1. Plan Commission Regular Meeting Agenda

Documents:

03.02.2020 - PC AGENDA.PDF

1.I. Plan Commission Agenda Packet

Documents:

03.02.2020 - PC AGENDA PACKET.PDF

Plan Commission

Regular Meeting Notice and Agenda

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, March 2, 2020
7:00 pm

I. Call to Order, Roll Call, and Pledge of Allegiance – Plan Commission

II. Public Comment – This is an opportunity for anyone to address the Plan Commission on any issue NOT on the current agenda. *Please observe the time limit of 3 minutes.* While the Plan Commission encourages input from residents, it may not discuss or act on any issue that is not duly noticed on the agenda.

III. General Business – Regular Meeting

1. Discussion and action regarding minutes of the regular meeting held January 6, 2020.

2. Public Hearing

    a. A request for a Conditional Use Permit to construct an addition to Park Elementary School located at 1902 Park Street, Cross Plains, WI.

3. Accept and recommend the request for a Conditional Use Permit to construct an addition to Park Elementary School located at 1902 Park Street, Cross Plains, WI to the Village Board.

4. Review and possible action regarding the Concept Plan of the General Development Plan for 1909 Main Street.

5. Review and possible action regarding the Concept Plan of the General Development Plan and revised plat map for Creek Crossing at St. Francis.

V. Adjournment

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the Village Hall at (608) 798-3241 or bchang@cross-plains.wi.us.

Plan Commission

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Plan Commission

Regular Meeting Minutes

Village of Cross Plains
2417 Brewery Road, PO Box 97
Cross Plains, WI 53528
(608) 798-3241

Monday, January 6, 2020
7:00 pm

I. Call to Order, Roll Call – Plan Commission

President Lengfeld called the Regular Plan Commission meeting to order at 7:00 pm.

Present: Commissioners Eric Padrutt, Todd DuQuette, Randy Case, Kevin Thusius, Cliff Zander, Judy Ketelboeter and President Jay Lengfeld.

Also present: Village Administrator/Clerk Bill Chang,

II. Public Comment - None

III. General Business – Regular Meeting

1) **Discussion and action regarding minutes of the regular meeting held December 3, 2019.**
A motion was made by Commissioner DuQuette, seconded by Commissioner Zander, and unanimously carried by the Plan Commission, to approve the December 3, 2019 meeting minutes.

2) **Public Hearing regarding a request from Andrew and Emily Smith, for a Conditional Use Permit for Small Solar Energy System use located at 601 Dale Court, Cross Plains, WI.**
A motion was made by Commissioner Case, seconded by Commissioner Zander, and unanimously carried by the Plan Commission, to open the public hearing.

Hearing no comment, a motion was made by Commissioner Zander, seconded by Commissioner Case, and unanimously carried by the Plan Commission, to close the public hearing.

3) **Accept and recommend the request from Andrew and Emily Smith, for a Conditional Use Permit for Small Solar Energy System use located at 601 Dale Court, Cross Plains, WI.**

A motion was made by Commissioner DuQuette and seconded by Commissioner Padrutt, to accept and recommend the request for a Conditional Use Permit for Small Solar Energy System use located at 601 Dale Court, Cross Plains, WI. Roll call vote requested. YES – Commissioners Padrutt, DuQuette, Case, Thusius, Zander, Ketelboeter and President Lengfeld. NO – None. Motion carries 7-0.

V. Adjournment

A motion was made by Commissioner Zander, seconded by Commissioner Thusius, and unanimously carried Plan Commission to adjourn at 7:05 pm.

Proper notice of this meeting was given to the public and posted on the public bulletin boards in accordance with the Open Meeting Law.

Respectfully submitted,

_____

Bill Chang
Village Administrator/Clerk

Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Plan Commission
From: Bill Chang, Village Administrator/Clerk
Date: February 28, 2020
Re: **Conditional Use Permit for Park School Addition.**

Executive Summary

The Middleton-Cross Plains Area School District (The District) has submitted an application for a conditional use permit. The District is proposing a 7,400 sf addition to the current Park Elementary School Building. The additional space consists of a cafeteria, kitchen, and accessory space. The construction also includes additional parking spaces and storm water control.

Project Background

The additional space will provide the school with proper eating and food prep space. The school currently uses the gym space as its cafeteria. The District went to referendum 2018 for this addition in 2018. The referendum was approved.

Code Review

Section 84.28 (SR-3) Single Family Residential – 3 Zoning District

All of the property subject to the permit is located within the SR-3 Single Family 3 Zoning District. Within this district, Indoor Institutional uses as a principal use is permitted under Section 84.28(c)(3) The height and setback limits for the addition of rooftop shall comply with the height limits and setbacks for primary structures.

The specific bulk, density, and intensity requirements are not proposed to be changed, therefore also appear to be met.

Section 84.161 Conditional Use Permit Procedures.

The code specifies the process and procedure for the Conditional Use Permit. The Village Administrator/Clerk's review of each application as it corresponds to Section 84.161 (e) (3) is provided below.

- Review of Comprehensive Plan – The Village of Cross Plains Comprehensive addresses community facilities in Chapter 5 of the Comprehensive Plan. The plan specifically addresses the importance of coordination between the school district and the Village leading to a high quality of life and opportunities.

- Impact on neighbors – The proposed addition will have minimal direct impact on neighbors except for times during the construction phase and the limitation of public road use. This will be coordinated with the Village. The project will improve stormwater management and all construction, with the exception of water/sewer extensions will be kept on site.

- Land use observation – the addition is not averse to residential land use. Properties are able to maintain the desired consistency of land uses and intensities.

- Service and undue burden assessment – Residential units are adequately served by utilities. The addition does not impose an undue burden on such facilities or utilities.

- Public benefits vs. adverse impacts– the public benefits of the addition outweigh the adverse impacts. The additional space is in-line and needed at the school to provide adequate services for its use and with the growing population within the district.

Section 84.57(a) – Institutional Land Uses – Performance Standards
In addition to the requirements from the previous two sections, Indoor Institutional uses are also subject to performance standards. In this case, an off-street passenger loading area for users is already provided. The construction also proposes additional parking spaces without adding additional employees.

Recommendation
Village Staff recommends acceptance of the application with recommendation to the Village Board for approval with the following minimal conditions:

1) Construction and use of space shall be coordinated with currently scheduled Park and Recreation Programs;
2) The tapping for the 6-inch water lateral to service the building shall be done "live" and coordinated with Jerry Gray, Director of Public Facilities;
3) Match line saw markings to be approved by Jerry Gray, Director of Public Facilities before sawing for all street patches;
4) Pavement patches for curb patches and utility service connections shall be full width of the street/ sidewalk or discretion of Jerry Gray, Director of Public Facilities;
5) The Sanitary Sewer lateral should have a manhole access near the building to provide for sampling if needed and as a clean-out if needed;
6) Village approval of the stormwater management design and report; and
7) Village approval of plan review and building permits.

SECTION 84.28 (SR-3) Single Family Residential – 3 Zoning District.

(a) **Intent.** This district intends to create, preserve, and enhance areas for moderate density single family detached dwellings at an approximate density of 3 dwelling units per acre.

(b) **Principal Uses Permitted by Right.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Single Family
- (2) Selective Cutting
- (3) Community Garden
- (4) Outdoor Open Space Institutional
- (5) Passive Outdoor Recreation
- (6) Essential Services
- (7) Small Scale Public Services and Utilities
- (8) Community Living Arrangement (1-8 residents) meeting the requirements of Section 84.57(h)

(c) **Principal Uses Permitted as Conditional Use.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Cultivation
- (2) Clear Cutting
- (3) Indoor Institutional
- (4) Community Living Arrangement (9-15 residents) meeting the requirements of Section 84.57(i)
- (5) Bed and Breakfast
- (6) Large Wind Energy System
- (7) Large Solar Energy System

(d) **Accessory Uses Permitted by Right.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Home Occupation
- (2) In-Home Daycare (4-8 children)
- (3) In-Family Suite
- (4) Residential Accessory Structure
- (5) Nonresidential Accessory Structure
- (6) Recreational Facility
- (7) Landscape Feature
- *(8) Repealed (Ordinance #05-2017)*
- (9) On-Site Parking
- (10) Satellite Dish
- (11) Personal Antenna and Towers
- (12) Communication Antenna

(e) **Accessory Uses Permitted as Conditional Use.** Refer to Article III for detailed definitions and requirements for each of the following land uses.
- (1) Accessory Dwelling Unit

(2) Residential Chicken Coop
(3) Residential Apiary
(4) Small Wind Energy System
(5) Small Solar Energy System

(f) **Temporary Uses.** Refer to Article III for detailed definitions and requirements for each of the following land uses. (Exempt from setbacks unless specified in Article III.)
(1) Temporary Outdoor Assembly
(2) Temporary Shelter Structure
(3) Temporary Storage Container
(4) Temporary On-Site Construction Storage
(5) Temporary Contractor's Project Office
(6) Temporary On-Site Real Estate Sales Office
(7) Temporary Relocatable Building
(8) Garage or Estate Sale

(g) **Density, Intensity, and Bulk Regulations for the (SR-3) Single Family Residential – 3 District.**

	Residential Uses	Nonresidential Uses
Minimum Lot Area	12,000 square feet	12,000 square feet
Maximum Density	3 dwelling units per acre	N/A
Minimum Lot Frontage	50 feet	50 feet
Maximum Building Coverage of Lot	45 percent	45 percent
Minimum Landscape Surface Ratio	40 percent	40 percent
Minimum Lot Width	100 feet	100 feet
Minimum Front Setback	25 feet	25 feet
Minimum Street Side Setback	25 feet	25 feet
Minimum Side Setback	12 feet	15 feet
Minimum Rear Setback	25 feet	20 feet
Maximum Principal Building Height	35 feet	35 feet
Minimum Principal Building Separation (multi-structure developments on shared lots)	24 feet	30 feet
Minimum Pavement Setback (lot line to pavement; excludes driveway entrances)	3 feet from side, or 0 feet for shared driveway; 10 feet from right of way or rear	3 feet from side, or 0 feet for shared driveway; 10 feet from right of way or rear
Minimum Parking Required	See Article III	See Article III
Minimum Garage Door Setback to Alley (if applicable)	8 feet for doors parallel to alley; 3 feet for door perpendicular to alley	8 feet for doors parallel to alley; 3 feet for door perpendicular to alley
Accessory Building Side Setback	10 feet	10 feet
Accessory Building Rear Setback	10 feet	10 feet
Maximum Accessory Building Height	Lesser of 15 feet or principal building height	20 feet

(h) **Regulations Applicable to All Uses.** Most development will also be subject to the following requirements:

(1) Article VI: Overlay Zoning Districts
(2) Article VII: Performance Standards
(3) Article VIII: Landscaping Regulations
(4) Chapter 87: Signage Regulations

SECTION 84.161 Conditional Use Permit Procedures.

