



PLAN COMMISSION MEETING AGENDA

MONDAY, JUNE 23, 2025 AT 4:30 PM

COUNCIL CHAMBERS, SECOND FLOOR, MUNICIPAL BUILDING, 106 JONES STREET,
WATERTOWN, WI 53094

Virtual Meeting

Info: <https://us06web.zoom.us/j/2371460557?pwd=UXJvqLXKCdw12jl4jl1b7GIUPaClat.1&omn=86108744854> or call 1-646-931-3860 and use Meeting ID: 237 146 0557 Passcode: 53098

All public participants' phones will be muted during the meeting except during the public comment period.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- A. Review and take action: Site Plan Review minutes dated June 9, 2025

3. BUSINESS

- A. Public Hearing: 309 S. Third Street (307 S. Third Street) – request for a Conditional Use Permit (CUP) for Exterior for an exception to allowed exterior building materials under Section §550-121F
- B. Review and take action: 309 S. Third Street (307 S. Third Street) – request for a Conditional Use Permit (CUP) for Exterior for an exception to allowed exterior building materials under Section §550-121F
- C. Initial review and set public hearing date: Parcel #291-0815-0832-005 Hwy A/Milford Street rezone from PO, Planned Office and Institutional to PI, Planned Industrial
- D. Initial review and set public hearing date: 213 S. First Street rezone from Multi-Family Residential (MR-8) to Central Business (CB)
- E. Review and take action: 110 S. Church Street Certified Survey Map (CSM)
- F. Review and take action: 110 S. Church Street site plan review
- G. Review public hearing comments and make recommendation to Common Council: Text Amendments to Chapter 545 Subdivision of Land
- H. Review public hearing comments and make recommendation to Common Council: Text Amendments to Chapter 550-150 Community Entry Corridor Overlay Zoning District

4. ADJOURNMENT

Persons requiring other reasonable accommodations for any of the above meetings, may contact the office of the City Clerk at cityclerk@watertownwi.gov phone 920-262-4000

A quorum of any City of Watertown Council, Committee, Board, Commission, or other body, may be present at this meeting for observing and gathering of information only

SITE PLAN REVIEW COMMITTEE

June 9, 2025

The Site Plan Review Committee met on the above date at 1:30 P.M. in the Council Chambers on the second floor of City Hall. The following members were present: Mayor Robert Stocks, Mike Jacek – Building Safety & Zoning, Tanya Reynen – Fire Department, Mike Zitelman – Water/Wastewater Departments, Nathan Williams – Engineering, Maureen McBroom – Stormwater, Stacy Winkelman – Streets, Laura Bohlman – Police Department.

Also in attendance were Nikki Zimmerman of Building Safety & Zoning and Mason Becker, Pastor Kurt Liebenow, Jason Romenesko, and Matt Sokol.

1. Call to Order

The meeting was called to order by Acting Chairperson Nathan Williams.

2. Approval of Minutes

A. Review and take action: Site Plan Review Minutes Dated May 19, 2025

Motion was made by Mike Zitelman and seconded by Tanya Reynen to approve the minutes as submitted. Unanimously approved.

3. Business

A. Review and take action: 1901 Market Way fireworks sales

Matt Sokol of TNT Fireworks was present virtually. This is for fireworks sales at the Wal-Mart parking lot, as have been completed in previous years.

The following was presented by staff:

Fire:	The proposal meets all code requirements. An inspection will just have to be coordinated once everything has been set up, prior to officially opening to sales.
Building:	No comments.
Police:	The inspection the Police Department will have to do can be coordinated so it is completed the same time as the inspection the Fire Department does theirs.
Mayor:	No comments.
Stormwater:	No comments.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	Absent.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No comments.

Motion made Maureen McBroom, seconded by Mike Jacek, to approve this item. Unanimously approved.

B. Review and take action: 510 Cole Street lift vestibule

Jason Romenesko was present virtually to describe this proposed project. It is for an upgrade to the current lift – enclosing the lift within a 300 square foot addition.

The following was presented by staff:

Fire:	Will follow up after the meeting. There should be an exterior means of egress lighting with emergency power, an extinguisher in the grade level lobby, and a manual-pull alarm within the vicinity.
Building:	A building permit application and a full set of plans shall be submitted to Building Safety Department. Plan review can be completed in-house.
Police:	No comments.
Mayor:	No comments.

Stormwater:	No comments.
Engineering:	No comments.
Zoning:	No comments.
Parks & Rec:	Absent.
Water/Wastewater:	No comments.
Streets/Solid Waste:	No comments.

Motion made by Mike Jacek, seconded by Mike Jacek, to approve this item contingent upon Fire Department requirements being satisfied. Unanimously approved.

4. **Adjournment**
Motion was made by Mayor Stocks and seconded by Tanya Reynen to adjourn. Unanimously approved.

Respectfully submitted,
Nikki Zimmerman
Recording Secretary

NOTE: These minutes are uncorrected, and any corrections made thereto will be noted in the proceedings at which these minutes are approved.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: 309 S Third Street, Site Plan Review and Conditional Use Permit – CUP

A request by Chris Oddo, agent for Mario & Alondra Perez, for a Site Plan Review of a commercial building façade renovation and a Conditional Use Permit for an exception to exterior construction material standards. Parcel PIN(s): 291-0815-0413-031

SITE DETAILS:

Acres: 0.29 acres
Current Zoning: Central Business (CB)
Existing Land Use: Retail Grocery Store
Future Land Use Designation: Central Mixed Use

BACKGROUND AND APPLICATION DESCRIPTION:

The applicant is seeking approval of a Site Plan and a Conditional Use Permit (CUP) for an exception to exterior construction material standards for a façade renovation project on an existing commercial building. The façade renovation is part of a larger remodeling project that will also make changes to the interior of the existing building, including the addition of a commercial kitchen. The applicant is seeking CUP approval to utilize a white corrugated steel panel as part of the facade renovation.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Site Layout and Design:

The proposed vestibule addition meets height requirements in the Central Business (CB) Zoning District. There are no front yard setback requirements in the Central Business (CB) Zoning District.

Landscaping:

The Central Business (CB) Zoning District has no requirements for on-site landscaping.

Lighting:

Exterior lighting shall consist of recessed lighting in the canopy of the front façade.

Parking:

The Central Business (CB) Zoning District has no requirements for off-street parking. The existing parking stalls in the front of the building will remain. The applicant recently received approval from the Plan Commission for an off-site parking lot across the street from the existing commercial building.

Article XI Performance Standards:

Chapter 550 Zoning, Article XI Performance Standards sets exterior construction material standards for all residential, office, commercial districts, and the CB Zoning District. [per § 550-121C] These exterior construction material standards require that only high-quality decorative exterior construction materials be used on the visible exterior of the following portions of all structures and buildings: [per § 550-121C(1)]

- (a) Any portion of the building or structure visible from adjacent residentially zoned property;
- (b) Any portion of the building or structure located within 50 feet of a public right-of-way; or

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

- (c) Any other portion of the building or structure visible from a public street and/or situated at an angle of 60° or less from a line which is parallel to the nearest right-of-way (for uncurved rights-of-way) or from a line which is parallel to a chord connecting the right-of-way boundary on the inside side of the curve at points located at, or opposite from, the two outer boundaries of the subject property along the right-of-way line (for curved rights-of-way).

Per the exterior construction material standards in Article XI, the following exterior construction materials shall **not** be considered "high quality decorative": nondecorative concrete block or cinder block, nondecorative concrete foundation walls or panels, corrugated walls or panels, nondecorative plywood, asphaltic siding, or other nondecorative surfaces as determined by the Plan Commission. [per § 550-121C(2)]

Chapter 550 Zoning, Article XI Performance Standards **does allow** for exceptions to the use of material otherwise prohibited through the **conditional use** process. [per § 550-121F)]

- F. Exceptions. The conditional use process (per § 550-142) may be used to propose the use of a material otherwise prohibited by Subsection C above.

WISCONSIN STATUTES:

All Conditional Use Permits are subject to the requirements of Wisconsin Act 67.

Under 2017 Wisconsin Act 67: Section 16. 62.23 (7) (de) Conditional Use Permits.

1. 62.23 (7) (de)(1) In this paragraph:

- "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2. 62.23 (7) (de)(2)

- If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

3. 62.23 (7) (de)(3)

Upon receipt of a conditional use permit application and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. 62.23 (7) (de)(4)

Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. 62.23 (7) (de)(5)

If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

PLAN COMMISSION DECISION:

Exterior Construction Materials CUP Criteria	Applicant Provided Substantial Evidence		Opponent Provided Substantial Evidence		PC Finds Standards Met	
A conditional use permit is required for the use of exterior building materials otherwise prohibited by § 550-121C(2)].	<u>Yes</u>	No	Yes	<u>No</u>	<u>Yes</u>	No

If Plan Commission answers "no" to any of the questions, above, the CUP must be denied. Otherwise, proceed to the conditions of approval.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

- Deny the Conditional Use Permit, based on failure to provide substantial evidence to meet one or more of the regulatory standards.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

2. Approve the Conditional Use Permits without conditions, based on successfully providing substantial evidence of regulatory compliance.
3. Approve any or all of the Conditional Use Permits with conditions as identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends approval of the Site Plan and Conditional Use Permit.

ATTACHMENTS:

- Application materials.



May 15, 2025

City of Watertown

Building, Safety & Zoning

ATTN: Brian Zirbes, Zoning Administrator

RE: City of Watertown Commercial Building Application

Proposed New kitchen and Exterior storefront renovation, Watertown, Wisconsin

Dear Mr Zirbes,

Please accept the attached support material and the following written description of the intended use for our Commercial Building Application Submittal Packet.

1. Existing zoning district:

- a. Central Business District
- b. Existing uses to remain, grocery store, restaurant, ice cream parlor and support kitchen.
- c. The project does not expand the current footprint of the building.
 - i. Kitchen alteration 516 S.F.
 - ii. Alteration Level 2

2. New Kitchen Construction

- a. New commercial grade kitchen equipment and exhaust hoods.
- b. Updated plumbing system to accommodate new sinks, and restroom

3. Exterior Storefront Renovation Façade Improvements:

- a. New siding: Replace vertical wood paneling with red horizontal metal panels
- b. Installation of New canopy wrapping around the storefront to replace the shingle mansard roof
- c. New signage: Illuminated signs will be installed on the top canopy level displaying the business name to enhance visibility in conjunction with three smaller splitter letter signs to be installed above the storefront's doors, and the center of lower canopy. A separate signage package will be submitted for approval at the appropriate time.

4. Attachments

- a. Construction Documents set
- b. Renderings of proposed Exterior Façade
- c. Architect/Engineer Details on drawing set

5. Possible future expansion and related implications for the points above.

- a. There is no plan to extend the existing store's hours of operation.

6. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.

- a. It is the intent of the proposed project to follow all City ordinances.
- b. It is also the intent of the Architect/Engineer firm to submit detailed documentation to meet the City's approval process.

7. Commercial Application for Building Permit

- a. Owner's name, address, and phone number.
 - i. **See application**
- b. Estimated cost of construction
 - i. **\$200,000**
- c. All setbacks, all easements, lot size and building dimensions.
 - i. **na**
- d. Exterior elevations.
 - i. **See drawing set**
- e. Floor plan for each level showing hall and stairway widths, room sizes, size and type of doors.
 - i. **See drawing set**

- f. Size and type of windows, glass square footage and vent square footage.
 - i. **na**
- g. Detailed wall sections showing sizes of all structural components (i.e., floor joists, ceiling joists, roof rafters or trusses, and all beam sizes and types).
 - i. **See drawing set**
- h. Footing and foundation showing minimum depth of forty-eight inches (48”), drain tile, washed stone, bolt size & spacing, and finish grade.
 - i. **na**
- i. Column size and spacing.
 - i. **See drawing set**
- j. Fire separations.
 - i. **na**
- k. Mechanical exhaust, attic access, and required exits.
 - i. **See drawing set**
- l. All required vapor retarder locations and thickness of plastic retarders.
 - i. **na**

GENERAL GUIDELINES

Prior to an Owner/Applicant completing and submitting an Application for Building Permit, the city encourages the Owner/Applicant to investigate and consider the following:

- 1) Does your project require erosion control?
(See City of Watertown Municipal Code Chapter 288, Article 1 - Erosion and Sediment Control.)
No
- 2) Is your project subject to any deed restrictions/subdivision covenants or any other title restrictions?
(Your homeowner’s association, developer or real estate broker may be able to assist you with this determination and any needed guidance.)
No
- 3) Does this project include any excavation within twenty feet (20’) of a public right-of-way tree?
(If yes, please contact the City Forestry Department at 920-262-8080.)
No
- 4) If this project is an expansion of the existing footprint (i.e., building addition), is it in compliance with the following setback requirements?
na

1) If this project is an expansion of the existing footprint (i.e., building addition), is it in compliance with the following setback requirements?

na

HISTORIC PRESERVATION

1) Is this project within the Downtown Historic District?

No

Please answer the following seven questions. A “Yes” answer to any of the seven questions may require approval by the Site Plan Review Committee. Site Plan Review applications can be picked up at this office or faxed by calling 920-262-4060. (See requirements per Chapter 550-145 to guide the submission of a complete application for site plan review.) The Site Plan Review Committee meets on Monday’s at 1:30 p.m. in City Hall on a per needs basis.

1) Does this commercial project either involve an area equal to or greater than one thousand square feet (1,000 s.f.) or the total value of construction costs exceed \$25,000?

Yes, more than \$25,000

2) Does your project require any type of demolition?

(If “Yes”, please contact the Watertown Health Department at 920-262-8090. There are environmental concerns which may need to be addressed. Possible concerns are: toxic substances found in lead or lead based paints; and asbestos, which may be found in floor tiling, siding, roofing materials, and pipe wrap.)

Yes, limited demolition for underground plumbing.

3) Does this commercial project involve a change of land use?

No

4) Is this project a new multi-family construction containing three (3) or more dwelling units?

No

5) Does this project involve a Planned Unit Development?

No

6) Is this project a new subdivision?

No

7) Does this project include new signage?

Yes, at the front of the building.

If you have any questions or need further information, please contact me at (608) 445-9594 or chris@icsarc.com .

Thank You,

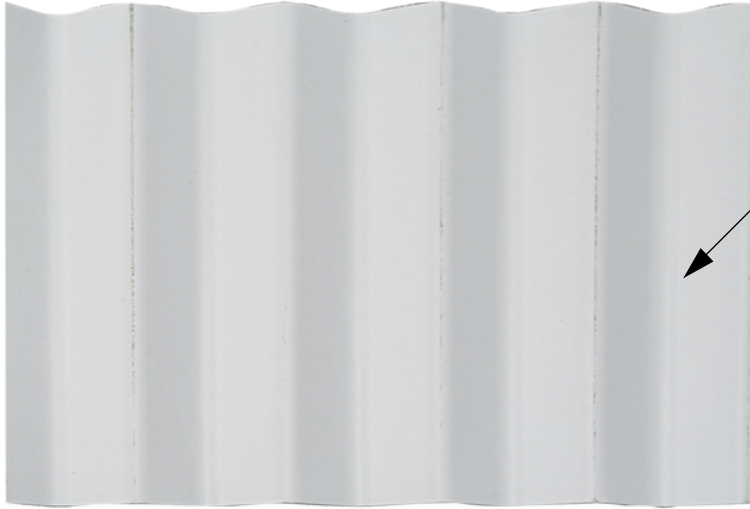
A handwritten signature in dark ink, reading "Chris A. Oddo". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Chris A. Oddo, AIA

Principal

InSite Consulting Architects, LLC

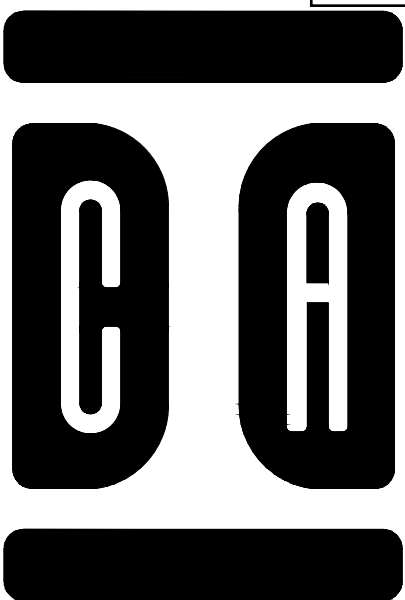
Exterior Material Pallet



Corrugated metal panel
Color - Bone white



Flush metal panels
Color - Brite red



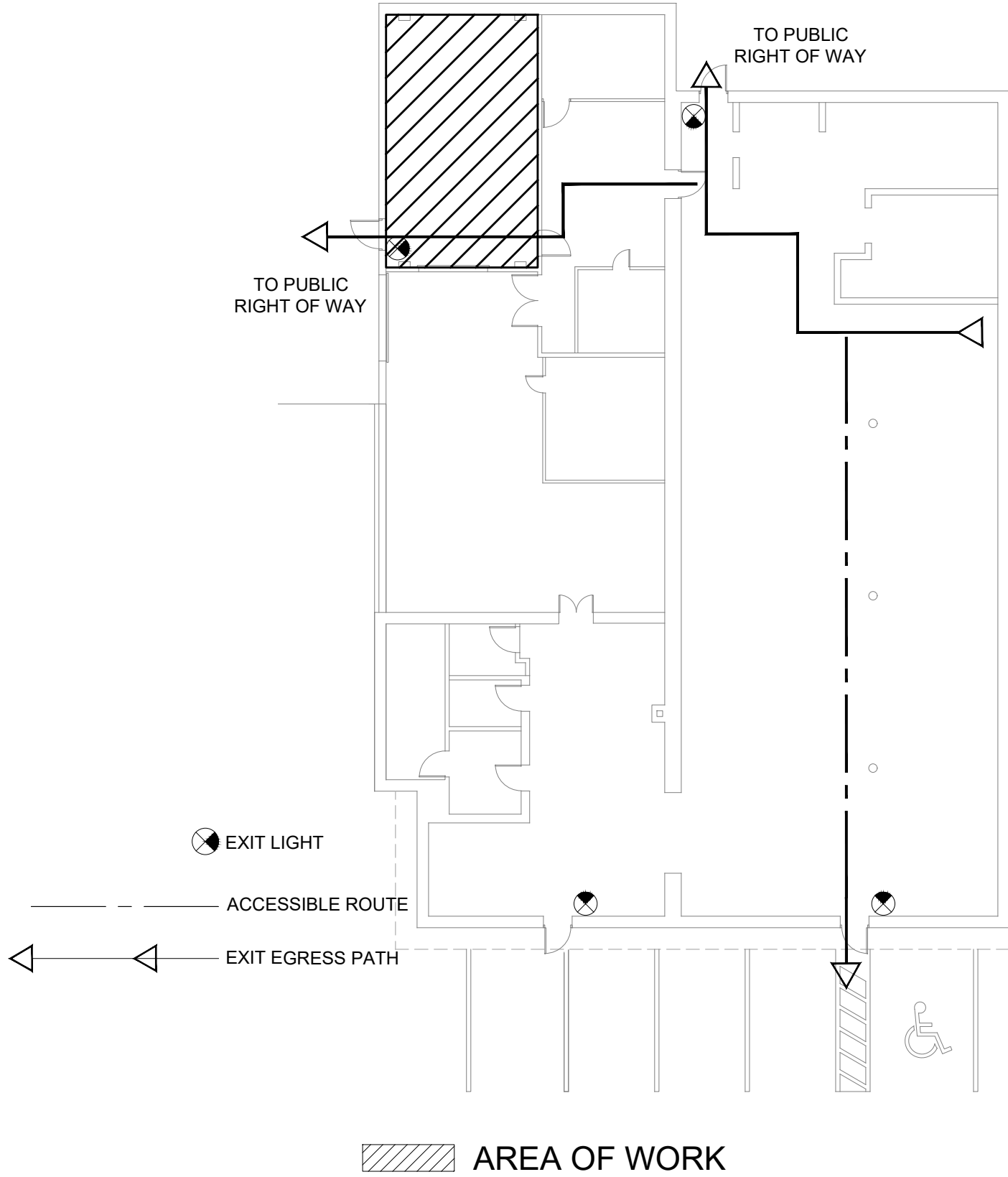
InSite Consulting Architects
744 William Street / Suite 101
Madison, Wisconsin 53703
608-204-0825
608-531-1533 (fax)
info@icsarc.com

LOS PEREZ

309 S 3RD ST. WATERTOWN, WI 53094



LOCATION MAP
SCALE: NONE



1
G1.1
ARCH FLOOR DIAGRAM
SCALE: 1" = 16'-0"

GENERAL NOTES:

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN BUILDING CODE LATEST EDITION.
- CONTRACTOR(S) ARE RESPONSIBLE FOR VERIFICATION OF, AND COORDINATION WITH, ALL DIMENSIONS SHOWN ON THESE DRAWINGS RELATIVE TO EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DIMENSION(S) OR DISCREPANCIES VERBALLY, A WRITTEN REPORT SHOULD PROMPTLY FOLLOW. CONTRACTOR SHALL CEASE WORK IN THE AFFECTED AREA UNTIL DIRECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL METHODS AND EQUIPMENT FOR PROTECTING THE BUILDING, ALL MATERIALS, AND PERSONNEL FROM FIRE OR OTHER DAMAGE PRIOR TO STARTING. THE CONTRACTOR SHALL SUBMIT THE APPROVED METHODS AND EQUIPMENT IN WRITING FOR THE OWNER AND ARCHITECT'S REVIEW PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS.
- EXECUTION OF THE WORK WILL INVOLVE CONSIDERATION FOR ALLOWING THE OWNER TO CONTINUE THE OPERATION OF THE BUILDING AND THE BUSINESS IN THE FACILITY AND ADJACENT FACILITIES. PRIOR TO THE AWARD OF THE CONTRACT, THE CONSTRUCTION SCHEDULE PREPARED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT AND SHALL BE COORDINATED WITH THE OWNER. OWNER'S APPROVAL OF THE PROPOSED SCHEDULE SHALL SUPERCEDE THE CONTRACT PROVIDED THE OVERALL TIME IS NOT CHANGED.
- THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL, MECHANICAL AND PLUMBING) AFFECTED BY THE REPAIR WORK. THE CONTRACTOR SHALL MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE BUILDING DIRECTLY AND INDIRECTLY AFFECTED BY THE WORK. THE CONTRACTOR SHALL SUBMIT METHODS AND SCHEDULE OF CONNECTIONS TO THE OWNER FOR APPROVAL PRIOR TO BEGINNING WORK.
- AS THE WORK PROGRESSES, THE CONTRACTOR SHALL PRODUCE "AS-BUILT" DRAWINGS FOR THE INSTALLATION OF ALL REPAIR ITEMS UNDER THE CONTRACT. THE ARCHITECT WILL PROVIDE THE GENERAL CONTRACTOR WITH A SET OF REPRODUCIBLE PLANS FOR THIS PURPOSE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE AS-BUILT DRAWINGS ACCORDING TO THE JOB PROGRESS. EACH PAY REQUEST SUBMITTED BY THE CONTRACTOR SHALL BE ACCOMPANIED BY A COPY OF THE UPDATED AS-BUILT DRAWINGS.
- THE CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" AT 800-242-8511, 48 HOURS (EXCLUDING WEEKENDS AND/OR HOLIDAYS) PRIOR TO DIGGING ANY EXCAVATION. "DIGGER'S HOTLINE" WILL CONTACT UTILITY COMPANIES TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES. NO SUCH WORK SHALL COMMENCE PRIOR TO VERIFICATION THAT ALL UTILITIES HAVE RESPONDED.
- PROTECT TREES, SHRUBS, LAWNS, AND OTHER FEATURES WITHIN PROJECT LIMITS. RESTORE DAMAGED FEATURES TO ORIGINAL CONDITION.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SHEATHING, REQUIRED FOR THE SAFETY AND PROPER EXECUTION OF THE WORK.
- PROVIDE DUST CONTAINMENT SEPARATION THROUGH OUT THE CONSTRUCTION PHASE.

SHEET INDEX:

G1.1	TITLE SHEET / CODE & SHEET INDEX		
G1.2	GENERAL NOTES	M0.0	MECHANICAL
A0.2	SPECIFICATIONS	M1.0	MECHANICAL SPECIFICATIONS
A0.3	SPECIFICATIONS		MECHANICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
		M2.0	MECHANICAL FLOOR PLANS
		M3.0	MECHANICAL ROOF PLANS
S1.1	STRUCTURAL ROOF PLAN AND DETAILS		ELECTRICAL
		E0.0	ELECTRICAL SPECIFICATIONS
D1.1	ARCHITECTURAL DEMOLITION PLAN, RCP PLAN, FINISH FLOOR PLAN	E1.0	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND FLOOR PLANS
A1.1	ENLARGE FLOOR PLAN	E2.0	ELECTRICAL FLOOR PLANS - KITCHEN
A1.2	INTERIOR ELEVATIONS	E3.0	ELECTRICAL FLOOR PLANS - FRONT OF BUILDING
A2.1	EXTERIOR ELEVATIONS		RESOURCE
A2.2	ROOF PLAN		EXHAUST HOOD SYSTEM
A3.1	DETAILS & SECTION		(ISSUE FOR REFERENCE)
A9.1	RENDERS	1	CAPTIVEAIRE
		2	CAPTIVEAIRE
P0.0	PLUMBING DRAWINGS PLUMBING SPECIFICATIONS	3	CAPTIVEAIRE
P1.0	PLUMBING GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS	4	CAPTIVEAIRE
P2.0	PLUMBING FLOOR PLANS	5	CAPTIVEAIRE

LOS PEREZ - ALTERATION
309 S 3RD ST.
WATERTOWN, WI 53094

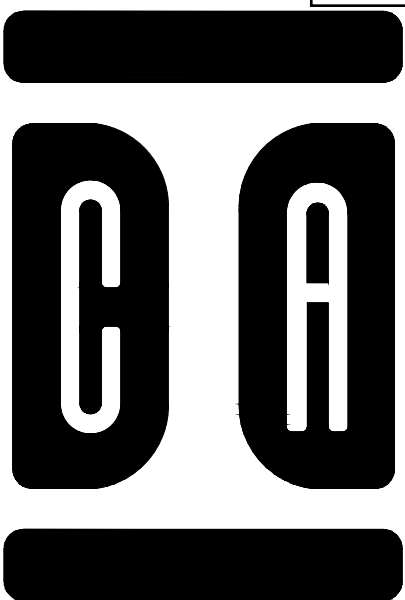
NOTE: ALL DIMENSIONS GIVEN
SHALL BE CONSIDERED TO BE
"V.I.F." OR VERIFY-IN-FIELD

ISSUED FOR BID
04-04-2025

ICA NO. COM 20-002

TITLE SHEET / CODE
& SHEET INDEX

G1.1



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LOS PEREZ - ALTERATION
309 S 3RD ST.
WATERTOWN, WI 53094

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ICA NO. COM 20-002

GENERAL NOTES

G1.2

CODE SUMMARY:

CODE DATA:

NOTE: USING MORE RESTRICTIVE OCCUPANCY (A2), SO OCCUPANCY SEPARATION IS NOT REQUIRED

OCCUPANCY CLASSIFICATIONS:	EXISTING MIXED USE TO REMAIN (A-2, M, B AND F-1)
TYPE OF CONSTRUCTION:	I-B (EXISTING CONSTRUCTION)
AUTOMATIC SPRINKLER SYSTEM:	NOT REQUIRED
NUMBER OF STORIES:	ONE FLOOR LEVEL ABOVE GRADE
EXIT DISTANCE:	58' ACTUAL (200' MAX ALLOWED)
COMMON PATH OF TRAVEL:	75' MAX ALLOWED
TYPE OF ALTERATION:	ALTERATION LEVEL 2
VEHICLE PARKING STALLS	6 TOTAL
BUILDING AREAS	TOTAL BUILDING AREA : 6, 954 S.F. KITCHEN ALTERATION: 516 S.F.
OCCUPANCY SEPARATION	NOT REQUIRED
APPLICABLE CODES	
ZONING/MUNICIPAL CODE:	THE CITY OF WATERTOWN GENERAL ORDINANCE
BUILDING CODE:	2015 INTERNATIONAL EXISTING BUILDING CODE AND 2015 INTERNATIONAL BUILDING CODE
PLUMBING CODE:	2015 WI COMMERCIAL BUILDING CODE, CHAPTERS 81-84
MECHANICAL CODE:	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2015 NATIONAL ELECTRIC CODE (WITH WI AMENDMENTS)
ACCESSIBILITY CODE:	2009 ICC / ANSI A117.1
ENERGY CODE:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE PREVENTION CODE:	2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL FUEL GAS CODE

TOILETS - PLUMBING FIXTURE COUNTS & CAPACITY (RESTAURANT)

PROVIDED:	WC		WC		URINAL		LAVS	
	WOMEN	MEN	WOMEN	MEN	WOMEN	MEN	WOMEN & MEN	
FIXTURE COUNTS	1		1		1		2	
CAPACITY	75		75		75		400	
(TOTAL PLUMBING FIXTURE CAPACITY (WOMEN + MEN) = 150)								

INTERNATIONAL BUILDING CODE
CHAPTER 6 - FIRE RESISTANCE RATING REQUIREMENTS BUILDING ELEMENTS

PRIMARY STRUCTURAL FRAME	(0) HOURS
BEARING WALLS (EXTERIOR):	(0) HOURS
BEARING WALLS (INTERIOR):	(0) HOURS
FLOOR CONSTRUCTION:	(0) HOURS
ROOF CONSTRUCTION:	(0) HOURS

IN THE EVENT OF A CONFLICT BETWEEN CODES, STANDARDS OR COVENANTS, THE MORE STRINGENT REQUIREMENT WILL APPLY.

BASIS OF CODE:

INTERNATIONAL EXISTING BUILDING CODE

WORK AREA METHOD - THE WORK AREA METHOD HAS BEEN USED IN EVALUATING AND ESTABLISHING BUILDING LIFE SAFETY CODE REQUIREMENTS FOR THIS PROJECT (IEBC).

CHAPTER 3 - PROVISIONS FOR ALL COMPLIANCE METHODS

301.1.2 WORK AREA COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS, CHANGES IN OCCUPANCY AND RELOCATED BUILDINGS COMPLYING WITH THE APPLICABLE REQUIREMENTS OF CHAPTERS 5 THROUGH 13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE. THIS SECTION ALLOWS COMPLIANCE IN ACCORDANCE WITH CHAPTERS 5 THROUGH 13 OF THE CODE. THESE CHAPTERS CONTAIN PROVISIONS THAT ARE BASED ON A PROPORTIONAL APPROACH TO COMPLIANCE WHERE UPGRADES ARE TRIGGERED BY THE TYPE AND EXTENT OF THE WORK.

REPAIRS INCLUDE THE PATCHING OR RESTORATION OR REPLACEMENT OF DAMAGED MATERIALS, ELEMENTS, EQUIPMENT OR FIXTURES FOR THE PURPOSE OF MAINTAINING SUCH COMPONENTS IN GOOD OR SOUND CONDITION WITH RESPECT TO EXISTING LOADS OR PERFORMANCE REQUIREMENTS

LEVEL 1 ALTERATIONS INCLUDE THE REMOVAL AND REPLACEMENT OR THE COVERING OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE.

LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE AGGREGATE AREA OF THE BUILDING.

CHAPTER 8 ALTERATIONS

SEE CODE PLAN DIAGRAMS FOR LIMITED AREAS OF LEVEL 2 ALTERATIONS.

801.3 COMPLIANCE - ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

803.4 INTERIOR FINISH - THE INTERIOR FINISH OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

804.4.1 OCCUPANCY REQUIREMENTS - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 804.4.1.1 THROUGH 804.4.1.7. EXISTING ALARM-NOTIFICATION APPLIANCES SHALL BE AUTOMATICALLY ACTIVATED THROUGHOUT THE BUILDING. WHERE THE BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM, ALARM-NOTIFICATION APPLIANCES WITHIN THE WORK AREA SHALL BE PROVIDED AND AUTOMATICALLY ACTIVATED.

1.0 GENERAL

- 1.1 CONTRACTOR SHALL PROVIDE WORK AND MATERIALS IN ACCORDANCE WITH LOCAL AND STATE CODES.
- 1.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL ARE DESIGN-BUILD AND EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED DRAWINGS, CALCULATIONS, FEES AND PERMITS PERTAINING TO THE WORK UNDER THEIR CONTRACT.
- 1.3 CONTRACTORS (GENERAL AND SUBS), SHALL FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK. CONTRACTORS SHALL ADHERE TO RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNERS, BUILDING DEPARTMENT, FIRE DEPARTMENT AND STATE AUTHORITIES.
- 1.4 CONTRACTOR SHALL NOTIFY ARCHITECT AND BUILDING OWNER OF DISCREPANCIES, CONFLICTS, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING MATERIALS. IF THERE ARE QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ERRORS. ONLY ARCHITECT SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS.
- 1.5 IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE SUBCONTRACTORS WORK AND TO REPORT TO ARCHITECT AND BUILDING OWNER DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. COORDINATION SHALL INCLUDE, BUT NOT BE LIMITED TO VERIFYING CLEARANCES AT LIGHT FIXTURES, MECHANICAL EQUIPMENT, PLUMBING, FIRE SPRINKLERS AND ELECTRICAL EQUIPMENT ABOVE THE CEILING.
- 1.6 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE PRIOR TO START OF THE PROJECT. THE GENERAL CONTRACTOR SHALL VERY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULE REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING ARCHITECT AND THE OWNER IMMEDIATELY OF POTENTIAL DELAYS.
- 1.7 THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF CONSTRUCTION INDICATING START DATE OF EACH PHASE, DIVISION OR ELEMENT OF WORK, DELIVERY/INSTALLATION OF MAJOR ITEMS/ELEMENTS, AND COMPLETION OF WORK. SCHEDULE SHALL BE PREPARED AND SUBMITTED FOR REVIEW NO MORE THAN SEVEN WORKING DAYS FOLLOWING AWARD OF CONTRACT
- 1.8 WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT SCHEDULES ARE MET AND THAT WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.

- 1.9 THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH AN ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- 1.10 MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED TO ARCHITECT IN WRITING, IN A TIMELY MANNER. REQUESTS WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITIES, A MORE ADVANTAGEOUS DELIVERY DATE OR A LOWER PRICE WITH CREDIT TO THE TENANT WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. BY REQUESTING A SUBSTITUTION, THE CONTRACTOR ASSUMES RESPONSIBILITY FOR HAVING ALREADY VERIFIED THAT THE SUBSTITUTED PRODUCT MEETS PERFORMANCE REQUIREMENTS, MEETING/INSTALLATION REQUIREMENTS, CODE REQUIREMENTS AND THE LIKE. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED. SUBSTITUTED MATERIALS SHALL NOT BE PURCHASED OR INSTALLED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
- 1.11 MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND COMITIONED PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING.
- 1.12 REVIEW, APPROVE AND SUBMIT SHOP DRAWINGS, PRODUCT DATA SHEETS, MATERIAL SCHEDULES, DRAWINGING, ETC. FOR APPROVAL. CONTRACTOR SHALL SUBMIT ONE(1) COPY MINIMUM FOR APPROVAL. SHOP DRAWINGS SHALL BE SUBMITTED IN A TIMELY MANNER ALLOWING TEN(10) BUSINESS DAYS FOR REVIEW. IF SHOP DRAWINGS/SUBMITTALS REQUIRE CONCURRENT REVIEW WITH OTHER TRADES, ETC. FOR COORDINATION, ALLOW FIFTEEN(15) DAYS FOR REVIEW.

1.13 - SUBMITTALS

- A. SUBMITTAL PROCEDURES: COORDINATE PREPARATION AND PROCESSING OF SUBMITTALS WITH PERFORMANCE OF CONSTRUCTION ACTIVITIES. COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITIES THAT REQUIRE SEQUENTIAL ACTIVITY.
- B. TIMING OF SUBMITTALS - DELIVER EACH SUBMITTAL, REQUIRING APPROVAL IN TIME TO ALLOW FOR ADEQUATE REVIEW AND PROCESSING TIME, INCLUDING RESUBMITTALS IF NECESSARY; FAILURE OF THE CONTRACTOR IN THIS RESPECT WILL NOT BE CONSIDERED AS GROUNDS FOR AN EXTENSION OF THE CONTRACT TIME. ALLOW A MINIMUM OF (10) BUSINESS DAYS FOR THE FIRST PROCESSING OF EACH SUBMITTAL. ALLOW MORE TIME WHEN SUBMITTALS MUST BE COORDINATED WITH LATER SUBMITTALS. ALLOW A MINIMUM OF (6) BUSINESS DAYS FOR PROCESSING OF RESUBMITTALS.
- C. COPIES - PACKAGE EACH SUBMITTAL INDIVIDUALLY AND APPROPRIATELY FOR TRANSMITTAL AND HANDLING. INCLUDE (1) MINIMUM PAPER COPIES OF PRODUCT DATA, CUT SHEETS OR DRAWINGS, SENT TO ARCHITECT. TRANSMIT EACH SUBMITTAL USING A TRANSMITTAL FORM. SUBMITTALS SHALL BEAR A CONTRACTOR'S STAMP, INDICATING CONTRACT HAS REVIEWED AND MARKED EACH SUBMITTAL TO SHOW WHICH PRODUCTS AND OPTIONS ARE APPLICABLE. DO NOT USE SHOP DRAWINGS OR REPRODUCTIONS OF THE CONTRACT DOCUMENTS OR STANDARD PRINTED DATA.
- D. SAMPLES - SUBMIT TWO COPIES OF SAMPLES WHERE SELECTION OF OPTIONS, COLOR, PATTERN, TEXTURE, OR SIMILAR CHARACTERISTICS IS REQUIRED.
- E. CAD FILES OR OTHER ELECTRONIC INFORMATION ARE THE ARCHITECT'S INSTRUMENTS OF SERVICE AND NOT AVAILABLE FOR CIRCULATION WITHOUT ARCHITECT'S CONSENT. A CAD FILE WAIVER WILL BE REQUIRED TO BE COMPLETED PRIOR TO SENDING ARCHITECT'S CAD FILES.
- 1.14 CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST. DEMOLITION WORK PERFORMED THAT IS NOT REQUIRED FOR REMODELING IS TO BE REPLACED AT NO CHARGE TO THE OWNER.
- 1.15 CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF THE WORK. CLEANING SHALL INCLUDE INTERIOR WINDOWS, WINDOW BLINDS, FLOOR COVERING, WALLS, DOOR FRAMES, HARDWARE, CABINETRY, CEILINGS, LIGHT FIXTURES AND LENSES, GRILLES, AND SWITCH PLATES.
- 1.16 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING PHASES OF CONSTRUCTION FOR USE OF TRADES AND SHALL PROVIDE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 1.17 NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN REQUIREMENT ACCORDANCE WITH CONSTRUCTION DOCUMENTS. TENANTS OR ARCHITECT FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK FOUND WITHIN TIME LIMITATIONS ALLOWED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO CONTRACTUAL PAYMENT BY OWNER OR TENANT, WHETHER PARTIAL OR FINAL, SHALL BE IN FULLY CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- 1.18 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- 1.19 ARCHITECT HAS PREPARED THESE DOCUMENTS FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, AND ASSUMES NO RESPONSIBILITY FOR OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT AT THIS SITE.
- 1.20 DIMENSIONS INDICATED IN CONTRACT DOCUMENTS SHALL GOVERN, DO NOT SCALE DRAWINGS.
- 1.21 DETAILS SHALL TAKE PRECEDENCE OVER GENERAL FLOOR PLANS.
- 1.22 CONTRACTORS, SUBCONTRACTORS AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS.
- 1.23 SUBCONTRACTORS ARE TO SUBMIT ELECTRONIC AND HARD COPY RECORD DRAWINGS TO ARCHITECT THROUGH THE GENERAL CONTRACTOR AT THE CONCLUSION OF THE PROJECT.
- 1.24 CONTRACTOR TO PROVIDE APPROPRIATE SAFEGUARDS DURING CONSTRUCTION TO COMPLY WITH CODE AND REGULATORY AGENCIES' REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, COORDINATING OPERATION OF FIRE ALARM SYSTEMS, SPRINKLER SYSTEMS, FIRE EXTINGUISHERS, AND INTERM LIFE SAFETY PLANS.

- 1.25 SHUTDOWNS OF MECHANICAL, SPRINKLER, FIRE ALARM AND/OR ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF TEMPORARY SERVICES AND RESTORATION OF SERVICES.
- 1.26 PROVIDE DUMPSTER FOR DEBRIS AND KEEP CONSTRUCTION SITE CLEAN. REMOVE ALL CONSTRUCTION DEBRIS AND WASTE FROM SITE DAILY. COORDINATE LOCATION OF DUMPSTER WITH OWNER.
- 1.27 CONTRACTORS, SUBCONTRACTORS AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS.

- 1.28 GENERAL CONTRACTOR AND MEP SUBCONTRACTORS ARE TO SUBMIT (3) SETS OF HARD COPY RECORD DRAWINGS FROM (1ST AND 2ND FLOOR) CLASSROOMS, GYM AND BALCONY AND TENANT WITHIN 60 DAYS FROM THE COMPLETION OF THE PROJECT.
- 1.29 EXISTING PLANS HAVE BEEN SHOWN ACCORDING TO AVAILABLE BUILDING PLANS AND SOME FIELD NOTES AND MEASUREMENTS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE ARCHITECT.
- 1.30 SAFETY: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE. SAFETY OF ALL PERSONS AND PROPERTY IS INCLUDED DURING THE PERFORMANCE OF THE WORK AND SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKER HOURS.
- 1.31 EACH CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT WITH THE OTHER TRADES.
- 1.32 EACH CONTRACTOR SHALL GUARANTEE THEIR LABOR AND MATERIALS FOR ONE (1) YEAR. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK UNDER THEIR CONTRACT USING THEIR BEST SKILL AND ATTENTION AND IN NO CASE SHALL THIS BE BELOW INDUSTRY STANDARDS.
- 1.33 FURNITURE AND EQUIPMENT SHOWN IN PLANS IS FOR REFERENCE ONLY, AND IS NOT IN CONTRACT (UNLESS NOTED OTHERWISE). CONTRACTOR TO COORDINATE WORK WITH OWNER'S FURNITURE VENDOR.
- 1.34 USE OF EXISTING BUILDING: MAINTAIN EXISTING BUILDING IN A WEATHER-TIGHT CONDITION THROUGHOUT CONSTRUCTION PERIOD. REPAIR DAMAGE CAUSED BY CONSTRUCTION OPERATIONS. PROTECT BUILDING AND ITS OCCUPANTS DURING CONSTRUCTION PERIOD.
- 1.35 DELIVERIES - SCHEDULE DELIVERIES TO MINIMIZE USE OF DRIVEWAYS AND ENTRANCES. SCHEDULE DELIVERIES TO MINIMIZE SPACE AND TIME REQUIREMENTS FOR STORAGE OF MATERIALS AND EQUIPMENT ON-SITE.

1.36 - CONTRACT MODIFICATION PROCEDURES

- A. REQUESTS FOR INFORMATION: CONTRACTOR(S) SHALL SEEK CLARIFICATION FROM THE ARCHITECT OR OWNER IN A TIMELY MANNER PRIOR TO PROCEEDING WITH WORK WHERE THERE IS UNCERTAINTY AS TO DESIGN INTENT. SUBMIT WRITTEN RPS ON CONTRACTOR LETTERHEAD AND NUMBER EACH REQUEST. ERRORS OR OMISSIONS IN CONTRACT DOCUMENTS THAT COULD HAVE REASONABLY BEEN PREVENTED BY SEEKING CLARIFICATION FROM OWNER OR ARCHITECT SHALL NOT BE ACCEPTED AND CONTRACTORS SHALL REMOVE AND REPLACE DEFECTS IN WORKMANSHIP.
- B. MINOR CHANGES IN THE WORK - ARCHITECT WILL ISSUE SUPPLEMENTAL INSTRUCTIONS AUTHORIZING MINOR CHANGES IN THE WORK, NOT INVOLVING ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME.
- C. OWNER-INITIATED PROPOSAL REQUESTS: ARCHITECT WILL ISSUE A DETAILED DESCRIPTION OF PROPOSED CHANGES IN THE WORK AND ADJUSTMENT TO THE CONTRACT SUM OR THE CONTRACT TIME. PROPOSAL REQUESTS ISSUED BY ARCHITECT ARE FOR INFORMATION ONLY. DO NOT CONSIDER THEIR INSTRUCTIONS EITHER TO STOP WORK IN PROGRESS OR TO EXECUTE THE PROPOSED CHANGE. WITHIN TEN DAYS AFTER RECEIPT OF PROPOSAL REQUEST, SUBMIT AN APPLICATION FOR PAYMENT OF COST ADJUSTMENTS TO THE CONTRACT SUM AND THE CONTRACT TIME NECESSARY TO EXECUTE THE CHANGE. INCLUDE A LIST OF QUANTITIES OF PRODUCTS REQUIRED OR ELIMINATED, WITH TOTAL AMOUNT OF PURCHASES AND CREDITS TO BE MADE. PROVIDE A DETAILED LABOR, MATERIAL AND EQUIPMENT BREAKDOWN, INDICATE APPLICABLE TAXES, DELIVERY CHARGES, EQUIPMENT RENTAL, AND AMOUNTS OF TRADE DISCOUNTS.
- D. CONTRACTOR-INITIATED PROPOSALS - IF LATER OR UNFORESEEN CONDITIONS REQUIRE MODIFICATIONS THE CONTRACTOR MAY PROPOSE CHANGES BY SUBMITTING A REQUEST FOR A CHANGE TO ARCHITECT. INCLUDE A STATEMENT OUTLINING REASONS FOR THE CHANGE AND THE EFFECT OF THE CHANGE. INCLUDE A COMPLETE DESCRIPTION OF THE PROPOSED CHANGE. INDICATE THE EFFECT OF THE PROPOSED CHANGE ON THE CONTRACT SUM AND THE CONTRACT TIME. INCLUDE A LIST OF QUANTITIES OF PRODUCTS REQUIRED OR ELIMINATED AND UNIT COSTS, WITH TOTAL AMOUNT OF PURCHASES AND CREDITS TO BE MADE. IF REQUESTED, FURNISH SURVEY DATA TO SUBSTANTIATE QUANTITIES. INDICATE APPLICABLE TAXES, DELIVERY CHARGES, EQUIPMENT RENTAL, AND AMOUNTS OF TRADE DISCOUNTS. INCLUDE AN UPDATED CONTRACTORS CONSTRUCTION SCHEDULE THAT INDICATES THE EFFECT OF THE CHANGE, INCLUDING, BUT NOT LIMITED TO, CHANGES IN ACTIVITY DURATION, START AND FINISH TIMES, AND ACTIVITY RELATIONSHIP.
- E. CHANGE ORDER - ON OWNER'S APPROVAL OF A PROPOSAL REQUEST, ARCHITECT WILL ISSUE A CHANGE ORDER FOR SIGNATURES OF OWNER AND CONTRACTOR.
- F. CONSTRUCTION CHANGE DIRECTIVE - CONSTRUCTION CHANGE DIRECTIVE: ARCHITECT MAY ISSUE A CONSTRUCTION CHANGE DIRECTIVE. CONSTRUCTION CHANGE DIRECTIVE INSTRUCTS CONTRACTOR TO PROCEED WITH A CHANGE IN THE WORK, FOR SUBSEQUENT INCLUSION IN A CHANGE ORDER. CONSTRUCTION CHANGE DIRECTIVE CONTAINS A COMPLETE DESCRIPTION OF CHANGE IN THE WORK. IT ALSO ASSIGNS DESIGN METHOD TO BE FOLLOWED TO DETERMINE CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME.

1.37 - PAYMENT PROCEDURES

- A. SCHEDULE OF VALUES - EACH PRIME CONTRACTOR SHALL PREPARE A SCHEDULE OF VALUES FOR THE WORK. BREAK COSTS FROM THE SCHEDULE OF VALUES WHICH WILL BE PAID WITH LINE ITEMS IN APPLICATIONS FOR PAYMENT. COORDINATE LINE ITEMS IN THE SCHEDULE OF VALUES WITH PORTIONS OF THE CONTRACT DOCUMENTS WHICH IDENTIFY UNITS OR SUBDIVISIONS OF WORK. PROVIDE CROSS REFERENCES IF NECESSARY TO CLARIFY.
- B. APPLICATIONS FOR PAYMENT - APPLICATIONS FOR PAYMENT SHALL BE CONSISTENT WITH PREVIOUS APPLICATIONS AND PAYMENTS AS CERTIFIED BY ARCHITECT AND PAID FOR BY OWNER.
- INITIAL APPLICATION FOR PAYMENT, APPLICATION FOR PAYMENT AT TIME OF SUBSTANTIAL COMPLETION, AND FINAL APPLICATION FOR PAYMENT MUST MEET ADDITIONAL REQUIREMENTS. PAYMENT APPLICATION FORMS: USE AIA DOCUMENT G702 AND AIA DOCUMENT G703. CONTINUATION SHEETS AS FORM FOR APPLICATIONS FOR PAYMENT.
- C. FIRST PAYMENT PROCEDURE
- THE FIRST APPLICATION FOR PAYMENT WILL NOT BE REVIEWED UNTIL THE FOLLOWING SUBMITTALS HAVE BEEN RECEIVED: CERTIFICATES OF INSURANCE, SCHEDULE OF VALUES, LIST OF SUBCONTRACTORS, PRINCIPAL SUPPLIERS, AND FABRICATORS. SUBMITTAL SCHEDULE, NAMES OF THE CONTRACTORS PRINCIPAL STAFF ASSIGNED TO THE PROJECT, AND ALL SUBMITTALS SPECIFIED TO OCCUR PRIOR TO FIRST APPLICATION FOR PAYMENT OR PRIOR TO FIRST PAYMENT.
- D. WAIVERS OF MECHANIC'S LIEN - WITH EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIEN FROM EVERY ENTITY WHO IS LAWFULLY ENTITLED TO FILE A MECHANIC'S LIEN ARISING OUT OF THE CONTRACT AND RELATED TO THE WORK COVERED BY THE PAYMENT. WITH EACH APPLICATION FOR PAYMENT, SUBMIT WAIVERS OF MECHANIC'S LIENS FROM SUBCONTRACTORS, SUB-SUBCONTRACTORS, AND SUPPLIERS FOR CONSTRUCTION PERIOD COVERED BY THE PREVIOUS APPLICATION.
- E. FINAL WAIVERS - WHEN AN APPLICATION SHOWS COMPLETION OF AN ITEM, SUBMIT FINAL OR FULL WAIVERS. OWNER RESERVES THE RIGHT TO DESIGNATE WHICH ENTITIES INVOLVED IN THE WORK MUST SUBMIT WAIVERS.
- F. APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION: AFTER ISSUING THE CERTIFICATE OF SUBSTANTIAL COMPLETION, SUBMIT AN APPLICATION FOR PAYMENT SHOWING 100 PERCENT COMPLETION FOR PORTION OF THE WORK CLAIMED AS SUBSTANTIALLY COMPLETE. THIS APPLICATION SHALL REFLECT CERTIFICATES OF PARTIAL SUBSTANTIAL COMPLETION ISSUED PREVIOUSLY FOR OWNER OCCUPANCY OF DESIGNATED PORTIONS OF THE WORK.

- G. FINAL PAYMENT APPLICATION: SUBMIT FINAL APPLICATION FOR PAYMENT WITH RELEASES AND SUPPORTING DOCUMENTATION NOT PREVIOUSLY SUBMITTED AND ACCEPTED, INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING:
- EVIDENCE OF COMPLETION OF PROJECT CLOSEOUT REQUIREMENTS, INSURANCE CERTIFICATES FOR PRODUCTS AND COMPLETED OPERATIONS WHERE REQUIRED AND PROOF THAT TAXES, FEES, AND SIMILAR OBLIGATIONS WERE PAID.

1.38 - QUALITY REQUIREMENTS

- A. REGULATORY REQUIREMENTS - CONTRACTOR SHALL BE FAMILIAR WITH ALL APPLICABLE REGULATIONS AFFECTING THE WORK, AND SHALL ADVISE THE ARCHITECT OF ANY CONTRACT REQUIREMENTS WHICH WOULD DEViate FROM SUCH REGULATIONS.
- B. QUALITY ASSURANCE - FABRICATION REQUIREMENTS: A FIRM EXPERIENCED IN PRODUCING PRODUCTS SIMILAR TO THOSE INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE, AS WELL AS SUFFICIENT PRODUCTION CAPACITY TO PRODUCE REQUIRED UNITS. FACTORY-AUTHORIZED SERVICE REPRESENTATIVE QUALIFICATIONS: AN AUTHORIZED REPRESENTATIVE OF MANUFACTURER WHO IS TRAINED AND APPROVED BY MANUFACTURER TO INSPECT INSTALLATION OF MANUFACTURERS PRODUCTS THAT ARE SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THOSE FOR THIS INDICATED PRODUCT.
- C. INSTALLATION QUALIFICATIONS - A FIRM OR INDIVIDUAL EXPERIENCED IN INSTALLING, ERECTING, OR ASSEMBLING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT, WHOSE WORK HAS RESULTED IN CONSTRUCTION WITH RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE. MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURER PRODUCTS OR SYSTEMS SIMILAR TO THOSE INDICATED FOR THIS PROJECT AND WITH A RECORD OF SUCCESSFUL IN-SERVICE PERFORMANCE.
- D. TESTING AGENCY QUALIFICATIONS: AN AGENCY WITH EXPERIENCE AND CAPABILITY TO CONDUCT TESTING AND INSPECTING INDICATED, AS DOCUMENTED BY ASTM E 848, AND SPECIALIZES IN TYPES OF TESTS AND INSPECTIONS TO BE PERFORMED.

- E. CONTRACTOR RESPONSIBILITIES: INCLUDE THE FOLLOWING: PROVIDE TEST SPECIMENS AND ASSEMBLES FROM (1ST AND 2ND FLOOR) CLASSROOMS, GYM AND BALCONY SHALL BE REMOVED INTACT (INCLUDING GLASS) AND SALVAGED PER SCHEDULE. BRACE OPEN END OF DOOR FRAMES AND LEAVE DOOR HARDWARE ATTACHED TO DOORS.
- F. THE FOLLOWING SPECIAL FINISHES SHALL BE REMOVED AND REMAIN INTACT: "TIN" CEILING PANELS/CROWN/OTHER COMPONENTS FROM 1ST AND 2ND FLOOR CLASSROOMS.
- G. THE FOLLOWING EQUIPMENT AND SPECIALTY ITEMS SHALL BE REMOVED INTACT AND SALVAGED: ORIGINAL LOUVERS AND VENTS IN CLASSROOMS AND GYM, CEILING GRILLES AND HARDWARE, 20TH CENTURY CABINETS AND COUNTERTOPS, COMBINATION SINK/STORAGE UNITS, BATH MIRRORS, BATH ACCESSORIES, BATH SINKS AND FITTINGS, FANS, RADIATORS, LIGHT FIXTURES, CLOCKS.
- H. RECYCLE/REVERT MATERIALS TO THE MAXIMUM EXTENT POSSIBLE. REMOVAL OF RECYCLABLE/REVERTABLE MATERIALS TO BE ACCOMPLISHED BY HAND LABOR WHEN POSSIBLE.
- I. IDENTIFY APPLICABLE MATERIALS FOR RECYCLING DIVERSED MATERIALS: AT A MINIMUM INCLUDE SCRAP METAL AND ALL OTHER MATERIALS REQUIRED BY STATUTE OR REGULATION TO BE RECYCLED (E.G. CARDBOARD, CANS, BOTTLES, OFFICE PAPER, FLUORESCENT TUBES, REFRIGERANTS, MERCURY, ETC.)
- J. OTHER RECYCLABLE MATERIALS MAY INCLUDED BUT ARE NOT LIMITED TO:

DIVISION 2 DEMOLITION AND CONSTRUCTION NOTES

- 2.1 VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
- 2.2 "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- 2.3 "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 2.4 "SALVAGE" MEANS TO REMOVE IN A MANNER THAT PRESERVES THE INTEGRITY AND FINISH OF INDICATED ITEM OR ELEMENT AND PROVIDE PROTECTED STORAGE FOR INDICATED ITEM FOR FUTURE RE-INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED TO SALVAGED ITEMS AND BE REQUIRED TO REPLACE ITEMS DAMAGED DURING REMOVAL AND/OR STORAGE AT THEIR OWN COST.
- 2.5 FINISH DRYWALL COMPLETELY FROM FLOOR TO HEAD OF WALL TO INSURE THAT IMPERFECTIONS WILL NOT SHOW ABOVE BASE. SEAL PERIMETER OF PART PARTITIONS AT ALL WINDOW MULLIONS, FLOOR, CEILINGS, AND EXTERIOR WALLS.
- 2.6 COORDINATE, FURNISH AND INSTALL STIFFENERS, BRACING, BACKING PLATES, FIRE RESISTANT WOOD BLOCKING, SUPPORTING BRACKETS, AND CLEATS REQUIRED FOR THE INSTALLATION OF WALL ATTACHED ITEMS, CABINETS, COUNTERS, FURNITURE, EQUIPMENT, SIGNAGE, ARTWORK, COAT HOOKS, DOOR STOPS, ACCESSORIES, AND WALL MOUNTED OR SUSPENDED MECHANICAL, PLUMBING, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT. COORDINATE LOCATIONS IN FIELD WITH ARCHITECT AND TENANT PRIOR TO CLOSING WALLS.
- 2.7 SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DRAWINGS BUT SHOULD INCLUDE WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
- 2.8 WALLS, PARTITIONS, FLOOR LINES, DOORS AND FRAMES TO REMAIN ARE SHOWN IN CONTINUOUS LINE WEIGHT. THESE AND FLOOR AND WALL FINISHES THAT ARE SCHEDULED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- 2.9 WHERE ITEMS ARE INDICATED TO BE REMOVED, REMOVE WALL OR PARTITION AS WELL AS DUCTS, PIPING, CONDUITS AND OTHER ELEMENTS IN OR ON THEM WHICH MAY OR MAY NOT BE SPECIFICALLY IDENTIFIED, UNLESS OTHERWISE NOTED. COORDINATE WITH BUILDING OWNER EQUIPMENT TO BE SALVAGED.
- 2.10 TAKE STEPS TO LIMIT DUST, NOISE AND DEBRIS MIGRATION INTO OCCUPIED AREAS. COORDINATE WITH TENANTS AND BUILDING OWNER PRIOR TO PERFORMING CORING OR OTHER PROCEDURES THROUGH FLOOR SLAB.
- 2.11 PROVIDE TREATED WOOD BLOCKING IN WALL ASSEMBLY FOR WALL MOUNTED EQUIPMENT. COORDINATE LOCATIONS IN FIELD WITH ARCHITECT AND TENANT.
- 2.12 AREA AND DIMENSIONS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY AREA TAKEOFFS AND DIMENSIONS BY MAKING THEIR OWN FIELD MEASUREMENTS BEFORE BIDDING, STARTING WORK OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCING WORK.
- 2.13 VERIFY THE LOCATION OF EXISTING UTILITIES AND PROTECT THEM AS REQUIRED. REPAIR UTILITIES DAMAGED DURING DEMOLITION AND CONSTRUCTION AT NO COST TO THE OWNER.
- 2.14 FLOORS AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE-RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE-RATED ASSEMBLY AND IN ACCORDANCE WITH GOVERNING MAINTAIN THE INTEGRITY OF THE FIRE-RATED ASSEMBLY AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS.
- 2.15 PROTECT FINISHES (WALLS, FLOORING, CEILING, ETC.) ON ADJACENT AND OTHER BUILDING AREAS FROM DAMAGE RESULTING FROM THIS WORK. SURFACES DISTURBED DURING CONSTRUCTION SHALL BE REPAIRED AND FINISHED. THIS INCLUDES ADJACENT SURFACES AND SPACES AFFECTED BY THE REMOVAL OR INSTALLATION OF ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL ITEMS. PATCH, REPAIR OR REPLACE TO ORIGINAL CONDITION UPON COMPLETION AT NO ADDITIONAL COST TO OWNER. PATCH WALLS AFFECTED BY CONSTRUCTION AS REQUIRED.
- 2.16 COORDINATE CUTTING AND PATCHING OF NEW AND EXISTING SURFACES AND SYSTEMS
- 2.17 WHERE EXISTING CONSTRUCTION, DEVICES, OR OTHER ITEMS ARE TO BE RELOCATED, CAREFULLY REMOVE ITEMS TO AVOID DAMAGE. PATCH AND REPAIR SURFACES AND REINSTALL DEVICES AT NO ADDITIONAL COST.
- 2.18 PREP FLOOR FOR FINISHES: THIS SHALL INCLUDE FLASH PATCHING & LEVELING AT DOORWAYS, PERIMETERS & OTHER SIMILAR AREAS.
- 2.19 PROVIDE SOUND BATT INSULATION IN PARTITIONS AS SCHEDULED AND AT ALL PLUMBING PIPES, AND ROOF DRAIN PIPES, ETC.

DIVISION 3 SALVAGE/REUSE/RECYCLING & DISPOSING NOTES

- 3.1 THIS SECTION ADDRESSES SALVAGING, REUSE, RECYCLING AND DISPOSING OF ALL PROJECT CONSTRUCTION WASTE AND PERSONAL PROPERTY WITHIN THE PERMETER WALLS OF THE EXISTING BUILDING. IN THE INTEREST OF CONVERSATION, SALVAGE AND RECYCLING SHALL BE PURSUED TO THE MAXIMUM EXTENT POSSIBLE.
- 3.2 A PLAN SHALL BE DEVELOPED FOR THE SALVAGE, REUSE, RECYCLING/UPSTREAMING AND DISPOSAL OF ALL CONSTRUCTION WASTE AND PERSONAL PROPERTY WITHIN THE PERMETER WALLS OF THE EXISTING BUILDING. THE PLAN SHALL BE SIGNED BY THE ARCHITECT AND SHALL BE A SCHEDULE LISTING MILESTONES AND KEY REPORTING DATES, TRASH MATERIALS LIST FOR THOSE TYPES OF MATERIALS EXPECTED TO BE DISCARDED AS TRASH, SALVAGE AND DIVERTED MATERIALS LIST AS NOTED IN SECTIONS 5-10, SEPARATION AND MATERIALS HANDLING SERVICES AND EQUIPMENT, DOCUMENTATION PROCEDURES, EDUCATIONAL AND MOTIVATIONAL PROCEDURES, AND CONSTRUCTION WASTE AUDITING PROCEDURES. ACCEPTABLE RECYCLING SERVICE OFFICES ARE HIRING A FULL-SERVICE RECYCLING CONTRACTOR, USING A HAULERS RECYCLING SERVICE, OPERATING AN IN-HOUSE RECYCLING PROGRAM.
- 3.3 NOT USED
- 3.4 ALL ASBESTOS AND LEAD PAINT HAZARD ABATEMENT IS NOT IN CONTRACT. ALL OF THIS WORK IS BEING HANDLED UNDER A SEPARATE PROJECT AND IS THE RESPONSIBILITY OF THE OWNER.
- 3.5 ALL PERSONAL PROPERTY, EQUIPMENT, AND FURNISHINGS NOT SCHEDULED FOR SALVAGE OR RECYCLING SHALL BE REMOVED PRIOR TO ANY SALVAGING PROCEDURES. CONSIDERATION SHALL BE GIVEN TO AN ANNOUNCEMENT AND DISTRIBUTION TO LOCAL NON-PROFITS AND THEN THE PUBLIC FOR DISTRIBUTION OF PERSONAL PROPERTY, EQUIPMENT AND FURNISHINGS.
- 3.6 CUSTOM BENCHES IN THE GYM BALCONY, MOVIE PROJECTOR IN THE PLAIN SOUTH EAST BALCONY STORAGE ROOM, AND SCHOOL DESKS IN THE STAGE AREA AND ATTIC HAVE HIGH VALUE. IT IS RECOMMENDED THAT THE PARISH CONSIDER THE RETENTION OR SALE OF THESE ITEMS TO PROVIDE A BENEFIT TO THE PARISH COMMUNITY.
- 3.7 THE FOLLOWING SALVAGEABLE MATERIALS FOR THE CONTRACTOR SHALL BE CAREFULLY REMOVED INTACT, BE STORED OUT OF CONTACT WITH THE GROUND AND UNDER WEATHERTIGHT COVERING, FOR FUTURE PREPARATION AND USE IN THE INTERIOR OF THE BUILDING. THE REMOVAL OF SALVAGEABLE ITEMS SHALL BE ACCOMPLISHED BY HAND LABOR TO THE MAXIMUM EXTENT POSSIBLE. KEEP A COMPLETE RECORDINGS OF ALL SALVAGED MATERIALS INCLUDING THE CONDITION OF SUCH MATERIALS BEFORE, AND AFTER SALVAGE OPERATIONS.

