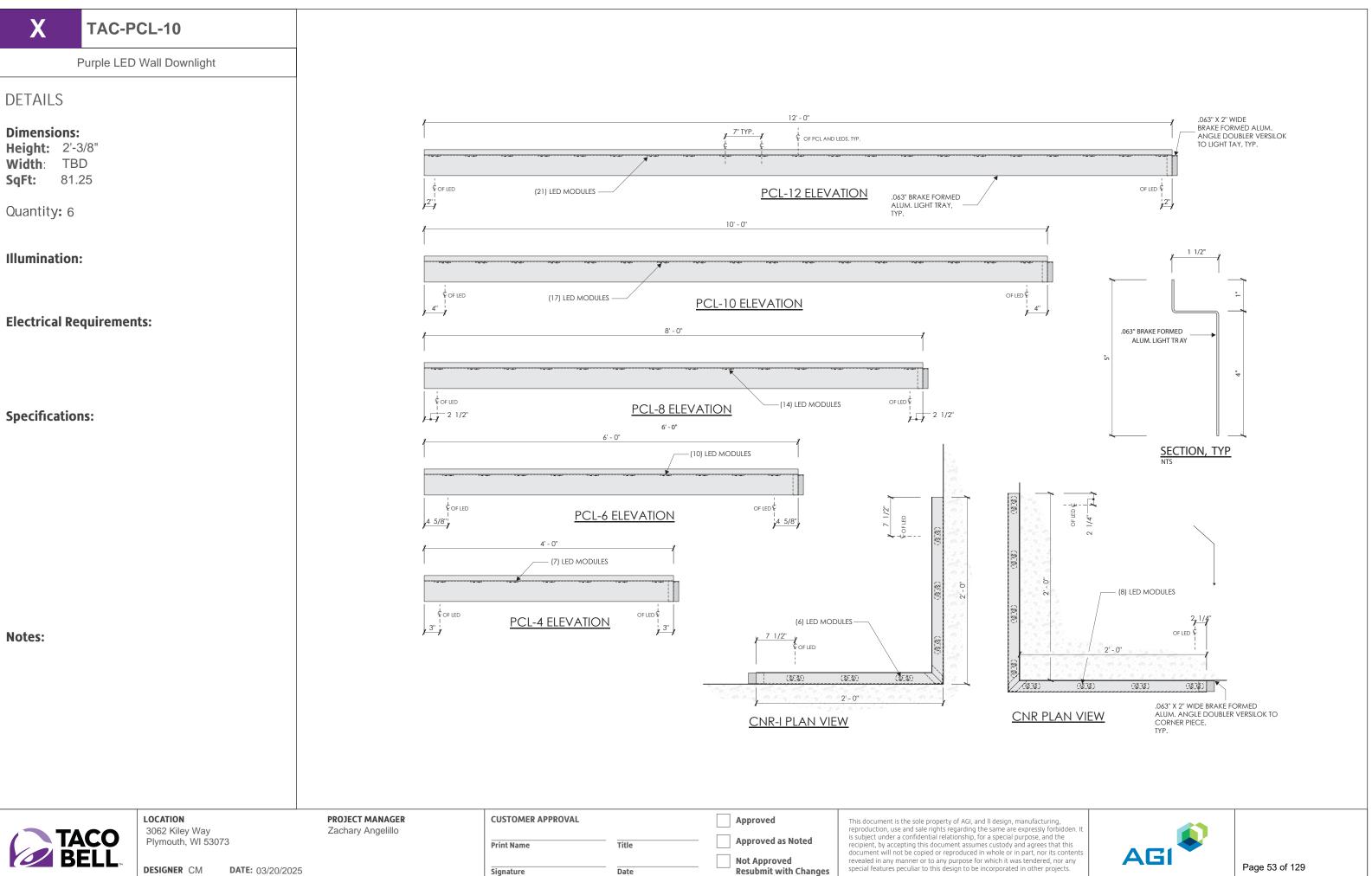


MOUNTING APPLICATION				
INTERIOR EXTERIOR				
	Х			

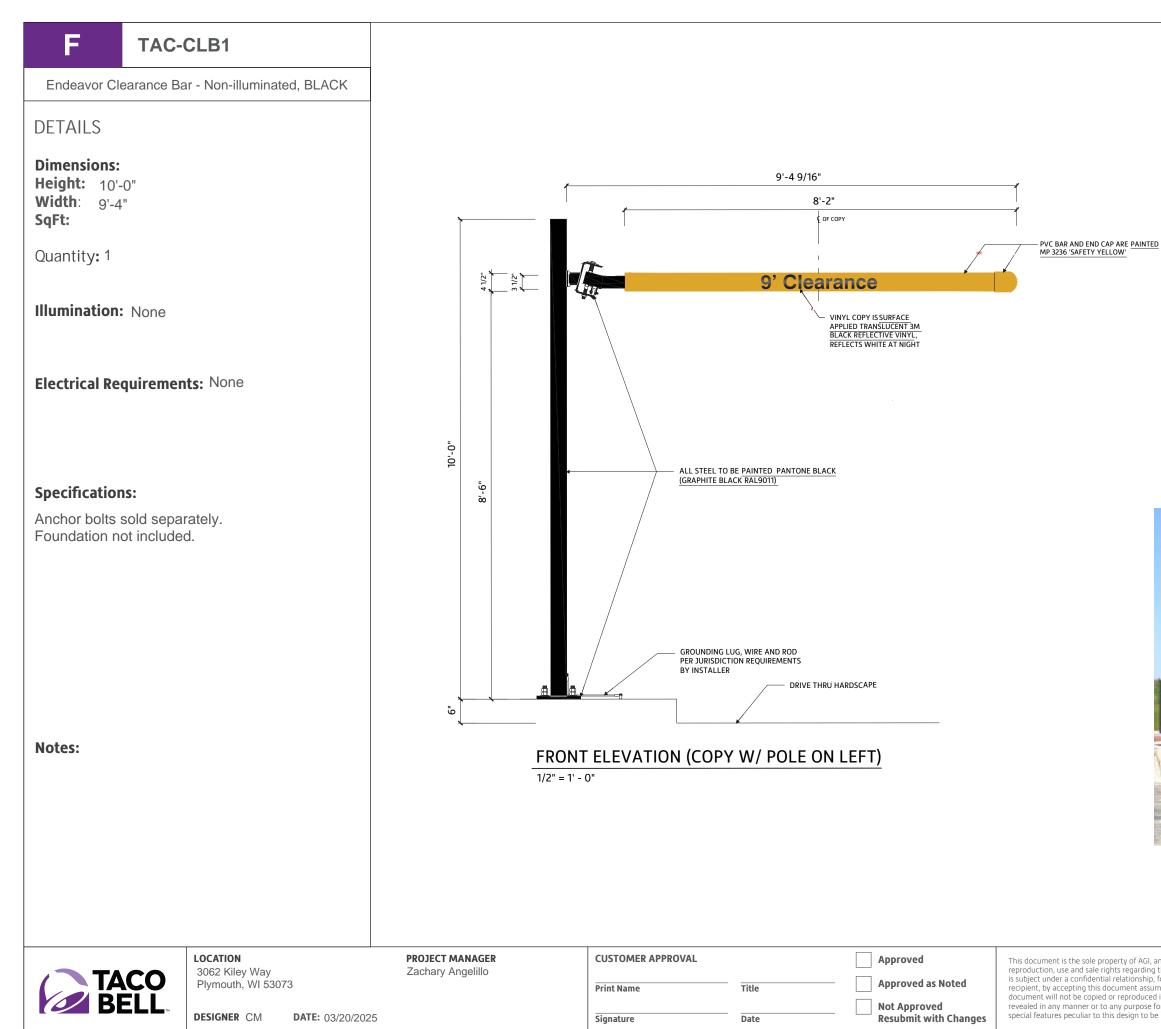


DESIGNER	CM	DATE:	03/20/2025

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<b>BELL</b>	DESIGNER CM DATE: 03/20/2025		Signature	Date	Not Approved Resubmit with Changes	revealed in any manner or to any purpose for wh special features peculiar to this design to be inco



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#### NOTES:

#### **1.) PM TO SPECIFY COPY ORIENTATION PRIOR TO FABRICATION.** 2.) SHOP TO PROVIDE INSTALL HARDWARE AND TOUCH UP PAINT TO INSTALLER.

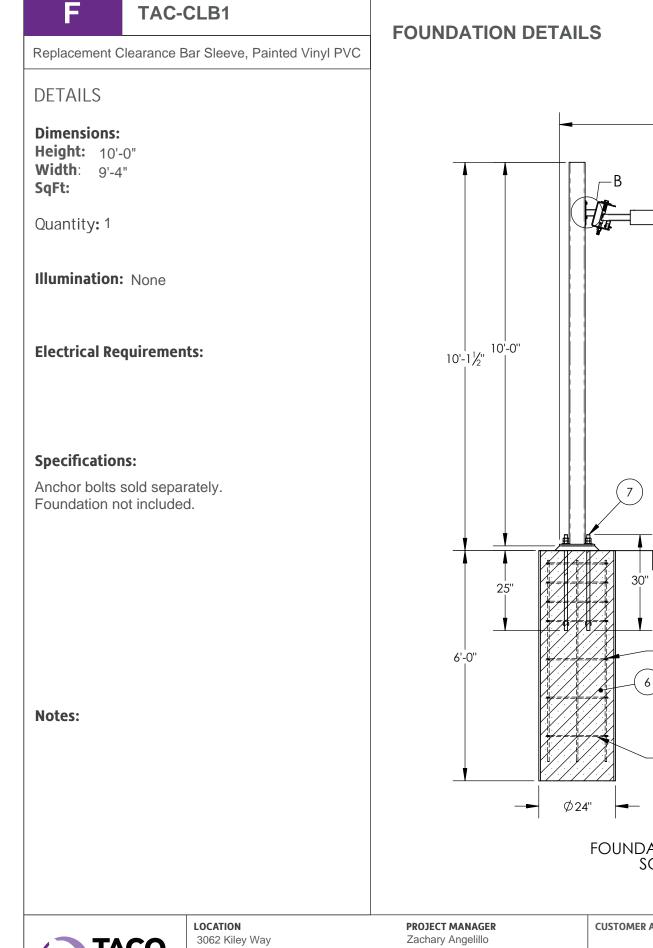
COPY ORIENTATION				
X	POLE ON LEFT			
	POLE ON RIGHT			



#### EXISTING



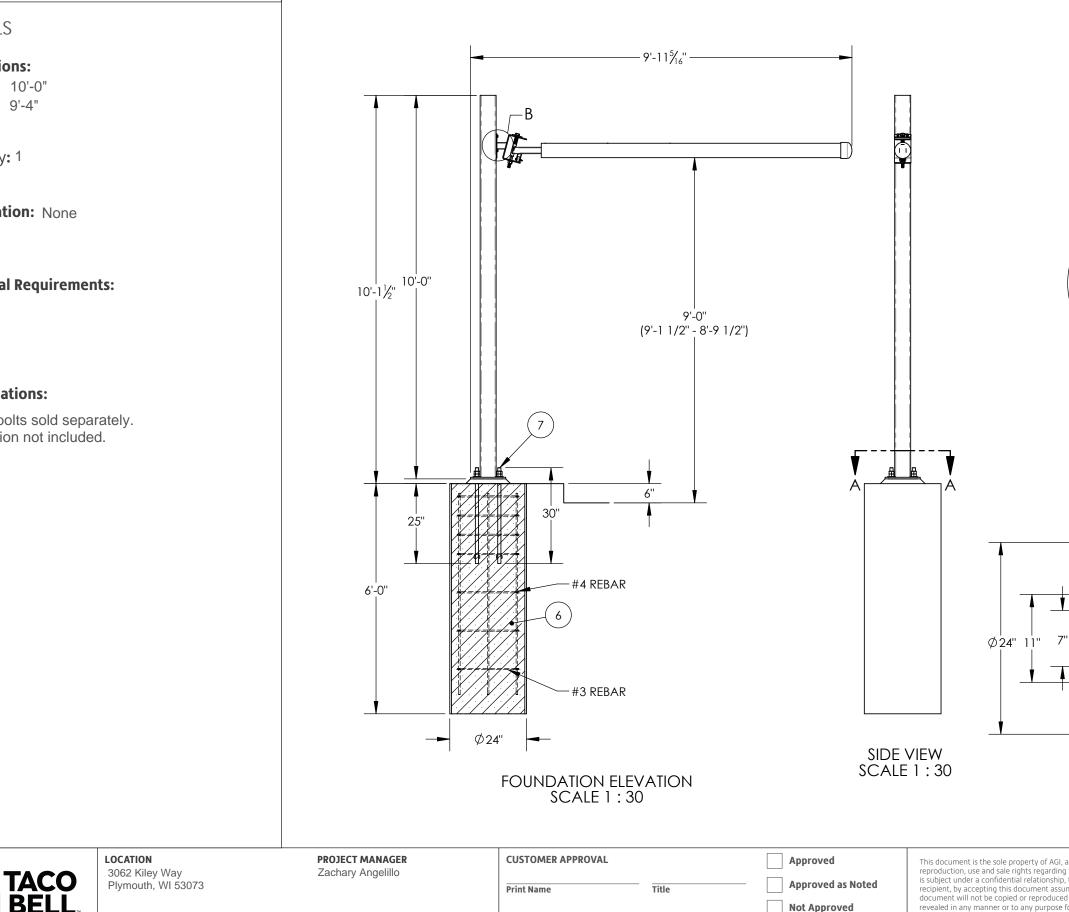
Page 54 of 129

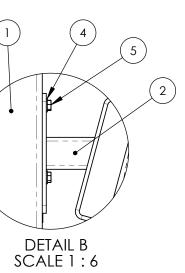


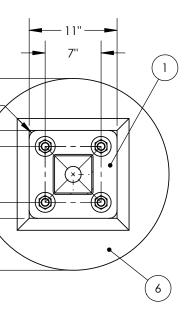
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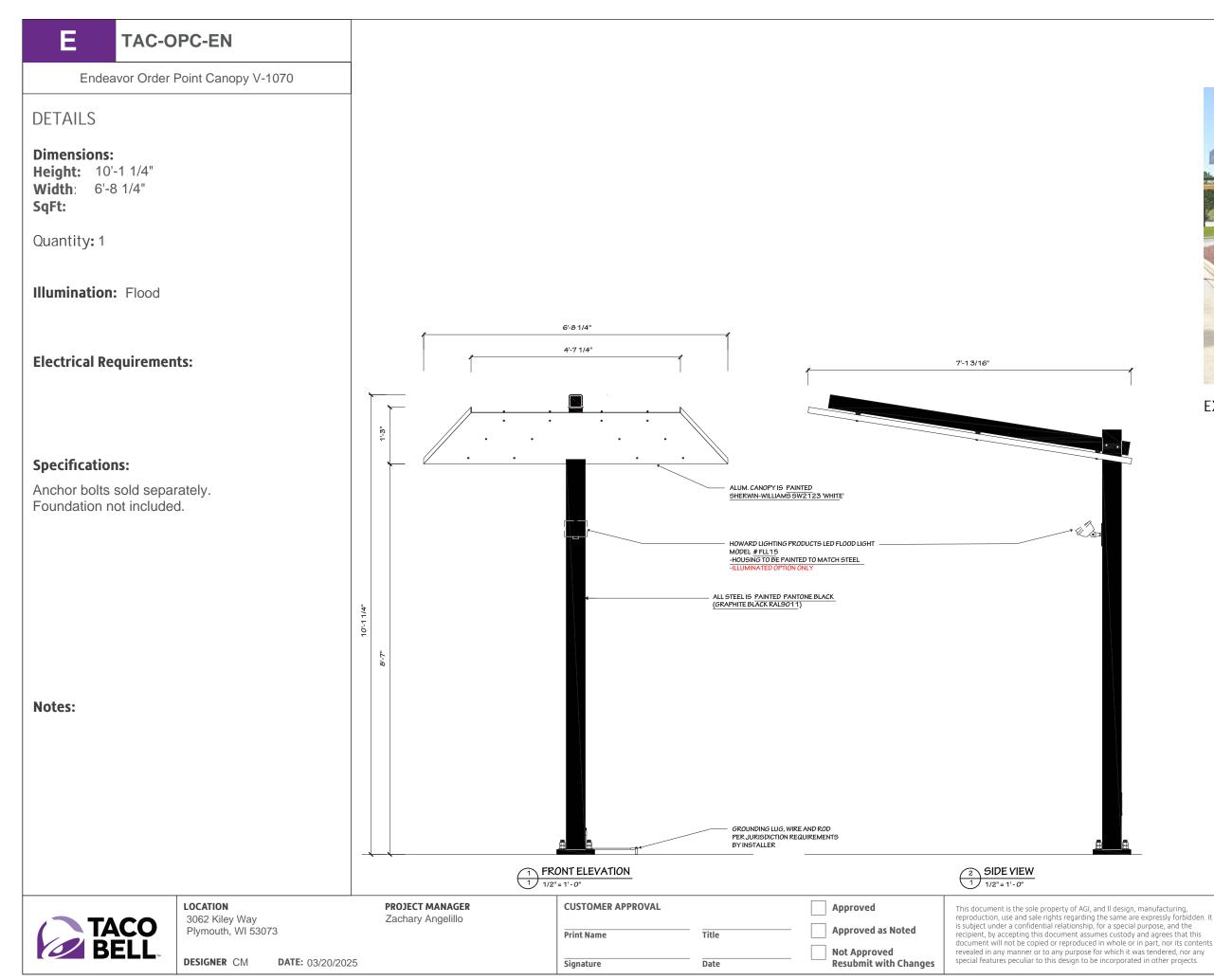


R1''

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EXISTING



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#### R

#### TAC-OPC-EN

Endeavor Order Point Canopy V-1070

#### DETAILS

Dimensions: Height: 10'-1 1/4" Width: 6'-8 1/4"

**SqFt:** Quantity: 1

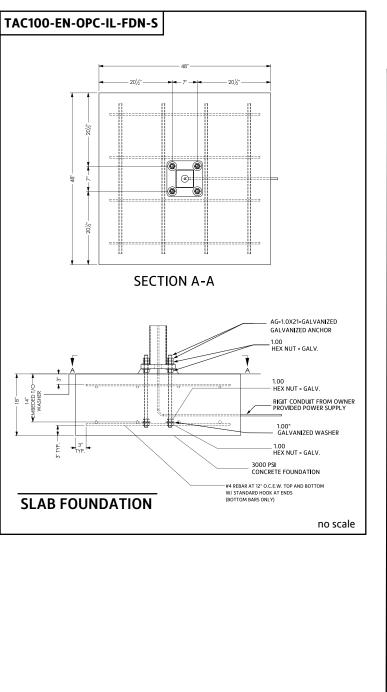
Illumination: Flood

#### **Electrical Requirements:**

**Specifications:** 

Anchor bolts sold separately. Foundation not included.

# FOUNDATION DETAILS

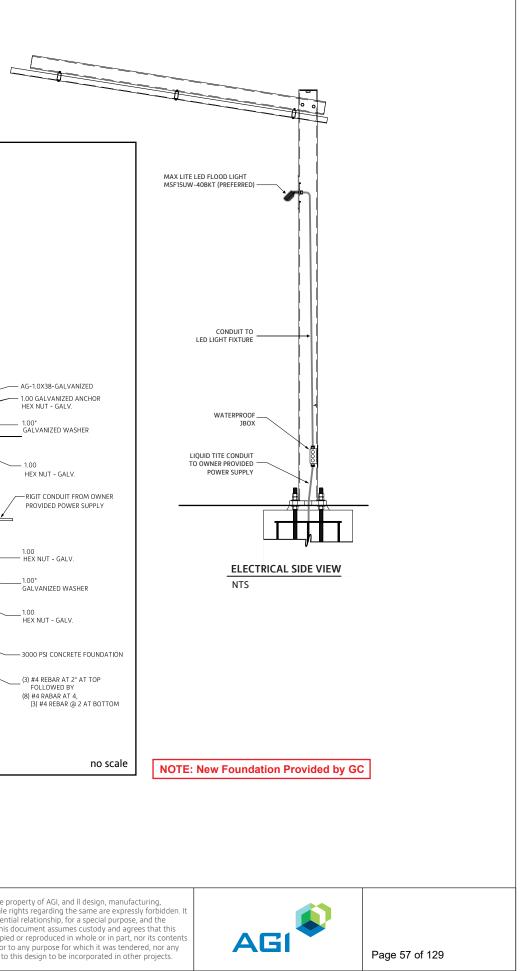


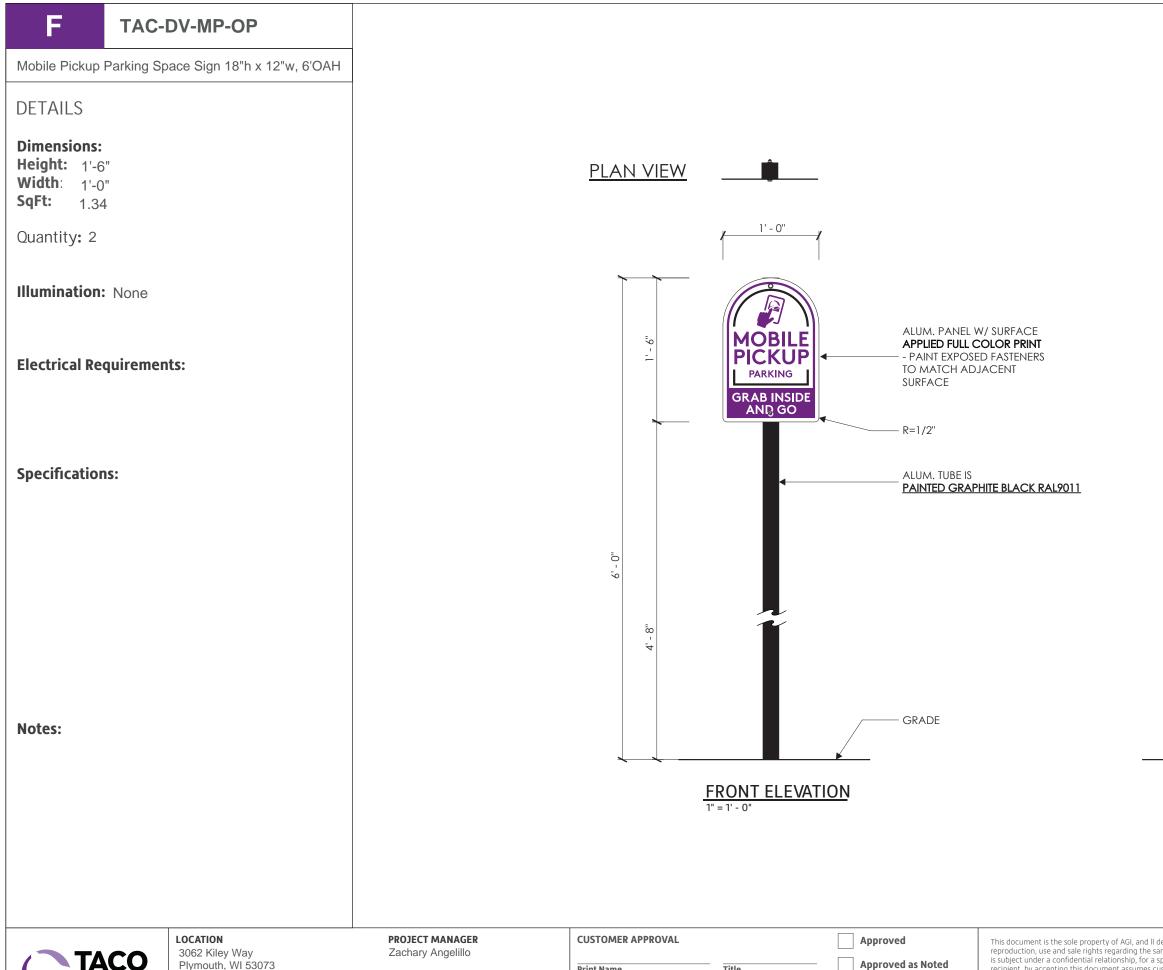
TAC100-EN-OPC-IL-FDN-C ۲ (@ **SECTION A-A** AG-10X38-GALVANIZED - 1.00 GALVANIZED ANCHOR HEX NUT - GALV. Æ 1.00" GALVANIZED WASHER T ╺⋳╕╒╶═⋳╡╡══╡╞══╞╞══╕╞ ╡╡╞══┝╡╡══┤╞══┾┠══┽╞ ┽┤╞══┝╡╡══┤┝ 1.00 HEX NUT - GALV. 31" MBEDED WA<sup>su -</sup> -RIGIT CONDUIT FROM OWNER PROVIDED POWER SUPPLY 1.00 HEX NUT - GALV. 1 \_1.00" GALVANIZED WASHER 414F= \_1.00 HEX NUT - GALV. 44 :## - 3000 PSI CONCRETE FOUNDATION – (3) #4 REBAR AT 2" AT TOP FOLLOWED BY (8) #4 RABAR AT 4, (3) #4 REBAR @ 2 AT BOTTOM → 3" Ø24" CAISSON FOUNDATION

#### Notes:

Foundation by GC







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	DESIGNER CM	DATE: 03/20/2025	Signature	Date

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#### **TAC-P93-FTB-PF-RETRO**

Replacement Pan Formed Faces For Retro P93, 12'-3" x 8'-0 3/4", Qty 1 Each Face, Order Qty 2 For Full Sign, Includes Tooling

#### DETAILS

**Dimensions:** Height: 12'-3" Width: 8'-3/4"

Quantity: 2

**SqFt:** 93

Illumination: Internal

#### **Electrical Requirements:**

Voltage: 120/277V

Power Supply: UL-listed disconnect switch included Conduit from owner-provided power supply

Wiring: Electrical conduit routed through foundation Sealed connections required for water protection

Installation: 2500 PSI concrete foundation required 3/4" galvanized threaded rod with 24" embedment minimum.

Anchors must be installed per manufacturer's specifications

#### **Specifications:**

NOTE: 1.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION. 2.) PM TO SPECIFY SECONDARY MESSAGE OPTION PRIOR TO FABRICATION. 3.) PM TO VERIFY V.O. DIMENSIONS PRIOR TO FABRICATION. 4.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.