(a) **Purpose.** The purpose of this Section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed conditional uses.

(b) **Applicability.** There are certain uses, which because of their unique characteristics make impractical the predetermination of permissibility. In these cases, specific standards, regulations, or conditions may be established.

(c) **Initiation of Request.** Proceedings for approval of a conditional use may be initiated by an application of the owner(s) of the subject property.

(d) **Application.** An application for a conditional use permit shall contain the following (digital files should be submitted rather than paper copies whenever possible, if applicable):

(1) A map of the subject property to scale depicting:

a. All lands for which the conditional use is proposed and all other lands within 100 feet of the boundaries of the subject property.

b. Names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds of Dane County.

c. Current zoning of the subject property and its environs, and the jurisdiction(s) which maintains that control.

d. All lot dimensions of the subject property.

e. A graphic scale and a north arrow.

(2) Written description of the proposed conditional use including the type of activities, buildings, structures, and off-street parking proposed for the subject property and their general locations.

(3) A site plan of the subject property if proposed for development conforming to all requirements of Section 84.164. If the proposed conditional use is a group or large development (per Section 84.118), a proposed preliminary plat or conceptual plat may be substituted for the required site plan, provided said plat contains all information required on said site plan.

(4) Written justification for the proposed conditional use, including evidence that the application is consistent with the Comprehensive Plan.

(5) For Group and Large Development, a Transportation Demand Management (TDM) Plan meeting Wisconsin Department of Transportation requirements for content and format may be required by the Village if deemed necessary by the Village Engineer.

(e) **Review by Zoning Administrator.**

(1) The Zoning Administrator shall determine whether the application is complete and fulfills the requirements of this Chapter. If the application is determined to be incomplete, the Zoning Administrator shall notify the applicant.

(2) The Zoning Administrator may coordinate review with the Village's Development Review Team.

(3) The Zoning Administrator shall review the completed application and evaluate whether the proposed conditional use:

a. Is in harmony with the recommendations of the Comprehensive Plan.

b. Will result in a substantial or undue adverse impact on nearby property, the character of the neighborhood, environmental factors, traffic factors, parking, public improvements, public property or rights-of-way, or other matters affecting the public health, safety, or general welfare, either as they now exist or as they may in the future.

c. Maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property.

d. The conditional use is located in an area that will be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities or services provided by public agencies serving the subject property.

e. The potential public benefits outweigh any and all potential adverse impacts of the proposed conditional use, after taking into consideration the applicant's proposal and any requirements recommended by the applicant to ameliorate such impacts.

(4) The Zoning Administrator shall prepare a written report addressing items (e)(3)a.-e. above, to be forwarded to the Plan Commission for the Commission's review and use in making its recommendation to the Village Board. If the Zoning Administrator determines that the proposal may be in conflict with the provisions of the Comprehensive Plan, the Zoning Administrator shall note this determination in the report.

(f) **Public Hearing.** Within 50 days of filing of a complete application, the Plan Commission shall hold a public hearing in compliance with Section 84.158 to consider the request.

(g) **Review and Recommendation by the Plan Commission.**

(1) Within 60 days after the public hearing, the Plan Commission may make a written report to the Village Board, and/or may state in the minutes its recommendations regarding the application. Said report and/or minutes may include a formal finding of facts developed and approved by the Plan Commission concerning the requirements of Subsection (e)(3)a.-e. above.

(2) If the Plan Commission fails to make a recommendation within 60 days after the public hearing, the Village Board may hold a public hearing within 30 days after the expiration of said 60 day period. Failure to receive a recommendation from the Plan Commission shall not invalidate the proceedings or actions of the Village Board. If a public hearing is necessary, the Village Board shall provide notice per the requirements so Section 84.158.

(h) **Review and Action by Village Board.**

(1) The Village Board shall consider the recommendation of the Plan Commission regarding the proposed conditional use. The Village Board may request further information and/or additional reports from the Plan Commission, Zoning Administrator, applicant, and/or from any other source.

(2) The Village Board may take final action (by resolution) on the application at the time of its initial meeting or may continue the proceedings at applicant's request. The Village Board may approve the conditional use as originally proposed, may approve the proposed conditional use with modifications, or may deny approval of the proposed conditional use.

(3) If the Village Board wishes to make significant changes in the proposed conditional use, as recommended by the Plan Commission, then the procedure set forth in Section 62.23(7)(d) of the Wisconsin Statutes shall be followed prior to Village Board action.

(i) **Effect of Denial.** No application which has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

(j) **Revocation of an Approved Conditional Use.** Upon approval by the Village Board, the applicant must demonstrate that the proposed conditional use meets all general and specific conditional use requirements in the site plan required for initiation of development activity on the subject property per Section 84.164. Once a conditional use is granted, no erosion control permit, site plan, certificate of occupancy, or building permit shall be issued for any development which does not comply with all requirements of this Chapter. Any conditional use found not to be in compliance with the terms of this Chapter shall be considered in violation of this Chapter and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Village Board, following the procedures outlined in Subsection (i), above.

(k) **Time Limits on the Development of Conditional Use.** Unless extended as a condition of approval, the start of construction of any and all conditional uses shall be initiated within 365 days of its approval by the Village Board and shall be operational within 730 days of said approval. Failure to initiate development within this period shall automatically constitute a revocation of the conditional use. For the purposes of this Section, "operational" shall be defined as the granting of a certificate of occupancy for the conditional use. Prior to such a revocation, the applicant may request an extension of this period. Said request shall require formal approval by the Village Board and shall be based upon a showing of acceptable justification (as determined by the Village Board). However, as a condition of approval, the 365 and/or 730 day time limits may be extended for any specific period including not time limit to accommodate phased or multi-stage development.

(l) **Discontinuing an Approved Conditional Use.** Any and all conditional uses which have been discontinued for a period exceeding 365 days shall have their conditional use invalidated automatically. The burden of proof shall be on the property owner to conclusively demonstrate that the subject conditional use was operational during this period.

(m) **Change of Ownership.** All requirements of the approved conditional use shall be continued regardless of ownership of the subject property; however, submittal of a plan of operation may be required prior to the change in ownership.

(n) **Modification, Alteration, or Expansion.** Modification, alteration, or expansion of any conditional use without approval by the Village Board, shall be considered in violation of this Chapter and shall be grounds for revocation of said conditional use approval per Subsection (j), above. A modification, alteration, or expansion which has been approved as part of a prior valid condition use does not require a new conditional use approval.

(o) **Recording of Conditional Use Requirements.** Except for conditional use approvals for temporary uses, a certified copy of the authorizing resolution, containing identifiable description and any specific requirements of approval, shall be recorded by the Village, at the applicant's expense, with the Register of Deeds for the subject property.

(p) **Formerly Approved Conditional Uses.** A use now regulated as a conditional use which was approved as a legal land use, either permitted by right or as a conditional use, prior to the effective date of this Chapter, shall be considered as a legal, conforming land use so long as the previously approved conditions of use and previously approved site plan are followed. Any modification of the previously approved conditions of use or site plan shall require application and Village consideration under this Section.

(q) **Limited Conditional Uses.** A limited conditional use is any development, activity or operation for which a conditional use permit has been approved that is limited to a specific operator or property owner, or to a specific date or event upon which the conditional use permit either expires or is required to be reviewed and reapproved. The Plan Commission may recommend, and the Village Board may designate, any proposed conditional use request as a limited conditional use. The Plan Commission shall specify which of the following characteristics are present that create the need for the limited conditional use:

(1) A particular aspect of the specific land use.
(2) A particular aspect of the proposed operation (including, but not limited to, operating hours).
(3) A particular aspect of the proposed location.
(4) A particular aspect of the proposed site design.
(5) A particular aspect of the adjacent property or of the surrounding environs.
(6) Any other reason(s) the Village Board deems specially relevant and material.

(r) **Successor Conditional Uses.**

(1) **Definition.** A successor conditional use is a land use which has been granted a conditional use permit by the Village, which is proposed to undergo one or more of the following:

a. Changing from the specific use originally permitted by conditional use to another operation of the same use. (For example, changing from one restaurant to another is permitted. However, changing from a restaurant to a tavern is not permitted even though both are considered Indoor Commercial Entertainment land uses under Section 84.58(d). Likewise, changing from a drive-through restaurant to a drive-through bank is not permitted, even though both are considered In-Vehicle Sales and Service under Section 84.58(i).

b. Only a change in the ownership of the subject property.

c. Only a change in the ownership of the business or other operator of the land use.

d. Other changes explicitly identified in a currently valid conditional use permit which are identified as acceptable as a successor conditional use.