- A. THE FOLLOWING METAL ITEMS SHALL BE REMOVED INTACT AND SALVAGED: FRONT SOUTH-EAST STAIR NEWEL POSTS, BALUSTERS, AND RAILING.
- B. THE FOLLOWING WOOD MATERIALS SHALL BE REMOVED INTACT AND SALVAGED: WOOD FLOOR IN 1ST AND 2ND FLOOR CLASSROOMS, GYM, SOUTH STORAGE ROOM OFF GYM, BALCONY INCLUDING STORAGE ROOMS AT BACK END OF BALCONY, STAGE FLOOR, WANSICOTING CHAIR RAIL COAT RAIL, THROUGHOUT CLASSROOMS, GYM, SOUTH CORRIDORS, REMOVED STAIRS, AND GYMBA/CO/NOY, ORIGINAL WALL BASE, ORIGINAL DOOR/TRANSOM/OTHER OPENING CASING FOR CLASSROOMS, CORRIDORS, AND GYMBA/CO/NOY, BALCONY SUPPORT COLUMNS.
- C. THE FOLLOWING WOOD MATERIALS SHALL BE REMOVED INTACT, SALVAGED AND SPECIALLY MARKED TO BE RETURNED TO THEIR ORIGINAL LOCATION: ALL EXTERIOR WINDOW SILL/SUPPER/CASING, WALL BASE AND WALL RAIL AT THE PLAIN EAST END OF 2ND AND 3RD FLOOR CORRIDORS. MARK ENOUGH MATERIAL TO REINSTALL AT THE LANDING FOR THE STAIRWAY UP TO THE NEW FIRE DOOR LEADING TO THE CORRIDOR (PER PLAN).

- D. DOORS AND TRANSOMS WITH ASSOCIATED HARDWARE AND OPERATING MECHANISMS FROM 1ST AND 2ND FLOOR CLASSROOMS, GYM AND BALCONY SHALL BE REMOVED INTACT (INCLUDING GLASS) AND SALVAGED PER SCHEDULE. BRACE OPEN END OF DOOR FRAMES AND LEAVE DOOR HARDWARE ATTACHED TO DOORS.
- F. THE FOLLOWING SPECIAL FINISHES SHALL BE REMOVED AND REMAIN INTACT: "TIN" CEILING PANELS/CROWN/OTHER COMPONENTS FROM 1ST AND 2ND FLOOR CLASSROOMS.
- G. THE FOLLOWING EQUIPMENT AND SPECIALTY ITEMS SHALL BE REMOVED INTACT AND SALVAGED: ORIGINAL LOUVERS AND VENTS IN CLASSROOMS AND GYM, CEILING GRILLES AND HARDWARE, 20TH CENTURY CABINETS AND COUNTERTOPS, COMBINATION SINK/STORAGE UNITS, BATH MIRRORS, BATH ACCESSORIES, BATH SINKS AND FITTINGS, FANS, RADIATORS, LIGHT FIXTURES, CLOCKS.
- H. THE FOLLOWING SHALL BE SALVAGED AND SENT TO A RESOURCE SUCH AS HABITAT FOR HUMANITY RESTORE PER THEIR ACCEPTANCE PROCEDURES: 20TH CENTURY SLAB DOORS AND HARDWARE, 20TH CENTURY CABINETS AND COUNTERTOPS, COMBINATION SINK/STORAGE UNITS, BATH MIRRORS, BATH ACCESSORIES, BATH SINKS AND FITTINGS, FANS, RADIATORS, LIGHT FIXTURES, CLOCKS.
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- H. THE FOLLOWING SHALL BE SALVAGED AND SENT TO A RESOURCE SUCH AS HABITAT FOR HUMANITY RESTORE PER THEIR ACCEPTANCE PROCEDURES: 20TH CENTURY SLAB DOORS AND HARD

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07210 - BUILDING INSULATION

NOT USED

07620 - SHEET METAL FLASHING AND TRIM

NOT USED

07543 - ROOF MEMBRANE SYSTEM

NOT USED

07920 - JOINT SEALANTS

1. PROVIDE ELASTOMERIC JOINT SEALANTS THAT ESTABLISH AND MAINTAIN WATERTIGHT AND AIRTIGHT CONTINUOUS JOINT SEALS WITHOUT STAINING OR DETERIORATING JOINT SUBSTRATES.
2. CLEAN OUT JOINTS IMMEDIATELY BEFORE INSTALLING JOINT SEALANTS TO COMPLY WITH JOINT-SEALANT MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE FOLLOWING REQUIREMENTS:
3. JOINT-SEALANT APPLICATION: EXTERIOR VERTICAL CONTROL AND EXPANSION JOINTS IN JOINT MASONRY; EXTERIOR JOINTS IN STONE MASONRY; EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS; EXTERIOR PERIMETER JOINTS OF DOORS, WINDOWS, AND LOUVERS; AND OTHER EXTERIOR JOINTS IN VERTICAL AND HORIZONTAL NONTRAFFIC SURFACES. SINGLE-COMPONENT NEUTRAL- AND BASIC-CURING SILICONE SEALANT.
4. JOINT-SEALANT APPLICATION: VERTICAL CONTROL AND EXPANSION JOINTS ON EXPOSED INTERIOR SURFACES OF EXTERIOR WALLS, INTERIOR PERIMETER JOINTS OF EXTERIOR OPENINGS; VERTICAL JOINTS ON EXPOSED SURFACES OF INTERIOR UNIT MASONRY WALLS AND PARTITIONS. MULTI-COMPONENT NONSAG URETHANE SEALANT.
5. JOINT-SEALANT APPLICATION: INTERIOR JOINTS BETWEEN PLUMBING FIXTURES AND ADJOINING WALLS, FLOORS, AND COUNTERTOPS; AND JOINTS IN VERTICAL SURFACES OF CERAMIC TILE IN TOILET ROOMS. JOINT SEALANT: SINGLE-COMPONENT MILDEW-RESISTANT NEUTRAL-CURING SILICONE SEALANT.

DIVISION 8 - DOORS & WINDOWS

SECTION 08 110 - STEEL DOORS AND FRAMES

1. STANDARD HOLLOW METAL DOORS - PROVIDE DOORS OF DESIGN INDICATED. NOT LESS THAN THICKNESS INDICATED. FABRICATED WITH SMOOTH SURFACES, WITHOUT VISIBLE JOINTS OR SEAMS ON EXPOSED FACES UNLESS OTHERWISE INDICATED. COMPLY WITH ANISIDSI A250.8 FABRICATE CONCEALED STIFFENERS AND HARDWARE REINFORCEMENT FROM EITHER COLD- OR HOT-ROLLED STEEL SHEET.
2. FIRE DOOR CORE: AS REQUIRED TO PROVIDE FIRE-PROTECTION AND TEMPERATURE-RISE RATINGS INDICATED. THERMAL-RATED (INSULATED) DOORS: WHERE INDICATED, PROVIDE DOORS FABRICATED WITH THERMAL-RESISTANCE VALUE (R-VALUE) OF NOT LESS THAN 4.0 DEG F X H SQ. FT./BTU WHEN TESTED ACCORDING TO ASTM C 1363.
3. TOP AND BOTTOM EDGES: CLOSED WITH FLUSH OR INVERTED 0.042-INCH THICK, END CLOSURES OR CHANNELS OF SAME MATERIAL AS FACE SHEETS.
4. EXTERIOR DOORS: FACE SHEETS FABRICATED FROM METALLIC-COATED STEEL SHEET. PROVIDE DOORS COMPLYING WITH REQUIREMENTS INDICATED BELOW BY REFERENCING ANISIDSI A250.8 FOR LEVEL AND MODEL, AND ANISIDSI A250.4 FOR PHYSICAL PERFORMANCE LEVEL, LEVEL 3 AND PHYSICAL PERFORMANCE LEVEL A (EXTRA HEAVY DUTY), MODEL 2 (SEAMLESS), INSULATED.
5. INTERIOR DOORS: FACE SHEETS FABRICATED FROM COLD-ROLLED STEEL SHEET. PROVIDE DOORS COMPLYING WITH REQUIREMENTS INDICATED BELOW BY REFERENCING ANISIDSI A250.8 FOR LEVEL AND MODEL, AND ANISIDSI A250.4 FOR PHYSICAL PERFORMANCE LEVEL, LEVEL 2 AND PHYSICAL PERFORMANCE LEVEL B (HEAVY DUTY), MODEL 2 (SEAMLESS).
6. FRAME ANCHORS AND ACCESSORIES: FURNISH ACCESSORIES AND STOPS, ADJUSTABLE STRAP-AND-STIRRUP OR T-SHAPED ANCHORS TO SUIT FRAME SIZE, NOT LESS THAN 0.042 INCH THICK, WITH CORRUGATED OR PERFORATED STRAPS NOT LESS THAN 2 INCHES WIDE BY 10 INCHES LONG, OR WIRE ANCHORS NOT LESS THAN 0.177 INCH THICK. STUD-WALL TYPE: DESIGNED TO ENGAGE STUD, WELDED TO BACK OF FRAMES; NOT LESS THAN 0.042 INCH THICK.
7. HOLLOW METAL FRAMES: WHERE FRAMES ARE FABRICATED IN SECTIONS DUE TO SHIPPING OR HANDLING LIMITATIONS, PROVIDE ALIGNMENT PLATES OR ANGLES AT EACH JOINT, FABRICATED OF SAME THICKNESS METAL AS FRAMES, WELDED FRAMES: WELD FLUSH FACE JOINTS CONTINUOUSLY, GRIND, FILL, DRESS, AND MAKE SMOOTH, FLUSH, AND INVISIBLE. COMPLY WITH ANISIDSI A250.8 AND WITH DETAILS INDICATED FOR TYPE AND PROFILE. EXTERIOR FRAMES: FABRICATED FROM METALLIC-COATED STEEL SHEET. INTERIOR FRAMES: FABRICATED FROM COLD-ROLLED STEEL SHEET UNLESS METALLIC-COATED SHEET IS INDICATED.

SECTION 08 7100 - DOOR HARDWARE

1. SUBMITTALS: SUBMIT COMPLETE TECHNICAL PRODUCT DATA FOR EACH ITEM OF HARDWARE AND FINISH. INCLUDE WHATEVER INFORMATION MAY BE NECESSARY TO SHOW COMPLIANCE WITH REQUIREMENTS, AND INCLUDE INSTRUCTIONS FOR INSTALLATION AND FOR MAINTENANCE OF OPERATING PARTS AND FINISH.
2. QUALITY ASSURANCE - HARDWARE SUPPLIER: THE HARDWARE SUPPLIER MUST BE A CORPORATE MEMBER IN GOOD STANDING OF THE DOOR AND HARDWARE INSTITUTE (DHI), EMPLOYING AT LEAST ONE ARCHITECTURAL HARDWARE CONSULTANT (AHC) WHO IS CURRENTLY PARTICIPATING IN DHI'S CONTINUING EDUCATION PROGRAM (CEP).
3. HINGES - PROVIDE BALL BEARING TYPE HINGES FOR ALL DOORS WITH CLOSERS AND WHERE INDICATED IN DOOR SCHEDULE. HEIGHT OF HINGES: FOR DOORS 36" WIDE OR LESS: 4-1/2" HEIGHT. FOR DOORS OVER 36" TO 48" WIDE: 5" HEIGHT. WIDTH OF HINGE: FOR HINGE HEIGHT UP TO 5" HIGH: 4-1/2".
4. LOCK CYLINDERS AND KEYING: REVIEW THE KEYING SYSTEM WITH THE OWNER AND PROVIDE THE TYPE REQUIRED (MASTER, GRANDMASTER OR GREAT, GRANDMASTER). SUPPLIER TO CONFIRM OWNER'S MASTER KEY SYSTEM PRIOR TO ORDERING MATERIALS.
5. LOCKS AND LATCHES - STRIKES: PROVIDE MANUFACTURER'S STANDARD WROUGHT BOX STRIKE FOR EACH LATCH OR LOCK BOLT, WITH CURVED UP EXTENDED TO PROTECT FRAME, FINISHED TO MATCH HARDWARE SET. ELECTRIC STRIKES: BHMA A156.31, GRADE 1, DESIGN BASIS MANUFACTURER. LOCKSETS: SCHLAGE NO-SERIES WITH EVEREST KEY SYSTEM; LEVER HANDLES: COMPLY WITH NFPA 101. LOCKS SHALL NOT REQUIRE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE FOR OPERATION. LATCHES SHALL NOT REQUIRE MORE THAN 15 LBF TO RELEASE THE LATCH.
6. CLOSERS AND DOOR CONTROL DEVICES - LCN 4000 SERIES, DIV. INGERSOLL, RAND DOOR HARDWARE GROUP.
7. DOOR TRIM, WEATHERSTRIPPING, THRESHOLDS, SMOKE GASKETING AS REQUIRED.
8. FINISHES: EXTERIOR DOORS: SATIN STAINLESS STEEL BHMA 630, US 320. INTERIOR DOORS: DULL CHROME (BASE GRASS), BHMA 626, US 260. PROVIDE MATCHING FINISHES FOR HARDWARE UNITS AT EACH DOOR OR OPENING, TO THE GREATEST EXTENT PRACTICABLE, AND EXCEPT AS OTHERWISE INDICATED.
9. FIRE-RATED DOOR ASSEMBLIES: WHERE FIRE-RATED DOOR ASSEMBLIES ARE INDICATED, PROVIDE DOOR HARDWARE RATED FOR USE IN ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A QUALIFIED TESTING AGENCY, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING AT POSITIVE PRESSURE ACCORDING TO NFPA 252 OR UL 10C, UNLESS OTHERWISE INDICATED. PROVIDE POSITIVE LATCHING AND SELF CLOSING, REGARDSLESS IF SPECIFIED IN SETS.
10. ITEMS OF HARDWARE NOT DEFINITELY SPECIFIED HEREIN BUT NECESSARY FOR COMPLETION OF THE WORK SHALL BE PROVIDED. SUCH ITEMS SHALL BE OF TYPE AND QUALITY SUITABLE TO THE SERVICE REQUIRED AND COMPARABLE TO THE ADJACENT HARDWARE. WHERE SIZE AND SHAPE OF MEMBERS IS SUCH AS TO PREVENT THE USE OF TYPES SPECIFIED, HARDWARE SHALL BE FURNISHED OF SUITABLE TYPES HAVING AS NEARLY AS PRACTICABLE THE SAME OPERATION AND QUALITY AS THE TYPE SPECIFIED. SIZES SHALL BE ADEQUATE FOR THE SERVICE REQUIRED.
11. INCLUDE SUCH NUANCES AS STRIKE TYPE, STRIKE UP LENGTH, RAISED BARREL HINGES, MOUNTING BRACKETS, BLADE STOP SPACERS, SPECIAL TEMPLATES, FASTENERS, SHIMS, AND COORDINATION BETWEEN CONFLICTING PRODUCTS. ALL DOORS SHALL BE PROVIDED WITH A STOP.

DOORS AND HARDWARE NOTES

81. EXIT DOORS SHALL BE OPERABLE FOR EGRESS WITHOUT SPECIAL EFFORT, KNOWLEDGE, OR KEY.
82. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLAN OF SLIDING OR FOLDING DOORS.
83. DOOR CLOSERS MUST BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO AN OPEN POSITION OF 12 DEGREES SHALL BE 5 SECONDS MINIMUM.
84. PROVIDE TRIM ATTACHMENTS AND FASTENERS REQUIRED FOR PROPER AND COMPLETE INSTALLATION.
85. COORDINATE LOCKING, LATCHING, KEYING AND SECURITY REQUIREMENTS FOR THE TENANT AND BUILDING USE WITH THE BUILDING OWNER AND TENANT PRIOR TO ORDERING AND INSTALLING HARDWARE.
86. INSTALL HARDWARE ACCORDING TO THE STANDARDS AND REQUIREMENTS OF THE MANUFACTURER.
87. TEST AND ADJUST DOORS FOR SMOOTH, QUIET OPERATION.
88. GLASS SHALL BE TEMPERED IN DOORS, SIDELITES, AND STOREFRONT SYSTEMS ADJACENT TO DOORS AND WHERE SAFETY GLAZING IS REQUIRED BY CODE. A CERTIFICATE AND LABEL MUST ACCOMPANY ALL GLAZING PRODUCTS STATING THAT THE PRODUCTS CONFORM WITH APPLICABLE CONSUMER PRODUCT SAFETY STANDARDS.

DIVISION 9 - FINISHES

ACOUSTICAL CEILING TILE NOTES

931. VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CEILING INSTALLATION.
932. CEILING PLAN SHOWS DESIGN INTENT ONLY. MECHANICAL, ELECTRICAL, AND FIRE PROTECTION IS DESIGN-BUILD AND SHOULD COORDINATE WITH THE LAYOUT AS SHOWN. MECHANICAL, PLUMBING, AND ELECTRICAL CONTRACTORS SHALL COORDINATE DEVICES REQUIRING ACCESS IN NON-ACCESSIBLE CEILING. PROVIDE ACCESS PANELS AS NEEDED (EXAMPLE: MECHANICAL VAV BOXES, PLUMBING CLEANOUTS, ETC.)
933. CEILING HEIGHTS ARE DIMENSIONED FROM FLOOR LINE DESIGN ELEVATION TO FINISHED CEILING.
934. CENTER RECESSED LIGHTS, ELECTRICAL AND MECHANICAL DEVICES AND SPRINKLER HEADS WHEN SHOWN IN CEILING TILE.
935. CEILING FINISHES ADJACENT TO OR WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PATCHED TO MATCH EXISTING ADJACENT CEILING FINISH.

SECTION 09 2116 - GYPSUM BOARD ASSEMBLIES

- 9.81 ASSEMBLY PERFORMANCE REQUIREMENTS:
 - A. PROVIDE GYPSUM BOARD ASSEMBLIES WITH FIRE RESISTANCE AS INDICATED.
 - B. MATCH EXISTING FIRE RATINGS AT EXISTING CONSTRUCTION ASSEMBLIES.
 - C. MATCH EXISTING CONSTRUCTION MATERIALS AND ASSEMBLIES.
- 9.82 PROJECT CONDITIONS:
 - A. VISUALLY INSPECT SITE PRIOR TO INSTALLATION OF GYPSUMBOARD ASSEMBLIES TO VERIFY THAT PROJECT CONDITIONS MEET APPLICABLE MANUFACTURER'S AND DESIGN STANDARDS.
- 9.83 PROVIDE MATERIALS FOR COMPLETE INSTALLATION BASED UPON ARCHITECTURAL DRAWINGS AND GYPSUM MANUFACTURER'S DIRECTIONS.
- 9.84 WALLS SHALL BE CONSTRUCTED OF NEW MATERIALS. NO SALVAGED MATERIALS MAY BE USED UNLESS NOTED OTHERWISE.
- 9.85 STEEL FRAMING COMPONENTS FOR SUSPENDED, FURRED AND FRAMED WALLS, PARTITIONS AND CEILINGS SHALL BE IN COMPLIANCE WITH ASTM C-846 AND WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLATION.
- 9.86 STEEL FRAMING COMPONENTS SHALL BE PROVIDED WITH A GALVANIZED PROTECTIVE FINISH.
- 9.87 FASTENERS FOR METAL FRAMING: PROVIDE FASTENERS OF TYPE, MATERIAL, SIZE, CORROSION RESISTANCE, HOLDING POWER, AND OTHER PROPERTIES REQUIRED TO FASTEN STEEL FRAMING AND FURRING MEMBERS SECURELY TO SUBSTRATES INVOLVED, COMPLYING WITH THE RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURERS FOR APPLICATIONS INDICATED.
- 9.88 GYPSUM BOARD PRODUCTS
 - A. PROVIDE GYPSUM BOARD OF TYPES INDICATED IN MAXIMUM LENGTHS AVAILABLE THAT WILL MINIMIZE END-TO-END BUTT JOINTS IN EACH AREA INDICATED TO RECEIVE GYPSUM BOARD APPLICATION.
 1. WIDTHS: PROVIDE GYPSUM BOARD IN WIDTH OF 48 INCHES.
 - B. GYPSUM WALLBOARD: ASTM C-36 AND AS FOLLOWS
 1. TYPE: REGULAR FOR VERTICAL SURFACES, UNLESS NOTED OTHERWISE.
 2. TYPE: TYPE-X WHERE REQUIRED FOR FIRE-RESISTANCE RATED ASSEMBLIES.
 3. TYPE: MOISTURE RESISTANT FOR AREAS IN PARKING STRUCTURE.
 4. EDGES: TAPERED.
 5. THICKNESS: AS NOTED ON DRAWINGS.
- 9.89 TRIM ACCESSORIES: PROVIDE ACCESSORIES FOR INTERIOR INSTALLATION INCLUDING: CORNERBEAD, EDGE TRIM AND CONTROL JOINTS COMPLYING WITH ASTM C-1047 AND REQUIREMENTS AS INDICATED BELOW:
 - A. MATERIAL: FORMED METAL OR PLASTIC, WITH METAL COMPLYING WITH THE FOLLOWING REQUIREMENT:
 1. CORNERBOARD ON OUTSIDE CORNERS OR AS INDICED.
 - B. SHAPES INDICATED BELOW:
 1. CORNERBOARD ON OUTSIDE CORNERS OR AS INDICED.
 2. LC-BEAD WITH BOTH FACE AND BACK FLANGES.
 3. DRYWALL REVEAL TRIM IN WITH AND DEPTH AS INDICATED ON DRAWINGS.
 4. J-MOLD TRIMS.
- 9.70 JOINT TREATMENT MATERIALS: PROVIDE JOINT TREATMENT MATERIAL COMPLYING WITH ASTM C-475 AND THE RECOMMENDATIONS OF BOTH THE MANUFACTURER OF SHEET PRODUCTS AND OF JOINT TREATMENTS MATERIAL FOR EACH TYPES OF APPLICATION INDICATED.
 - A. SETTING-TYPE JOINT COMPOUNDS FOR GYPSUM BOARD: FACTORY-PACKAGED, JOB MIXED, CHEMICAL-HARDENING POWDER PRODUCTS FORMULATED FOR USES INDICATED.
 1. WHERE SETTING-TYPE JOINT COMPOUNDS ARE INDICATED AS A TAPING COMPOUND ONLY OR FOR TAPING AND FILLING ONLY, USE FORMULATION THAT IS COMPATIBLE WITH OTHER JOINT COMPOUNDS APPLIED OVER IT.
 2. FOR PREFILLING GYPSUM BOARD JOINTS, USE FORMULATION RECOMMENDED BY GYPSUM BOARD MANUFACTURER.
 - B. DRYING-TYPE JOINT COMPOUNDS FOR GYPSUM BOARD: FACTORY-PACKAGED VINYL BASED PRODUCTS COMPLYING WITH THE FOLLOWING REQUIREMENTS FOR FORMULATION AND INTENDED USE:
 1. JOB-MIXED FORMULATION: POWDER PRODUCT FOR MIXING WITH WATER AT PROJECT SITE.
- 9.8.11 INSTALLATION
 - A. EXAMINE SUBSTRATES TO WHICH GYPSUM BOARD ASSEMBLIES ATTACH OR ABOUT. INSTALLED HOLLOW METAL FRAMES, CAST-IN-ANCHORS, AND STRUCTURAL FRAMING, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH REQUIREMENTS FOR INSTALLATION TOLERANCES AND OTHER CONDITIONS AFFECTING PERFORMANCE OF ASSEMBLIES SPECIFIED IN PROCEEDING. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
 - B. STEEL FRAMING INSTALLATION STANDARD: INSTALL STEEL FRAMING TO COMPLY WITH ASTM C-754 AND WITH ASTM C-840 REQUIREMENTS THAT APPLY TO FRAMING INSTALLATION.
 - C. INSTALL SUPPLEMENTARY FRAMING, BLOCKING, AND BRACING AT TERMINATION IN GYPSUM BOARD ASSEMBLIES TO SUPPORT FIXTURES, EQUIPMENT SERVICES, HEAVY TRIM, GRAB BARS, TOILET ACCESSORIES, FURNISHINGS, OR SIMILAR CONSTRUCTION COMPLY WITH DETAILS INDICATED AND WITH RECOMMENDATIONS OF GYPSUM BOARD MANUFACTURER OR US GYPSUM HANDBOOK.
- D. INSTALLING STEEL FRAMING FOR CEILINGS:
 1. INSTALL SUSPENDED STEEL FRAMING COMPONENTS IN SIZES AND AT SPACINGS INDICATED, BUT NOT LESS THAN THAT REQUIRED BY THE REFERENCED STEEL FRAMING INSTALLATION STANDARD.
 2. INSTALLATION TOLERANCES: INSTALL STEEL FRAMING COMPONENTS FOR SUSPENDED CEILINGS SO THAT CROSS-FURRING OR GRID SUSPENSION MEMBERS ARE LEVEL TO WITHIN 1/8 INCH IN 12 FEET AS MEASURE BOTH LENGTHWISE ONE EACH MEMBER AND TRANSVERSELY BETWEEN PARALLEL MEMBERS.
- E. INSTALLING STEEL FRAMING FOR WALLS AND PARTITIONS:
 1. INSTALL RUNNER(S)TRACKS) AT FLOORS, CEILINGS, AND STRUCTURAL WALL AND COLUMNS WHERE GYPSUM BOARD STUP ASSEMBLIES ABOUT OTHER CONSTRUCTION.
 2. INSTALLATION TOLERANCES: INSTALL EACH STEEL FRAMING AND FURRING MEMBER SO THAT FASTENING SURFACES DO NOT VARY MORE THAN 1/8 INCH FROM THE PLANE FORMED BY THE FACES OF ADJACENT FRAMING.
 3. INSTALL STEEL STUDS SO FLANGES POINT IN THE SAME DIRECTION AND LEADING EDGE OR END OF EACH GYPSUM BOARD PANEL CAN BE ATTACHED TO OPEN (UNSUPPORTED) EDGES OF STUD FLANGES FIRST.
 - a. INSTALL 2 STUDS AT EACH JAMB, UNLESS NOTED OTHERWISE.
 - b. EXTEND JAMB STUDS THROUGH SUSPENDED CEILINGS AND ATTACH UNDERSIDE OF FLOOR OR ROOF STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.

5. FRAME OPENINGS OTHER THAN DOOR OPENINGS TO COMPLY WITH DETAILS INDICATED OR, IF NONE INDICATED, AS REQUIRED FOR DOOR OPENINGS. INSTALL FRAMING BELOW DOOR SILLS OF OPENINGS TO MATCH FRAMING REQUIRED ABOVE DOOR HEADS.
 - F. APPLY AND FINISH GYPSUM BOARD MATERIALS TO COMPLY WITH ASTM C-840 AND GA-216. GYPSUM BOARD FINISH LEVEL TO COMPLY WITH AWC LEVEL 4 (MINIMUM).
 1. INSTALL GYPSUM PANELS WITH FACE SIDE OUT. DO NOT INSTALL IMPERFECT, DAMAGED, OR DAMP PANELS. BUTT PANELS TOGETHER FOR A LIGHT CONTACT AT EDGES AND ENDS WITH NOT MORE THAN 1/16 INCH OF OPEN SPACE BETWEEN PANELS. DO NOT FORCE INTO PLACE.
 2. SPACE FASTENERS IN GYPSUM PANELS ACCORDING TO REFERENCED GYPSUM BOARD APPLICATION AND FINISHING STANDARD AND MANUFACTURER'S RECOMMENDATIONS. SPACE SCREWS A MAXIMUM OF 12 INCHES O.C. FOR VERTICAL APPLICATIONS.
 - G. INSTALLING TRIM ACCESSORIES:
 1. FOR TRIM ACCESSORIES WITH BACK FLANGES, FASTEN TO FRAMING WITH THE SAME FASTENERS USED TO FASTEN GYPSUM BOARD. OTHERWISE, FASTEN TRIM ACCESSORIES ACCORDING TO ACCESSORY MANUFACTURER'S DIRECTIONS FOR TYPE, LENGTH AND SPACING OF FASTENERS.
 2. INSTALL CORNERBEAD AT OUTSIDE(EXTERNAL) CORNERS.
 3. INSTALL EDGE TRIM WHERE EDGE OF GYPSUM PANELS WOULD OTHERWISE BE EXPOSED. PROVIDE EDGE TRIM TYPE WITH FACE FLANGE FORMED TO RECEIVE JOINT COMPOUND, EXCEPT WHERE OTHER TYPES ARE INDICATED.
 4. INSTALL CONTROL JOINTS AT LOCATIONS INDICATED.
 5. INSTALL CONTROL JOINTS ACCORDING TO ASTM C-840 AND MANUFACTURER'S RECOMMENDED SAND IN SPECIFIC LOCATIONS APPROVE BY ARCHITECT FOR VISUAL EFFECT.
 - H. FINISHING GYPSUM BOARD ASSEMBLIES:
 1. FOR TRIM ACCESSORIES WITH BACK FLANGES, FASTEN TO FRAMING WITH THE SAME FASTENERS USED TO FASTEN GYPSUM BOARD. OTHERWISE, FASTEN TRIM ACCESSORIES ACCORDING TO ACCESSORY MANUFACTURER'S DIRECTIONS FOR TYPE, LENGTH AND SPACING OF FASTENERS.
 - 6.12 PIPING, CONDUIT AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN GYPSUM BOARD FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT, UNLESS NOTED OTHERWISE.
 - 6.13 PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT OR ARTWORK IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT LENGTH WITH ACTUAL EQUIPMENT OR ARTWORK.
- SECTION 09 9100 - PAINTING AND FINISHING
- 9.7.1 EXAMINE SUBSTRATES, AREAS, AND CONDITIONS WITH THE APPLICATOR PRESENT, UNDER WHICH PAINTING WILL BE PERFORMED FOR COMPLIANCE WITH PAINT APPLICATION REQUIREMENTS.
 - A. INSURE SURFACES TO RECEIVE PAINT ARE CLEAN, TRUE AND FREE OF IRREGULARITIES.
 - B. DO NOT BEGIN TO APPLY PAINT UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED AND SURFACES RECEIVING PAINT ARE THOROUGHLY DRY.
 - C. START OF PAINTING WILL BE CONTINUED AS THE APPLICATOR'S ACCEPTANCE OF SURFACES AND CONDITIONS WITHIN A PARTICULAR AREA.
 - 9.7.2 REMOVE HARDWARE AND HARDWARE ACCESSORIES, PLATES, MACHINED SURFACES, LIGHTING FIXTURES, AND OTHER SIMILAR ITEMS ALREADY INSTALLED THAT ARE NOT TO BE PAINTED. IF REMOVAL IS IMPRACTICAL OR IMPOSSIBLE BECAUSE OF THE SIZE OR WEIGHT OF THE ITEM, PROVIDE SURFACE-APPLIED PROTECTION BEFORE SURFACE PREPARATION AND PAINTING.
 - A. AFTER COMPLETING PAINTING WORK IN EACH SPACE OR AREA, REINSTALL ITEMS REMOVED USING WORKERS SKILLED IN THE TRADES INVOLVED.
 - 9.7.3 BEFORE APPLYING PAINT OR OTHER SURFACE TREATMENTS, CLEAN THE SUBSTRATES OF SUBSTANCES THAT COULD IMPAIR THE BOND OF THE VARIOUS COATINGS. REMOVE OIL, GREASE, DIRT, DUST OR OTHER DEBRIS BEFORE CLEANING.
 - 9.7.4 TEXTURE AND/OR FINISH OF NEW CONSTRUCTION SHALL MATCH FINISH OF ADJACENT CONSTRUCTION. PROVIDE SAME TEXTURE AND DENSITY OF ADJACENT WALL.
 - 9.7.5 PRIOR TO APPLICATION OF PAINT, SURFACES SHALL BE PROPERLY PREPARED, TAPED.
 - 9.7.6 APPLY FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRETREATED, OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICAL AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION.
 - 9.7.7 APPLY PAINT MATERIALS NO THINNER THAN MANUFACTURER'S RECOMMENDED SPREADING RATE. PROVIDE THE TOTAL DRY FILM THICKNESS OF THE ENTIRE SYSTEM AS RECOMMENDED BY THE MANUFACTURER.
 - 9.7.8 PAINTING SYSTEM SHALL CONSIST OF ONE (1) PRIME COAT WITH TWO (2) TOP COATS FOR A COMBINED (3) COAT SYSTEM. PROVIDE TINTED PRIMER OR BASE AS NECESSARY TO ACHIEVE PROPER COLOR AND SATURATION.
 - A. PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR MATCHING THE COLOR, SATURATION, SHINE, SHEEN AND LUSTER OF APPROVED SUBMITTED DRAW-DOWN.
 - 9.7.9 FINAL PAINT COAT ON WALLS TO BE TOUCHED UP AFTER COMPLETION OF FURNITURE INSTALLATION. CONTRACTOR SHALL COORDINATE SCHEDULING WITH TENANT PROVIDING FURNITURE.
 - 9.7.10 AFTER COMPLETING PAINTING, CLEAN GLASS AND PAINT-SPATTERED SURFACES. REMOVE SPATTERED PAINT BY WASHING AND SCRAPPING. BE CAREFUL NOT TO SCRATCH OR DAMAGE ADJACENT FINISHED SURFACES.
 - 9.7.11 PROTECT WORK OF OTHER TRADES, WHETHER BEING PAINTED OR NOT, AGAINST DAMAGE BY PAINTING. CORRECT DAMAGE BY CLEANING, REPAIRING OR REPLACING AND REPAINING AS APPROVED BY ARCHITECT.
 - A. REMOVE TEMPORARY PROTECTIVE WRAPPING PROVIDED BY OTHERS TO PROTECT THEIR WORK AFTER COMPLETING PAINTING OPERATIONS.
 - 9.7.12 PROVIDE "WET PAINT" SIGNS TO PROTECT NEWLY PAINTED FINISHES.
 - 9.7.13 ACCESS PLATES, PANEL BOXES, FIRE EXTINGUISHER CABINETS, ETC. SHALL BE PAINTED TO MATCH ADJACENT WALL. IF ADJACENT WALL IS FINISHED WITH WALL COVERING, PAINT SHALL MATCH BASE COLOR OF WALLCOVERING AS SELECTED BY ARCHITECT.
 - 9.7.14 FINISHES TO BE SELECTED BY ARCHITECT ARE SPECIFIED IN DRAWING SET. REFER TO ROOM FINISH SCHEDULE FOR ADDITIONAL INFORMATION AND LOCATIONS.
 - 9.7.15 TRANSITIONS BETWEEN MATERIALS SHALL BE SMOOTH.
 - 9.7.16 PROVIDE ONE FULL GALLON, MINIMUM OF EACH COLOR USED INCLUDING PRIMER AT COMPLETION OF PROJECT. PAINT SHALL BE CLEARLY LABELED WITH MANUFACTURER, MANUFACTURER'S COLOR CODE, AND ARCHITECTURAL PAINT SYSTEM DESIGNATION.

SECTION 09 6000 - FLOORING

- 9.8.1 PROVIDE FLOORING MATERIALS AS INDICATED ON FLOOR FINISH DRAWING.
- 9.8.2 SOME MATERIALS MAY HAVE LONG LEAD TIMES. VERIFY WITH FLOORING MANUFACTURER EXACT LEAD TIMES TO INSURE PROPER INSTALLATION SCHEDULE.
- 9.8.3 WHERE EXISTING FLOOR MAY NEED TO BE LEVELED, PROVIDE 2,500psi LIGHTWEIGHT CONCRETE LEVELING BED.
- 9.8.4 PROVIDE TRANSITION STRIP BETWEEN FLOORING MATERIALS.
- 9.8.5 FILL AND LEVEL FLOORS AS REQUIRED TO RECEIVE FLOOR FINISHES.
- 9.8.6 PROVIDE ATIC STOCK CARPET TILE (3) FULL BOXES FOR EACH CARPET SPECIFIED (FOR FUTURE REPLACEMENT).

PLUMBING, FIRE PROTECTION, HVAC, AND ELECTRICAL

22 0000 - PLUMBING

- 10.1 PLUMBING WORK SHALL BE DESIGN BUILD. WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND SHALL COMPLY WITH STATE OF WISCONSIN CODES AND ORDINANCES. CONTRACTOR SHALL BE THE ENGINEER OF RECORD AND IS RESPONSIBLE FOR OBTAINING PLAN REVIEW APPROVAL AND PERMIT AS REQUIRED.
- 10.2 PLUMBING CONTRACTOR SHALL SUBMIT CUTSHEETS FOR APPROVAL FOR PLUMBING COMPONENT NOT LISTED IN DRAWINGS.
- 10.3 ALL WATER SUPPLY LINES TO BE COPPER UNLESS APPROVED BY OWNER AND ALLOWED BY CODE.

FIRE PROTECTION

- 10.4 FIRE PROTECTION WORK SHALL BE DESIGN BUILD. WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE WISCONSIN ADMINISTRATIVE CODE. CONTRACTOR SHALL BE THE ENGINEER OF RECORD AND IS RESPONSIBLE FOR OBTAINING PLAN REVIEW APPROVAL AND PERMIT AS REQUIRED, INCLUDING ENERGY CALCULATIONS.

SECTION 23 0000 - HVAC NOTES

- 10.5 HVAC WORK SHALL BE DESIGN BUILD. WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS AND SHALL COMPLY WITH THE REQUIREMENTS OF THE WISCONSIN ADMINISTRATIVE CODE. CONTRACTOR SHALL BE THE ENGINEER OF RECORD AND IS RESPONSIBLE FOR OBTAINING PLAN REVIEW APPROVAL AND PERMIT AS REQUIRED, INCLUDING ENERGY CALCULATIONS.
- 10.6 PROVIDE HEATING AND AIR CONDITIONING, SUPPLIES AND RETURNS AND BALANCE SYSTEM THROUGHOUT SPACE IN COMPLIANCE WITH INDUSTRY STANDARDS AND STATE OF WISCONSIN CODES.
- 10.7 MOUNTING HEIGHT OF THERMOSTATS SHALL BE ADA COMPLIANT (48" A.F.F.), THERMOSTATS SHALL BE LOCATED NEAR SWITCHES.
- 10.8 DUCTS SHALL BE CLEANED INSIDE PRIOR TO OWNER TURNOVER.
- 10.9 ZONE FILTERS SHALL BE CHANGED PRIOR TO OWNER TURNOVER.

SECTION 26 0000 - ELECTRICAL/TELEPHONE/DATA/SECURITY

- 11.1 ELECTRICAL WORK SHALL BE DESIGN BUILD. WORK SHALL BE DESIGNED AND BUILT IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS, AND SHALL COMPLY WITH STATE OF WISCONSIN CODES AND ORDINANCES. CONTRACTOR SHALL BE THE ENGINEER OF RECORD AND IS RESPONSIBLE FOR OBTAINING PLAN REVIEW APPROVAL AND PERMIT AS REQUIRED, INCLUDING ENERGY AND LIGHTING CALCULATIONS.
- 11.2 ELECTRICAL DEVICES AND WIRING FOR ELECTRICAL OUTLETS, CONTROL DEVICES, OR OTHER ELECTRICAL DEVICES SHALL BEAR APPROVAL OF UNDERWRITER'S LABORATORIES AND SHALL BE INSTALLED IN RIGID CONDUIT.
- 11.3 NOT USED.
- 11.4 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR MODIFICATIONS AND RELOCATION OF EXISTING ELECTRICAL SYSTEMS WHICH ARE NECESSARY TO ACCOMMODATE REVISIONS TO EXISTING CONSTRUCTION AND NEW CONSTRUCTION. ELECTRICIAN SHALL PROVIDE FOR SUITE ELECTRICAL TO BE SEPARATELY METERED. METER TO BE LOCATED WHERE SHOWN ON PLAN.
- 11.5 ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES, PERMITS AND ENERGY CALCULATIONS DIRECTLY RELATED TO THE ELECTRICAL WORK.
- 11.6 PROVIDE EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNS AS REQUIRED BY THE STATE OF WISCONSIN CODES AND ORDINANCES.
- 11.7 RECEPTACLES AT WET LOCATIONS SHALL BE GFI PROTECTED.
- 11.8 JUNCTION BOXES SHALL NOT BE INSTALLED BACK-TO-BACK.
- 11.9 ELECTRICAL CONTRACTOR SHALL VERIFY THAT ADEQUATE ELECTRICAL POWER IS AVAILABLE TO THE SPACE AND SHALL PROVIDE ELECTRICAL POWER AS INDICATED ON PLANS.
- 11.10 VERIFY FINAL REQUIREMENT & LOCATION OF ELECTRICAL DATA, PHONE AND OTHER SERVICES WITH TENANT. COORDINATE WORK WITH OTHER TRADES AS REQUIRED.
- 11.11 WHERE ELECTRICAL RECEPTACLES, TELEPHONE/DATA RECEPTACLES, ETC. ARE SHOWN ADJACENT, LOCATE AS CLOSE AS POSSIBLE TO EACH OTHER.
- 11.12 ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY LIGHTING UTILIZING BUILDING STANDARDS.
- 11.13 NEW ELECTRIC STRIKES, LOOKS, ETC. SHALL BE FAIL-SAFE TO MEET EGRESS REQUIREMENTS.
- 11.14 ELECTRICAL DEVICES (SWITCHES, OUTLETS, ETC.) SHALL BE THE SAME COLOR AS THE COVER PLATE UNLESS OTHERWISE NOTED. COLOR OR FINISH TO BE APPROVED BY ARCHITECT.
- 11.15 WHERE SWITCHES ARE REQUIRED TO BE LOCATED ADJACENT TO EACH OTHER, THEY SHALL BE GANGED AND COVERED BY A SINGLE PLATE.
- 11.16 CEILING FIXTURES AND WIRING FOR LIGHT FIXTURES, EXIT SIGNS, OR OTHER ELECTRICAL DEVICES SHALL BE U.L. APPROVED. WIRING FOR LIGHT FIXTURES SHALL BE INSTALLED IN RIGID CONDUIT.
- 11.17 LIGHT FIXTURES SHALL BE PROVIDED WITH LAMPING AND FULLY OPERATIONAL.
- 11.18 PROVIDE OTHER MISCELLANEOUS LIGHTING (ACCENT, SCONCE, ETC.) AS INDICATED ON DRAWINGS.
- 11.19 PROVIDE CATEGORY CABLE FOR VOICE AND DATA CABLEING. COORDINATE WITH TENANT'S SERVICE VENDOR FOR FINAL TERMINATIONS AND CONNECTIONS.
- 11.20 FURNITURE ONLY SHOWN AS REFERENCE UNLESS NOTED OTHERWISE.
- 11.21 VOICE AND DATA CABLEING AND TERMINATIONS SHALL BE CLEARLY LABELED AND COLOR CODED IN ACCORDANCE WITH INDUSTRY STANDARDS.
- 11.22 VOICE AND DATA CABLEING SHALL BE INSTALLED IN A NEAT, WELL ORGANIZED AND PROFESSIONAL MANNER. CABLES ABOVE CEILING SHALL BE INSTALLED IN CABLE TRAY AND OR HOOKS ABOVE CEILING. NO CABLES TO LAY ON CEILING GRID.
- 11.23 THE COLOR OF ELECTRICAL DEVICES (SWITCHES, OUTLETS, ETC.) SHALL BE AS SELECTED BY ARCHITECT.

NOTE:
THE FOLLOWING IS ISSUED AS DESIGN GUIDELINES/INTENT/ NOTIFY ARCHITECT AND OWNER IF BUILDING PRODUCT DEVIATES FROM STATED INTENT

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SPECIFICATIONS

A0.03

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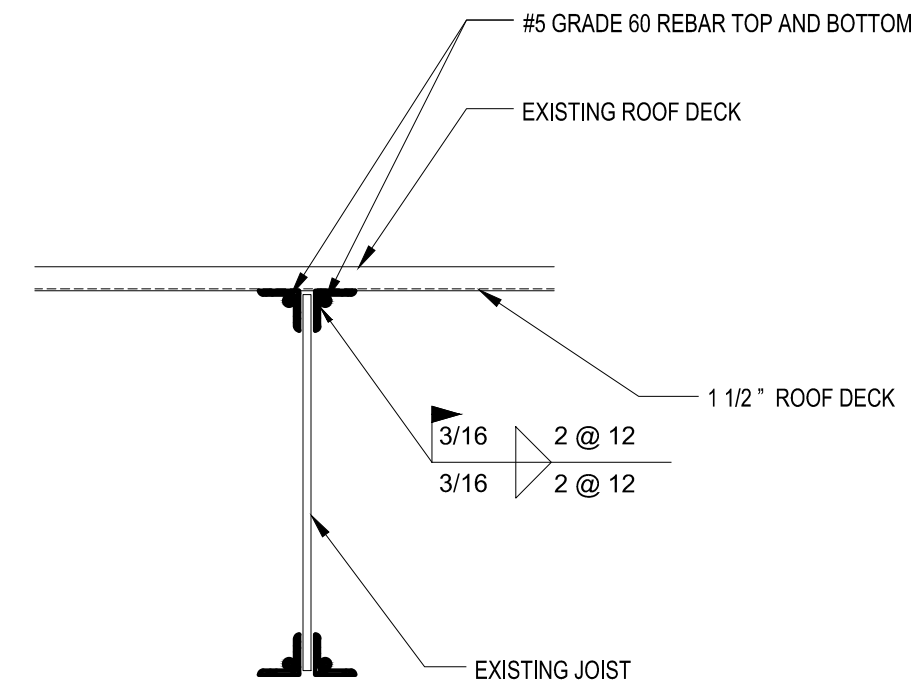
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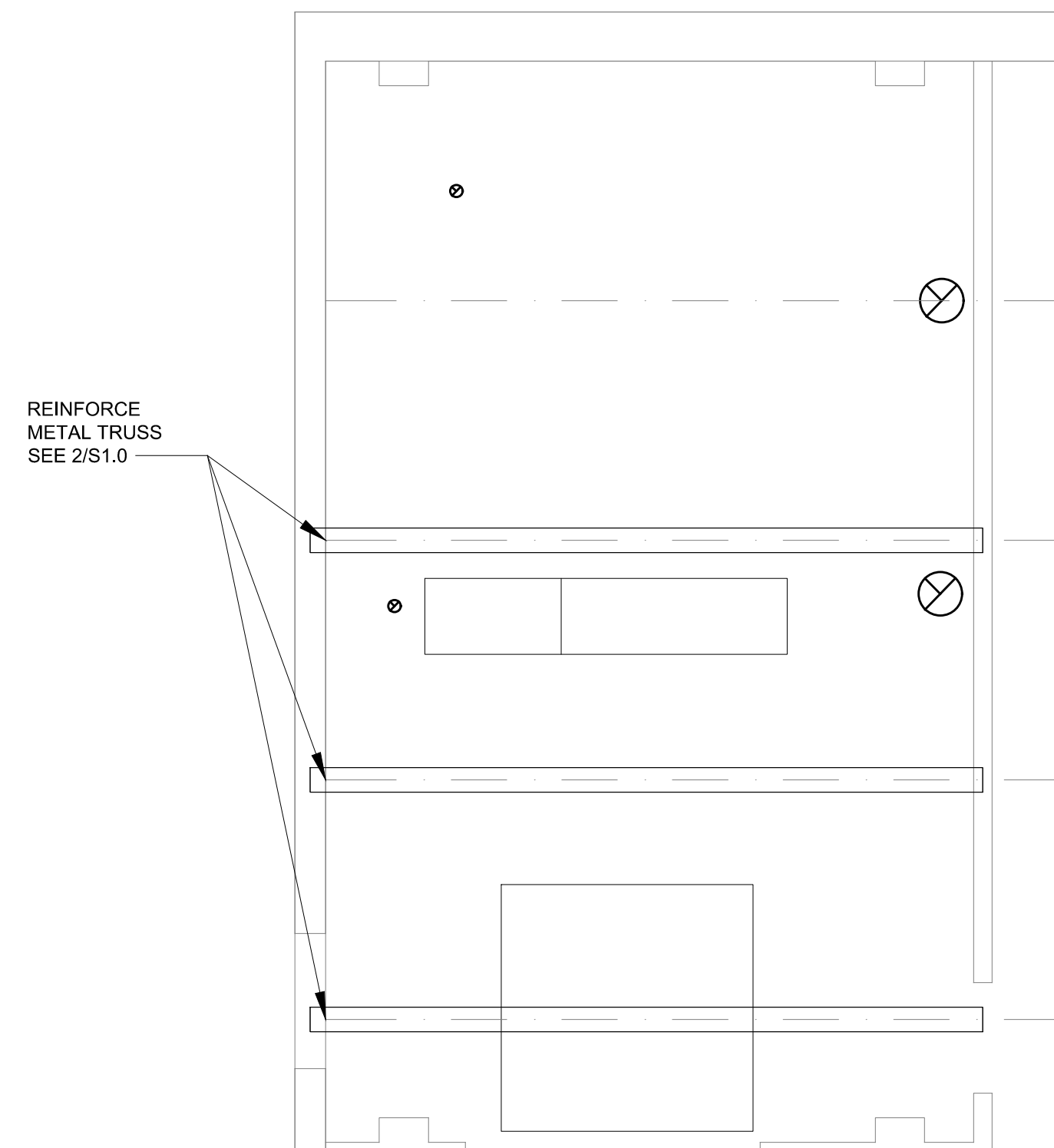
ICA NO. COM 20-002

ROOF PLAN AND DETAILS

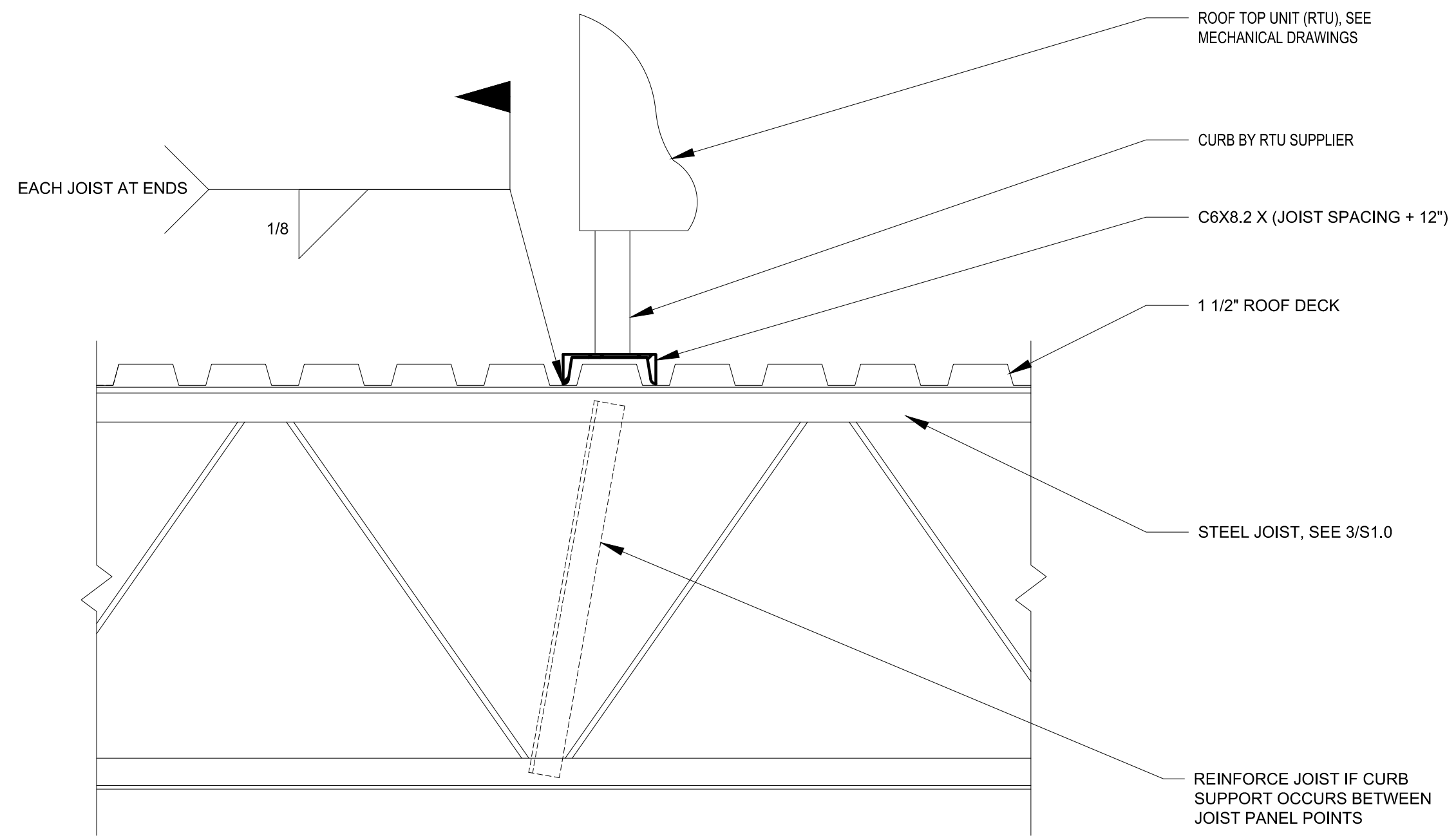
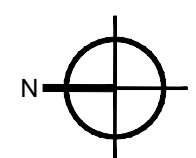
S1.0



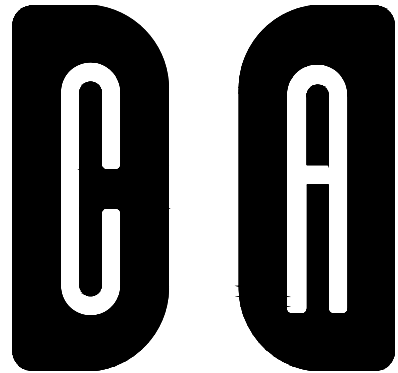
3
S1.0
RTU CURB SUPPORT CHANNEL
SCALE: 1"=1'-0" (22x34)



1
S1.0
STEEL ROOF TRUSS PLAN
SCALE: 1/4"=1'-0" (22x34)



2
S1.0
ROOF JOIST MODIFICATION
SCALE: 1 1/2" "=1'-0" (22x34)



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DEMOLITION PLAN
RCP PLAN
FINISH FLOOR PLAN

D1.1

DEMO PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO CONSTRUCTION MANAGER PRIOR TO BEGINNING WORK.
2. ITEMS THAT ARE TO BE REMOVED AND REINSTALLED, OR SAVED, ARE TO BE TAGGED AND CAREFULLY STORED.
3. AREAS AFFECTED BY DEMOLITION TO BE PATCHED, REPAIRED, AND LEVELED. PROVIDE SMOOTH & CONTINUOUS SURFACE TO MATCH EXISTING ADJACENT SURFACE (MATCH EXISTING CONDITION AT DOOR JAMBS). VERIFY IN FIELD.
4. THE CONSTRUCTION DOCUMENTS INDICATE THE OVERALL AREAS OF WORK. INCIDENTAL WORK ASSOCIATED, BUT NOT SHOWN ON THE CONSTRUCTION DOCUMENTS, MAY BE REQUIRED OUTSIDE THE PROJECT AREAS. THIS WORK IS PART OF THE CONTRACT, AND IS TO BE COMPLETED IN ACCORDANCE WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST TO THE OWNER.
5. ALL ITEMS INDICATED TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DAMAGED ITEMS ARE TO BE PATCHED & REPAIRED, OR REPLACED AS REQUIRED TO MATCH ADJACENT SURFACE.
6. SHORE OPENINGS AS REQUIRED, UPON REMOVAL OF DOORS. SECURE ALL NEW FRAMES PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE LINTELS AS REQUIRED, SEE STRUCTURAL DRAWINGS.
7. ALL DIMENSIONS SHOWN ON DEMOLITION PLANS ARE FOR REFERENCE ONLY. COORDINATE LENGTH OF WALL REMOVAL WITH EXISTING CONDITIONS AND ARCHITECTURAL DRAWINGS.
8. ALL ITEMS SHOWN DASHED TO BE REMOVED. DEMOLITION DRAWINGS REPRESENT THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL DEMOLITION WORK REQUIRED FOR NEW CONSTRUCTION.
9. MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES. DO NOT REMOVE STRUCTURAL ELEMENTS UNLESS EXPLICITLY NOTED AND REPLACES WITH APPROPRIATE STRUCTURAL ELEMENTS.

SPECIFIC DEMO NOTES

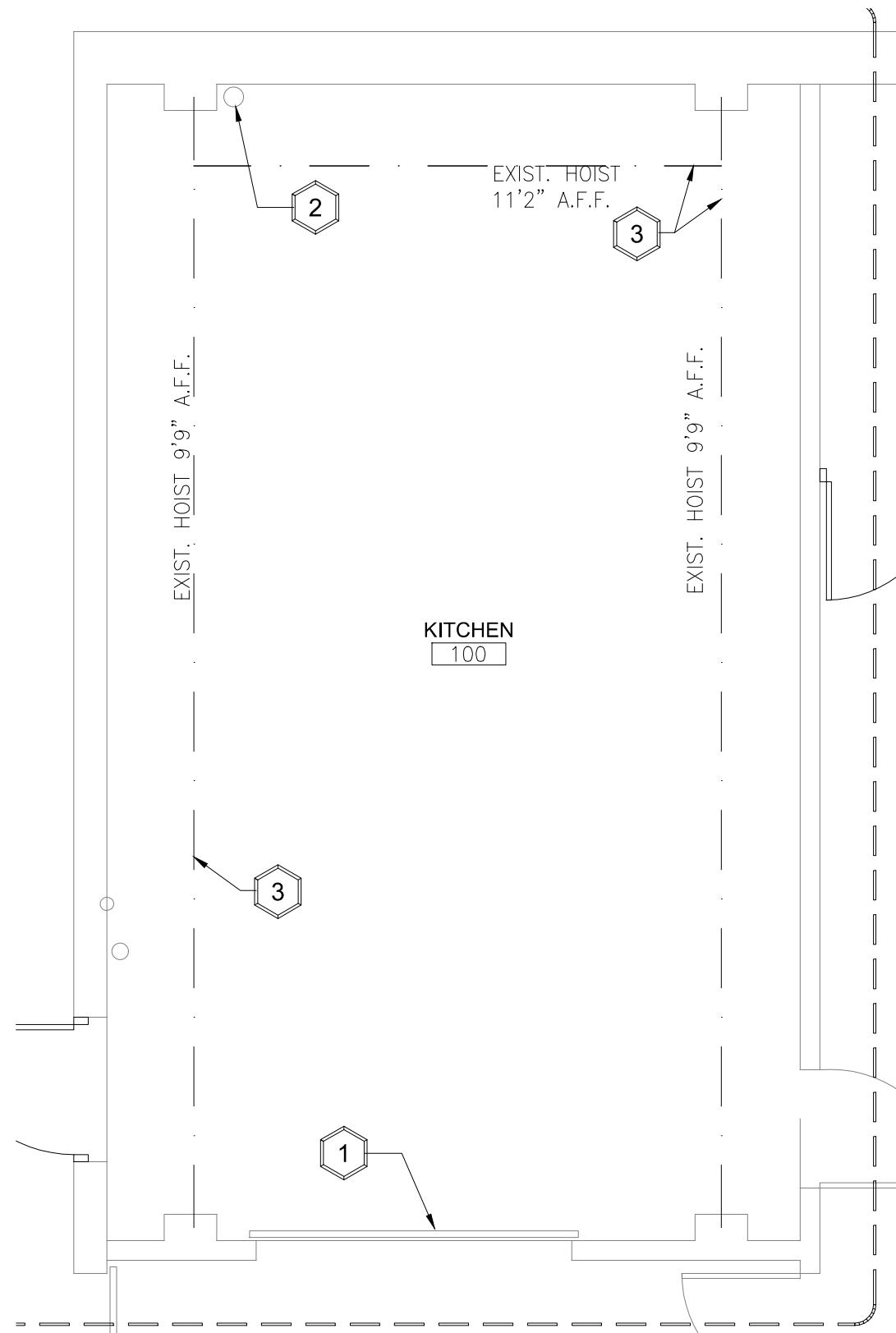


1. REMOVE EXISTING O.H. DOOR AND FRAME AND PREPARE FOR NEW ROLL UP DOOR
2. SAWCUT FLOOR TO CONNECT DRAIN. G.C. TO COORDINATE SEE SHEET P1.0
3. REMOVE EXISTING HOIST

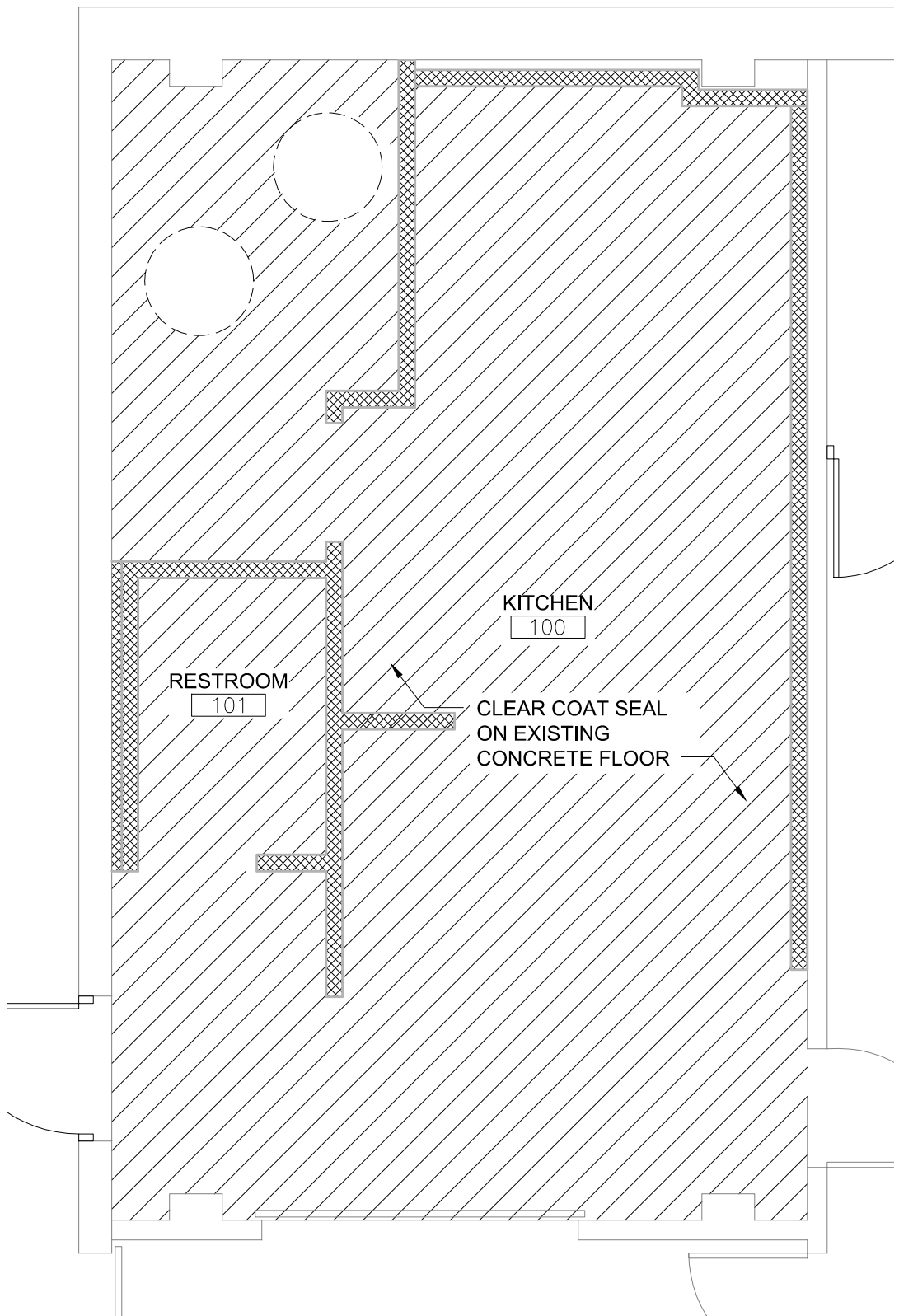
NOTE:

GENERAL CONTRACTOR TO REVIEW ALL MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.