5.) SHOP TO PROVIDE PAINT TO INSTALLER.6.) INSTALLER TO PAINT CABINETS, RETAINERS AND COLUMNS PRIOR TO FACE INSTALLATION.

FACE INSTALLATION.



#### **TYPICAL REFURBISH INCLUDES:**

-New Faces/Msg. panel -LED Lighting Upgrade -Housings, Retainers and Support Steel Painted Satin Black. (if applicable)

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EXISTING

SECONARY MESSAGE OPTION			
	'BREAKFAST'		
	'DELIVERY'		
X	'DRIVE THRU'		
	'GO MOBILE'		
	'LATE NIGHT'		





RECOMMENED

n, manufacturing, are expressly forbidden. It ial purpose, and the dy and agrees that this or in part, nor its contents t was tendered, nor any ated in other projects.



Page 59 of 129



 Telephone:
 (920) 893-3745

 Facsimile:
 (920) 893-0183

 Web Site:
 plymouthgov.com

#### **DATE:** March 11, 2025

TO: Plan Commission

#### **FROM:** Jack Johnston, Assistant City Administrator/Community Development Director

**RE:** Site Plan Seeking Approval; 127 North Street, South Pier, LLC, for the construction of a 660 square foot detached garage. Watson (enclosure)

ZONING CONSISTENCY MATRIX				
	Required	Provided		
Zoning	B-2	B-2 (no change)		
Maximum Lot Coverage of All Buildings	None	n/a		
Minimum Lot Width at Building Line	None	n/a		
Minimum Front Yard Setback	None	n/a		
Minimum Side Yard Setback				
Principal Building Accessory Building	None	n/a		
Minimum Rear Yard Setback	None	n/a		
Maximum Height Any Structures	Principal: 45' Accessory: 25'	~15'		

#### Background:

Dr. Toby Watson has submitted an application to construct a 22' by 30' detached garage on the southern end of the property located at 127 North Street. The project also calls for the installation and replacement of some sidewalk on the property to connect the home to the garage. The property is used as a single-family home. The Plan Commission does not typically review additions or new constructions for residential properties, but as the property's base zoning is B-2 general business (housing is a permitted use), a site plan review is required by City code.

#### City Zoning/Comprehensive Plan:

The property is within the B-2 Business General zoning district. The above zoning matrix indicates the property is conforming in terms of setbacks, both for the existing building and the proposed garage. The Plan Commission should note the B-2 district does not have any setback restrictions for principal or accessory buildings as required by City Code. As such, the proposed garage appears to be proposed very close to the lot line of the adjacent property line (The Plymouth Inn).

The City's Comprehensive Plan, most recently updated in 2022, indicates the property has a future land use designation as commercial. As B-2 zoning allows both commercial, single family, two-family, and multi-family housing as a principal use, city staff advises the plan to utilize this property for housing is in harmony with the comprehensive plan.

#### Shoreland Zoning/Wetlands/Floodplain:

The property is not within City shoreland zoning nor an identified or suspected wetland. FEMA flood plain mapping also indicates the property is outside an identified floodplain.

#### Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

#### Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts\* before the issuance of a building permit from the building inspector:

\*As this property has business zoning, a site plan review is still required.

• Site plan approval. All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

#### Staff Recommendation:

Staff recommends the Plan Commission approve the detached garage for the 127 North Street property.

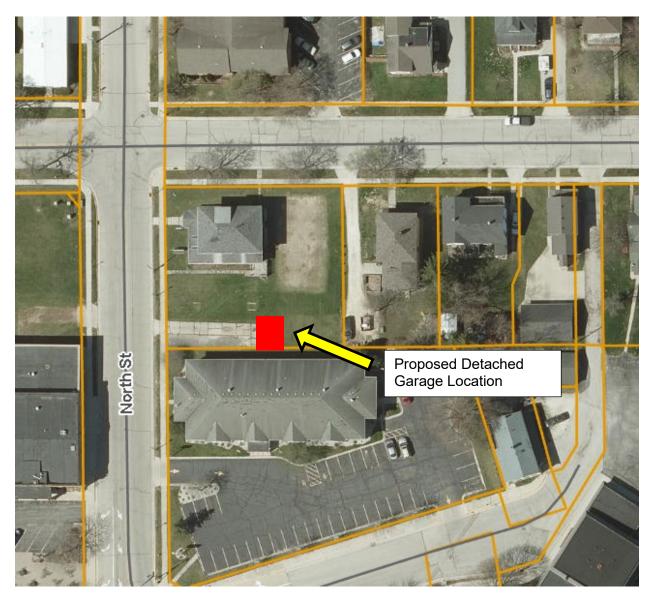
#### **Copies Mailed/Emailed To:**

I. Dr. Toby Watson: tobytylerwatson@gmail.com

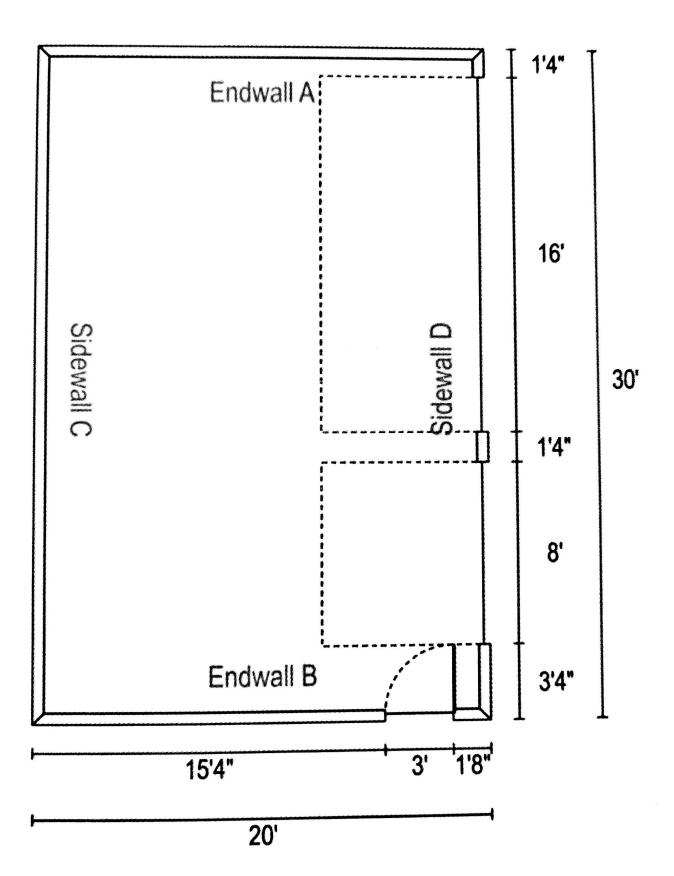
#### Attachments:

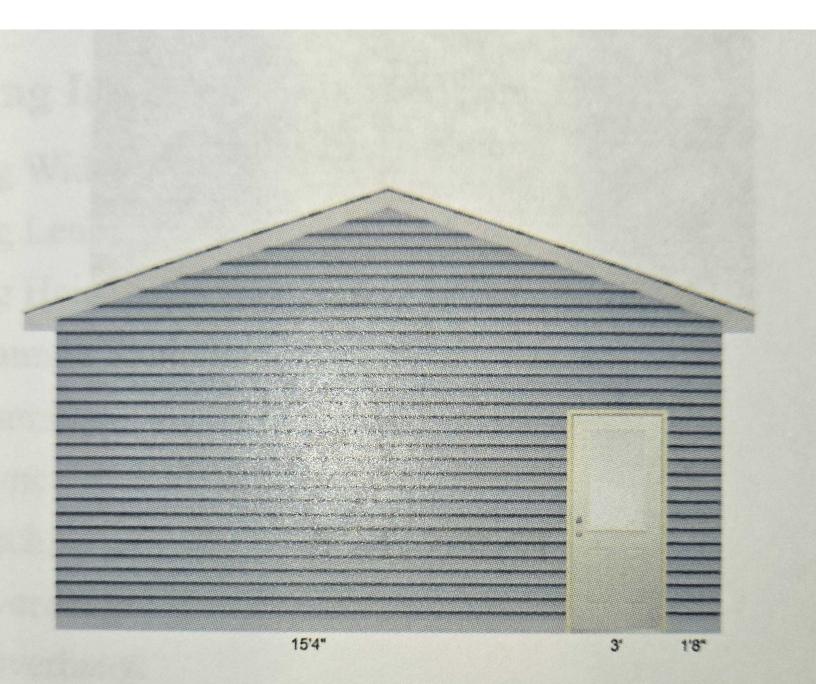
- I. GIS Map
- II. Building Plan Materials

#### Attachment I



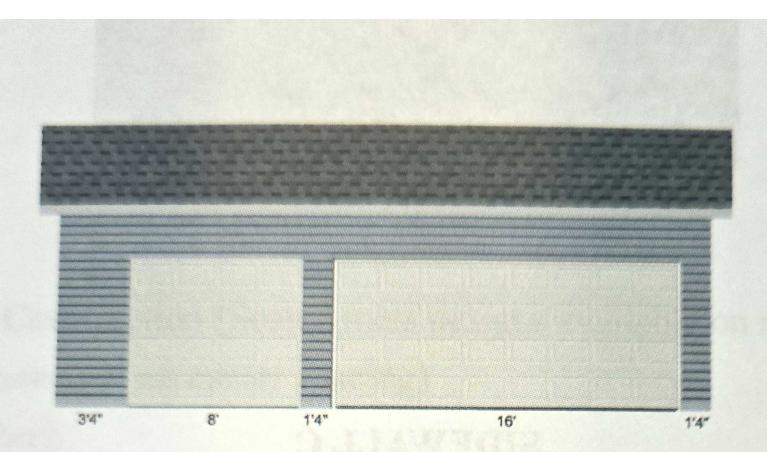






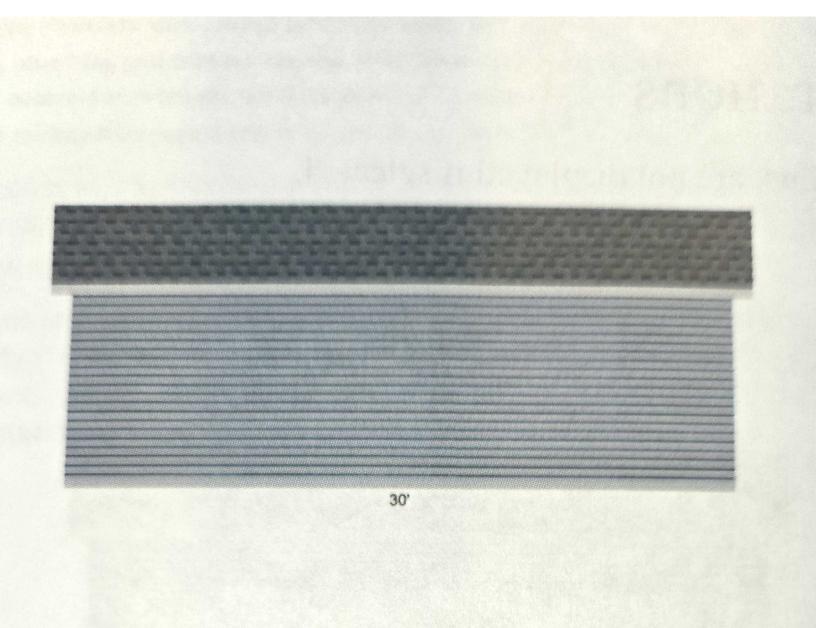
# **ENDWALL B**

Mastercraft® 36W x 80H Primed Steel Half Lite

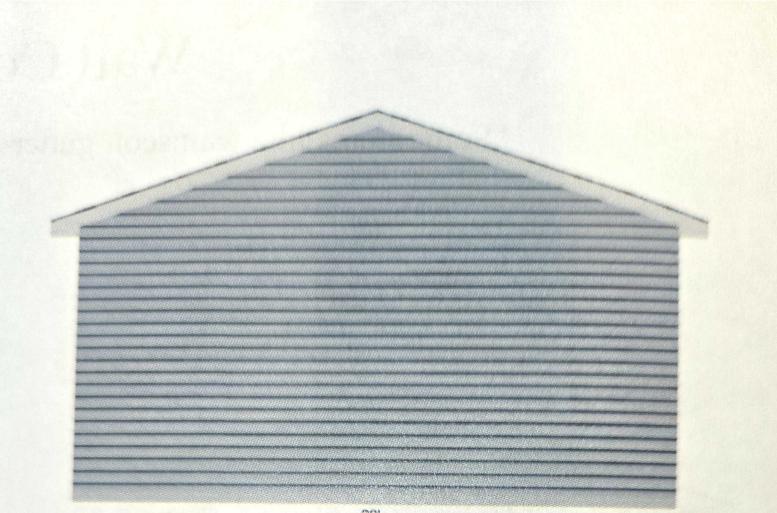


# SIDEWALL D

# 8X7 White Raised Panel Extension Spring 16X7 White Raised Panel Extension Spring



# SIDEWALL C



#### 20'

# **ENDWALLA**



 Telephone:
 (920) 893-3745

 Facsimile:
 (920) 893-0183

 Web Site:
 plymouthgov.com

#### **DATE:** March 17, 2025

TO: Plan Commission

**FROM:** Jack Johnston, Assistant City Administrator/Community Development Director

**RE:** Site Plan Seeking Approval; 900 County Road PP (Plymouth Utilities), City of Plymouth, for the construction of a 12,000 square foot detached garage. Plymouth Utilities/Blakeslee (enclosure)

ZONING CONSISTENCY MATRIX				
	Required	Provided		
Zoning	HI	HI (no change)		
Maximum Lot Coverage of All Buildings	50%	~7.5%		
Minimum Lot Width at Building Line	200'	>600' at northern building line		
Minimum Front Yard Setback	40'	>300'		
Minimum Side Yard Setback Principal Building Accessory Building	30' 10'	~100' from northern property line for new building		
Minimum Rear Yard Setback	40'	n/a (two front yards)		
Maximum Height Any Structures	45' any structure; up to 80' with CUP	20'		

#### Background:

Plymouth Utilities, owned by the City of Plymouth, has submitted a site plan review application for the construction of a new 12,000 square foot detached garage for the storage of electric utility materials and vehicles. The project also requires Wisconsin Public Service Commission (PSC) approval prior to construction of the garage. It is anticipated that PSC will consider approval of this project later this spring.

#### City Zoning/Comprehensive Plan:

The property has HI – Heavy Industrial Zoning. The use of the property is conforming with City zoning code. The City's Comprehensive Plan indicates this property should remain institutional/governmental on the Future Land Use Map. As such, so comprehensive plan or rezoning amendment is required for this project to move forward.

#### Shoreland Zoning/Wetlands/Floodplain/Stormwater:

The property has no identified wetlands or flood plain. A portion of the northwestern corner of the property is within the 0.2% annual change flood hazard as identified by FEMA. The proposed garage is outside of this area, however. Kapur Engineering evaluated storm water flows with the proposed storage shed to the existing pond. The pond does have adequate capacity for the new development. The storm water report is available at City Hall should the Plan Commission wish to review it.

#### Public Works/Plymouth Fire Department Review:

Both Public Works Director Austin and Chief Pafford reviewed the proposal and have no concerns.

#### Plan Commission Consideration(s):

Sec. 15-1-3(g) of the City Code indicates that the Plan Commission must review and approve any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts before the issuance of a building permit from the building inspector:

• *Site plan approval.* All applications for building permits for any construction, reconstruction, expansion or conversion, except for one and two family residences in residentially zoned districts shall require site plan approval by the plan commission.

When considering acting on a site plan application, the Plan Commission should consider the following:

- a. The appropriateness of the site plan and buildings in relation to the physical character of the site and the usage of adjoining land areas.
- b. The layout of the site with regard to entrances and exits to public streets; the arrangement and improvement of interior roadways; the location, adequacy and improvement of areas for parking and for loading and unloading; and shall, in this connection, satisfy itself that the traffic pattern generated by the proposed construction or use shall be developed in a manner consistent with the safety of residents and the community, and the applicant shall so design the construction or use as to minimize any traffic hazard created thereby.
- c. The adequacy of the proposed water supply, drainage facilities and sanitation and waste disposal.
- d. The landscape and appearance of the completed site. The plan commission may require that those portions of all front, rear and side yards not used for off-street parking shall be attractively planted with trees, shrubs, plants or grass lawns, and that the site be effectively screened so as not to impair the value of adjacent properties nor impair the intent of purposes of this section.

Furthermore, Sec. 13-1-35(a)(20) of the City Code specifically dictates that accessory uses and structures must be approved by the Plan Commission in the H-I district.

#### **Staff Recommendation:**

Staff recommends the Plan Commission approve the detached garage for Plymouth Utilities at 900 County Road PP.

#### Copies Mailed/Emailed To:

I. Tim Blakeslee: tblakeslee@plymouthwi.gov

#### Attachments:

- I. GIS Map
- II. FEMA Map
- III. Site Plan and Building Plan Materials

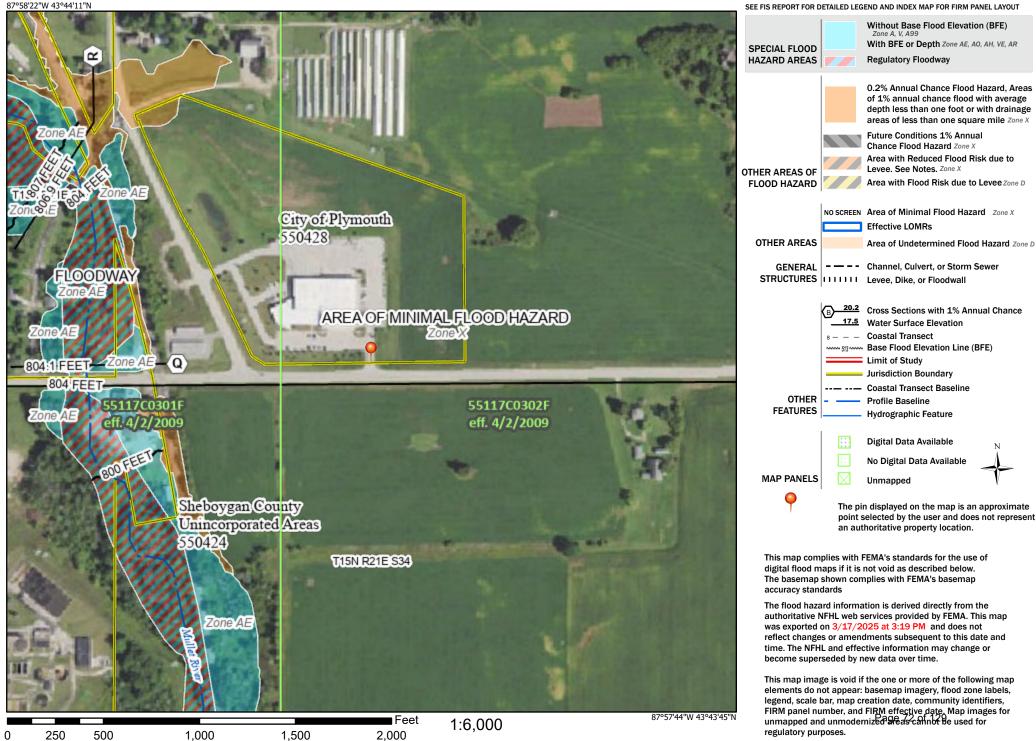
#### <u>Attachment I</u>



# National Flood Hazard Layer FIRMette



#### Legend



Basemap Imagery Source: USGS National Map 2023

# Building Project Proposal For: Plymouth Utilities



By: Bill Hamm Sales Operations Business Partner (262) 689-5688 (262) 629-5521 ext. 159 Proposal Number: 524720240403 Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

04/03/2024

Plymouth Utilities 900 County Road PP Plymouth, WI 53073

Dear Plymouth Utilities,

Thank you for the opportunity to present this custom proposal for your consideration. We take great pride in listening to your needs and transforming them into an attractive yet functional building. At Walters Buildings we focus on meeting your expectations through communication, honesty, dependability and a quality product at a fair price; which ultimately translates to a high value for your construction dollar.

### **Our Company**

Walters Buildings is a family owned business based out of Allenton, WI that has been building agricultural, commercial, industrial and suburban structures for over 50 years. We have manufacturing facilities in Allenton, WI and Fairfield, IL and have sales/construction centers in MN, WI, IL, OH and KY.

### **Our Product**

In post-frame construction, the columns are the heart of the building. We have spent years in design, research and testing to develop and patent our shear transfer plated (STP) columns. The southern yellow pine column, stronger than solid sawn posts, joins an untreated upper portion with a bottom portion treated to 0.8 pounds per cubic foot retention of chromated copper arsenate (CCA.) We warrant our columns for 50 years (including material and labor) if any preservative treated material should fail due to decay or insect attack.

We know that a building is only as strong as the foundation that is it built on. Our columns are solidly anchored to a structurally designed foundation which is capable of carrying all applicable forces applied to the structure such as snow and wind loads.

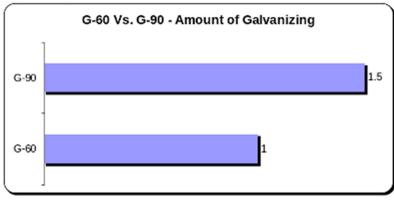
As participants of the Truss Plate Institute's (TPI) Quality Assurance Certification program, we are always required to be available for unscheduled inspections of our truss plants and lumber inventory. These inspections, too stringent for most companies, check that the correct grade of lumber is used, and the quality of the truss plates and proper joint placement is maintained. To further assure the quality of our roof trusses, our in-house staff of registered engineers also supervises our manufacturing facility and constantly looks for new and improved truss designs and manufacturing techniques.

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can Walters Buildings utilizes roll-forming and sheet leveling equipment that provides the means to rollform a panel that is 28-gauge 92,000 psi (80,000 psi minimum) structural quality material that has a G-90 substrate with a quality paint finish. The panel features a 1" deep geometric designed - diaphragm enhancing rib that assures reliable structural integrity for you roof and sidewall panels. The quality of this panel is reflected in our warranty: 35-year film integrity, 25 year fade and chalk and 10 year non edge rust.

### Steel Thickness (28-gauge vs 29-gauge)

- \* Walters' steel panels have a minimum bare metal thickness of .016 inches. Our final panel thickness measures .0171 inches with all coatings applied.
- \* Competitors typically use a 29-gauge panel which has a minimum thickness of .0142 inches.
- \* This is a difference of 20.4% more steel strengthening and protecting your entire building.

### Galvanizing (G-90 vs G-60)



- \* Because G-90 has 1.5 times more galvanizing than G-60 it costs more.
- \* The benefit of more galvanizing is enhanced rust resistance that will drastically increase the lifespan of your building.
- \* Galvanizing has the ability to mend itself through nicks and cuts. Galvalume lacks this ability. Galvanizing is able to better protect the underlying steel from rust and other corrosion.

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

# 75' 0" x 160' 0" Gable style building

**Design Information** 

### **Building Dimensions**

- \* 75' 0" wide
- \* 160' 0" long
- \* 20' 0" high from grade to heel of truss

### <u>Truss</u>

- \* Top Chord: 2x12 at 3:12 pitch
- \* Bottom Chord: 2x12 at 0:12 pitch
- \* Heel Height: 14"

### **Doors and Windows**

- \* [12] 7' x 2' fixed Low-E windows
- \* [4] thermally broken walk door(s) with self flashing steel frame and steel door leaf with Kwikset leverset and deadbolt including lockguard and closer
- \* [2] 18' x 18' Series #700 Haas insulated rib panel overhead doors with operators and remotes

### **Selected Options**

- \* Kneebrace free interior wall design to optimize available headroom
- \* Dripstop condensation suppressant included on the roof panels
- \* 160 linear feet of Uni-vent ridge providing increased air flow to the attic
- \* Screw fastener type will be used on the entire building's exterior walls
- \* 3' high wainscot on the entire building
- \* 1' overhang installed around the entire building

### **Included Items**

- \* Sealed Plans
- \* Portable Restroom
- \* Dumpster
- \* Job Site Supervision

### Standard on all Walters Buildings

- \* 28-gauge steel panels with G-90 galvanizing
- \* Columns treated to 0.8 pounds per cubic foot of CCA
- \* Solid ball footing

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

- \* Gutters and downspouts
- \* Written warranty
- \* 2x6 1650 MSR lumber for nailers
- \* 2x4 1650 MSR lumber for purlins at 24" o.c. spacing

### **Subcontracts**

### Electrical

- Shop
  - [1] 400 amp 120/208 volt 3 phase service with 2-200 amp 42 space 120/208 volt 3 phase panels
  - > [4] 50 amp power outlets for welders/ Air compressors
  - ▶ [28]20 amp outlets 4 outlets per circuit
  - [2] Garage door openers with dedicated 20 amp circuit and low voltage chase
  - > [18] LED highbay light fixtures 111watt 15,000 lumen
  - \*\*Dimming optional additional \$97.75/fixture\*\*
  - [3] LED highbay light fixtures 111watt 15,000 lumen and battery backup \*\*Dimming optional additional \$97.75/fixture\*\*
  - [8] Outside Wall Packs 70 watt 9000 Lumen with 7 day astro timer next to Main electrical panel for control
  - ▶ [2] Astro Timers
  - ▶ [4] Switches
  - [6] Industrial ceiling fans with forward/ reverse option and fan speed control
  - ▶ [4] Exit fixtures with outside egress lights
  - ▶ [1] Electrical permit\*\* Estimate only
  - ▶ [2] Lift Rental

Bollards	\$633.00
Concrete Approaches	\$7,607.00
Concrete	\$158,700.00
• 75' x 160' x 6" slab with #4 rebars @ 24" on center each way	
• Saw-cut & Sealed (ONCE) with CS-309 or equal.	
All experiences in a triangle de d	

- All excavation is not included.
- All excavation must be plus or minus 1"
- Any changes made due to soil or excavation will be billed as extra to contract.
- All stone, fill, backfilling is not included.
- Excavator MUST Leave enough material on jobsite for fine grading.