(2) **Purpose.** The purpose of these provisions is to create a process which:

a. Verifies that the proposed change is a valid successor conditional use.

b. Creates a record that the proposed change is recognized by the Village as a successor conditional use.

c. Clarifies that the same conditions of approval, development and operation continue to apply to a successor conditional use.

d. Reduces the costs and time needed to approve a successor conditional use;

(3) **Approval Process.** A successor conditional use shall not require the granting of a new conditional use permit by the Village. However, prior to operation, a successor conditional use shall require the formal reaffirmation of its status as a valid successor conditional use. This required formal reaffirmation shall be issued in writing by the Village Zoning Administrator, or by the designee of the Village Zoning Administrator.

(4) **Proposed Expansions are Not Eligible.** Any physical enlargement of a previously approved conditional use in terms of buildings, structures, activity areas, and/or any expansion of the conditions of operation, beyond the limits of site plans, floor plans and conditions of operation approved through the conditional use process, shall not be eligible for treatment as a successor conditional use, and must seek an amendment to its conditional use permit through the conditional use process.

(5) **Ineligible Land Uses.** The following land uses are not eligible for treatment as a successor conditional use, and shall require approval of a new limited conditional use permit which is specific to both the business owner and to the property owner:

a. Intermediate Home Day Care (9-15 children) land uses in residential zoning districts.

b. Bed and Breakfast land uses in residential zoning districts.

SECTION 84.57 Institutional Land Uses.

(a) **Indoor Institutional.** Indoor public and not for profit recreational facilities (such as gyms, swimming pools, libraries, museums, and community centers), schools, churches, hospitals and walk-in clinics, nonprofit clubs, nonprofit fraternal organizations, convention centers, private institutional businesses, jails, prisons, and similar land uses.

Regulations:

(1) An off-street passenger loading area shall be provided if the majority of the users will be children (as in the case of a school, church, library, or similar land use).

(2) **Minimum required parking**: Generally, one space per three expected patrons at maximum capacity; however, the following specific requirements may apply.

a. **Church**: One space per five seats at the maximum capacity.

b. **Community or Recreation Center**: One space per 300 square feet of gross floor area, or one space per four patrons to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.

c. **Funeral Home**: One space per three patron seats at the maximum capacity, plus one space per employee on the largest work shift.

d. **Library or Museum**: One space per 300 square feet of gross floor area or one space per four seats to the maximum capacity, whichever is greater, plus one space per employee on the largest work shift.

e. **Elementary or Junior High**: One space per two employees.

f. **Senior High**: One space per two employees, plus 30 percent of maximum capacity.

g. **College or Trade School**: One space per staff member on the largest work shift, plus one space per two students of the largest class attendance period.

eppstein uhen : architects

MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT – PARK ELEMENTARY SCHOOL

1209 Park Street, Cross Plains, Wisconsin 53528 February 09, 2020

Letter of Intent

The School District of Middleton-Cross Plains proposes to build a cafeteria and kitchen addition of 7,400sf to the existing Park Elementary School. The addition will not increase the enrolment at the school. The cafeteria addition will allow the school to have separate cafeteria and gymnasium spaces. Currently the school uses one space to serve both functions. The school will continue its current practice of community group access to the existing gymnasium and the new cafeteria for use outside of school hours.

The addition will be located on the northeast corner of the existing school. The exterior materials will be a combination of concrete and clay brick masonry and metal panels. The exterior design will be modern but complementary to the existing architecture. Tall windows will be located on the north side of the addition to take advantage of the views of the existing tree line on the north side of the property.

The east parking lot will be modified to provide additional parking stalls. This will be accomplished by closing the north most existing driveway off of Center Street. A new driveway access will be added further to the north. This will allow for 14 additional park spaces at the east side of the school. A stormwater basin will be located to the east side to the parking lot expansion.

Existing playground equipment will be removed from the east side of the building, while additional equipment will be added to the west side of the school to consolidate playground supervision. The existing ball fields will remain as is.

The existing sidewalk along Park Street will be extended to the intersection of Park and Center. This sidewalk will also extend further to the west stopping just short of the existing driveway access off of Park Street.

Construction will begin April 2020 and continue until August 2020.

333 E. Chicago St.
Milwaukee, WI 53202
414 271 5350 : main
414 271 7794 : fax

222 W. Washington Ave.
Suite 650
Madison, WI 53703
608 442 5350 : main
608 442 6680 : fax

PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI 53528

DESIGN DEVELOPMENT SET

PROGRESS DOCUMENTS

12/19/2019 **PROJECT NUMBER: 16517-01**

© Eppstein Uhen Architects, Inc.

ABBREVIATIONS

A	
A/C	air condition
A/E	Architect/Engineer
ACT	acoustical ceiling tile
ADDL	additional
ADDM	addendum
ADJ	adjustable
AFC	above finished counter
AFF	above finished floor
AFG	above finished grade
AFS	above finished slab
ALT	alternate
ALUM	aluminum
APPD	approved
APT	apartment
AP	acoustical panel
ASC	above suspended ceiling
B	
BB	baseboard
BLDG	building
BLT	borrowed lite
BLW	below
BPL	base plate
BO	bottom of
BOS	bottom of steel
C	
CB	catch basin, construction bulletin
CF/CI	contractor furnished, contractor installed
CF/OI	contractor furnished, owner installed
CF/VI	contractor furnished, vendor installed
CG	corner guard
CIP	cast-in-place
CNTR	counter
CL	centerline
CLG	ceiling
CLR	clear
CM	construction management
CM	construction manager
CMU	concrete masonry unit
CO	cleanout
COL	column
CONC	concrete
CORR	corridor
CPT	carpet
CSWK	casework
CT	ceramic tile
CW	cold water
CTB	ceramic tile base
D	
DEMO	demolition
DEPT	department
DF	drinking fountain
DIA	diameter
DP	decorative panel
DR	door
DR FR	door frame
DTL	detail
DS	downspout
DW	dishwasher
DWG	drawing
E	
E	east
EIFS	exterior insulation & finish system
EL	elevation
EJ	expansion joint
ELEC	electric
ELEC	electrical
ELEV	elevator
EP	epoxy
EPS	expanded polystyrene board
EQ	equal
ETR	existing to remain
EXIST	existing
EXT	exterior
F	
F	female
F	filler
FA	fire alarm
FA	fluid-applied
FAB	fabric
FC	file cabinet
FD	floor drain
FE	fire extinguisher
FEC	fire extinguisher cabinet
FHC	fire hose cabinet
FLR	floor
FM	factory mutual
FM	floor mat
FO	finished opening
FP	fire protection
FP	fireproof
FPL	fireplace
FT	fire treated
FTG	footing
G	
GA	guage
GALV	galvanized
GB	grab bar
GC	general contractor
GL	glass
GLU LAM	glue laminated
GR	grade, grading
GT	grout
GYP BD	gypsum
H	
HB	hose bibb
HC	hollow core
HM	hollow metal
HORIZ	horizontal
HSKP	housekeeping
HGT	height
HVAC	heating, ventilating & air conditioning
HW	hot water
HWY	highway
I	
ID	inside diameter
INSUL	insulation
INT	interior
J	
JS	janitor sink
L	
LAM	laminate
LAV	lavatory
LL	live load
M	
MAX	maximum
MC	modular carpet tile
MECH	mechancal
MFR	manufacturer
MICRO	microwave
MIN	minimum
MIN	minute
MISC	miscellaneous
MJ	movement joint
MO	masonry opening
MS	mop sink
MTL	metal
N	
N	north
NA	not applicable
NIC	not in contract
NO	number
NM	nominal
NS	no scale
NTS	not to scale
O	
OC	on center
OD	outside diameter
OF/CI	owner furnished, cointractor installed
OF/OI	owner furnished, owner installed
OF/VI	owner furnished, vendor installed
OH DR	overhead door
OPH	opposite hand
OPNG	opening
P	
PJ	panel joint
PLAM	plastic laminate
PLYWD	plywood
PNL	panel
PREFAB	prefabricated
PREFIN	prefinished
PSI	pounds per square inch
PT	paint
PTN	partition
Q	
QT	quarry tile
QTB	quarry tile base
R	
RB	resilient base
RCP	reflected ceiling plan
RD	roof drain
REBAR	reinforcing steel bars
REC	recess
REF	reference
REF	refrigerator
RF	resilient flooring
REV	revision
RFS	room finish schedule
RO	rough opening
S	
S	south
SAN	sanitary
SC	sealed concrete
SC	solid core
SF	square foot
SIM	sim
SS	solid surface
SST	stainless steel
ST	stain
ST	stair
STN	stone
STNB	stone base
STRUCT	structure
T	
T&M	time & materials
TEMP	temperature
TEMP	temporary
TER	terrazzo
TERB	terrazzo base
TFF	top of finished floor
TKBD	tackboard
TO	top of
TOB	top of beam
TOC	top of concrete
TOJ	top of joist
TOPO	topography
TOS	top of slab
TOS	top of steel
TYP	typical
U	
UNO	unless noted otherwise
V	
VERT	vertical
VF/CI	vendor furnished, contractor installed
VF/OI	vendor furnished,. owner installed
VF/VI	vendor furnished, vendor installed
VNR	veneer
VIF	verify in field
W	
W	west
W/	with
W/O	without
WC	water closet
WC	wall covering
WD	wood
WDB	wood base
WDV	wood veneer
WH	water heater
WP	wall protection
WP	work point
WT	window treatment
X	
XPS	extruded polystyrene board (insulated)

SYMBOL LEGEND

CALLOUTS

- 19 / TITLE / 1/2" = 1'-0" — VIEW NUMBER, VIEW NAME, VIEW SCALE
- Level 0'-0" — ELEVATION DATUM
- SIM 00 A000 — BUILDING SECTIONS
- SIM 00 A000 — OTHER SECTIONS
- A2 A000-000 A1 A3 A4 — ELEVATIONS
- 000 A000 — DETAILS