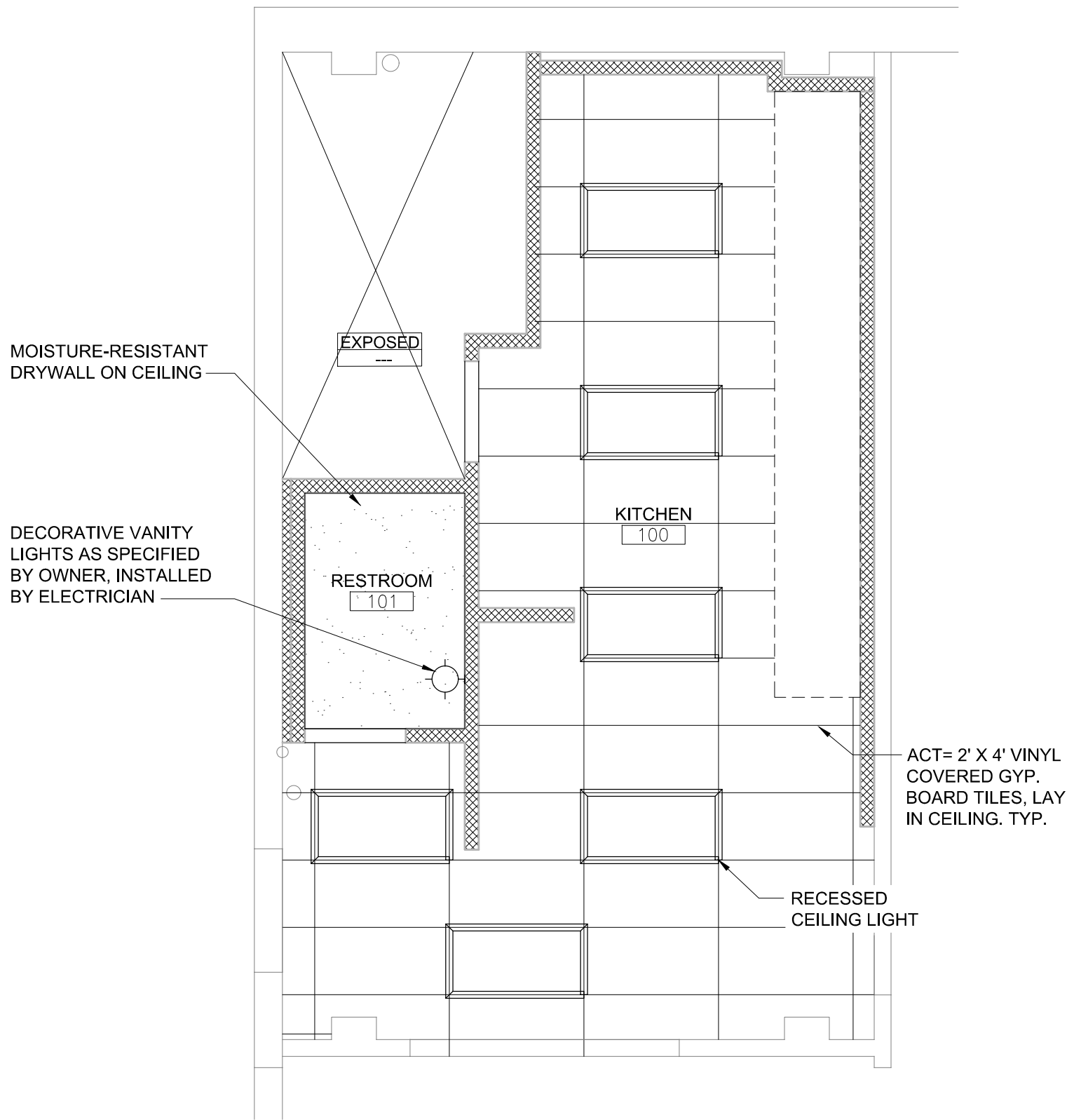
GENERAL CONTRACTOR/M.E.P. CONTRACTOR TO REVIEW ALL DRAWINGS.



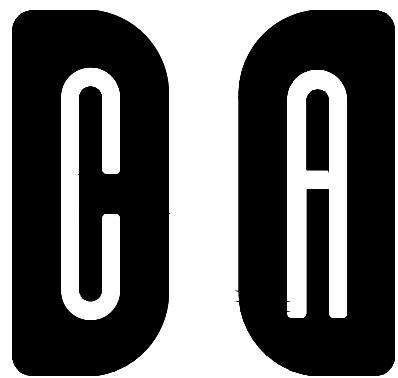
3 DEMO PLAN
SCALE: 1/4"=1'-0" (22x34)



2 FINISH FLOOR PLAN
SCALE: 1/4"=1'-0" (22x34)



1 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0" (22x34)



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FLOOR PLAN

A1.1

GENERAL PLAN NOTES

- KITCHEN EQUIP. SHOWN FOR REFERENCE ONLY
- PATCH WALLS, FLOORS AND CEILING TO MATCH EXISTING AND PROVIDE SMOOTH AND CONTINUOUS SURFACES AT ALL REMOVAL WORK, SUCH AS, BLOCKING, SPEAKERS, PANELS, ETC.
- MECHANICAL CONTRACTOR TO PATCH ABOVE CEILING, WALL AND ALL FLOOR PENETRATIONS AS A RESULT OF DEMOLISHED MECHANICAL. GENERAL CONTRACTOR TO PATCH BELOW CEILING WALL PENETRATIONS.
- ALL MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRESTOPPED AND/OR HAVE FIRE DAMPERS WITH EQUIVALENT HOURLY RATING.
- PATCH AND PREPARE EXPOSED SURFACES TO RECEIVE NEW FINISHES OVER ALL HOLES IN FLOOR, WALLS, AND CEILINGS WHERE MECHANICAL EQUIPMENT OR CONNECTIONS ARE ABANDONED AND EXPOSED.

SPECIFIC PLAN NOTES

- NEW EQUIPMENT AND FURNITURE BY OWNER. SHOWN FOR REFERENCE ONLY.
- NEW PLUMBING FIXTURES. SEE A1.3
- PROVIDE NEW SHELVING
- PROVIDE NEW SMOOTH FINISH, ROLL UP DOOR
- CLEAN PREP AND PAINT EXISTING DOORS
- FPR PANEL ON, 5/8" MOISTURE RESISTIVE GWB ON 4" MTL. STUDS @16 O.C. FULL HT. W/ BATT INSULATION, 3" GAP
- STAINLESS STEEL ON, 5/8" MOISTURE RESISTIVE GWB ON 4" MTL. STUDS @16 O.C. FULL HT. W/ BATT INSULATION, 3" GAP

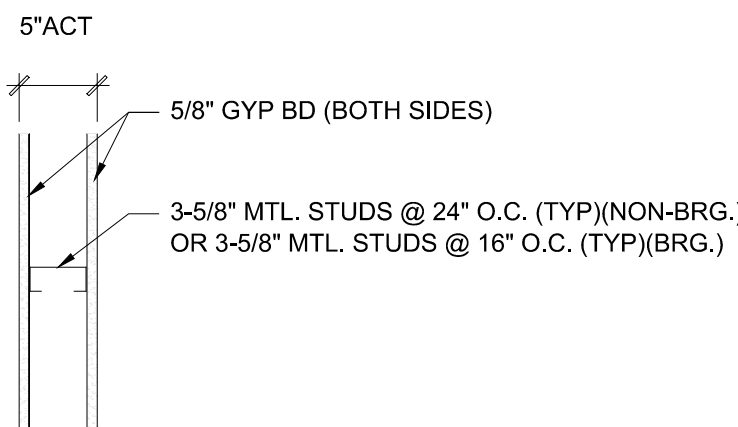
NOTE:

ALL CLEARANCES TO BE 36" MINIMUM
UNLESS NOTED OTHERWISE.

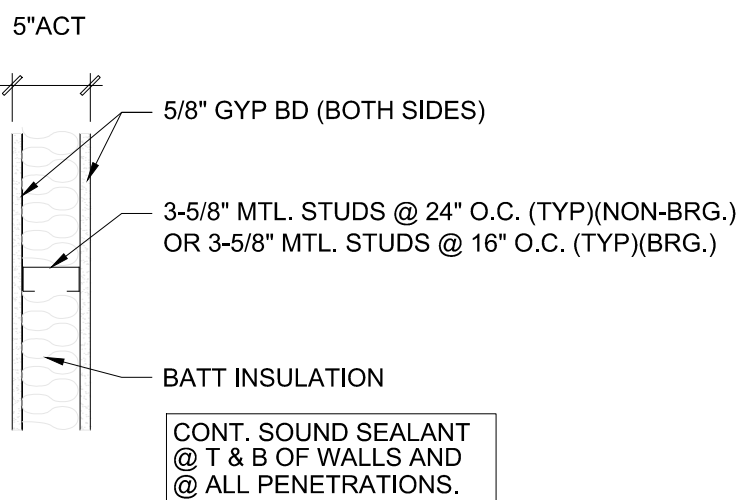
EQUIP #	EQUIPMENT NAME	QNTY	MFR	MOD#	HEAT L.	PLUMB	ELECTR.	GAS	NOTES
1	UNDERCOUNTER REFRIGERATOR	2		Avantco SS-UC-48R-HC 48			y		
2	FLOOR FRYER	1		Avantco FF50 NATURAL GAS 50 lb				y	120,000 BTU
3	GRIDDLE	1	CPG	351GMCPG48NL				y	30000 BTU
4	POT RANGE	3	IMPERIAL	ispa-18				y	90000 BTU
5	RANGE 6 BURNER	1	IMPERIAL	ir-6ng PRO				y	227,000 BTU
6	HAND SINK	2	REGENCY			y			
7	THREE COMPARTMENT SINK	1	REGENCY	94" 16-GAUGE STAINLESS STEEL		y			
8	WORK TABLE	1	REGENCY						30" x 60" 16-GAUGE
9	CONVECTION OVEN WITH LEGS	1	CPG	FGC-100-N				y	54,000 BTU
10	ONE COMPARTMENT SINK	1	REGENCY	522cs11818rk		y			

NEW KITCHEN EQUIPMENT LEGEND

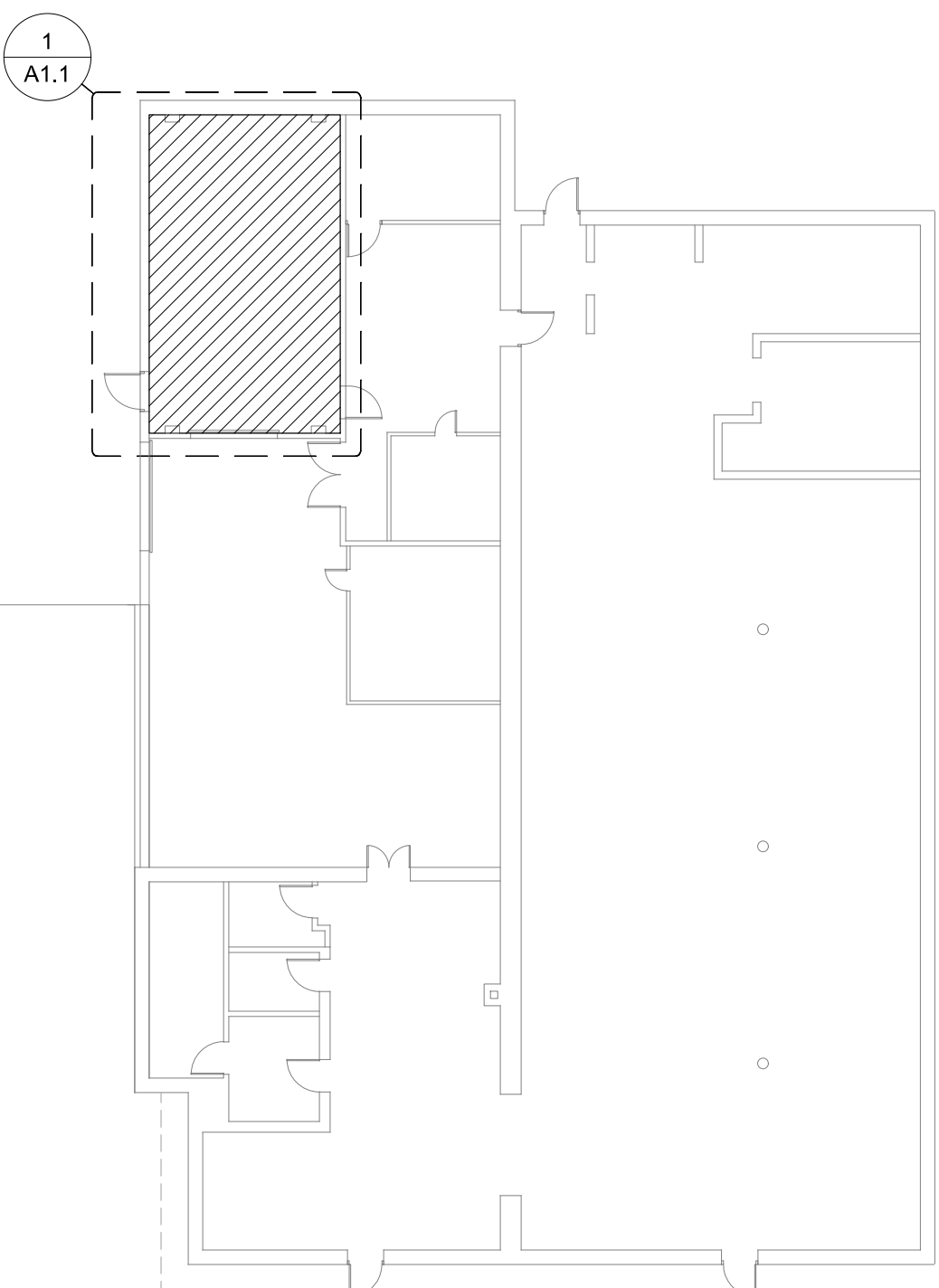
NOTE: SUBCONTRACTOR TO PROVIDE NEW SERVICE PIPING TO EQUIPMENT
(GAS, WATER AND ELECTRICAL)



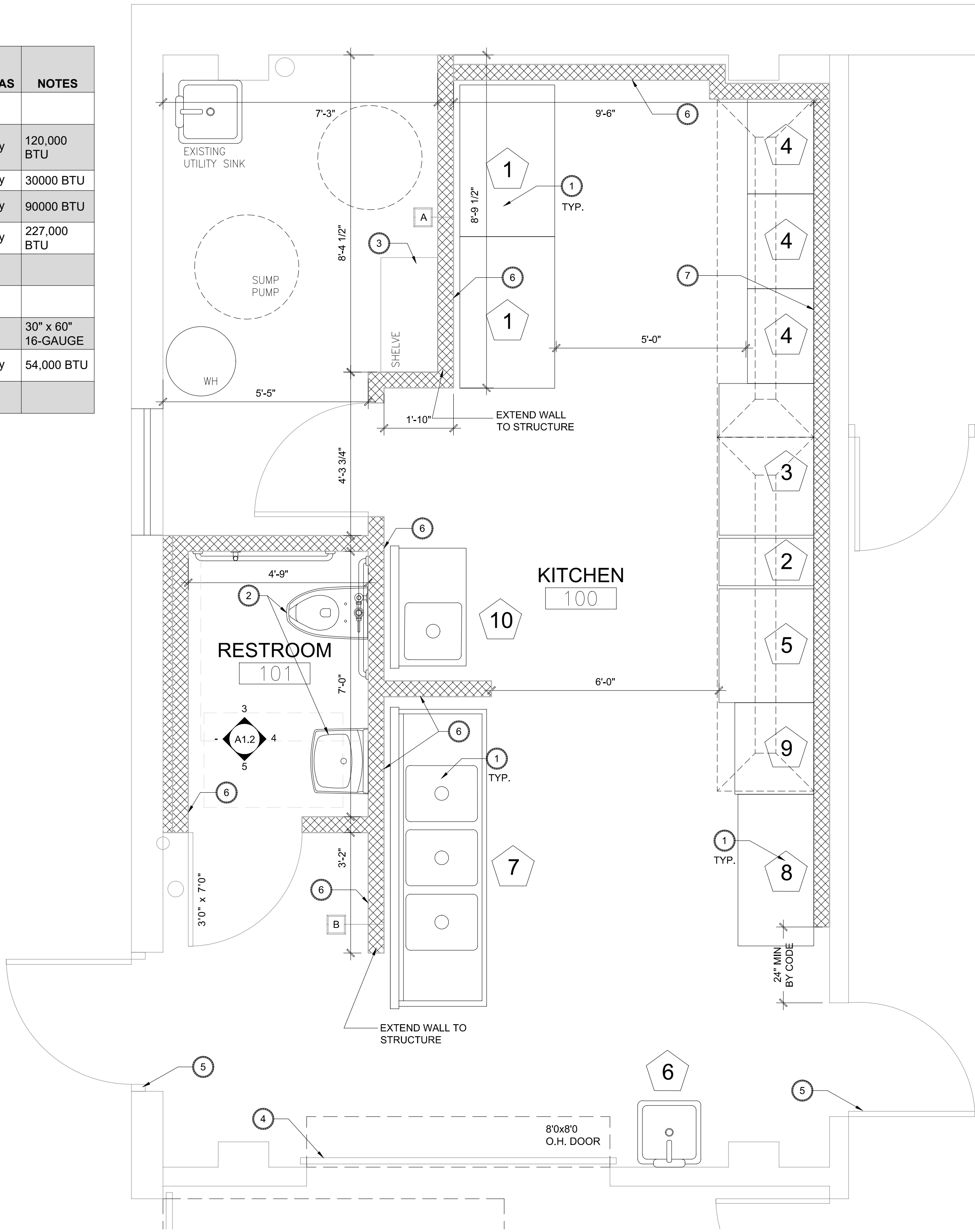
WALL TYPE A
SCALE: N.T.S.



WALL TYPE B
SCALE: N.T.S.



2 FLOOR PLAN KEY
SCALE: 3/16"=1'-0" (22x34)



1 ENLARGE KITCHEN PLAN
SCALE: 1/2"=1'-0" (22x34)

NOT FOR CONSTRUCTION

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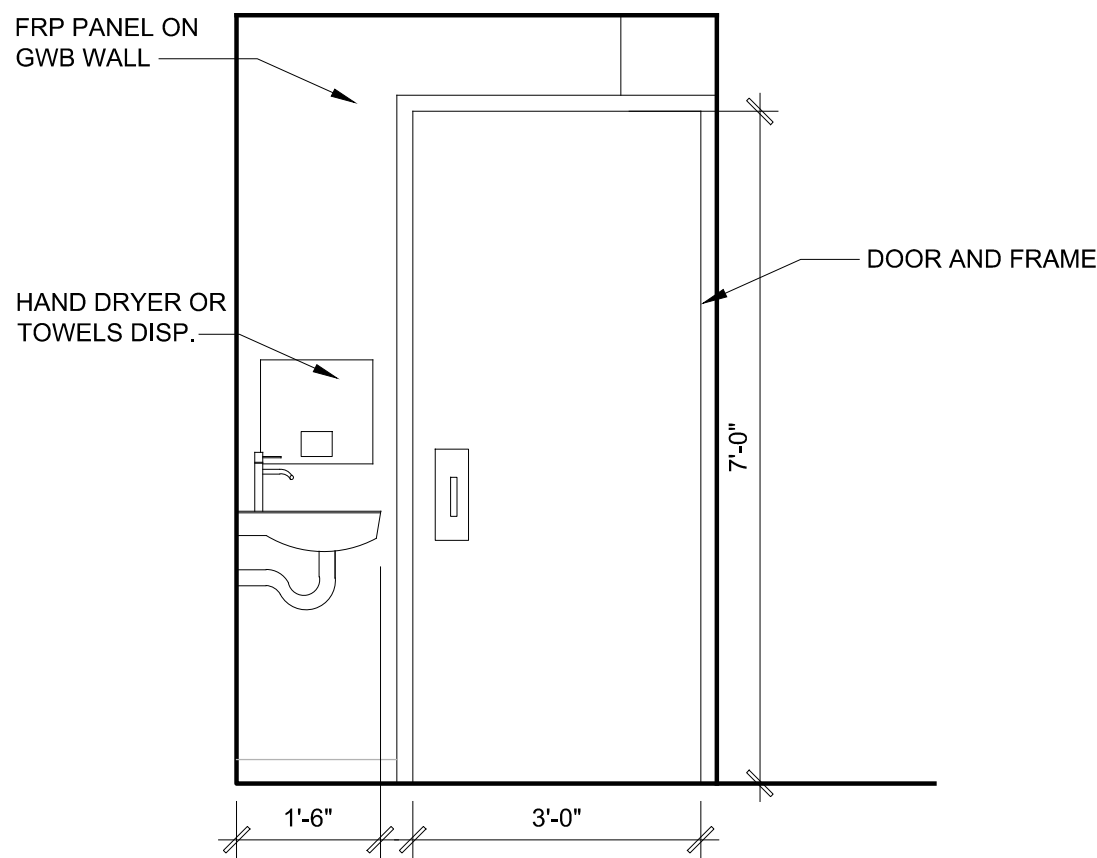
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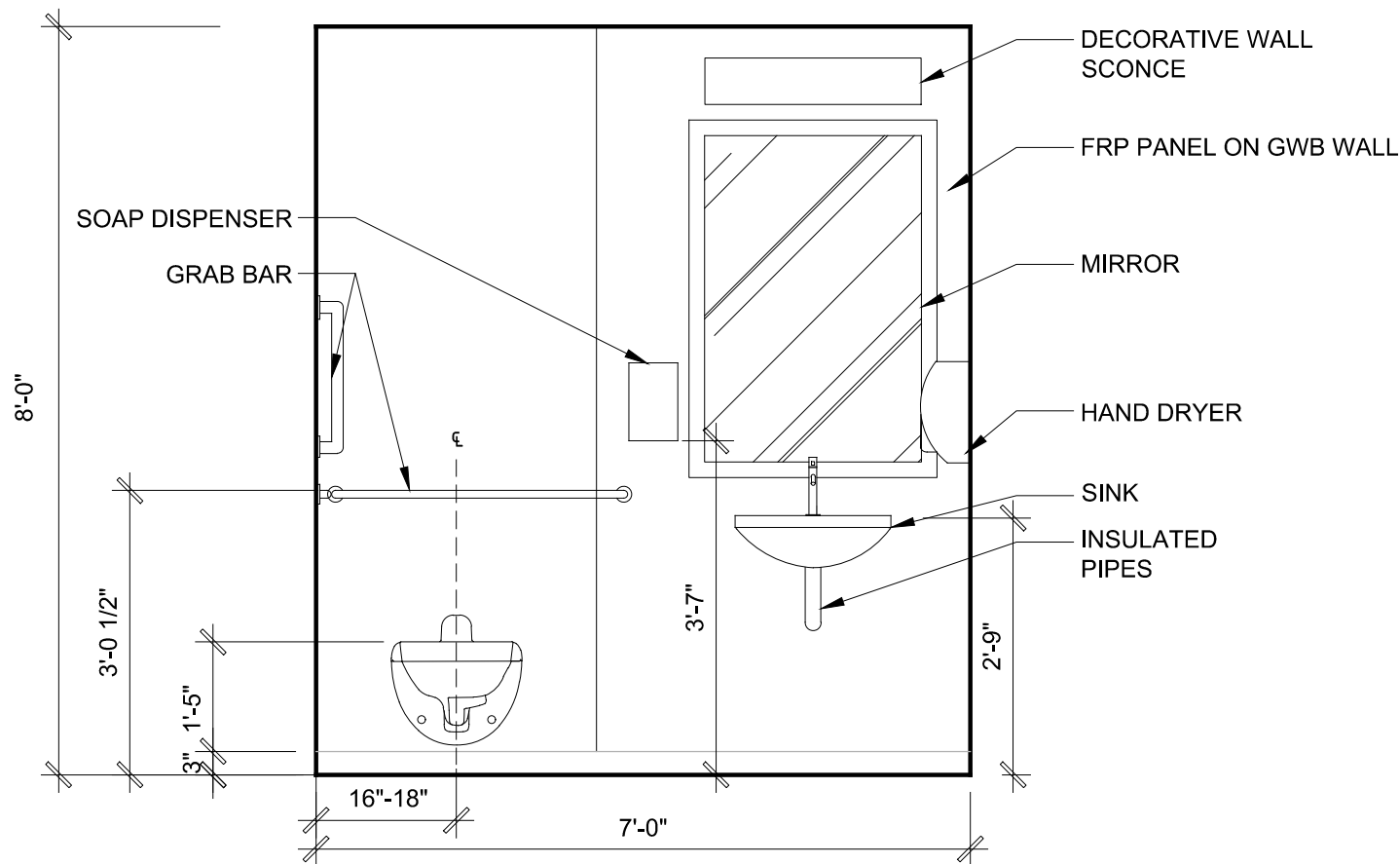
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INTERIOR ELEVATIONS

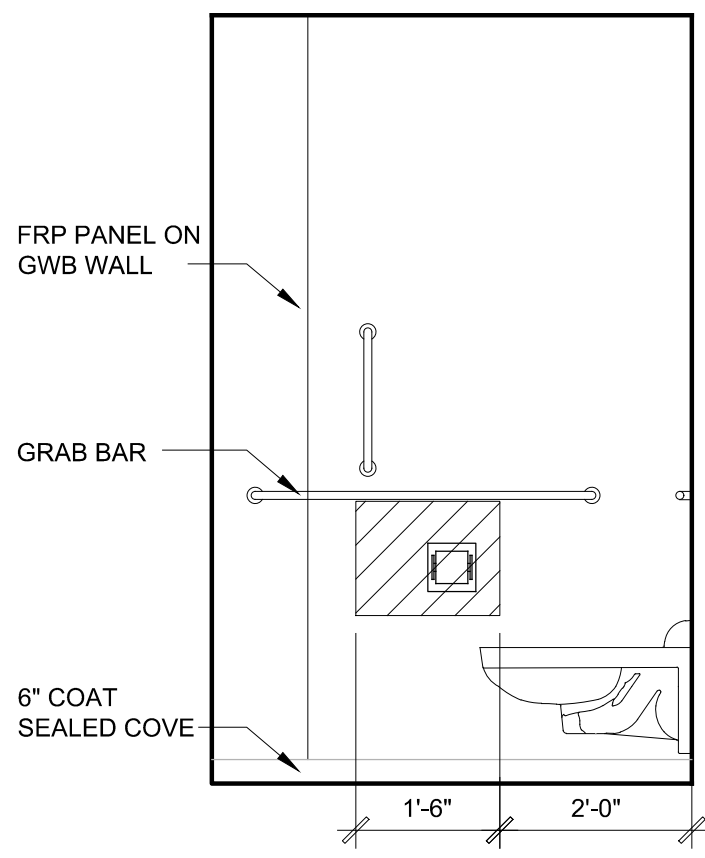
A1.2



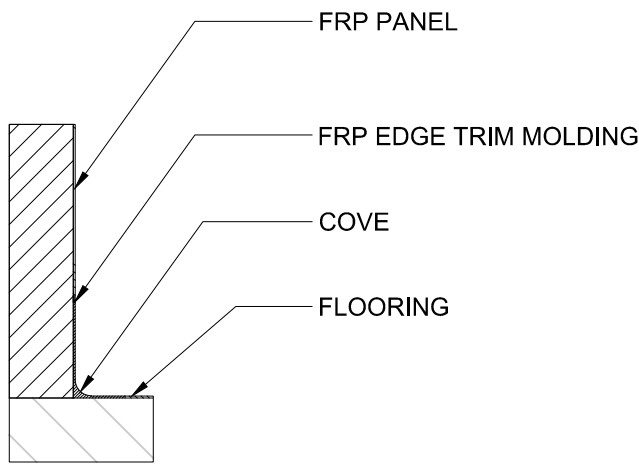
5 SOUTH ELEVATION
A1.2 SCALE: 1/2"=1'-0" (22x34)



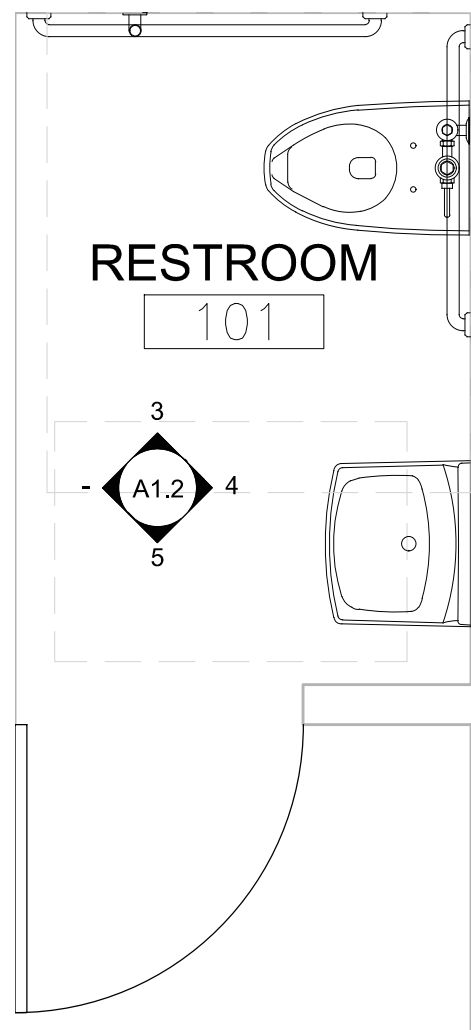
4 EAST ELEVATION
A1.2 SCALE: 1/2"=1'-0" (22x34)



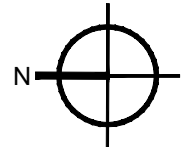
3 NORTH ELEVATION
A1.2 SCALE: 1/2"=1'-0" (22x34)

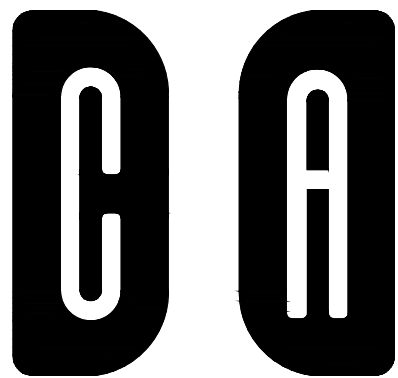


2 COVE BASE DETAIL
A1.2 SCALE: N.T.S



1 ENLARGE RESTROOM PLAN
A1.2 SCALE: 1/2"=1'-0" (22x34)





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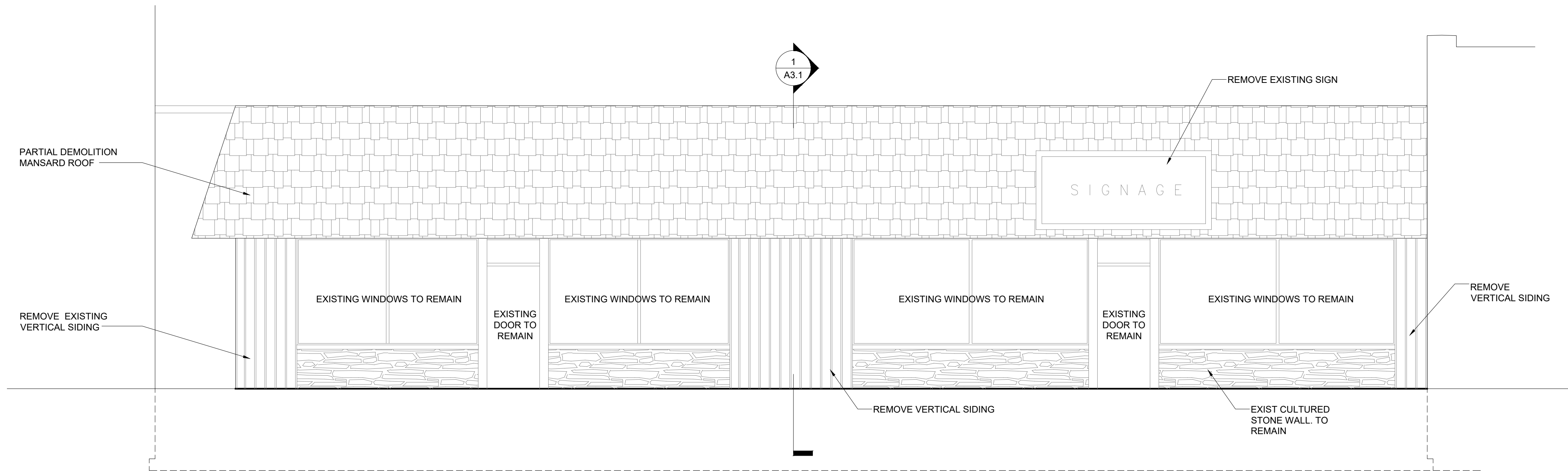
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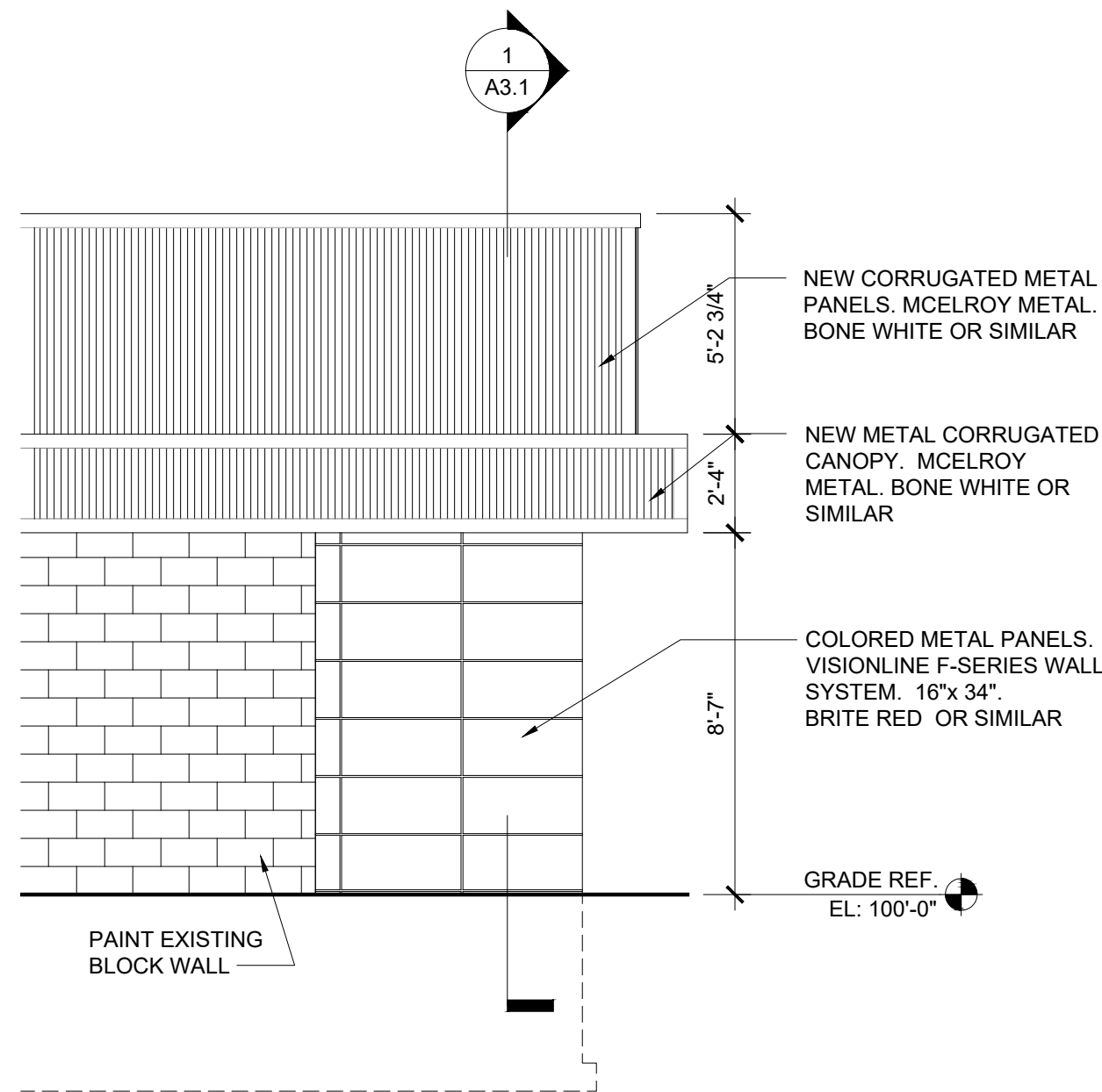
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EXTERIOR ELEVATIONS

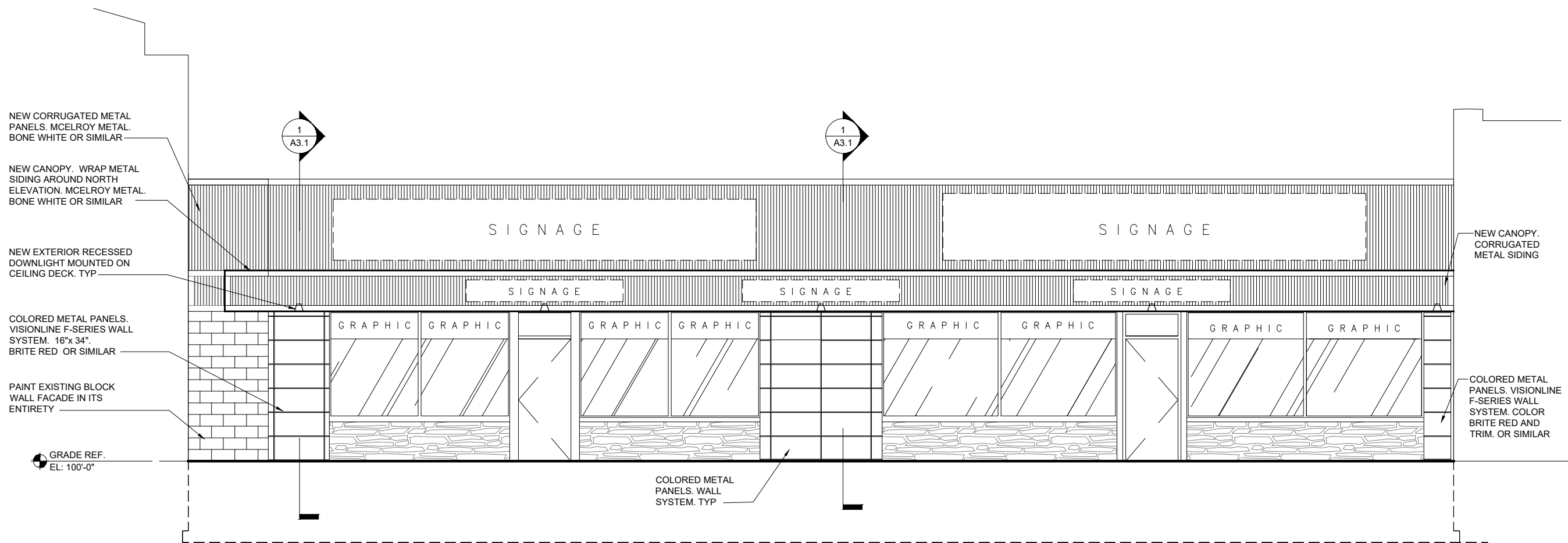
A2.1



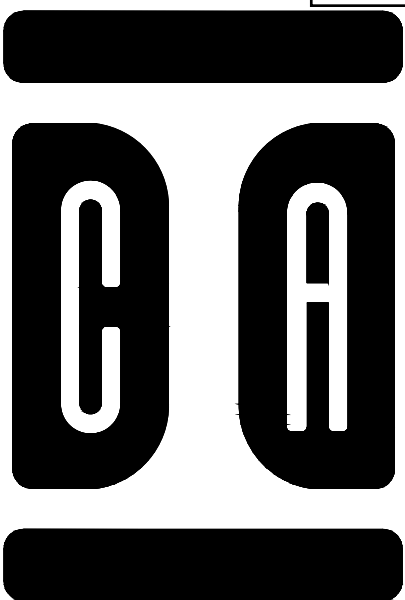
3
A2.1
EXISTING WEST ELEVATION
SCALE: 3/16"=1'-0" (22x34)



2
A2.1
NORTH ELEVATION
SCALE: 1/4"=1'-0" (22x34)



1
A2.1
WEST ELEVATION
SCALE: 1/4"=1'-0" (22x34)



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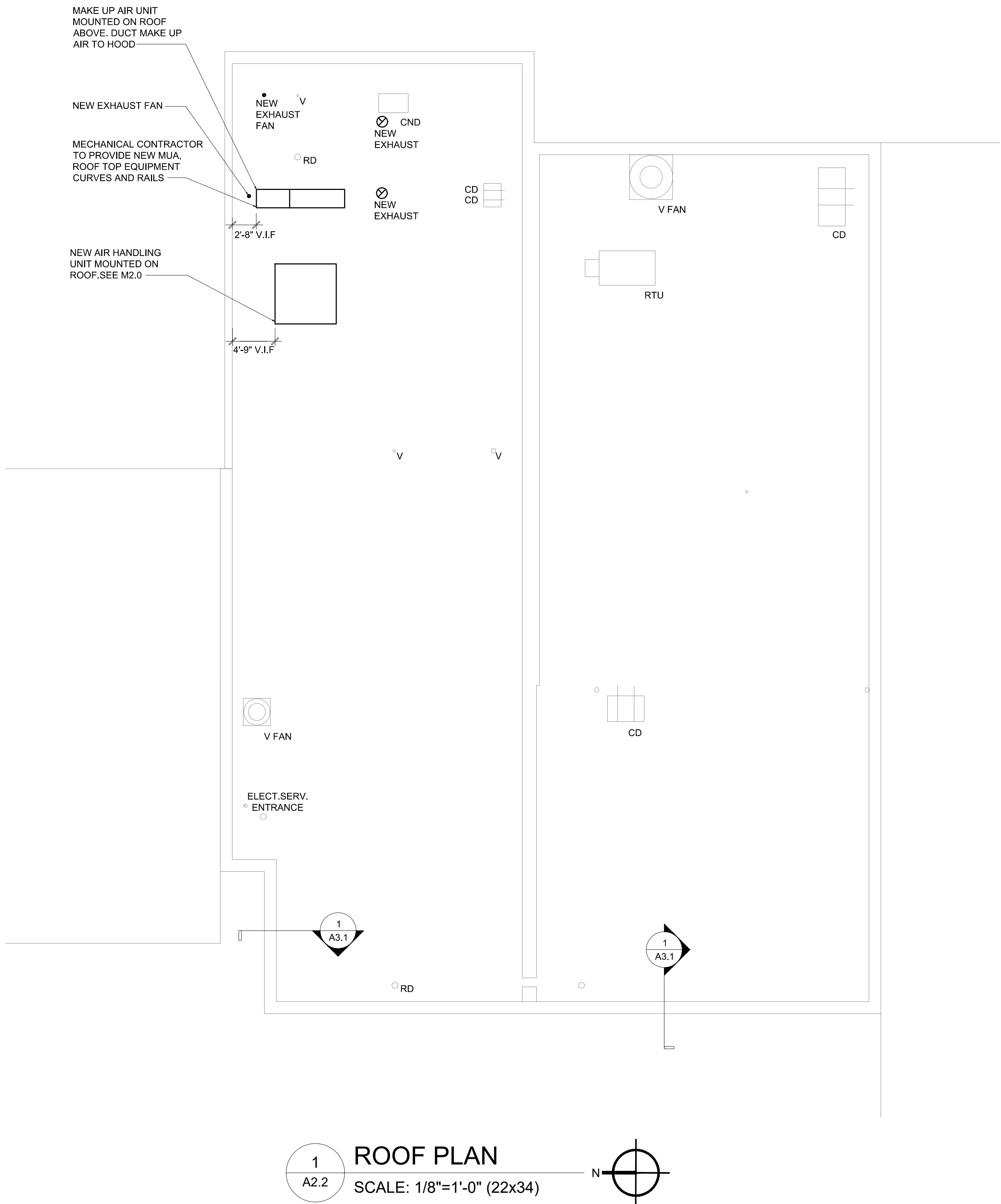
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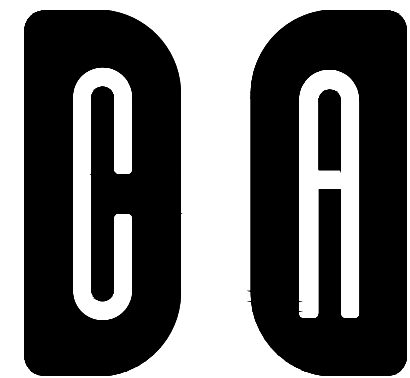
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ROOF PLAN

A2.2





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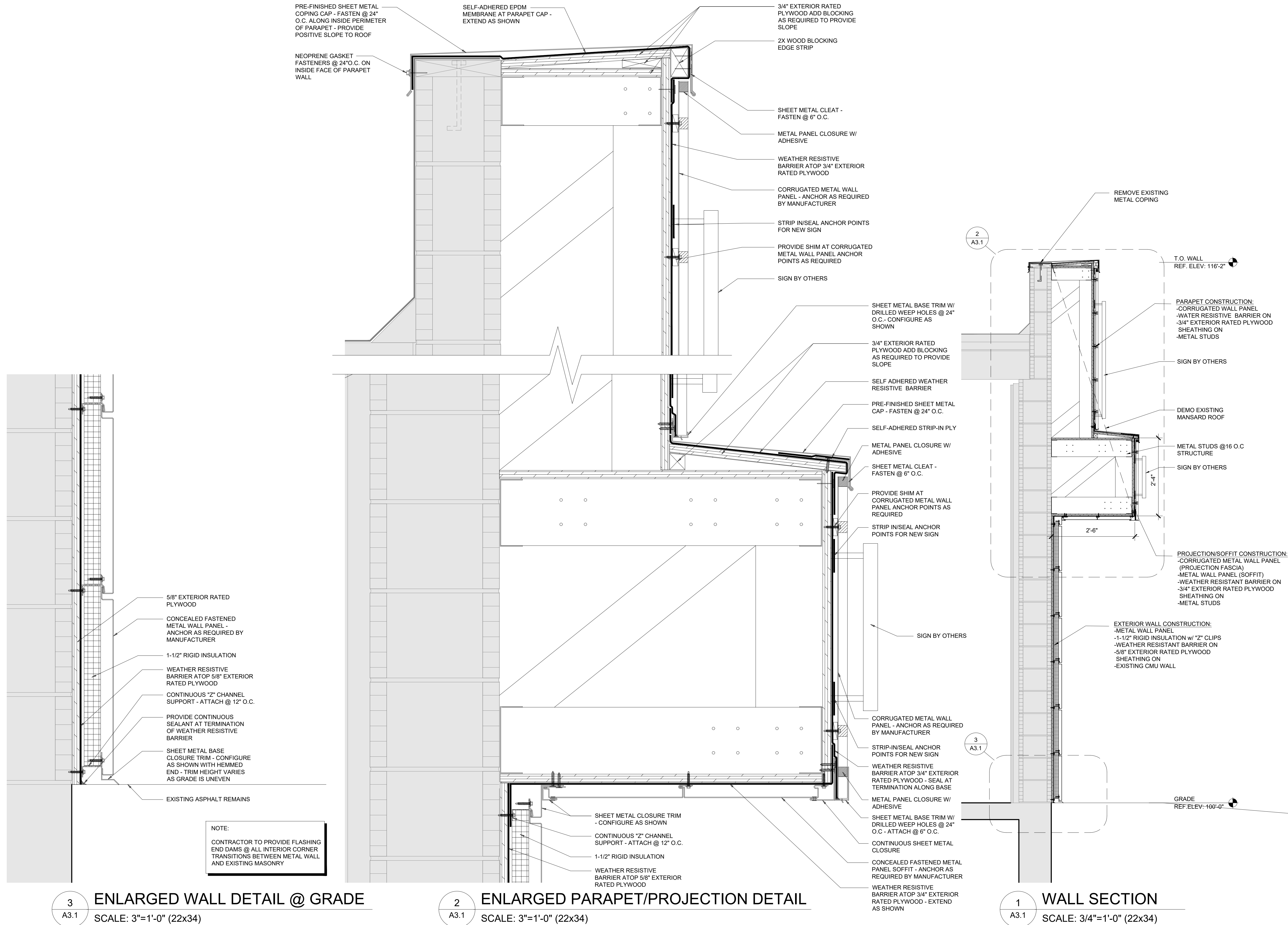
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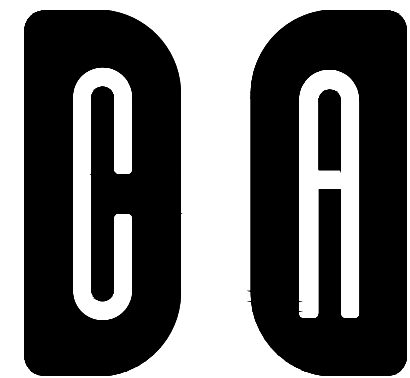
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WALL SECTION AND
ENLARGED DETAILS

A3.1





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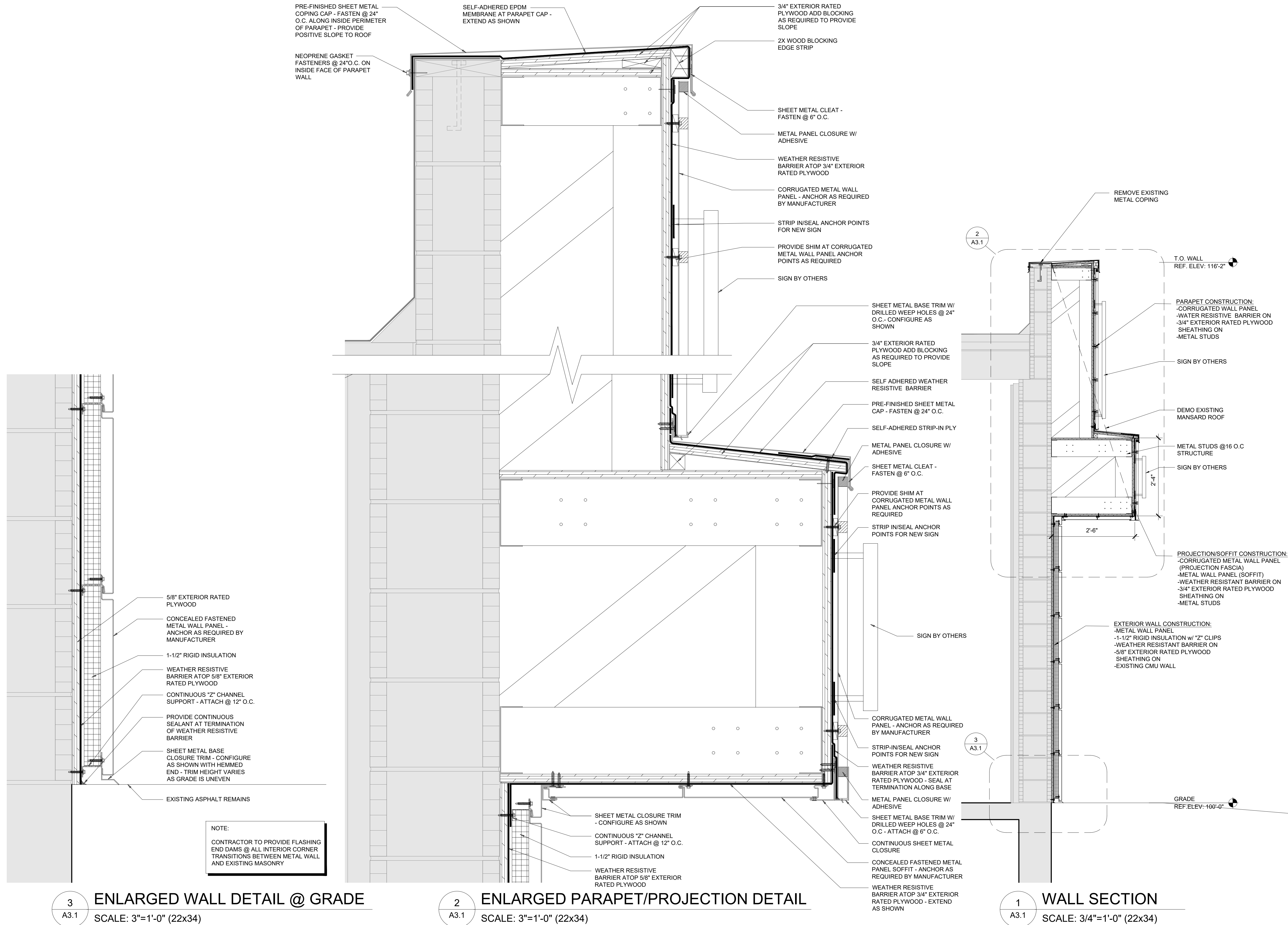
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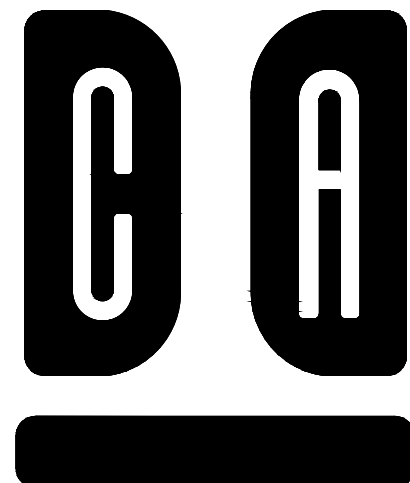
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WALL SECTION AND
ENLARGED DETAILS

A3.1





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RENDERS

A9.1



4
A9.1
REFERENCE IMAG
SCALE: N.T.S.



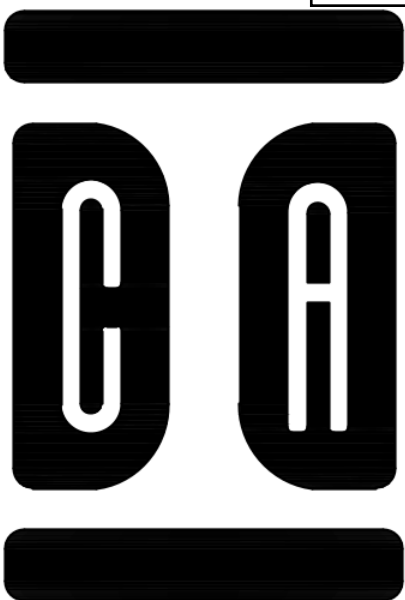
3
A9.1
EXISTING WEST FASCADE
SCALE: N.T.S.



2
A9.1
REFERENCE IMAG
SCALE: N.T.S.



1
A9.1
REFERENCE IMAG WEST FASCADE
SCALE: N.T.S.



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PLUMBING SPECIFICATIONS

P0.0

PLUMBING DRAWING INDEX

P0.0 PLUMBING SPECIFICATIONS
P1.0 PLUMBING GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
P2.0 PLUMBING FLOOR PLANS

Plumbing Specifications and General Notes

1. General Notes - All Contractors

- 1.1.

Drawings are generally diagrammatic. Routing of piping, ductwork, conduits, raceways, etc, as shown on drawings, does not intend to show every rise, drop, offset, fitting nor every structural element that may be encountered during the installation of this work. Each contractor shall make any required changes from the general routing shown on these drawings, such as offsets, bends or changes in elevation due to coordination with the work of other trades and building construction. All changes shall be made without additional cost to the owner or delay in completion date of the project.
- 1.2.

It is intended that equipment shall be located symmetrically with the architectural elements of the building, notwithstanding the fact that locations indicated by these drawings may be distorted for clearness of presentation.
- 1.3.

Contractor shall check drawings of other trades to verify that spaces in which their work will be installed are clear of obstructions. Work shall be installed to maintain maximum headroom and space condition at all points in the building. Where headroom or space conditions appear inadequate, contractor shall notify architect/engineer before proceeding with the installation of their work.
- 1.4.

Contractor shall furnish other trades advance information and/or shop drawings on locations and sizes of piping, ductwork, conduit, raceways, equipment, frames, boxes, sleeves and openings, etc. Needed for their work to permit other trades affected to install their work properly and without delay.
- 1.5.

Where there is evidence that work of one trade will interfere with work of other trades, all trades shall meet on job site to work out space conditions and make satisfactory adjustments to installation of the new work. Contractors shall verify exact locations of all devices and equipment with field conditions, shop drawings, and work of other trades prior to rough-in. Each contractor shall be responsible, at their own expense, for the removal and reinstallation of any part of their work if same was installed without consulting with other trades before installing their work.
- 1.6.

The sequence for the installation of all work shall be coordinated between all contractors on the project and in strict accordance with architect/ engineer and owners stipulation as called for in the specification and/or as directed.
- 1.7.

Contractor shall refer to the architectural and structural contract drawings (before submitting their bids) to familiarize themselves with the extent of the general contractors work, ceiling heights and clearance for installing their work.
- 1.8.

Contractor shall be responsible for their own clean-up during construction. If contractor fails to provide such clean-up, the architect/engineer will direct another contractor to perform the clean-up and the negligent contractor shall pay the associated back-charges as deemed appropriate by the architect/ engineer.
- 1.9.

Contractor shall install all auxiliary supporting steel as required for the supporting of their piping, ductwork, conduit, tanks, equipment, etc. All supporting steel for items above a suspended ceiling shall be from building structural members only.
- 1.10.

Contractor shall store all materials and equipment shipped to the site in a protected area. If material is stored outside of the building, it must be stored off the ground a minimum of six inches (6") set on 6 x 6 planks and/or wood pallets. All material and equipment must be completely covered with waterproof tarps or visquin. All piping and ductwork will have the ends closed to keep out dirt and other debris. No equipment will be allowed to be stored on the site unless it is sitting on wood planks and completely protected with weatherproof covers.
- 1.11.

The drawings, schedules and specifications have been prepared using one manufacturer for each piece of equipment as the basis for dimensional design. If the contractor purchases equipment listed as a specified acceptable manufacturer but is not the scheduled manufacturer used for the base design, the contractor shall be responsible for checking all the dimensions of the equipment to verify that it will fit in the space shown on the drawings. Minor deviations in dimensions will be permitted, provided the ratings meet those shown on the drawings and equipment will physically fit into the space allocated with suitable access around equipment for operation and maintenance on the equipment.
- 1.12.

Contractor and/or manufacturer shall verify that the characteristics of the equipment he submits for review meets the capacity and duty specified.
- 1.13.

When equipment is submitted for review and does not meet the physical size or arrangement of that scheduled and specified, contractor shall pay for all alterations required to accommodate such equipment at no additional cost to owner. Contractor will also pay all costs for additional work required by other contractors, owner, architect or engineer to make changes which would allow the equipment to fit in the space and function as intended.
2.

General Notes - Plumbing
- 2.1.

All water supply piping shall be insulated, including all piping within ceilings, inside equipment, cabinets, pipe chases and in walls. See specifications for type and thickness of insulation.
- 2.2.

Pitch all supply water lines to drain completely through lower equipment fixtures, unions, or drain valves. Install a 1/2" drain valve with 3/4" hose thread and vacuum breaker outlet in all main piping runs which would not be able to drain thru a lower piece of equipment.
- 2.3.

All vent and waste piping sizes are minimum. Additional vents shall be added and/or pipe size increased as required by
- 2.4.

Provide access panels at all cleanouts and valves located in walls or ceilings which are inaccessible. Coordinate locations and types with architect.

2.5.

Domestic water piping: ASTM B88 hard drawn, type-I copper with solder joint wrought copper fittings; option to use class 52 ductile iron for underground water supply main. Sanitary and sanitary vent piping: ASTM A74, service weight cast iron with hub and spigot compression joining; option for no-hub mechanical clamp joint shall be available for above ground applications.

3.

Specifications

I.

Scope

3.1.

The work covered by this specification includes the complete plumbing system. The work to be performed under the plumbing specifications and drawings consists of furnishing all labor and material for the complete installation of these systems, including, but not limited to, the following:

A.

Underground and above ground piping, fixtures, valves, etc.

B.

Hot water heaters, etc.

C.

Plumbing specialties

D.

Plumbing equipment

II.

General

3.2.

This specification is inclusive for each item requiring all labor, material and equipment necessary to properly install, alter, adjust and put in operation, the complete plumbing and fire protection system.

3.3.

The contractor is responsible for the proper layout and construction of the work included in this contract.

3.4.

The drawings and specifications shall be understood to cover, according to their intent and meaning, complete systems as described herein.

3.5.

Minor items, accessories and devices reasonably inferable as necessary for the complete and proper operation of any system shall be provided by the contractor for such system(s) whether they are specifically called for by the drawings and/or specifications or not.

3.6.

Drawings are generally diagrammatic.

3.7.

Routing of piping are shown, but do not intend to show every rise, drop, offset, fitting, nor every structural element that may be encountered during the installation of this work.

3.8.

Contractor shall make any required changes from the general routing shown on these drawings, such as offsets, bends or changes in elevation due to coordination with the work of other trades and building construction.

3.9.