\$51,606.00

Project: -C:\Users\bhamm\OneDrive - Walters Buildings\Documents\CadmapWork\Jobs\Projects Pending\Plymouth Utilities Storage Expansion\Plymouth Utilities 75x160 Revised 4-2-2024.can

# **TOTAL BUILDING PACKAGE PRICE: \$563,640.00**

## Terms

The contract price has been calculated based on the current prices for the component building materials. If the cost of the component building materials at the time of the purchase by Walters Buildings would cause the total contact price to increase by more than 5%, the contract price shall be adjusted by a change order signed by the Buyer and Walters buildings. Similarly, if the cost of an individual subcontract increases by more than 5%, the contract price will be adjusted by a change order. If the buyer does not sign a change order, then Walters Buildings shall have the option to terminate the contract and the buyer shall have no claim against Walters Buildings.

Price includes delivery and erection on your prepared site. The quoted price stated on this proposal is valid for 15 days. The quoted price reflects cash terms defined as 25% paid when the contract is signed, 50% paid upon delivery of building materials and the remaining 25% paid upon completion of the project.

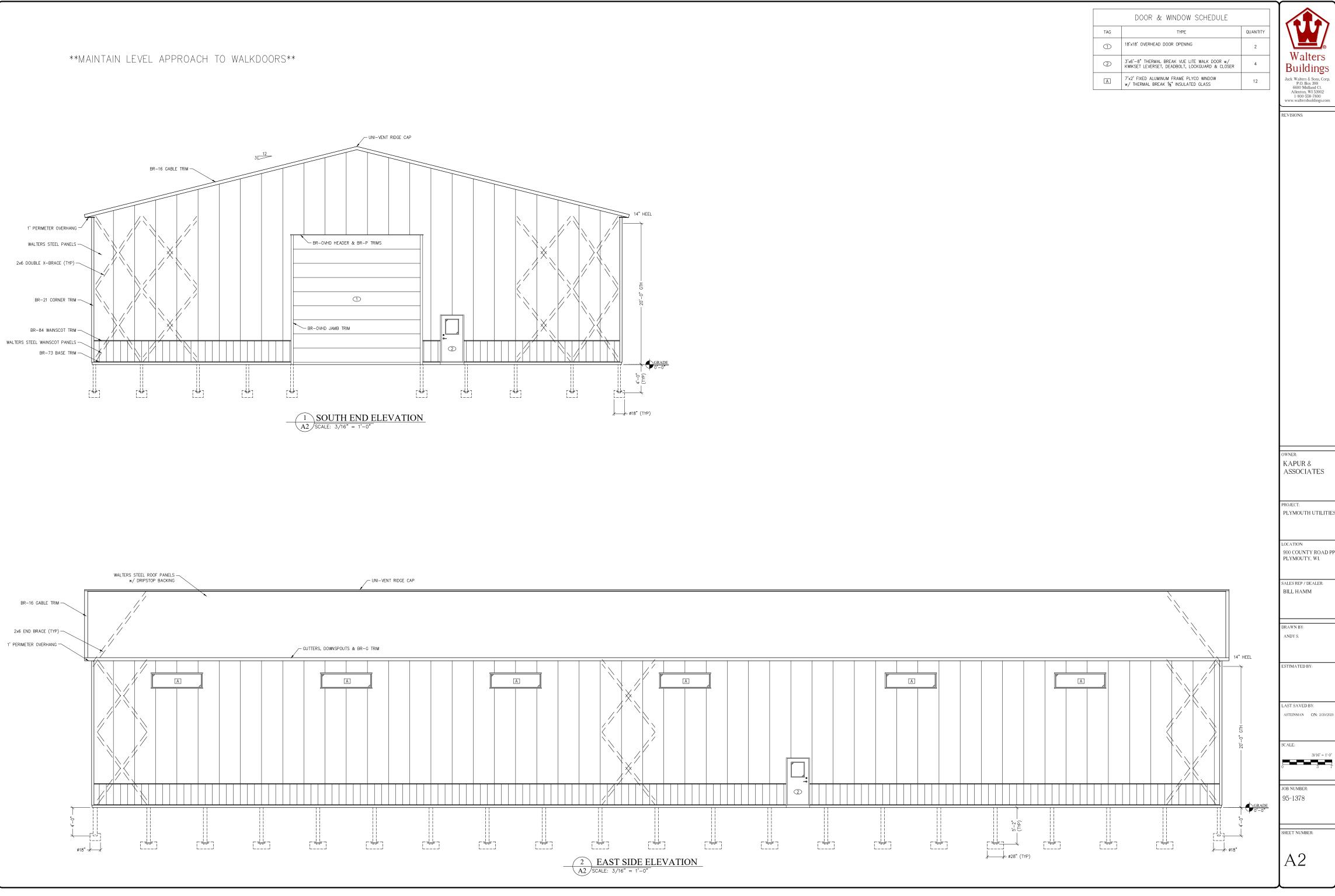
Proposal accepted this \_\_\_ day in April 2024

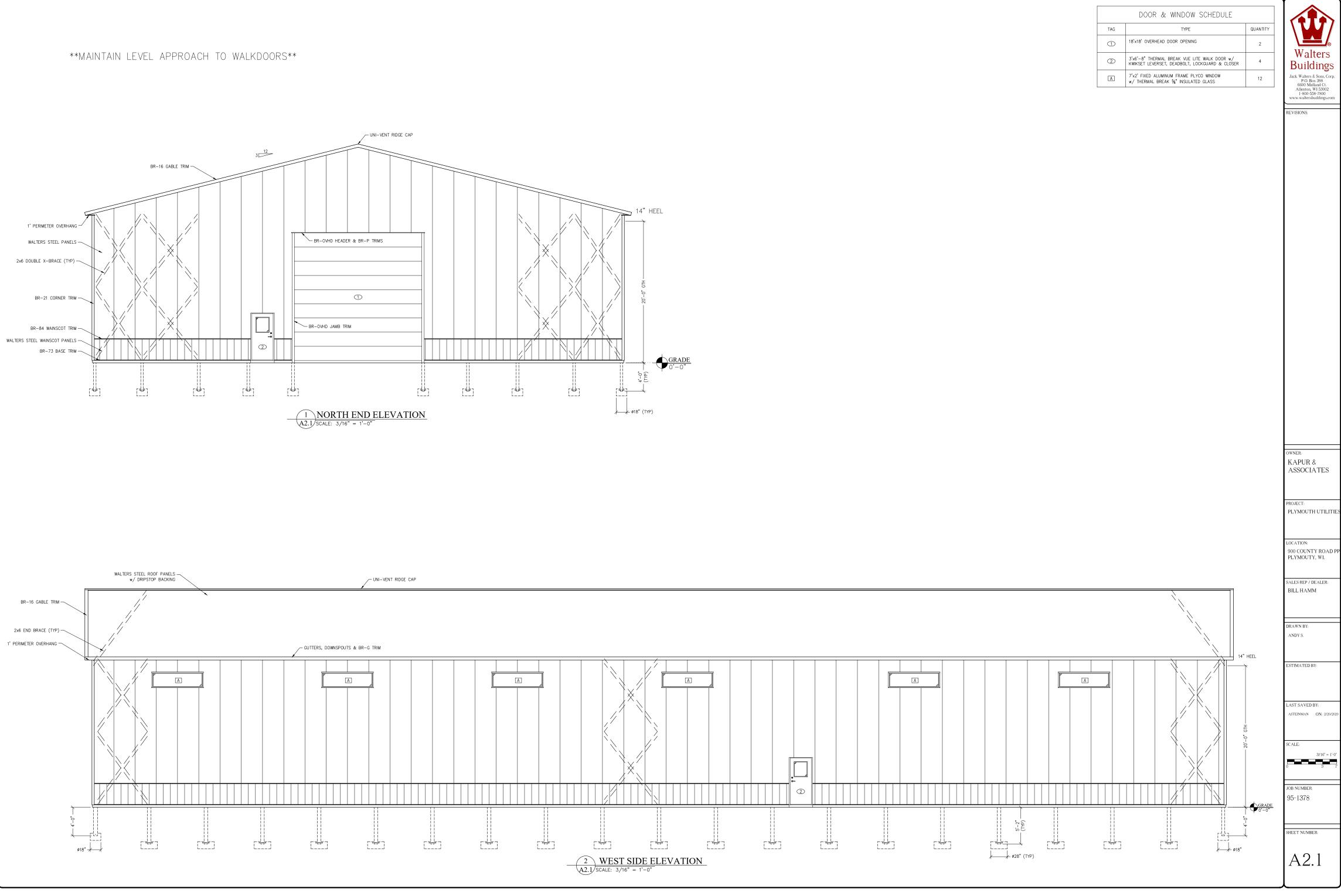
Customer Signature

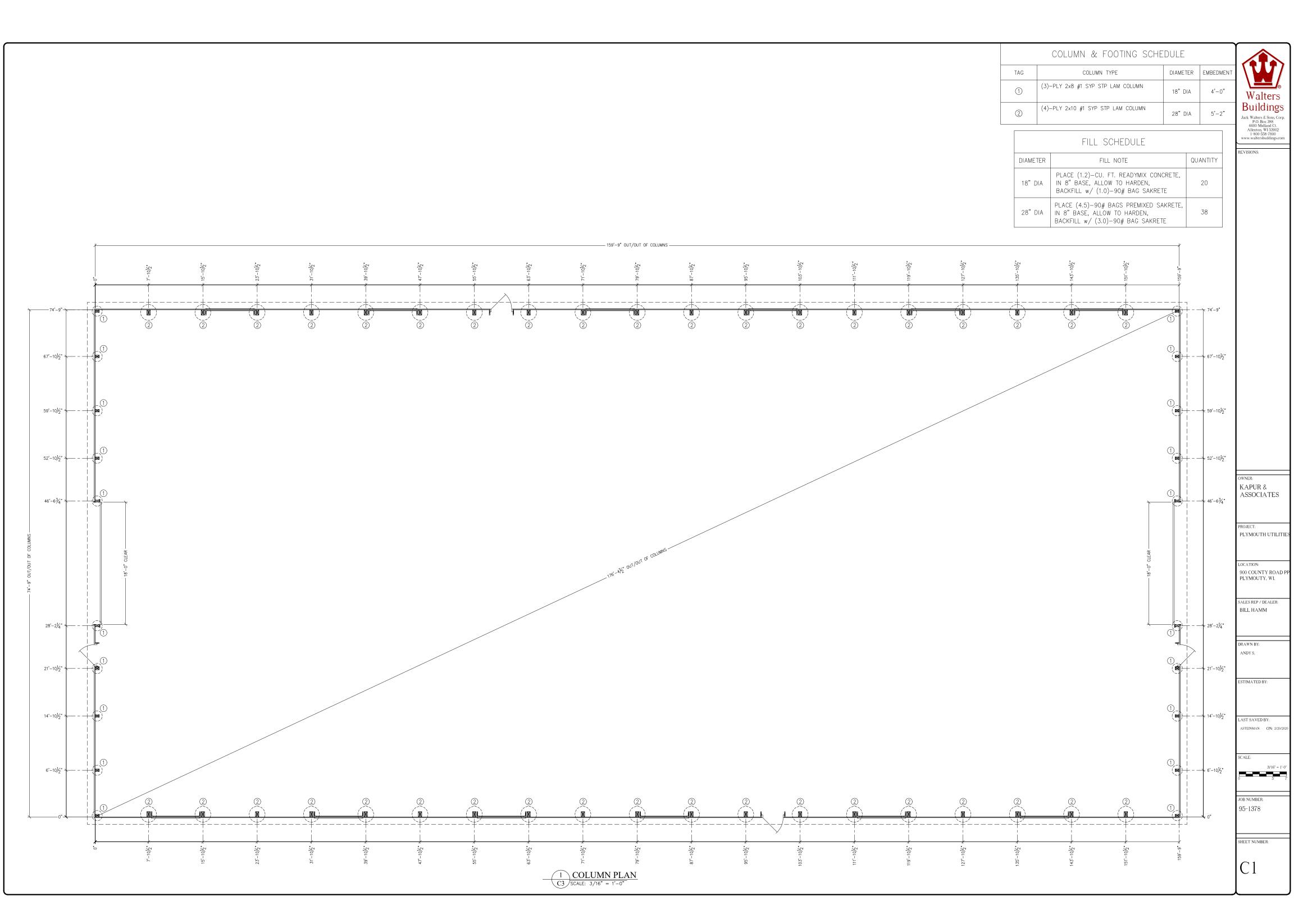
Walters Rep Signature

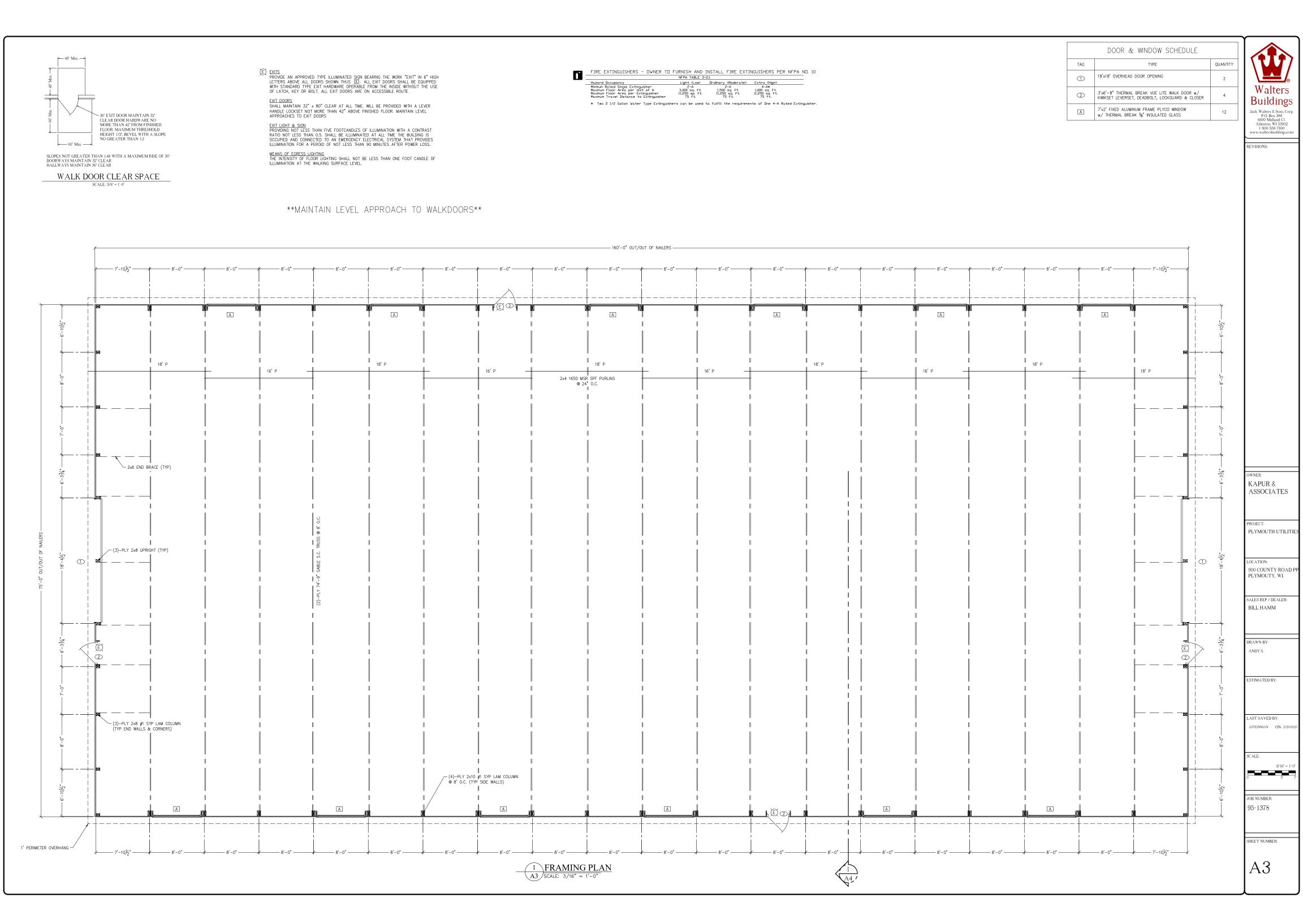
GENERAL NOTES AN	ND SPECIFICATIONS	GENERAL SPECIFICATIONS
GENERAL NOTES		The project consists of a post frame structure for KAPUR ASSOCIATES. 7711 N. PORT WASHINGTON ROAD,
<u>DEVIATION FROM PLANS</u> - Any deviation from these plans shall have been consulted with and documented by the supervising professional.	STRUCTURAL STEEL (if applicable) - Design shall conform to the latest AISC Specifications.	MILWAUKEE WI. 53217 per WALTERS BUILDINGS Specification The building is a total of 12,000 sq. ft.
NON-CONTRACT ITEMS - Items may appear on these plans that are done by others and are not part of the Walters Buildings' contract.	SIDING PANELS - 28 gauge Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to ASTM A 653.	BUILDING LOCATION : PLYMOUTH UTILITIES
SPECIFICATIONS	ROOFING PANELS - 28 gauge Structural Steel Grade 80 with G-90 Sheet, pretreatment, urethane primer, and Modified silicon polyester topcoat. Conforms to	900 COUNTY ROAD PP PLYMOUTH, WI. 53073 SHEBOYGAN COUNTY WISCONSIN
<u>SITE WORK</u> - The building site shall be graded to provide drainage away from the building. Maintain the grade levels shown on the plan around the building.	ASTM A 653. TRIM - 28 gauge Die formed trim of Structural Steel Grade 80 with G-90 Sheet,	
FOUNDATION PLACEMENT NOTES - All footings or Sakrete shall be placed on undisturbed virgin soil remaining consistent with the soil bearing capacity as noted in the 'LOADS' Table on this page. If any loose soil is found at footing locations notify engineer at once so adjustments to footings can be made accordingly, as may be necessary.	pretreatment, urethane primer, and Modified silicon polyester topcoat on gables, ridges, corners, base, windows and doors. <u>WALL FINISHES</u> - Exterior cracks, joints, and holes in the buildings envelope are caulked, gasketed, weatherstripped, or otherwise sealed. Interior finish of walls &	Type of Construction — 5B, Unprotected Combustible Use Group Classification — S—1 — MODERATE HAZARD STOR NON—HEATED POST—FRAME STORAGE
Column holes are dug per the dimensions shown on the wall sections and ready-mix concrete pads or dry concrete pads are poured in place (Note plans for size and type). Additional concrete-mix is poured around the base of the column.	ceiling shall have a flame spread rating of less than 200. Interior finish Class III Rating - flame spread rating less than 200 and smoke development rating of less than 450.	<u>2015 IBC</u>
Backfill around columns above footings shall be placed in 8" maximum depth layers and thoroughly compacted. Backfill material shall remain consistent with the presumed lateral soil pressure noted in the 'LOADS' table as well. Typical soil types meeting the requirements include firm sand and loose sandy gravel. Backfill of excavated holes in	<u>SOUND &amp; INSULATION</u> - Exposed insulation shall have a flame spread rating of 25 or less and smoke development rating of 450 or less. Concealed shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less. Vapor retarder shall be installed to the warm side of the insulation.	<u>S-1 MODERATE HAZARD STORAGE</u> - Risk Category II Tabular Allowable Area per IBC Table 506.2 = 9,000 sq. ft. Total Allowable Area Based on Open Perimeter & Sprinkler Requirements = 12,000 sq. ft.
soil around wood columns may be made with concrete at contractors option. Foundations shall not be placed prior to confirmation of the soil type at a depth of 5 feet	EXIT SIGN - Sign shall have an illumination intensity of not less than 5 foot-candles. Exit signs shall be illuminated at all times. To ensure continued illumination for a	Allowable Height per IBC Tables 504.3 & 504.4 = 1 Story, Not for Vehicles Classified as Commercial by the State Cod
below the bottom of the footing. <u>CONCRETE</u> (if applicable) - Concrete placement shall be in accordance with ACI 318-14.	duration of not less than 90 minutes in case of primary power loss. Per IBC 1003.2.10.1, exit signs are not required in rooms or areas which require only one exit. Provide an approved type illuminated sign bearing the word "EXIT" in 6" high letters above all doors shown as a circled letter "E" with four radiated dashes.	<u>OCCUPANT LOAD</u> — Risk Category II (AREA 1) = 12,000 sq. ft./500 = 24 ACTUAL OCCUPANT LOAD = 24
Design mixes shall be obtained from the following: 1.Strength to be a minimum of 3000 PSI at 28 days for walls and footings. 2.Strength to be a minimum of 3500 PSI at 28 days for floor slabs.	MEANS OF EGRESS ILLUMINATION - The intensity of floor lighting shall not be less than 1 foot-candle at the floor level.	<u>SNOW</u> — Risk Category II <u>Pf = 0.7CeCtlpq</u>
3.Slump not to exceed 4 inches. REINFORCING STEEL (if applicable) - Reinforcing steel shall be placed in accordance	WALK DOORS - Solid Blank Polyurethane Foam Core or With Double Pane Window. WINDOWS - Double Pane Clear Thermal Break Metal Frame Windows.	<u>Ps = CsPf</u> Pg (Ground Snow Load) = 35 PSF
with CRSI Standards.	OVERHEAD DOORS - Thermal Core.	Ce (Snow Exposure Factor) = 1.0 Ct (Thermal Factor) = 1.2
Steel reinforcing shall meet the requirements of the "Standard Specifications" for: 1.Billet-Steel Concrete Reinforcing Bars Grade 60 (ASTM designation A-615). 2.All steel bars shall meet the requirements of ASTM designation A-615. All welded wire mesh for concrete reinforcement shall meet the requirement shall meet the	<u>ROOF TRUSSES</u> - Factory assembled with 16 or 20 gauge galvanized steel Alpine truss plates as required and graded kiln dried lumber as specified. In-plant quality control inspection is conducted under the auspices of the Truss Plate Institute. Trusses are designed with current standards and specifications for the stated loading.	I (Snow Load Importance Factor) = 1.0 Pf (Flat Roof Snow Load) = 29.4 PSF Cs = 1.0
requirements set forth in Standard Specification (ASTM designation A-185). The reinforcement shall not be painted and must be free from grease, dirt or deep rust when placed in the work. To prevent rust, the material must be protected from moisture. The reinforcement shall be protected by the proper thickness of concrete.	TRUSS BRACING - All wood members must be properly braced until the complete structural system has been completed. Erection bracing is supplied by the erection contractor. The contractor must refer to TPI publication BCSI-B10 POST FRAME SUMMARY SHEET, "POST FRAME TRUSS INSTALLATION & TEMPORARY	Ps = 29.4 PSF Unbalanced Snow Load = 28 PSF SPS 362.1608 (1995 Building Code of Canada) Used Design Roof Snow Load = 30 PSF
Where not otherwise shown, the thickness of concrete over the reinforcement shall be: 1.Where concrete is deposited against the ground without the use of forms, the thickness of concrete shall not be less than 3 inches. 2.Where concrete is exposed to weather, the thickness of concrete shall not be	RESTRAINT / BRACING" for erection, handling and bracing guidance. Refer to the truss detail for permanent lateral bracing requirements. All lateral bracing specified on the truss detail are intended to provide lateral restraint for individual truss members only. Additional permanent structural bracing specified on the drawings is	<u>WIND</u> — Risk Category II Qz = 0.00256KzKztKd(V)21
less than 1 1/2 inches. 3.In columns or pedestals not exposed to weather or ground, the thickness of concrete shall not be less than 1 1/2 inches.	supplied with the building package and must be installed as shown. GUTTERS (if applicable) - 5" box type gutters, color to match trim, on both side of the	<u>P = Qz[(GCpf)-(GCpi)]</u> Kz (Velocity Pressure Exposure Coefficient) = 0.95 Kzt (Wind Speed Up) = 1.0
ANCHOR BOLTS (if applicable) - The contractor shall set all anchor bolts to receive the building. The bolts shall be the size as shown or required and shall be set with the use of a template. They may be drilled into place as allowed. Many states require a ½" bolt	building.       HEATING AND VENTILATING (if applicable) - All work shall be done in strict accordance with state and local codes. Others shall submit separate plans and calculations for approval.	Kd (Wind Directionality) = 0.85 U (ULTIMATE WIND SPEED) = 115 MPH Nominal Wind Speed Conversion Factor = 0.6
with a minimum of 7" embedment. <u>STRUCTURAL LAMINATED COLUMNS</u> - The No. 2 or better southern yellow pine S4S structural columns used in this Walters Building shall consist of a 3 or more members sized as shown on the plans, laminated, and designed to meet the structural load	ELECTRICAL (if applicable) - All work shall be done in strict accordance with state and local codes. Electrical work in not part of this plan.	V (Nominal Wind Speed) = 89.1 MPH I (Wind Load Importance Factor) = 1.00 Qz (Velocity Pressure) = 16.5 PSF
requirements. Column lumber is kiln-dried to a 19% moisture content. The members for use in contact with the soil shall be pressure treated to a retention of 0.8 pounds of Copper Chromate Arsenate Type C, oxide type formulation, as listed in		GCpf = Figure 6-3 GCpi = +0.18 or -0.18 USED P = 16.5 PSF
American Wood Preservers Assoc. Standard U1. The treatment process shall be as described in the current AWPA Standard U1 Commodity Specification A, Use Category 4B. SPLASHBOARDS - Splashboards are S4S #2 or better Southern Pine, pressure treated		Exposure Category C = Represents open terrain with scatte obstructions having heights generall than 30 feet. (Commonly associated
to a net retention of 0.4 pounds per cubic foot with Smart SenseTM copper based treatment. Approved for G-90 galvanized protected connectors and for aluminum contact. Building code compliant - NER #628. One row is furnished for building on a level grade. Smart SenseTM is a trademark of S-T-N Holdings, Inc.		flat open country and grasslands).
FRAMING - Side girts are 2" x 6" S4S 1650 MSR or better Spruce Pine Fir spaced approximately 32" o.c. with all joints staggered at attachment to columns. Roof purlins are 2" x 4" S4S 1650 MSR or better Spruce Pine Fir spaced on edge approximately 24" o.c. All other framing lumber is standard grade or better.		<u>SEISMIC</u> - Risk Category II Ss (Mapped Spectral Response Acceleration 0.2 Sec) = 6.75 S1 (Mapped Spectral Response Acceleration 1.0 Sec) = 3.99
All wood design shall conform to ANSI/AF&PA NDS-2015.		Sds (Spectral Response Coefficient) = 0.071 SD1 (Spectral Response Coefficient) = 0.062 Seismic Design Category = Category A
$\frac{\text{WALL BRACING}}{\text{and } 2" \times 6"} + 2" \times 6" \text{ bracing in all unobstructed corners. } 2" \times 4" \text{ lateral truss ties} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6" \text{ end bracing as shown on plans.} \\ \frac{1}{2} \times 6 \times $	AWARDED BIDDER: SHALL PROVIDE EQUIVALENT MATERIALS AND BE	Site Class D Seismic Base Shear = 2,206#
	RESPONSIBLE FOR SUBMITTING COMMERCIAL	Basic Structural and Seismic—Resisting System= Light Fram Walls W/Sh
	BUILDING PLANS TO THE STATE & PROVIDING A REGISTERED SUPERVISING PROFESSIONAL	Panels R (Response Modification Factor) = 7 Cs (Seismic Response Coefficient) = 0.010
		Using Equivalent Lateral Force Procedure
ABBRE	/IATIONS	
ABV     Above     d     Penny       AFF     Above Finish Floor     DBL     Double       ASPH     Asphalt     Ea.     Each       BD     Base Board     E.E.     Each End       BBP     Blocking Between Purlins     E.F.     Each Face       BIT     Bituminuous     E.W.     Each Way       BLK(G)     Block(ing)     F.D.     Floor Drain	L.A.V.       Lavatory       R.C.       Raised Chord         LVR       Louver       R.O.       Rough Opening         MAS       Masonry       R.O.W.       Right of Way         MIL       Millimeter(s)       S.C.       Straight Chord         M.O.       Masonry Opening       S.O.G.       Slab on Grade         NBW       Not By Walters Buildings       IN.       Square         N.I.C.       Not In Contract       STP       Steel Transfer Plate	<u>LOADS</u> Ground Snow Load : 35 PSF Design Snow Load (Ps = Live Load) : 29.4 PSF Unbalanced Snow Load = 28 PSF Roof Snow Load Used= 30 PSF
BOT     Bottom     F.E.     Fire Extinguisher       BRG     Bearing     F.O.     Framed Opening       B.S.     Both Sides     FT     Feet <ul> <li>Centerline</li> <li>GA</li> <li>Gage, Gauge</li> </ul>	N.T.S.Not To ScaleT&GTongue & GrooveO.C.On Center(s)T.O.L.Top of LedgerOHDOverhead DoorT.O.W.Top of WallO/OOut to OutTYPTypical(ly)	Total Truss Load Used= 40 PSF 115 MPH Exposure C
CFTCubic FootGTEGrade to EaveC.H.Ceiling HeightGTHGrade to HeelCLOSClosetGVGalvanizedCOMCommonIN.Inch	O/O     Out to Out     TYP     Typical(ty)       PERI     Perimeter     TRTD     Treated       PL     Property Line     U.O.N.A.     Unless Otherwise Noted       PSF     Pounds per Square Foot     WH     Water Heater       PSI     Pounds per Square Inch     WWF     Welded Wire Fabric	Design Wind Load (P=Velocity Pressure): 16.5 PS Presumed Soil Bearing Capacity : 3000 PSF Presumed Lateral Soil Pressure : 200 PSF
CMU Concrete Masonry Unit LAM Laminated	P.T. Pressure Treated	