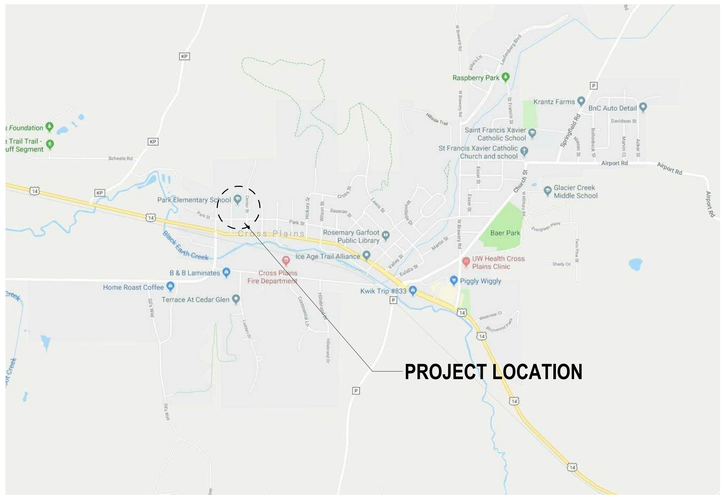
TAGS

- XXX XX — WALL
- 000 — DOOR
- 000-00 — KEYNOTE
- 000 — FURNITURE
- 000 — EQUIPMENT
- XX 000 — WINDOW
- 000 W" x H" x D" — CASEWORK
- FLOOR / BASE / WALL / REMARKS — FINISH PLAN
- TYPE / HEIGHT — CEILING
- NAME 0000 — ROOM

GRAPHICS

- N PLAN / N TRUE — NORTH ARROW
- DIMENSION REFERENCES: EQ EQ EQ — TO OBJECT CENTER; 5'-0" 4'-0" — TO OBJECT FACE OR OTHER GEOMETRY
- CONSTRUCTION PHASES: EXISTING, DEMOLITION, NEW
- GRID AND GRID IDENTIFICATION: NEW (B, A, 1, 2); EXISTING (B, A, 1, 2)

VICINITY MAP



PROJECT TEAM

OWNER
MIDDLETON-CROSS PLAINS AREA SCHOOL DISTRICT

7106 South Avenue
Middleton, WI 53562
PHONE: (608) 829-9005

PROJECT CONTACT: GEORGE MAVROULIS
DIRECT PHONE: (608) 829-9005
EMAIL ADDRESS: gmavroulis@mcpasd.k12.wi.us

CONSTRUCTION MANAGER
J.H. FINDORFF & SON, INC.

300 South Bedford Street
Madison, WI 53703
PHONE: (608) 257-5321

PROJECT CONTACT: Matt Premo
DIRECT PHONE: (608)442-7076
EMAIL ADDRESS: mnpremo@findorff.com

ARCHITECTURAL
EPPSTEIN UHEN ARCHITECTS, INC.

333 East Chicago Street
Milwaukee, WI 53202
Phone: (414) 271-5350
www.eua.com

PROJECT CONTACT: Robin Savola
DIRECT PHONE: (414) -291-8193
EMAIL ADDRESS: robins@eua.com

CIVIL
VIERBICHER ASSOCIATES, INC.

999 Fourier Drive, Suite 201
Madison, WI 53717
PHONE: (608) 826-0532
www.vierbicher.com

PROJECT CONTACT: Matt Schreiner
DIRECT PHONE: (608) 821-3961
EMAIL ADDRESS: msch@vierbicher.com

STRUCTURAL
R. A. SMITH NATIONAL

16745 West Bluemound Road
Brookfield, WI 53005
PHONE: (262) 781-1000
rasmith.com

PROJECT CONTACT: Steve Roloff
DIRECT PHONE: (262) 317-3334
EMAIL ADDRESS: Steve.Roloff@rasmithnational.com

MECHANICAL/ ELECTRICAL/ PLUMBING/ FIRE PROTECTION
MEP ASSOCIATES

901 Whalen Road, Suite A
Verona, WI 53593
PHONE: (608) 848-9556
mepassociates.com

PROJECT CONTACT: Josh Hinson
DIRECT PHONE: (608) 848-9556
EMAIL ADDRESS: joshh@mepassociates.com

FOOD SERVICE
THE BOELTER COMPANIES, INC.

4200 North Port Washington Road
Glendale, WI 53212
PHONE: (414) 967-4200
boelter.com

PROJECT CONTACT: Steve Stern
DIRECT PHONE: (414) 967-4226
EMAIL ADDRESS: sstern@boelter.com

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FOOD SERVICE
FS100 FOOD SERVICE EQUIPMENT PLAN

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/2019	SCHEMATIC DESIGN SET
12/19/2019	DESIGN DEVELOPMENT SET

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

INDEX

G000

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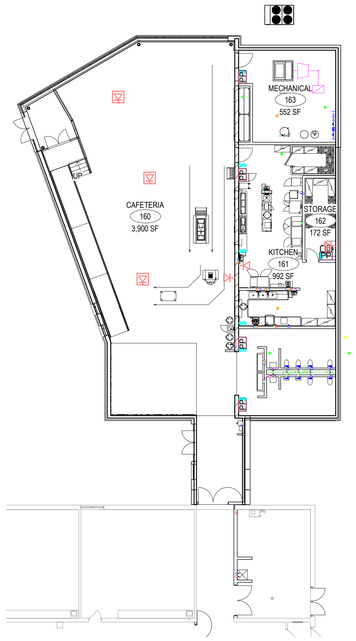


D1 OCCUPANCY PLAN - ADDITION
1/16" = 1'-0"

OCCUPANCY SCHEDULE - ADDITION

Number	Name	Function of Space Room Key	Area	Area per Occupant	Gross or Net	Occupant Total	Comments
163	MECHANICAL	Accessory Storage / MechEquipment	551.78 SF	300	Gross	2	
162	STORAGE	Accessory Storage / MechEquipment	171.58 SF	300	Gross	1	
160	CAFETERIA	Assembly w/o Fixed Seats - Unconcentrated	3,900.04 SF	15	Net	261	
161	KITCHEN	Kitchen - Commerical	991.87 SF	200	Gross	5	
Grand total: 4			5,615.27 SF			269	

MEANS OF EGRESS

X" FROM ROOM OR LEVEL
X = CLEAR WIDTH OF OPENING IN INCHES

X" EXIT DISCHARGE
X = CLEAR WIDTH OF OPENING IN INCHES

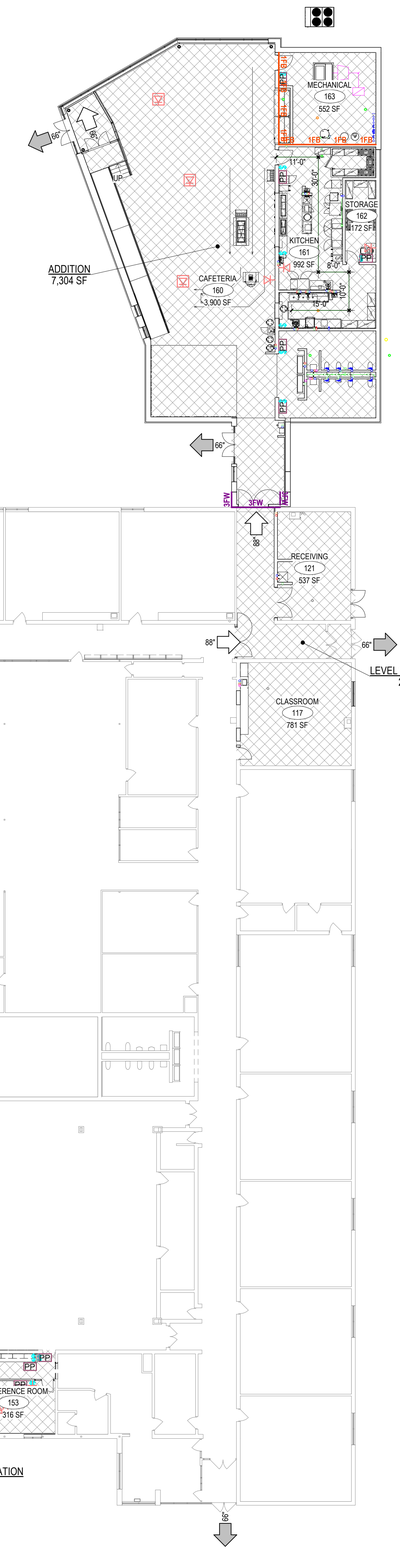
FIRE RESISTIVE LEGEND

FIRE WALLS	
4FW 4FW 4FW 4FW 4FW 4FW 4FW	4 HOUR FIRE WALL
3FW 3FW 3FW 3FW 3FW 3FW 3FW	3 HOUR FIRE WALL
2FW 2FW 2FW 2FW 2FW 2FW 2FW	2 HOUR FIRE WALL
FIRE BARRIERS	
4FB 4FB 4FB 4FB 4FB 4FB 4FB	4 HOUR FIRE BARRIER
3FB 3FB 3FB 3FB 3FB 3FB 3FB	3 HOUR FIRE BARRIER
2FB 2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
SHAFT ENCLOSURES	
2SE 2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
SMOKE BARRIERS	
4SB 4SB 4SB 4SB 4SB 4SB 4SB	4 HOUR SMOKE BARRIER
3SB 3SB 3SB 3SB 3SB 3SB 3SB	3 HOUR SMOKE BARRIER
2SB 2SB 2SB 2SB 2SB 2SB 2SB	2 HOUR SMOKE BARRIER
1SB 1SB 1SB 1SB 1SB 1SB 1SB	1 HOUR SMOKE BARRIER
FIRE PARTITIONS	
1FP 1FP 1FP 1FP 1FP 1FP 1FP	1 HOUR FIRE PARTITION
0.5FP 0.5FP 0.5FP 0.5FP 0.5FP 0.5FP 0.5FP	0.5 HOUR FIRE PARTITION
0.5 0.5 0.5 0.5 0.5 0.5 0.5	0.5 HOUR CORRIDOR PARTITION (FOR EXISTING HOSPITAL CONSTRUCTION ONLY)
SMOKE TIGHT PARTITIONS	
X X X X X X X	SMOKE TIGHT PARTITION
XC XC XC XC XC XC XC	SMOKE TIGHT PARTITION (TO SMOKE TIGHT CEILING)
XP XP XP XP XP XP XP	SMOKE TIGHT PARTITION (WITHIN PLENUM ABOVE CEILING)
XI XI XI XI XI XI XI	SMOKE TIGHT PARTITION (SEPARATION OF INTERSTITIAL SPACES)
BEARING WALLS	
2BW 2BW 2BW 2BW 2BW 2BW 2BW	2 HOUR BEARING WALL
1BW 1BW 1BW 1BW 1BW 1BW 1BW	1 HOUR BEARING WALL