All changes shall be made without additional cost to the owner or delay in completion date of the project.

3.10.

It is intended that equipment shall be located symmetrically with the architectural elements of the building, notwithstanding the fact that locations indicated by these drawings may be distorted for clearness of presentation.

3.11.

Contractor shall be responsible and pay for all coring, cutting, patching, repairing and refinishing of building construction required to accommodate the installation of their work.

3.12.

All patching, repairing and refinishing work shall be performed by those regularly involved in that trade and shall match the new construction as closely as possible.

3.13.

Care shall be taken so as not to damage any existing building construction or items that are to remain.

3.14.

Any existing finishes that are damaged during the installation of new work shall be repaired.

3.15.

Replaced and paid for by the installing contractor, to the satisfaction of the architect and owner.

3.16.

Refer to architectural drawings for existing building construction that is to remain and, therefore, subject to patching, repairing, and refinishing.

3.17.

Contractor shall be responsible for their own clean-up during construction.

3.18.

If contractor fails to provide such clean-up, the architect/engineer will direct another contractor to perform the clean-up and the negligent contractor shall pay the associated back-charges as deemed appropriate by the architect/ engineer.

3.19.

Contractor shall furnish materials and use installation methods suitable for the environmental conditions of the area in which equipment, fixtures and devices are installed. Contractor shall provide sleeves in beams, floors, columns and walls as shown on the drawings, as required by job site conditions, and/or as specified, when installing their work.

3.20.

All beams and columns which are required to be sleeved shall be cut and reinforced as required by field conditions and locations and sizes shall be checked and approved by architect before contractor cuts any structural building member. Contractor shall refer to the architectural and structural contract drawings (before submitting their bids) to familiarize themselves with the extent of the general contractors work, ceiling heights and clearance for installing their work.

3.21.

System installation shall comply with all applicable codes.

III.

Visit to site

3.22.

Attention is directed to the necessity for contractor to visit the site and examine all conditions affecting the proper execution of this contract. Submission of proposals shall be considered evidence that the contractor has visited and examined the site.

3.23.

No extra payment will be allowed the contractor for extra work caused by failure to visit, examine and clarify.

3.24.

IV. Laws, ordinances and regulations

3.25.

All systems shall conform in full and/or part shall conform to all pertinent laws, ordinances and regulations of all bodies having jurisdiction at all governing levels, notwithstanding anything in these drawings or specifications to the contrary.

3.26.

In case of conflict between governing levels, the more stringent laws shall apply. The contractor shall pay all fees and obtain and pay for all permits and inspections required by any authority having jurisdiction in connection with his work. Where applicable,

3.27.

All new material shall bear the underwriter's seal of approval, as well as those seals of all municipalities having jurisdiction. Certificates to this affect to be furnished to architect upon request.

V.

Workmanship

3.28.

All work to be performed shall be done by qualified mechanics.

3.29.

All mechanics in the employ of this contractor on this project shall be skilled in the phases of the work to which they are used. All work must be done in workmanlike manner to the complete satisfaction of the architect.

3.30.

All material shall be new, of the quality specified, free from defects and in first-class condition.

3.31.

All vertical pipe shall be plumb.

VI.

Materials and equipment all materials and equipment shall be new and shall conform to the grade, quality and standard specified herein.

3.32.

All equipment offered under these specifications shall be limited to products regularly produced and recommended for service, in accordance with engineering data, ratings or other comprehensive literature made available to the public and in effect at the time of opening of bids.

3.33.

Equipment shall be installed in strict accordance with manufacturer's instructions for type and capacity of each piece of equipment used.

3.34.

Unless indicated otherwise, the architect/engineer makes no representation as to whether or not any hazardous or contaminated materials (including but not limited to asbestos, pcb's, contaminated soils, etc.) are present within the existing building or on the site.

3.35.

Work shown on the drawings and/or indicated in the specifications shall not be construed to call for contact with any of these materials.

3.36.

If these materials are encountered or suspected, the contractor shall not disturb them and shall contact the architect/engineer immediately.

3.37.

System installation shall comply with all applicable codes.

VII.

Coordination with other trades

3.38.

The contractor shall be responsible for coordinating his work with that work of the other trades. Contractor is completely responsible if failure on his part to coordinate efforts results in extra work having to be done to complete a task. As such, his failure shall not be the basis for any extra charge against the owner.

3.39.

Contractor shall check drawings of other trades to verify that spaces in which their work will be installed is clear of obstructions. Work shall be installed to maintain maximum headroom and space condition at all points in the building. Where headroom or space conditions appear inadequate, contractor shall notify architect/engineer before proceeding with the installation of their work.

3.40.

Contractor shall furnish other trades advance information and/or shop drawings on locations and sizes of piping, equipment, frames, boxes, sleeves and openings, etc. Needed for their work to permit other trades affected to install their work properly and without delay.

3.41.

Where there is evidence that work of one trade will interfere with work of other trades, all trades shall meet on job site to work out space conditions, and make satisfactory adjustments to installation of the new work. Contractor shall verify exact locations of all plumbing and fire protection devices and equipment prior to rough-in with field conditions, shop drawings and work of other trades. Each contractor shall be responsible, at their own expense, for the removal and reinstallation of any part of their work if same was installed without consulting with other trades before installing their work.

VIII.

Shop drawings

3.42.

The contractor is required to submit five (5) sets of shop drawings for material items specifically designated in this specification and/or called out for on the drawings. Contractor is cautioned that any material items purchased prior to approval of shop drawings are purchased at contractor's own risk and may be subject to rejection by the architect/ engineer. Shop drawings are to be submitted to the general contractor for his forwarding.

3.43.

Product submittal shall be prepared in an organized, legible format with cover sheet indicating project, location, date, contractor(s) and engineer. Individual blank spaces of minimum 5 inch by 5 inch size for approval stamps from general contractor, architect and engineer.

3.44.

All products specified herein or on the drawings shall be submitted with the same product tag that is used in the construction documents. Where a product tag is not used, the submittal shall reference the paragraph of this specification for which the product is being submitted.

3.45.

Reproduction of the contract documents for submittal purposes is not acceptable.

3.46.

All submittals which are not submitted in accordance with these

IX.

Piping insulation

3.47.

Piping insulation on condensate drain piping, domestic hot water and cold water piping to be rigid molded fiberglass with "K" value of .24 at 75 degrees f. With vapor barrier jacket white kraft paper with fiber yarn on aluminized film. Insulation thickness to be 1/2 inch.

3.48.

All insulation to have maximum 25/50 flame spread/smoke developed. Same component rating for accessories (adhesives, mastic and cements for fittings).

3.49.

All insulation jackets installed within walk-in coolers for condensate drain must be nsf approved.

3.50.

Domestic hot water piping insulation schedule:

3.51.

Pipe sizethicknessstype

3.52.

3/4" to 1-1/4"1/2"d

3.53.

1-1/2" and up1-1/2"d

X.

Plumbing piping

3.54.

Domestic water piping: astm b88 hard drawn, type-k (underground) and type-I (above ground), copper with solder joint wrought copper fittings; option to use class 52 ductile iron for underground water supply main.

3.55.

Sanitary and sanitary vent piping: astm a74, service weight cast iron with hub and spigot compression joining; mechanical clamp joint shall be available for above ground applications.

3.56.

Dielectric unions or couplings shall be used where joining piping of dissimilar metals.

Valves:

3.57.

Ball valves (bv) up to 2 inches: 600 psi wog, bronze body, stainless steel full port ball, teflon seats and stuffing box ring, lever handle and solder ends. All newly installed valves shall comply with 1417(a)1 of the 2014 swda.

3.58.

Domestic water piping disinfection: chlorination of piping system in order to comply with state of illinois safe drinking water standards.

3.59.

Prior to starting work, verify system is complete, flushed and clean.

3.60.

Ensure ph of water to be treated is between 7.4 and 7.6 by adding alkali (caustic soda or soda ash) oracid (hydrochloric).

3.61.

Inject disinfectant, free chlorine in liquid, powder, tablet or gas form, throughout system to obtain 50 to 80 mg/l residual.

3.62.

Bleed water from outlets to ensure distribution and test for disinfectant residual at minimum 15 percent outlets.

3.63.

Maintain disinfectant in system for 24 hours.

3.64.

If final disinfectant residual tests less than 25 mg/l, repeat treatment.

3.65.

Flush disinfectant from system until residual equal to that of incoming water or 1.0 mg/l.

3.66.

Take samples no sooner than 24 hours after flushing, from 10 percent of outlets and from water entry, and analyze in accordance with awwa c651.

3.67.

Piping testing: pneumatic and hydrostatic testing required for the above referenced systems.

XI.

Plumbing specialties

3.68.

Acceptable manufacturers - plumbing specialties:

A.

Ancon

B.

Zurn

C.

Wade co.

D.

Approved equal

3.69.

FCO: Model co2400 manufactured by zurn (for unfinished floors)

3.70.

FCO: Model co2449 manufactured by zurn (for finished floors)

3.71.

FCO: Model z1402 manufactured by zurn (for heavy duty applications)

3.72.

WCO: Model z1441 manufactured by zurn

3.73.

CO: Model z1470 manufactured by zurn

3.74.

Water hammer arrestors: fit water supply to each fixture or group of fixtures with air chamber; air chambers same size as supply line or 3/4 inch minimum 18 inches long.

3.75.

Acceptable manufacturers - backflow preventers:

A.

Watts regulator

B.

Hersey co.

C.

No substitutions.

3.76.

ANSI/ASSE 1013, reduced pressure backflow preventor; cast iron body with bronze and stainless steel internals; spring loaded check valves, differential pressure relief valve, non-threaded vent outlet, bronze body ball valves and test cocks (4);vent outlet funnel drain and strainer, model 909-s-ag-el-qt manufactured by watts regulator.

3.77.

ANSI/ASSE 1013, reduced pressure detector check backflow preventor; cast iron body with fda epoxy interior coating, bronze seats, stainless steel spring and internal parts; two independently operating check valves with differential pressure relief; protected bypass assembly with meter, non- threaded vent outlet; resilient wedge os&y gate valves; long radius elbow piping arrangement as shown on plans and four test cocks; model 909-rpda-rw- osy-ag-el as manufactured by watts regulator.

XII.

Plumbing fixtures

3.78.

Acceptable manufacturers - plumbing fixtures:

A.

American standard

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PLUMBING SYMBOLS & ABBREVIATIONS

NOTE: NOT ALL SYMBOLS AND ABBREVIATIONS INDICATED IN THE LEGEND APPLY TO THIS PROJECT.

SYMBOLS

ABBREVIATION	DESCRIPTION	SYMBOL
DM	DEMOLITION	
EX	EXISTING	
CW	COLD WATER	
HW	HOT WATER	
HWR	HOT WATER RETURN	
GW	GREASE WASTE	
PW	PROCESS WASTE	
SAN OR W	SANITARY DRAIN, WASTE OR SEWER	
	STORM WATER	
	OVERFLOW STORM WATER	
V	VENT	
G	GAS	
-	TEE (BRANCH TO SIDE)	
-	TEE (BRANCH DOWN)	
UP	RISER UP	
DN	RISER DOWN	
CO	CLEANOUT	
WCO	WALL CLEANOUT	
FCO	FLOOR CLEANOUT	
YCO	YARD CLEANOUT	
DSN	DOWNSPOUT NOZZLE	
-	UNION	
-	FLANGE	
-	FLOW	
-	BACKFLOW PREVENTER	
-	CHECK VALVE	
-	PRESSURE REGULATING VALVE	
-	3-WAY VALVE	
-	BUTTERFLY VALVE	
-	SOLENOID VALVE	
-	EMERGENCY GAS SHUTOFF VALVE	
HB	HOSE BIBB	
WH	WALL HYDRANT	
-	POINT OF CONNECTION	
-	CAP	
HWRA	HOT WATER RETURN ASSEMBLY	
BV	BALANCING VALVE	
-	SHUT-OFF VALVE	
CP	CIRCULATING PUMP	
-	PIPE STRAINER	
-	WATER METER	
EEW	EMERGENCY EYEWASH	
EEW/SH	COMBINATION EMERGENCY SHOWER/EYEWASH	
-	FIXTURE STOP	
-	VALVE IN RISER	
-	THERMOMETER	
-	PRESSURE GAUGE	
WHA	WATER HAMMER ARRESTOR	
-	RELIEF VALVE	
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER	
-	CONTINUATION	
-	PIPE SLOPE SYMBOL	
FD	FLOOR DRAIN	
FS	FLOOR SINK	
HD	HUB DRAIN	
RD	ROOF DRAIN	
FFE	FINISHED FLOOR ELEVATION	
DFU	DRAINAGE FIXTURE UNITS	
WSFU	WATER SUPPLY FIXTURE UNITS	
-	KEYED NOTE	
-	REVISIONS	
-	DETAIL VIEW	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BFF	BELOW FINISHED FLOOR
BLDG	BUILDING
BOP	BOTTOM OF PIPE
BOS	BOTTOM OF STRUCTURE
BT	BATHTUB
CB	CATCH BASIN
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CL	CENTER LINE
CS	CUP SINK
CSS	CLINICAL SERVICE SINK/FLUSHING RIM SINK
CUS	CUSPIDOR
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
EQUIP or EQ	EQUIPMENT
ET	EXPANSION TANK
ETR	EXISTING TO REMAIN
ETWH	ELECTRIC TANKLESS WATER HEATER
EW	ELECTRIC WATER COOLER
EXIST	EXISTING °F DEGREES FAHRENHEIT
FFA	FROM FLOOR ABOVE
FFB	FROM FLOOR BELOW
FUF	FROM UNDERFLOOR
FT	FOOT OR FEET
FS-1	FLOOR SINK
GAL	GALLON
GI	GREASE INTERCEPTOR
GPM	GALLON PER MINUTE
HVAC	HVAC CONTRACTOR
HTR	HEATER
IE	INVERT ELEVATION
L or LAV	LAVATORY LBS POUNDS
LT	LAUNDRY TRAY
MAX	MAXIMUM
MB	MOP BASIN
MBH	1000 BRITISH THERMAL UNITS/HOUR
MECH	MECHANICAL
MEZZ	MEZZANINE
MH	MANHOLE
MIN	MINIMUM
MTR	METER
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
ORD	OVERFLOW ROOF DRAIN
OST	OVERFLOW STORM WATER
PC	PLUMBING CONTRACTOR
PD	PUMPED DISCHARGED
PRELIM	PRELIMINARY
PRESS	PRESSURE
PS	PRESSURE SWITCH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLY VINYL CHLORIDE
PW	PROCESS WASTE
RD	ROOF DRAIN
RI	ROUGH-IN
RPM	REVOLUTIONS PER MINUTE
S	SINK
SAN	SANITARY
SF	SQUARE FEET
SH	SHOWER
SS	SOIL STACK/ SERVICE SINK
ST	STORM WATER
STRUCT	STRUCTURAL/STRUCTURE
TFA	TO FLOOR ABOVE
TFB	TO FLOOR BELOW
TUF	TO UNDERFLOOR
TMV	THERMOSTATIC MIXING VALVE
UF	UNDERFLOOR
UR or U	URINAL
VB	VACUUM BREAKER
VS	VENT STACK
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WF	WASH FOUNTAIN
AWC	WASHING MACHINE
w.c. (gas pressure)	WATER COLUMN
WTR HTR	WATER HEATER
WS	WASTE STACK

PLUMBING DRAWING NOTES

- CONTRACTOR SHALL INSTALL ALL PLUMBING SYSTEM IN COMPLIANCE WITH STATE OF WISCONSIN CODE SECTIONS SPS CHAPTERS #381 TO #384.
- CONTRACTOR SHALL PROVIDE CLEANOUTS IN SANITARY PIPING AT A MAXIMUM OF 100 FEET APART FOR ALL STRAIGHT PIPE RUNS. AT EVERY CHANGE OF DIRECTION, AT THE BEGINNING OF THE SYSTEM, AND IN COMPLIANCE WITH WISCONSIN CODE SECTION SPS 382.35 - CLEANOUTS.
- CONTRACTOR SHALL COMPLY WITH WISCONSIN CODE SECTION SPS 382.32(3) - EACH PLUMBING FIXTURE, EACH COMPARTMENT OF A PLUMBING FIXTURE AND EACH FLOOR DRAIN SHALL BE SEPARATELY TRAPPED BY A WATER SEAL TRAP, EXCEPT AS PROVIDED IN PAR. (a) OR OTHERWISE PERMITTED BY THIS CHAPTER. A FIXTURE SHALL NOT BE DOUBLE TRAPPED.
- CONTRACTOR SHALL COMPLY WITH WISCONSIN CODE SECTION SPS 382.40(8)(H) - NEW OR REPAIRED COMBINATION WATER SERVICES OR COMBINATION PRIVATE WATER MAINS SHALL BE FLUSHED AND DISINFECTED PRIOR TO BE IN ACCORDANCE WITH NFPA 24.
- CONTRACTOR SHALL COMPLY WITH WISCONSIN CODE SECTION SPS 382.32(5) - DIRECT FIXTURE DRAIN CONNECTION. EXCEPT AS PROVIDED IN SECTION SPS 382.33, ALL PLUMBING FIXTURES AND APPLIANCES DISCHARGING WASTES SHALL CONNECT DIRECTLY TO A DRAIN SYSTEM.
- CONTRACTOR SHALL COMPLY WITH WISCONSIN CODE SECTION SPS 382.40(5)(d)5e - THE DISCHARGE PIPE SHALL BE INSTALLED TO DRAIN BY GRAVITY FLOW TO A FLOOR SERVED BY A FLOOR DRAIN OR TO A RECEPTOR IN ACCORDANCE WITH SPS 382.33(8). THE OUTLET OF THE DISCHARGE PIPE SHALL TERMINATE WITHIN 6" OVER THE FLOOR OR RECEPTOR, BUT NOT LESS THAN A DISTANCE EQUAL TO TWICE THE DIAMETER OF THE OUTLET PIPE. THE OUTLET OF THE DISCHARGE PIPE MAY NOT BE THREADED.
- CONTRACTOR SHALL INSTALL OF PIPE HANGERS AND SUPPORTS IN COMPLIANCE WITH WISCONSIN CODE SECTION SPS 382.60.

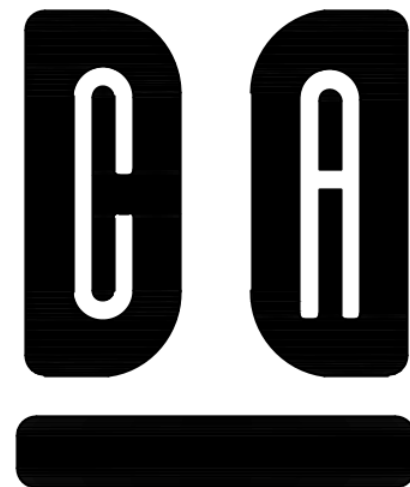
NOTE: ALL DIMENSIONS GIVEN SHALL BE CONSIDERED TO BE "V.I.F." OR VERIFY-IN-FIELD

ISSUED FOR BID
04-04-2025

ICA NO. COM 20-002

PLUMBING GENERAL NOTES,
SYMBOLS, AND ABBREVIATIONS

P1.0



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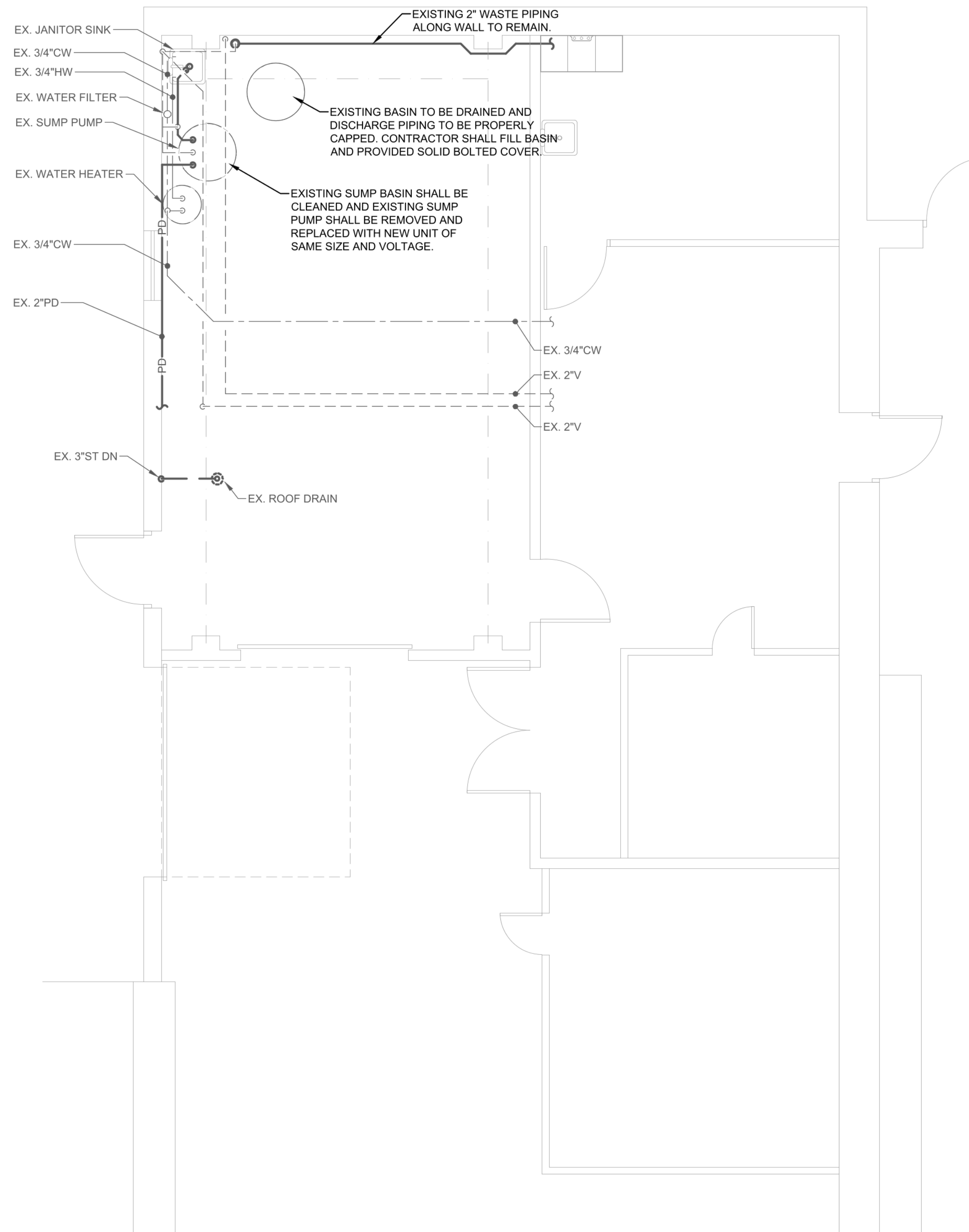
NOTE: ALL DIMENSIONS GIVEN
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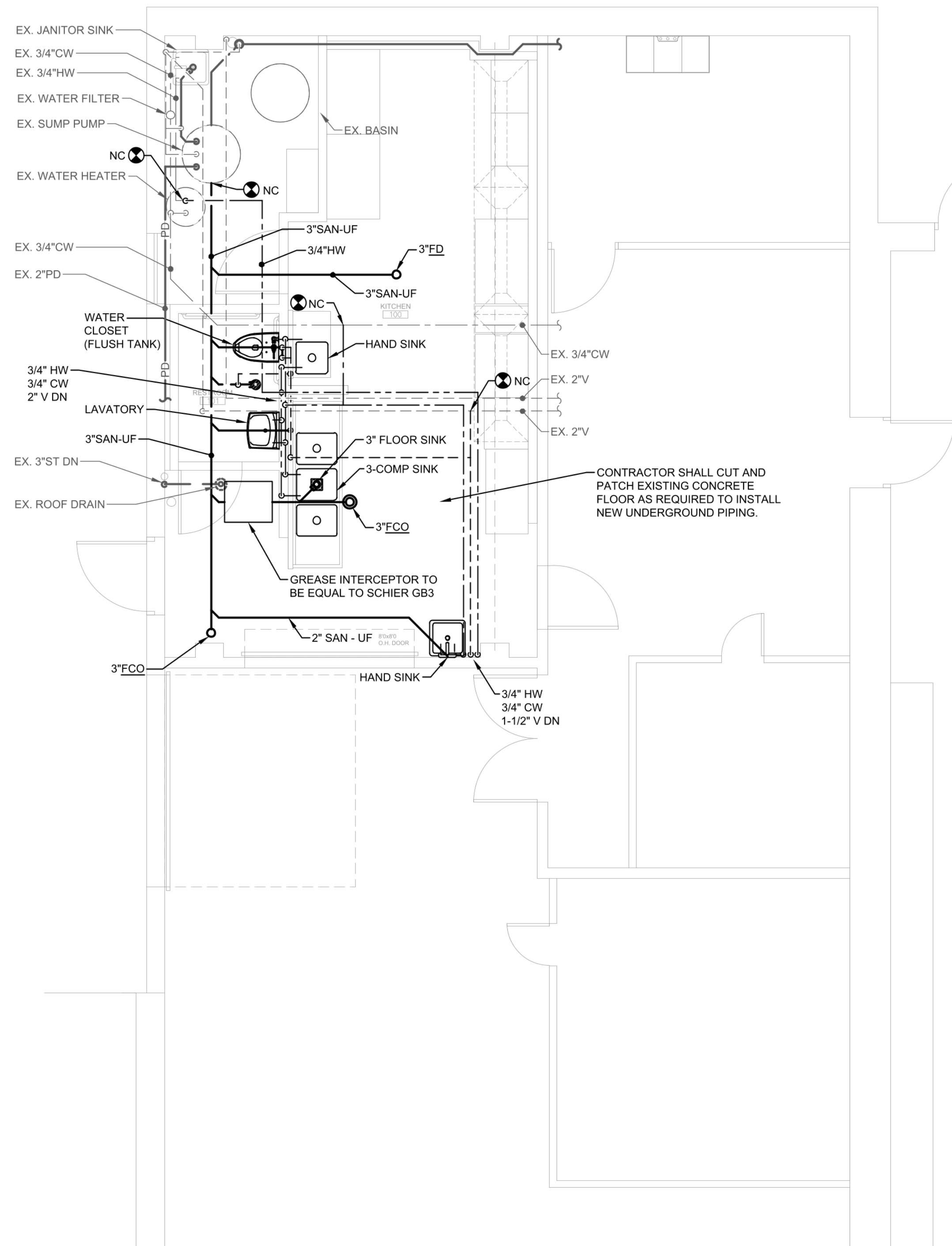
ICA NO. COM 20-002

PLUMBING FLOOR PLANS

P2.0



PLUMBING DEMOLITION FLOOR PLAN
1/4"=1'-0"



PLUMBING NEW WORK FLOOR PLAN
1/4"=1'-0"

Mechanical Specifications and General Notes

1. General:

- 1.1. The scope of work shall be performed in accordance to the codes and regulations as adopted by the local jurisdiction, including all local amendments, etc.:
- 1.1.1. Mechanical Code: 2021 International Mechanical Code
- 1.1.2. Fuel Gas Code: 2021 International Fuel Gas Code
- 1.1.3. Building Code: 2021 International Building Code
- 1.1.4. Energy Code: Illinois Energy Conservation Code
- 1.1.5. Fire Code: 2021 International Fire Code
- 1.2. The general requirements of the architectural specifications are a part of these specifications. Where an inconsistency exists between the wording or intent this division shall take precedence.
- 1.3. The standard form of general conditions issued by the American Institute of Architects document A201, latest edition, shall form part of this contract.
- 1.4. All contractors shall apply, procure, and pay fees for all permits and inspections or other obligations that the city, county, state, or utilities may require in order for the contractors to do their work according to plans and specifications.
- 1.5. The contractor shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the conduct of work as drawn and specified. If the contractor observes that the drawings and specifications are at variance therewith, he shall promptly notify the engineer in writing when submitting his bid and any necessary changes shall be adjusted as provided in the contract for such changes in work. If the contractor performs any work contrary to such laws, ordinances, rules and regulations, he shall bear all costs for correcting this work.
- 1.6. Specifications and drawings are intended to be cooperative. What is called for by either shall be as binding as if called for by both. Any work or materials not specifically mentioned though required to make the job complete shall be furnished by the contractor at his expense.
- 1.7. All requests for information (RFIs) shall be submitted in writing to the general contractor or the construction manager. If there is no construction manager or general contractor, submit RFIs in writing to the architect or engineer. There will be no response to RFIs that are not submitted in written form.
- 1.8. Deviations from contract documents and substitution of materials or equipment for those specified shall be requested individually in writing. Submit letter before transmittal of product data to the project team for their review and approval. Describe reason for change, connections to adjacent materials, electrical services, service access requirements, differences in operating characteristics or cycles and all other points of deviation. Contractor to assume full responsibility for safety, operation and performance of altered system.
- 1.9. All equipment requiring periodic service shall be installed not less than 10 ft from the roof edge or drop without a protective railing or parapet minimum 42" high.
2. Scope of Work:
- 2.1. Contractor shall verify existing conditions at the job site prior to submission of bid. Failure to recognize work required due to existing conditions shall be at the expense of this contractor. Any discrepancies shall be brought to the engineer's attention prior to bid.
- 2.2. Provide all labor, materials, equipment, facilities, transportation, hoisting and rigging, breakdown and setup of equipment installation, scaffolding, and services necessary to furnish, install and complete the heating, ventilating and air conditioning work as indicated on the drawings and specified here in. The workmanship shall be complete in every respect, be tested and approved, and be satisfactory to the architect/engineer, and in accordance with the local county and state laws governing this installation, including the Fire Marshall.
- 2.3. Entire installation shall be performed in a first class workmanlike manner. Complete system shall be fully operational; acceptance by the owner shall be a condition of the contract. All work shall be coordinated with other trades to avoid interferences, preserve maximum headroom, and avoid omissions.
- 2.4. This contractor shall review all construction documents associated with this project including general construction, demolition, architectural, mechanical and electrical, plumbing and sprinkler plans and specifications. All work required in the bid which is indicated or implied to be performed by this trade in other sections of the work shall be included in their bid. If a conflict occurs in the bid specifications and/or on the drawings, the more stringent situation shall apply.
- 2.5. Drawings are diagrammatic and indicate general arrangement of systems and work included in contract. It is not intended to specify or to show every offset, fitting, or component. However, contract documents require components and materials whether or not indicated or specified as necessary to make the installation complete and operational. Final locations of diffusers, grilles, registers, thermostats, sensors, switches and any wall mounted devices shall be as per the architect. All work shall be coordinated with other trades to avoid conflict.
- 2.6. Removal, temporary connections and relocation of certain existing work will be necessary for the installation of the new systems. All existing conditions are not completely detailed on the drawings. The contractor shall survey the site and make all necessary changes required based on existing conditions for proper installation of new work.
- 2.7. Plan installation of new work and connections to existing work to insure minimum interference with regular operation of existing facilities. All system shutdowns affecting other areas shall be coordinated with building management.
- 2.8. All necessary cutting and patching in floor slabs, roof slabs, walls, and ceilings for the hvac work shall be performed by this contractor. Restore to match existing conditions.
- 2.9. Where pipe and/or ductwork penetrate rated walls, the space between the insulation and the wall shall be caulked with non-combustible material in an approved manner. All piping and/or ductwork to be installed above hung ceiling unless otherwise noted on drawings. The contractor shall coordinate with architectural drawings for all ceiling elevations.
- 2.10. The contractor shall prepare a list of all access doors (minimum 18"x18") required for operation and maintenance of all concealed equipment and other devices, which shall be supplied to the

general contractor for installation. The cost to furnish and install access doors shall be included in this contractors bid. This contractor in advance of ceiling installations shall suitably field tag and identify all concealed equipment, valves, dampers, etc., which require access door provisions.

- 2.11. New ductwork shall arrive on the construction site sealed and remain protected from debris throughout construction prior to final installation. Air distribution accessories and internal components of all hvac equipment shall be sealed and protected from debris while on the construction site prior to final connection and start-up.
- 2.12. All equipment to be removed shall be turned over to the owner or shall be disposal at no additional cost, at the direction of the owner.
- 2.13. Provide concrete housekeeping pads to suit floor mounted mechanical equipment. Size pads and coordinate with other trades for exact location.
- 2.14. Coordinate all door under cuts indicated and required for proper air movement.
- 2.15. The contractor furnishing motor driven equipment shall provide starter to match equipment. Starter shall be fused disconnect with magnetic contractors. Provide two auxiliary contacts beyond those required for specified operation sequence. Electrical contractor shall provide toggle switch with thermal overload for all fractional horsepower single phase motors.
- 2.16. Provide equipment with EC motors whenever possible.

3. Submittals:

- 3.1. Prior to ordering equipment or commencing of any work, contractor shall provide shop drawings for approval.
- 3.2. This contractor shall submit to the engineer for approval dimensioned shop drawings of all materials, fixtures, and equipment to be furnished and installed under this contract. Provide cut sheets, selections, and any catalog data with HIGHLIGHTED options and details. DO NOT SUBMIT FULL CATALOGS OR CATALOG DATA WITHOUT SPECIFICALLY DESCRIBING THE ITEMS BEING SUBMITTED.
- 3.3. Prior to the beginning of work, contractor to prepare layout drawings of all system assemblies of this project including HVAC piping and/or ductwork installations, and control systems. Include completely dimensioned plans drawn to components of other systems and work of other trades. Floor plans shall be drawn at not less than 1/4" scale. AutoCAD files of the mechanical plans can be provided from engineer upon request in an effort to ease the preparation of shop drawings. Tracing of contract documents is not acceptable.
- 3.4. Required equipment / materials to be submitted shall include, but not be limited to the following:
- 3.4.1. Grilles / Registers / Diffusers / Louvers
- 3.4.2. HVAC Equipment
- 3.4.3. Terminal Units
- 3.4.4. Ductwork / Piping Materials
- 3.4.5. Valves and Piping Specialties
- 3.4.6. Insulation
- 3.4.7. Dampers and Duct Accessories
- 3.4.8. Access Panels
- 3.4.9. Roof Curbs
- 3.4.10. Vibration and Sound Control Devices

4. Record Drawings Submittal:

- 4.1. At project closeout, the contractor shall submit record drawings also known as "as-built" drawings of installed ductwork, piping, and equipment as it was actually installed so as to make a permanent record. Submit AutoCAD drawings at 1/4" = 1'-0" scale.
- 4.2. Provide one (1) printed copy of as-built drawings for the Owner's maintenance staff.

5. Other Closeout Documents:

- 5.1. Assemble printed instructions for the operation & maintenance of each item installed, equipment cuts, and control wiring diagrams.
- 5.2. All valves shall be marked with a metal tag and a typewritten schedule of the valves shall be given to the owner.
- 5.3. This contractor shall prepare and furnish to the owner, two (2) bound booklets each containing a complete list of all equipment installed under this contract. Each piece of equipment listed shall also be described by manufacturer's figure number, the components therein which make up the parts list.

6. Guarantee:

- 6.1. This contractor shall guarantee his work to be free from defective workmanship and materials for a period of one (1) year from date of final certificate. Any repairs or replacement during the period shall be made without cost to the owner, upon his or her request. All refrigeration compressors shall have a factory guarantee including parts and labor for five years total. The final acceptance will be made after the contractor has adjusted his equipment, balanced the various systems, demonstrated that it fulfills the requirements of the drawings and specification, and has furnished all the required certificates of inspection and approvals.

7. Ductwork and Specialties:

- 7.1. All new ductwork except commercial kitchen & dishwasher exhaust shall be of prime grade galvanized sheet metal. Ductwork shall conform to the latest editions of ASHRAE & Smacna as well as the minimum construction details and as herein specified, the most stringent shall apply. Provide duct material, gages, reinforcing, and sealing for operating pressures indicated.
- 7.2. Kitchen exhaust ductwork shall be 14 ga black iron with welded joints, OR stainless steel engineered ductwork. Provide cleanouts within 3' of the exhaust fan, at each duct change of direction, and not more than 20' apart at horizontal duct runs. Cleanouts shall be provided on the side of horizontal ducts with a minimum size of 12"x12".
- 7.3. Dishwasher exhaust ductwork to be stainless steel or aluminum (as specified on drawings).

- 7.4. Domestic natural gas dryer ductwork shall be aluminum with smooth interior finish, male end overlapped joints shall extend in the direction of air flow. Ductwork shall not be connected with sheet metal screws or fasteners. Flexible transition ducts shall not exceed 8 feet and shall not be concealed within any walls or ceilings.
- 7.5. Supply, return, and exhaust ducts shall be class I for 2" w.g. positive or negative pressure and velocities less than 2500 fpm.
- 7.6. Size round ducts installed in place of rectangular ducts in accordance with ASHRAE table of equivalent rectangular and round ducts. No variation of duct configuration or sizes permitted except by written permission.
- 7.7. Construct T's, bends, and elbows with radius of not less than width of duct on centerline. Rectangular elbows shall only be allowed with the use of turning vanes.
- 7.8. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible. Divergence upstream of equipment shall not exceed 30 degrees; convergence downstream shall not exceed 45 degrees.
- 7.9. Provide easements where ductwork conflicts with piping and structure. Where easements exceeds 10 percent duct area, split into two ducts maintaining original duct area.
- 7.10. Connect flexible ducts to metal ducts with draw bonds.

- 7.11. Use double nuts and lock washers on threaded rod supports.
- 7.12. All low and medium pressure air-conditioning supply ductwork shall be sealed in accordance with the governing edition of the IECC.
- 7.13. Duct Sealant: non-hardening, water resistant, fire resistive, compatible with mating materials; liquid used alone or with tape, or heavy mastic. United duct sealer or approved equal.
- 7.14. Maximum ductwork leakage for all systems will be 3% of total air quantity.
- 7.15. Provide volume or splitter dampers on all low pressure duct branches, as shown on plans and as required to properly balance system.
- 7.16. Ductwork sizes indicated on drawings are inside clear dimensions.
- 7.17. No "stove-pipe" ductwork permitted on project.
- 7.18. Contractor shall provide all necessary rises and drops in ductwork to satisfy field conditions. Field verify before duct fabrication.
- 7.19. Round spiral ductwork shall be United Sheet Metal type duct fitting or approved equal, installed and suspended as per manufacturer's recommendations.
- 7.20. All ducts are to have galvanized stiffeners in the form of seams involving at least three folds of sheet metal (pocket locks, standing seams, standing s-slips, etc.)
- 7.21. Ventilation construction not covered by the ASHRAE guide and/or governing authorities shall be in accordance with the maximum standards and trade practices as set forth by the sheet metal and air conditioning contractors national association (SMACNA) including their duct manuals, current edition.

- 7.22. Increase duct sizes when lining is used. All ductwork shall be coordinated with ceiling heights as set forth by architect. Route ductwork as close as possible to the underside of beams and joists OR between beams / joist spaces, and/or flatten ductwork as necessary to maintain ceiling heights.
- 7.23. Provide flexible connections between ductwork and fans/air handlers.
- 7.24. Paint flat black the inside of all ductwork visible through diffusers, grilles, and registers.
- 7.25. Open ended ductwork shall be terminated with 1/2" x 1/2" aluminum screen with removable frames.
- 7.26. Cooling coil drain pans to be stainless steel and piped with running trap to floor drain/open site drain.
- 7.27. A 5'-0" maximum length of insulated flexible duct shall be provided to each air supply outlet and return inlet as required. If ductwork is sound lined, extend rectangular sound lined ductwork to a point near the outlet or inlet so that the flexible duct (max. 5'-0" length) can be attached to the outlet or inlet.
- 7.28. Tapered spin-in fitting, with lock-in quadrant and volume damper, shall be provided from branches to diffusers for low pressure ductwork.
- 7.29. All branch duct take-offs will be equipped with tapered fittings.
- 7.30. Volume dampers shall be provided for air balance purposes. Provide manual volume dampers on all low pressure supply and return/exhaust ductwork branches and to air diffusers, registers, and grilles unless noted otherwise.
- 7.31. Volume dampers above drywall ceilings and other inaccessible ceilings: provide lever, position indicator, and lock nut enclosed in a deep die-cast box with adjustable 2-5/8" diameter cover. Young Regulator series 315 or Ventlock series 677 and/or provide ceiling access panels sized as required, 12" x 12" minimum size.
- 7.32. Volume dampers above accessible ceilings: Provide with locking type with level handle, position indicator and lock nut. Young Regulator series 400 or Ventlock series 600.
- 7.33. Provide factory-fabricated turning vanes in all square elbows. Radius elbows shall be used throughout the supply and return/exhaust duct mains and branch ducts. Square elbows with turning vanes to only be used as required by field conditions in main supply and return ductwork directly downstream of the HVAC / Rooftop Unit.
- 7.34. Rooftop A/C unit leveling curbs will be provided by the General contractor. Mechanical contractor will install factory provided roof curbs on top of leveling curb for rooftop A/C units. Mechanical contractor will install combination equipment curb/leveling curb so that the rooftop unit will be installed plumb and level.
- 7.35. Low pressure ductwork shall be considered as all ductwork not

defined as medium pressure ductwork unless noted otherwise. Provide 2" s.p. duct construction for return air and 1" s.p. duct construction for supply and exhaust ductwork unless otherwise noted.

- 7.36. All duct systems shall be tested for pressure and leakage. Submit test data sheet to engineer.
- 7.37. Joint, seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastic Liquid sealants or listed UL tapes.
- 7.38. Ducts shall be supported per SMACNA Duct Construction Standards and Flexible ducts shall be supported in accordance with the manufacturer's instructions.
- 7.39. Slope and drain all ducts exposed to moisture, construct of aluminum and do not internally line.
- 7.40. Automatic control dampers: provide dampers with parallel blades for 2-position or mixing control, or opposed blades for modulating control of constant or variable volume system. Automatic dampers are to be very low leaking type with a maximum leakage rate of 6 cfm per square foot at 4" w.g. damper material shall be the same as duct. Provide weatherproof components for dampers in a moisture environment.

8. Diffusers, Registers, and Grilles:

- 8.1. Supply, return, and exhaust diffusers, registers, and grilles will be provided as scheduled on drawings. All air outlets and inlets shall be compatible with the building tenant standards and the architectural ceiling and wall systems. All air outlets and inlets shall be provided with finishes as selected by architect. For exact locations of all air outlets and inlets, see architectural drawings. Manufacturer shall be Titus, Price, or Carnes.
- 8.2. All ceiling type air diffusers shall be provided with equalizing deflector.
- 8.3. A schedule of diffusers, grilles and registers with manufacturers models, sizes, accessories, finishes, etc., shall be submitted for approval prior to release for fabrication and delivery
- 8.4. Diffusers shown on diffuser schedule shall be changed to match existing diffuser type where existing diffusers are remaining.
- 8.5. All linear diffusers shall be provided with pattern control vanes. All adjustable pattern deflectors shall be field adjusted to optimize air distribution preventing draft conditions. Contractor shall plan for a second comfort field adjustment per owner/engineer discretion.
- 8.6. All unused portions of supply linear diffusers shall be used as return grille and should be provided with light shields.
- 8.7. All linear diffusers and diffusers in inaccessible ceilings shall be provided with a remote operated opposed blade damper and a 3-foot (minimum) flexible adjustment cable with 1/8-inch key operator.

9. Insulation and Lining - General:

- 9.1. Furnish and install insulation or lining where shown on plans or specified.
- 9.2. Insulation shall be applied to piping and ductwork of materials as specified herein and for applicable systems of this project. Insulation shall have a flame spread rating not exceeding 25 and a smoke developed index of 50 or less and shall meet the requirements of ASTM and NFPA.
- 9.3. Insulation shall be continuous through wall and slab sleeve openings except for rated walls or slabs where an approved firestop is required as per NFPA.
- 9.4. Insulation of cold surfaces where vapor barrier jackets are specified shall be applied with an unbroken vapor seal. Hangers and supports that are secured to cold surfaces shall be adequately insulated to prevent condensation. Use pipe hanger saddles as required to protect pipe insulation at hangers.
- 9.5. Where insulation is specified for piping, insulate similarly all connections, vents, drains, flanges, fittings, valves, tanks, pump casings and other parts of the system subject to heat gain or loss and to prevent condensation.
- 9.6. All equipment, valves, devices, etc. requiring servicing or inspection shall have removable insulation which can be replaced without damage.
- 9.7. All leak and pressure tests shall be completed prior to the installation of any insulation.

10. Ductwork Insulation:

- 10.1. All new and existing sheet metal ductwork shall be insulated with flexible duct wrap insulation of required thickness and density to achieve a minimum installed R-6 insulation value at 75 degrees F mean temperature when located in an unconditioned space and a minimum installed R-12 insulation value when located outside of the building. Insulation to be finished with all service jacket vapor barrier. All insulation shall be secured with duct adhesive and seams sealed with two-inch sealing lip with adhesive and fastened with 16 gauge rust resistant wire or fiberglass cord on 12" centers. On ducts over 24" wide, welded pins and clips shall be used on the underside for fastening insulation.
- 10.2. Supply air, return air, mixed air, exhaust air, and outside air plenums: provide with 2" semi-rigid glass fiber, 3 LBS per cu. ft. density with all service jacket vapor barrier.
- 10.3. For any exposed ductwork, and if called for on drawings, provide internal duct liner insulation as described below in the "Duct Sound Lining" section.
- 10.4. Outdoor Ductwork: Minimum 2" polyiso rigid board insulation with field applied outdoor jackinging system (VentureClad or equal).
- 10.5. Kitchen Hood Exhaust Ductwork:
- 10.5.1. Fire resistive mineral-fiber insulation, lightweight non-asbestos, high temperature, inorganic, ceramic fiber blanket totally encapsulated in foil scrim having a service temperature range up to 2300°F. The insulation shall be UL classified for zero clearance with a two-hour fire-rating for a grease duct enclosure system. Two 1-1/2" layers having a total thickness of 3 inches are required to achieve a two-hour

- fire-rating.
- 10.5.2. All coverings over access panels shall be removable. Mark kitchen hood exhaust duct access panels with "access panel, do not obstruct". Metal corner beads shall be installed on all exposed ducts less than eight feet above floor.

10.6. Duct Sound Lining:

- 10.6.1. Acoustical lining shall meet the minimum thermal insulation value of R-6 or a maximum k factor of 0.24 at 1.5" thickness with a mean temperature of 75 degree F.
- 10.6.2. Install liner in accordance with manufacturers recommendations. Completely cover all portions of ductwork plenums and casings with approved adhesive. Install liner with all traverse joints neatly butted with no interruptions or gaps. Cover all exposed edges, joints, mechanical fasteners and any damaged areas with adhesive. Provide metal nosing at equipment discharges and at end edges of lining. Secure liner with approved mechanical fasteners installed in accordance with smacna duct liner application standard.
- 10.6.3. Do not externally insulate acoustically lined ducts.
- 10.6.4. Do not internally line ductwork which is a part of an outside air system which distributes unconditioned air.
- 10.6.5. Furnish and install acoustical lining in ductwork, plenums and casings as shown on the drawings and as specified below:
- 10.6.5.1. All ducts with duct velocities greater than 2,000 fpm shall have acoustical lining faced with 24 gauge perforated aluminum or galvanized steel supported 12" on center.
- 10.6.5.2. A minimum distance of 20 feet from all air conditioning unit inlets and discharges.
- 10.6.5.3. All terminal boxes supply ductwork shall be lined for a minimum distance of 20 feet downstream of box discharge.
- 10.6.5.4. All return/exhaust fans shall be acoustically lined for a minimum distance of 20 feet of the fan intake and discharge opening.
- 10.6.5.5. All transfer ducts shall be provided with 1" thick acoustical lining for acoustical purposes only.
- 10.6.5.6. All ductwork passing through or serving conference and meeting rooms shall be provided with acoustical lining.
- 10.6.6. All duct sizes noted on drawings are "clear" sizes without sound lining included. Adjust sheet metal sizes accordingly.

11. Pipe insulation:

- 11.0.1. Insulation must meet the ASTM E 84 fire and smoke ratings of 25/50 in order to be utilized within the return air plenum.
- 11.0.2. Condensate piping:
- 11.0.2.1. 1/2" thick elastomeric foam insulation

12. Mechanical Identification:

- 12.1. General: Provide mechanical identification for mechanical equipment, piping and duct systems. Comply with ANSI A13.1 for lettering size, length of color field, colors and viewing angles of identification devices.
- 12.2. Equipment: Provide equipment system number, capacity, flow rate, static pressure, pump head, horsepower, voltage. Provide Seton model "Ventmark" markers or equal.
- 12.3. Piping system: Provide system designation name and direction of flow. Provide Seton model "Setmark" pipe markers or equal.
- 12.4. Duct systems: Provide system designation name and direction of flow. Provide Seton model "Ventmark" markers or equal.
- 12.5. Valve tags: Provide brass valve tags and brass "S" hook fasteners with valve number and type of service noted on tag. Provide duplicate valve charts. The chart shall be for all valves and shall indicate valve identification number, location, and purpose. Provide Seton brass valve tags and valve charts.

13. Testing and Balancing:

- 13.1. HVAC contractor shall negotiate a contract with a qualified and certified member of NEBB or AABC to completely balance air and hydronic systems as required. After all adjustments have been completed the contractor shall balance each air supply outlet to +/-10% of the air quantity indicated on the plans. Contractor shall submit a project certification guarantee and certified balance report to architect and engineer before project final acceptance. Submit balancing report to the building official upon completion.
14. Piping:
- 14.1. General: all piping for this work shall be in conformance with ASTM standards. All changes in directions shall be made with fittings. Ream all piping and clean out same before assembly. Provide valves of similar material as the piping material they are installed in. Ferrous body valves with steel piping. Brass and bronze valves with copper piping. Provide dielectric fittings, unions, etc. where piping, valves, fittings, equipment, etc. of dissimilar metals are joined. Cover open piping during construction. Flush out and clean piping in a manner approved by the architect. For each branch takeoff, provide a 3-elbow "Z" shape connection to provide piping flexibility for pipe expansion. Provide guides, anchors, expansion loops, supports, vents, drains, make-up water, controls, etc. as required.
- 14.2. Copper piping shall have socket fittings for solder or brazing connections. Press joint fittings are acceptable except for refrigerant piping.
- 14.3. Steel piping shall be schedule 40, ASTM A120 or A53, unless otherwise noted. The fittings in pipe 2" and smaller shall be cast iron or malleable item screwed fittings, unless noted otherwise. All piping 2-1/2" and larger shall be butt welded. Welding shall be done only by welders certified for this work. Press joint fittings are acceptable in accordance with local codes and standards. For all piping exposed to the outside air, paint piping with one coat of rust-inhibiting primer and one coat of finish paint.
- 14.4. Piping systems and materials.
- 14.4.1. HVAC drain piping: Type L drawn copper for indoor drains from copper piping system. Schedule 40, ASTM A120 or A53 steel for indoor drains from steel piping systems. Schedule 40 PVC plastic for outdoor drains. Install a trap in the drain pipe.

Provide a concrete splash block for drain terminations for rooftop HVAC units.

- 14.4.2. Gas piping: Schedule 40 steel pipe. Provide vented enclosures for risers and horizontal runs in plenum ceilings, etc. For pipe sizes 2" and smaller threaded piping is acceptable unless directed otherwise by the local building codes. Ground all gas piping. At each connection to equipment install the following in order... gas shut off valve, dirt leg, gas pressure regulators/PRV, and union.
- 14.4.2.1. Gas pressure regulators shall be vented outdoors unless equipped vent limiters and allowed by the local jurisdiction. Terminate regulator vents outdoors with weatherproof and insect-proof outdoor termination devices.

15. Motor Controllers

- 15.1. Provided by HVAC Contractor - Installed and wired by electrical Contractor.
- 15.2. NEMA enclosure, weatherproof where mounted outdoors.
- 15.3. With overload protection. Coordinate all motor controller types and sizes with motor types and sizes.
- 15.4. 1/3 HP and smaller: Provide manual starter except use magnetic type where automatically controller.
- 15.4.1. Manual type: 2-pole toggle switch with overload protection and pilot light.
- 15.5. 1/2 HP and larger: provide magnetic starter.
- 15.5.1. Combination non-fused disconnect switch and magnetic starter except as noted.
- 15.5.2. Overload protection in each phase leg with reset in enclosure.
- 15.5.3. HOA selector switch for automatically operated motors. Safety controls common to both controls.
- 15.5.4. Red, green and amber pilot lights.
- 15.5.5. Switches: Horse-power-rated, external padlocking type.
- 15.5.6. Holding Coils: 10 Watt, 120 Volt.
- 15.5.7. Contacts: Main Line and minimum (2) - normally open, (2) - normally closed 10 amp auxiliaries, in addition to contacts required for controls specified.
- 15.5.8. Control transformer: For motors over 120 volts, to step down control voltage to 120 volts, of the required capacity, with fuse and ground connection on voltage side.
- 15.5.9. Fuses: Similar to Bussman.
- 15.5.10. Relays to supplement auxiliary contacts in controller. Minimum 10-Watt coil and two amp contacts.
- 15.5.11. Terminals: Suitable for conductors noted and as approved.
- 15.6. Acceptable Manufacturers
- 15.6.1. Cutler-Hammer.
- 15.6.2. Square D.
- 15.6.3. Allen Bradley.

16. Post Construction and Prior to Occupancy:

- 16.1. Upon completion of the installation of ventilation ducts, clean entire system of rubbish, plaster, dirt, etc., before installing grilles or diffusers.
- 16.2. After completion of all required work, the contractor shall operate and make any required adjustment to equipment, ductwork, etc., as may be necessary to put the systems in proper operating condition.
- 16.3. Replace all HVAC system filters with final clean filters.
- 16.4. Provide laminated name plates attached to each equipment, starter, and VFD identifying the items they serve.

17. Temperature Control:

- 17.1. Temperature controls shall be via stand alone digital thermostats.
- 17.2. Provide all control, power, and interlock wiring including conduits and install per state and national electric codes.
- 17.3. Thermostatic controls shall have a 5 deg F deadband between heating and cooling setpoints and shall have setpoint overlap restrictions. Provide with 7-day clock, 2-hour occupant override, and 10-hour backup. Night setback temperatures shall be 55 def F (heat) and 85 deg F (cool).

18. Fire Stopping:

- 18.2. Contractor shall be responsible for fire stopping, fire caulking and installing all systems, wiring, ductwork, HVAC equipment etc. to maintain fire rating as specified by architect. Material shall stop and prevent fire and smoke from passing/penetrating fire barrier.

19. Initial Pricing, Value Engineering, Substitutions, Alternates and Deducts:

- 19.1. Contractor shall bid the drawings/project as a "plan and spec" package delivering a cost to the owner for all work including full installation, startup, programming, wiring, etc. to deliver a fully functional and operational system.
- 19.2. Contractor, with owners permission, may explore and offer value engineering solutions, alternates and deducts to the owner. Requested value engineering, substitutions, alternates, deducts shall be submitted in writing to owner, architect, and engineer for evaluation after the initial bid for the "plan and spec" package.
- 19.3. Design engineer shall not change the design plans, drawings, sketches, schedules, specifications, equipment, equipment layout and design, etc. without adequate compensation based on current hourly engineering design rates. The contractor takes all responsibility for any design changes and shall be responsible for all coordination among and between all trades which are effected or need to be re-engineered/changed and or coordinated due to value engineering changes, substitutions, alternates, equipment substitutions, deducts etc. as proposed by the contractor.

20. Post Construction Check Out

- 20.1. HVAC Equipment, systems and system-to-system relationships have been tested to ensure proper operation.
- 20.2. HVAC and service water heating control systems have been tested to ensure proper operation, calibration, and adjustment of controls.

MECHANICAL DRAWING INDEX

M0.0	MECHANICAL SPECIFICATIONS
M1.0	MECHANICAL GENERAL NOTES, SYMBOLS AND ABBREVIATIONS
M2.0	MECHANICAL FLOOR PLAN
M3.0	MECHANICAL ROOF PLAN

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309 S 3RD ST.
WATERTOWN, WI 53094

NOTE: ALL DIMENSIONS GIVEN SHALL BE CONSIDERED TO BE "I.F." OR VERIFY-IN-FIELD

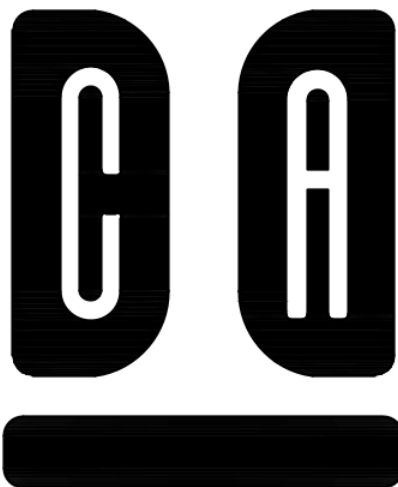
ISSUED FOR BID
04-04-2025

ICA NO. COM 20-002

MECHANICAL SPECIFICATIONS

M0.0
MECHANICAL SPECIFICATIONS
MECHANICAL GENERAL NOTES,
SYMBOLS AND ABBREVIATIONS

M2.0
MECHANICAL FLOOR PLAN
M3.0
MECHANICAL ROOF PLAN



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NOTE: ALL DIMENSIONS GIVEN
SHALL BE CONSIDERED TO BE
"V.I.F." OR VERIFY-IN-FIELD

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04-04-2025

ICA NO. COM 20-002

MECHANICAL GENERAL NOTES,
SYMBOLS, AND ABBREVIATIONS

M1.0

DUCTWORK SYMBOL LIST	
SYMBOL	DESCRIPTION
-----	DUCTWORK OR DUCT EQUIPMENT TO BE REMOVED
=====	EXISTING DUCTWORK OR EQUIPMENT
=====	NEW DUCTWORK OR EQUIPMENT
— C —	CONDENSER WATER FLOW
— CR —	CONDENSER WATER RETURN
— HWS —	HOT WATER SUPPLY
— HWR —	HOT WATER RETURN
— CH —	CHILLED WATER SUPPLY
— CHR —	CHILLED WATER RETURN
— D —	DRAIN LINE
— RL —	REFRIGERANT LIQUID LINE
— RS —	REFRIGERANT SUCTIION LINE
— RD —	REFRIGERANT DISCHARGE LINE
— MU —	MAKE UP WATER
— B —	BRINE SUPPLY
— BR —	BRINE RETURN
— A —	COMPRESSED AIR PIPING
— HPS —	HIGH PRESSURE STEAM SUPPLY PIPING
— MPS —	MEDIUM PRESSURE STEAM SUPPLY PIPING
— LPS —	LOW PRESSURE STEAM SUPPLY PIPING
— HPR —	HIGH PRESSURE STEAM RETURN PIPING
— MPR —	MEDIUM PRESSURE STEAM RETURN PIPING
— LPR —	LOW PRESSURE STEAM RETURN PIPING
— CPD —	CONDENSATE PUMP DISCHARGE PIPING
— FW —	FEED WATER PUMP PIPING
	BUTTERFLY VALVE
	GATE VALVE
	CHECK VALVE
	CALIBRATED BALANCE VALVE
	AUTOMATIC TWO-WAY CONTROL VALVE (ELECTRIC)
	AUTOMATIC THREE-WAY CONTROL VALVE (ELECTRIC)
	AUTOMATIC TWO-WAY CONTROL VALVE (PNEUMATIC)
	AUTOMATIC THREE-WAY CONTROL VALVE (PNEUMATIC)
	GLOBE VALVE
	BALL VALVE
	RELIEF VALVE
	PIPE ANCHOR
	THERMOMETER
	STEAM TRAP
	PRESSURE GAUGE
	MANUAL AIR VENT
	ELBOW TURNED UP
	ELBOW TURNED DOWN
	TEE - TOP OUTLET
	TEE - BOTTOM OUTLET
	SCREWED UNION
	FLANGED UNION
	PRESSURE REDUCING VALVE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	STRAINER
	GAGE COCK
	PIPE GUIDE

GENERAL WORK NOTES:

- THIS CONTRACTOR SHALL VERIFY THE CONDITIONS AT THE PROJECT SITE BEFORE SUBMITTING COST PROPOSAL. CONTRACTOR IS ADVISED THAT ALL LOCATIONS ARE APPROXIMATE.
- THESE DRAWINGS ARE NECESSARILY DIAGRAMMATIC IN NATURE. NOT ALL FITTINGS, OFFSETS, VENTS, OR DRAINS ARE SHOWN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING AND INCLUDE ALL FITTINGS, OFFSETS, VENTS, AND DRAINS AS REQUIRED TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM. THIS CONTRACTOR SHALL VISIT THE SITE TO VERIFY COMPONENTS, LOCATIONS AND SIZES SHOWN OR NOT SHOWN.