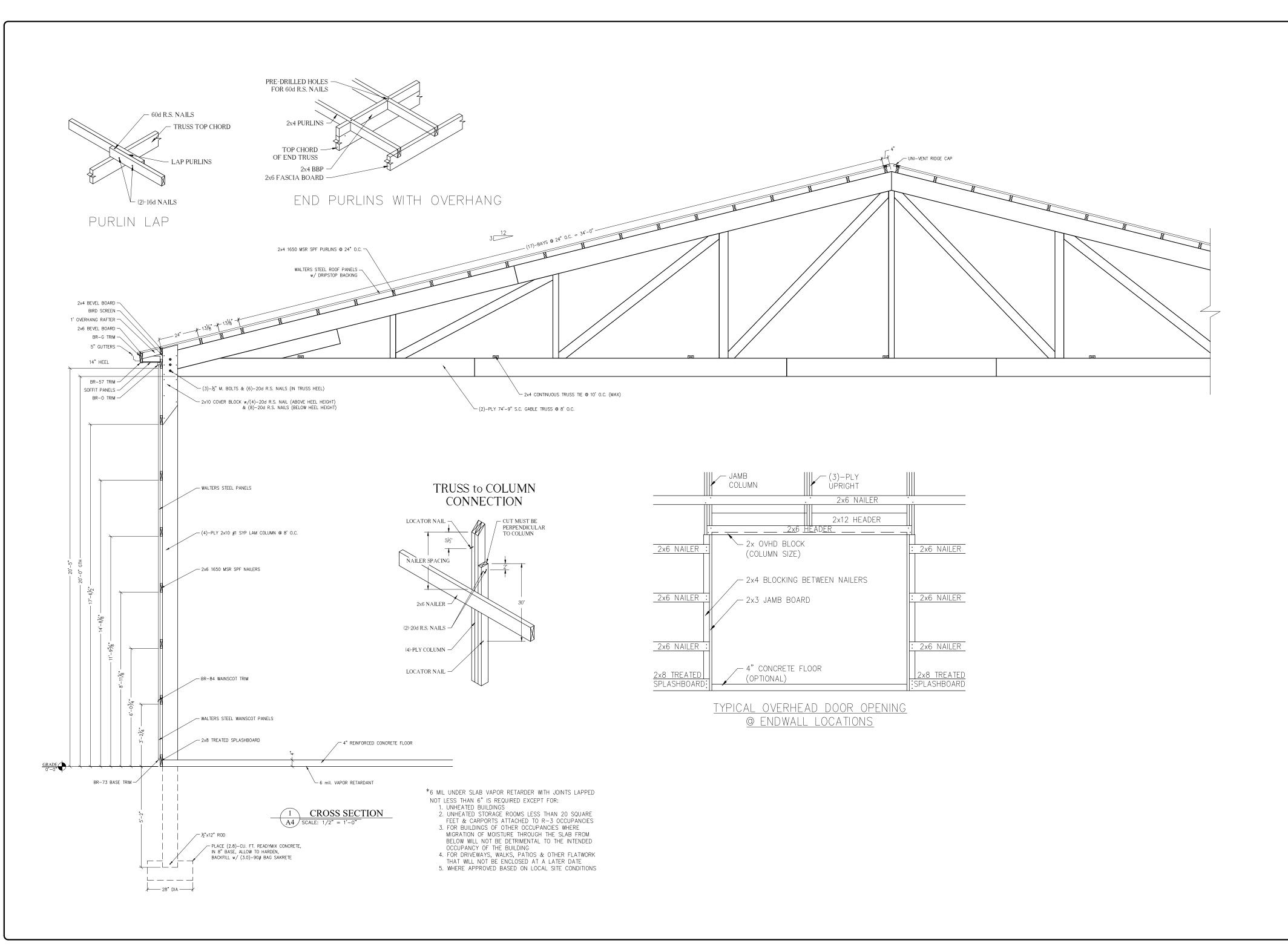
&	STANDARD SCREWING PATTERN FOR STEEL ROOF PANELS	STANDARD SCREWING FOR STEEL SIDE P		
ns.	1" WOODGRIP SCREWS IN FLATS UNDER RIDGE CAP BR-5 RIDGE CAP	1" WOODGRIP SCREWS IN FLATS		
	BR-16 GABLE TRIM	BR-21 CORNER TRIM	SCREWS	Walters Buildings
	%" BUTYL TAPE			Jack Walters & Sons, Corp. P.O. Box 388 6600 Midland Ct. Allenton, WI 53002 1-800-558-7800 www.waltersbuildings.com
RAGE				REVISIONS:
	BUTYL TAPE UNDER GABLE TRIM	<u>, , , , , , , , , , , , , , , , , , , </u>		
	BR-16 GABLE TRIM			
40 feet	STEEL PANELS 2" WOODGRIP SCREW 2" WOODGRIP SCREWS STEEL PAN	P SCREWS	2" WOODGRIP SCREWS STEEL PANELS	
de		FASTENING SCHEDULE	TION THRU LAP RIB	
	BUILDING ELEMENT INAIL Floor Construction	OR STAPLE SIZE & TYPE	NUMBER & LOCATION 32" o.c. direct	
	Bridging to joists 8d c Floor joists to studs 10d Floor joists to studs(w/ceiling joist) 10d	common common common	2 ea. direct end 5 direct or 3 direct 2 direct	
	Ledger strip 16d 1" subflooring(6" or less) 8d c	common common common common	3 toe nail 3 ea. direct joist 2 ea. direct joist 3 ea. direct joist	
	2" subflooring 16d Particleboard underlayment(1/4"-3/4") 6d c Wood structural panel subflooring	common annular threaded	2 ea. direct joist 6"o.c. direct edges & 12"o.c. intermediate	
	$\frac{(19/32" - 3/4")}{(7/8" - 1 - 1/8")} \qquad \qquad$	common or 8d ring shank	6"o.c. direct edges & 12"o.c. intermediate 6"o.c. direct edges & 12"o.c. intermediate 6"o.c. direct edges 6"o.c. intermediate	
	(1/2" or less) 16ga (19/32" , 5/8") 3/8 Wall Construction	min. crown, 1-5/8" length	4"o.c. edges & 7" o.c. intermediate 2-1/2"o.c. edges & 4"o.c. intermediate	
	Stud to sole plate 8d c 16d Stud to cap plate 16d	common common common common	4 toe nail 2 direct nail 2 toe nail or 2 direct nail 12"o.c. direct	
	Corner studs 16d	common common	24"o.c. direct 16"o.c. 12"o.c.	
	Double cap plate 10d Cap plate laps 10d Ribbon strip, 6" or less 10d	common common common	16"o.c. direct nail 2 direct nail 2 eo. direct bearing	
	Diagonal brace (to stud & plate) 8d c Interior-braced wall top plate-joist/blocking 10d	common common common common	3 ea. direct bearing 2 ea. direct bearing 12"o.c. 1 ea. end 4 sa.ft. floor area	
	Header beams to trimmers(nailing permitted) 20d Continuous header to stud 8d of Continuous header, two pieces 16d		1 ea. end 8 sq.ft. floor area 4 toe nail 16"o.c. direct	OWNER: KAPUR &
	Ceiling joists (laps over partition) 10d	common common common	3 toe nail 3 direct nail 3 direct nail	ASSOCIATES
	Collar beam 10d Roof rafter to plate 8d Roof rafter to ridge 16d	common common common	3 direct 3 toe nail 2 toe nail or direct nail 3 toe nail	PROJECT: PLYMOUTH UTILITIES
	1" roof decking (6" width or less) 1" roof decking (over 6" width) 8d d	common common common common	2 direct nail 2 ea. direct rafter 3 ea. direct rafter	FLIMOUTHUTILITIES
ered Ily less	1" wall sheathing (over 8" width)8d c	common common 2" GV roofing nail or 6d common	2 ea. direct stud 3 ea. direct stud 3"o.c. exterior edge, 6"o.c. intermediate	LOCATION: 900 COUNTY ROAD PP
ed with	25/32" fiberboard sheathing 1-3/ 16qc	3 staple, 1—1/8" w/min crown of 7/16" /4" GV roofing nail or 8d common or 3 staple, 1—1/2" w/min crown or 7/16"	3"o.c. exterior edge, 6"o.c. intermediate	PLYMOUTY, WI.
	Gypsum sheathing 12ga Gypsum sheathing (seismic tracing) 11ga Particleboard wall sheathing(1/2" or less) 6d o	1−1/4″ large head, corrosion resistant 1−3/4"long 7/16"head, diamond point G\ common	6"o.c. direct edges & 12"o.c. intermediate	SALES REP / DEALER: BILL HAMM
7% 1%	Wood structural panel roof & wall sheathing (1/2" or less) 6d o	common common(walls); 8d common(roofs) common	6"o.c. direct edges & 12"o.c. intermediate 6"o.c. direct edges & 12"o.c. intermediate 6"o.c. direct edges & 12"o.c. intermediate	
	<u>(1" or greater)</u> 10d (1/2" or less) leng	a GV wire staples, 3/8"min. crown th of 1"+panel thickness	6"o.c. direct edges & 12"o.c. intermediate 4"o.c. edges & 8"o.c. intermediate	DRAWN BY: ANDY S.
	(19/32", 5/8") sam Shingles #14 Weatherboarding 8d c Note A: Single nails shall penetrate not less than	e as immediately above B&S ga corrosion resistant corrosion resistant 3/4" into pailing strips, sheathing or supr	2-1/2"o.c. edges & 5"o.c. intermediate 2 ea. bearing 2 ea. bearing	
ned hear	provided for in Section 1507.0. Note B: For regions having a basic wind speed of baving basic wind speed of 80 mph or less pairs v	90 mph or greater where the main roof h which attach wood structural papel roof st	neight is less than 25 ft. and for regions	ESTIMATED BY:
	spaced 6" o.c. Where basic wind speed is greater be spaced 6" o.c. of a minimum of a 48" distance Note C: For regions having a basic wind speed of panel roof sheathing to framing within a minimum	90 mph greater, 8d deformed shank nails	shall be utilized to attach wood structural ed the mean roof height is between 25	LAST SAVED BY:
	and 35'. For roof heights greater than 35' in a 90 shall be designed for the wind loads in Section 160 Note D: Nails shall be spaced 6" o.c. direct to pa	) mph or greater wind region, attachment 09.0. nel edges and 6" o.c. to intermediate sup	of wood structural panel roof sheathing ports where panel spans are 48" o.c. or	ASTEINMAN ON: 2/20/2020
	greater. Note E: 1" = 25.4mm, 1' = 304.8mm.			SCALE:
	SHEET INDEX			
	A1 A2,A2.1			JOB NUMBER:
	C1COLUM	IN/FOOTING PLAN		95-1378
	A3 A4			SHEET NUMBER:
SF	T1(2)-PLY 74			
				AI

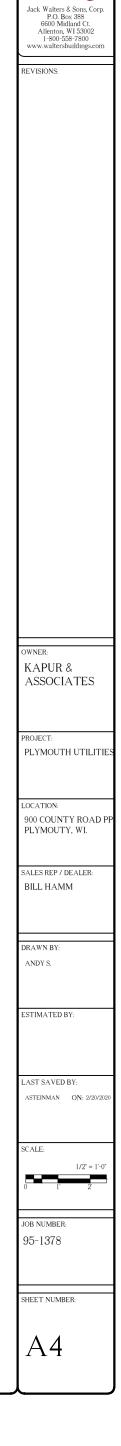






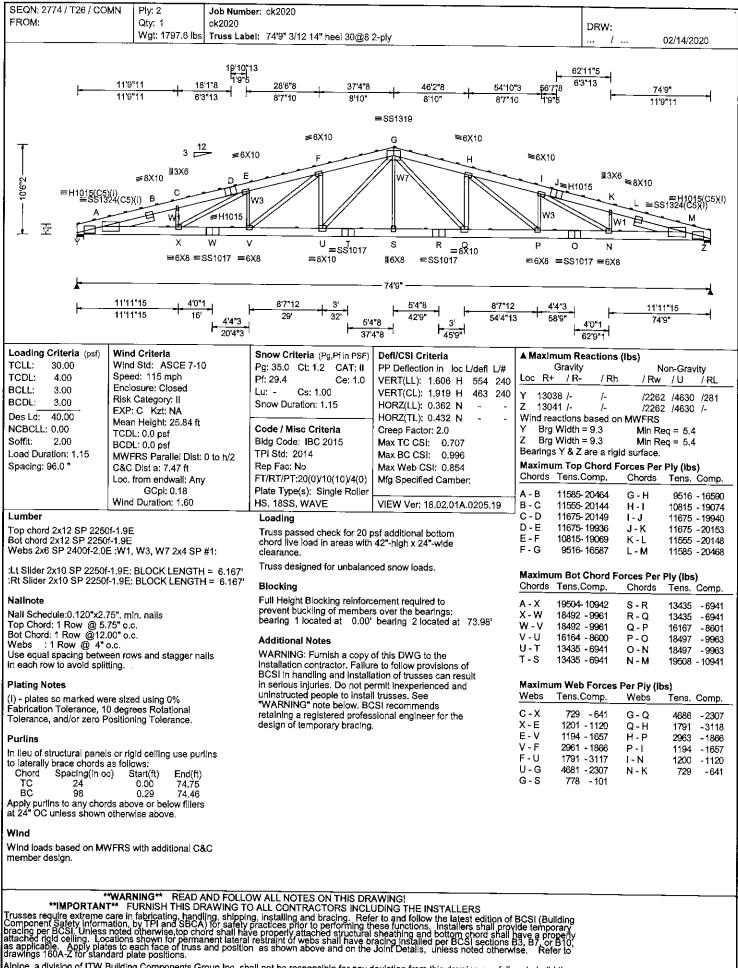




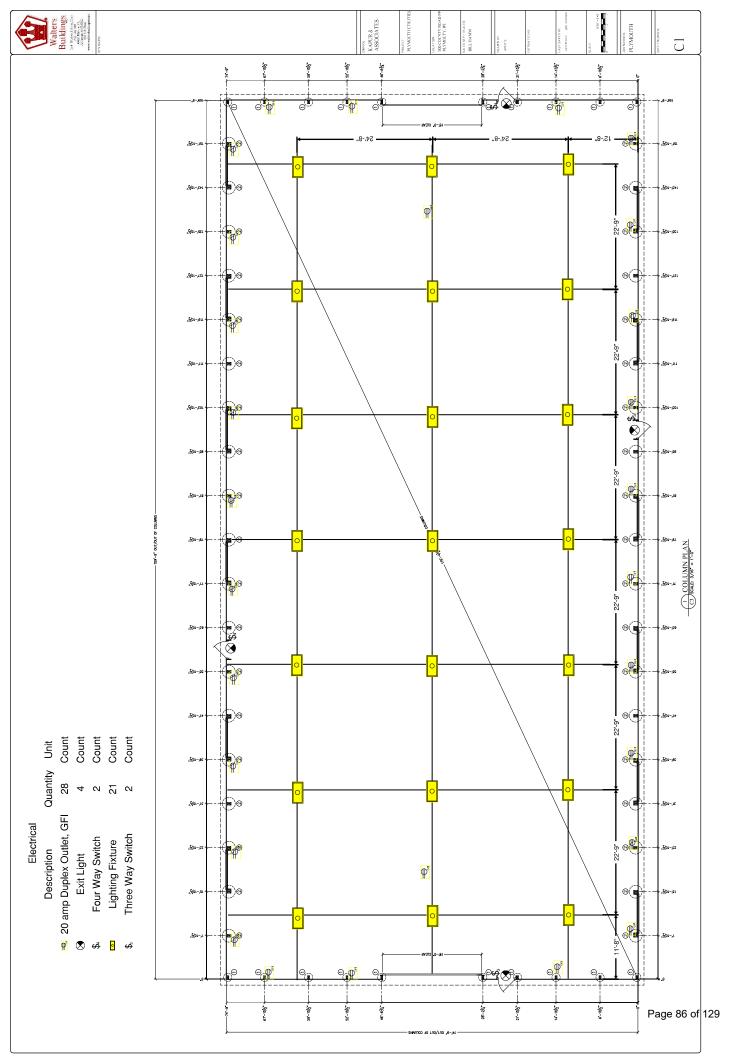


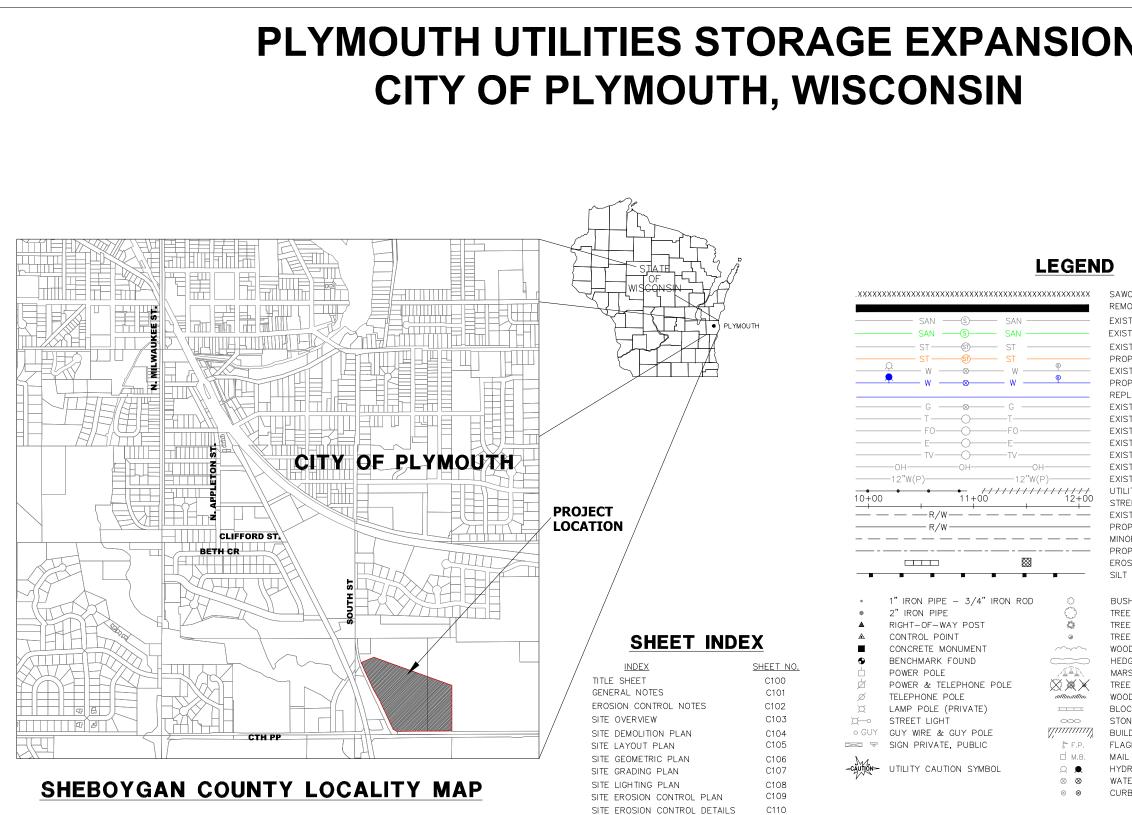
Walters

Buildings



Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPL 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPL 1 Sec.2. For more information see this lob's general notes page and these web sites: ALPINE; www.alpineitw.com; TPL: www.teinst.org; SBCA; www.schdustry.com; ICC; www.locsafe.org





SITE DETAILS

C111

PSC_REF#:522277	7711 N. Port Washington
Ν	
	7711 N. Port Washington
	Road
	Milwaukee, Wisconsin 53217
	kapurinc.com PROJECT:
	PROJECT NAME
	900 COUNTY ROAD PP, CITY OF PLYMOUTH, WISCONSIN 53073
WCUT	CLIENT:
MOVE AND REPLACE CURB AND GUTTER ISTING SANITARY SEWER & MANHOLE	
ISTING SANITARY SEWER & MANHOLE ISTING STORM SEWER & MANHOLE IOPOSED STORM SEWER & MANHOLE ISTING WATER MAIN, HYDRANT, VALVE & CURB STOP	PLYMOUTH UTILITIES
PLACE WATER LATERAL	
ISTING GAS MAIN & VALVE IST. UNDERGROUND TELEPHONE CABLE, M.H.	RELEASE:
IST. UNDERGROUND FIBER OPTIC CABLE, M.H. IST. UNDERGROUND ELECTRIC CABLE, M.H. IST. UNDERGROUND TELEVISION CABLE, M.H. ISTING OVERHEAD UTILITY	PRELIMINARY
IST. UNGRD. UTILITIES PER PLYMOUTH AS-BUILT PLANS	
ILITIES ABANDONED, UTILITIES TO BE ABANDONED REET CENTERLINE & REFERENCE LINE (C/L, R/L)	REVISIONS:
ISTING RIGHT-OF-WAY LINE	#         DATE         DESCRIPTION           1         2/7/2020         PRELIMINARY
OPOSED RIGHT-OF-WAY LINE	
NOR LOT LINE	
OPERTY LINE OSION BALES, INLET PROTECTION	
T FENCE	NORTH ARROW:
JSH EE (DECIDUOUS)	
EE (CONIFEROUS)	
EE STUMP	
OODED AREA	
IDGE ARSH LOCATION	
EE REMOVAL	SCALE: N.T.S.
DODED AREA REMOVAL	
OCK WALL ONE WALL	
ILDINGS	SEAL:
AGPOLE	11/////////////////////////////////////
NL BOX DRANT EXISTING, PROPOSED	
ATER VALVE EXISTING, PROPOSED	
RB STOP EXISTING, PROPOSED	
	all in
	SHEET:
	TITLE SHEET
	PROJECT MANAGER: DPA PROJECT NUMBER0JECT NUMBER HERE
	DATE: 277/2020
	Page 87 (29) 00

### **GENERAL NOTES**

ALL CONSTRUCTION SHALL MEET STANDARDS SPECIFIED IN THE CONTRACT DOCUMENTS, "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER" AND "DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITION AND AMENDMENTS.

THE INFORMATION IN THIS PLAN SET REPRESENTS THE BEST INFORMATION AVAILABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL INFORMATION IN THE FIELD.

PROJECT SPECIFICATIONS CONTROL ALL WORK REQUIREMENTS ASSOCIATED WITH THIS PROJECT.

THE LOCATIONS OF UTILITIES. AS NOTED ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. IT IS CONTRACTOR RESPONSIBILITY TO VERIFY ALL UTILITY LOCATIONS.

NO TREES OR SHRUBS ARE TO BE REMOVED UNLESS INDICATED ON THE PLANS OR AS REQUESTED BY THE ENGINEER.

ALL HOLES OR OPENINGS BELOW SUBGRADE RESULTING FROM THE ABANDONMENT OR REMOVAL OF EXISTING STRUCTURES OR FROM THE GRUBBING OF TREES OR STUMPS SHALL BE BACKFILLED WITH GRANULAR BACKFILL. THIS WORK SHALL BE INCIDENTAL TO THE CONTRACT.

ALL GRADES SHOWN ON THE PLANS ARE FINISHED GRADES.

EXCESS EXCAVATED SPOILS SHALL BE REMOVED BY CONTRACTOR AND INCIDENTAL TO CONTRACT.