PROJECT DATA

OWNER	
MIDDLETON CROSS PLAINS AREA SCHOOL DISTRICT	
LOCATION	
MUNICIPALITY:	CROSS PLAINS
COUNTY:	DANE COUNTY
STATE:	WISCONSIN
APPLICABLE BUILDING CODES	
2015 IBC AS MODIFIED BY CHAPTERS SPS 361-366 MAY 1, 2018	
2015 INTERNATIONAL EXISTING BUILDING CODE	
NFPA 101 (LIFE SAFETY CODE (2012)	
CONSTRUCTION CLASSIFICATION	
EXISTING: TYPE IIB	
ADDITION: TYPE IIB	
OCCUPANCY GROUP	
A-2 (ASSEMBLY)	
A-3 (ASSEMBLY)	
B (BUSINESS)	
E (EDUCATION)	
S-1 (STORAGE)	
U (UTILITY & MISC)	
PROJECT TYPE	
ALTERATION - LEVEL 2	
ADDITION	
NUMBER OF STORIES	
ONE LEVEL	
BLDG GROSS AREA (SQ FT)	
EXISTING BUILDING: 46,289	
ADDITION: 7,399	
SEE "GENERAL BUILDING HEIGHT AND AREA" TABLE	
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION:	NONE
MONITORING TYPE	CENTRAL STATION
NFPA STANDARD USED	13
FIRE RESISTIVE RATINGS	
STAIR ENCLOSURES	NONE
ELEVATOR ENCLOSURES	1 HOUR
FLOORS	0 HOUR
ROOFS	0 HOUR
EXTERIOR WALLS	0 HOUR
LOWER LEVEL STORAGE SPACES	0 HOUR

AREA OF WORK



A5 LIFE SAFETY PLAN
1/16" = 1'-0"

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milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

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1209 PARK STREET
CROSS PLAINS, WI
53528

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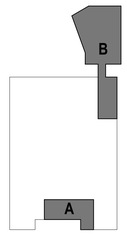

SHEET INFORMATION

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

FIRST FLOOR LIFE SAFETY PLAN

G101

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TOPOGRAPHIC SYMBOL LEGEND

- EXISTING BOLLARD
- EXISTING FLAG POLE
- EXISTING MAILBOX
- EXISTING MONITORING WELL
- EXISTING POST
- EXISTING SIGN (TYPE NOTED)
- EXISTING PARKING METER
- EXISTING CURB INLET
- EXISTING ENDWALL
- EXISTING FIELD INLET RECTANGULAR
- EXISTING FIELD INLET
- EXISTING ROOF DRAIN CLEANOUT
- EXISTING ROOF DRAIN
- EXISTING STORM MANHOLE
- EXISTING STORM MANHOLE RECTANGULAR
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING SEPTIC VENT
- EXISTING FIRE HYDRANT
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER MAIN VALVE
- EXISTING CURB STOP
- EXISTING WELL
- EXISTING WATER MANHOLE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING AIR CONDITIONING PEDESTAL
- EXISTING DOWN GUY
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC RECTANGULAR MANHOLE
- EXISTING ELECTRIC PEDESTAL
- EXISTING TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING GUY POLE
- EXISTING LIGHT POLE
- EXISTING GENERIC LIGHT
- EXISTING UTILITY POLE
- EXISTING TV MANHOLE
- EXISTING TV RECTANGULAR MANHOLE
- EXISTING TV PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING UNIDENTIFIED MANHOLE
- EXISTING UNIDENTIFIED UTILITY VAULT
- EXISTING HANDICAP PARKING
- EXISTING TRAFFIC SIGNAL
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING BORING

TOPOGRAPHIC LINEWORK LEGEND

- EXISTING UNDERGROUND CABLE TV
- EXISTING OVERHEAD CABLE TV
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD TELEPHONE LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING RETAINING WALL
- EXISTING CHAIN LINK FENCE
- EXISTING GENERAL FENCE
- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING GUY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING OVERHEAD GENERAL UTILITIES
- EXISTING SANITARY FORCE MAIN (SIZE NOTED)
- EXISTING SANITARY SEWER LINE (SIZE NOTED)
- EXISTING STORM SEWER LINE (SIZE NOTED)
- EXISTING EDGE OF TREES
- EXISTING WATER MAIN (SIZE NOTED)
- EXISTING WETLAND DELINEATION
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CHAIN LINK FENCE
- PROPOSED WOOD FENCE
- PROPOSED CONCRETE
- PROPOSED LIGHT-DUTY ASPHALT
- PROPOSED HEAVY-DUTY ASPHALT
- PROPOSED SIGN
- PROPOSED LIGHT POLE
- PROPOSED BOLLARD
- PROPOSED ADA DETECTABLE WARNING FIELD
- PROPOSED HANDICAP PARKING

ABBREVIATIONS

TC – TOP OF CURB
FF – FINISHED FLOOR
FL – FLOW LINE
SW – TOP OF WALK
TW – TOP OF WALL
BW – BOTTOM OF WALL

PROPOSED UTILITY LEGEND

- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER ENDWALL
- STORM SEWER CURB INLET
- STORM SEWER CURB INLET W/MANHOLE
- STORM SEWER FIELD INLET
- ROOF DRAIN CLEANOUT
- SANITARY SEWER PIPE (GRAVITY)
- SANITARY SEWER PIPE (FORCE MAIN)
- SANITARY SEWER LATERAL PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER MAIN
- WATER SERVICE LATERAL PIPE
- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER VALVE MANHOLE
- PROPOSED PIPE INSULATION
- GAS MAIN
- ELECTRIC SERVICE

ABBREVIATIONS

STMH – STORM MANHOLE
FI – FIELD INLET
CI – CURB INLET
CB – CATCH BASIN
EW – ENDWALL
SMH – SANITARY MANHOLE

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- 2.92% PROPOSED SLOPE ARROWS
- 1048.61 EXISTING SPOT ELEVATIONS
- 1048.61 PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS A TYPE 1
- EROSION MAT CLASS B TYPE 1
- TRACKING PAD
- RIP RAP

GENERAL NOTES:

1. INSTALL A 50'L X 20'W X 1.5'D TRACKING PAD AT THE SITE ENTRANCE. THE TRACKING PAD SHALL BE MAINTAINED/REPAIRED AS NECESSARY TO ACCOMMODATE CONSTRUCTION.
2. THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE/REPAIR WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
3. UTILITY STRUCTURE RIM AND TOP OF CURB ELEVATIONS ON PLANS ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB & GUTTER AND BASE COURSE HAVE BEEN INSTALLED.
4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED DURING CONSTRUCTION TO PUBLIC PROPERTY, PRIVATE PROPERTY OR UTILITIES.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING AN ORDER OF ANY SUCH ITEM.
6. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD DRAWINGS. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING SANITARY SEWER, STORM SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.
8. THE CONTRACTOR SHALL REMOVE ANY SEDIMENT TRACKED ONTO ADJACENT ROADS BY MEANS OF STREET SWEEPING (NOT FLUSHING) AT A MINIMUM OF THE END OF EACH WORK DAY OR MORE AS NEEDED.
9. RIGHT OF WAY (ROW) AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
10. CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED. CONTRACTOR SHALL ALSO COORDINATE THE PROPOSED INSTALLATION OF NEW FACILITIES AS REQUIRED.
11. INSTALL WATER MAIN AT ADEQUATE DEPTH (MIN 6.5' OF COVER) TO AVOID CONFLICT WITH PROPOSED SANITARY SEWER AND STORM SEWER PER DNR STANDARDS EXCEPT WHERE NOTED ON THE PLANS. MAINTAIN MINIMUM 1.5' CLEAR SEPARATION IF WATER CROSSES BELOW SEWER AND MINIMUM 0.5' IF WATER CROSSES ABOVE.
12. SANITARY MANHOLES WITH SEWER MAIN CONNECTIONS GREATER THAN 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN EXTERNAL DROP. MANHOLES WITH SEWER LATERAL CONNECTIONS GREATER THAT 2' ABOVE THE LOWEST INVERT SHALL BE CONSTRUCTED WITH AN INTERNAL DROP.
13. INSTALL 1 SHEET OF 4'x8'x4" HIGH DENSITY STYROFOAM INSULATION AT ALL LOCATIONS WHERE STORM SEWER CROSSES WATER MAIN OR WATER LATERALS.
14. DIMENSIONS RELATING TO CURB ARE TO FACE OF CURB.
15. CONTOURS ARE SHOWN FOR PURPOSES OF INDICATING ROUGH GRADING. FINAL GRADES SHALL BE ESTABLISHED ON PAVED SURFACES BY USING SPOT GRADES ONLY.
16. CROSS-SLOPE OF SIDEWALKS SHALL BE 1.5% UNLESS OTHERWISE NOTED.
17. LONGITUDINAL GRADE OF SIDEWALK RAMPS SHALL NOT EXCEED 8.33% (1:12) AND SHALL BE IN ACCORDANCE WITH ADA REQUIREMENTS.
18. LONGITUDINAL GRADE OF SIDEWALK SHALL NOT EXCEED 5.0% OR THE ADJACENT STREET GRADE WHICHEVER IS GREATER.
19. ACCESSIBLE ROUTES SHALL BE 5% MAX LONGITUDINAL SLOPE AND 1.5% MAX CROSS SLOPE. ACCESSIBLE LOADING AREAS OR LANDINGS SHALL BE 2% MAX SLOPE IN ANY DIRECTION. RAMPS SHALL BE 8.33% MAX SLOPE.