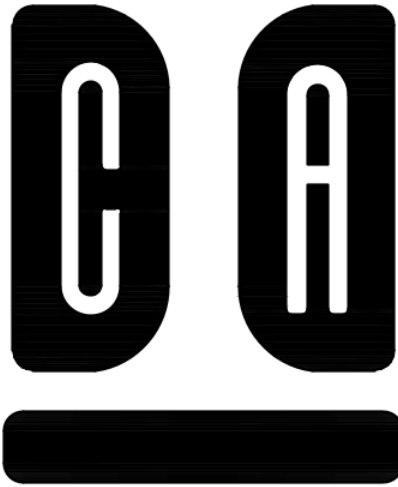
DUCTWORK SYMBOL LIST	
SYMBOL	DESCRIPTION
	CAP OR PLUG FOR ≤ 2", BLIND FLANGE FOR > 2"
	VACUUM BREAKER
	FLOW MEASURING DEVICE
	FLEXIBLE PUMP OR PIPE CONNECTION
	SUPPLY OR OUTDOOR AIR DUCT
	RETURN AIR DUCT
	EXHAUST OR RELIEF AIR DUCT
	ROUND DUCT
## / ## SA	SUPPLY
## / ## RA	RETURN
CD-1 12" 300 CFM	TAG SIZE CFM GRILLE, REGISTER, OR DIFFUSER TAG
	TURNING VANES
	MANUAL VOLUME DAMPER
	BACKDRAFT DAMPER
	MOTORIZED DAMPER
	GRAVITY BACKDRAFT DAMPER
FD SD	FIRE DAMPER / SMOKE DAMPER
	RECTANGULAR-TO-ROUND TRANSITION
	DUCT CAP
	FLEXIBLE DUCT CONNECTION
	FLEXIBLE DUCT
	ACCESS PANEL
	ACCESS DOOR
	INCLINED RISE (IN DIRECTION OF AIR FLOW)
	INCLINED DROP (IN DIRECTION OF AIR FLOW)
	DUCT MOUNTED SECURITY BARRIER
	DUCTWORK WITH ACOUSTICAL LINING.
	AIRFLOW DIRECTION
UCD	1" UNDER CUT DOOR (BY DIV 8)
SA	SUPPLY AIR
RA	RETURN AIR
EA	EXHAUST AIR
OA	OUTSIDE AIR
Δ P	PRESSURE DROP
	OVER SIZES
	DUCT MOUNTED TEMPERATURE SENSOR
	ROOM TEMPERATURE SENSOR
	ROOM PRESSURE SENSOR
	THERMOSTAT
	HUMIDISTAT
	OCCUPANCY SENSOR
	STARTER
	CARBON DIOXIDE SENSOR
	DUCT STATIC PRESSURE SENSOR
	SMOKE DETECTOR
	MOTOR CONTROL
	EQUIPMENT
UP	DUCTWORK/PIPING UP
DN	DUCTWORK/PIPING DOWN
	DEMOLITION BEGINNING/END POINT
	NEW CONNECTION TO EXISTING BEGINNING/END POINT

NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT

HVAC ABBREVIATIONS

*F	DEGREE FAHRENHEIT	H	HUMIDIFIER	START	STARTER
AC	AIR CURTAIN	HC	HEATING COIL	TOP	TEMPERATURE CONTROL PANEL
ACC	AIR COMPRESSOR	HD	HEAD	TEMP	TEMPERATURE
ACC	AIR COOLED CONDENSER	HF	HEAT FAN HG HOT GAS	TG	TRANSFER GRILLE
ACCU	AIR COOLED CONDENSING UNIT	HGB	HOT GAS BYPASS	TS	TIP SPEED
ACU	AIR CONDITIONING UNIT	H-O-A	HAND-OFF-AUTO	TSP	TOTAL STATIC PRESSURE
AD	ACCESS DOOR	HP	HORSEPOWER	TURB	TURBULATORS
AFF	ABOVE FINISHED FLOOR	HPC	HIGH PRESSURE CONDENSATE	TYP	TYPICAL
AHU	AIR HANDLING UNIT	HPG	HIGH PRESSURE GAS	UCD	UNDERCUT DOOR
AL	ALUMINUM	HPS	HIGH PRESSURE STEAM HR HOUR	UH	UNIT HEATER
ALT	ALTERNATE	HVAC	HEATING, VENTILATING, AIR CONDITIONING	UM	UNIT MANUFACTURER
AMB	AMBIENT	HW	HOT WATER	UON	UNLESS OTHERWISE NOTED
AFMS	AIR FLOW MEASURING STATION	HWC	HOT WATER COIL	UV	UNIT VENTILATOR
AFD	AIR PRESSURE DROP	HWR	HEATING HOT WATER RETURN	UV	ULTRA VIOLET
APRX	APPROXIMATE	HWS	HEATING HOT WATER SUPPLY	VAV	VARIABLE AIR VOLUME
ARCH	ARCHITECT / ARCHITECTURAL	HX	HEAT EXCHANGER	VEL	VELOCITY
AWT	AVERAGE WATER TEMPERATURE	HZ	HERTZ	VFD	VARIABLE FREQUENCY DRIVE
B	BOILER	IAW	IN ACCORDANCE WITH	VIF	VERIFY IN FIELD
BN	BETWEEN	ID	INSIDE DIAMETER	W	WATTS
BC	BOOSTER COIL	IDEC	INDIRECT EVAPORATIVE COOLING	W	WITH
BDD	BACKDRAFT DAMPER	IN	INCHES	WN	WITHIN
BHP	BRAKE HORSEPOWER	IN WC	INCHES WATER COLUMN	WAC	WINDOW AIR CONDITIONER
BTU	BRITISH THERMAL UNIT	IRH	INFLARED HEATER	WAP	WALL ACCESS PANEL
BTUH	BTU PER HOUR	KW	KILOWATT	WB	WET BULB
C	CONVECTOR	L	LOUVER	WC	WATER COLUMN
CAP	CEILING ACCESS PANEL	LAT	LEAVING AIR TEMPERATURE	WG	WATER GAUGE
CAP	CAPACITY	LB	POUND	WPD	WATER PRESSURE DROP
CAV	CONSTANT AIR VOLUME	LD	LINEAR SLOT DIFFUSER		
CB	CHILLED BEAM	LF	LINEAR FEET		
CC	COILING COIL	LPC	LOW PRESSURE CONDENSATE		
CD	CEILING DIFFUSER	LPG	PROPANE		
CEF	CEILING EXHAUST FAN	LPS	LOW PRESSURE STEAM		
CFH	CUBIC FEET PER HOUR	LRA	LOCKED ROTOR AMPS		
CFM	CUBIC FEET PER MINUTE	LWT	LEAVING WATER TEMPERATURE		
CFR	CONSTANT FLOW REGULATOR	MAG	MAGNETIC		
CKTS	CIRCUITS	MAN	MANUAL		
CMU	CONCRETE MASONRY UNIT	MAU	MAKE-UP AIR UNIT		
CMAG	COMBINATION MAGNETIC	MAX	MAXIMUM		
COND	CONDENSATE	MBH	THOUSAND BTU PER HOUR		
CONN	CONNECTION	MC	MECHANICAL CONTRACTOR		
CONT	CONTINUATION	MCA	MINIMUM CIRCUIT AMPACITY		
CONTR	CONTRACTOR	MERV	MINIMUM EFFICIENCY REPORTING VALUE		
COP	COEFFICIENT OF PERFORMANCE	MCC	MOTOR CONTROL CENTER		
CPU	CENTRAL PROCESSING UNIT	MFR	MANUFACTURER		
CR	CONDENSER WATER RETURN	MFS	MAXIMUM FUSE SIZE		
CS	CONDENSER WATER SUPPLY	MIN	MINIMUM		
CU FT	CUBIC FEET	MOD	MOTOR OPERATED DAMPER		
CU IN	CUBIC INCHES	MOCP	MAXIMUM OVERCURRENT PROTECTION		
CUH	CABINET UNIT HEATER	MPC	MEDIUM PRESSURE CONDENSATE		
CWR	CHILLED WATER RETURN	MPS	MEDIUM PRESSURE STEAM		
CWS	CHILLED WATER SUPPLY	MU	MAKE UP WATER		
D	DEHUMIDIFIER	MVD	MANUAL VOLUME DAMPER		
DAP	DUCT ACCESS PANEL	NC	NORMALLY CLOSED		
DB	DRY BULB	NC	NOISE CRITERIA		
dB	DECIBEL	NFPA	NATIONAL FIRE PROTECTION ASSOC.		
DDC	DIRECT DIGITAL CONTROLS	NG	NATURAL GAS		
DEC	DIRECT EVAPORATIVE COOLING	NO	NORMALLY OPEN		
DG	DOOR GRILLE	NO	NUMBER		
DIA	DIAMETER	NPSH	NET POSITIVE SUCTION HEAD		
DISCH	DISCHARGE	OA	OUTSIDE AIR		
DIV	DIVISION	OD	OUTSIDE DIAMETER		
DIV 21	FIRE PROTECTION WORK	OHP	OVERHEAT PROTECTION		
DIV 22	PLUMBING WORK	OLP	OVERLOAD PROTECTION		
DIV 23	HVAC WORK	OPR	WT OPERATING WEIGHT		
DIV 26	ELECTRICAL WORK	OPNG	OPENING		
DN	DOWN	OZ	OZONE		
DP	DIFFERENTIAL PRESSURE	P	PUMP		
DR	DRAIN	PC	PLUMBING CONTRACTOR		
DS	DUCT SILENCER	PC	PUMPED CONDENSATE		
EA	EXHAUST AIR	PD	PRESSURE DROP		
EAT	ENTERING AIR TEMPERATURE	PH	PHASE		
EBB	ELECTRIC BASE BOARD	POC	POINT OF CONNECTION		
EC	ELECTRICAL CONTRACTOR	PRESS	PRESSURE		
ECH	EACH	PRV	POWER ROOF VENTILATOR		
EDB	ELECTRIC DUCT HEATER	PRV	PRESSURE REDUCING VALVE		
EEER	ENERGY EFFICIENCY RATIO	PRLV	PRESSURE RELIEF VALVE		
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH		
EFF	EFFICIENCY	PSIG	PSI GAUGE		
EG	EXHAUST GRILLE	PTAC	PACKAGED TERMINAL AIR CONDITION UNIT		
EG	ETHYLENE GLYCOL	PVC	POLYVINYLCHLORIDE		
EL	ELEVATION	QTY	QUANTITY		
ELEC	ELECTRIC/ELECTRICAL	RA	RETURN AIR		
ENTH	ENTHALPY EQUIP EQUIPMENT	RC	REHEAT COIL		
ESP	EXTERNAL STATIC PRESSURE	RD	REFRIGERANT DISCHARGE PIPING		
ET	EXPANSION TANK	REF	RETURN EXHAUST FAN		
EUH	ELECTRIC UNIT HEATER	REQD	REQUIRED		
EVAP	EVAPORATIVE	RF	RELIEF FAN		
EWH	ELECTRIC WALL HEATER	RG	RETURN GRILLE		
EWT	ENTERING WATER TEMPERATURE	RH	RELATIVE HUMIDITY		
EXIST	EXISTING	RL	REFRIGERANT LIQUID LINE		
F	FILTER OR FURNACE	RLA	RUNNING LOAD AMPS		
FA	FACE AREA	RPM	REVOLUTIONS PER MINUTE		
FCU	FAN COIL UNIT	RS	REFRIGERANT SUCTION PIPING		
FD	FIRE DAMPER	RTU	ROOFTOP UNIT		
FLA	FULL LOAD AMPS	SA	SUPPLY AIR		
FLEX	FLEXIBLE	SAT	SATURATED		
FOR	FUEL OIL RETURN	SB	SECURITY BARRIER		
FOS	FUEL OIL SUPPLY	SCFM	CFM, STANDARD CONDTIONS		
FOV	FUEL OIL VENT	SD	SMOKE DAMPER		
FFM	FEET PER MINUTE	SEC GR	SECURITY GRILLE		
FS	FLOW SWITCH	SEER	SEASONAL ENERGY EFFICIENCY RATIO		
FT	FEET	SF	SUPPLY FAN		
FTR	FINNED TUBE RADIATION	SFD	COMBINATION SMOKE/FIRE DAMPER		
FV	FACE VELOCITY	SG	SUPPLY GRILLE		
GA	GAUGE	SP	STATIC PRESSURE		
GAL	GALLON	SPEC	SPECIFICATION		
GBD	GRAVITY BACKDRAFT DAMPER	SQ FT	SQUARE FEET		
GC	GENERAL CONTRACTOR	SS	STAINLESS STEEL		
GPM	GALLONS PER MINUTE	SST	SATURATED SUCTION TEMPERATURE		

NOTE: ALL ABBREVIATIONS MAY NOT BE USED FOR THIS PROJECT



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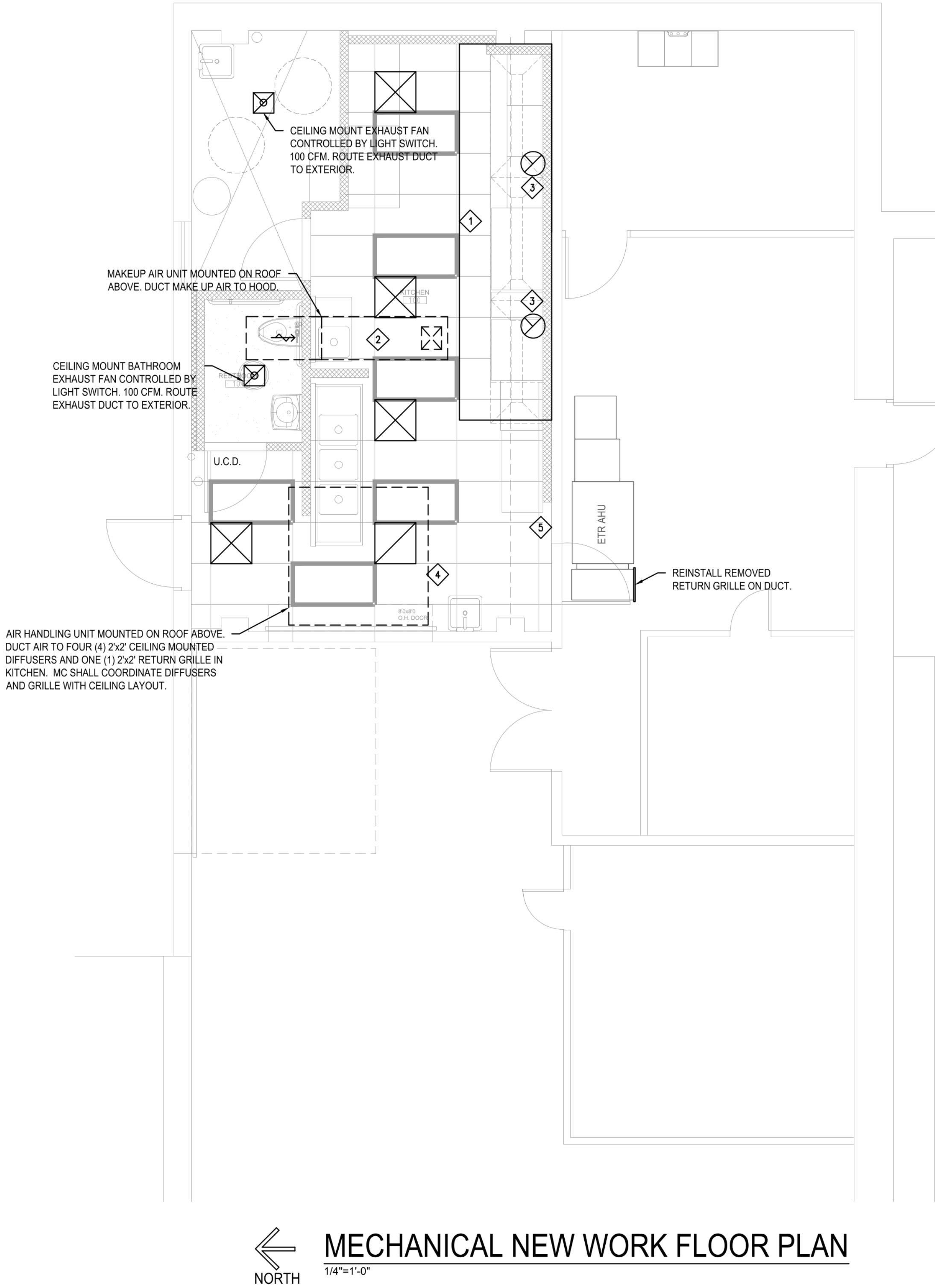
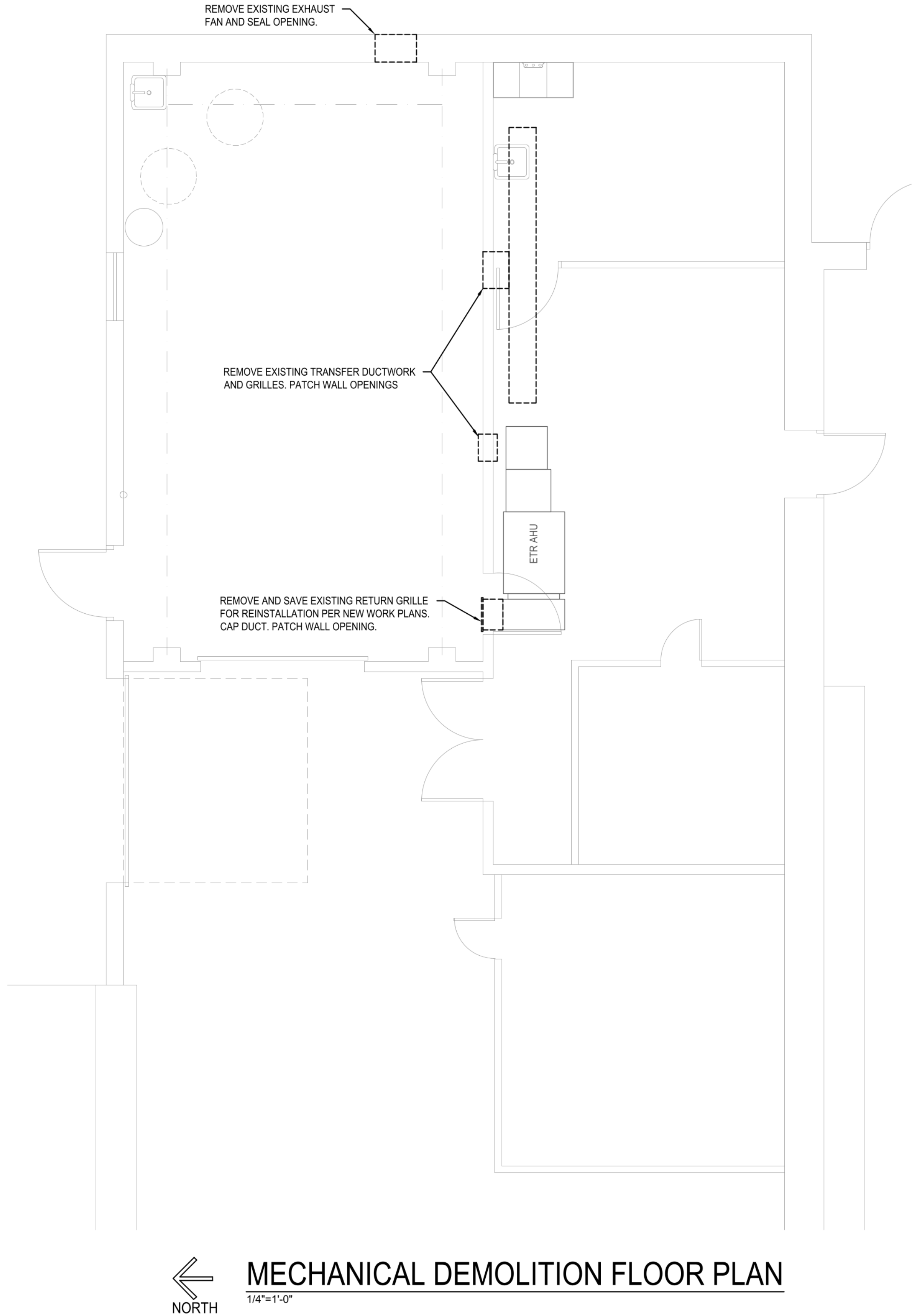
NOTE: ALL DIMENSIONS GIVEN
SHALL BE CONSIDERED TO BE
"V.I.F." OR VERIFY-IN-FIELD

ISSUED FOR BID
04-04-2025

ICA NO. COM 20-002

MECHANICAL FLOOR PLANS

M2.0



GENERAL NOTES:

1. MC SHALL COORDINATE FINAL LOCATION OF ALL ROOFTOP EQUIPMENT WITH EXISTING STRUCTURAL JOISTS AND STRUCTURAL ENGINEER. MAINTAIN ALL RECOMMENDED MANUFACTURER CLEARANCES AND 10'-0" BETWEEN OUTSIDE AIR INTAKE AND EXHAUST.
2. GC SHALL REFER TO CAPTIVEAIRE PROVIDED EQUIPMENT DRAWINGS FOR ADDITIONAL INFORMATION.
3. COORDINATE ALL OPENINGS AND CUTTING AND PATCHING OF ROOF WITH ARCHITECT AND ARCHITECTURAL DRAWINGS.
4. CONTRACTOR SHALL INSTALL ALL REQUIRED DUCTWORK, DIFFUSERS, GAS PIPING, ETC. REQUIRED FOR A COMPLETE MECHANICAL SYSTEM.

KEYED NOTES:

- 1 WALL MOUNT HOOD - CANOPY STYLE. 18'-4" X 54" X 24". STAINLESS STEEL CONSTRUCTION, GREASE COLLECTION TRAY, VAPORPROOF LIGHTS, BAFFLE FILTERS, MAKE-UP AIR PLENUM, ENCLOSURE TO CEILING, S/S WALL PANELING. WEIGHT OF UNIT TO BE PROVIDED BY PAULSON SPECIALTIES.
- 2 DIRECT FIRED MAKE-UP AIR FURNACE. 3200 CFM @ 0.45" E.S.P., CAPTIVEAIRE MODEL 42. 320MBH OUTPUT, ELECTRONIC MODULATION, DUCT-STAT, GALVANIZED HOUSING, EXTERNAL DISCONNECT, ETL LISTED, NATURAL GAS, INTAKE FILTERS AND DAMPER, ROOF CURB. APPROXIMATE WEIGHT OF 650 LBS.
- 3 UPBLAST EXHAUST FAN ON ROOF- 1950 CFM, 240/1, 3/4HP. UL-762 RATED, SERVICE DISCONNECT. ROOF CURB, GREASE BOX, HINGED BASE. APPROXIMATE WEIGHT OF 100 LBS.
- 4 10 TON CAPTIVEAIRE PARAGON ROOFTOP AIR HANDLING UNIT. PROVIDE WITH ROOF CURB, ECONOMIZER, PACKAGED CONTROLS. APPROXIMATE WEIGHT OF 1730 LBS.
- 5 CONTROL PANEL - SWITCHES AND INDICATORS, HEAT SENSORS, VARIABLE SPEED DRIVES, ENERGY MANAGEMENT CONTROL.

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ICA NO. COM 20-002

MECHANICAL ROOF PLANS

M3.0



MECHANICAL NEW WORK ROOF PLAN

1/4"=1'-0"

GENERAL NOTES:

- MC SHALL COORDINATE FINAL LOCATION OF ALL ROOFTOP EQUIPMENT WITH STRUCTURAL ENGINEER. MAINTAIN ALL RECOMMENDED MANUFACTURER CLEARANCES AND 10'-0" BETWEEN OUTSIDE AIR INTAKE AND EXHAUST.

KEYED NOTES:

- NOT USED
- DIRECT FIRED MAKE-UP AIR FURNACE. 3200 CFM @ 0.45" E.S.P., CAPTIVEAIRE MODEL 42. 320MBH OUTPUT, ELECTRONIC MODULATION, DUCT-STAT, GALVANIZED HOUSING, EXTERNAL DISCONNECT, ETL LISTED, NATURAL GAS, INTAKE FILTERS AND DAMPER, ROOF CURB, APPROXIMATE WEIGHT OF 650 LBS.
- UPBLAST EXHAUST FAN ON ROOF- 1950 CFM, 240/1, 3/4HP, UL-762 RATED, SERVICE DISCONNECT, ROOF CURB, GREASE BOX, HINGED BASE. APPROXIMATE WEIGHT OF 100 LBS.
- 10 TON PARAGON ROOFTOP AIR HANDLING UNIT. PROVIDE WITH ROOF CURB, ECONOMIZER, PACKAGED CONTROLS. APPROXIMATE WEIGHT OF 1730 LBS.

Electrical Specifications and General Notes

1. General

- 1.1. The Contractor shall provide and pay for all labor, materials and equipment necessary for a complete and functional electrical system(s). Items and accessories implied as necessary to complete the proper operation of the system(s) shall be provided.
- 1.2. Materials and installation shall comply with codes, utility requirements, laws and ordinances of federal, state, OSHA and local governing bodies having jurisdiction. The Contractor shall familiarize himself with all the local code amendments to ensure compliance.
- 1.3. The Contractor shall guarantee all materials and workmanship for a period of 12 months after final acceptance of the work.
- 1.4. Clean Up: The contractor is responsible for daily cleanup of all items associated to their trade in order to maintain a "broom swept" condition.
- 1.5. Approvals: the contractor is required to test, adjust and retest systems as required in order to obtain approvals from local jurisdictions, Owners insurance and underwriters, and Owners representatives.
- 1.6. The contract documents are not a direction for the contractor to violate any codes or local amendments. Should the contractor believe a code violation is present in the contract documents he shall bring it to the attention of the engineer immediately with an accompanying code reference or standard. The contractor shall not proceed with any work until the potential conflict has been resolved.

2. Review of contract documents and field conditions

- 2.1. The Contractor shall carefully examine all contract documents, visit the site, and become thoroughly familiar with the building standards and local conditions relating to the work. Failure to do so shall not relieve the Contractor of the obligations of the contract. Identify all discrepancies to the Engineer.
- 2.2. The drawings shall serve to indicate the general layout of the various items of equipment. The layout of the equipment may not include all items required. Accessories and other components are diagrammatic unless specifically shown or dimensioned. Existing conditions are reflective of as-built/as-designed drawings and items that were visually observable during the time of the field survey. Due to occupancy and accessibility, not all areas may have been field verified. The Contractor shall review all existing conditions prior to Bid and shall identify all areas in question within his Bid. Items not identified during the bidding process will be assumed to have been field verified and no issues or conflicts exist.
- 2.3. The Contractor shall notify the Engineer of any materials, equipment or configuration believed to be inadequate, unsuitable, in violation of laws, ordinances, rules or regulations of authorities having jurisdiction prior to installation.
- 2.4. The existing power, signal and communication systems are to remain in service to provide for the Owner's function. Should it become necessary to shut down any system or portion of a system, approval in writing shall be obtained from the Owner and shall be only for the period and time agreed upon. The bid is to include the cost of any temporary wiring and premium time required for the shutdown.
- 2.5. Cost Change Requests: all cost change requests shall be submitted using the latest edition of "RSMMeans Electrical Cost Data". All requests shall be submitted broken down with the following:
 - 2.5.1. Material cost per item, linear foot, etc.
 - 2.5.2. Labor cost including cost per man hour and quantity of hours
 - 2.5.3. Overhead and profit percentage
 - 2.5.4. Total cost of the change order
- 2.6. All change requests shall be accompanied by initiating sketch, addenda, bulletin, directive, etc. including number for tracking. All change requirements shall include the date of documents the original, and changes were based off of.
- 2.7. Any associated costs for drafting to include the document change into the "AS-BUILT" documents shall not exceed 10% of the cost of change request. This shall include three dimensional drafting or BIM implementation.
- 2.8. Should the Contractor elect not to use RSMMeans, this qualification must be outlined in writing in the Contractors bid. Alternatives to RSMMeans shall be submitted in all inclusive (material and labor) unit prices, and each unit price shall be defined in the Contractors bid. All items not defined in the bid shall be reviewed using RSMMeans.
- 2.9. The Contractor shall coordinate all phasing requirements with the General Contractor and/or Architect during bid. All costs to accommodate required phasing shall be included in bid.
- 2.10. All projects prepared using Revit or other three dimensional design tool shall not be assumed by the Contractor to be 100% coordinated installation documents. The Contractor shall fully field survey existing conditions and prepare shop drawings coordinated with all other trades.

- 2.5.1. Material cost per item, linear foot, etc.
- 2.5.2. Labor cost including cost per man hour and quantity of hours
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3. Permits and fees

- 3.1. The Contractor shall secure and pay for all permits, governmental fees, taxes, inspections and licenses necessary for the proper execution and completion of the work.
- 3.2. The Contractor shall submit complete floor plan and ceiling plans drawn to the scale of the Construction Documents, showing all equipment, wireways, and conduit to be installed. The complete branch wiring distribution system shall also be shown, accurately indicating power supplies, branch circuit runs, circuit designations and locations in walls, floors or ceilings. The drawing shall also show the work coordinated with all other trades. All drawings shall be submitted prior to starting the work, and in accordance with an approved schedule, provided by the Contractor, to avoid any delay on project.
- 3.3. Shop drawings shall include Contractor's name, job address, manufacturers' names, catalog numbers, cuts, diagrams, dimensions, and maintenance clearances and other such descriptive data as may be required to identify and review the equipment. Submittals shall be in logical groups: for example, all lighting fixtures. Partial submittals shall not be reviewed. Reviewing shop drawings by the Engineer is a service only and does not imply a guarantee of existing conditions or building measurements. Reviewing of the shop drawings does in no way alleviate the Contractor of his responsibilities under the contract.
- 3.4. The shop drawing submittals shall be in electronic (.PDF) format unless noted otherwise in the Architectural specifications. Where hard copies are submitted, a minimum of (6) copies will be provided. Electronic shop drawings greater than 10MB in size shall not be submitted via email, but shall be forwarded to the Engineer (and the Architects upon request). The following items shall be submitted for review as applicable by project:
 - 3.4.1. Lighting fixtures, lamps and ballasts/drivers.
 - 3.4.2. Receptacles, switches, wiring devices, dimmers, floor fittings, relays, time switches.
 - 3.4.3. Fuses, disconnect switches, motor starters.
 - 3.4.4. Panelboards, transformers and other distribution equipment.
 - 3.4.5. Fire alarm system, including point-to-point drawings.
 - 3.4.6. Electrifed items provided by other trades IE, elevators, kitchen equipment, etc. shall also be forwarded to the electrical engineer for review and coordination approval.
 - 3.4.7. No equipment shall be purchased or installed without an approved shop drawing submitted. The Contractor assumes all risk associated with failure to comply with this provision.
 - 3.4.8. Substitutions
 - 3.4.8.1. The Contractor may substitute in accordance with the Architectural general provisions of the specifications. Where no Architect is present in the project, all substitutions must be presented in writing, with the Contractors bid. No substitutions will be accepted without prior approval of the Engineer and Architect and/or Owner.
 - 3.4.8.2. The Contractor is required to provide equivalent physical size, materials, weight, performance, criteria, as the product specified. In addition, any differences between the product specified and the substitution which may affect other trades IE electrical characteristics, mechanical characteristics, etc. shall be accounted for prior to suggesting the substitution. All cost impacts to all other trades shall be accounted for in the substitution. No additional costs for other trades (including any required design fees) shall be approved after the approval of the substitution.

4. Submittals and shop drawings

- 4.1. The Contractor shall prepare and submit to governmental agencies and utility companies, the shop drawings that are required by these agencies, for their approval.
- 4.2. The Contractor shall prepare and submit to the Authority Having Jurisdiction, the documents, including drawings, required to obtain approval of emergency lighting and exit sign types and locations. A copy of the approved drawings shall be provided to the Engineer before the start of construction.
- 4.3. The Contractor shall prepare and submit to the Authority Having Jurisdiction, the documents, including drawings, battery calculations, equipment cuts, etc. required to obtain approval of the equipment and locations of the devices that comprise the fire alarm and life safety systems. A copy of the approved drawings shall be provided to the Engineer before the start of construction.
- 4.4. Contractor shall submit complete floor plan and ceiling plans drawn to the scale of the Construction Documents, showing all equipment, wireways, and conduit to be installed. The complete branch wiring distribution system shall also be shown, accurately indicating power supplies, branch circuit runs, circuit designations and locations in walls, floors or ceilings. The drawing shall also show the work coordinated with all other trades. All drawings shall be submitted prior to starting the work, and in accordance with an approved schedule, provided by the Contractor, to avoid any delay on project.
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 - 4.6.1. Lighting fixtures, lamps and ballasts/drivers.
 - 4.6.2. Receptacles, switches, wiring devices, dimmers, floor fittings, relays, time switches.
 - 4.6.3. Fuses, disconnect switches, motor starters.
 - 4.6.4. Panelboards, transformers and other distribution equipment.
 - 4.6.5. Fire alarm system, including point-to-point drawings.
 - 4.6.6. Electrifed items provided by other trades IE, elevators, kitchen equipment, etc. shall also be forwarded to the electrical engineer for review and coordination approval.
 - 4.6.7. No equipment shall be purchased or installed without an approved shop drawing submitted. The Contractor assumes all risk associated with failure to comply with this provision.
 - 4.6.8. Substitutions
 - 4.6.8.1. The Contractor may substitute in accordance with the Architectural general provisions of the specifications. Where no Architect is present in the project, all substitutions must be presented in writing, with the Contractors bid. No substitutions will be accepted without prior approval of the Engineer and Architect and/or Owner.
 - 4.6.8.2. The Contractor is required to provide equivalent physical size, materials, weight, performance, criteria, as the product specified. In addition, any differences between the product specified and the substitution which may affect other trades IE electrical characteristics, mechanical characteristics, etc. shall be accounted for prior to suggesting the substitution. All cost impacts to all other trades shall be accounted for in the substitution. No additional costs for other trades (including any required design fees) shall be approved after the approval of the substitution.

5. Cutting and patching

- 5.1. All cutting, drilling and patching of building concrete, masonry, steel or iron work shall be included by the Contractor, so that the work shall be properly installed. Under no conditions may structural work be cut, without written approval from the Engineer and Structural Engineer prior to the start of work.
- 5.2. The Contractor shall x-ray or use ground penetrating radar (GPR) prior to coring ensure that all proposed floor core locations are free of embedded conduit, steel rebar, etc.
- 5.3. All coring or holes drilled into the structural floor, of any size, shall be pre-approved and inspected by the building Engineer. Store the core spools for inspection prior to disposal. Notify the Engineer if there is any damage to raceways that are buried in the slab. The Contractor shall remove any devices or raceways that are placed into the holes prior to inspection.
- 5.4. Fire seal all penetrations through rated walls, ceilings, and floors with approved firestopping. When coring into parking garage, areas with gaseous fire suppression systems and similar areas where transfer of air from one side to the other is a concern, those penetrations shall be properly sealed to prevent that migration of air/gasses.

6. Construction requirements

- 6.1. The Contractor shall provide and maintain temporary power, lighting and wiring for the performance of all trades, for the entire period of construction and shall remove all temporary services at the completion of construction.
- 6.2. Materials and equipment shall be listed and/or labeled by UL, ETL, CSA or another nationally recognized testing laboratory and shall be rated for a minimum temperature of 75°C.
- 6.3. All materials used shall be new, unless specifically indicated as existing to be re-used.
- 6.4. All materials and equipment shall be stored, handled, erected, installed, connected, cleaned, adjusted, tested, conditioned, and placed in service in accordance with the manufacturers' directions and recommendations.
- 6.5. Except as noted otherwise, all work required including labor, equipment, and materials shall be in strict compliance with the building standard.
- 6.6. Where temporary power is required to maintain continuity of electrical service during construction, the Contractor shall provide any and all temporary generators, panels, connections, transfer switches, etc. as required including multiple shut downs where required for the entire construction period. All costs shall be included in the Contractor's bid.
- 6.7. Equipment Installation/Removal Access. Access to install or remove electrical equipment shall be identified by the Architect or Engineer. Where not indicated, all required access shall be defined by the Electrical Contractor at the time of bid.

7. Demolition

- 7.1. The Contractor shall review with the Owner prior to removal, all

equipment, fixtures, devices, etc., which are to be salvaged. These items shall be carefully removed undamaged and shall be returned to Owner's stock. All items that the Owner does not salvage and which are not re-used shall become the property of the Contractor and shall be removed from the site. Include in the bid, the cost of proper disposal of all debris or refuse.

- 7.2. Coordinate with the manufacturers of existing equipment that is to be revised or extended and include all work necessary for the proper completion of the revisions.
- 7.3. Where existing electrical work must be removed as a result of alterations, it shall be completely removed, back to the first outlet which is unaffected by the revision. All raceways, conduit, wire, supports, hangers, etc. shall be included under this requirement. Conduit that is embedded in concrete or otherwise inaccessibly positioned may be abandoned. In such cases, all wire shall be pulled out of the conduit back to source and the conduit shall be itself plugged and tagged at each end.
- 7.4. Where the work is adjacent to an existing area that is to remain, the Contractor shall maintain service to all equipment, lighting fixtures, and outlets that are outside the limits of construction. Maintain continuity of circuits as required.
- 7.5. The Contractor shall be responsible for damage caused to the existing conditions or other Contractor's work, including damage outside the limits of construction. Repair or replace any existing equipment that is to remain that is damaged during the work.
- 7.6. Cap all unused raceways, boxes or knockouts.
- 7.7. The Electrical Contractor shall disconnect and make safe for removal any mechanical, plumbing, or equipment provided by others as listed elsewhere in the contract documents.

8. Raceways

- 8.1. Provide complete metal raceway systems and enclosures for all lighting, power, telecommunications, fire alarm, and security wiring throughout the extent of the required systems.
- 8.2. Raceways shall consist of the following:
 - 8.2.1. Electrical metallic tubing (EMT) shall be used indoors. EMT fittings shall be of the steel compression type.
 - 8.2.2. All conduit fittings within environmental air/plenum areas shall be compression type or threaded.
 - 8.2.3. Rigid metallic conduit (RMC) or intermediate metal conduit (IMC) shall be used for any size conduit routed outdoors, where in direct contact with the earth, incoming electrical service, power conduits 2-1/2" diameter or larger, or any size conduit when encased in the floor slab. All RMC and IMC fittings and couplings shall be threaded.
 - 8.2.4. Where exposed to corrosive environments or liquids, conduit shall be PVC coated IMC with a zinc supplemental substrate coating. All PVC coated IMC fittings and couplings shall be threaded.
- 8.3. Minimum conduit size for live voltage interior installations shall be 3/4" unless otherwise indicated. Where installed outside, minimum conduit size shall be 3/4" unless otherwise indicated.
- 8.4. Where conduit crosses expansion joints or otherwise subject to movement and/or expansion, provide UL listed expansion fittings with external ground jumpers to prevent damage to enclosed conductors or connected equipment.
- 8.5. Communications system and low voltage control cabling raceway:

The raceway system for combination telephone/data outlets shall utilize a 4" square 2-1/8" deep back box with single gang flush wall opening with a 3/4" conduit to the raceway system. Terminate each conduit with a nylon bushing. Provide a raceway system of conduits, configured for at least 2 cables per outlet, 0.24" OD, unless otherwise noted or inferred. Utilize wide-radius bends and oversized junction boxes. The conduits shall terminate where noted on the plans. The grouping of cables shall be as follows:

Maximum Quantity of Cables in Conduit

Conduit Trade	Cable Outside Diameter				
Size	0.19"	0.23"	0.27"	0.31"	0.35"
3/4"	7	5	3	3	2
1"	11	8	6	4	3
1 1/4"	19	13	10	8	6
1 1/2"	26	18	13	10	8
2"	43	30	22	17	13
2 1/2"	62	43	31	24	19
3"	95	66	49	37	29
4"	163	113	83	64	50

This table applies only to power limited Class 2 communications cabling as per Article 800 of the Electrical Code. Conduit fill is based on 40% initial fill factor assuming straight runs with no offsets or bends. These values represent the minimum acceptable fill ratio and shall only be used if there is no guidance on the drawings or from the structured cabling vendor. Contractor shall confirm exact conduit fill ratios as required to maintain the structured cabling system's performance warrantee. Provide larger/additional conduit raceways where inferred or directed. This chart does not apply where POE Plus is utilized due to conductor heat dissipation issues.

- 8.6. Provide a pull wire or rope in all empty conduit.
- 8.7. All raceways shall be concealed. Devices shall be flush mounted, unless otherwise noted.
- 8.8. Each switch, lighting fixture, receptacle, and other miscellaneous devices shall be provided with a galvanized pressed steel outlet box of not less than No. 14 US gauge steel. Raceways shall be fastened with locknuts. All unused knockouts must be sealed. There must be sufficient volume per Code for conductors and devices - deep boxes shall be installed where required. Boxes shall be securely and adequately supported.
- 8.9. Final connections to motors, transformers, and similar equipment that are subject to vibration or adjustment shall be made with sections of flexible metal conduit. The minimum length shall be 18" and the maximum shall be 36" long.
- 8.10. In suspended ceilings where recessed lighting fixtures are installed, provide junction boxes near the fixtures for extending the branch circuit conductors to the fixture using flexible metal conduit. The flexible metal conduit shall be 3/8" minimum, in lengths not exceeding 6". Flexible conduit shall be plenum rated where applicable.
- 8.11. The Contractor may reuse existing raceways wherever possible, provided they are of suitable size, cleaned, in good condition and are properly supported. All wiring shall be new. Where conduit systems are used as a ground path, continuity of ground shall be tested prior to reuse.

- 8.12. In suspended ceilings, provide dedicated support for conduit and junction boxes directly from the structural slab, deck, or framing provided for that purpose. Branch circuit conduits shall not be clipped to ductwork, the ceiling support wires or spline unless that ceiling system has been specifically designed for that purpose.
- 8.13. The Contractor shall field verify exact conduit raceway termination locations and configuration requirements for all specialized systems that require conduit raceways but are furnished by others (audio/visual, structured cabling, security system, etc.) to ensure that all associated electrical work is included in his bid. This coordination with related trades and vendors shall be performed prior to start of work.

9. Conductors

- 9.1. Branch circuit wire for use in interior dry locations no. 8 AWG and smaller shall be type THHN copper conductors. All other size wire for use in interior dry locations shall be dual rated THHN/THWN 600 volt insulated copper conductors. Wire that is installed in raceways outdoors, or in damp or wet locations shall be type XHHW-2, 600 volt insulated copper conductors. No wire smaller than no. 12 AWG shall be used for lighting or power wiring. Wire no. 10 AWG and smaller shall be solid and wire no. 8 AWG and larger shall be stranded. Aluminum conductors are not acceptable unless specifically called for in the design documents. Ampacity of the conductors to be installed shall be at least equal to the size of the upstream overcurrent protection device unless otherwise noted.
- 9.2. Wire size shown on the contract drawings is a minimum size only. The contractor shall adjust the branch circuit size accordingly to account for the voltage drop. Maximum voltage drop allowed for branch circuits shall be no more than 3% at the furthest device. Maximum voltage drop allowed for feeders shall be no more than 2%.
- 9.3. Where multiwire branch circuits are utilized, provide an approved means that will simultaneously disconnect all ungrounded conductors, otherwise, provide dedicated neutrals for each circuit.

10. Grounding

- 10.1. Provide dedicated ground conductor in all branch circuits and feeders.
- 10.2. Comply with UL467 for grounding and bonding of equipment.
- 10.3. Comply with all local jurisdictional requirements for grounding requirements.
- 10.4. Ground all electrical devices and non-current-carrying conductive materials enclosing electrical conductors or utilization equipment, or forming part of such equipment, etc. - all as in accordance with Article 250 of the Electrical Code.

11. Wiring devices

- 11.1. Special receptacles shall be as noted on the drawings. The Contractor shall provide all special outlet boxes that may be required to enclose receptacles.
- 11.2. Receptacles and switches shall be rectangular decorator style with smooth face, 20A rated, commercial specification grade, back and side wired, plated steel wrap-around bridge, rocker type switch operators and thermoplastic nylon face.
- 11.3. Devices with back-slab/push-in type wiring connectors are not acceptable.
- 11.4. Faceplates shall be thermoplastic nylon.
- 11.5. Faceplates in kitchens and wet locations where not provided with a weatherproof cover shall be type 302/304 stainless steel, nonmagnetic.
- 11.6. The color of receptacles, switches, and wall plates shall be as specified by Architect.
- 11.7. Controlled receptacles shall be identified with a specific symbol and the word "CONTROLLED" per Electrical Code.
- 11.8. Provide permanent marking on the inside of cover plate of each wiring device indicating panel and circuit number.
- 11.9. Wiring devices shall be manufactured by Eaton, Hubbell, Legrand, or Leviton.

12. Floor fittings

- 12.1. Where floor fittings require flush mounting without penetration through the floor slab, they shall be of a standard device listed for that purpose. Coordinate all device locations with Architect, furniture layout, structural beams and floor construction prior to beginning work. Include in the bid the channeling and patching of the floor. Floor fittings shall be as follows:
 - 12.1.1. Flush floor boxes shall be adjustable, standard-depth cast iron construction, with a UL scrub-tight, rectangular gasketed cover plate and matching carpet flange. Provide one continuous cover plate for multiple boxes. Manufactured by Hubbell, Wiremold, or Thomas & Betts. Refer to plans for manufacturer and model number.
 - 12.1.2. Shallow flush floor boxes shall be nonadjustable, single gang, cast iron construction, with round or rectangular satin finish brass cover plate and matching carpet flange, total depth of 2". Manufactured by Wiremold or Hubbell.
- 12.2. Remove unused through-floor fittings and patch slab as required to restore its structural integrity. Remove associated conduit raceways and cabling in ceiling space below. Do not abandon through-floor fittings in place.

13. Lighting

- 13.1. The Contractor shall verify the ceiling type before ordering lighting fixtures. Recessed fixtures installed in plenum ceiling shall be City of Chicago (CCEA) plenum approved and designed for air return to plenum. Fixtures shall be provided with the proper frame or adapter to receive the type of ceiling, complete with lamps, lenses, and caps, mounting hardware, etc. Modify the fixture catalog numbers as required to obtain the necessary options and accessories.
- 13.2. Each lighting fixture shall be rigidly supported from the building construction and shall include suspension hangers, devices and other work for fixture support. Fixtures shall not be supported from the ceiling grid system unless the ceiling system is specifically manufactured and approved to do so and allowable by the Authority Having Jurisdiction.
- 13.3. Clean and refurbish all existing light fixtures within the limits of construction. Replace any failed ballasts and replace all damaged fixture doors, lenses or louvers. Clean & relamp all existing lighting fixtures at completion of construction.

14. Fire alarm

- 14.1. Provide a fully functional extension of the building fire alarm system or new system as indicated on contract drawings. Include all necessary hardware and software improvements and point-to-point wiring diagrams. Provide additional circuits, power supplies and amplification as required. Test, adjust, program and recertify the system at the completion of construction. Provide updates to all zone schedules and zone maps.
- 14.2. All fire alarm devices shall comply with the Americans With Disabilities Act (ADA) and shall match building standard.
- 14.3. All fire alarm devices shall fully comply with NFPA 72 and ICC/ANSI A117.1-2003, Section 7.702. All visual fire alarm notification appliances within the area of work shall be flash synchronized. Furnish and install additional control modules and power supplies as required.
- 14.4. Where required by Code and/or indicated on the contract documents, interface door access control systems, clean agent fire suppression systems, and other similar system which are furnished by others but require fire alarm connections for compliance with the Code.
- 14.5. Manufacturer: Match existing.
- 14.6. Utilize building approved Contractor.

15. Distribution

- 15.1. All new circuit breakers for existing panelboards shall match existing building panelboard manufacturer and breaker type, with interrupting ratings exceeding the available short circuit current.
- 15.2. All existing circuit breakers that are reused as part of this project shall be cleaned and exercised. Carefully examine and replace any damaged and/or non-functional circuit breakers.
- 15.3. New panelboards shall utilize bolt on type branch circuit breakers, with withstand ratings exceeding the available short circuit current. Manufactured by Eaton, Square D, ABB, General Electric, Siemens.
- 15.4. Three-phase motor starters shall be of the combination type consisting of a fused or non-fused disconnect switch and an across-the-line magnetic starter. Starter contactors shall be minimum NEMA Size 1. All three-phase motor starters shall be furnished with solid-state overload relays to protect all three phases. The relays shall be adjusted for the particular motor it is used with, based on actual nameplate data. Provide one set of form C auxiliary contacts, (1 N.O. and 1 N.C.) in each starter. Provide internal 120-volt control transformer of 100 VA minimum size. Mount the control transformer inside the starter enclosure. Both primary and secondary sides of the control transformer shall be fused. Provide a hand-off-automatic selector switch or start-stop pushbutton on the cover, with motor on/off pilot lights. Manufactured by Siemens, General Electric, Square D, Eaton, or Allen-Bradley.
- 15.5. Fuses 600 ampere and below shall be current-limiting, dual element, time delay, rejection type, UL class RK-1, as manufactured by Bussmann LPS-RK-SP(600V), LPN-RK-SP(250V).
- 15.6. Provide minimum 4" concrete housekeeping pad for all floor mounted equipment.

16. Mechanical/HVAC

- 16.1. Motors:
 - 16.1.1. Refer to the mechanical drawings for exact location of motors.
 - 16.1.2. Contractor shall wire, set and connect all individual motors, controls and equipment.
- 16.2. Provide local disconnect switches for all motors. All disconnects, starters, variable frequency drives, etc. installed by the Electrical Contractor shall be installed so as to provide the Code required clearances. Locations are shown for reference only. The Contractor shall coordinate with all trades prior to rough-in.

17. Execution

- 17.1. Refer to architectural drawings for exact locations and mounting heights of the electrical equipment. Dimensions indicated on the architectural drawings take precedence over those indicated here. Unless otherwise noted, mounting heights shall be as follows:
- 17.2. Receptacles and communications outlets shall be mounted 15" A.F.F. on centerline. The long dimension shall be vertically oriented with ground prong down.
 - 17.2.1. Switches shall be mounted 42" A.F.F. on centerline.
 - 17.2.2. Above-counter outlets and switches shall be mounted at 48"A.F.F. to centerline, but not less than 3-1/2" on centerline above the backslash.
 - 17.2.3. Wall-mounted telephones shall be mounted 48" A.F.F. to centerline.
 - 17.2.4. HVAC user local disconnect switches shall be mounted 54" A.F.F. to centerline.
 - 17.2.5. Where existing devices are present in the area of work, new devices shall be mounted at the same mounting height and orientation to maintain a consistent appearance.

18. Closeout

- 18.1. Upon completion of construction, the Contractor shall balance each panel so that there is no more than 10% difference between phases. The load shall be monitored during the peak a.m. Demand period. However, the reconfiguration of the panel shall occur after close of business. The scheduling of all work shall be with the construction manager. Submit report to Engineer.
- 18.2. The Contractor shall provide new typewritten panel directories for all panels changed or added. Provide engraved plastic labels permanently attached (no adhesives) for all new panels and distribution equipment.
- 18.3. Contractor shall provide all required software and/or technical labor for lighting relay panels, day light sensors, electrical demand meters, uninterruptable power supplies and other similar equipment requiring setup/programming to complete their installation. These technical startup and functional testing services be performed prior to occupancy and shall be subcontracted by the Contractor to the equipment manufacturer or a vendor authorized by the manufacturer to perform such services. All functional testing shall be furnished by the

Contractor, in accordance with the applicable Energy Code requirements. Include at least one (1) extra post occupancy visit for each applicable system for the express purpose of adjustment and user training.

- 18.4. Prior to final acceptance, the Contractor shall provide a written certificate that all equipment and systems have been properly installed per code, cleaned, adjusted and tested. Include in the certificate, correspondence from each equipment manufacturer's representative that the configuration of their equipment, system and the installation conform to the manufacturer's requirements. Certification shall include all operation and maintenance manuals for all equipment.
- 18.5. The Contractor shall provide original "as-built" documents in both hard copy and AutoCAD drawing files. These drawings shall be made at the Contractor's expense on reproducible sheets of the same size as the Architectural drawings. Submit as-built drawings to Engineer.
- 18.6. Contractor Final Payment Final payment shall be withheld until the receipt of final certification of occupancy, approval as-builts, and owners training and corrections of all deficiencies and punch list items have been received.
 - 18.6.1. The Engineer, at his discretion may make portions of the contract documents available in electronic format. These documents are proprietary and remain the Engineer's property and shall be used solely with respect to this project. The documents will be provided for the convenience of the user, for use in preparing shop drawings and/or coordination drawings related to the construction of this project only. The user acknowledges that neither the Engineer, the Architect, Consultants, the Client or the Owner make any warranty or representation that these files reflect the contract documents in their entirety. An agreement and waiver form is available through the Engineer's office and must be signed and submitted prior to delivery of the files.
 - 18.6.2. "As-Built" documents shall include all revisions, bulletins, addenda, etc. included as a part of the project. These files in AutoCAD DWG format are available on execution of a legal waiver.

19. Date-sensitive components

- 19.1. All components, either hardware or software, of any system described in these specifications, which rely upon calendar date and/or time for proper functioning, or which generate, calculate, measure or store calendar date and/or time for internal use, or for use by other systems or components described in these specifications shall continue to correctly and accurately represent and interpret calendar date and time substantially beyond the useful life of the component and its related systems where required by the AHJ.

20. Additional notes

- 20.1. Per 2021 International Energy Conservation Code, Section C408 - System Commissioning, the general contractor shall ensure that documentation is provided as required for compliance with C408.3 - Lighting System Functional Testing. Subcontract commissioning/functional test work to the lighting control system manufacturer or a manufacturer's authorized representative as required by the AHJ. Submit executed copies of the functional checklists to Engineer and Owner for approval upon closeout of project.
- 20.2. Electrical Contractor shall comply with all recommended arc flash safety practices per NFPA70E. Utilize appropriately rated personnel protective equipment (PPE) as required. Where new electrical distribution equipment is being installed or existing is significantly modified, contractor shall provide updated arc flash boundary hazard warning labels. Subcontract any required arc flash study update work to the building's approved vendor.

NOTE: ALL DIMENSIONS GIVEN SHALL BE CONSIDERED TO BE "V.I.F." OR VERIFY-IN-FIELD

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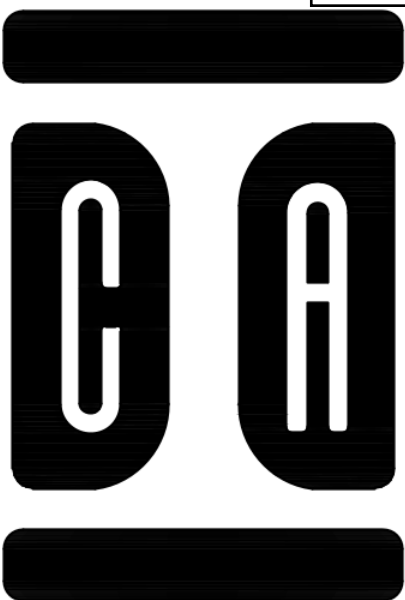
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ELECTRICAL SPECIFICATIONS

ELECTRICAL DRAWING INDEX

E0.0	ELECTRICAL SPECIFICATIONS
E1.0	ELECTRICAL GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
E2.0	ELECTRICAL FLOOR PLANS - KITCHEN
E3.0	ELECTRICAL FLOOR PLANS - FRONT OF BUILDING

E0.0



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ELECTRICAL SYMBOLS,
ABBREVIATIONS, AND
FLOOR PLANS

E1.0

ELECTRICAL ABBREVIATIONS	
A	AMP
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AMP	AMPLIFIER
ATS	AUTOMATIC TRANSFER SWITCH
BFG	BELOW FINISHED GRADE
C	CONDUIT
CB, C/B	CIRCUIT BREAKER(S)
CD	CANDELA
CEF	CEILING EXHAUST FAN
CF	COMBINATION FUSIBLE FULL VOLTAGE STARTER
CKT	CIRCUIT
CM	CONSTRUCTION MANAGER
CO	CARBON MONOXIDE
CPT	CONTROL PANEL TRANSFORMER
CS	COMBINATION STARTER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
D, DS	DISCONNECT SWITCH
DD	DOUBLE DUPLEX
DM	DOOR MANUFACTURER
DN	DOWN
DP	DISTRIBUTION PANELBOARD
DRWGS	DRAWINGS
EC	BY ELECTRICAL CONTRACTOR
EDH	ELECTRIC DUCT HEATER
EF	EXHAUST FAN
EM	EMERGENCY
EP	EXPLOSION PROOF
ERL	EXISTING TO BE RELOCATED
ET	ELAPSED TIMER
ETR	EXISTING TO REMAIN
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WALL HEATER
EX	EXISTING
F	FURNISHED BY
FC	FOOTCANDLE
FD	FUSIBLE DISCONNECT SWITCH
FLA	FULL LOAD AMPS
FS	FLOW SWITCH
FZS	FREEZE STAT

ELECTRICAL ABBREVIATIONS	
GC	PROJECT GENERAL CONTRACTOR
GEN	GENERATOR
GFI	GROUND FAULT INTERRUPTER TYPE
GRD	GROUND
H, HV	HEATING/VENTILATING CONTRACTOR
HOA	HAND/OFF/AUTO SELECTOR SWITCH
HP	HORSEPOWER
IG	ISOLATED GROUND
IU	IN UNIT
JB	JUNCTION BOX
KS	KEY SWITCH
KVA	KILOVOLT-AMPERES
KW	KILOWATT
LD	LOAD (KW OR HP)
LS	LIFE SAFETY
LV	LOW VOLTAGE
LVC	LOW VOLTAGE CONTRACTOR
LVT	LINE VOLTAGE THERMOSTAT (120V)
MAG	MAGNETIC STARTER
MC	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MD	MOTORIZED DAMPER
MDF	MAIN DISTRIBUTION FRAME
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
MNTS	MAINTENANCE SERVICE
MS	MANUAL STARTER
MSB	MAIN SWITCHBOARD
MTD	MOUNTED
NFD	NON-FUSIBLE DISCONNECT SWITCH
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT - 24 HOUR OPERATION
NTS	NOT TO SCALE
NU	NEAR UNIT (REFER TO HVAC & PLUMBING DRAWINGS FOR EXACT LOCATION)
OOS	ON/OFF SWITCH
OU	ON UNIT

ELECTRICAL ABBREVIATIONS	
PCL#	PHOTOCELL, # INDICATES PHOTOCELL DESIGNATION
PBL	PUSH BUTTON WITH PILOT LIGHT
PBS	PUSH BUTTON STATION
PC	PLUMBING CONTRACTOR
PL	PILOT LIGHT
PRV	POWER ROOF VENTILATION
RAF	RETURN AIR FAN
RAI	REMAIN AS IS
RD	REMOVE EXISTING AND DISPOSE OFF SITE
RE	REPLACE EXISTING
RESD	REMOVE EXISTING; SAVE AND/OR DISPOSE OFF SITE (OWNER'S OPTION)
RL	RELOCATED DEVICE OR EQUIPMENT
RVS	REDUCED VOLTAGE STARTER
SB	SOUNDER BASE
SF	SUPPLY FAN
SPD	SURGE PROTECTION DEVICE
SPS	SELECTOR SWITCH
SR	SERVER RACK
SS	SOFT START
SSP	START-STOP WITH PILOT LIGHT
SVS	SUPERVISORY SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCH GEAR
T, XFMR	TRANSFORMER
T-STAT	THERMOSTAT
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
TS	TAMPER SWITCH
TV	TELEVISION
TYP	TYPICAL
UFD	UNDERFLOOR DUCT
UG	UNDERGROUND
UGD	UNDERGROUND DUCT
UH	UNIT HEATER
UOI	UNLESS OTHERWISE INDICATED
UPS	UNINTERRUPTIBLE POWER SUPPLY
USS	UNIT SUBSTATION
W	WATTS
W/	WITH
WAP	WIRELESS ACCESS POINT
WP	WEATHERPROOF
WR	WEATHER RESISTANT

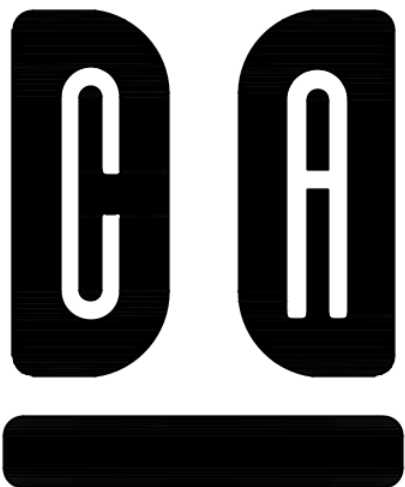
SWITCHING SYMBOLS	
SINGLE POLE TOGGLE SWITCH MOUNTED AT 48" AFF TO TOP OF BOX UOI	
	SWITCH TYPE: (3) THREE WAY (4) FOUR WAY (K) KEY OPERATED (P) PILOT LIGHT (T) TEACHER STATION
SWITCHING DESIGNATION (NO SWITCHING DESIGNATION IMPLIES DEVICE CONTROLS ALL ZONES OR SWITCH LEGS WITHIN THE ROOM IT IS INSTALLED)	

NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT

LIGHT FIXTURE SYMBOLS	
	FIXTURE TYPE PANEL-CIRCUIT CONTROL DEVICE
	RECESSED DOWNLIGHT - ROUND TRIM
	SUSPENDED DOWNLIGHT - ROUND
	RECESSED DOWNLIGHT - SQUARE TRIM
	FLOOD LIGHT
	WALL WASH FIXTURE
	SURFACE FIXTURE
	RECESSED DIRECT-INDIRECT FIXTURE
	RECESSED TROFFER
	LINEAR PENDANT FIXTURE
	CEILING FAN
	CHANDELIER
	WALL MOUNTED SCENCE OR WALL PACK
	SITE LIGHTING POLE MOUNTED FIXTURE
	SITE LIGHTING POST TOP LIGHT FIXTURE/BOLLARD
	UNDERCABINET/STRIP FIXTURE
	EMERGENCY/EGRESS LIGHT FIXTURES
	EMERGENCY BATTERY UNIT - CEILING MOUNTED
	EMERGENCY BATTERY UNIT - WALL MOUNTED
	EXIT SIGN - SINGLE OR DOUBLE FACE, CEILING MOUNTED, PROVIDE ARROWS AS INDICATED
	EXIT SIGN - SINGLE OR DOUBLE FACE, WALL MOUNTED, PROVIDE ARROWS AS INDICATED

NOTE: ALL SYMBOLS MAY NOT BE USED FOR THIS PROJECT

RECEPTACLE SYMBOLS	
	DUPLEX RECEPTACLE
	QUAD RECEPTACLE
	GFI DUPLEX RECEPTACLE
	GFI QUAD RECEPTACLE
	GFI WEATHER RESISTANT TYPE DUPLEX RECEPTACLE. PROVIDE WEATHER RESISTANT IN-USE COVER
	DUPLEX RECEPTACLE MOUNTED FLUSH IN CEILING
	SLASH THROUGH CENTER OF RECEPTACLE SYMBOL INDICATES DEVICE MOUNTED ABOVE COUNTER (H) INDICATES HORIZONTAL MOUNTING
	SHADED SIDES INDICATE GENERATOR FED DEVICE
	SHADED BASE INDICATES SWITCHED RECEPTACLE
	RECEPTACLE WITH INTEGRAL USB CHARGER
	ISOLATED GROUND RECEPTACLE
	SINGLE GANG RECESSED FLOOR BOX. PROVIDE DEVICE AS INDICATED
	TWO-GANG RECESSED FLOOR BOX. PROVIDE DEVICE IN EACH COMPARTMENT AS INDICATED
	THREE-GANG RECESSED FLOOR BOX. PROVIDE DEVICE IN EACH COMPARTMENT AS INDICATED
	FIRE-RATED POKE-THRU DEVICE. PROVIDE POWER AND DATA DEVICES AS INDICATED
	SURFACE WIREMOLD
	JUNCTION BOX - FLOOR / CEILING MOUNTED



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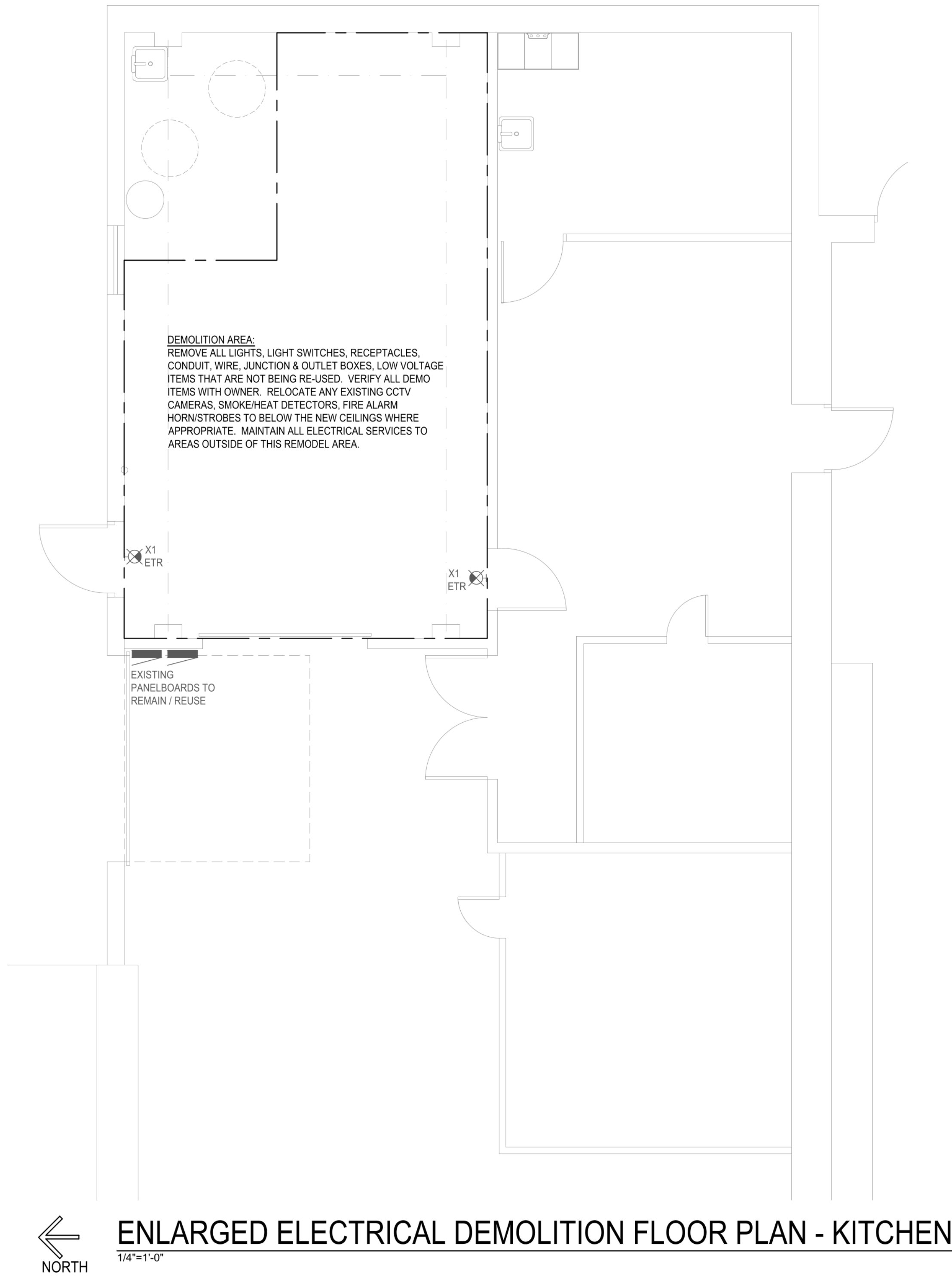
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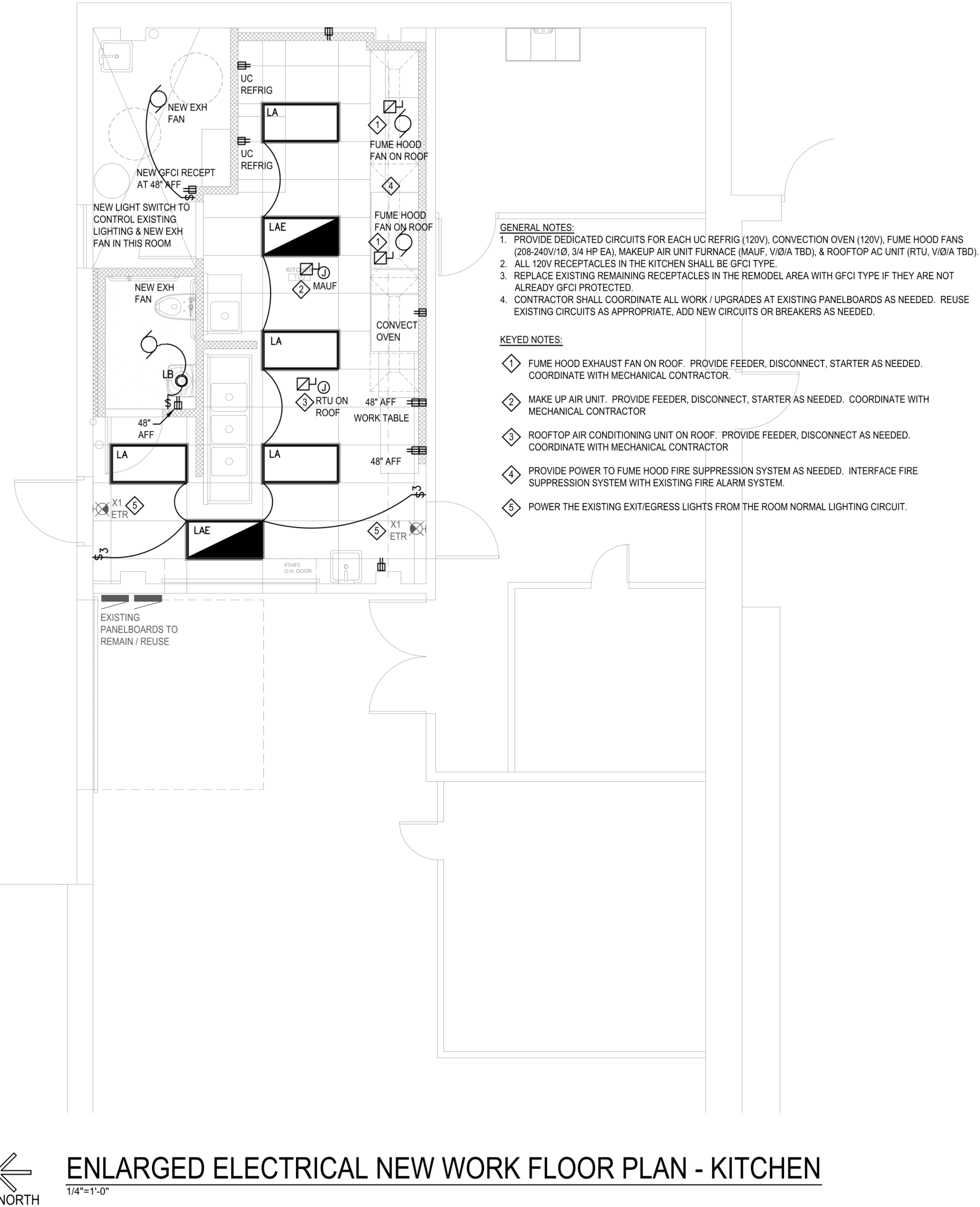
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ELECTRICAL FLOOR PLANS -
KITCHEN

E2.0



ENLARGED ELECTRICAL DEMOLITION FLOOR PLAN - KITCHEN

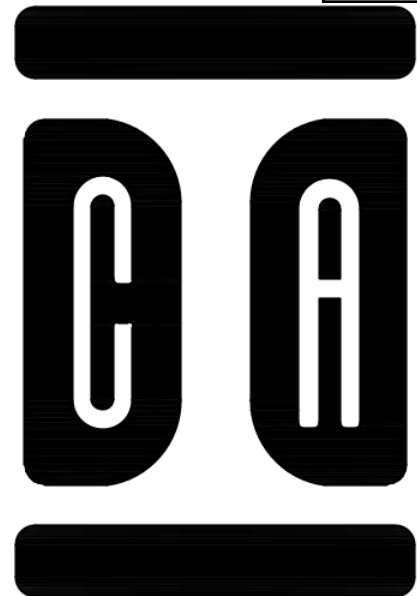


ENLARGED ELECTRICAL NEW WORK FLOOR PLAN - KITCHEN

LIGHT FIXTURE SCHEDULE

Fixture Tag/ID	Description	Manufacturer	Model No	Lumens	Watts	Count	Notes
LA	LAY-IN FIXTURE, 2X4	LITHONIA	CPX 2X4 AL08 SWW7 M2 (HIGH LUMENS), 3500K	6,048	50.56	4	LAY-IN 2X4 LED FIXTURE
LAE	LAY-IN FIXTURE, 2X4, EMERG	LITHONIA	CPX 2X4 AL08 SWW7 M2 (HIGH LUMENS), ILBLP SP10 HE SD A, 3500K	6,048	50.56	2	SAME AS LA BUT WITH EMERGENCY BATTERY
LB	RECESSED DOWNLIGHT LED	LITHONIA/JUNO	QC5WG / RB56 SWW5 MW M6, 3500K	863	10.2	2	WITH SURFACE MOUNT KIT
LC	SOFFIT DOWNLIGHT, LED	LITHONIA / GOTHAM	IV06D 15LM 40K 90CRI MWD MIN10 MV/VOLT NCH P AR LD F	1,500	15	3	LED DOWNLIGHT
LCE	SOFFIT DOWNLIGHT, LED, EMERG	LITHONIA / GOTHAM	IV06D 15LM 40K 90CRI MWD MIN10 MV/VOLT 7W NCH P AR LD F	1,500	15	2	LED DOWNLIGHT WITH EMERGENCY BACKUP
X1	EXIT FIXTURE W/ EMER LTS	LITHONIA	LHQM LED R HO M6			3	LED EXIT/EGRESS COMBO W/ 3W EXTRA CAPACITY, NEW AS REQ'D

NOTE: LITHONIA FIXTURES SELECTED AS BASIS OF DESIGN. EQUIVALENT, APPROVED ALTERNATES ARE ACCEPTABLE.