CONTRACTOR SHALL ADHERE TO OSHA REQUIREMENTS FOR CLEARANCE TO OVERHEAD POWER LINES. SEE OSHA STANDARD NUMBER 1926.1408.

ALL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE DNR "TECHNICAL STANDARDS" AND THE CITY OF PLYMOUTH EROSION CONTROL REQUIREMENTS.

TOPSOIL OF 6" MIN., SEED, FERTILIZE, AND MULCH TO INCLUDE ALL AREAS DISTURBED DURING CONSTRUCTION. CONTRACTOR TO WATER AND MAINTAIN RESTORATION AREAS UNTIL AFTER GRASS REQUIRES MOWING.

### UTILITIES

FOR WATER, SANITARY SEWER AND STORM SEWER CONTACT PLYMOUTH UTILITIES 900 CTH PP PLYMOUTH, WI 53073 CATHERINE AUSTIN (920) 893-1471

FOR CABLE TV CONTACT CHARTER COMMUNICATIONS 1320 N. DR. MARTIN LUTHER KING JR. DR. STEVE CRAMER (414) 277-4045

### BENCHMARKS

BM#	NORTHING	EASTING	ELEV.	DESCRIPTION
118	178942	148023	848.45	CHISELED CROSS IN TOP OF HYDRANT FLANGE BOLT AT THE SW CORNER OF SUHRKE RD. & MILWAUKEE ST.
22	172973	148030	851.05	TOP OF NW FLANGE BOLT OF THE HYDRANT AT THE NW CORNER OF S. MILWAUKEE ST. & W. RIVERBEND DR.
23	175440	147962	819.57	PLYMOUTH, BRASS CAP IN TOP OF 2.5' X 4.0' CONCRETE BASE OF SOUTH RETAINING WALL OF THE MULLET RIVER, 100' WEST OF
				S. MILWAUKEE ST., AT THE NE CORNER OF THE FORMER PLYMOUTH UTILITIES BLD. USC & GS DISK STAMPED "PLYMOUTH 1934".
24	174118	149094	844.99	Z-89, STANDARD DISK STAMPED "Z 89 1934" LOCATED IN THE SE LEG OF A CONCRETE WATER TOWER BASE (TOWER HAS BEEN RAZED),
				24" ABOVE GROUND, 200' SOUTH OF THE C/L OF REED ST. AND 60' EAST OF THE C/L OF THE MAIN LINE TRACKS.
25	173532	150665	818.55	TOP OF THE NE BOLT AT THE ARROW ON THE HYDRANT AT THE SW CORNER OF SOUTH STREET AND E. CLIFFORD ST.

CUT: 4497 CY

NOTE: ADJUSTED FOR COMPACTION.

### **CONTROL POINTS**

NORTHING	EASTING
175369.31	148057.95
175374.51	150694.52
178009.68	148049.23
178021.98	150665.12
172731.74	148053.60
172741.31	150685.01
	175369.31 175374.51 178009.68 178021.98 172731.74



Toll Free (800) 242-8511 Milwaukee Area (414) 259-1181 Hearing Impaired TDD (800) 542-2289 www.DiggersHotline.com

В

### **EROSION CONTROL NOTES**

FOR ELECTRIC CONTACT PLYMOUTH UTILITIES 900 CTH PP PLYMOUTH, WI 53073 RYAN ROEHRBORN (920) 893-1471

WISCONSIN PUBLIC SERVICE-GAS 933 S. WILDWOOD AVE SHEBOYGAN, WI 53081 MIKE LOWTHER (920) 451-3743

> FRONTIER TELEPHONE OPERATIONS 118 DIVISION STREET PLYMOUTH, WI 53073 RUSS RYAN (920) 583-3275

### EARTHWORK

FILL: 1353 CY NET WASTE: 3144 CY

ALL EARTHWORK QUANTITIES ARE RAW AND HAVE NOT BEEN

	kapur
	7711 N. Port Washington Road Milwaukee, Wisconsin 53217
	kapurinc.com
	PROJECT:
	PROJECT NAME
	HERE
	LOCATION:
	900 COUNTY ROAD
	PP, CITY OF PLYMOUTH,
	WISCONSIN 53073
	CLIENT:
	~ E
	PLYMOUTH UTILTIES
	RELEASE:
	PRELIMINARY
	REVISIONS: # DATE DESCRIPTION
	1 2/7/2020 PRELIMINARY
	NORTH ARROW:
	SCALE: N.T.S.'
	///////////////////////////////////////
	SEAL:
	//////////////////////////////////////
	SHEET:
	GENERAL NOTES
	PROJECT MANAGER: DPA PROJECT NUMBER HERE
	DATE: 2/7/2020
Pag	e 88 (129 0 1

- 1. CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN AND PER THE LATEST WDNR TECHNICAL STANDARDS. TECHNICAL STANDARDS MAY BE VIEWED ONLINE AT: <u>http://dnr.wi.gov/runoff/stormwater/techstds.htm</u>
- 2. INLETS AND CATCH BASINS SHALL BE PROTECTED WITH INLET PROTECTION THAT ARE PHASED IN WITH CONSTRUCTION TO REDUCE SEDIMENT FROM ENTERING THESE AREAS PER WDNR TECHNICAL STANDARD 1060 AS FOLLOWS
  - A. ALL FABRIC BARRIERS SELECTED FOR INLET/CATCH BASIN PROTECTION DEVICES SHALL BE SELECTED FROM THE LIST OF APPROVED FABRICS CERTIFIED FOR INLET PROTECTION, GEOTEXTILE FABRIC, TYPE FF IN THE CURRENT EDITION OF THE WDOT PRODUCT ACCEPTABILITY LIST, TO OBTAIN THE PAL, PLEASE REFER TO THIS WEBSITE: http://www.dot.wisconsin.gov/business/engrserv/pal.htm
- B. PLACEMENT OF SPOIL MATERIAL, DEBRIS, SOILS, ETC. ON TOP OF INLETS/CATCH BASINS, EVEN IF TEMPORARY, IS PROHIBITED.
- C. SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING PER MANUFACTURER'S SPECIFICATIONS. ALL SEDIMENT COLLECTED SHALL BE PROPERLY DISPOSED OF TO PREVENT DISCHARGE INTO AREA WATERWAYS AND WETLANDS.
- D. DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLETS/CATCH BASINS AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET/CATCH BASIN SHALL BE REMOVED AND PROPERLY DISPÓSED OF PER NOTE C ABOVE.
- E. INLET PROTECTION MAY BE REMOVED AND PROPERLY DISPOSED OF UPON COMPLETION OF CONSTRUCTION, HAULING OR MOVEMENT OF CONSTRUCTION EQUIPMENT THROUGHOUT THE SITE, AND ONCE THE SITE IS ADEQUATELY STABILIZED, UNLESS OTHERWISE NOTIFIED BY THE ENGINEER.

- 3. SEEDING AND MULCHING/EMAT TECHNIQUES SHALL BE USED ON AREAS OF EXPOSED SOIL WHERE THE ESTABLISHMENT OF VEGETATION IS DESIRED. TEMPORARY SEEDING APPLIES TO DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND-DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 CALENDAR DAYS, REQUIRING VEGETATIVE COVER FOR LESS THAN ONE YEAR. SEED AND MULCH OR EMAT SHALL BE UTILIZED THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH VEGETATION TO HELP REDUCE EROSION PER WDNR TECHNICAL STANDARDS 1052, 1058, AND 1059 RESPECTIVELY AS FOLLOWS:
- A. TEMPORARY SEEDING REQUIRES A SEEDBED OF LOOSE SOIL TO A MINIMUM DEPTH OF 2 INCHES.
- B. FERTILIZER APPLICATION IS NOT GENERALLY REQUIRED FOR TEMPORARY SEEDING. HOWEVER, ANY APPLICATION OF FERTILIZER OR LIME SHALL BE BASED ON SOIL TESTING.
- C. ALL SEED SHALL CONFORM TO THE REQUIREMENTS OF THE WISCONSIN STATE STATUTES AND OF THE ADMINISTRATIVE CODE CHAPTER ATCP 20.01 REGARDING NOXIOUS WEED SEED CONTENT AND LABELING
- D. SEED SHALL NOT BE USED LATER THAN ONE YEAR AFTER THE TEST DATE ON THE LABEL.
- E SEEDING SHALL NOT TAKE PLACE WHEN THE SOIL IS TOO WET
- F. CONTRACTOR MAY CONSIDER WATERING TO HELP ESTABLISH THE SEED. WATER APPLICATION RATES SHALL BE CONTROLLED TO HELP PREVENT RUNOFF AND EROSION.
- G. CONTRACTOR IS TO LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED AS MUCH AS POSSIBLE. RE-SEED DRIVEN OVER AREAS AS NEEDED.
- H. MULCH/EMAT SHOULD BE PLACED WITHIN 24 HOURS OF SEEDING
- MULCHING OPERATIONS SHALL NOT TAKE PLACE DURING PERIODS OF EXCESSIVELY HIGH WINDS THAT WOULD PRECLUDE THE PROPER PLACEMENT OF MULCH.
- MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY J. ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS
- WHEN CHANNEL EROSION MAT IS USED WITHIN CONSTRUCTION SITE DIVERSION AREAS, TECHNICAL STANDARDS 1053 AND 1066 SHALL BE FOLLOWED.
- 6. A COPY OF EROSION CONTROL INSPECTION REPORTS AND THE APPROVED EROSION CONTROL PLANS SHALL BE KEPT ON SITE.
- 7. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL PRACTICES BY THE END OF EACH WORKDAY.
- 8. LOCAL ROADS SHALL BE CLEAN BY THE END OF EACH WORKDAY. CONTRACTOR SHALL HAVE LOCAL ROADS SWEPT WHERE SEDIMENT ACCUMULATES.

INSPECT ALL EROSION CONTROL MEASURES PRIOR TO COMMENCING GRADING, GRUBBING OR OTHER LAND DISTURBING ACTIVITIES. EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF EVERY PRECIPITATION EVENT OF 0.50 INCH OR GREATER. IN ADDITION THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION AND WEATHER CONDITIONS IN A DAILY LOG BOOK. THE DAILY LOG BOOK, WEEKLY /0.50 INCH PRECIPITATION REPORTS, APPROVED PLANS WPDES PERMIT & CHAPTER 30 PERMIT SHALL BE KEPT IN AN ACCESSIBLE LOCATION, LIKE A MAILBOX, WITHIN THE STAGING AREA.

AT ABSOLUTELY NO TIME MAY CONSTRUCTION EQUIPMENT, DEBRIS, FILL. ETC. BE PLACED WITHIN WETLANDS, WATERWAYS OR FLOODPLAINS UNLESS IDENTIFIED IN THE PLANS & APPROVED BY WDNR/ USACOE.

### EROSION CONTROL OPERATION SEQUENCE + SCHEDULE

AFTER BIDS ARE RECEIVED, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH ALL RELEVANT PARTIES IN ATTENDANCE.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF PROJECT. THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS AND DOCUMENT CONDITIONS AND REPAIRS MADE, ALONG WITH DATE, TIME OF INSPECTION, AND WEATHER CONDITIONS IN A DAILY LOG BOOK

ALL REGULATORY PERMITS, PROJECT PLANS, AND INSPECTION LOGS SHALL BE KEPT ON SITE IN AN ACCESSIBLE LOCATION, SUCH AS A MAILBOX, AVAILABLE TO REGULATORY AGENCIES UPON REQUEST.

CONTRACTORS ARE TO MAINTAIN THE CONSTRUCTION SITE IN A NEAT AND TIDY MANNER FOR THE DURATION OF THE PROJECT.

### THE TIMING AND SEQUENCE OF CONSTRUCTION IS SCHEDULED AS FOLLOWS:

3. INLET PROTECTION SHALL BE INSTALLED AS SHOWN ON THE PLANS AND/OR AS DIRECTED BY CONSTRUCTION ENGINEER, AND INSPECTED PRIOR TO COMMENCING OF ANY LAND DISTURBING ACTIVITIES PER PROJECT PLANS AND DETAILS.

- 7. CONSTRUCT BUILDING.
- 8. INSTALL LIGHTING
- 9. PAVE PARKING/DRIVE AREAS.

- REMOVED
- NECESSARY

# CONTRACTOR TO THE CITY/VILLAGE/TOWN AND WDNR.

1. OBTAIN ALL NECESSARY APPROVALS, PERMITS, ETC.

2. CONSTRUCTION IS SCHEDULED TO BEGIN IN SPRING/SUMMER 2020.

4. SITE DEMOLITION, REMOVALS, AND EARTH WORK CAN OCCUR AFTER ALL EROSION CONTROL MEASURES ARE IN PLACE.

5. EXCAVATE TO SUBGRADE FOR BUILDING AND PARKING/DRIVE AREAS.

6. PLACE GRAVEL BASE FOR BUILDING AND PARKING/DRIVE AREAS.

10. RESTORATION WHICH INCLUDES TOPSOIL, SEEDING, FERTILIZING, MULCHING/EROSION MATTING, AS PER PLANS AND SPECIFICATIONS.

11. IF STABILIZATION CANNOT BE COMPLETED BY NOVEMBER 1, THEN THE USE OF EMAT AND/OR ANIONIC POLYACRYLAMIDE CONFORMING TO WDNR TECHNICAL STANDARD 1050 SHALL BE USED.

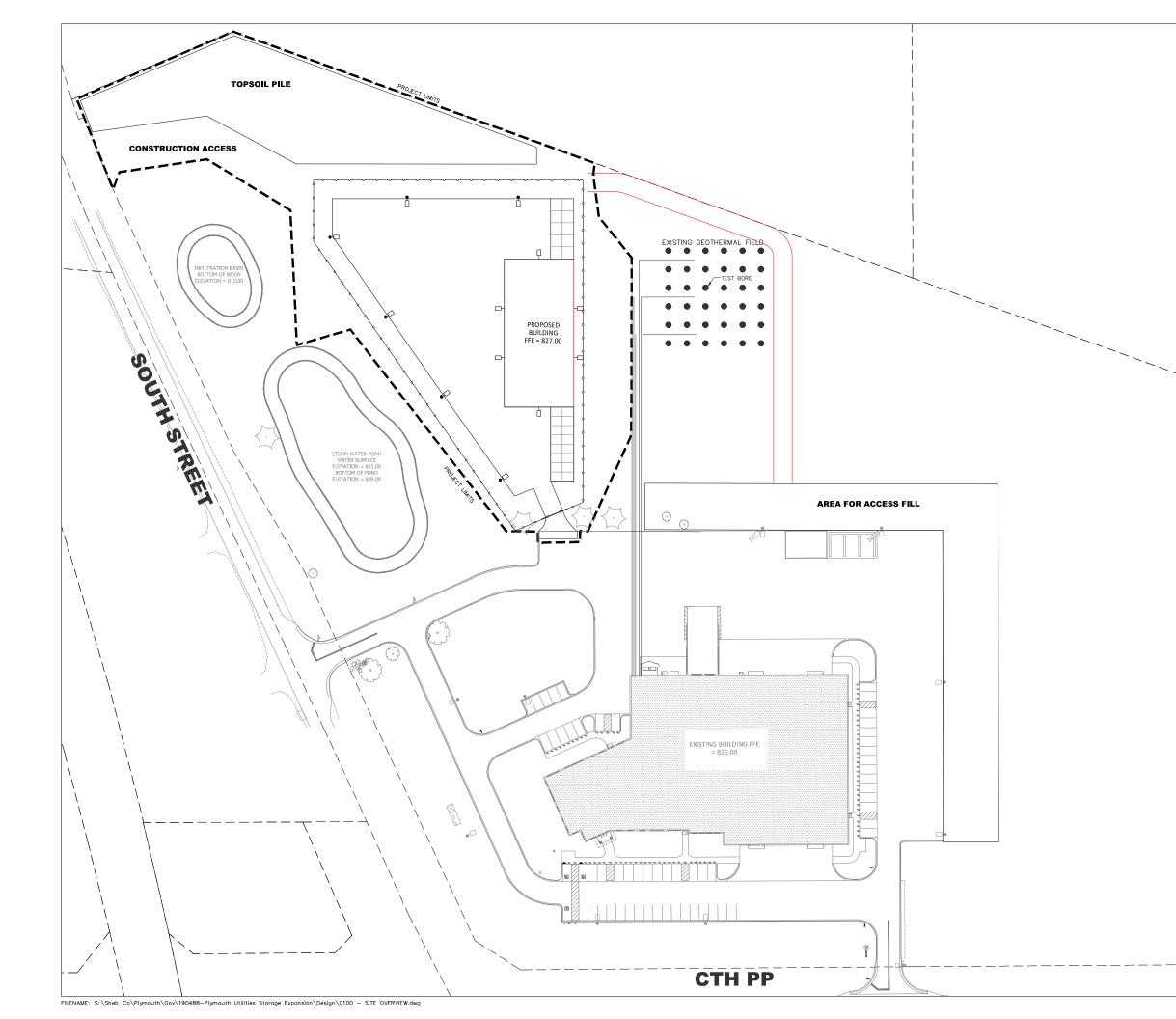
12. UPON PROJECT COMPLETION, ALL INLET PROTECTION SHALL BE

13. BARE SOIL LEFT UNDISTURBED FOR 14 CALENDAR DAYS MUST BE TEMPORARILY STABILIZED PER WDNR TECHNICAL STANDARD 1059, OR TEMPORARY GRADING PRACTICES PER WONR TECHNICAL STANDARD 1067 MAY BE IMPLEMENTED. HOWEVER BY NOVEMBER 1, THE SITE SHALL BE STABILIZED PER NOTE 10 ABOVE.

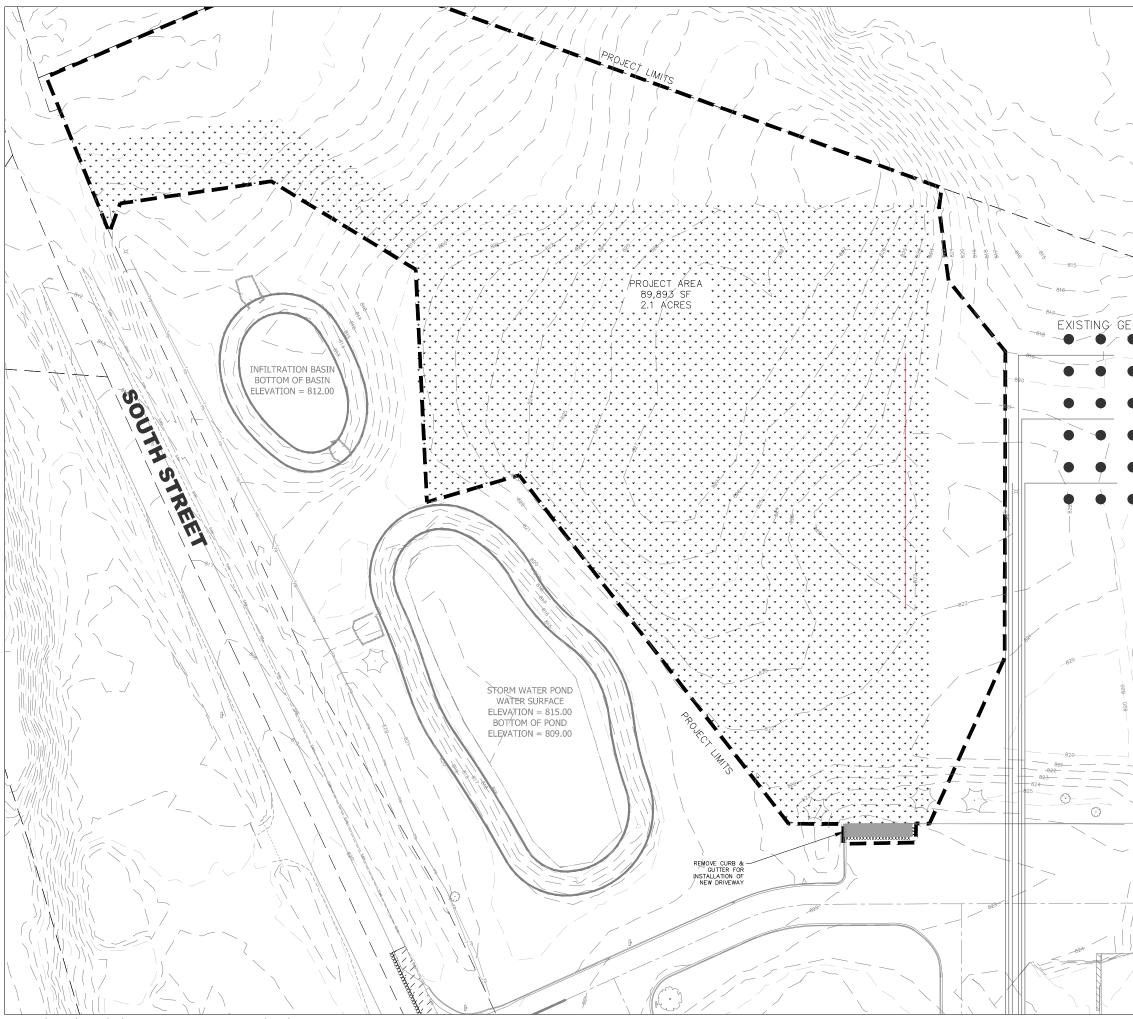
14. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN RESTORED AREAS UNTIL GRASS IS ESTABLISHED (SEE PROJECT SPECIFICATIONS). CONTRACTOR SHALL WATER RESTORED AREAS IF

IF CONSTRUCTION SCHEDULES SHOULD CHANGE SIGNIFICANTLY, THIS PLAN NARRATIVE WILL BE UPDATED AND RESUBMITTED BY THE GENERAL

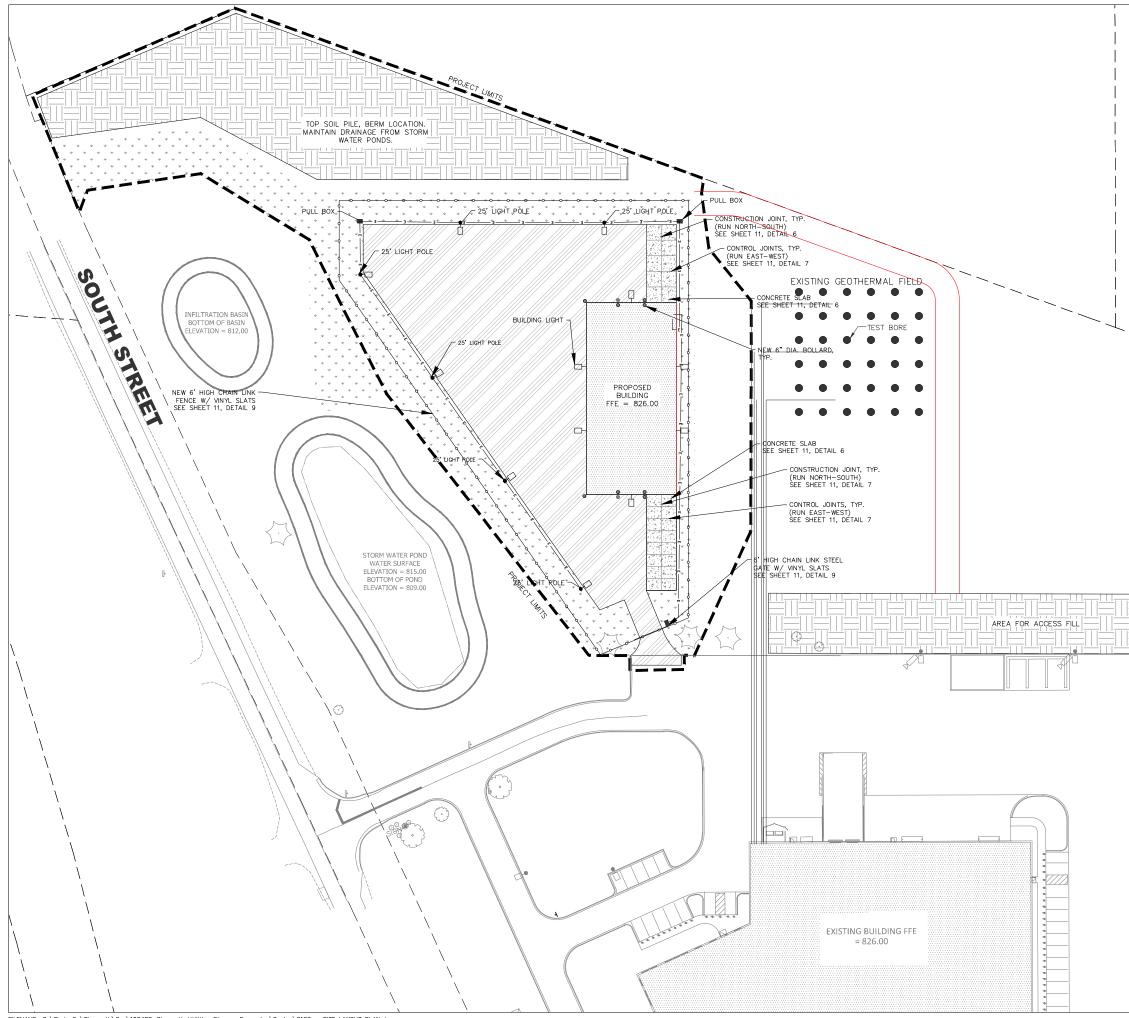
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	PRC	PRO	JECT NAME HERE
	9(	PP PL`	DUNTY ROAD , CITY OF YMOUTH, DNSIN 53073
2	CLIE	NT:	PLYMOUTH UTILTIES
	REL	ease: PRE	ELIMINARY
	REV # 1	ISIONS: DATE 2/7/2020	DESCRIPTION PRELIMINARY
	NOF	LTH ARRO	N. N. N.T.S.
	/// SEA	"	
	SHE		
		ROSI	ON CONTROL NOTES
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	39	G	102