UTILITY NOTES:

1. SANITARY & STORM SEWER LENGTHS SHOWN ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. STORM SEWER END SECTIONS ARE INCLUDED IN THE LENGTH AND SLOPE OF THE PIPE.
2. CONTRACTOR SHALL INVESTIGATE ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL UTILITY STRUCTURES (MANHOLE RIMS, WATER VALVES, AND CURB STOPS), IF NECESSARY.
4. CONTRACTOR SHALL OBTAIN ANY NECESSARY WORK IN RIGHT-OF WAY, EXCAVATION, UTILITY CONNECTION, PLUGGING, ABANDONMENT, AND DRIVEWAY CONNECTION PERMITS PRIOR TO CONSTRUCTION.
5. FOR ALL SEWER AND WATER MAIN CROSSINGS: PROVIDE MINIMUM 18" SEPARATION WHEN WATER MAIN CROSSES BELOW SEWER AND MINIMUM 6" SEPARATION WHEN WATER MAIN CROSSES ABOVE SEWER.
6. IF DEWATERING OPERATIONS EXCEED 70 GALLONS PER MINUTE OF PUMPING CAPACITY, A DEWATERING WELL PERMIT SHALL BE OBTAINED FROM THE DEPARTMENT PRIOR TO STARTING ANY DEWATERING ACTIVITIES.
7. A COPY OF THE APPROVED UTILITY PLANS, SPECIFICATIONS AND PLUMBING PERMIT APPROVAL LETTER SHALL BE ON-SITE DURING CONSTRUCTION AND OPEN TO INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND OTHER LOCAL INSPECTORS.
8. STORM BUILDING SEWER PIPE SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-6 OF SPS 384.30(3)(c).
9. PRIVATE WATER SERVICES AND PRIVATE WATER MAINS SHALL CONFORM TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-7 OF SPS 384.30(4)(d).
10. PRIVATE SANITARY SEWER AND LATERALS SHALL BE POLYVINYL CHLORIDE (PVC) ASTM D3034 – SDR 35 OR APPROVED EQUAL MATERIAL THAT CONFORMS TO ONE OF THE STANDARDS LISTED IN TABLE 384.30-3 OF SPS 384.30(2)(c).
11. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NON METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED PER SPS 382.10(11)(h) AND SPS 382.40(8)(k).
12. EXTERIOR WATER SUPPLY PIPING SETBACKS AND CROSSINGS SHALL BE IN ACCORDANCE WITH SPS 382.40(8)(b.).
13. NO PERSON MAY ENGAGE IN PLUMBING WORK IN THE STATE UNLESS LICENSED TO DO SO BY THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PER S.145.06.
14. SITE CONTRACTOR SHALL LEAVE SANITARY AND WATER LATERALS FIVE (5) FEET SHORT (HORIZONTALLY) FROM THE BUILDING. BUILDING PLUMBER SHALL VERIFY SIZE, LOCATION, AND INVERT ELEVATION OF PROPOSED SANITARY AND WATER LATERALS.
15. CONTRACTOR SHALL FIELD VERIFY THE SIZE, TYPE, LOCATION, AND ELEVATION OF EXISTING UTILITIES PRIOR TO INSTALLING ANY ON-SITE UTILITIES OR STRUCTURES. CONTACT ENGINEER PRIOR TO INSTALLATION IF DISCREPANCY EXISTS WITHIN THESE PLANS.
16. PROPOSED UTILITY SERVICE LINES SHOWN ARE APPROXIMATE. COORDINATE THE EXACT LOCATIONS WITH THE PLUMBING DRAWINGS. COORDINATE THE LOCATIONS WITH THE PLUMBING CONTRACTOR AND/OR OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO INSTALLATION OF ANY NEW UTILITIES.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF ANY UTILITIES ENCOUNTERED AND REPLACEMENT OF ANY UTILITIES DAMAGED WITHIN INFLUENCE ZONE OF NEW CONSTRUCTION. CONTACT ENGINEER IF THE EXISTING UTILITIES VARY APPRECIABLY FROM THE PLANS.
18. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 6.5' FROM TOP OF FINISHED GROUND ELEVATION TO TOP OF MAIN.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING VALVES WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. THE CITY IS NOT RESPONSIBLE FOR ANY COSTS INCURRED DUE TO THE CONTRACTOR NOT VERIFYING THAT THE EXISTING VALVE WILL HOLD THE PRESSURE TEST PRIOR TO CONNECTION. IF A NEW VALVE IS REQUIRED, THE APPLICANT WILL BE REQUIRED TO INSTALL ONE AT THEIR EXPENSE, AT THE POINT OF CONNECTION.
20. CLEAN OUT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS AT THE COMPLETION OF CONSTRUCTION.

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milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1029 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

12/19/19	DESIGN DEVELOPMENT SET

KEY PLAN

vierbicher
planners | engineers | advisors
Phone: (800) 261-3898

SHEET INFORMATION

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

NOTES & LEGENDS

C 100

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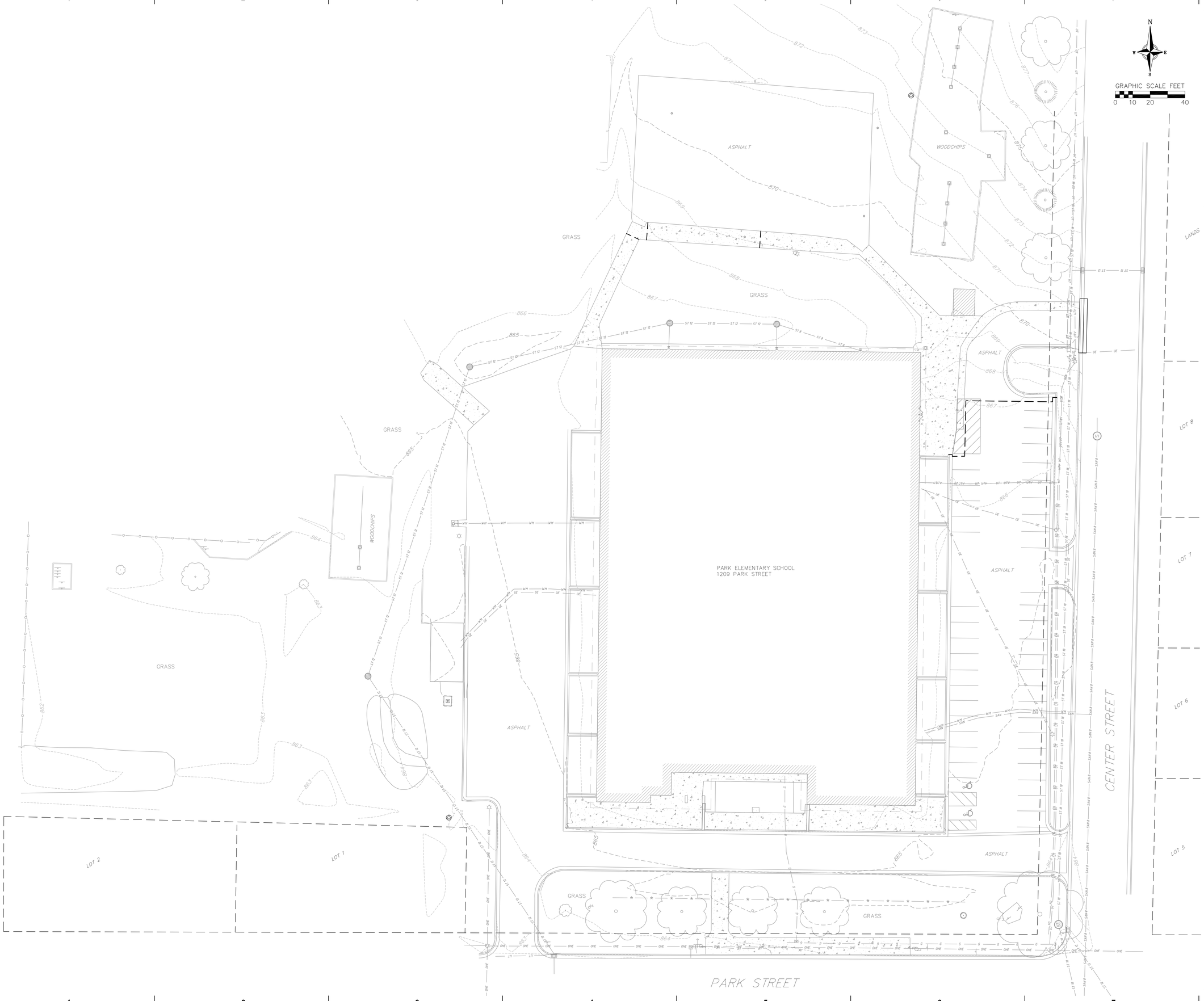