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LOS PEREZ - ALTERATION
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WATERTOWN, WI 53094

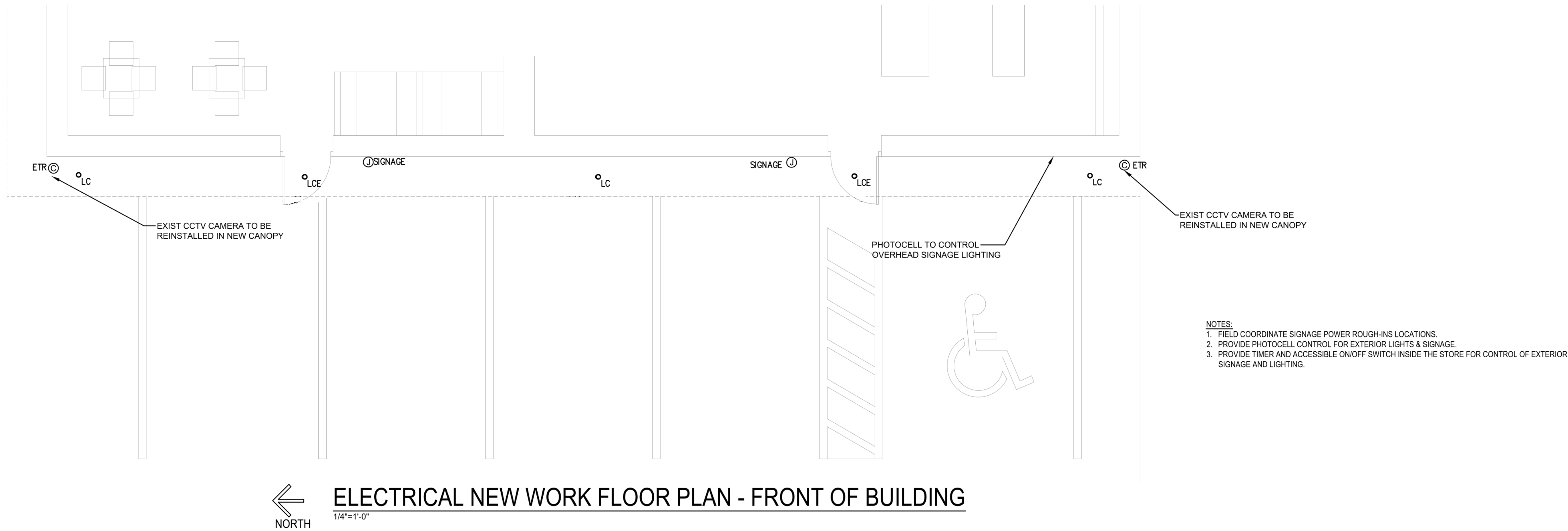
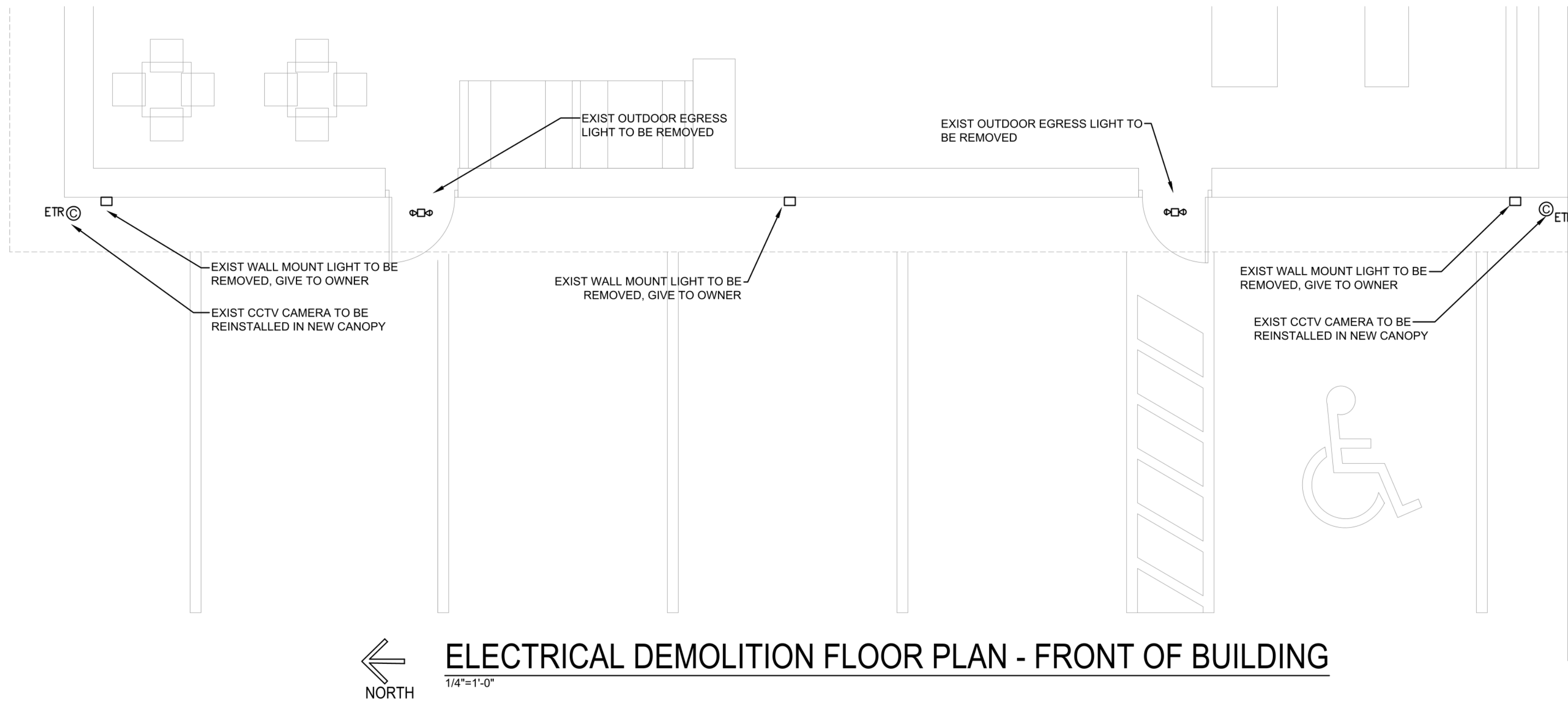
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SHALL BE CONSIDERED TO BE
"V.I.F." OR VERIFY-IN-FIELD

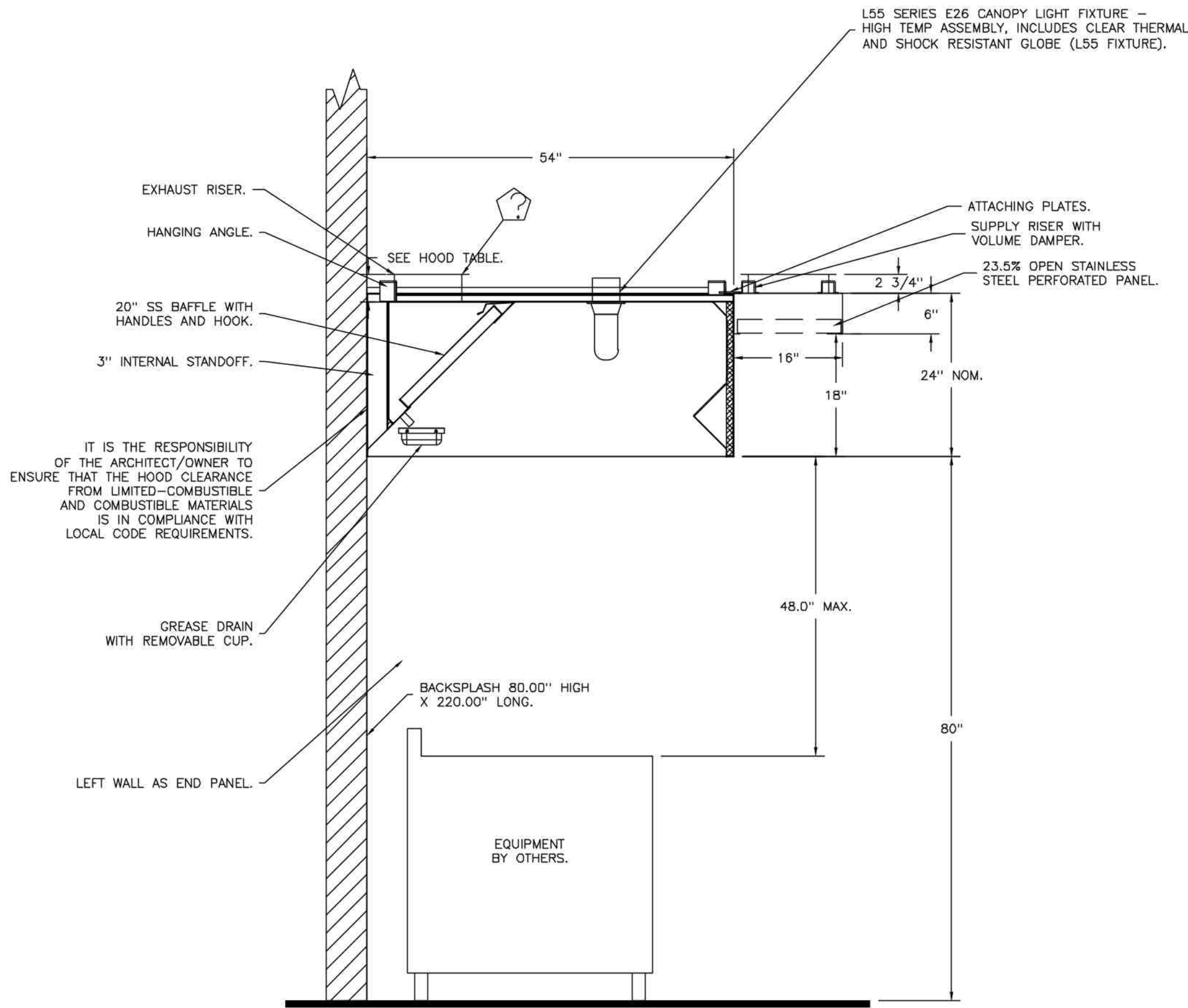
ISSUED FOR BID
04-04-2025

ICA NO. COM 20-002

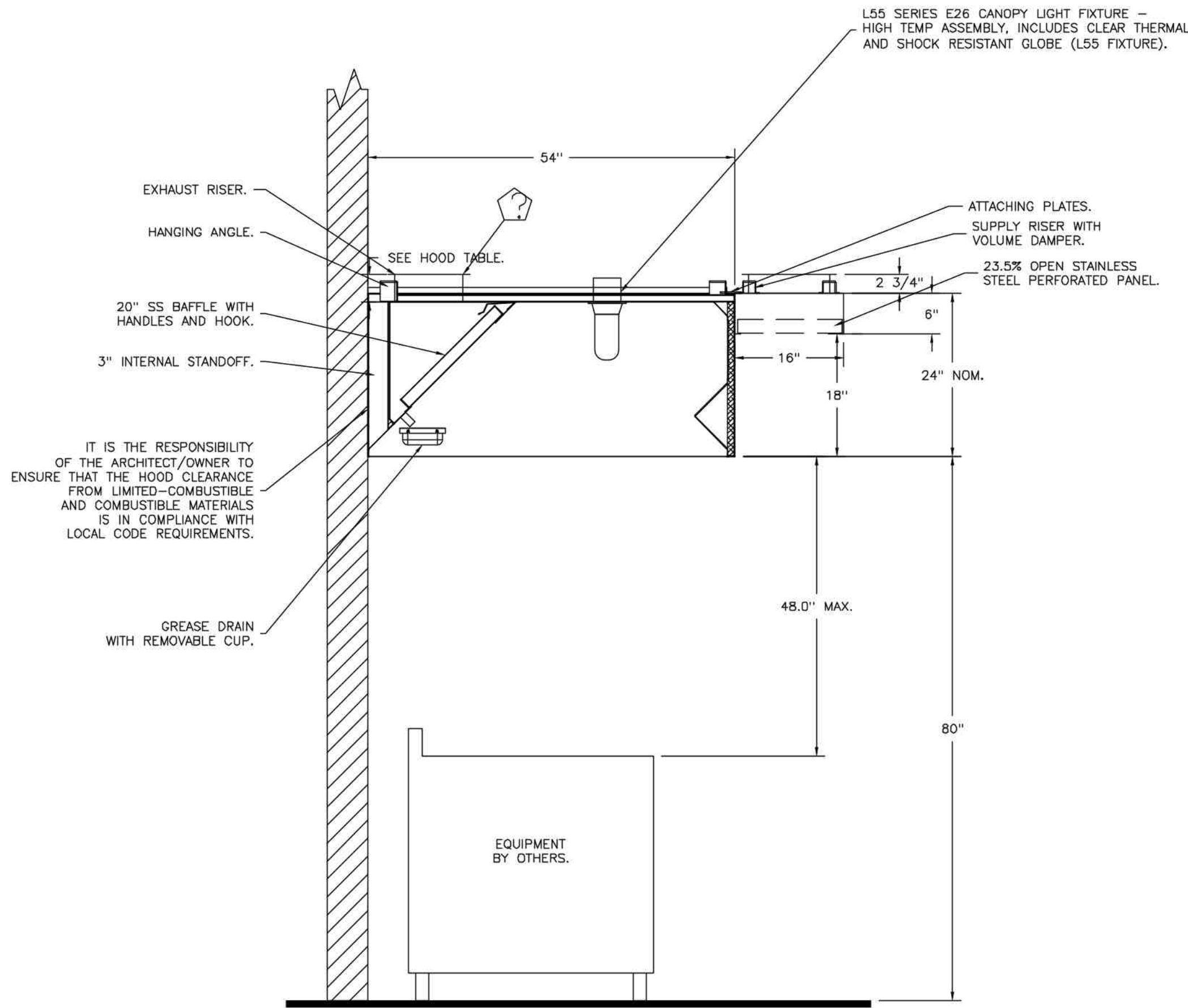
ELECTRICAL FLOOR PLANS -
FRONT OF BUILDING

E3.0

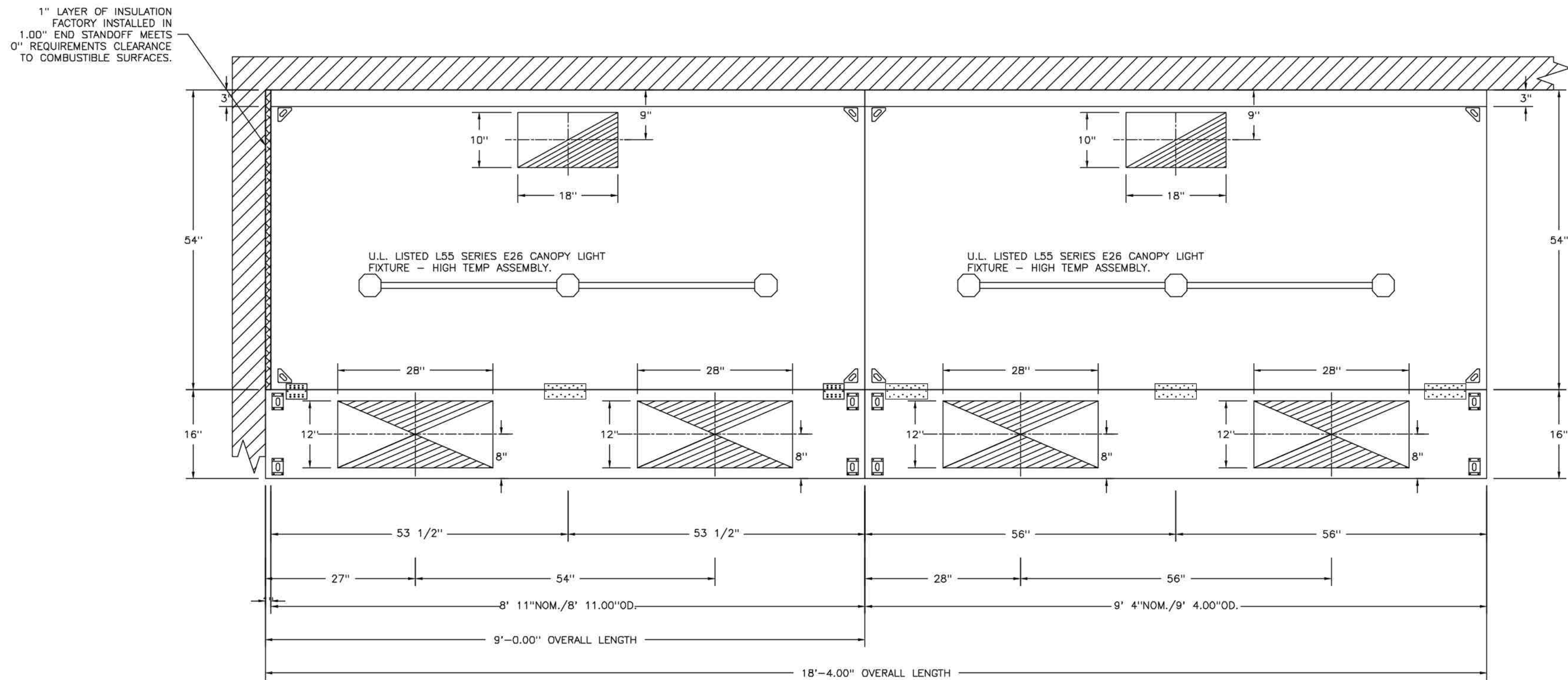




SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #1 (HOOD 1)



SECTION VIEW - MODEL 5424ND-2-PSP-F
HOOD - #2 (HOOD 2)



PLAN VIEW - HOOD #1 (HOOD 1)
8' 11.00" LONG 5424ND-2-PSP-F

PLAN VIEW - HOOD #2 (HOOD 2)
9' 4.00" LONG 5424ND-2-PSP-F

REV		Section 3, Item B.	
NO.	DESCRIPTION	DATE	BY
1			
2			
3			
4			

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Mercadito La Rosita Watertown LT
309 South 3rd Street,
Watertown, WI, 53094

DATE: 1/20/2025
DWG.#: 7284769
DRAWN BY: jfw
SCALE: 3/4" = 1'-0"
MASTER DRAWING

SHEET NO.
2

EXHAUST FAN INFORMATION — JOB#7284769

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	DISCHARGE VELOCITY	WEIGHT (LBS)	SONES
1	EF1	1	DU85HFA	CAPTIVEAIRE	1925	0.750	1318	TEAO-ECM	1.000	0.4020	1	230	6.5	609 FPM	94	12
2	EF2	1	DU85HFA	CAPTIVEAIRE	1925	0.750	1318	TEAO-ECM	1.000	0.4020	1	230	6.5	609 FPM	94	12

MUA FAN INFORMATION — JOB#7284769

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	BLOWER	HOUSING	MIN CFM	DESIGN CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	MCA	MOCP	WEIGHT (LBS)	SONES
3	MUA-1	1	A2-D.500-20D	20MF-2-MOD	A2-D.500	2000	3225	0.450	1279	ODP,PREMIUM	3.000	1.1440	3	208	9.5	11.9A	20A	695	10.6

GAS FIRED MAKE-UP AIR UNIT(S)

FAN UNIT NO	TAG	INPUT BTUs	OUTPUT BTUs	TEMP RISE	REQUIRED INPUT GAS PRESSURE	GAS TYPE	BURNER EFFICIENCY(%)
3	MUA-1	318601	293113	90°F	7 IN. W.C. — 14 IN. W.C.	NATURAL	92

FAN OPTIONS

FAN UNIT NO	TAG	QTY	DESCRIPTION
1	EF1	1	GREASE BOX
		1	FAN BASE CERAMIC SEAL — DU/DR85HFA — INSTALLED AT PLANT — FOR GREASE DUCTS
		1	ECM WIRING PACKAGE — PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
2	EF2	1	2 YEAR PARTS WARRANTY
		1	GREASE BOX
		1	FAN BASE CERAMIC SEAL — DU/DR85HFA — INSTALLED AT PLANT — FOR GREASE DUCTS
3	MUA-1	1	ECM WIRING PACKAGE — PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION
		1	2 YEAR PARTS WARRANTY
		1	SIZE 2 TEMPERED COMMERCIAL DOWN DISCHARGE FOR DIRECT DRIVE AHUS
		1	INLET PRESSURE GAUGE, 0-35"
		1	MANIFOLD PRESSURE GAUGE, -5 TO 15" WC
		1	BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE)
		1	SHIP LOOSE GAS STRAINER 1"
		1	CASLINK BUILDING MONITORING SYSTEM — INTERNET OR CELLULAR CONNECTION REQUIRED
		1	MOTORIZED BACKDRAFT DAMPER FOR A2-D HOUSING — MEETS AMCA CLASS 1A RATING
		1	SEPARATE 120V WIRING PACKAGE (REQUIRED AND USED ONLY FOR DCV OR PREWIRE WITH VFD) — THREE PHASE ONLY
		1	SIZE 2 DIRECT FIRED HEATER LOW CFM PROFILE PACKAGE — USED ON HEATERS UNDER 2500 CFM
		1	2 YEAR PARTS WARRANTY
		1	EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET

FAN ACCESSORIES

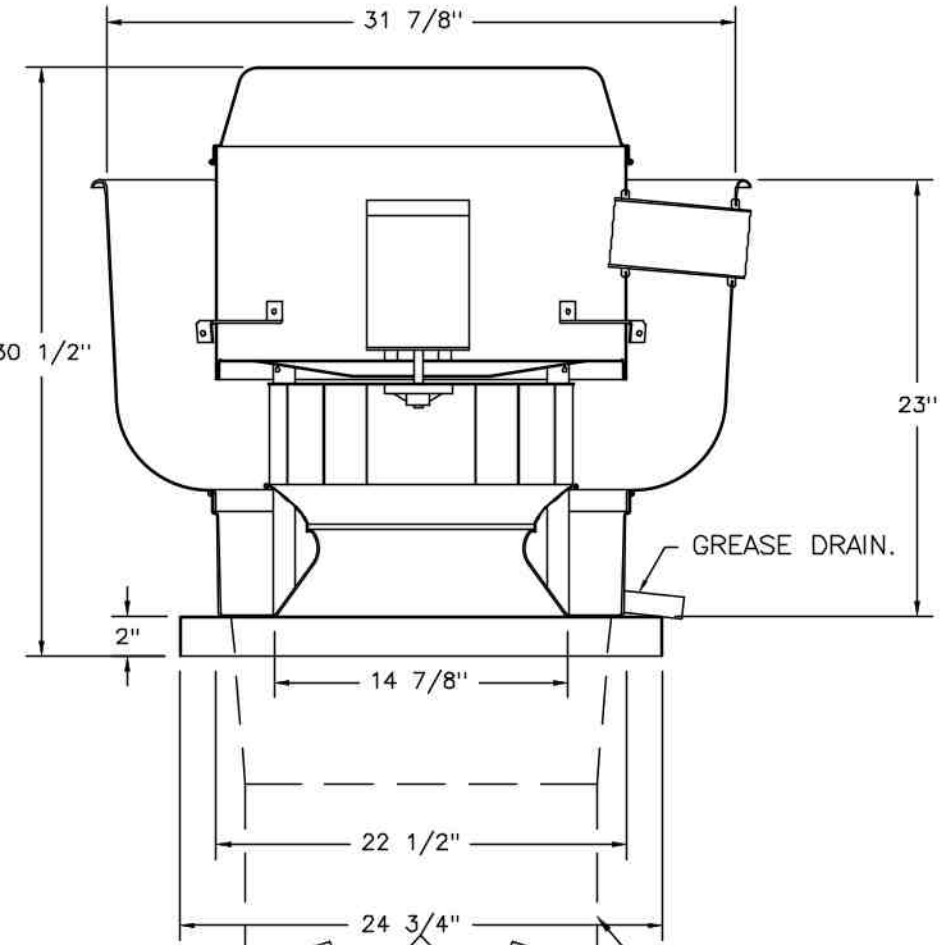
FAN UNIT NO	TAG	EXHAUST			SUPPLY			
		GREASE CUP	GRAVITY DAMPER	WALL MOUNT	SIDE DISCHARGE	GRAVITY DAMPER	MOTORIZED DAMPER	WALL MOUNT
1	EF1	YES						
2	EF2	YES						
3	MUA-1						YES	

CURB ASSEMBLIES

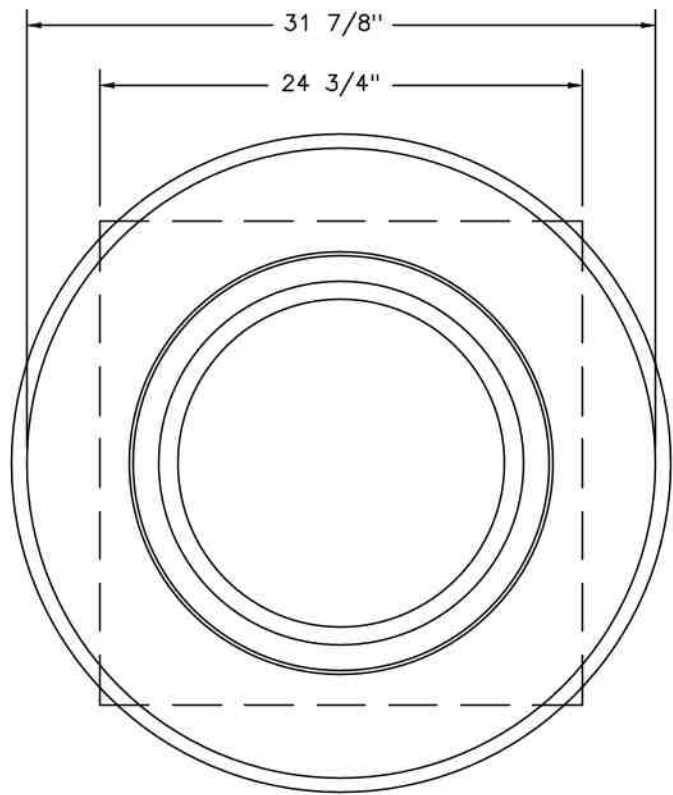
NO	ON FAN	TAG	WEIGHT	ITEM	SIZE
1	# 1	EF1	41 LBS	CURB	23.000"W X 23.000"L X 24.000"H INSULATED VENTED HINGED.
2	# 2	EF2	41 LBS	CURB	23.000"W X 23.000"L X 24.000"H INSULATED VENTED HINGED.
3	# 3	MUA-1	80 LBS	CURB	31.000"W X 79.000"L X 20.000"H INSULATED.

HMI SCHEDULE				
UNIT NUMBER	HMI #	HMI LOCATION	TEMP AVERAGING	MODBUS ADDRESS
FAN #3	HMI #1 — UNIT	IN UNIT	NOT AVERAGED	55

FANS #1 (EF1), #2 (EF2) — DU85HFA EXHAUST FAN



DUCTWORK BETWEEN EXHAUST RISER ON HOOD AND FAN (BY OTHERS).



TOP VIEW

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- ROOF MOUNTED FANS.
- RESTAURANT MODEL.
- UL705 AND UL762 AND ULC-S645
- VARIABLE SPEED CONTROL.
- INTERNAL WIRING.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- HIGH HEAT OPERATION 300°F (149°C).
- GREASE CLASSIFICATION TESTING.
- NEMA 3R SAFETY DISCONNECT SWITCH.

NORMAL TEMPERATURE TEST

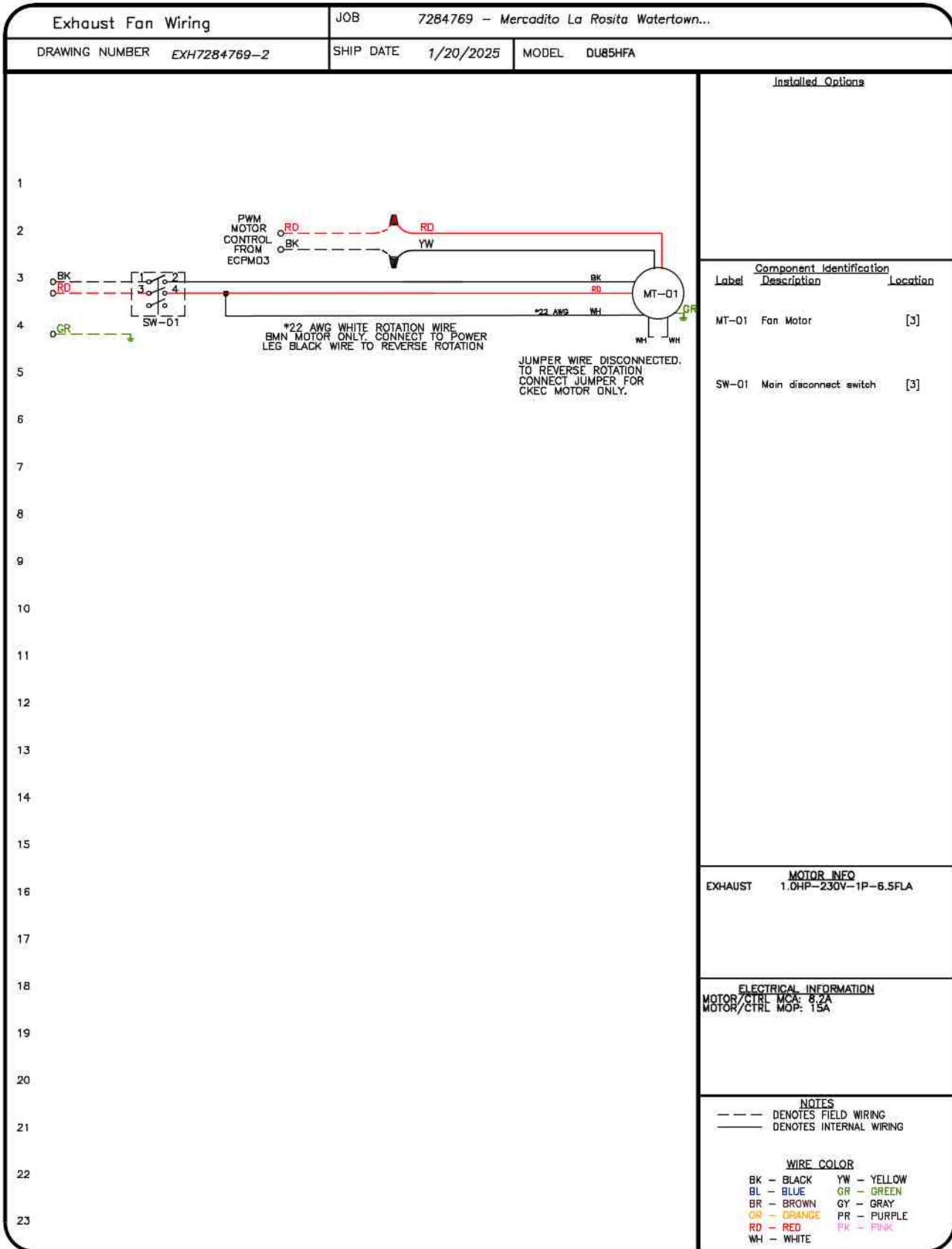
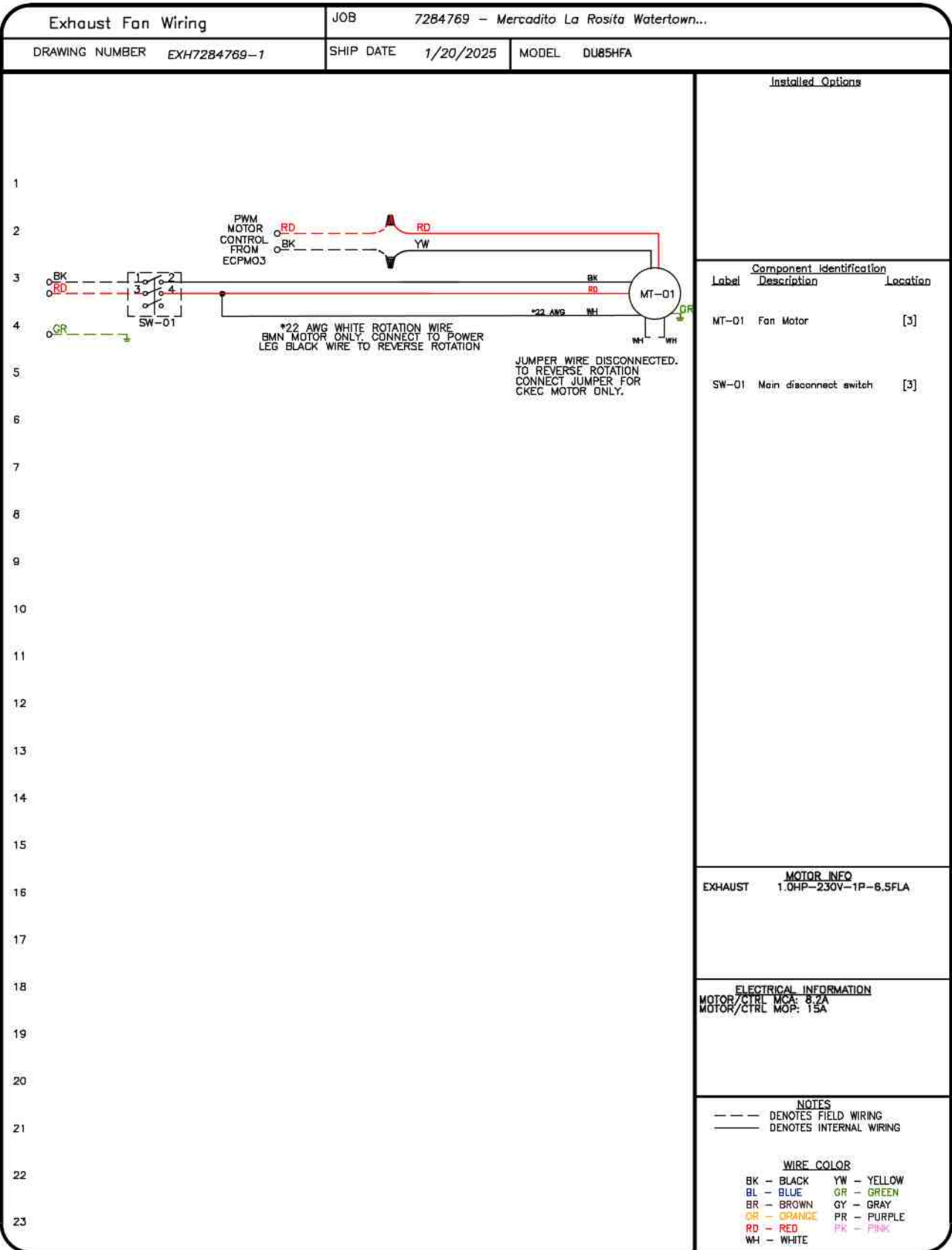
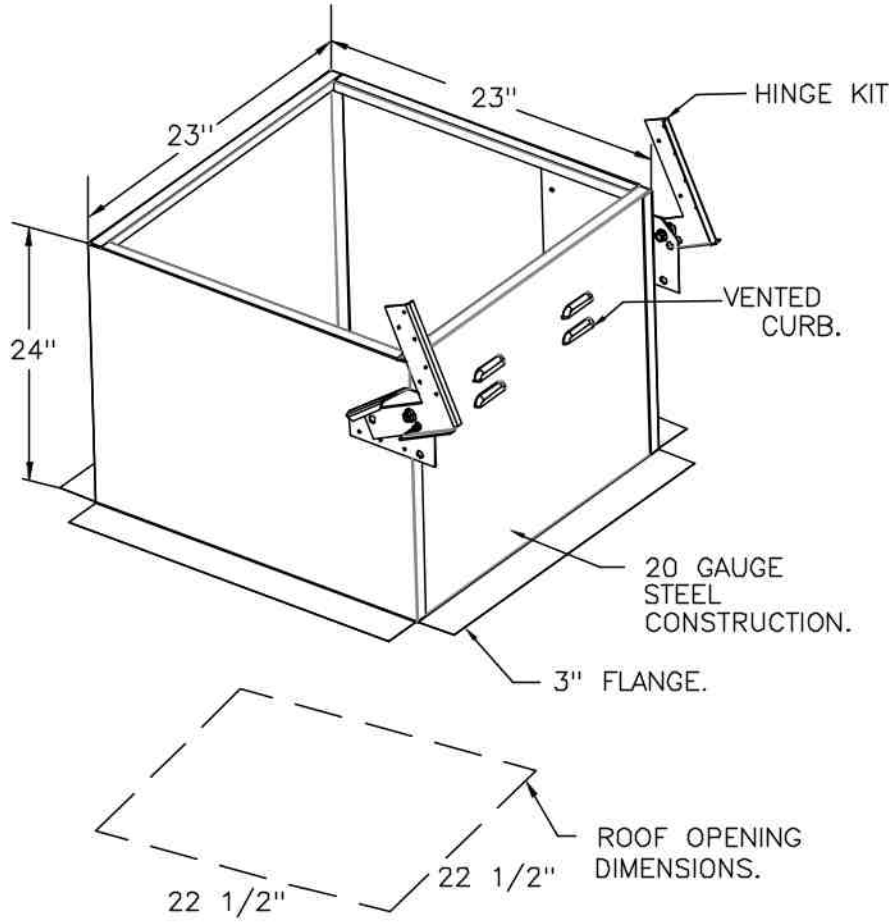
EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING AIR AT 300°F (149°C) UNTIL ALL FAN PARTS HAVE REACHED THERMAL EQUILIBRIUM, AND WITHOUT ANY DETERIORATING EFFECTS TO THE FAN WHICH WOULD CAUSE UNSAFE OPERATION.

ABNORMAL FLARE-UP TEST

EXHAUST FAN MUST OPERATE CONTINUOUSLY WHILE EXHAUSTING BURNING GREASE VAPORS AT 600°F (316°C) FOR A PERIOD OF 15 MINUTES WITHOUT THE FAN BECOMING DAMAGED TO ANY EXTENT THAT COULD CAUSE AN UNSAFE CONDITION.

OPTIONS

- GREASE BOX.
- FAN BASE CERAMIC SEAL — DU/DR85HFA
- INSTALLED AT PLANT — FOR GREASE DUCTS.
- ECM WIRING PACKAGE — PWM SIGNAL FROM ECPM03 PREWIRE (TELCO MOTOR), CCW ROTATION.
- 2 YEAR PARTS WARRANTY.



Mercadito La Rosita Watertown LT
309 South 3rd Street,
Watertown, WI, 53094

DATE: 1/20/2025

DWG.#:
7284769

DRAWN BY: jfw

SCALE:
3/4" = 1'-0"

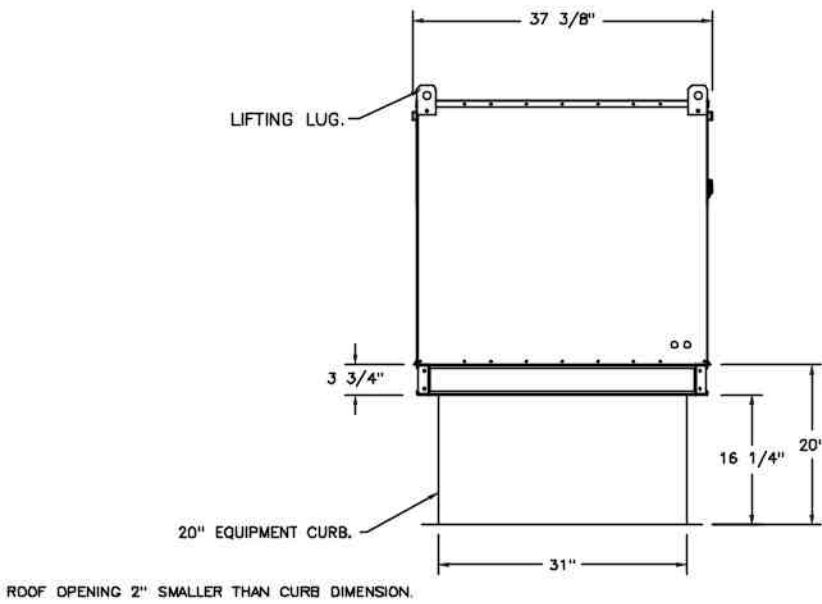
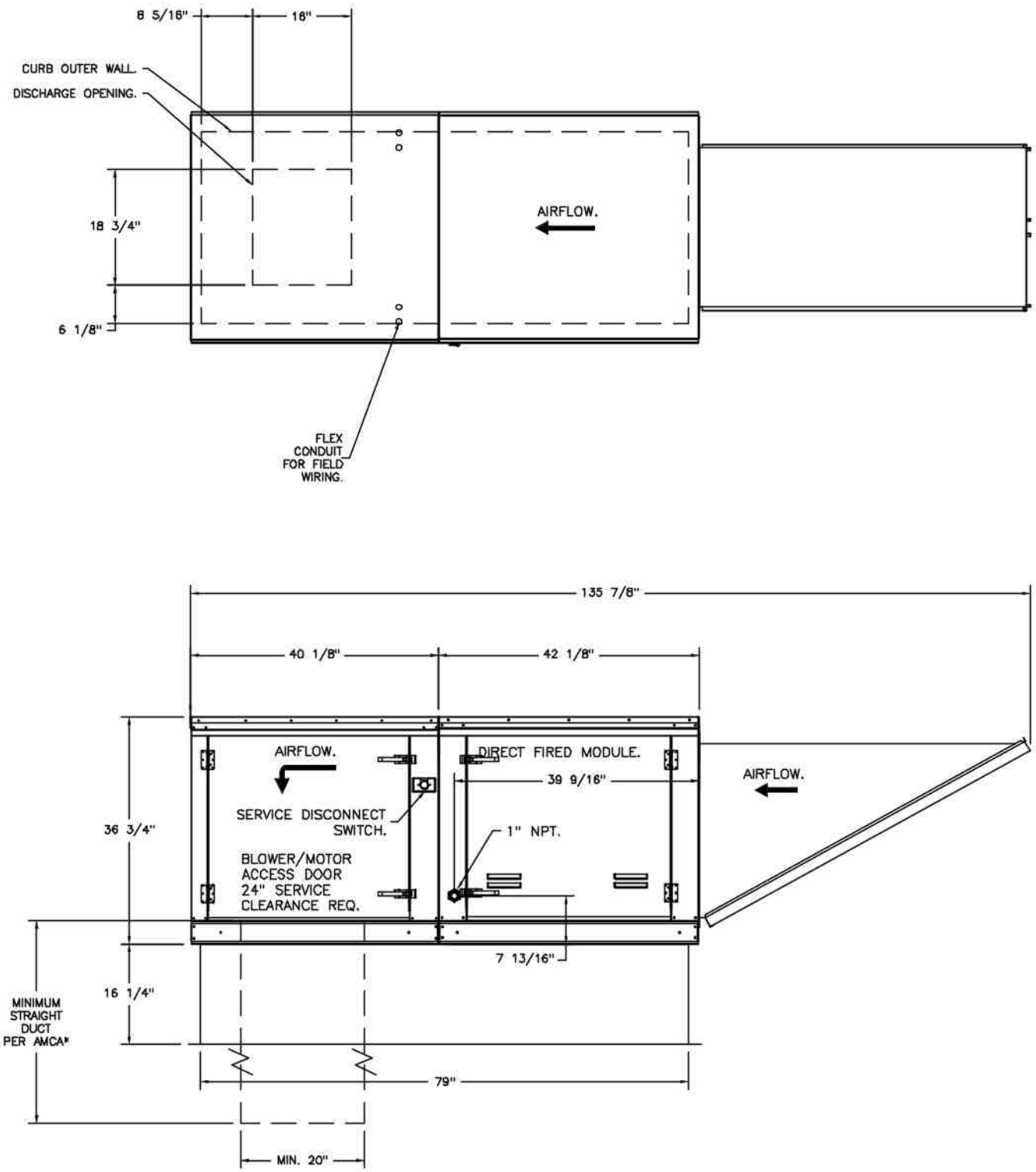
MASTER DRAWING

SHEET NO.

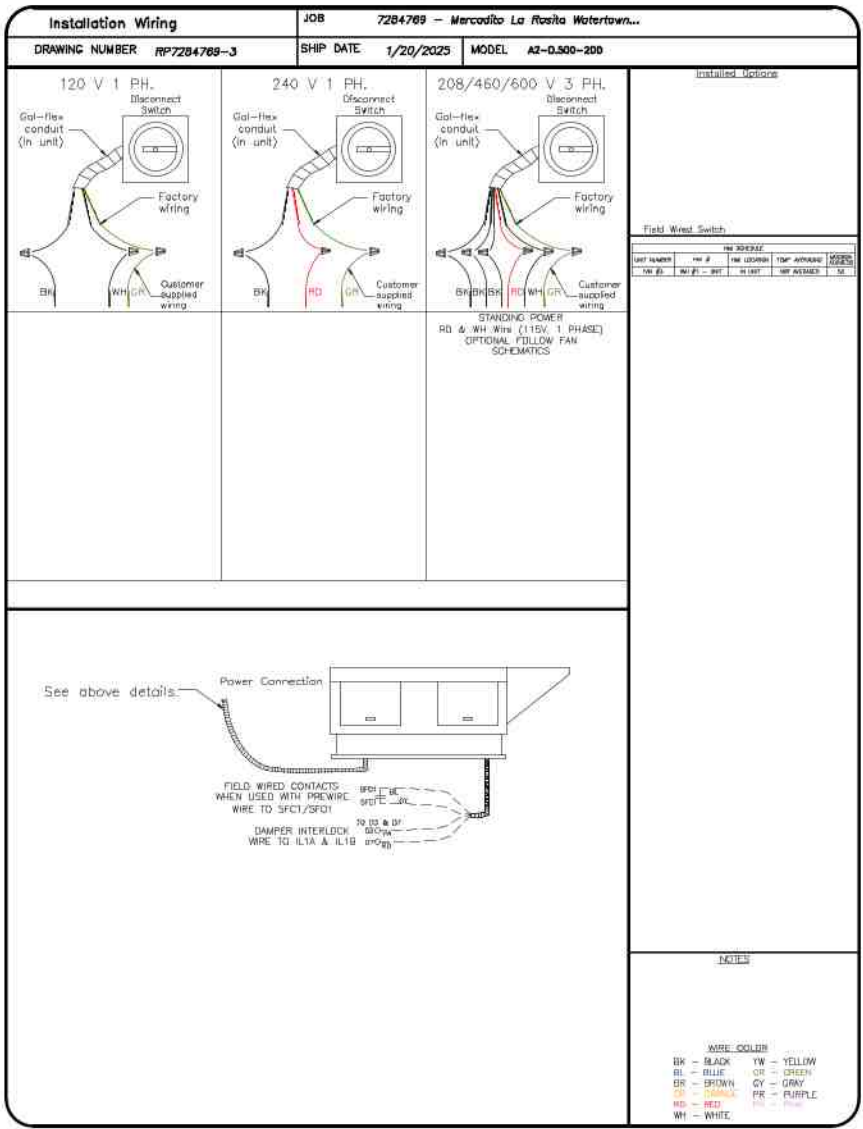
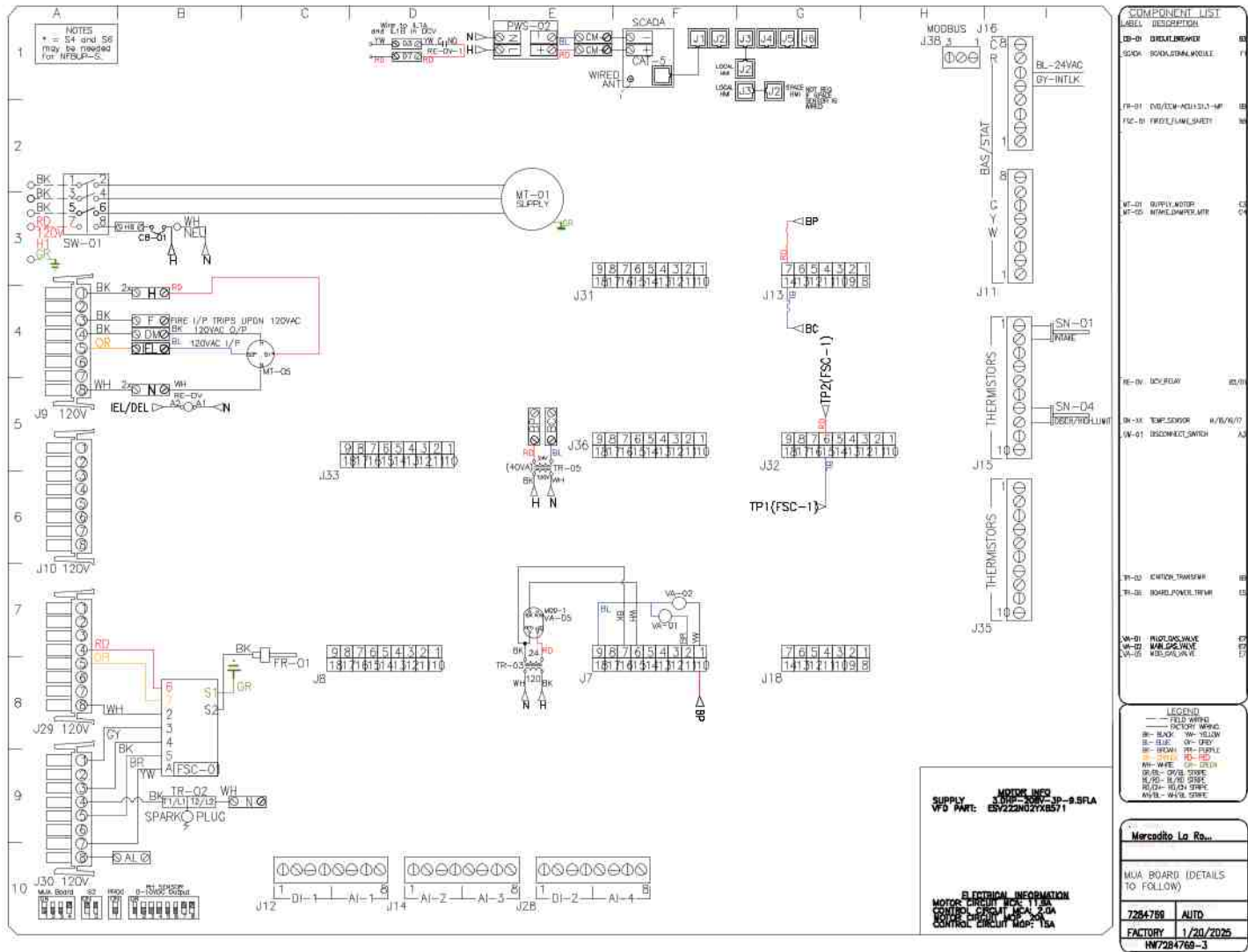
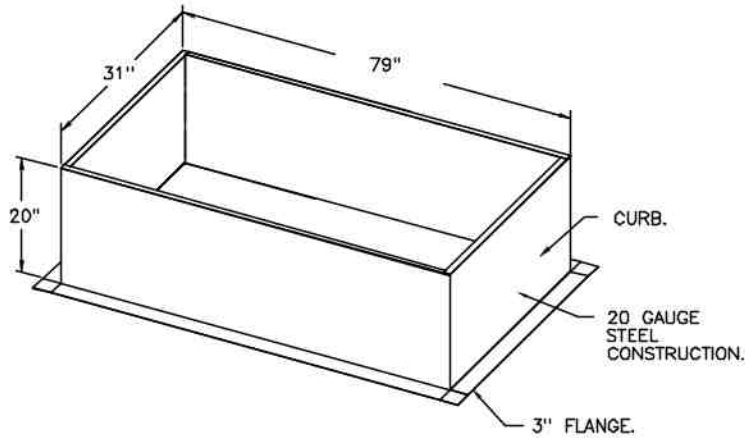
- FAN #3 A2-0.500-200 - HEATER (MUA-1)
1. DIRECT GAS FIRED HEATED MAKE UP AIR UNIT WITH 20" MIXED FLOW DIRECT DRIVE FAN.
 2. INTAKE HOOD WITH EX FILTERS.
 3. DOWN DISCHARGE - AIR FLOW RIGHT -> LEFT.
 4. DOWN DISCHARGE CONSTRUCTION FOR SIZE 2 DIRECT DRIVE AHUS.
 5. GAS PRESSURE GAUGE, 0-35", 2.5" DIAMETER, 1/4" THREAD SIZE.
 6. GAS PRESSURE GAUGE, -5 TO +15 INCHES WC, 2.5" DIAMETER, 1/4" THREAD SIZE.
 7. BUTTERFLY MOD VALVE OPTION FOR MOD SIZE 2 (1" MOD VALVE).
 8. SHIP LOOSE GAS STRAINER TO BE INSTALLED UPSTREAM OF UNIT CONNECTION, 1" CONNECTION.
 9. GASLINK BUILDING MONITORING SYSTEM COMMUNICATIONS MODULE. REQUIRES INTERNET & FIELD WIRED ETHERNET CONNECTION OR 3G CELLULAR SERVICE. INCLUDES REV 3 COM1 MODULE, RS485 TO MODBUS CONVERTER, 3 FT CAT5 CABLE, AND 1 FT OF SHIELDED TWISTED PAIR.
 10. MOTORIZED BACK DRAFT DAMPER 22.75" X 24" FOR SIZE 2 STANDARD & MODULAR HEATER UNITS W/EXTENDED SHIRT, STANDARD GALVANIZED CONSTRUCTION, 3/4" REAR FLANGE, LOW LEAKAGE. LIFT205 ACTUATOR INCLUDED.
 11. SEPARATE 120VAC WIRING PACKAGE FOR MAKE-UP AIR UNITS. OPTION MUST BE SELECTED WHEN MOUNTING VTD IN PREWIRE PANEL OR WITH DCV PACKAGE. PROVIDES SEPARATE 120VAC INPUT TO SUPPLY FAN. THIS 120V SIGNAL MUST BE RUN BY ELECTRICIAN FROM DCV TO MUA SWITCH.
 12. PROFILE PLATE CONFIGURATION FOR SIZE 2 DIRECT FIRED UNIT FOR LOW CFM APPLICATIONS.
 13. HINGED DOUBLE WALL INSULATED DOOR ASSEMBLY (BURNER/BLOWER SECTION).
 14. EXTERIOR GAS CONNECTION PROVIDED BY FACTORY WITH QUICK SEAL AND ANTI-ROTATION BRACKET.
 15. 2 YEAR PARTS WARRANTY.
- NOTE: SUPPLY DUCT MUST BE INSTALLED TO MEET SMASH STANDARDS. A MINIMUM STRAIGHT DUCT LENGTH MUST BE MAINTAINED DOWNSTREAM OF UNIT DISCHARGE AS OUTLINED IN AMCA PUBLICATION 201. WHEN USING RECTANGULAR DUCTWORK, ELBOWS MUST BE RADIUS THROAT, RADIUS BACK WITH TURNING VANES. FLEXIBLE DUCTWORK AND SQUARE THROAT/SQUARE BACK ELBOWS SHOULD NOT BE USED. ANY TRANSITION AND/OR TURN IN THE DUCTWORK WILL CAUSE SYSTEM EFFECT. SYSTEM EFFECT WILL INSTANTLY INCREASE STATIC PRESSURE AND REDUCE AIRFLOW. DO NOT RELY ON UNIT TO SUPPORT DUCT IN ANY WAY. FAILURE TO PROPERLY SIZE DUCTWORK MAY CAUSE SYSTEM EFFECTS AND REDUCE PERFORMANCE OF THE EQUIPMENT.
- SUGGESTED STRAIGHT DUCT SIZE IS 20" x 20".