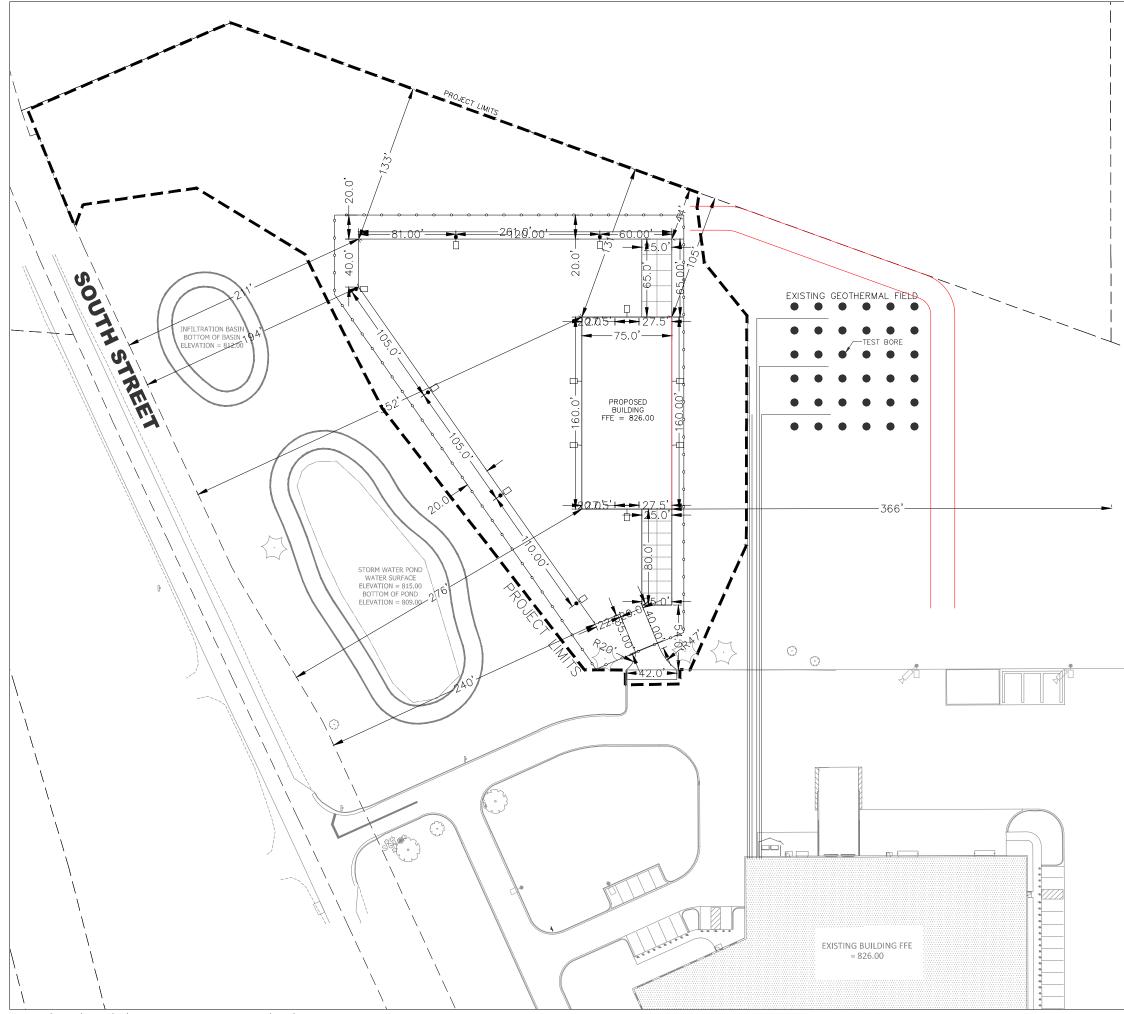
		7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
		PROJECT: PLYMOUTH UTILITIES STORAGE EXPANSION
		CITY OF PLYMOUTH
		CLIENT:
		RELEASE:
		PRELIMINARY
		REVISIONS:           #         DATE         DESCRIPTION           1         277/2020         PRELIMINARY
		NORTH ARROW.
		SCALE: 1" = 50' 0 25 50 76 SEAL:
		all in
		SITE OVERVIEW
DIGGE	RS <u>ä</u> hotline	PROJECT MANAGER:         DPA           PROJECT MUMBER:         19.0488.01           DATE:         277/2020           SHEET NUMBER:         19.0488.01
	or (800)242-8511 DiggersHotline.com P	age 90 of <b>6</b> 9103



			Appur Visconsin 53217 kapurinc.com
,			PROJECT:
			PLYMOUTH UTILITIES STORAGE EXPANSION
~ ~	-		LOCATION:
			CITY OF PLYMOUTH
OTHERMAL			CLIENT:
	•		PLYMOUTH UTILITIES     in the inter of America's Darpland
		Diggers Hotline Dial EI or (800)242-8511	RELEASE: PRELIMINARY
		www.DiggersHotline.com	
		DEMOLITION LEGEND VEGETATION TO BE REMOVED AND DISPOSED OF OFFSTE. IF SUITABLE FOR REUSE, TOPSOLITO DE STOCKMEDL JUNUSED AND UNSUITABLE TOPSOLITO BE REMOVED OFFSTE. TOPSOLI HICKNESS MAY VARY. REFER TO COEDIECHICAL, REPORT ON FALD VERIFY DEPTH IF GEOTECHICAL REPORT NOT AVAILABLE ASHALT PARMENT AND BASE MATERIAL TO BE REMOVED TO ASHALT PARMENT AND BASE MATERIAL TO BE REMOVED THICKNESS MAY VARY. REFER TO GEOTECHICAL REPORT. GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSTE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKMED UNIVERSID GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSTE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKMED UNIVERSID GRAVEL MATERIAL TO BE REMOVED AND DISPOSED OF OFFSTE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKMED OF OFFSTE. IF SUITABLE FOR REUSE, GRAVEL TO BE STOCKMED OF SUB-BASE AND DISPOSED OF OFFSTE. CONCRETE AND BASE THICKNESS MAY VARY. REFER TO GEOTECHINICAL REPORT.	REVISIONS:           #         DATE         DESCRIPTION           1         2/7/2020         PRELIMINARY
1	<u> </u>	CLEAR AND GRUB VEGETATION, REMOVE ROOTS AND STUMPS. REMOVE AND DISPOSE OF OFFSITE. SAWGUT FULL DEPTH	
$( \  \  )$	X	TREES AND STUMPS TO BE REMOVED	<b>  <b>                               </b></b>
	- AUTON	✓ DENOTES UTILITIES TO BE ABANDONED AND REMOVED. ► KNOWN UTILITY AND POTENTIAL CONFLICT EXIST EXISTING BUILDING AND FOUNDATION TO BE RAZED. REFER TO	SCALE: 1" = 40'
		ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.	
)		ASPHALT PAVEMENT AND BASE MATERIAL TO BE PULVERIZED AND REUSED AS PAVEMENT BASE MATERIAL REFER TO SPECIFICATION SECTION 321216-ASPHALT PAVING.	0 20 40 60
		DENOTES EXISTING STORM INLETS TO BE REMOVED, ALL STORM SEWER INLETS SHALL HAVE INLET PROTECTION UNTIL REMOVED. SEE DETAIL 5/C2.2	SEAL:
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2111		H OWNER TO DETERMINE A SAFE STORAGE LOCATION OF ITEMS ALLED OUT TO BE SALVAGED FOR OWNER REUSE. EXERCISE CARE L AND TRANSPORT TO PREVENT DAMAGE.	
1   ////////////////////////////////////		ROLIND AND OVERHEAD UTLITY INFORMATION AS SHOWN HEREON IS , UPON INFORMATION FURNISHED BY UTLITY COMPANES, LOCAL ROPERTY OWNER, AND LORGERS HOTLINE, WHILE THIS INFORMATION IS . RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE DR CERTIFED TO.	all in
	COUNTY, AND S	NTRACTOR OR THEIR SUB CONTRACTORS SHALL APPLY FOR AND OBTAIN INED PERMIS AND APPROVAUS PRIOR TO THE START OF THEIR WORK. AND OBTAIN FROM ENGINEER COPIES OF ENGINEERING DESION APPROVAL ING GUT NOT UNTEE TO WORK, STATE OR LOCAL PLUMBING, WOOT, TORM WAREMANAGEMENT. VIRACTOR OR THEIR SUB CONTRACTORS SHALL CONTACT DIGGER'S	SHEET:
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	6. GENERAL CO VERIFYING OWNE ALL EXISTING U	HEIR WORK WITH ALL OTHER CONTRACTORS. WITRACTOR OR THEIR SUB CONTRACTORS ARE RESPONSIBLE FOR REVIEW OF AND COMMINATION THE DEMOLITION AND/OR RELOCATION OF TILITIES FROM EXISTING BULLIONICS AND WITHIN THE PROJECT LIMITS, NOT LIMITED TO ELECTRICAL/FERENT. REC/CABL/CASJ/WATER/SANITARY/STORM. DEMOLITION OF THIS UTILITY IN ACCORDANCE WITH ALL STATE-FEDERAL, & LOCAL REGULATIONS.	PLAN
1	7. FOR ALL WOI RESPONSIBLE FO HORIZONTAL LO INCLUDE IN THE THE BID DOCUM UTILITY OWNER'S	KY, CENERAL, CONTRACTOR OR THEIR SUB CONTRACTORE ARE DR REVENNO BODOCIMENTS, VERYING HE VENTOLA AND CATON OF ALL EXISTING UTUITES WITHIN THE PROJECT LIMITS, AND IN CONTRACT THE RELOCATION OF SAD UTUITES (NOTED OR NOT ON ENTS) AS NECESSARY TO PROVIDE PROPER DEPTH/CLEARANCE PER REQUIREMENTS.	PROJECT MANAGER:         DPA           PROJECT NUMBER:         19.0488.01           DATE:         2/7/2020
	8. ALL EXISTING DURING CONSTR NEW UNDERGRO SUPPORT EXISTI VERTICAL MOVEL EXISTING UTILITI NEW UTILITIES. UTILITIES WHERE	UTILITY UNCE SMALL BE FILLY PRITECTED AND SUPPORTD/SHORED UTILITY OF ALCO'S UNCE IN STALLED BELOW EXISTING UTILITES UND UTILITES ARE TO BE INSTALLED BELOW EXISTING UTILITES NO LINES IN PLACE. PROVIDE RESISTICTION OF BOUNDAILA AND MENT OF UTILITY. AFTER NEW UTILITES HAVE BEEN INSTALLED AGGE 9 SES SHALL BE BACHILED IN SAUE WARKER AS THAT SPECIFIED SHALL BE BACHILED IN SAUE WARKER AS THAT SPECIFIED SPECIFED COMPACTION REQUIREMENTS CANNOT BE ACHEVED.	1 of 109 104

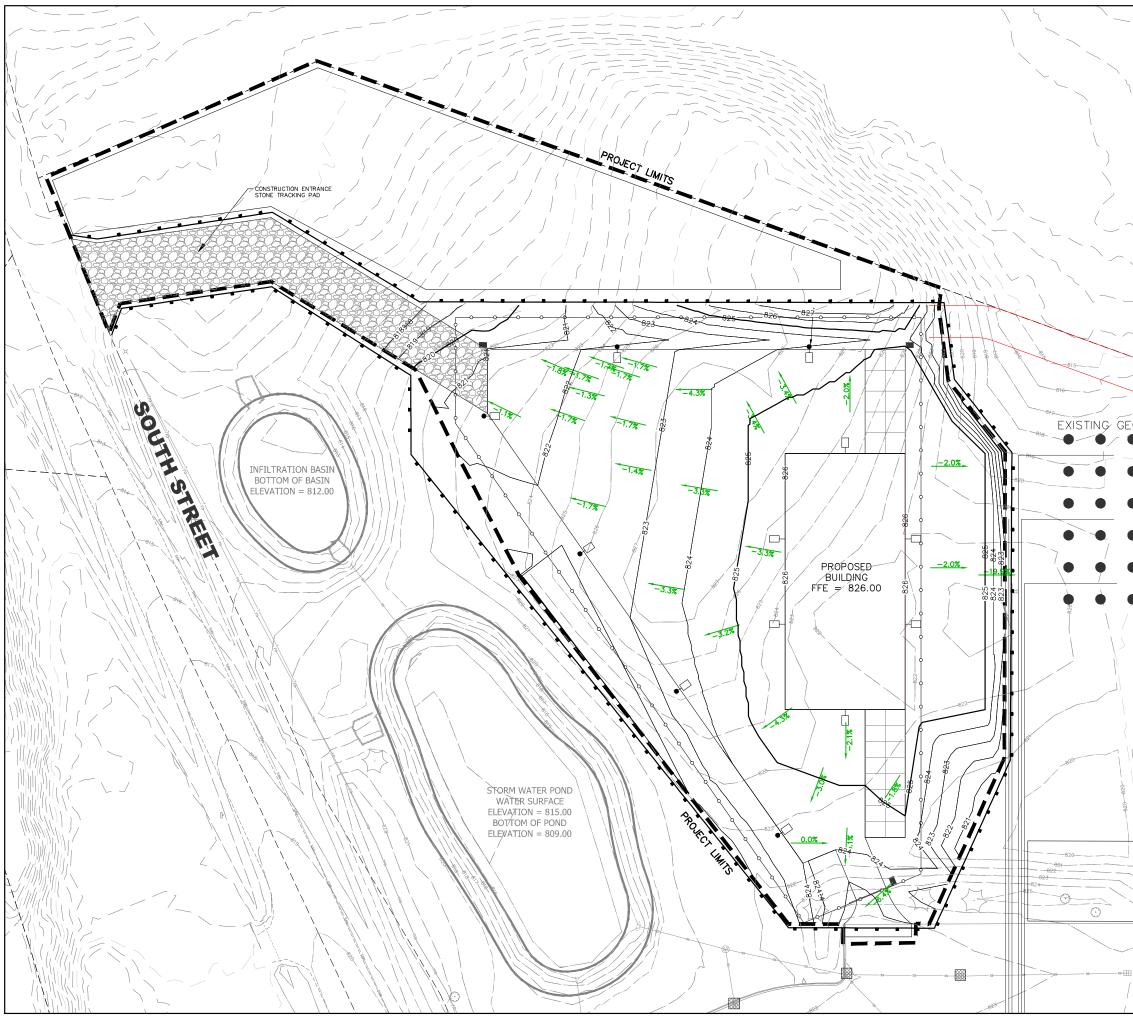


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		kapurinc.com
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		PLYMOUTH UTILITIES STORAGE EXPANSION
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	New 6 HIGH CHAIN LINK FENDE WITH VINT SLATS	2 of <b>6</b> 105
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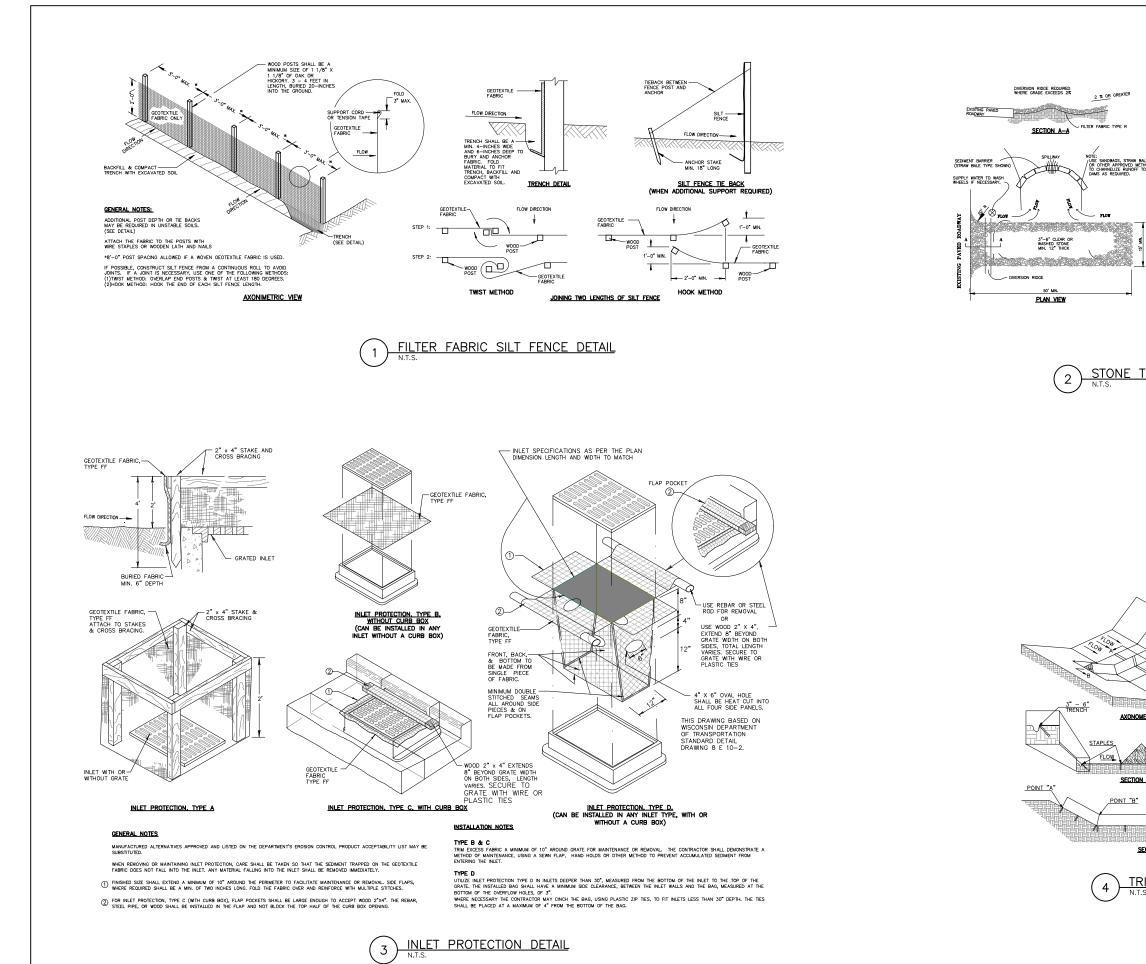
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FILENAME: S:\Sheb\_Co\Plymouth\Gov\190488-Plymouth Utilities Storage Expansion\Design\C106 - SITE EROSION CONTROL PLAN.dwg

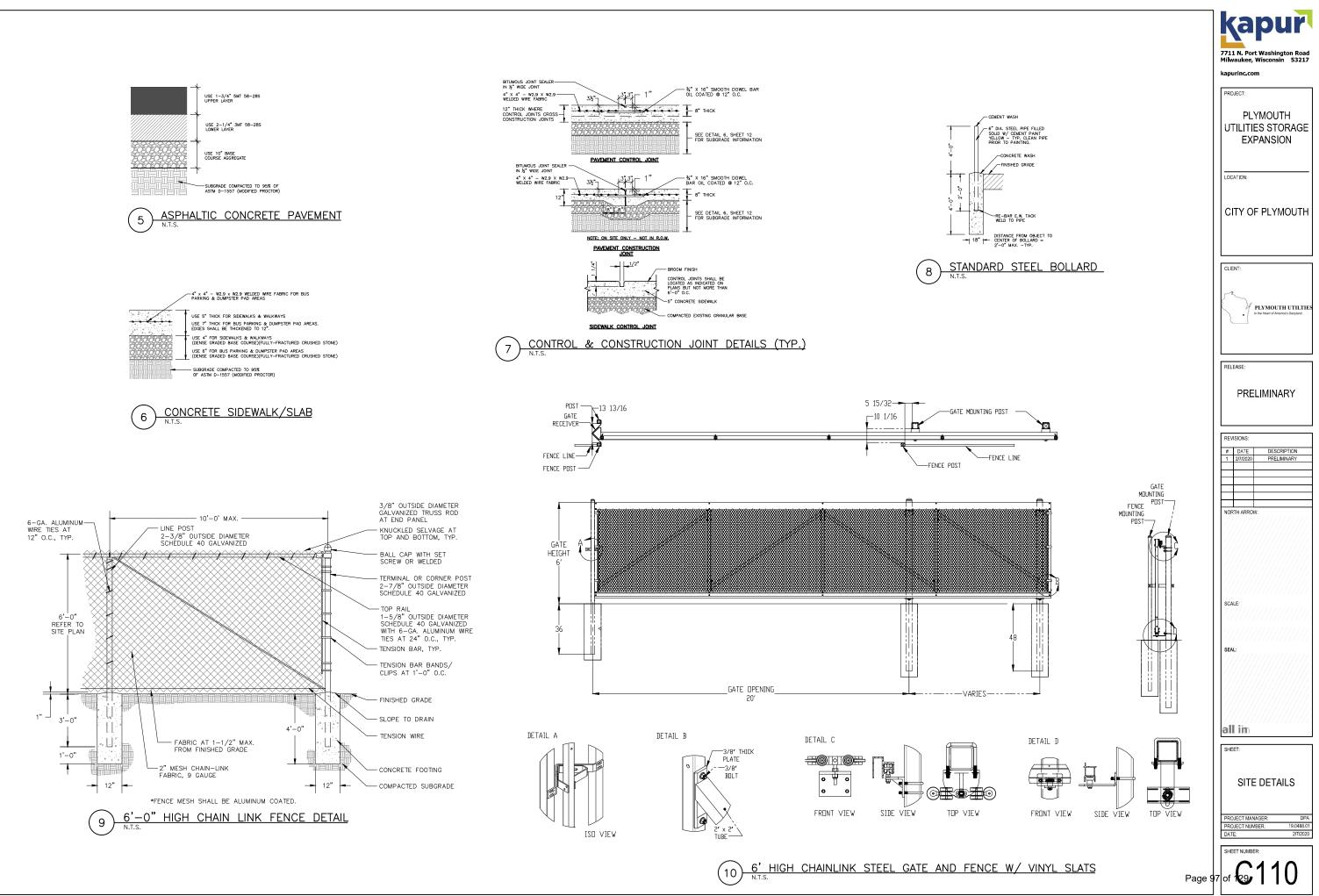
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		7711 N. Port Washington Road Milwaukee, Wisconsin 53217 kapurinc.com
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	FILTER FABRIC FENCE SEE DETAILS	sheet:
	DESIGNATE E RISTING INLETS THAT MUST BE PROTECTED SEE DETAILS           INSTALL PROSION MAT ON ALL SLOPES GREATER THAN 4:1 AND ALL DRAINAGE SWALES           INSTALL CLASS III TRN. TYPE B FROM WISDOT MODICT APPROVED UST. CLASS, I, TYPE A MUST ALSO BE USTALLED IN THIS AREA PER WONR TEOMERLA BULLETIN TOSS	SITE EROSION CONTROL PLAN
	CRAINAGE SWALE	PROJECT MANAGER: DPA PROJECT NUMBER: 19.0488.01 DATE: 2/7/2020
	Page S	5 of <b>9</b> 108



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GENERAL NOTES:

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	PROJECT:	
	PLYMOUTH UTILITIES STORAGE EXPANSION	
	LOCATION:	
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	SITE EROSION CONTROL DETAILS	
	PROJECT MANAGER:         DPA           PROJECT NUMBER:         19.0488.01           DATE:         2/7/2020	
	SHEET NUMBER:	
Page 9	of <b>6</b> 109	



## Matthew T. Starker



### **Deputy Chief of Police**

Phone 920-893-6541 Fax 920-892-6143 Web www.plymouthgov.com

128 Smith Street P.O. Box 218 Plymouth, WI 53073

DATE:	March 12, 2025
то:	Plan Commission
FROM:	Matthew Starker, Deputy Chief of Police
RE:	Police Department Garage

Plymouth Planning Commission

Subject: Police Garage

Dear Plymouth Planning Commission

I'm writing to request approval for the addition of a Police Department garage to be located on the southeast corner of the back parking lot. There are a variety of practical and operational reasons for which the garage would assist the police department.

- 1. Fleet Expansion: Over the years our department has expanded our fleet size to include another patrol car, crime scene enclosed trailer, electric patrol bicycles and a training car used by officers and city employees. The garage will help with the need space to protect the fleet from weather and vandalism.
- 2. Evidence Storage: Unfortunately, as crime has increased over the years, we have needed the space to process vehicle related evidence. These vehicles need to be secured and not accessible to the general public.
- 3. Emergency Readiness: Having extra vehicles prepped and accessible in a separate garage ensures faster deployment during large emergencies, like natural disasters or mass gathering requiring more patrols.
- 4. Weather Protection: In Wisconsin we can see harsh weather, an extra garage can extend the life of vehicles by shielding them from snow, ice, hail, or extreme heat, reducing maintenance costs.

Zoning Review: Assistant City Administrator Johnston conducted a zoning review and found that the proposed garage is conforming in terms of setbacks and size. The property has B-2 zoning which does not setback restrictions in regards to proximity to adjacent property lines and a maximum height of 25' for accessory structures. The garage is much less than 25' in height.

Sincerely, Matthew T. Starker Deputy Chief of Police Plymouth Police Department 920-893-6541

mstarker@wiplymouthpd.com





Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 50 ft

# Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16.474.96

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

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# **Design&Buy**<sup>\*\*</sup> GARAGE

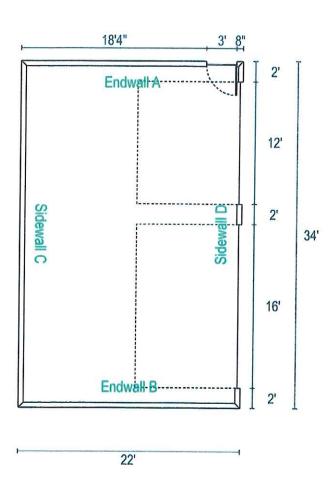
How to recall and purchase your design at home:

- 1. On Menards.com, enter "Design & Buy" in the search bar Select the Garage Designer
   Recall your design by entering Design ID: 324756923148 <u>OR</u>
  - 4. Follow the on-screen purchasing instructions

How to purchase your design at the store:

- 1. Enter Design ID: 324756923148 at the Design-It Center Kiosk in the Building Materials Department 2. Follow the on-screen purchasing instructions

# **Garage Image**



Garage

### For other design systems search "Design & Buy" on Menards.com

Page 1 of 11

### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.



Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

Garage

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

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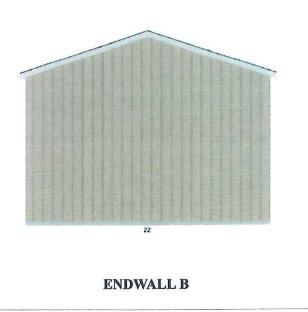


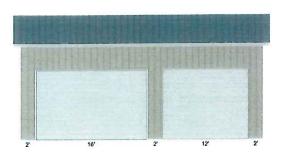
# Dimensions

# Wall Configurations

Garage

\*Some items like wainscot, gutter, gable accents, are not displayed if selected.