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EXISTING CONDITIONS

C 200

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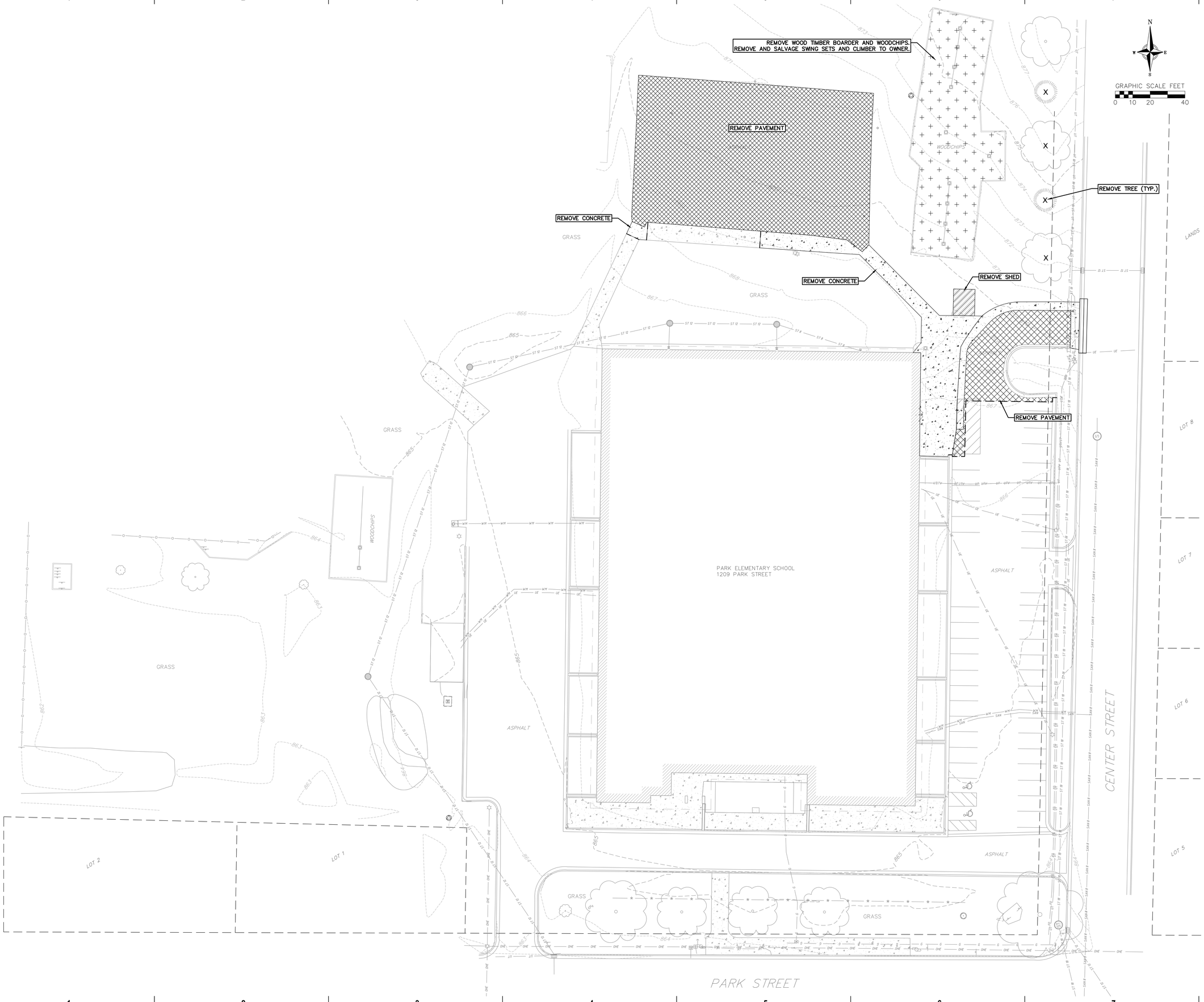

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DEMOLITION PLAN

C 300

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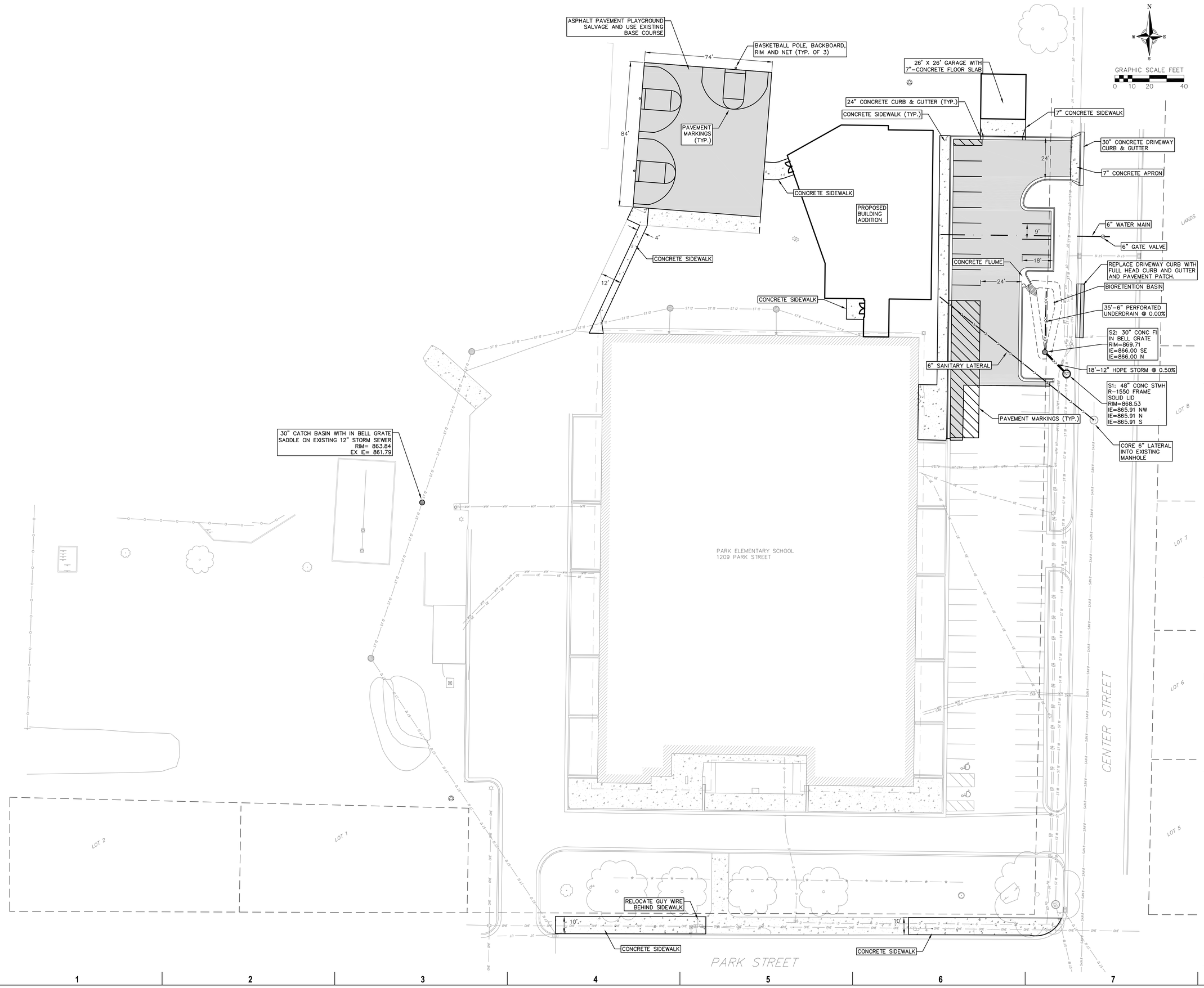

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SITE AND UTILITY PLAN

C 400

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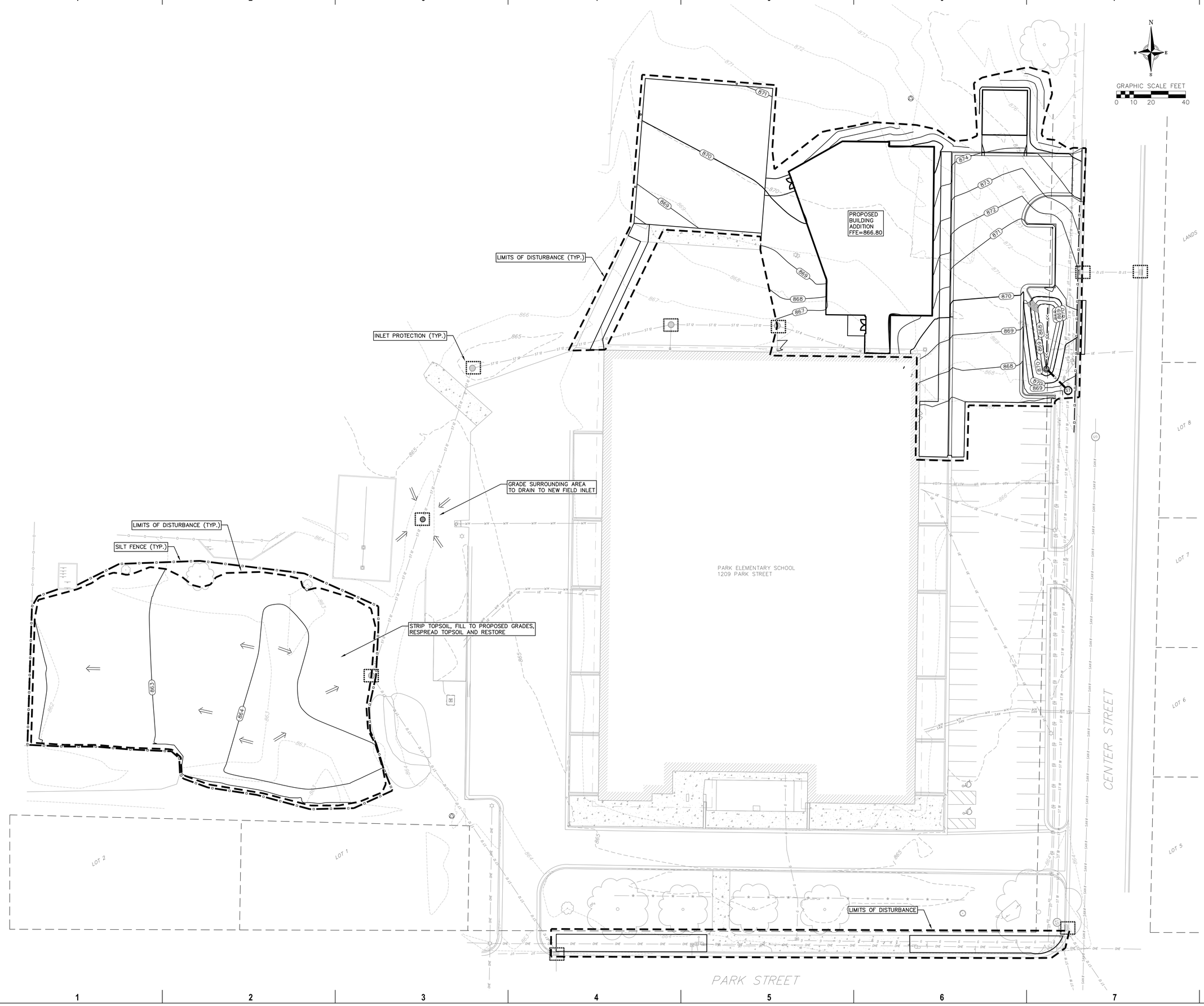