SUPPLY SIDE HEATER INFORMATION:

WINTER TEMPERATURE = -1°F. TEMP. RISE = 90°F.
BTU/LH CALCULATED OFF ACTUAL AIR DENSITY.
OUTPUT BTU/LH AT ALTITUDE OF 0.0 FT = 302173.
INPUT BTU/LH AT ALTITUDE OF 0.0 FT = 328440
OUTPUT BTU/LH AT ALTITUDE OF 840 FT = 233113.
INPUT BTU/LH AT ALTITUDE OF 840 FT = 318801.



OPTIONS:
- FULL BOTTOM CORNERS.



Mercadito La Rosita Watertown LT
309 South 3rd Street,
Watertown, WI, 53094

DATE: 1/20/2025

DWG.#:
7284769

DRAWN
BY: jfw

SCALE:
1/2" = 1'-0"

MASTER DRAWING

SHEET NO.

4

40

CAPTIVE

WISCONSIN OFFICE

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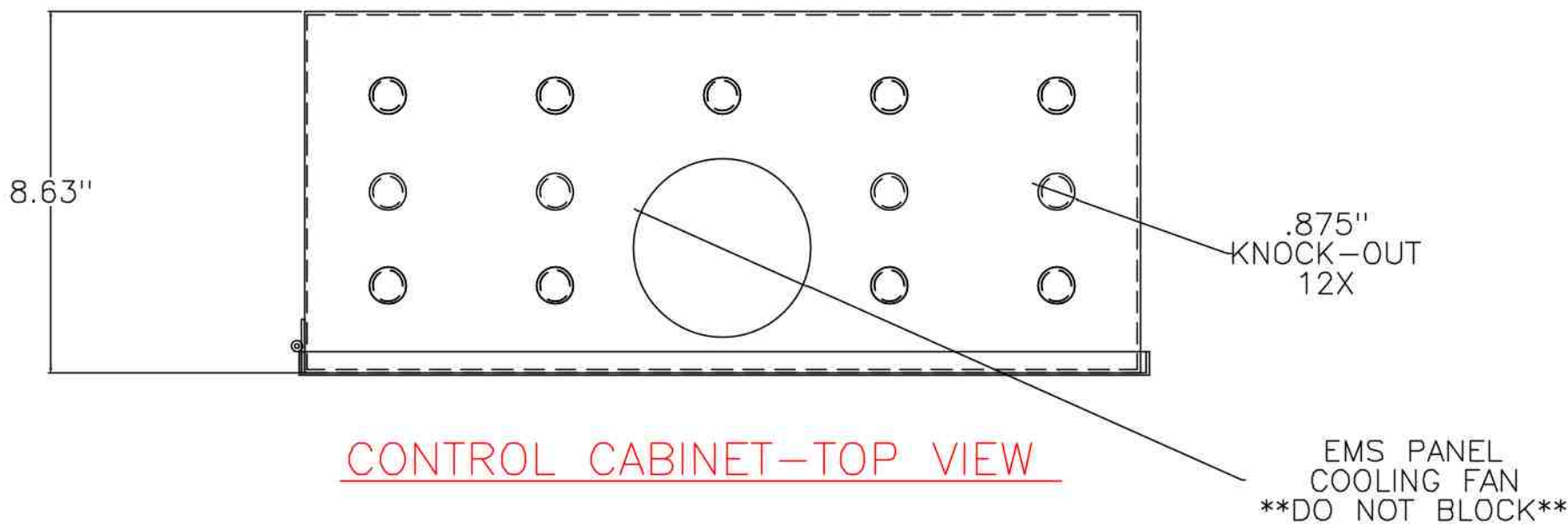
www.captivair.com



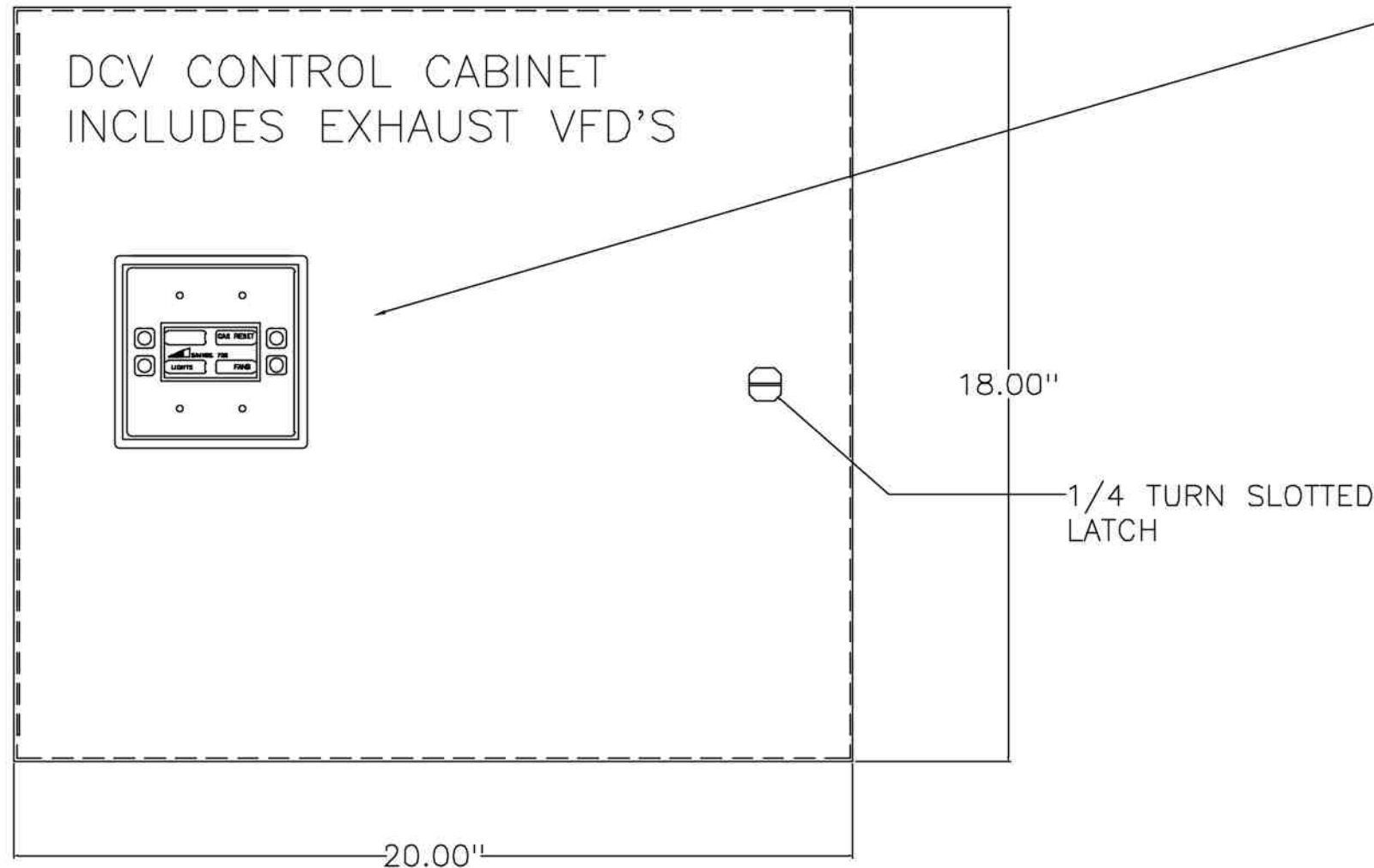
REV	DESCRIPTION	Section 3, Item B.
1		
2		
3		
4		

ATTENTION ELECTRICIAN:

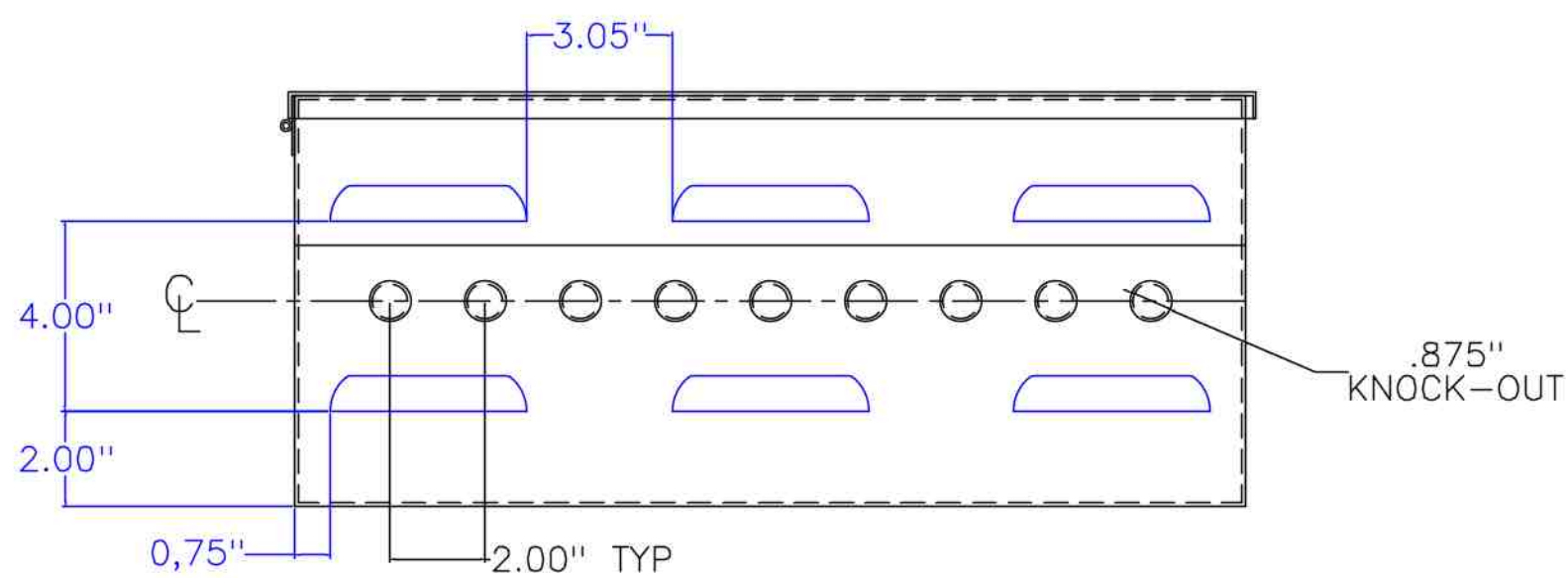
LOAD WIRING FOR EACH FAN MOTOR MUST BE IN SEPARATE STEEL CONDUIT (DO NOT SHARE CONDUITS)



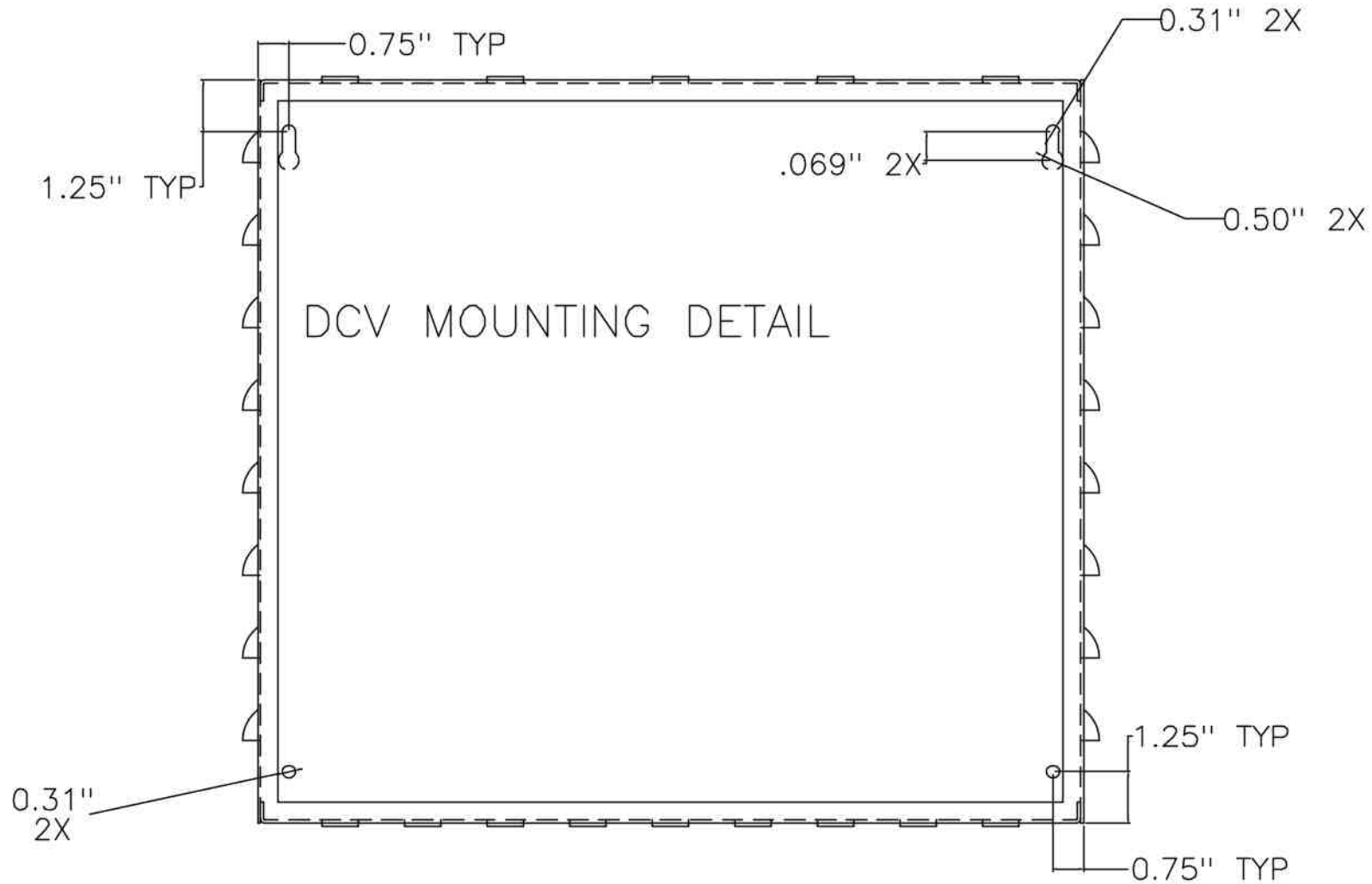
CONTROL CABINET-TOP VIEW



CONTROL CABINET-FRONT VIEW

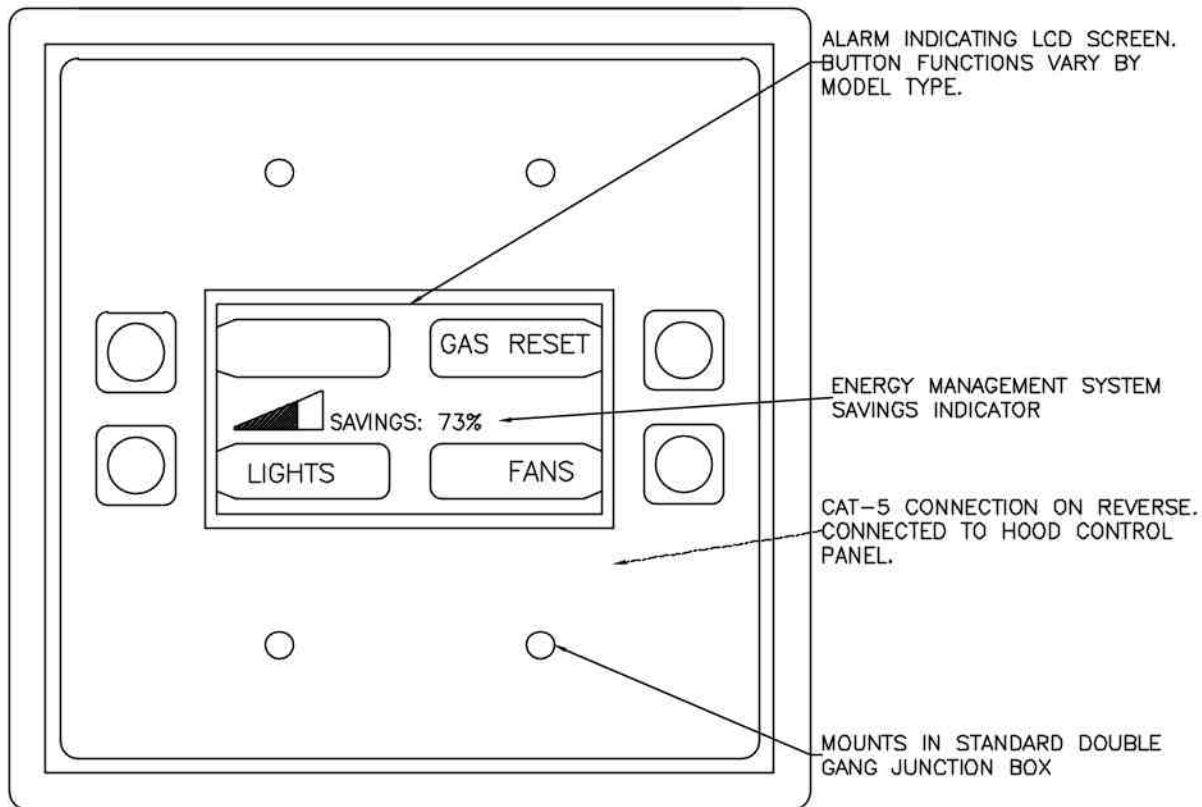


CONTROL CABINET-BOTTOM VIEW



CONTROL CABINET-MOUNTING DETAIL

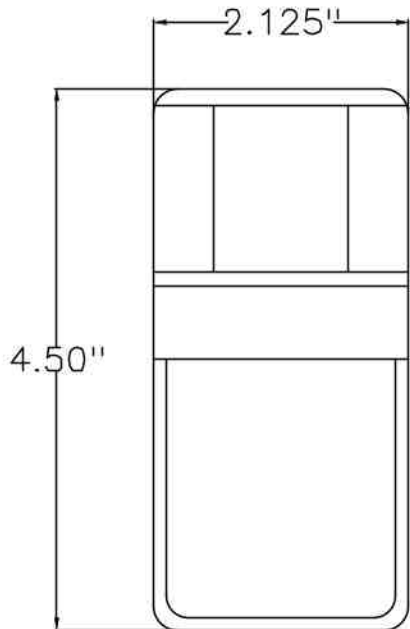
DCV EXTERNAL COMPONENT DETAILS



HMI- (USER INTERFACE)

MOUNTS IN STANDARD 2 GANG BOX
CONFIRM LOCATION ON ARCH. DRAWING.

HMI CONNECTS TO DCV CONTROL BOX
WITH SUPPLIED RJ45 CABLE.

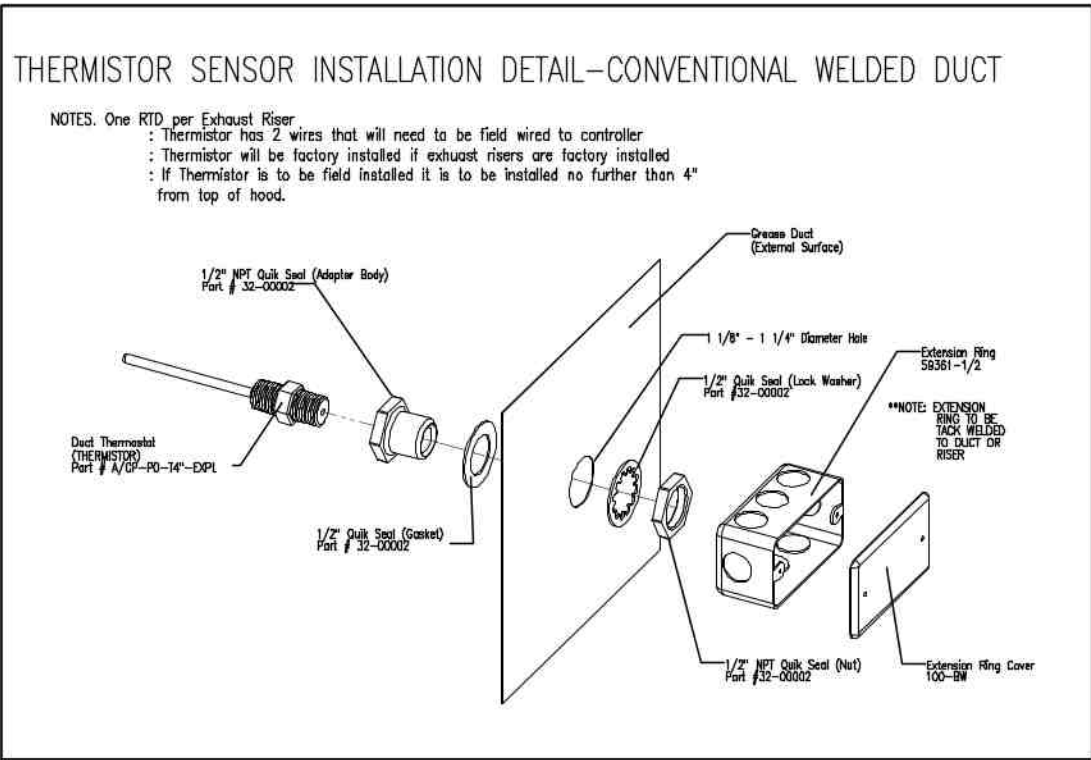


ROOM TEMPERATURE SENSOR

MOUNTS IN STANDARD SINGLE GANG ELECTRICAL BOX.

INSTALL IN LOCATION TO PROVIDE MOST ACCURATE
ROOM TEMPERATURE (NEAR RTU T-STAT OR RTU RETURN)
AWAY FROM HEAT SOURCES.

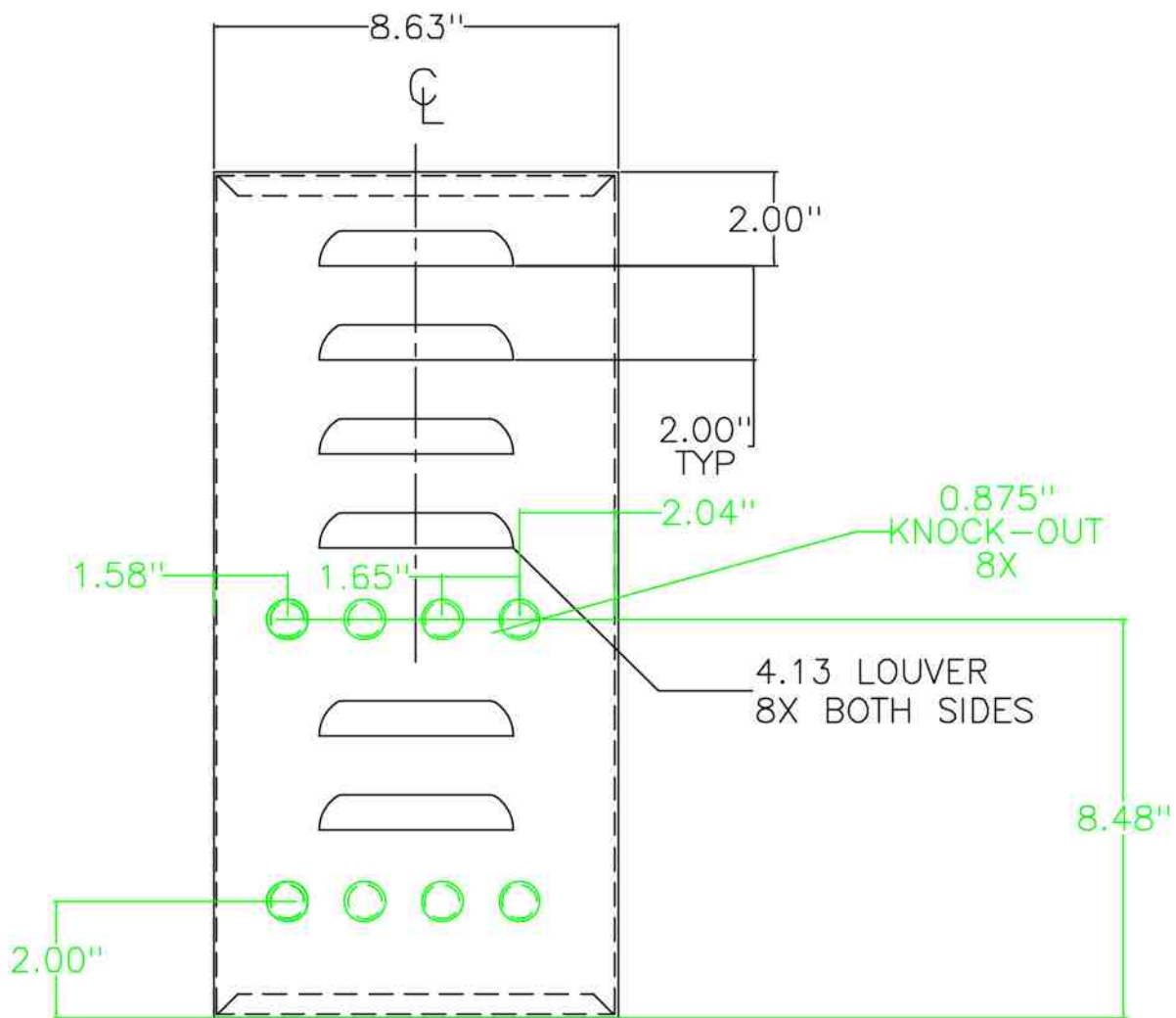
WIRE TO DCV CONTROL BOARD WITH PROVIDED 2 WIRE
LOW VOLTAGE CABLE.



THERMISTOR- (1) PER EXHAUST COLLAR

FIELD INSTALL IN HOOD EXHAUST COLLAR WITHIN
4" OF CONNECTION TO HOOD (HARDWARE PROVIDED).

WIRE TO DCV CONTROL BOARD WITH PROVIDED 2 WIRE
LOW VOLTAGE CABLE.



CONTROL CABINET-SIDE VIEW

REV
DESCRIP
Section 3, Item B.

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Mercadito La Rosita Watertown LT

309 South 3rd Street,

Watertown, WI, 53094

DATE: 1/20/2025

DWG.#: 7284769

DRAWN BY: jfw

SCALE: 3/4" = 1'-0"

MASTER DRAWING

SHEET NO.

6

42



City Boundary



Parcel Boundary



Address Points



City of Watertown Geographic Information System

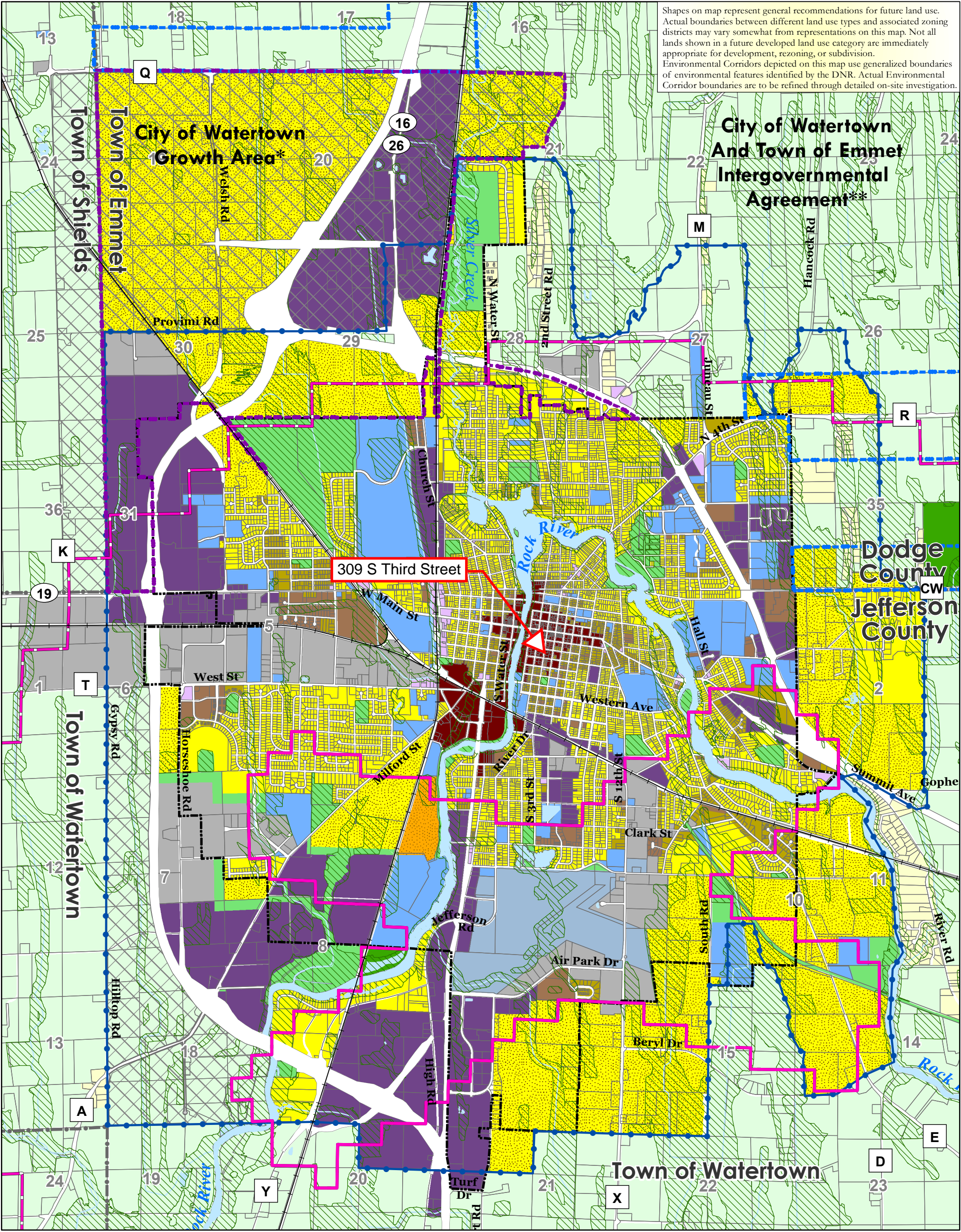
Scale: 1:741

SCALE BAR = 1"

Printed on: June 16, 2016
Author:

43

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Future Land Use Urban Area

Map 6b

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

Rights-of-Way

- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

City/Town IGA**

- City Growth Area
- City Periphery Areas

***Each "Planned Mixed Use Area" may include mix of:**

- Office
- Multi-Family Residential
- Mixed Industrial
- Commercial Services/Retail
- Institutional
- Parks & Recreation

****Planned Neighborhoods" should include a mix of the following:**

- Single-Family - Sewered (predominant land use)
- Two-family Residential
- Multi-Family Residential
- Institutional
- Neighborhood Mixed Use
- Parks & Recreation

*****Each "Riverside Mixed Use Area" may include mix of:**

- Office
- Single-Family - Sewered
- Two-Family Residential
- Multi-Family Residential
- Commercial Services/Retail
- Institutional
- Parks & Recreation

City of Watertown

Town Boundary

Parcel

Railroad

Watertown Urban Service Area

Watertown Long Range Growth Area

Airport Height Limitations

- Maximum Building Elevation b/t 865 and 968 ft
- Maximum Building Elevation b/t 968 and 1005 ft

Draft: August 7, 2019

Source: WisDNR, FEMA, City of Watertown, Dodge Co. LIO & Jefferson Co. LIO, V&A

THE CITY OF WATERTOWN
Opportunity runs through it.

VANDEWALLE & ASSOCIATES INC.
Shaping places, shaping change

0 0.25 0.5 1 Miles

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: Initial Review and Schedule a Public Hearing – Rezoning

Initial review and setting of a public hearing date for a rezoning requested by the City of Watertown on a parcel located Milford Street – CTH A, Watertown, WI. Parcel PIN(s): 291-0815-0832-005.

SITE DETAILS:

Acres: 63 acres
Current Zoning: Planned Office and Institutional (PO) Zoning District
Existing Land Use: Vacant/Agricultural
Future Land Use Designation: Planned Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from the Planned Office and Institutional (PO) Zoning District to the Planned Industrial (PI) Zoning District to facilitate the future sale and development of this parcel. The Future Land Use designation in the Comprehensive Plan for this parcel is Planned Mixed Use, with the Planned Industrial (PI) Zoning District being an appropriate zoning district for this Future Land Use designation. See the attached memo for more details on the rationale for the zoning change.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Single-Family, Institutional, and Mixed Industrial to the west, Planned Neighborhood to the north, and Planned Mixed use to the south and east.

Nearby Zoning includes Single-Family Zoning to the south, west, and north, General Industrial to the west, and Planned Office and Institutional Zoning to the north and east.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning request and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

(2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

(3) *If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for July 15th, 2025.
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the Common Council public hearing date for this item for July 15th, 2025.

ATTACHMENTS:

- Application materials.



City Boundary



Parcel Boundary



City of Watertown Geographic Information System

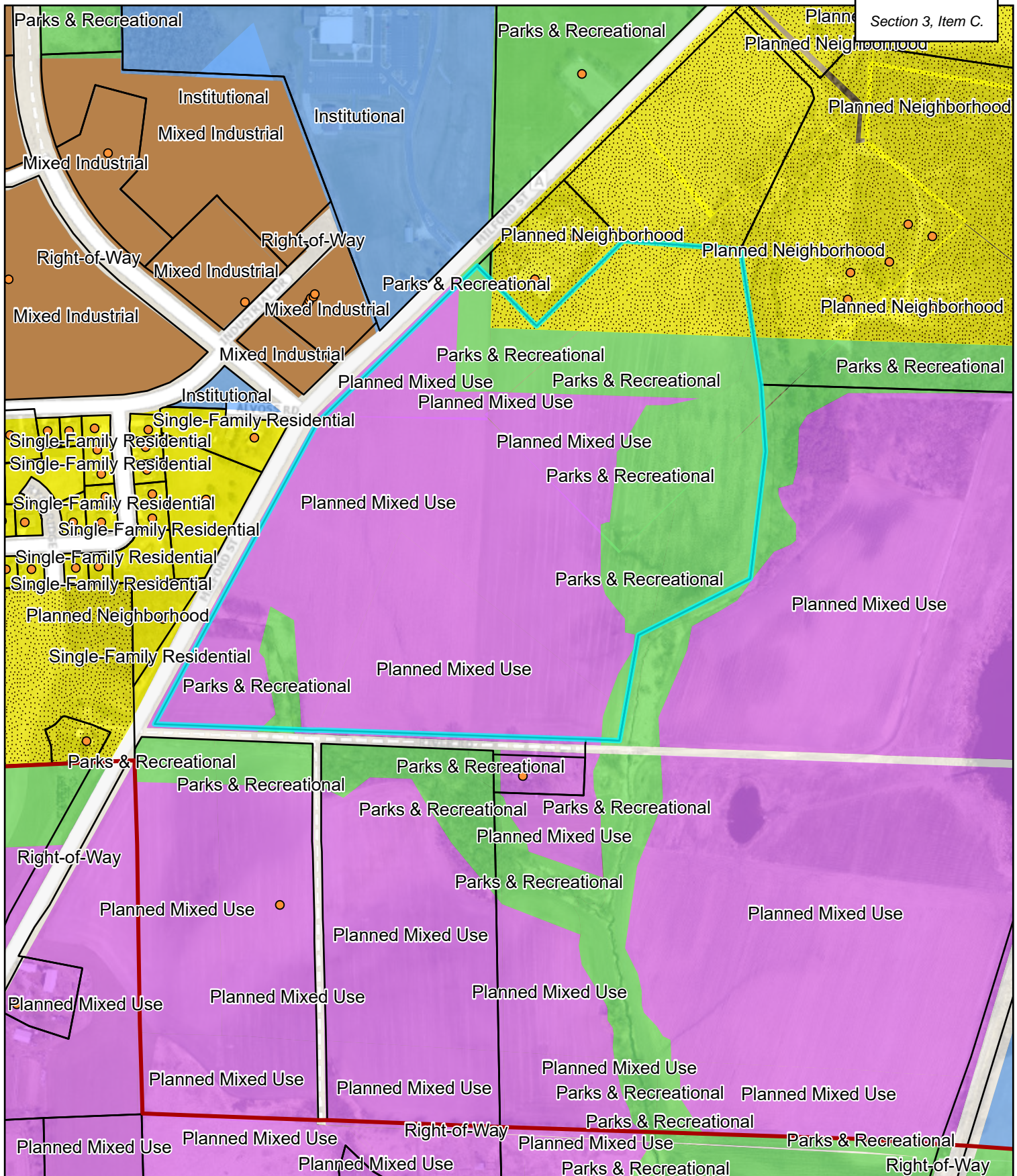
Scale: 1:9,504

SCALE BAR = 1"

Printed on: June 18, 2018
Author:

47

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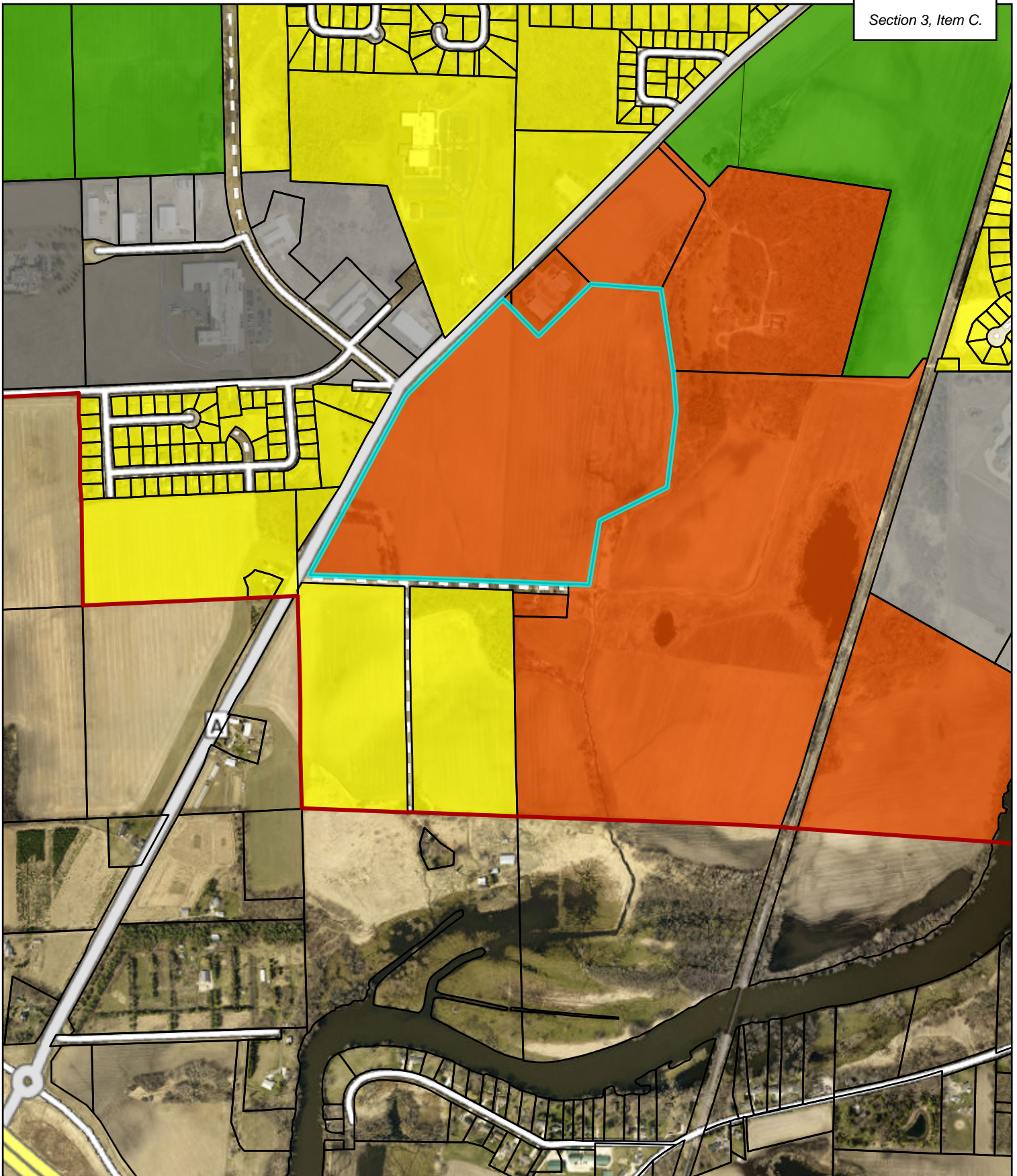


City of Watertown Geographic Information System

Scale: 1:5,702 Printed on: June 18, 2018
SCALE BAR = 1" Author:

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City Boundary	Multi-Family Residential-8	Neighborhood Office	Planned Industrial
Parcel Boundary	Multi-Family Residential-10	Neighborhood Business	General Industrial
Base Zoning	Senior Residential	Planned Business	Heavy Industrial
Single-Family Residential-4	Rural Holding	General Business	
Two-Family Residential-6	Planned Office And Institutional	Central Business District	

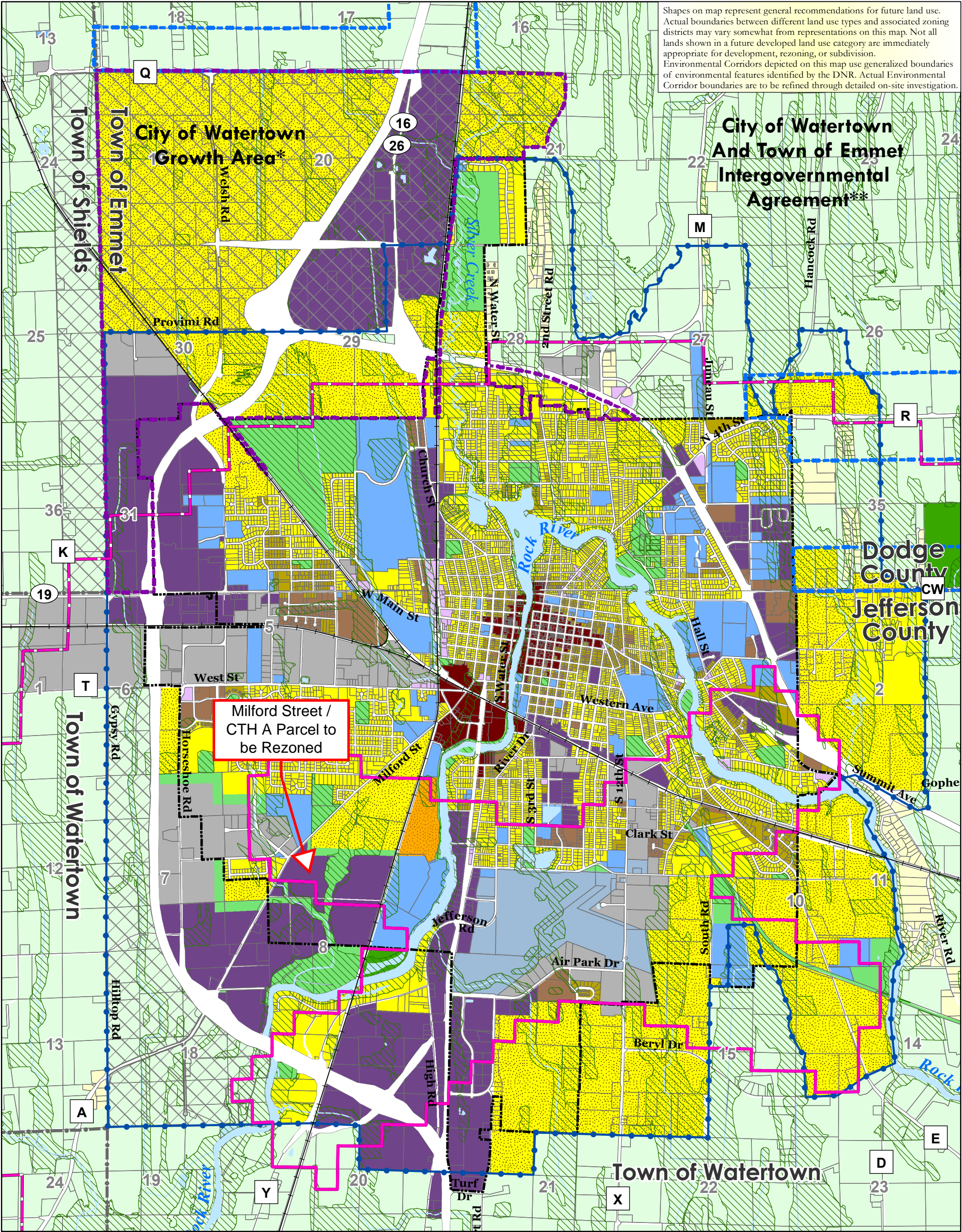
THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:9,504
SCALE BAR = 1"

Printed on: June 18, 2018
Author:

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Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision. Environmental Corridors depicted on this map use generalized boundaries of environmental features identified by the DNR. Actual Environmental Corridor boundaries are to be refined through detailed on-site investigation.

**City of Watertown
And Town of Emmet
Intergovernmental
Agreement****

**Dodge
County
Jefferson
County**

Milford Street /
CTH A Parcel to
be Rezoned

**Future Land Use
Urban Area**

**Map
6b**

City/Town IGA**
City Growth Area
City Periphery Areas

City of Watertown Comprehensive Plan

Land Use Categories

- Agricultural
- Single-Family Residential - Unsewered
- Single-Family Residential - Sewered
- Two-Family Residential
- Multi-Family Residential
- Planned Neighborhood**
- Institutional
- Airport

- Rights-of-Way
- Neighborhood Mixed Use
- Planned Mixed Use*
- Central Mixed Use
- Riverside Mixed Use***
- Mixed Industrial
- Parks & Recreation
- Environmental Corridor
- Surface Water

*Each "Planned Mixed Use Area" may include mix of:
1. Office
2. Multi-Family Residential
3. Mixed Industrial
4. Commercial Services/Retail
5. Institutional
6. Parks & Recreation



**"Planned Neighborhoods" should include a mix of the following:
1. Single-Family - Sewered (predominant land use)
2. Two-family Residential
3. Multi-Family Residential
4. Institutional
5. Neighborhood Mixed Use
6. Parks & Recreation



***Each "Riverside Mixed Use Area" may include mix of:
1. Office
2. Single-Family - Sewered
3. Two-Family Residential
4. Multi-Family Residential
5. Commercial Services/Retail
6. Institutional
7. Parks & Recreation

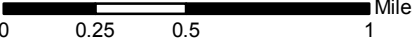


- City of Watertown
- Town Boundary
- Parcel
- Railroad
- Watertown Urban Service Area
- Watertown Long Range Growth Area

Airport Height Limitations
Maximum Building Elevation
b/t 865 and 968 ft
Maximum Building Elevation
b/t 968 and 1005 ft

Draft: August 7, 2019
Source: WisDNR, FEMA,
City of Watertown,
Dodge Co. LIO &
Jefferson Co. LIO, V&A

**VANDEWALLE &
ASSOCIATES INC.**
Shaping places. shaping change



MEMO

Administration

To: Plan Commission

From: Mason Becker, Manager of Economic Development and Strategic Initiatives

Date: May 14, 2025

Subject: Rezoning of City-owned land on Highway A/Milford St

Background

Several years ago, the City acquired nearly 170 acres of property located between the wastewater treatment facility and Highway A/Milford St. While much of the property to the east was planned to be retained as a conservation area, roughly 60 acres of land were identified as being buildable.

The City recently completed a certified survey map (CSM) to divide the property. In the past year, the City has also conducted due diligence on this agricultural land, including a Phase I & II Environmental Site Assessment and a Phase I Archeological Investigation. These steps found that there are no major concerns with the property being developed in the future.

The City's 2019 Comprehensive Plan has an identified goal of fostering and diversifying future industry development. It should be noted that this is currently the only major buildable piece of land owned by the City.

Through discussions with Thrive ED, and as discussed at a past Plan Commission meeting, Food and Beverage or Biohealth may be areas of opportunity for development of this property. While final determination on that and possible naming/branding of the property can occur in the future, staff feel this is an opportune time to rezone the property.

Currently, this parcel is zoned Planned Office and Institutional:

Description and purpose. This district is intended to permit high-quality office and institutional land uses at an intensity compatible with the overall community character of the City. A relatively low maximum floor area ratio (FAR) and significant areas of landscaping are required in this district to ensure that this effect is achieved. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

MEMO

Rationale: This district is used to provide for the permanent protection of an area for those who desire a high-quality office environment which maintains the attractiveness of the site and retains enough open land in its development to ensure that the community character is maintained as long as the PO District designation is retained, regardless of how much development occurs within that area.

This use seems unrealistic, given current economic trends, and it is unlikely the City will attract development of an office park or similar use at this time.

Staff propose to re-zone the property to Planned Industrial. Mayor Stocks has been briefed on this concept, and was comfortable with bringing this re-zoning request forward.

Planned Industrial:

Description and purpose. This district is intended to permit both large- and small-scale industrial and office development at an intensity that is consistent with the overall desired suburban community character of the community. Beyond a relatively high minimum green space ratio (GSR), the primary distinguishing feature of this district is that it is geared to indoor industrial activities not typically associated with high levels of noise, soot, odors and other potential nuisances for adjoining properties. In order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.

Rationale: This district is intended to provide a location for suburban-intensity light industrial land uses, such as assembly operations, storage and warehousing facilities, offices and light manufacturing, which are protected from potential nuisances associated with certain development permitted within the GI District. In addition, land uses shall comply with the minimum performance standards presented in Article XI.

This zoning would support the goal of job creation in the identified sectors mentioned above. Staff did not feel that Heavy Industrial would be appropriate, given increased housing development nearby at Rock River Ridge and Edge Field. This zoning is also compatible with the current Future Land Use- Planned Mixed Use.

Budget Goal

Fosters community growth by assessing opportunities, stakeholder input, environmental needs, and modern code and policy priorities

Financial Impact

Development of this City-owned land would bring the property back onto the tax rolls, create jobs, and generate economic growth in the community.

MEMO

Recommendation

Staff recommends a positive recommendation of the rezoning to the Common Council.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: Initial Review and Schedule a Public Hearing – Rezoning

Initial review and setting of a public hearing date for a rezoning requested by Dylan Ersel, agent for Dylan Ersel LLC., on a parcel located at 213 S First Street, Watertown, WI. Parcel PIN(s): 291-0815-0421-161.

SITE DETAILS:

Acres: 0.07 acres
Current Zoning: Multi-Family Residential-8 (MR-8) Zoning District
Existing Land Use: Multi-Family Residential
Future Land Use Designation: Central Mixed Use

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to change the zoning designation from the Multi-Family Residential-8 (MR-8) Zoning District to the Central Business (CB) Zoning District to facilitate the combining of this parcel and two other adjacent parcels into single lot via a CSM. The Future Land Use designation in the Comprehensive Plan for this parcel is Central Mixed Use, with the Central Business (CB) Zoning District being the appropriate zoning district for this Future Land Use designation. The applicant plans to raze the residential structure on this lot and utilize this area for parking for the adjacent business. A preliminary CSM to combine the lots will also be presented to the Plan Commission at a future meeting.

STAFF EVALUATION:

Land Use and Zoning:

Nearby Future Land Use designations include Central Mixed Use to the north, south, east, and west.

Nearby Zoning includes Central Business Zoning to the west, north, and east with Two-Family Residential Zoning to the south.

Zoning Code

The zoning code requires the Plan Commission to conduct an initial review of the rezoning request and schedule a public hearing before the Common Council.

Per Section § 550-141E:

E. Initial review by the Plan Commission and scheduling of Common Council public hearing. The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this subsection.

(1) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The applicant may appear in person, by agent and/or by attorney.

(2) Within 60 days after the public meeting (or within an extension of said period requested in writing by the applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.

(3) *If the Plan Commission recommends approval of an application, it shall state in the minutes or in a subsequently issued written decision its conclusion and any finding of facts supporting its conclusion as to the following: that the potential public benefits of the proposed amendment outweigh any and all potential adverse impacts of the proposed amendment, as identified in Subsection D(3)(a) through (c) above, after taking into consideration the proposal by the applicant*

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Set public hearing date for July 15th, 2025.
2. Set public hearing to a later date.

STAFF RECOMMENDATION:

- Staff recommends setting the Common Council public hearing date for this item for July 15th, 2025.

ATTACHMENTS:

- Application materials.



- City Boundary
- Parcel Boundary
- Address Points

213 S First Street - Future Land Use

Section 3, Item D.



City Boundary	Single-Family Residential	Central Mixed Use
Parcel Boundary	Two-Family/Townhouse Residential	Planned Office
Address Points	Multi-Family/Mixed Residential	Airport
Watertown Future Land Use 2019 Comp Plan	Planned Neighborhood	Institutional
Right of Way	Planned Mixed Use	Public Park & Recreation
Surface Water	Neighborhood Mixed Use	Mixed Industrial
Agriculture	Planned Business	

THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

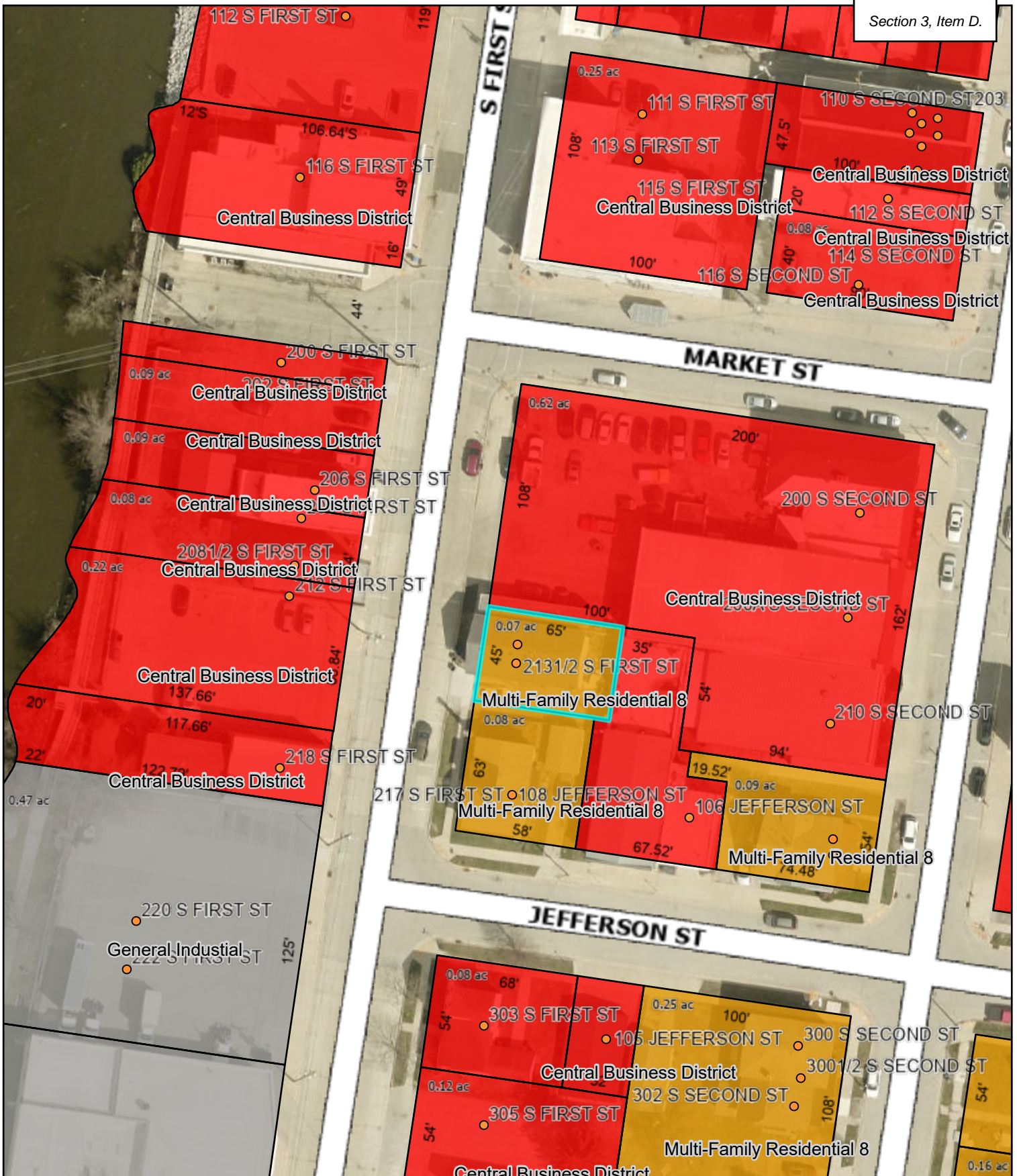
Scale: 1:739 Printed on: June 16, 2016
SCALE BAR = 1" Author:

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213 S First Street - Current Zoning

Section 3, Item D.



City Boundary	Two-Family Residential-6	Planned Office And Institutional	Central Business District
Parcel Boundary	Multi-Family Residential-8	Neighborhood Office	Planned Industrial
Address Points	Multi-Family Residential-10	Neighborhood Business	General Industrial
Base Zoning	Senior Residential	Planned Business	Heavy Industrial
Single-Family Residential-4	Rural Holding	General Business	

THE CITY OF WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:739 Printed on: June 16, 2016
SCALE BAR = 1" Author:

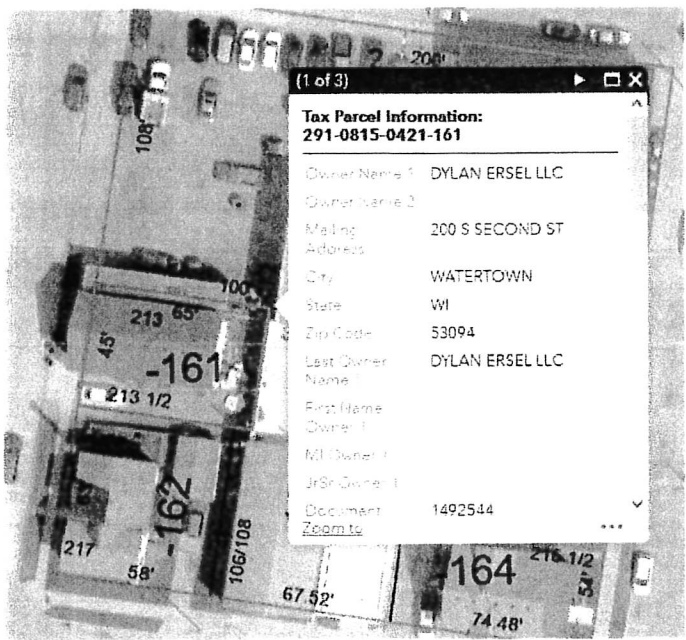
59

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Exhibit A
Subject Property Information (continued)

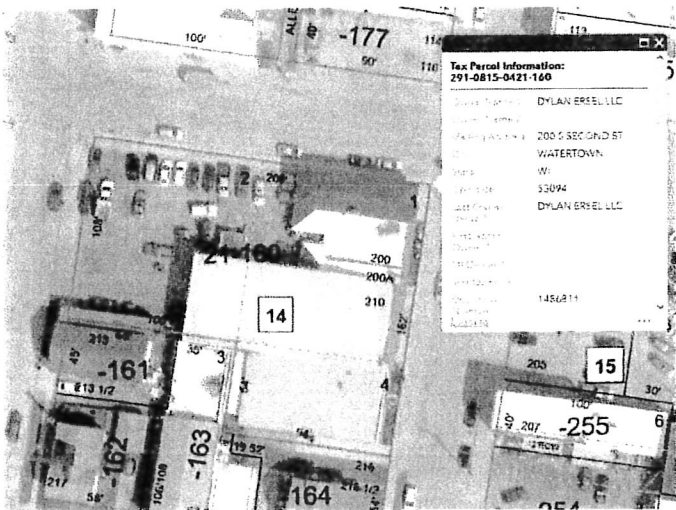
Property Address(es):

Parcel A:



213 and 213 S. 1st Street, Watertown, WI 53094 (291-0815-0421-161)

Parcel B:



200 S. 2nd Street, Watertown, WI 53094 (291-0815-0421-160)

Parcel C:



106 Jefferson Street, Watertown, WI 53094 (291-0815-0421-163)

Proposed Project:

- Combination of Parcels A, B, and C into one parcel via certified survey map;
- Rezone combined parcel from Multi-Family Residential (MR-8) to Central Business District (CB);
- Demolition of existing structure located on Parcel A; and
- Construction of expanded parking lot on Parcel A.

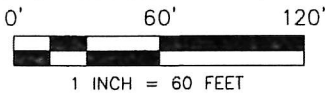
JEFFERSON CO. CERTIFIED
SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF
CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF
THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST,
CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

VICINITY MAP



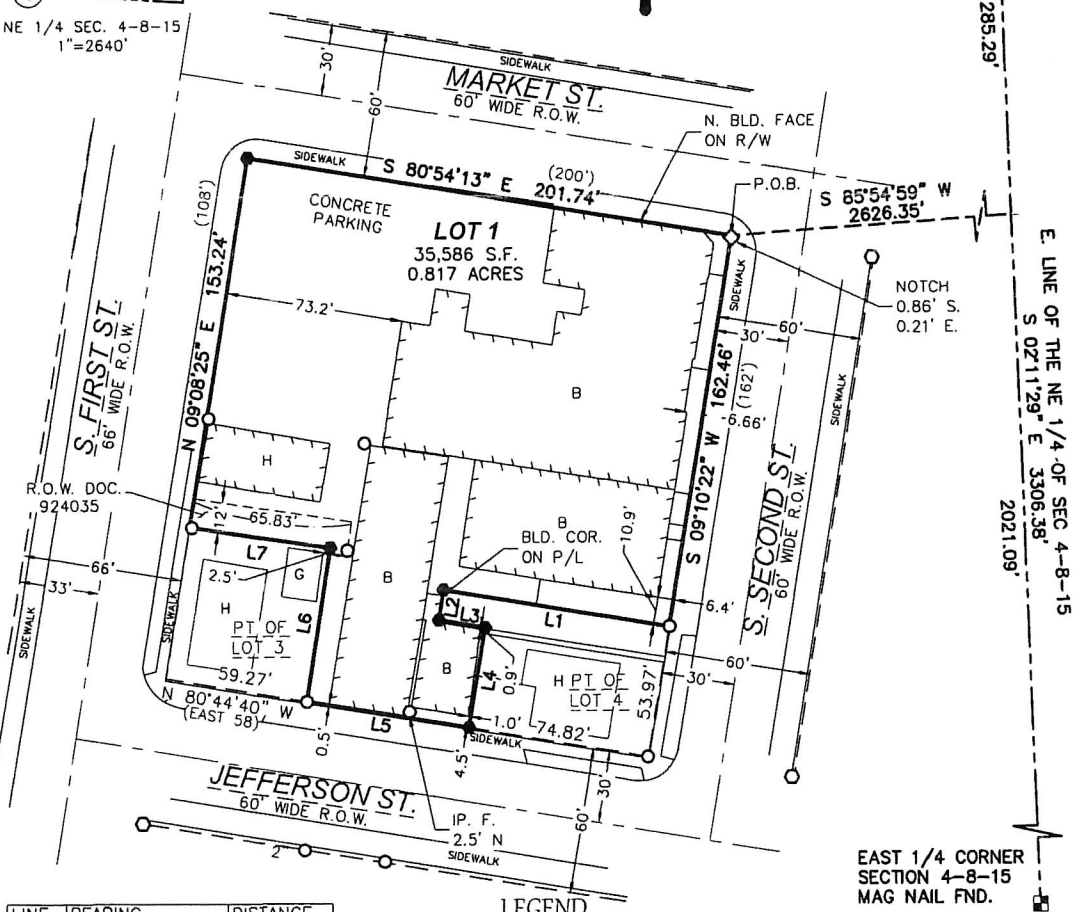
NE 1/4 SEC. 4-8-15
1"=2640'



BEARINGS BASED ON GRID NORTH OF
THE WISCONSIN COUNTY COORDINATE
SYSTEM, JEFFERSON COUNTY ZONE (NAD
83 WISCORS 2011) AND REFERENCED TO
THE EAST LINE OF THE NE 1/4 OF SEC.
4-8-15 MEASURED AS S02°11'29"E.