### SIDEWALL D

16X10 White Deep Ribbed Torsion Spring 12X10 White Deep Ribbed Torsion Spring

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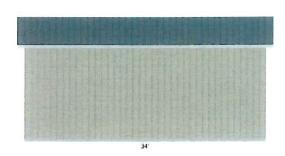
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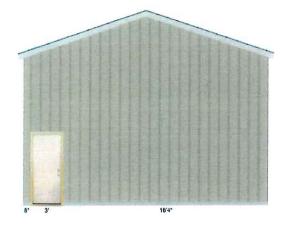
Page 3 of 11

### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96

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Garage

### ENDWALLA

SIDEWALL C

Mastercraft® 36W x 80H Primed Steel 6-Panel

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Page 4 of 11

4/11

Garage Date: 3/07/2025 - 5:16 AM **Design Name: Garage Design** Design ID: 324756923148 Estimated Price: \$16,474.96 \*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.



\*Note Steel panels are custom cut to the inch. The length needed for your project may be slightly different based final truss design and overhang framing. Please verify lengths and quantities prior to ordering materials. Note the steel for 10 and 12 foot buildings are based on 10 or 12 foot plate height.

# **Materials**

### **Building Type**

Building Location Zip Code:	53073
Building Type:	Gable
Building Info	
Building Width:	22'
Building Length:	34'
Building Height:	12'
Wall Framing Stud:	2 x 6
Roof Framing:	Truss Construction (Sealed truss designs available on request)
Truss Type:	Common (24" on center spacing)
Roof Pitch:	4/12 Pitch
Eave Overhang:	6"
Gable Overhang:	12"
Curb:	Poured Curb
Curb Height:	4"
Foundation Type:	Poured
Building Plan:	No I do not need a Building Plan
Wall Info	
Siding Material Types:	Through Fastener Steel Panel (Pro-Rib)

Through Fastener Steel Siding: Steel Corner Trim Color: Accent Material Type: Wainscot Material Type: Wall Sheathing: House Wrap: Gable Vents:

Cut to Length Pro-Rib® Steel Panel, Color: Ash Gray Ash Gray None None 7/16 x 4 x 8 OSB(Oriented Strand Board) Kimberly-Clark BLOCK-IT®9'x75'House Wrap None

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Page 5 of 11

### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96 \*Today's estimated price. Future pricing may go up or down. Tax, labor; and delivery not included.

Garage

1/2 x 4 x 8 OSB(Oriented Strand Board)

Cut to Length Pro-Rib® Steel Panel, Color: Charcoal Gray

Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color:

#30 Felt Roofing Underlayment 3' x 72' (216 sq. ft.)

**Through Fastener Steel Panel** 

12' Steel L-6 Fascia, Color: White

Steel Vented Soffit Panel, Color: White

None

None

Steel Fascia

Steel Soffit

Aluminum

White

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### **Roof Info**

Roof Sheathing: Roofing Material Type: Through Fastener Steel Roofing: SnowBar Trim: Roof Underlayment: Ice and Water Barrier: Fascia Material Type: Fascia: Soffit Material Type: Soffit: Gutter Material Type: Gutter:

### **Openings**

Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Overhead Door:	16X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door:	12X10 White Deep Ribbed Torsion Spring
Additional Information:	C5EST Torsion Spring
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Chamberlain® 1 1/4 HP Wi-Fi Belt Drive Battery Backup
	Garage Door Opener (Best)
Garage Door Opener:	Chamberlain® 1 1/4 HP Wi-Fi Belt Drive Battery Backup
	Garage Door Opener (Best)

### Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None
Wall Finish:	None
Mounting Blocks:	No

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Page 6 of 11

### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96

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**Design&Buy**™ GARAGE

Hydronic Radiant Heat: Anchor bolt: Framing Fasteners:

Sheathing Fasteners:

Truss Fastener:

Overhead Opening Hardware:

### No

Garage

Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer Grip Fast® 3 x .120 30-34° Paper Hot-Dipped Galvanized Ring Shank Clipped Head Framing Nail - 2,000 Count Grip Fast® 2-3/8 x .113 30-34° Paper Bright Ring Shank Clipped Head Framing Nail - 2,500 Count FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count Yes

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### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96

Garage

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**Design&Buy** 

GARAGE

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# **Helpful Hints for Garage Construction**

- Studs are estimated 16 inches on center with single treated bottom plate and double top plate.
- For 10- and 12-foot-tall buildings studs should be cut for an approximate 10- or 12-foot plate height.
- If steel is estimated (Pro-Rib or Pro-Snap), the steel lengths should be verified based off the actual framing. Plate height (stud length), truss heel and other framing should be confirmed. Steel is estimated to the inch, make sure the lengths are accurate based on final overall building design.
- Trusses included are estimated at 2 feet on center spacing. The design is based on the zip code provided, design and loading should be verified.
- Trusses should not be cut or modified with the exception of trimming the truss tails to the correct overhang.
- The bottom chord is designed to support standard ceiling and insulation materials.
- Dropped end trusses are estimated with 18 inch and 24 inch gable overhangs.



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Page 8 of 11

### Date: 3/07/2025 - 5:16 AM Design Name: Garage Design Design ID: 324756923148 Estimated Price: \$16,474.96 \*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Garage

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# **Design&Buy**™ GARAGE

# **Menards Building Checklist Planning**

- Get a permit. Check restrictions, building codes or local zoning to make sure your design complies with all requirements.
- Contact local utilities to ensure construction will not disturb any electrical, cable or plumbing.
- If necessary, hire a professional to help with planning and construction.
- Consider site conditions including soil type, grade, and runoff before finalizing your design.
- Material estimates provided can be changed to meet your needs.
- Menards offers professional delivery of materials. Delivery is extra based on the distance from your local Menards store to your building site.
- Practice good safety habits, use PPE including eye protection & dust masks during construction.
- Make sure to follow good building practice and all manufacturer's instructions. Use all the hardware and fasteners recommended.

For other design systems search "Design & Buy" on Menards.com

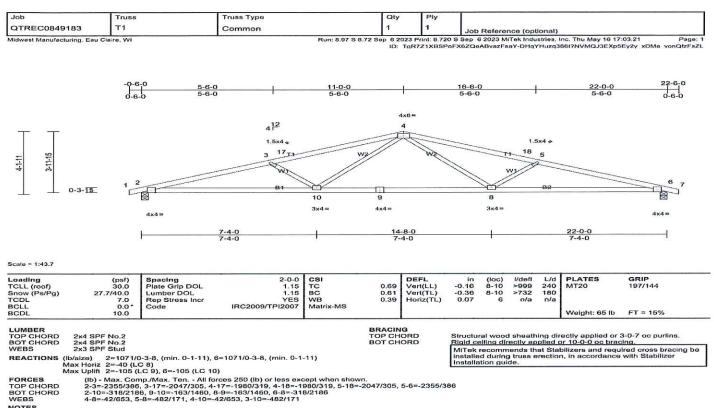
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GARAGE



NOTES 1) Un 2) Wi Tes Unbalanced roof live loads have been considered for this design. Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; CaL II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60 TCLL: ASCE 7-05; F7=30, 0 psf (roof live loads in the DOL=1.15) Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp; Ct=1.10 Roof design snow loads have been reduced to account for slope. Unbalanced snow loads have been reduced to account for slope. Unbalanced snow loads have been reduced to account for slope. This truss has been designed for a flox of greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads. This truss has been designed for a 10.0 psf bottom chord live load on rooncurrent with any other live loads. This truss has been designed for a 10.0 psf of the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members. Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 105 lb uplift at joint 2 and 105 lb uplift at joint 6. This truss is designed in accordance with the 2009 international Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1. AD CASE(5) Standard 3)

4) 5) 6) 7) 8)

9) 10)

Standard LOAD CASE(S)

For other design systems search "Design & Buy" on Menards.com

Page 10 of 11

#### 3/7/25, 5:16 AM

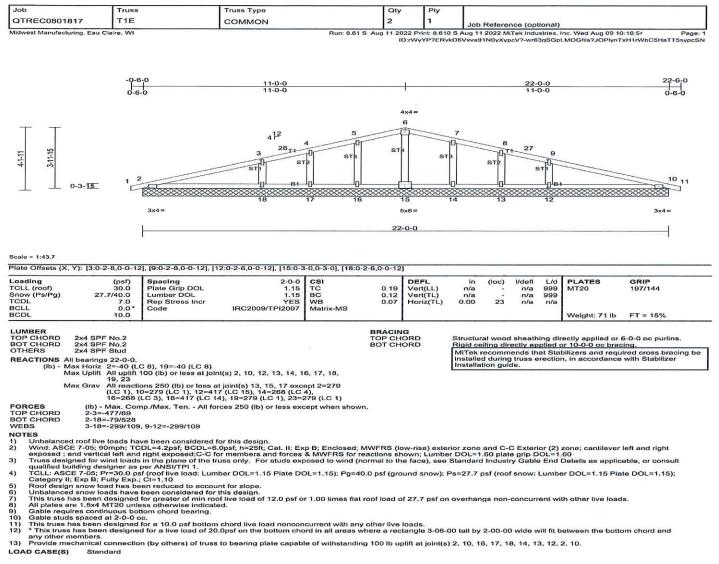
#### Date: 3/07/2025 - 5:16 AM **Design Name: Garage Design** Design ID: 324756923148 Estimated Price: \$16,474.96

\*Today's estimated price. Future pricing may go up or down. Tax, labor, and delivery not included.

Garage

MENARDS

## **Design&Buy** GARAGE



For other design systems search "Design & Buy" on Menards.com

Page 11 of 11



 Telephone:
 (920) 893-3745

 Facsimile:
 (920) 893-0183

 Web Site:
 plymouthgov.com

- **DATE:** March 12, 2025
- TO: Plan Commission
- FROM: Jack Johnston, Assistant City Administrator/Community Development Director
- RE: Property Seeking a Comprehensive Plan Map Amendment Recommendation; from Agricultural to Industrial; Tax Parcel 59271822750 (southeast corner of STH 57 and CTH PP) Sargento Cheese, Inc. (enclosure) Property Seeking Rezoning Recommendation; A petition to rezone ~66.27 acres of land on the existing parcel with tax-key 59271822750 (southeast corner of STH 57 and CTH PP). Property is currently zoned A Agricultural and seeking HI Heavy Industrial zoning district. Sargento Cheese, Inc. (enclosure)

#### Background:

Sargento Cheese Inc. recently acquired the ~66.27 acre property located at 1587 Highway 57 in the City of Plymouth located on the southeastern corner of STH 57 and CTH PP.

The property was originally two separate parcels of ~36 and ~30 acres respectfully. Sargento recently recorded an affidavit of merger for the two parcels at the Sheboygan County Register of Deeds Office in February to combine them into one parcel. The new parcel number is 59271822750

The current zoning and future land use designation for the property is Agricultural. In an effort to accommodate potential future development, Sargento has submitted a request for rezoning to HI Heavy Industrial and a comprehensive plan amendment to change its future land use to industrial.

**<u>Comprehensive Plan</u>**: The current future land use map designates Parcel No. 59271822750 as Agricultural. Sargento is seeking an amendment to reclassify the parcel as Industrial. Initially identified as a potential hotel site, the developer has shifted focus to multi-family housing. Given a vast majority of adjacent future land uses are designated as industrial in that area, staff supports this amendment to the comprehensive plan.

**<u>Rezoning</u>**: The parcel is presently zoned A Agricultural, and the request is to rezone it as HI Heavy Industrial. Adjacent Properties:

- North: Weber's Gas Station (B-3 Business Highway) & Toro Company (HI Heavy Industrial)
- South: Not Applicable (Town of Plymouth parcel, appears to be partially tilled vacant agricultural land)
- East: (one single family home Town of Plymouth), Certainteed, Culligan, Kurtz ERSA (HI Heavy Industrial)
- West: Not Applicable (Town of Plymouth parcels, appear to be agricultural with housing)

The City's comprehensive plan does not identify the area for future residential development. As a majority of the adjacent properties owners already have HI Heavy Industrial zoning as well as a future land use designation as industrial, staff supports the rezone request to align this property's zoning and future land use designation with adjacent properties.

#### **Public Notices:**

Both the comprehensive plan amendment and rezoning petition require public noticing and a hearing before the Common Council before final adoption by ordinance/statute. The rezone notice requires a class 2 notice with the last notice at least one week prior to the public hearing at the Common Council. The comprehensive plan amendment requires a 30 day notice prior to the public hearing. A 10 day by mail notice is also required to any nearby municipalities within 1,000 feet of the affected properties. These notices will be published in the Plymouth review leading up to Common Council action.

#### Future Site Plan Review

Sargento has provided a preliminary site plan for future development of the property in accordance with the requirements of the rezoning application. The current site plan shows one large building near the northern end of the property along with two driveways – one for trucks and one for regular passenger vehicles with a large parking lot. City staff will continue to work with Sargento on the future development of the site should the rezone request and comprehensive plan be approved by the Common Council. A full site plan application will have to come back for Plan Commission review and approval prior to any future development of the site.

#### Next Steps

The Common Council will consider the rezoning and comprehensive plan amendment request at a meeting later in the spring and will hold a public hearing for both requests. Due to public noticing requirements for both the rezone and comprehensive plan request, the earliest the Common Council could consider this request would be a May Common Council meeting.

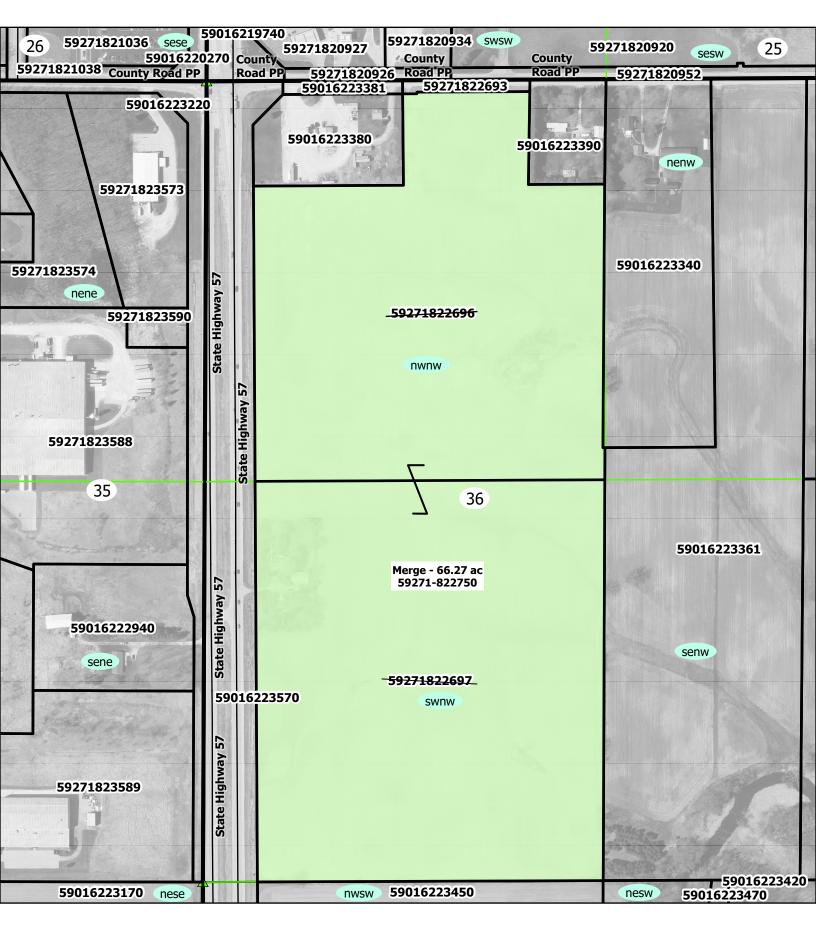
#### **Recommendation:**

Staff recommends the Plan Commission approve the Comprehensive Plan Amendment to Industrial from Agricultural, as well as rezoning request from A - Agricultural to HI - Heavy Industrial.

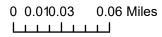
#### Attachments:

• Preliminary Site Plan from Sargento

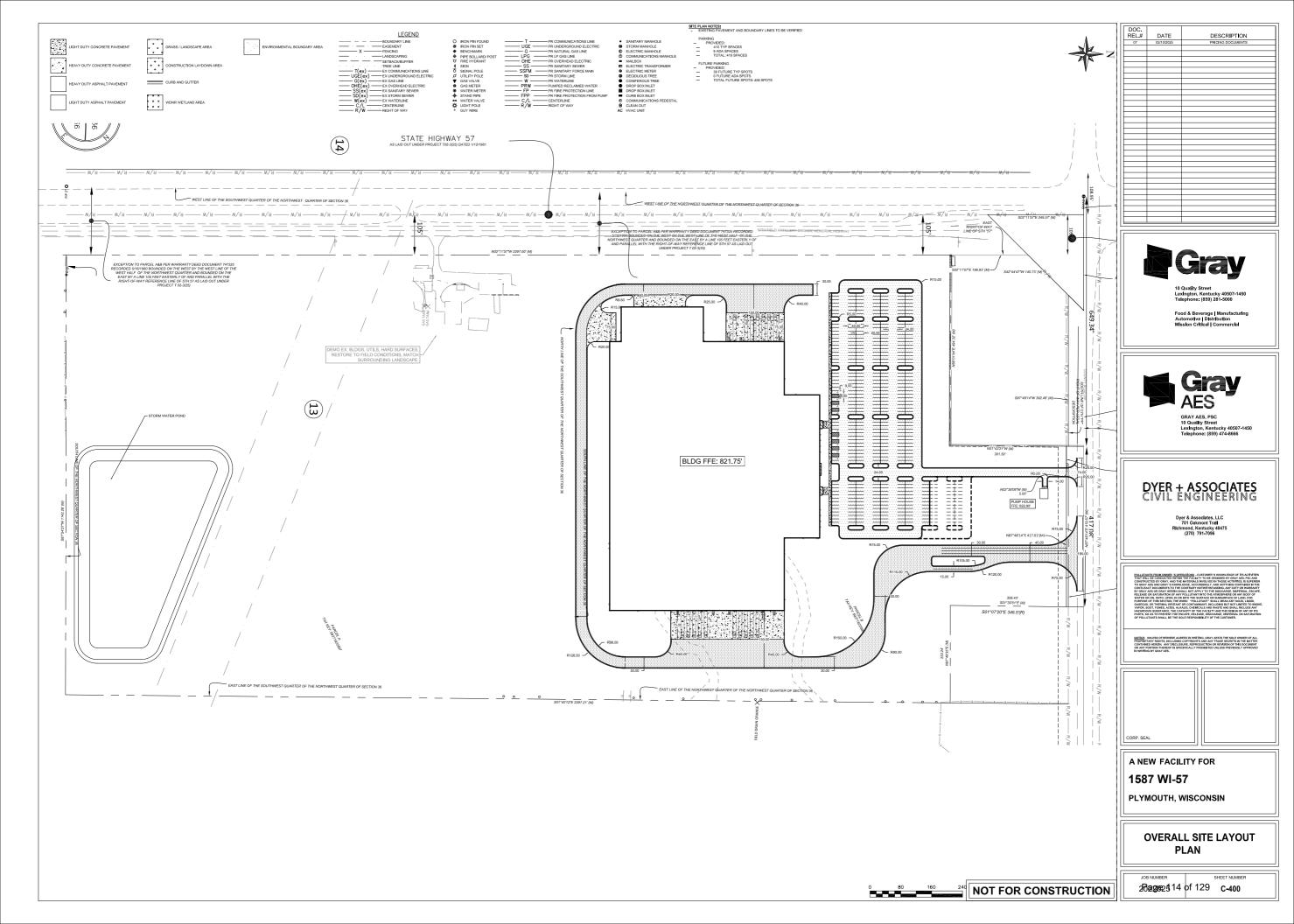
Action	Date	Status
Rezone and Comp Plan meeting at Plan Commission; recommendation	4/3/2025	This meeting
Comp Plan Public Notice in <i>Plymouth Review</i>	4/11/2025	To be published
Rezone Public Notice in <i>Plymouth Review</i>	4/25, 5/2	To be published
Mailer to nearby municipalities within 1,000' for affected area	Before 5/3	To be mailed
Rezone and Comp Plan Public Hearing at Common Council	Approx. 5/13/2025	TBD
Common Council Final Action on Rezone and Comp Plan	Approx. 5/13/2025	TBD



Split 2025-23 Sargento Merge Afft/Merge #2174471









 Telephone:
 (920) 893-3745

 Facsimile:
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 Web Site:
 plymouthgov.com

**DATE:** March 20, 2025

TO: Plan Commission

**FROM:** Jack Johnston, Assistant City Administrator/Community Development Director

RE: Certified Survey Map Recommendation; Existing parcels with Tax-keys 59271821046 & 9271821047 for a new certified survey map creating 2 parcels of 25.089 acres and 6.875 acres. SCEDC (enclosure) Rezoning Petition Seeking Recommendation; A petition to rezone 6.875 acres of land on the existing parcel with tax-key 9271821047. Property is currently zoned R-5 Traditional Neighborhood and seeking R-4 Multi-Family Residential zoning district. Stroebel. (enclosure)

#### Background:

As part of the SCEDC 94 lot residential subdivision project, they are also proposing split off 6.875 acres of land for a separate developer. The developer, Duey Stroebel, has included a concept map for the eventual build out of nine, four-unit senior condominium housing units (36 housing units in total). As part of the plan, Mr. Stroebel is seeking a rezone of the newly created 6.875 acre lot from R-5 traditional neighborhood to R-4 Multi Family Residential as the R-4 district supports this use.

#### Comprehensive Plan / Rezoning Request:

The City's future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project. The CSM creates two conforming lots to City Code.

Mr. Stroebel has also applied to rezone the new 6.875 acre lot from R-5 to R-4 as the R-4 district allows multi-family developments. City staff reviewed the request and agreed it would be the correct zoning designation for this development.

#### Shoreland Zoning/Wetlands/Floodplain:

A portion of both lots shows the existence of wetlands per Sheboygan County GIS. A full wetland delineation will be required prior to both the SCEDC project, as well as plans for the 6.875 acre development.

#### Condo Plat Process:

As Mr. Stroebel has indicated he would like to develop the 6,875 acre lot into condominiums, the City's condo plat process must be followed. The Condo Plat process is regulated by Sec. 14-1-22 of the Plymouth Municipal Code. In short, the City only requires preliminary plat approval for condominium plats which is regulated through Sections 14-1-30 through 14-1-32 of the Plymouth Municipal Code. City staff recommends the applicant consult with these code sections as they consider moving forward with the condominium development.

#### Access:

The condominium development is shown to have access on the future road for the SCEDC subdivision (no direct access off of Pleasant View Road). Final roadway and access designs will come before the Plan Commission for consideration when both SCEDC and Mr. Stroebel submit future plans.

#### Public Works/Plymouth Fire Department Review:

As this portion of the project includes a simple lot line adjustment, no Fire Department or Public Works review is required. Once the developer comes back for final site plan review and approval by the Plan Commission, both the Fire Department and Department of Public Works will conduct a thorough review. Staff recommends the developer work with City staff as they continue to work on their final site plan.

#### **Engineering Review:**

The CSM was sent to Jay Panetti at Gremmer Engineering for engineering review. Mr. Panetti has submitted a letter with minor corrections to be made to the CSM. All corrections are administrative and minor and should not preclude the Plan Commission from making a recommendation on this matter. City staff would request the applicant make the corrections and submit a fresh map for final review prior to action by the Common Council meeting.

#### <u>TID #7</u>

The new 6.875 acre property off of Pleasant View Road is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. This parcel was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

No development incentive is currently planned for this project in the TID #7 project plan. If a development incentive is requested, the developer must collaborate with City staff on a developerpaid pro forma review through Ehlers and enter into a development agreement. Approval of any such agreement is solely at the discretion of the Common Council and requires their review and approval. Additionally, any development incentive must satisfy the "but for" test, meaning the development would not occur—or not occur in a manner that serves the City's best interests—without the use of TIF.

#### Public Notices / Common Council Meeting:

The certified survey map and rezone request both require Common Council action for final approval/denial. The rezone request also requires a public hearing and class 2 notice in the *Plymouth Review* prior to the public hearing.

#### Staff Recommendation:

Staff requests the Plan Commission recommend approval of both the CSM (with corrections) and rezone request from R-5 to R-4 for the 6.875 acre parcel. These motions should be done via separate motions.

#### **Copies Mailed/Emailed To:**

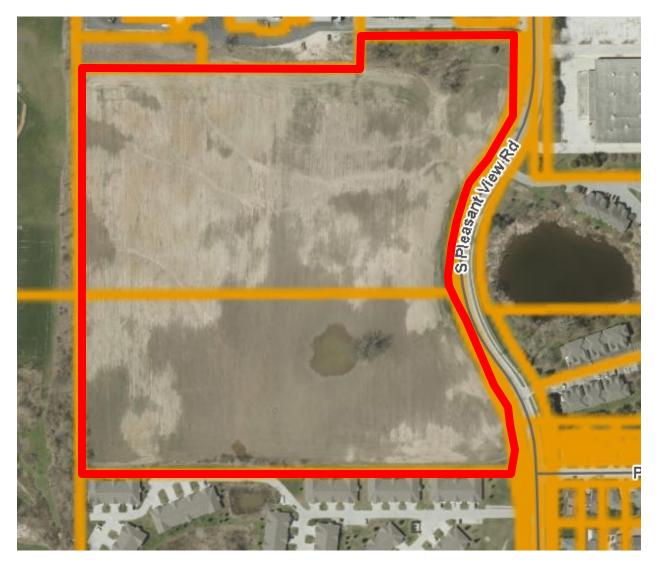
- I. Duey Stroebel: <u>lakeshorecarpentry@gmail.com</u>
- II. Brian Doudna, SCEDC: <u>dstroebel@terrace-realty.com</u>

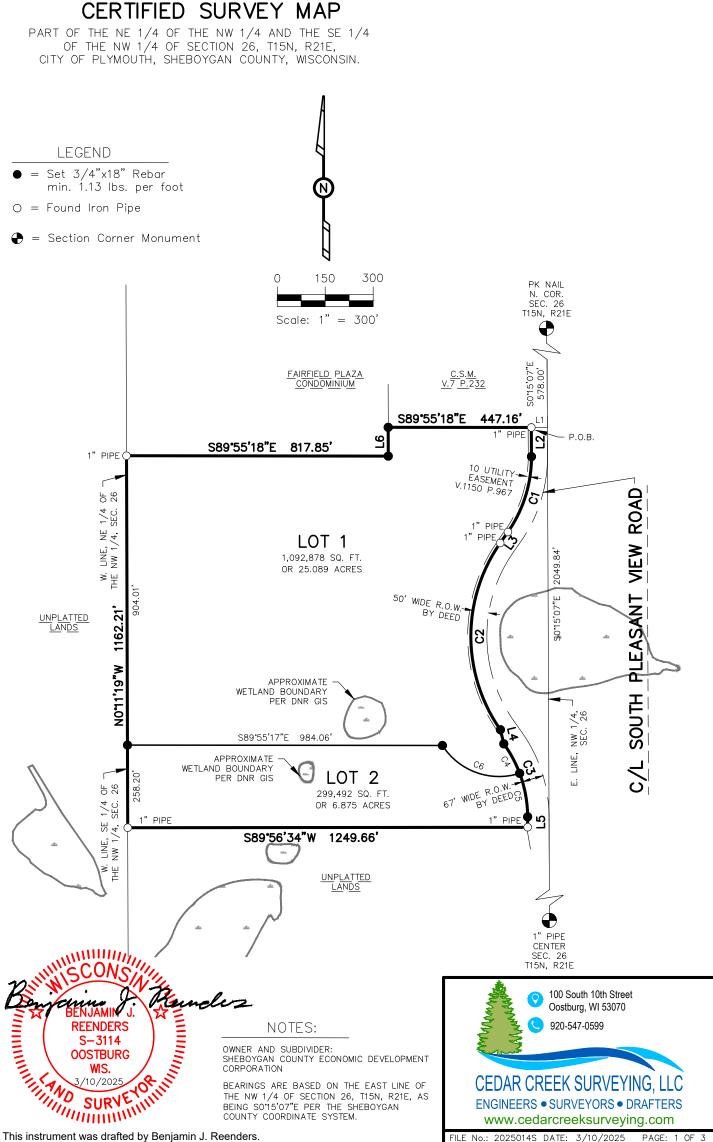
# Attachments: I. GIS Map II. CSM

- ||. |||. Engineering Review Letter

Action	Date	Status
Plan Commission Meeting	4/3/2025	This meeting
Rezone Public Notice in	4/11/2025;	To be Published
Plymouth Review	4/18/2025	
Common Council Meeting	4/26/2025	Upcoming
and Public Hearing;		
potential final action		

#### Attachment I:





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## CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

#### SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4 of Section 26, T15N, R21E, City of Plymouth, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the North 1/4 corner of said Section 26; thence S0°15'07"E 578.00 feet along the East line of said Northwest 1/4; thence N89°55'18"W 50.00 feet to the West right-of-way line of South Pleasant View Road and the POINT OF BEGINNING of this description; thence S0°15'07"E 90.86 feet along said West right-of-way line; thence Southerly 250.95 feet along said West right-of-way line on a 408.37 foot radius curve to the right, the chord of which bears S17°21'08"W 247.02 feet; thence S34°57'23"W 41.89 feet along said West right-of-way line; thence Southerly 621.44 feet along said West right-of-way line on a 508.37 foot radius curve to the left, the chord of which bears S0°03'48"E 583.47 feet; thence S13°22'18"E 45.28 feet along said West right-of-way line; thence Southeasterly 243.78 feet along said West right-of-way line on a 391.39 foot radius curve to the right, the chord of which bears S18°05'48"E 239.86 feet; thence S0°15'07"E 32.75 feet along said West right-of-way line; thence N0°11'19"W 1162.21 feet along the West line of the Southeast 1/4 of the Northwest 1/4; thence S89°55'18"E 817.85 feet; thence N0°00'43"W 90.00 feet; thence S89°55'18"E 447.16 feet to the point of beginning.

This parcel contains 1,392,370 square feet or 31.964 acres.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Plymouth in surveying, dividing and mapping the same.





	Line Table	
Line #	Direction	Length
L1	N89*55'18"W	50.00'
L2	S0°15'07"E	90.86'
L3	S34*57'23"W	41.89'
L4	S13°22'18"E	45.28'
L5	S0°15'07"E	32.75'
L6	N0*00'43"W	90.00'

	Curve Table				
Curve #	Delta	Arc	Radius	Bearing	Distance
C1	35 <b>°</b> 12'32"	250.95'	408.37'	S17*21'08"W	247.02'
C2	70*02'23"	621.44'	508.37'	S0*03'48"E	583.47'
C3	35*41'14"	243.78'	391.39'	S18*05'48"E	239.86'
C4	15°21'10"	104.87'	391.39'	S28*15'51"E	104.56'
C5	20 <b>°</b> 20'05"	138.91'	391.39'	S10°25'13"E	138.18'
C6	75 <b>°</b> 16'59"	275.93'	210.00'	S70*11'06"E	256.50'
	C1 C2 C3 C4 C5	C1         35'12'32"           C2         70'02'23"           C3         35'41'14"           C4         15'21'10"           C5         20'20'05"	Curve #         Delta         Arc           C1         35'12'32"         250.95'           C2         70'02'23"         621.44'           C3         35'41'14"         243.78'           C4         15'21'10"         104.87'           C5         20'20'05"         138.91'	Curve #         Delta         Arc         Radius           C1         35'12'32"         250.95'         408.37'           C2         70'02'23"         621.44'         508.37'           C3         35'41'14"         243.78'         391.39'           C4         15'21'10"         104.87'         391.39'           C5         20'20'05"         138.91'         391.39'	Curve #         Delta         Arc         Radius         Bearing           C1         35'12'32"         250.95'         408.37'         S17'21'08''W           C2         70'02'23"         621.44'         508.37'         S0'03'48''E           C3         35'41'14"         243.78'         391.39'         S18'05'48''E           C4         15'21'10"         104.87'         391.39'         S28'15'51''E           C5         20'20'05"         138.91'         391.39'         S10'25'13''E



## CERTIFIED SURVEY MAP

PART OF THE NE 1/4 OF THE NW 1/4 AND THE SE 1/4 OF THE NW 1/4 OF SECTION 26, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

#### CORPORATE OWNERS CERTIFICATES

Sheboygan Economic Development Corporation, as owner, does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Plymouth for approval.

Brian Doudna, Executive Director

\_ Dated \_\_\_\_\_, 2025

CITY PLANNING COMMISSION APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Plymouth is hereby approved by the Planning Commission of the City of Plymouth. on this \_\_\_\_\_\_ day of \_\_\_\_\_, 2025.

Secretary:



This instrument was drafted by Benjamin J. Reenders.



#### Certified Survey Map for Sheboygan County Economic Development Corporation Preliminary CSM dated 3/10/2025 Certified Survey Map Review conducted 3/26/2025

The Chapter/Section numbers listed below refer to Wis. Stats. Chapter 236.34 and the City of Plymouth Code of Ordinances, Title 14 – Subdivision Regulations.

<u>Ch./Sec.</u>	<u>Comment</u>
236.34 (1m)(c)	The map shall be prepared in accordance with ss. 236.20 (2)(f) The exact width of all easements, streets and alleys. Add the foot symbol to the 10 <sup>'</sup> utility easement shown on Sheet 1.
	The map shall be prepared in accordance with ss. 236.20 (2)(k) All curved lines shall showthe central angle subtended. The deltas for Curve C4 and C5 don't add up to the delta shown for Curve C6. Change the delta for Curve C4 to $15^{\circ}21'$ <u>09</u> " on Sheet 2.
236.34 (1m)(d)(1.)	By whose direction the professional land surveyor made the survey, division, and map of the land described on the certified survey map. Include the "by whose direction" information with the beginning portion of the Surveyor's Certificate on Sheet 2.
14-1-42 (c) (2)	Setbacks or building lines required by the common council and the city Zoning Code. On Sheet 1, list the setbacks according to the appropriate zoning for Lot 1 and Lot 2.
14-1-42 (c) (6)	<i>Name and address of the owner, subdivider and surveyor.</i> Add the address to the owner/subdivider name at the bottom of Sheet 1.
14-1-42 (c) (8)	<i>Present zoning for the parcels.</i> On Sheet 1, label the appropriate zoning for Lot 1 and Lot 2.
14-1-42 (e)	Certificates. The common council, after a recommendation by the reviewing agencies, shall certify its approval on the face of the map. Add a common council approval certificate to Sheet 3.



Telephone: (920) 893-3745 Facsimile: (920) 893-0183 Web Site: plymouthgov.com

DATE: March 27, 2025

TO: Plan Commission

- FROM: Jack Johnston, Assistant City Administrator/Community Development Director Tim Blakeslee, City Administrator/Utilities Manager
- RE: Preliminary Plat Seeking Approval; Tax-key 59271821046 and a portion of tax-key 59271821047(approximately 25.089 acres in total), regarding consideration for a preliminary plat for a 94-lot residential subdivision in the R-5 Traditional Neighborhood District. Sheboygan County Economic Development Corporation (enclosure)

#### **Background:**

Sheboygan County Economic Development Corporation (SCEDC) has submitted a preliminary plat for a new 94 lot residential subdivision on the west side of Pleasant View Road directly north of the Briarwood Cottages. The homes will be single-family. The project site is currently made up of two parcels totaling ~32.86 acres. The subdivision project will total approximately 25.089 acres when completed. A separate 2-lot CSM is also being considered at the April Plan Commission meeting to split off ~6.875 acres on the southern end of the property for another developer with intentions of constructing condominium units.

#### Preliminary Plat vs Final Plat

Land divisions that create 5 or more new lots are considered major land divisions and are subject the preliminary and final plat process as dictated by Title 14, Chapter 1, Article D of the Plymouth Municipal Code. Land divisions of less than 5 lots can be accomplished though a certified survey map (CSM) and are held to different, less rigorous standards. As this plan calls for the eventual division into 94 residential lots, along with R-O-W dedication and out-lots, the preliminary plat process is the appropriate first step in this subdivision gaining approval.

The preliminary plat is the first step in the approval of a major land division. PMC 14-1-32(b) notes that the preliminary plat approval process is to be considered "an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the plan commission and common council at the time of its submission." As such, final engineering documents, roadways designs, etc. are not required for the preliminary plat approval. If the preliminary plat is approved, the developer would then prepare and submit those necessary documents for consideration with the final plat at a future time.

<u>Comprehensive Plan/Zoning/Setbacks:</u> The City's future land use map within the 2022 Comprehensive Plan identifies this area to be residential. As such, no comprehensive plan amendment would be required for this project.

The current parcels are both zoned R-5 traditional neighborhood. This district encourages smaller lot sizes (6000 square feet up to 0.75 acres) with greater flexibility in terms of building setbacks. Once completed, the development will be similar in feel to the Vintage neighborhood directly to the southeast of the property across Pleasant View Road. City staff conducted a review of all 94 proposed lots to ensure they are conforming to the R-5 district in regards to size, lot frontage, etc.

#### Roadways/Right-of-Way Dedication:

The plan calls for the dedication of  $\sim$ 5.673 acres of land for public right-of-way. City code requires 60' R-O-W which are shown on the preliminary plat for all future roadways. Final roadway designs will be required to be submitted prior to final plat consideration. Those roadway designs and construction will be for the developer to complete. Both initial roadway designs and final construction will be reviewed by the City prior to considering accepting them as public improvements and must be design and built to City standard. The developer should work with the Department of Public Works to understand those requirements.

The proposal also includes the installation of sidewalks on both sides of the new roadways.

#### Traffic:

Intersections between the new road in the subdivision (currently unnamed) and Pleasant View Road will be controlled by a one-way stop sign, allowing traffic on Pleasant View to continue uninterrupted.

Through project increment generation, estimated at \$26 million, this project will contribute to traffic improvements outlined in the TID #7 project plan. These include signal upgrades at Pleasant View/Eastern (signal timing study, control upgrades), Highland/Eastern (signal timing study, cabinet and traffic loop replacements, lighting, and electrical), and Eastern/Carr (signal installation).

Staff will continue to monitor traffic conditions to determine if any intermediate adjustments are necessary before the TID #7 projects are completed. Given the improvements this project will help support and because Pleasant View Road and Eastern Avenue is already a signalized intersection, Staff is not requiring a full Traffic Impact Analysis as part of the development agreement.

#### Stormwater/Erosion Control:

Final stormwater/erosion control plans will have to be submitted with the final plat. Those documents will be reviewed and recommended for approval by City staff before consideration by the Plan Commission. The initial preliminary plat shows an out lot on the northeastern corner of the development that may be used to house stormwater.

#### Parking:

City code requires at least 2 parking spaces per each dwelling unit. This would mean the property would need to be serviced by a minimum of 188 parking spaces. The applicant has indicated to staff that the units would be serviced by attached garages.

#### Shoreland Zoning/Wetlands/Floodplain:

The area is not within City shoreland or floodplain areas. Two small wetland areas are shown on the project site per publicly available GIS data. One area is located on the majority of proposed lot 39. The other area is located off of the preliminary plat area on the property to be divided off. In any case, the City would require a full wetland delineation prior to final plat consideration.

#### Subdivision Name:

The subdivision does not currently have a name. The developer will have to supply a name on the final plat map and related documents. The name must by unique to the City of Plymouth and any other Sheboygan County subdivisions.

#### Developers Agreement/TID #7

The new 25.089 acre property off of Pleasant View Road is included in TID #7, created on September 24, 2024. TID #7 is a Mixed-Use District comprising approximately 246.47 acres in the eastern part of the City. As a mixed-use TID, no more than 35% of the district can consist of newly platted residential properties. This parcel was designated as a site for newly platted residential development in the TID #7 project plan. Therefore, residential development is permitted at this site without requiring an amendment to the TID project plan.

The City and the SCEDC has finalized a development agreement to build at least 90 single-family homes (with the current proposal at 94), with construction required to begin by June 30, 2026. The development is expected to generate \$26 million in new assessed valuation. The Common Council directed the use of \$2.0 million from the Housing Increment Fund (totaling about \$2.4 million) instead of a typical pay-go TID funding model to support the project. This approach allowed the SCEDC to apply for and receive a Wisconsin Housing and Economic Development Authority (WHEDA) loan through the state at a 1% interest rate. WHEDA does not allow funding from an active TID but permits funding from the Housing Increment Fund. The intent is for the Housing Increment Fund to be replenished by the new tax increment generated by the project within approximately eight to nine years.

#### Public Works/Plymouth Fire Department Review:

DPW Director Austin has submitted a review letter showing the preliminary plat shows appropriate R-O-W dedications at 60'. Her letter also notes that the department has no objections to the consideration of approving the preliminary plat at this time, but does note final engineering reports and associated documents will be required to be submitted and reviewed by the City at the time of final plat consideration and approval by the City.

Plymouth Fire Department Chief Ryan Pafford has also supplied a staff report with no objections to the preliminary plat.

#### Final Plat/Next Steps

As noted above, the developer will be required to submit the final plat for consideration along with the following documents as required by City code:

- Erosion control plans.
- Final street, plans.
- Final storm sewer plans.
- Final sanitary sewer plans.
- Final water plans.
- Final grading plans.
- Final park plans.
- Drainage flows.
- Groundwater presence.
- Public land dedications.
- All easements.
- Any changes from the preliminary plat

City staff may also request other relevant plans/documents for review along with the final plat material.

After those materials and the final plat are submitted, staff will review the materials for adherence to City code prior to brining the final plat forward for approval. City Code does not require the Common Council to consider and approve the preliminary plat. Final plat approval will have to go through both the Plan Commission and Common Council for approval, however.

#### **Department of Administration Approval:**

The Wisconsin Department of Administration (DOA) will also be a reviewing body of the preliminary and final plat. The developer will have to work with the DOA to also obtain their approvals.

#### **Staff Recommendation:**

Staff recommends the Plan Commission consider approval of the preliminary plat. If approved, staff will work with the developer on necessary documents to be submitted along with any final plat alterations. Final plat approval will first be reviewed and recommended for approval by the Plan Commission will eventual final action by the Plymouth Common Council.

#### **Copies Mailed/Emailed To:**

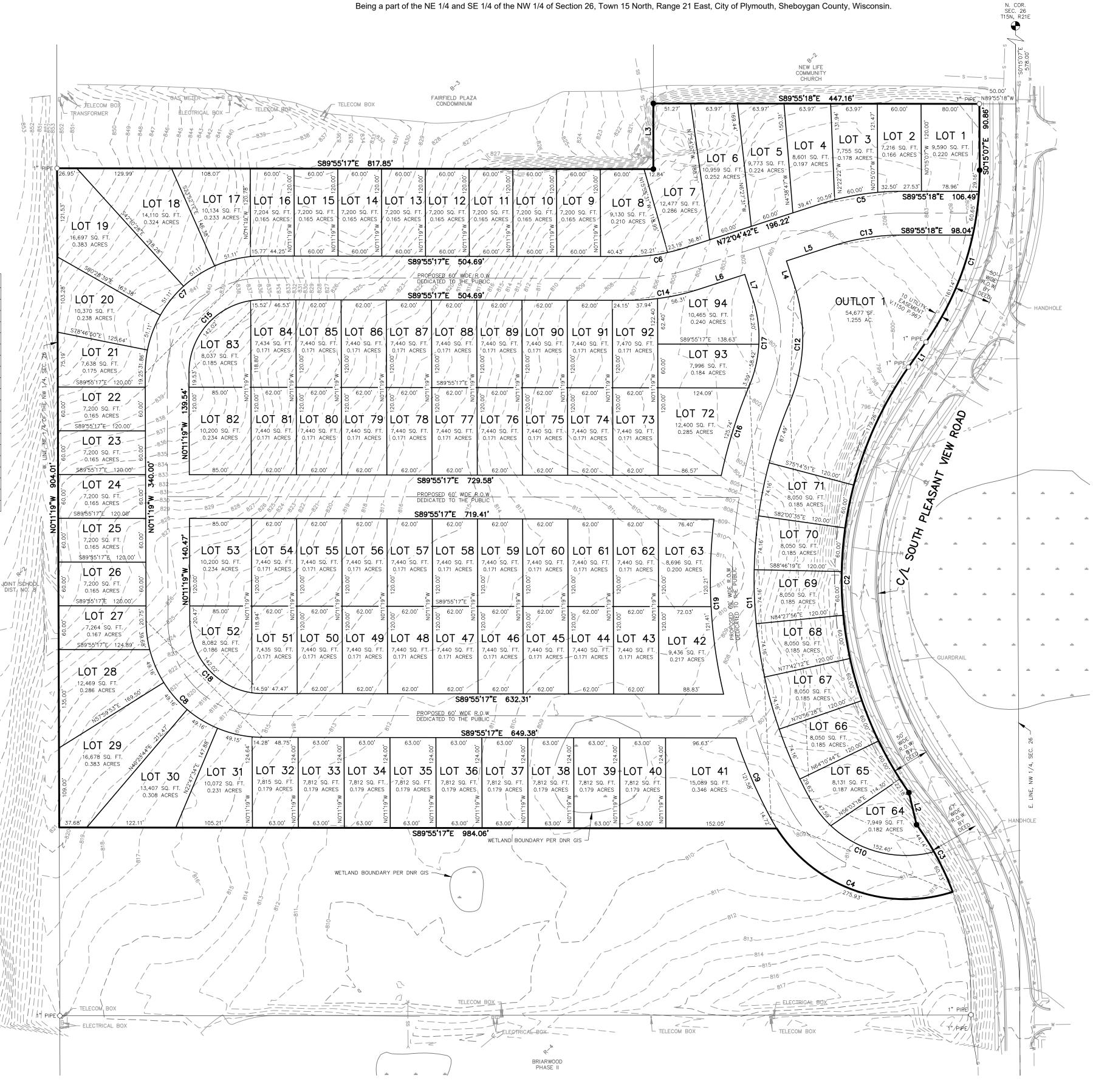
I. Brian Doudna: doudna@sheboygancountyedc.com

#### Attachments:

- I. Preliminary Plat Map
- II. Plymouth Fire Department and Public Works/City Engineer Review

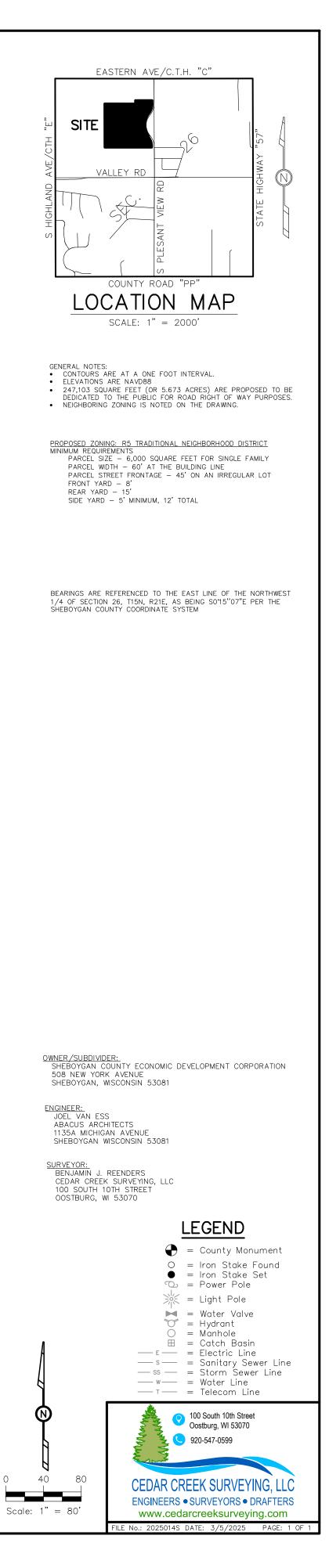
	Line Table	
Line #	Direction	Length
L1	S34°57'23"W	41.89'
L2	S13°22'18"E	45.28'
L3	N0°00'43"W	90.00'
L4	N17*55'18"W	36.18'
L5	N72*04'42"E	68.11'
L6	S72°04'42"W	68.11'
L7	N17*55'18"W	36.18'

	Curve Table					
Curve #	Delta	Arc	Radius	Bearing	Distance	
C1	35*12'32"	250.95'	408.37'	S17°21'08"W	247.02'	
C2	70 <b>°</b> 02'23"	621.44'	508.37'	S0°03'48"E	583.47'	
C3	15°21'10"	104.87'	391.39'	S28°15'51"E	104.56'	
C4	79 <b>°</b> 18'16"	290.67'	210.00'	N68*10'27"W	268.01'	
C5	18 <b>°</b> 00'00"	113.10'	360.00'	S81°04'42"W	112.63'	
C6	18 <b>°</b> 00'01"	75.40'	240.00'	S81°04'42"W	75.09'	
C7	90 <b>°</b> 16'02"	252.07'	160.00'	S44°56'42"W	226.80'	
C8	89 <b>*</b> 43'58"	250.58'	160.00'	S45°03'18"E	225.75'	
С9	10 <b>°</b> 07'17"	121.60'	688.37'	S23*27'47"E	121.44'	
C10	76 <b>°</b> 23'46"	200.00'	150.00'	N66*43'12"W	185.51'	
C11	51°15'14"	562.11'	628.37'	N2*53'48"W	543.55'	
C12	40 <b>°</b> 39'07"	163.19'	230.00'	N2*24'15"E	159.79'	
C13	18*00'00"	94.25'	300.00'	N81*04'42"E	93.86'	
C14	18 <b>°</b> 00'01"	94.25'	300.00'	S81°04'42"W	93.86'	
C15	90°16'02"	157.55'	100.00'	S44°56'42"W	141.75'	
C16	10*45'52"	129.33'	688.37'	N17°20'53"E	129.14'	
C17	40 <b>*</b> 39'07"	120.62'	170.00'	N2*24'15"E	118.10'	
C18	89*43'58"	156.61'	100.00'	S45°03'18"E	141.09'	
C19	20°06'40"	241.62'	688.37'	N3°09'10"W	240.38'	



# PRELIMINARY PLAT

Being a part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 26, Town 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.



City of Plymouth 128 Smith St. - P.O. Box 107 Plymouth, WI 53073-0107



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#### **DATE:** March 13, 2025

- TO: Plan Commission
- **FROM:** Cathy Austin, Director of Public Works

RE: Sheboygan County Economic Development Corp. Preliminary Subdivision Plat – South Pleasant View Road

#### Public Works Review

- Roadway Right-of-way:
  - The streets within the proposed subdivision will be considered *Local Streets*.
    - Municipal Code Section 14-1-70 indicates the following for Local Streets: Local streets. Streets designed primarily for access to abutting property and have a <u>right-of-way width of not less than 60 feet</u> and a pavement width of not less than 28 feet unless a greater pavement width is required by the plan commission or common council, together with curb and gutter of not less than 30 inches in width on each side.
  - The proposed right-of-way width is 60-feet wide which meets code.
- Easements:
  - Utility easements shall be shown on the Final Subdivision Plat.
- Final Engineering Plans/Reports/Specifications:
  - No plans/reports/or specifications for the public improvements have been submitted for City review at this time.

#### Recommendation

The Public Works Department has no objections to the approval of the preliminary plat with the following condition:

• Submission and approval from the Director of Public Woks on all Engineering Plans/Reports/and Specifications for the public improvements.

#### MEMORANDUM

To: City Administrator Blakeslee, Assistant City Administrator Johnston, Members of the Plan Commission From: Fire Chief Ryan Pafford Date: 3/27/2025 Re: SCEDC Preliminary Plat Map

After reviewing and considering the proposed site plan for the SCEDC Neighborhood Development, the Plymouth Fire Department has no concerns with the current proposal. As a reminder, Fire Department access needs to abide by the following code reference from NFPA 1, Chapter 18, Fire Department Access and Water Supply;

#### 18.2.3.2.2

Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire apparatus access roads as measured by an approved route around the exterior of the building or facility.

#### 18.2.3.5.1.1

Fire apparatus access roads shall have an unobstructed width of not less than 20 ft (6.1 m).

#### 18.2.3.5.4 Dead Ends.

Dead-end fire apparatus access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

If you have any other questions, please reach out.

920-893-3744

rpafford@plymouthfd.com

Sincerely,

Ryan Pafford, Chief

Plymouth Fire and Rescue