NE CORNER
SECTION 4-8-15
BERNTSEN DURANAIL
MON. FND.



LINE	BEARING	DISTANCE
L1	N 80°43'37" W	94.27'
L2	S 09°15'20" W	12.55'
	(S 11°13'00" W)	
L3	S 80°44'40" E	19.52'
	(S 78°45'00" E)	
L4	S 09°15'20" W	41.45'
	(S 11°13' W)	
L5	N 80°44'40" W	67.52'
	(WEST)	
L6	N 08°44'43" E	63.50'
	(NORTH)	(63')
L7	N 81°35'05" W	58.83'
	(EAST)	

LEGEND

- FOUND 3/4 REBAR" OR NOTED
- FOUND 1" IRON PIPE OR NOTED
- FOUND AS NOTED
- SET 0.75" O.D. X 18" REBAR
- WEIGHING 1.502 LBS/FT.
- H EXISTING HOUSE
- B EXISTING BUILDING
- (R) RECORD DIMENSION



LAND SURVEYING • LAND PLANNING
955 LEXINGTON DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



PREPARED FOR:
DYLAN ERSEL, LLC
2005 SECOND ST.
WATERTOWN, WI 53094

DATED 05/15/2025
JOB# 24275
SHEET 1 OF 4

THIS INSTRUMENT WAS DRAFTED BY MATTHEW T. O'Rourke, S-2771

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF LAND BEING LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST; THENCE S 02°11'29" E, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 4, 1285.29 FEET; THENCE S 85°54'59" W, 2626.35 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PLAT OF CITY OF WATERTOWN EAST SIDE OF ROCK RIVER ALSO BEING THE POINT OF BEGINNING; THENCE S 09°10'22" W, ALONG THE WEST RIGHT-OF-WAY OF SOUTH SECOND STREET, 162.46 FEET; THENCE N 80°43'37" W, 94.27 FEET; THENCE S 09°15'20" W, 12.55 FEET; THENCE S 80°44'40" E, 19.52 FEET; THENCE S 09°15'20" W, 41.45 FEET TO THE NORTH RIGHT-OF-WAY OF JEFFERSON STREET; THENCE N 80°44'40" W, ALONG THE NORTH RIGHT-OF-WAY OF JEFFERSON STREET, 67.52 FEET; THENCE N 08°44'43" E, 63.50 FEET; THENCE N 81°35'05" W, 58.83 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH FIRST STREET; THENCE N 09°08'25" E, ALONG THE EAST RIGHT-OF-WAY OF SOUTH FIRST STREET, 153.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S 80°54'13" E, ALONG THE SOUTH RIGHT-OF-WAY OF MARKET STREET, 201.74 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 35,586 SQUARE FEET OR 0.817 ACRES.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF DYLAN ERSEL, LLC OWNER OF SAID LANDS.

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 S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF WATERTOWN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20_____.

MATTHEW T. O'ROURKE, S-2771

NOTES:

- THIS PARCEL IS SUBJECT TO ALL OTHER EASEMENTS, INCLUDING UTILITY EASEMENTS AND RESTRICTIONS, EITHER RECORDED OR UNRECORDED, IF ANY.

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST
SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNER DYLAN ERSEL, LLC WE HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED AND MAPPED
AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR
APPROVAL: CITY OF WATERTOWN.

WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20____.

DYLAN ERSEL – MEMBER

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE ABOVE NAMED DYLAN
ERSEL, LLC, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND
ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CONSENT OF MORTGAGEE

I, _____, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO
THE SURVEYING AND MAPPING OF THE LAND DESCRIBED ON THIS CSM, AND I DO HEREBY CONSENT TO THE ABOVE
CERTIFICATE OF DYLAN ERSEL, LLC, OWNER.

WITNESS THE HAND AND SEAL OF, _____, MORTGAGEE,

THIS _____ DAY OF _____, 20____.

IN THE PRESENCE OF:

_____ (SEAL)

MORTGAGEE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____.

THE ABOVE NAMED _____ TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

JEFFERSON CO. CERTIFIED SURVEY MAP NO. _____

LOT 1, LOT 2, PART OF LOT 3, AND PART OF LOT 4, BLOCK 14, PLAT OF CITY OF WATERTOWN EAST
SIDE OF THE ROCK RIVER, BEING PART OF THE NORTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF
SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

BANK FIRST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE
OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING AND
MAPPING OF THE LAND DESCRIBED ON THIS CSM, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF
DYLAN ERSEL, LLC, OWNER.

IN WITNESS WHEREOF, BANK FIRST

HAS CAUSED THIS MAP TO BE SIGNED BY, _____ ITS _____,

AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS

_____ DAY OF _____, 20____.

IN THE PRESENCE OF:

CORPORATE NAME

PRINT TITLE: DATE

CORPORATE MORTGAGEE NOTARY CERTIFICATE

STATE OF WISCONSIN)
_____ COUNTY)SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____ 20____,
_____, _____ OF THE ABOVE NAMED CORPORATION, TO ME
KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH
_____ OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING
INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NOTARY SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES _____

CITY OF WATERTOWN

THIS CERTIFIED SURVEY MAP IN THE CITY OF WATERTOWN IS HEREBY APPROVED BY THE PLAN COMMISSION

DATED THIS _____ DAY OF _____, 20____.

EMILY McFARLAND, MAYOR (PLAN COMMISSION CHAIRPERSON)

MEGAN DUNNEISEN, CLERK

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: 100 S Church St – Preliminary Certified Survey Map (CSM)

A request by St Therese of Lisieux Parish, agent for St Bernard's Catholic Church, to create a Certified Survey Map (CSM) within the City of Watertown Parcel PIN(s): 291-0815-0422-140 & 291-0815-0422-141.

SITE DETAILS:

Existing Parcel(s) Acres: 1.28 & 0.70 acres
Proposed Lot Size(s): Lot 1 – 2.02 acres (88,013 S.F.)
Jurisdiction: City of Watertown

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to combine two existing parcels to create a new one-lot CSM. The purpose of the CSM is to facilitate a parking lot expansion. Two existing buildings will be removed as part of this project. The proposed CSM lot is located within the Airport Approach Protection Zone with a maximum elevation of 968 feet above mean sea level for all buildings and vegetation. A note indicating this elevation has been added to the CSM. The adjacent street ROWs are adequate in this location. No ROW dedication is required.

PLAN COMMISSION OPTIONS:

The following possible options for the Plan Commission:

1. Deny the CSM.
2. Approve the CSM without conditions.
3. Approve the CSM with other conditions as identified by the City of Watertown Plan Commission:

STAFF RECOMMENDATION:

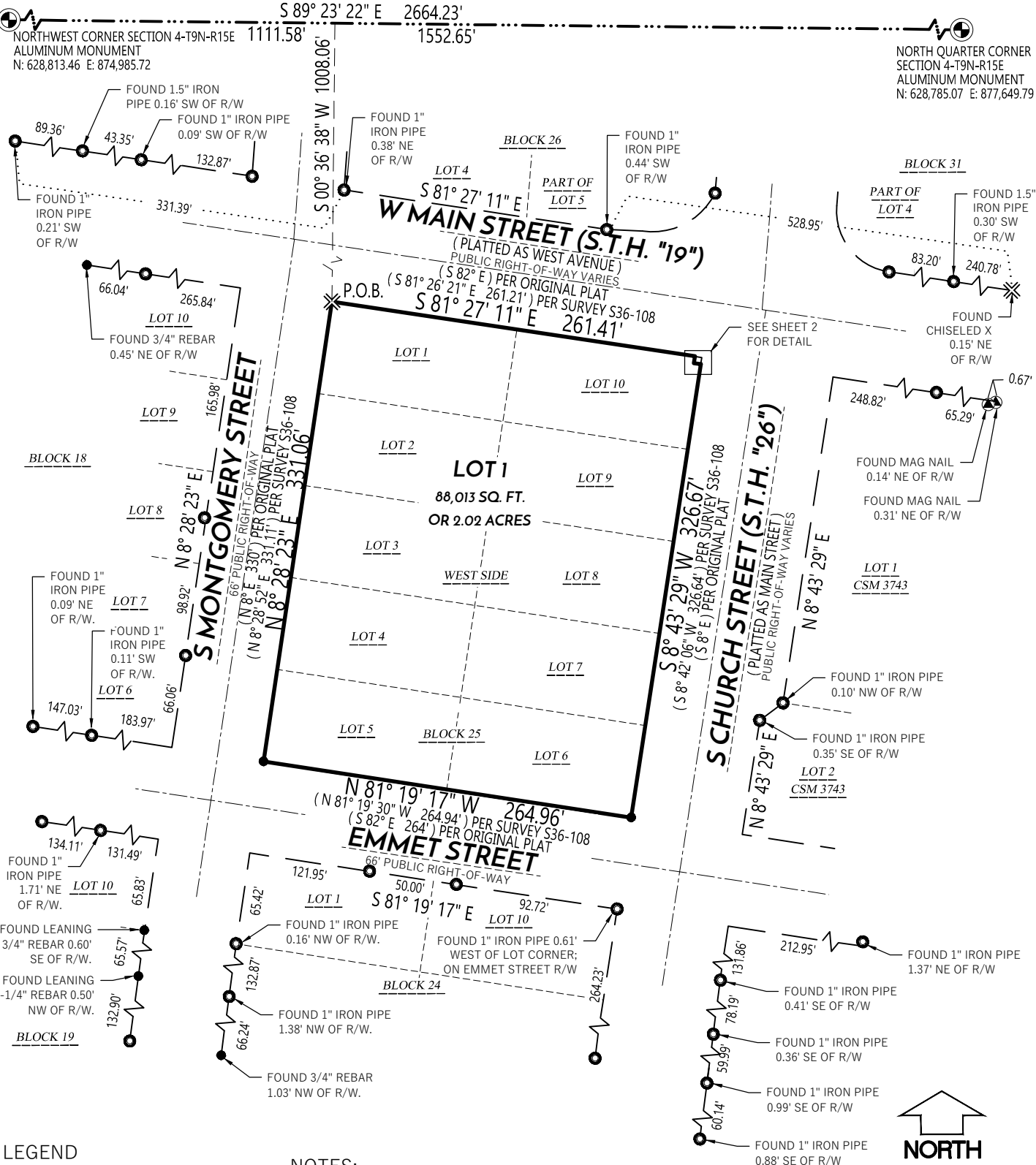
- Staff recommends approval of the CSM.

ATTACHMENTS:

- Application materials.

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 1-10, BLOCK 25, ORIGINAL PLAT, WEST SIDE OF WATERTOWN, RECORDED IN VOLUME 3, ON PAGE 323, EXCLUDING CERTIFIED SURVEY MAP NO. 2113, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 89 AS DOCUMENT NO. 839618 (CSM 2113, LOCATED IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

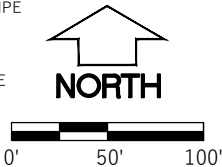


LEGEND

- SECTION CORNER
- FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND PK NAIL
- FOUND CUT CROSS
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT
- () RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF OCTOBER 14TH - 16TH, 2024.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R6E, BEARS N 00°06'27" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- SEE SHEET 2 OF 4 FOR FURTHER DETAILS ON OVERALL CSM BOUNDARY, AND EASEMENTS.
- SEE SHEET 3 OF 4 FOR SECTION CORNER MONUMENT COORDINATE TABLE.



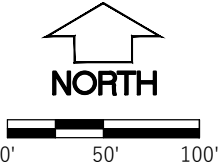
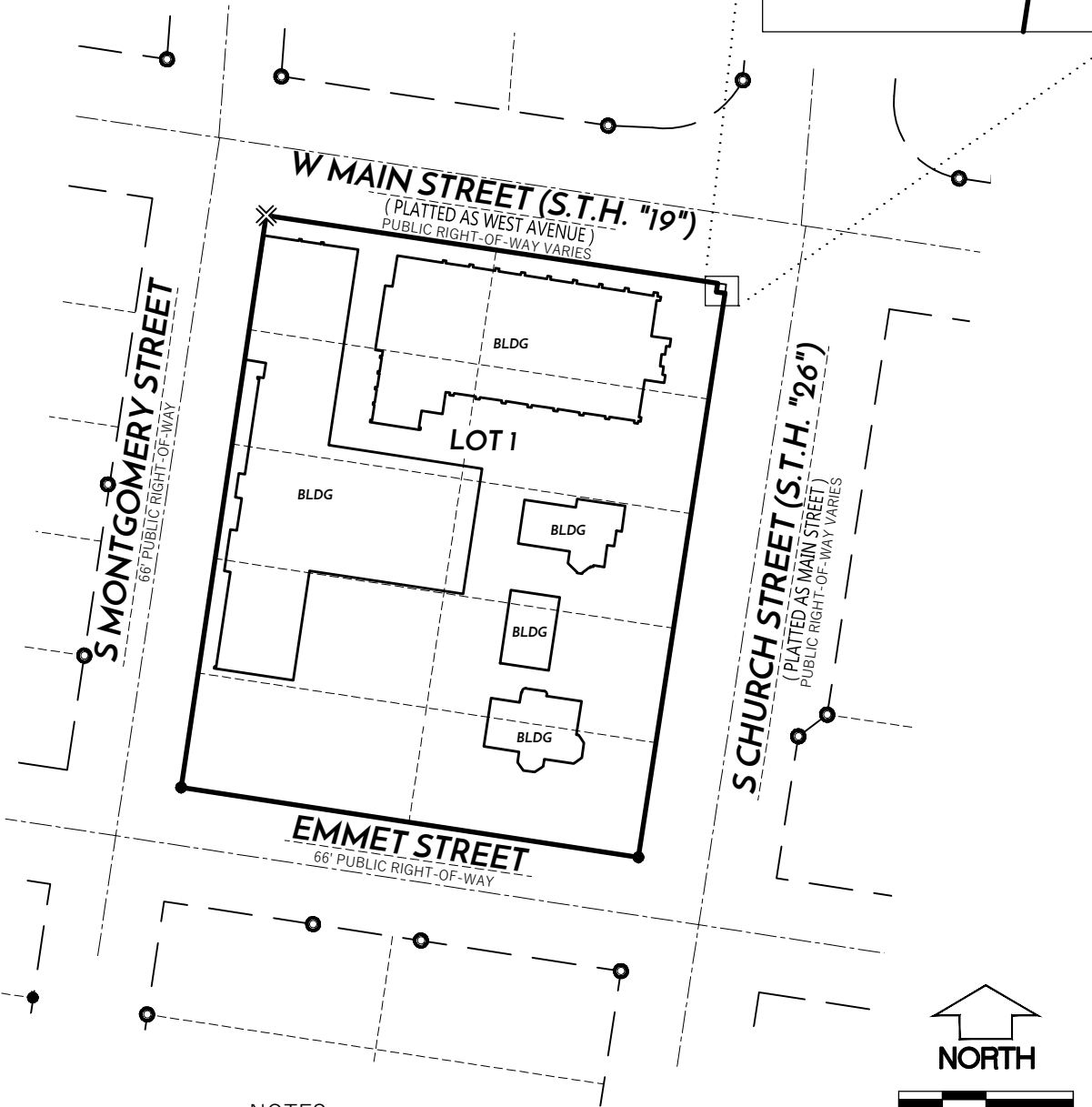
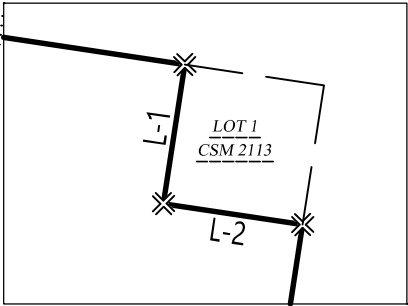
File: W:\2024\241319_PRA - St. Bernard Catholic Church, Watertown\dwg\241319_CSM.dwg Layout: CSM 1 OF 4 User: shearn Plotted: Jun 02, 2025 - 3:13pm

	PREPARED BY: WYSER ENGINEERING 300 EAST FRONT STREET MOUNT HOREB, WI 53572 www.wyserengineering.com	PREPARED FOR: ST. THERESE OF LISIEUX PARISH 114 S. CHURCH STREET WATERTOWN, WI 53572	SURVEYED BY: MAL DRAWN BY: SCH CHECKED BY: ZMR APPROVED BY: ZMR	PROJECT NO: 241319 SHEET NO: 1 of 4	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOTS 1-10, BLOCK 25, ORIGINAL PLAT, WEST SIDE OF WATERTOWN, RECORDED IN VOLUME 3, ON PAGE 323, EXCLUDING CERTIFIED SURVEY MAP NO. 2113, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 89 AS DOCUMENT NO. 839618 (CSM 2113, LOCATED IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L-1	S 8° 43' 29" W	5.00'
L-2	S 81° 27' 11" E	5.00'



LEGEND

- SECTION CORNER FOUND / RECOVERED
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- FOUND PK NAIL
- FOUND CUT CROSS
- CSM BOUNDARY
- RIGHT-OF-WAY LINE
- CENTERLINE
- SECTION LINE
- PLATTED LINE
- EXISTING EASEMENT
- RECORDED INFORMATION

NOTES:

- FIELD WORK PERFORMED BY WYSER ENGINEERING, LLC. ON THE WEEKS OF OCTOBER 14TH - 16TH, 2024.
- NORTH REFERENCE FOR THIS CERTIFIED SURVEY AND MAP ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM, WISCRS DANE, NAD 83 (2011), GRID NORTH. THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T6N, R6E, BEARS N 00°06'27" W
- THIS PARCEL IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS, BOTH RECORDED AND UNRECORDED.
- LOT 1 HAS AN AIRPORT APPROACH PROTECTION ZONE ELEVATION LIMIT OF 968 FEET ABOVE MEAN SEA LEVEL FOR ALL BUILDING, STRUCTURES, AND OBJECT OF NATURAL GROWTH, WHETHER OR NOT SUCH BUILDINGS, STRUCTURES AND OBJECT OF NATURAL GROWTH ARE IN EXISTENCE.

File: W:\2024\241319_PRA - St. Bernard Catholic Church, Watertown\dwg\241319_CSM.dwg Layout: CSM 2 OF 4 User: shearn Plotted: Jun 02, 2025 - 2:56pm

PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ST. THERESE OF LISIEUX PARISH
114 S. CHURCH STREET
WATERTOWN, WI 53572

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241319
SHEET NO: 2 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

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PLSS SECTION CORNER MONUMENT TABLE		
MON. #	DESCRIPTION	DANE COUNTY COORDINATES NAD 83 (2011)
1	ALUMINUM CAP MONUMENT	N: 628,813.46 E: 874,985.72
	NW CORNER OF SECTION 4- T8N - R15E	
2	ALUMINUM CAP MONUMENT	N: 628,785.07 E: 877,649.79
	N 1/4 CORNER OF SECTION 4 - T8N - R15E	

LEGAL DESCRIPTION

A CONSOLIDATION OF LOTS 1-10, BLOCK 25, ORIGINAL PLAT, WEST SIDE OF WATERTOWN, RECORDED IN VOLUME 3, ON PAGE 323, EXCLUDING CERTIFIED SURVEY MAP NO. 2113, RECORDED IN VOLUME 7 OF CERTIFIED SURVEY MAPS ON PAGE 89 AS DOCUMENT NO. 839618 (CSM 2113, LOCATED IN THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 4, TOWN 8 NORTH, RANGE 15 EAST, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF AFORESAID SECTION 4, THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 SOUTH 89 DEGREES 23 MINUTES 22 SECONDS EAST, 1111.58 FEET, THENCE SOUTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, 1008.06 FEET TO THE NORTHWEST CORNER OF LOT 1 OF AFORESAID BLOCK 25, ORIGINAL PLAT, WEST SIDE OF WATERTOWN AND THE POINT OF BEGINNING;

BEGINNING AT THE NORTHWEST CORNER OF AFORESAID BLOCK 25; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY "19" OR WEST MAIN STREET (ORIGINALLY PLATTED AS WEST AVENUE), SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, 261.41 FEET TO THE NORTHWEST CORNER OF AFORESAID CSM 2113; THENCE ALONG THE WESTERLY LINE OF SAID CSM 2113, SOUTH 08 DEGREES 43 MINUTES 29 SECONDS WEST, 5.00 FEET TO THE SOUTHWEST CORNER OF SAID CSM 2113; THENCE, ALONG THE SOUTHERLY LINE OF SAID CSM 2113, SOUTH 81 DEGREES 27 MINUTES 11 SECONDS EAST, 5.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE TRUNK HIGHWAY "26" OR SOUTH CHURCH STREET (ORIGINALLY PLATTED AS MAIN STREET); THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 08 DEGREES 43 MINUTES 29 SECONDS WEST, 326.67 FEET TO THE SOUTHEAST CORNER OF AFORESAID BLOCK 25 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EMMET STREET; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 81 DEGREES 19 MINUTES 17 SECONDS WEST, 264.96 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 25 AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH MONTGOMERY STREET; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 08 DEGREES 28 MINUTES 23 SECONDS EAST, 331.06 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 88,013 SQUARE FEET OR 2.02 ACRES.

SURVEYOR'S CERTIFICATE

I, ZACHARY M. REYNOLDS, WISCONSIN PROFESSIONAL LAND SURVEYOR S-3223, DO HEREBY CERTIFY THAT BY DIRECTION OF JOSEPH GALLINA, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF BLUE MOUNDS AND DANE COUNTY, WISCONSIN.

ZACHARY M. REYNOLDS, S-3223
WISCONSIN PROFESSIONAL LAND SURVEYOR

DATE _____



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ST. THERESE OF LISIEUX PARISH
114 S. CHURCH STREET
WATERTOWN, WI 53572

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241319
SHEET NO: 3 of 4

VOL. _____ PAGE _____
DOC. NO. _____
C.S.M. NO. _____

File: W:\2024\241319_PRA - St. Bernard Catholic Church, Watertown.dwg - 241319_CSM.dwg Layout: CSM legal and survey cert. User: shearn Plotted: Jun 02, 2025 - 3:07pm

CERTIFIED SURVEY MAP NO. _____

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CITY OF WATERTOWN PLAN COMMISSION APPROVAL CERTIFICATE:

THIS CERTIFIED SURVEY MAP, IN THE CITY OF WATERTOWN WAS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

APPROVED AS OF THIS _____ DAY OF _____, 20_____.

DATE: _____
ROBERT STOCKS, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A CERTIFIED SURVEY MAP ADOPTED BY THE PLAN COMMISSION OF THE CITY OF WATERTOWN.

DATE: _____
MEGAN DUNNEISEN, CITY CLERK

File: W:\2024\241319_PRA - St. Bernard Catholic Church, Watertown\dwg\241319_CSM.dwg Layout: CSM last Sheet User: shearn Plotted: Jun 02, 2025 - 3:18pm



PREPARED BY:
WYSER ENGINEERING
300 EAST FRONT STREET
MOUNT HOREB, WI 53572
www.wyserengineering.com

PREPARED FOR:
ST. THERESE OF LISIEUX PARISH
114 S. CHURCH STREET
WATERTOWN, WI 53572

SURVEYED BY: MAL
DRAWN BY: SCH
CHECKED BY: ZMR
APPROVED BY: ZMR

PROJECT NO: 241319
SHEET NO: 4 of 4



City of Watertown

Plan Commission & Site Plan Review Application

St. Bernard Catholic Church Parking & Accessibility Project

Proposed Project Description

June 13, 2025

PROPOSED PROJECT DESCRIPTION

St. Therese of Lisieux (STL) Parish intends to combine the current lots that St. Bernard Catholic Church and associated structures reside. STL is currently under a separate project removing existing structures to allow for the proposed Parking & Accessibility project within this submittal.

Current zoning district is Two-Family Residential – 6 (TR-6). Current and proposed property use is Institutional.

Parking & Accessibility project includes additional parking, hardscape to allow improved accessibility to Church entrance, and landscaping. The proposed project disturbance limits includes 18,020 SF. The project restripes existing parking lot to allow improved traffic flow and inclusion to expanded parking area. Parking stall count increases from 50 to 66 on property. Proposed landscaping plan included in accordance with Watertown Code Section 550-96. Proposed ratio of impervious surface area included on Sheet C100.



Parish Office Hours of operations current and proposed – Monday – Thursday from 8 AM – 3 PM. Friday from 8 AM – 12 PM. Parish Office supports approximately (10) employees.


Church Hours of normal operation include mass times – Saturdays from 8 – 9 AM and 4:30 – 5:30 PM, Sundays from 8 AM – 2 PM. Daily on Saturdays and Sundays up to 200 attendees.

The proposed development shall comply with all requirements of Article XI.

There are no intended exterior building or fencing materials included as part of the proposed project.



	City Boundary		Address Points
	Parcels		
	Address Labels		
	Acreage		



THE CITY OF
WATERTOWN
Opportunity runs through it.

City of Watertown Geographic Information System

Scale: 1:1,232 Printed on: June 17, 2019
 SCALE BAR = 1" Author: [Redacted]

72

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other interest inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23th, 2025
SUBJECT: 110 S Church St - Site Plan Review

Site Plan Review requested by St Therese of Lisieux Parish, agent for St Bernard's Catholic Church, for a parking lot expansion. Parcel PIN(s): 291-0815-0422-140 & 291-0815-0422-141.

SITE DETAILS:

Acres: 1.28 & 0.70 acres
Current Zoning: Two-Family Residential (TR-6) Zoning
Existing Land Use: Church Complex
Future Land Use Designation: Institutional

BACKGROUND & APPLICATION DESCRIPTION:

The applicant is proposing to raze two existing buildings on the property and expand the existing on-site parking lot. The proposed parking lot expansion will contain 30 parking stalls with three of the stalls being ADA stalls. The existing parking lot will also be reconfigured as part of this project. The new and reconfigured parking lot will have a total of 66 parking stalls. A CSM to combine the two church parcels into one lot is also pending Plan Commission approval for this project.

STAFF EVALUATION:

Land Use and Zoning:

A Site Plan Review Committee recommendation and Plan Commission approval of the site plan is required pursuant to Sections 550-144 & 550-145 of the zoning code.

Site Layout and Design:

Within the Two-Family Residential (TR-6) Zoning District the minimum paved surface setback is 10 feet [per § 550-25G(2)(e)]. The proposed parking lot expansion meets the pavement setbacks for the Two-Family Residential (TR-6) Zoning District.

Vehicle Access and Circulation

The proposed parking lot meets the aisle width and parking stall dimension requirements specified in the Off-Street Parking and Traffic Circulation Standards [per § 550-107F].

Landscaping:

The applicant has provided a landscaping plan that meets the required landscaping point totals. The project will result in a landscape surface ratio (LSR) is 30%.

Lighting:

The applicant did not provide a lighting and photometric plan. And appropriate lighting and photometric plan that meets ordinance requirements is required.

**BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT**

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Deny the Site Plan.
2. Approve the Site Plan without conditions.
3. Approve the Site Plan with conditions as identified by the Plan Commission:
 - a) The applicant shall obtain any required erosion control and stormwater permits.
 - b) The applicant shall submit a lighting and photometric plan for parking lot lights that meets ordinance requirements.

ATTACHMENTS:

- Application materials



City of Watertown

Plan Commission & Site Plan Review Application

St. Bernard Catholic Church Parking & Accessibility Project

Proposed Project Description

June 13, 2025

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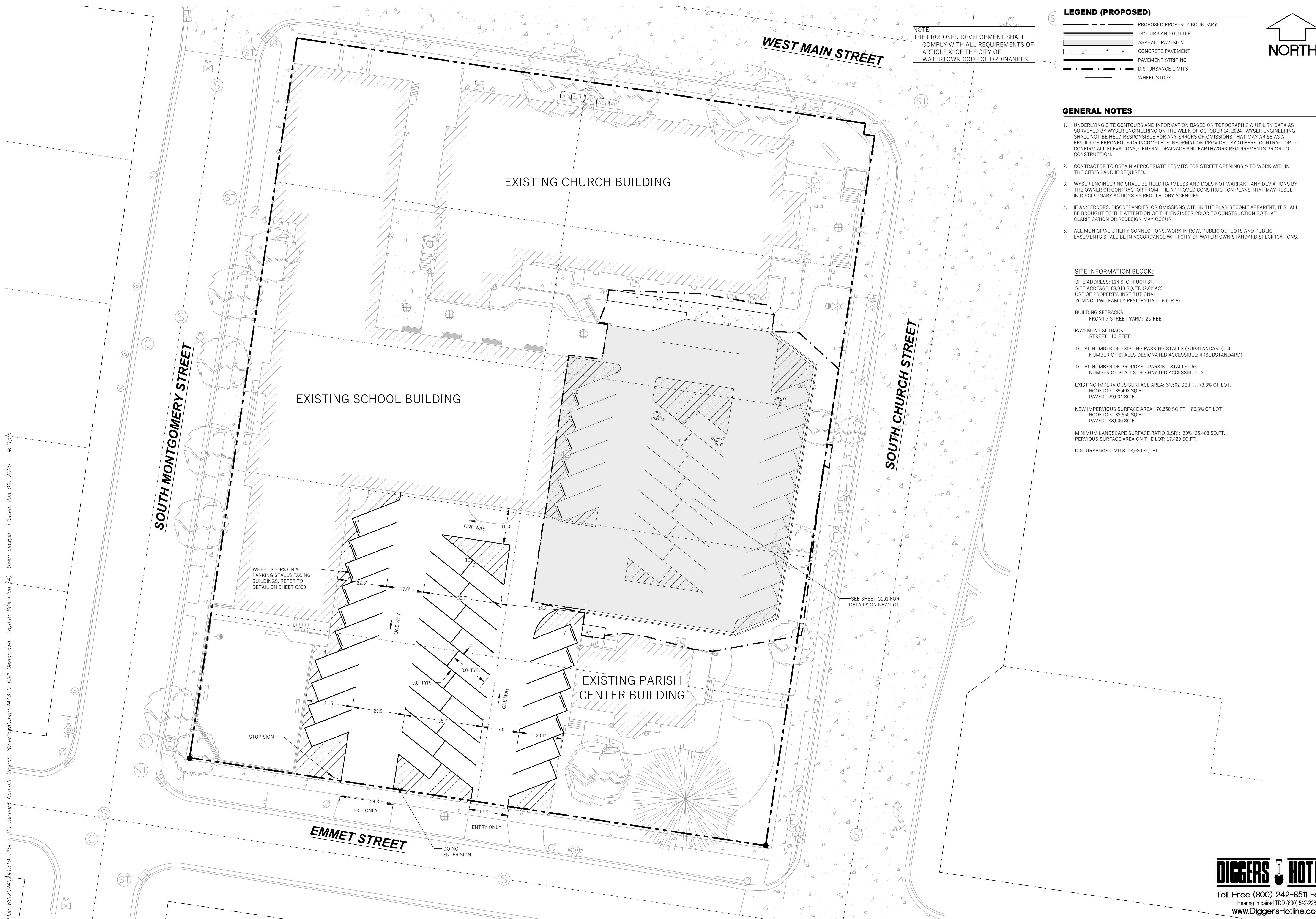
Parking & Accessibility project includes additional parking, hardscape to allow improved accessibility to Church entrance, and landscaping. The proposed project disturbance limits includes 18,020 SF. The project restripes existing parking lot to allow improved traffic flow and inclusion to expanded parking area. Parking stall count increases from 50 to 66 on property. Proposed landscaping plan included in accordance with Watertown Code Section 550-96. Proposed ratio of impervious surface area included on Sheet C100.

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Church Hours of normal operation include mass times – Saturdays from 8 – 9 AM and 4:30 – 5:30 PM, Sundays from 8 AM – 2 PM. Daily on Saturdays and Sundays up to 200 attendees.

The proposed development shall comply with all requirements of Article XI.

There are no intended exterior building or fencing materials included as part of the proposed project.

[illegible]

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DIGGERS HOTLINE

Toll Free (800) 242-8511 -or- 811

Hearing Impaired TDD (800) 542-2289

www.DiggersHotline.com

ST. BERNARD'S CATHOLIC CHURCH
PARKING LOT ADDITION

Sheet Title:

Sheet Title: SITE PLAN - PROPOSED PAVEMENT

Revisions:

[illegible]

Graphic Scale



A horizontal scale bar with alternating black and white segments. It is marked with '0'', '5'', '10'', and '15'' at regular intervals.

Wyser Number	24-1319
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Set Type	REVIEW
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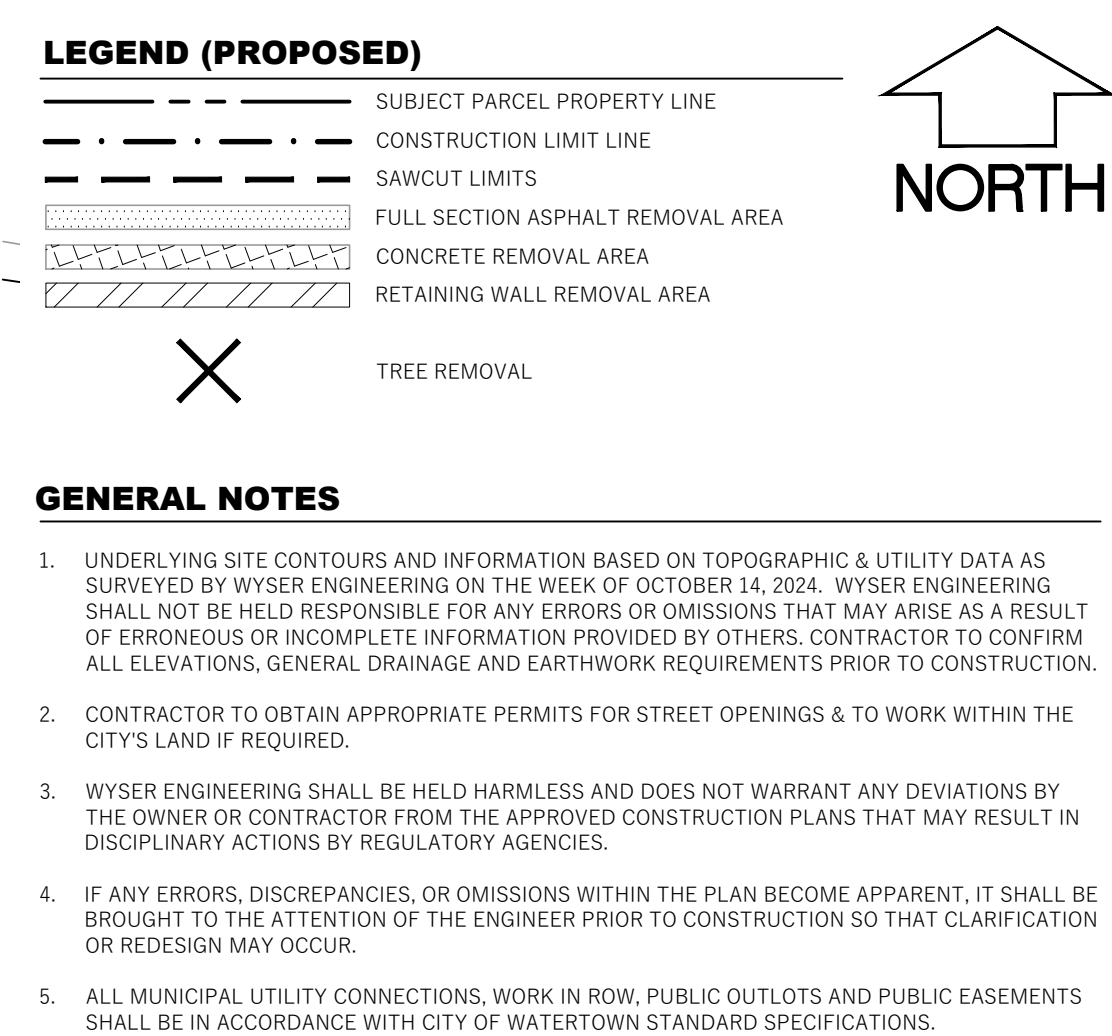
Date Issued	06/09/2025
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Sheet Number	C101
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77



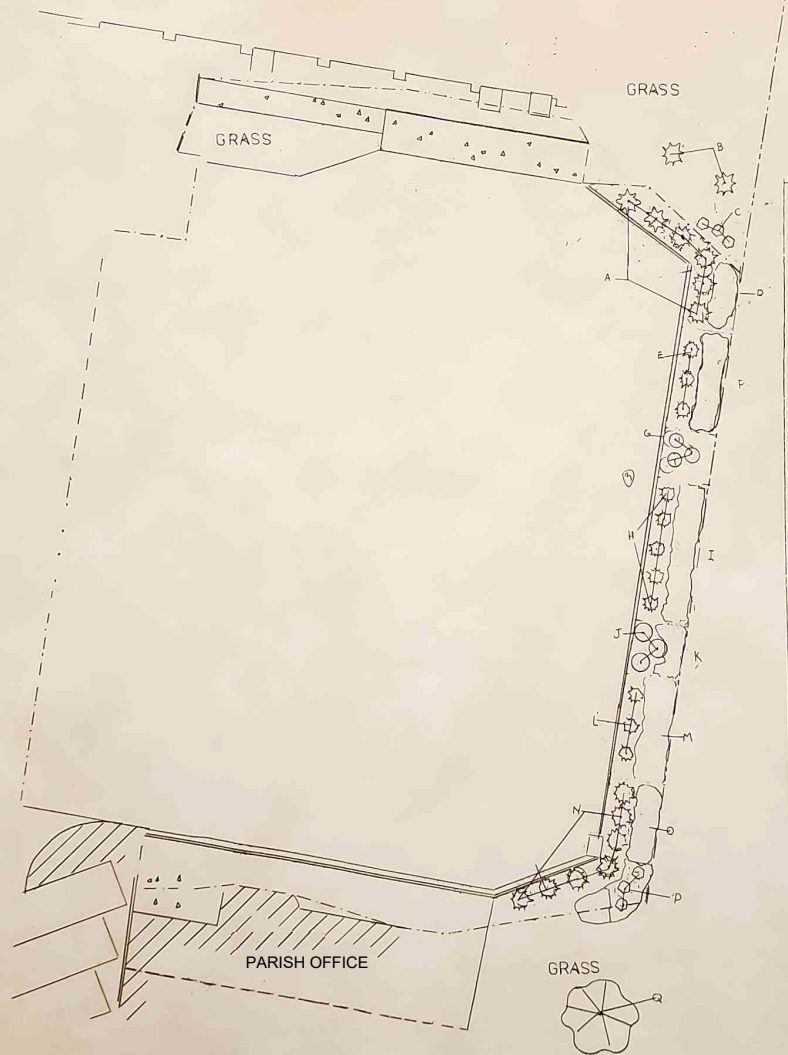
File: W:\2024\241319_PRA - St. Bernard Catholic Church - Watertown.dwg Layout: Site Plan User: alawyer Plotted: Jun 09, 2025 - 4:21pm



114 S. CHURCH ST.
WATERTOWN, WI 53094

Sheet Title: DEMOLITION PLAN

78



PLANT LIST	
A	5 TAUTON YEW
B	3 LOLLIPOP CRAB
C	3 ANDORRA JUNIPERS
D	3 * ASSORTED PERENNIALS ON SITE
E	3 MOUNT BATTON
F	3 DOBO HYDRANGEA
G	3 MOUNT BATTON
H	3 DOBO HYDRANGEA
I	3 MOUNT BATTON
J	7 TAUTON YEW
K	3 * ANDORRA JUNIPERS
L	1 SUGAR MAPLE
323 TOTAL POINTS	

ST. BERNARD'S CATHOLIC CHURCH
PARKING LOT ADDITION
114 S CHURCH STREET
WATERTOWN, WISCONSIN, 53094

TIM THEDER LANDSCAPE CONT
PO BOX 21
WATERTOWN, WI 53094
920-261-1195
JUNE 5, 2025
DRAWN: P THEDER
SCALE: 1" = 10'

Location Map

St. Bernard Catholic Church
Parking & Accessibility Project

Section 3, Item F.



Saint Thérèse of Lisieux
CATHOLIC PARISH & SCHOOL

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: Review Public Hearing Comments and Recommendation to Council – Text Amendments to Chapter 545 Subdivision of Land.

A request by the City of Watertown for text amendments to the City of Watertown Chapter 545 - Subdivision of Land.

BACKGROUND DESCRIPTION:

Proposed Amendments #1 & #2 - Parkland Fees

Chapter 545, Subdivision of Land, facilitates the dedication of parkland or the collection of a 'fee in lieu of land dedication' during the process of subdividing land for residential development. In addition, the chapter also facilitates the collection of 'recreation facilities improvement fees'. As currently written, the chapter requires both fees to be paid at the time of building permit issuance. In circumstances where a 'fee in lieu of land dedication' is required, the collection of this fee at the time of building permit issuance can be somewhat problematic. In situations where many years or even decades have passed since the lot was created there is often no way to know if that lot's requirement to dedicate parkland was satisfied by an actual land dedication or if a 'fee in lieu of land dedication' is required. These situations can lead to the possibility of the 'fee in lieu of land dedication' not being collected due to the uncertainty of a fee requirement. As a result, proposed text amendments #1 and #2 propose to change the 'fee in lieu of land dedication' fee requirement to occur at the time of land division approval by the City. In cases where adequate parkland is dedicated per ordinance, no 'fee in lieu of land dedication' is required. The collection of a 'recreation facilities improvement fee' will continue to be collected at the time of building permit issuance. The 'recreation facilities improvement fee' is based upon the number of residential units being built at the time of building permit issuance and, as such, cannot be calculated until the actual building and number of units being proposed are known.

Proposed Amendments #3 & #4 – Expanded Use of CSMs:

Wis. Stats. Chapter 236 limits the use of Certified Survey Maps (CSM) to land divisions that create four or less parcels. Recent legislation allows expanded use of CSMs in certain situations. CSMs can exceed four parcels, including lots and outlots, when:

1. Local units of government have an established planning agency.
2. An ordinance is enacted or a resolution is passed.
 - a. Must receive a recommendation from the planning agency.
 - b. Must hold a public hearing noticed by a Class II notice.
 - c. The enacted ordinance or resolution must be published in a public accessible format.
3. A maximum number of parcels is specified.
4. The affected land is zoned commercial, multifamily, industrial, or mixed use. Multi-family is defined in the statute (and reflected in the proposed changes below).

City staff have consulted with Vandewalle and Associates regarding the use of these statutory changes to implement the expanded use of CSMs within the City. As a result of these discussions, text amendments #3 & #4 propose to amend Chapter 545, Subdivision of Land, to expand the use of CSMs to allow additional lot creation in

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • Phone 920.262.4060

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

the situations allowed by State Statutes. In particular, the proposed text amendments will allow for the creation of up to 12 lots via a CSM for multi-family residential development and up to 8 lots for commercial and industrial development. The ability to create additional lots via the expanded use of CSMs will expedite the lot approval process for small to medium sized multi-family, commercial, and industrial developments. For example, a development proposal for six twin-homes would be allowed to create the required twelve twin-home lots via the expanded CSM process. Review and approval of expanded CSMs will follow the same approval process CSMs currently follow with review and approval conducted by the Plan Commission. Land Division proposals with lot numbers in excess of those stated under the proposed expanded use of CSMs will still be required to be approved through the subdivision platting process.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment #1 - § 545-14A(5)

§ 545-14A(5) Final Plat Procedure (Proposed [Additions](#) and [Deletions](#)).

- (5) The final plat shall be recorded with the Dodge or Jefferson County Register of Deeds only after certificates of the Wisconsin Department of Administration, of the Common Council, of the surveyor, and those certificates required by § 236.21, Wis. Stats., are placed on the face of the plat. The developer shall record the final plat with the proper County Register of Deeds within 12 months after the date of the last approval of the plat and within 36 months after the first approval. All required fees, [including parkland dedication fees in lieu of land dedication](#), shall be due and payable prior to the proper City officials' signing of the approved final plat except for utility impact, ~~parkland dedication~~, and [park recreation facilities improvement](#) impact fees, which shall be paid prior to issuance of any building permits. Failure to record any plat within the required timeframes shall be deemed withdrawn, and a new certification is required.

Amendment #2 - § 545-42C(5) & § 545-42C(7)

§ 545-42C Dedication and Improvement of Public Parks and Other Public Sites – Fee Revenue Administration (Proposed [Additions](#) and [Deletions](#)).

- (5) The fees imposed under Subsections ~~A and B~~ above shall be paid in full by the subdivider, developer, or owner of record of the land development ~~unless expressly excepted under this section at the time of issuing a full building permit by the office of the Building Safety and Zoning Division Inspector for any new construction. final land division or plat approval.~~ [If the total amount of impact fees due for a development shall be more than \\$75,000, a developer may defer payment of the impact fees for a period of four years from the date of issuing the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. At the time the municipality collects an impact fee, it shall provide the developer from which it received the fee an accounting of how the fee will be spent.](#) [The fees imposed under Subsection B above shall be paid in full by the subdivider, developer, or owner of record of the land development at the time of issuing a building permit by the Building Safety and Zoning Division for any new construction.](#)

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

- (7) For all unplatted lands requiring a plat and for all land divisions, rezonings, or conditional use permits requiring a certified survey map, no final plat or certified survey map shall be certified approved for recording unless the requirements for the dedication of parkland ~~dedication fee is~~ and/or a fee in lieu of land dedication are calculated and ~~noticed on the face of~~ invoiced for collection for the instruments to be recorded ~~for collection~~ under this section. A notation shall be placed upon the face of the plat, ~~certified survey map~~, survey, or other document to be recorded, ~~advising of fees to be imposed the~~ indicating that the parkland dedication and/or fee in lieu of land dedication requirements on all buildable lots or developments containing institutional or residential housing units have been satisfied. For all land divisions not requiring a plat or certified survey map, no rezoning permit, conditional use permit, or building permit shall be issued for land development unless the fees imposed under this section are calculated and invoiced for collection.

Amendment #3 - § 545-50

§ 545-50 Definition of Terms (Proposed Additions and Deletions)

Certified Survey Map

A map or plan of record of a minor subdivision meeting all the requirements of § 236.34, Wis. Stats. and of this chapter, or used to document, for recording purposes, survey and dedication data relating to single parcels. Certified survey maps are also referred to as minor subdivisions.

Minor Subdivision

The division of a lot or parcel of land for the purpose of transfer of ownership or building development where the act of division ~~creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area. A minor subdivision of a lot or parcel shall occur not more than once in five years. :~~

- A. Creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area by division or by successive divisions of any part of the original parcel within a period of five years; or
- B. Creates not more than 12 parcels, inclusive of lots or outlots, on land that is zoned for multi-family residential development; or
- C. Creates not more than 8 parcels, inclusive of lots or outlots, on land that is zoned for commercial or industrial development.

Multi-Family Development

“Multi-Family Residential Development” means development specified in Wis. Stat. Section 101.971 containing apartment buildings, rowhouses, townhouses, condominiums, or modular homes (defined in Wis. Stat. Section 101.971(6) and does not mean mobile or manufactured homes defined in Wis. Stat. Section 101.91(2) and (10)), that do not exceed 60 feet in height or 6 stories that consist of 3 or more attached dwelling units in which the initial construction began on or after January 1, 1993. Such developments do not include facilities licensed under Chapter 50 of the Statutes, such as adult family homes, community-based residential facilities, nursing homes, and residential care apartment complexes.

Subdivision

The division of a lot or parcel of land for the purpose of transfer of ownership or of building development where:

- A. The act of division creates five or more parcels or building sites of 35 acres each or less in area by division or by successive divisions of any part of the original property within a period of five years; or

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

- B. ~~The act of division creates five or more parcels or building sites of 35 acres each or less in area by successive divisions within a period of five years.~~ In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 12 parcels, lots, or outlots, on land that is zoned for multi-family residential development; or
- C. In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 8 parcels, lots, or outlots, on land that is zoned for commercial or industrial development.

Amendment #4 - § 545-15

§ 545-15 Minor Subdivisions (Certified Survey Maps) (Proposed Additions and Deletions)

No person, firm or corporation shall divide any land located within the corporate limits of the City of Watertown that shall result in a minor subdivision as defined by this chapter without first filing an application and a certified survey map for approval by the Plan Commission (and the Common Council when dedication of land is involved) and subsequently recording said map with the Dodge or Jefferson County Register of Deeds. The certified survey map shall comply fully with § 236.34, Wis. Stats. and with all applicable requirements of this chapter.

- A. Procedure.
 - (1) Before filing an application for approval of a certified survey, the subdivider shall follow the preapplication consultation procedures outlined in § 545-11.
- B. Expanded use of certified survey maps.
 - (1) In accordance with Wis. Stat. Section 236.34(1)(ar), a certified survey map may also be used for dividing land into more than four parcels under the following conditions:
 - (a) The division includes not more than 12 parcels if the land being divided is zoned for multi-family development as defined by this chapter.
 - (b) The division includes not more than 8 parcels if the land is zoned for commercial or industrial development.
 - (2) This section does not apply to land lying outside the City boundaries but within the extraterritorial plat review jurisdiction of the City.
- ~~B-C.~~ Certified survey map requirements.
 - (1) The certified survey map shall be prepared by a professional land surveyor and shall comply with the provisions of § 236.34, Wis. Stats., and of this chapter.
 - (2) The certificate of approval shall be placed on the face of the map.
 - (3) When a dedication of land is required, the Common Council resolution accepting the dedication and approving the map shall be placed on the face of the map.
 - (4) The applicant shall comply with the provisions of § 545-4 (General requirements) and Article III (Required Improvements and Design Standards) of this chapter.
 - (5) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate that are in substantially the same form as required by § 236.21(2)(a), Wis. Stats.
- ~~G-D.~~ Plan Commission action. Within 90 days, the Plan Commission shall, or where there is dedication of land, the Common Council shall approve, approve conditionally, or reject the certified survey map. The reason for conditional approval or for rejection shall be recorded in the minutes, and a letter detailing the action taken shall be sent to the applicant. Before an approved certified survey map is recorded, the applicant must pay to the City or other unit of government any accrued real estate taxes and special assessments owing on any land dedicated by the survey and to the Dodge or Jefferson County Treasurer any delinquent taxes on the dedicated

BUILDING SAFETY & ZONING DIVISION
PLAN COMMISSION STAFF REPORT

land. Upon recording by the developer, two copies of the recorded document shall be furnished to the City.

PUBLIC HEARING COMMENT:

Public comments from the June 3rd, 2025 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Chapter § 545 Amendments to Common Council.
2. Positive recommendation of the Chapter § 545 Amendments to Common Council.
3. Positive recommendation of the Chapter § 545 Amendments to Common Council, with conditions identified by the Plan Commission:

STAFF RECOMENDATION:

- Staff recommends a positive recommendation to the Common Council for the Chapter § 545 Amendments.

**AN ORDINANCE
TO AMEND CHAPTER 545: SUBDIVISION OF LAND, THROUGH THE AMENDMENTS
OF LANGUAGE TO SECTIONS §545-14A(5), §545-42C(5), § 545-42C(7), §545-50,
AND §545-15**

**SPONSOR: MAYOR STOCKS, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION**

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. Section § 545-14A(5), Final Plat Procedure, is hereby amended to read as follows:

- (5) The final plat shall be recorded with the Dodge or Jefferson County Register of Deeds only after certificates of the Wisconsin Department of Administration, of the Common Council, of the surveyor, and those certificates required by § 236.21, Wis. Stats., are placed on the face of the plat. The developer shall record the final plat with the proper County Register of Deeds within 12 months after the date of the last approval of the plat and within 36 months after the first approval. All required fees, including parkland dedication fees in lieu of land dedication, shall be due and payable prior to the proper City officials' signing of the approved final plat except for utility impact, ~~parkland dedication~~, and ~~park recreation facilities improvement~~ impact fees, which shall be paid prior to issuance of any building permits. Failure to record any plat within the required timeframes shall be deemed withdrawn, and a new certification is required.

SECTION 2. Section § 545-42C(5) and Section § 545-42C(7), Dedication and Improvement of Public Parks and Other Public Sites – Fee Revenue Administration, is hereby amended to read as follows:

- (5) The fees imposed under Subsections ~~A and B~~ above shall be paid in full by the subdivider, developer, or owner of record of the land development ~~unless expressly excepted under this section at the time of issuing a full building permit by the office of the Building Safety and Zoning Division Inspector for any new construction.~~ final land division or plat approval. ~~If the total amount of impact fees due for a development shall be more than \$75,000, a developer may defer payment of the impact fees for a period of four years from the date of issuing the building permit or until six months before the municipality incurs the costs to construct, expand, or improve the public facilities related to the development for which the fee was imposed, whichever is earlier. If the developer elects to defer payment under this paragraph, the developer shall maintain in force a bond or irrevocable letter of credit in the amount of the unpaid fees executed in the name of the municipality. At the time the municipality collects an impact fee, it shall provide the developer from which it received the fee an accounting of how the fee will be spent.~~ The fees imposed under Subsection ~~B~~ above shall be paid in full by the subdivider, developer, or owner of record of the land development at the time of issuing a building permit by the Building Safety and Zoning Division for any new construction.
- (7) For all unplatted lands requiring a plat and for all land divisions, rezonings, or conditional use permits requiring a certified survey map, no final plat or certified survey map shall be certified approved for recording unless the requirements for the dedication of parkland ~~dedication fee is and/or a fee in lieu of land dedication~~ are calculated and ~~noticed on the face of~~ invoiced for collection for the instruments to be recorded ~~for collection~~ under this section. A notation shall be placed upon the face of the plat, certified survey map, survey, or other document to be recorded, ~~advising of fees to be imposed the indicating that the parkland dedication and/or fee in lieu of land dedication requirements~~ on all buildable lots or developments containing institutional or residential housing units ~~have been satisfied~~. For all land divisions not requiring a plat or certified survey map, no rezoning permit,
- (, 2025) Ord. #25-

conditional use permit, or building permit shall be issued for land development unless the fees imposed under this section are calculated and invoiced for collection.

SECTION 3. Section § 545-50, Definition of Terms, is hereby amended to read as follows:

Certified Survey Map

A map or plan of record of a minor subdivision meeting all the requirements of § 236.34, Wis. Stats. and of this chapter, ~~or used to document, for recording purposes, survey and dedication data relating to single parcels.~~ Certified Survey Maps are also referred to as minor subdivisions.

Minor Subdivision

The division of a lot or parcel of land for the purpose of transfer of ownership or building development where the act of division ~~creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area. A minor subdivision of a lot or parcel shall occur not more than once in five years.~~

- A. Creates four or fewer parcels, lots, or building sites, any one of which is 35 acres or less in area by division or by successive divisions of any part of the original parcel within a period of five years; or
- B. Creates not more than 12 parcels, inclusive of lots or outlots, on land that is zoned for multi-family residential development; or
- C. Creates not more than 8 parcels, inclusive of lots or outlots, on land that is zoned for commercial or industrial development.

Multi-Family Development

“Multi-Family Residential Development” means development specified in Wis. Stat. Section 101.971 containing apartment buildings, rowhouses, townhouses, condominiums, or modular homes (defined in Wis. Stat. Section 101.971(6) and does not mean mobile or manufactured homes defined in Wis. Stat. Section 101.91(2) and (10)), that do not exceed 60 feet in height or 6 stories that consist of 3 or more attached dwelling units in which the initial construction began on or after January 1, 1993. Such developments do not include facilities licensed under Chapter 50 of the Statutes, such as adult family homes, community-based residential facilities, nursing homes, and residential care apartment complexes.

Subdivision

The division of a lot or parcel of land for the purpose of transfer of ownership or of building development where:

- A. The act of division creates five or more parcels or building sites of 35 acres each or less in area ~~by division or by successive divisions of any part of the original property within a period of five years;~~ or
- B. ~~The act of division creates five or more parcels or building sites of 35 acres each or less in area by successive divisions within a period of five years.~~ In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 12 parcels, lots, or outlots, on land that is zoned for multi-family residential development; or
- C. In accordance with Wis. Stat. Section 236.34(1)(ar), the word “subdivision” does not include a division of land that creates not more than 8 parcels, lots, or outlots, on land that is zoned for commercial or industrial development.

SECTION 4. Section § 545-15, Minor Subdivisions (Certified Survey Maps), is hereby amended to read as follows:

No person, firm or corporation shall divide any land located within the corporate limits of the City of Watertown that shall result in a minor subdivision as defined by this chapter without first filing an application and a certified survey map for approval by the Plan Commission (and the Common Council when dedication of land is involved) and subsequently recording said map with the Dodge or Jefferson County Register of Deeds. The certified survey map shall comply fully with § 236.34, Wis. Stats. and with all applicable requirements of this chapter.

A. Procedure.

- (1) Before filing an application for approval of a certified survey, the subdivider shall follow the preapplication consultation procedures outlined in § 545-11.

B. Expanded use of certified survey maps.

- (1) In accordance with Wis. Stat. Section 236.34(1)(ar), a certified survey map may also be used for dividing land into more than four parcels under the following conditions:
 - (a) The division includes not more than 12 parcels if the land being divided is zoned for multi-family development as defined by this chapter.
 - (b) The division includes not more than 8 parcels if the land is zoned for commercial or industrial development.
- (2) This section does not apply to land lying outside the City boundaries but within the extraterritorial plat review jurisdiction of the City.

~~B-C.~~ Certified survey map requirements.

- (1) The certified survey map shall be prepared by a professional land surveyor and shall comply with the provisions of § 236.34, Wis. Stats., and of this chapter.
- (2) The certificate of approval shall be placed on the face of the map.
- (3) When a dedication of land is required, the Common Council resolution accepting the dedication and approving the map shall be placed on the face of the map.
- (4) The applicant shall comply with the provisions of § 545-4 (General requirements) and Article III (Required Improvements and Design Standards) of this chapter.
- (5) Where streets or other areas are dedicated to the public, the certified survey map shall contain an owner's and a mortgagee's certificate that are in substantially the same form as required by § 236.21(2)(a), Wis. Stats.

~~C-D.~~ Plan Commission action. Within 90 days, the Plan Commission shall, or where there is dedication of land, the Common Council shall approve, approve conditionally, or reject the certified survey map. The reason for conditional approval or for rejection shall be recorded in the minutes, and a letter detailing the action taken shall be sent to the applicant. Before an approved certified survey map is recorded, the applicant must pay to the City or other unit of government any accrued real estate taxes and special assessments owing on any land dedicated by the survey and to the Dodge or Jefferson County Treasurer any delinquent taxes on the dedicated land. Upon recording by the developer, two copies of the recorded document shall be furnished to the City.

SECTION 5. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 6. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Jul 1, 2025		Jul 15, 2025	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
BARTZ				
BLANKE				
SMITH				
ARNETT				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED _____

CITY CLERK

APPROVED _____

MAYOR

BUILDING SAFETY & ZONING DIVISION

PLAN COMMISSION STAFF REPORT

TO: Plan Commission
DATE: June 23rd, 2025
SUBJECT: Review Public Hearing Comments and Recommendation to Council – Text Amendments to Chapter 550 Zoning.

A request by the City of Watertown for text amendments to the City of Watertown Chapter 550-150 - Community Entry Corridor Overlay Zoning.

BACKGROUND DESCRIPTION:

Proposed Amendments #1 - Community Entry Corridor Overlay Zoning

As part of an Overlay Zoning Update Project conducted in collaboration with Vandewalle and Associates, changes were recently adopted for the Community Entry Corridor Overlay Zoning District. Incorrect text was discovered in those recently adopted ordinance changes for the Community Entry Corridor Overlay Zoning District. Vandewalle and Associates has provided the corrected text. This correction needs to be approved via the regular text amendment process per the City Attorney.

PROPOSED TEXT AMENDMENT LANGUAGE:

Amendment #1 - § 550-150

§550-150 Community Entry Corridor Overlay Zoning District (Proposed **Additions** and **Deletions**).

Incorrect text as included in the recently adopted Community Entry Corridor Overlay Zoning District:
~~The following requirements shall be effective upon the date of adoption date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential.~~

Proposed text amendment:

The following requirements shall be effective upon the date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential, in this overlay district shall be subject to the requirements of this section.

PUBLIC HEARING COMMENT:

Public comments from the June 3rd, 2025 Public Hearing before the Common Council, if any, are attached.

PLAN COMMISSION OPTIONS:

The following are possible options for the Plan Commission:

1. Negative recommendation of the Chapter § 550-150 Amendment to Common Council.
2. Positive recommendation of the Chapter § 550-150 Amendment to Common Council.
3. Positive recommendation of the Chapter § 550-150 Amendment to Common Council, with conditions identified by the Plan Commission.

STAFF RECOMENDATION:

Staff recommends a positive recommendation to the Common Council for the Chapter § 550-150 Amendment.

AN ORDINANCE
TO AMEND CHAPTER 550: ZONING CODE, THROUGH THE AMENDMENT OF
LANGUAGE TO SECTION §550-150

SPONSOR: MAYOR STOCKS, CHAIR
FROM: PLAN COMMISSION WITH POSITIVE RECOMMENDATION

THE COMMON COUNCIL OF THE CITY OF WATERTOWN DOES ORDAIN AS
FOLLOWS:

SECTION 1. The introductory paragraph of Section § 550-150, Community Entry Corridor Overlay Zoning District is hereby amended to read as follows:

§550-150 Community Entry Corridor Overlay Zoning District.
The following requirements shall be effective upon the ~~date of adoption~~ date of depicting these overlay zoning districts on the Official Zoning Map. Any new development, other than single-family and two-family residential, *in this overlay district shall be subject to the requirements of this section.*

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect and be in force the day after its passage and publication.

DATE:	Jul 1, 2025		Jul 15, 2025	
READING:	1ST		2ND	
	YES	NO	YES	NO
DAVIS				
LAMPE				
BERG				
BARTZ				
BLANKE				
SMITH				
ARNETT				
WETZEL				
MOLDENHAUER				
MAYOR STOCKS				
TOTAL				

ADOPTED _____

CITY CLERK

APPROVED _____

MAYOR