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PROJECT NUMBER	16517-01

OVERALL
GRADING AND EROSION
CONTROL PLAN

C 500

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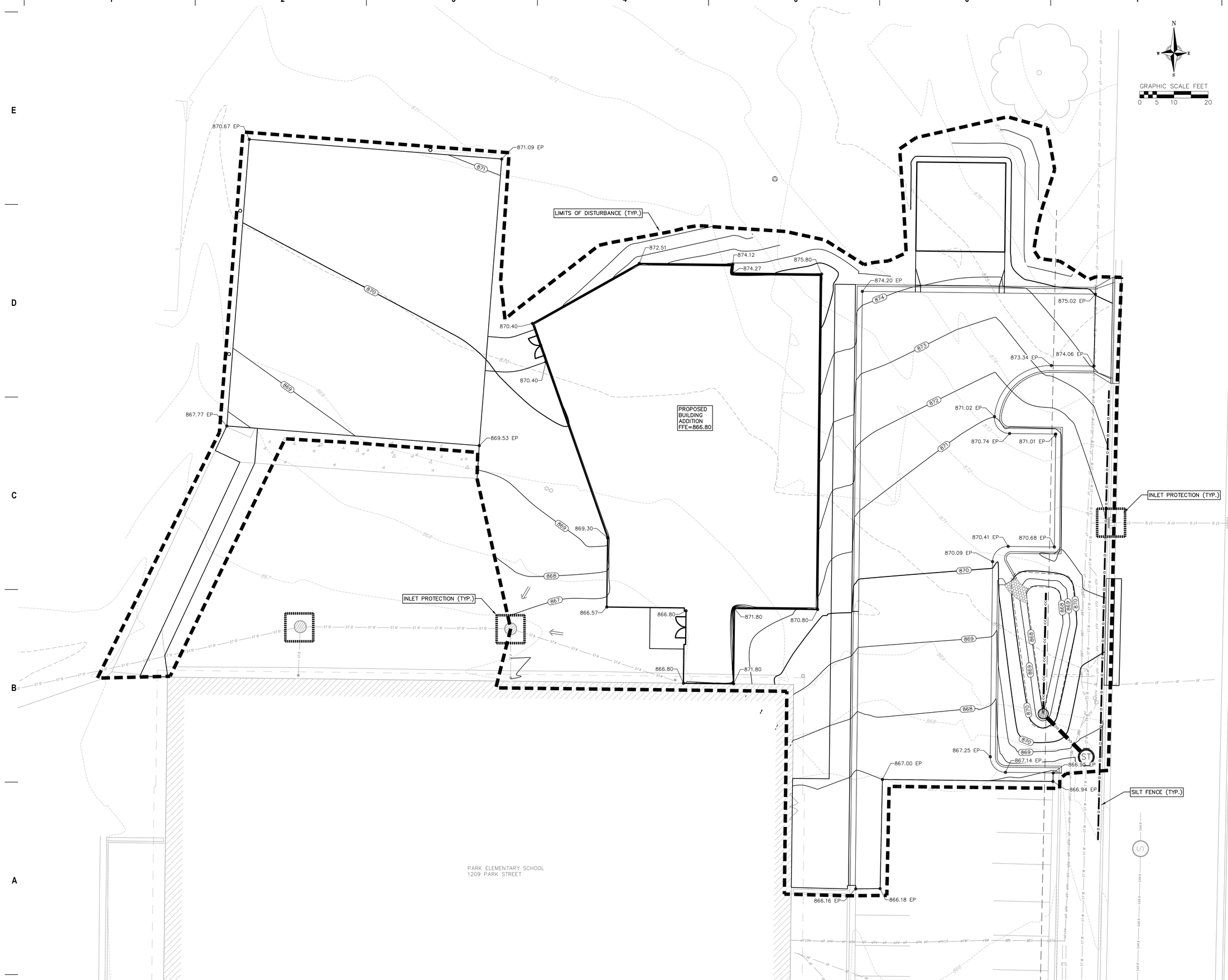

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PROJECT NUMBER	16517-01

NORTH
GRADING AND EROSION CONTROL PLAN

C 501

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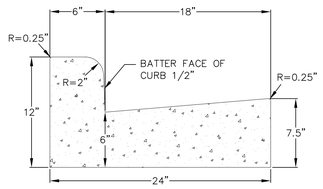
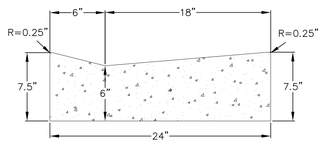
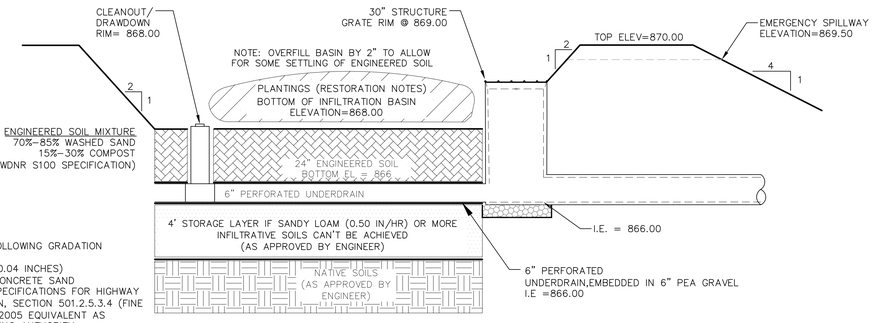


CURB AND GUTTER CROSS SECTION



DRIVEWAY AND HANDICAP RAMP GUTTER CROSS SECTION

1/1 24" CONCRETE CURB AND GUTTER
NOT TO SCALE

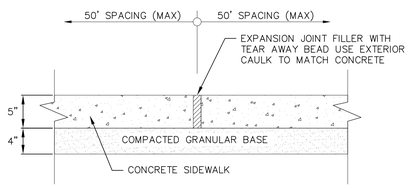


STORAGE LAYER
SAND OR GRAVEL

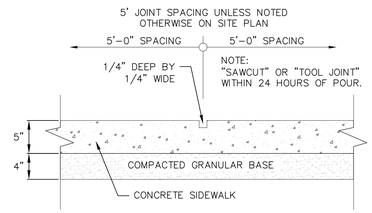
SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
- USDA COARSE SAND (0.02 – 0.04 INCHES)
- ASTM C33 (FINE AGGREGATE CONCRETE SAND
- WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4 (FINE AGGREGATE CONCRETE SAND) 2005 EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY

GRAVEL SHALL MEET:
- COARSE AGGREGATE #2 AND OTHER SPECIFICATIONS OF WISCONSIN STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5, 203 EDITION OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY. GRAVEL SHALL BE DOUBLE-WASHED.

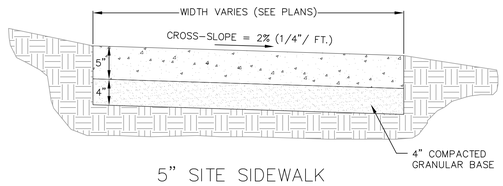
1/1 BIO-RETENTION FACILITY CROSS-SECTION
NOT TO SCALE



SIDEWALK EXPANSION JOINT

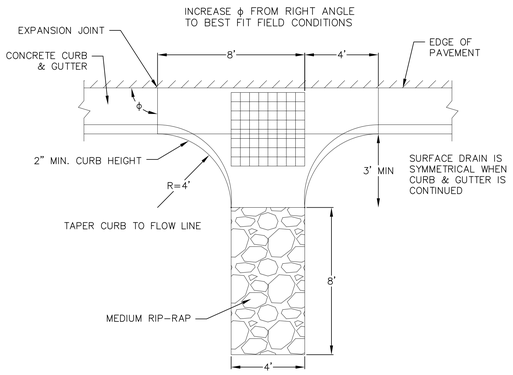


SIDEWALK CONTROL JOINT



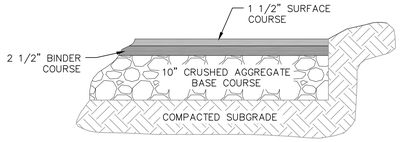
5" SITE SIDEWALK

1/1 5" SIDEWALK
NOT TO SCALE

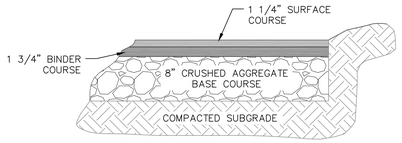


CONCRETE SURFACE DRAIN WITHOUT CURB AND GUTTER MAY BE USED ON BACKSLOPES WHEN SPECIFIED.

1/1 CONCRETE SURFACE DRAIN
NOT TO SCALE



BITUMINOUS PAVEMENT PARKING LOT



BITUMINOUS PAVEMENT PLAYGROUND

1/1 SITE PAVEMENT
NOT TO SCALE

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PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1029 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

12/19/19	DESIGN DEVELOPMENT SET

KEY PLAN

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planners | engineers | advisors
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SHEET INFORMATION

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

DETAILS

C 600

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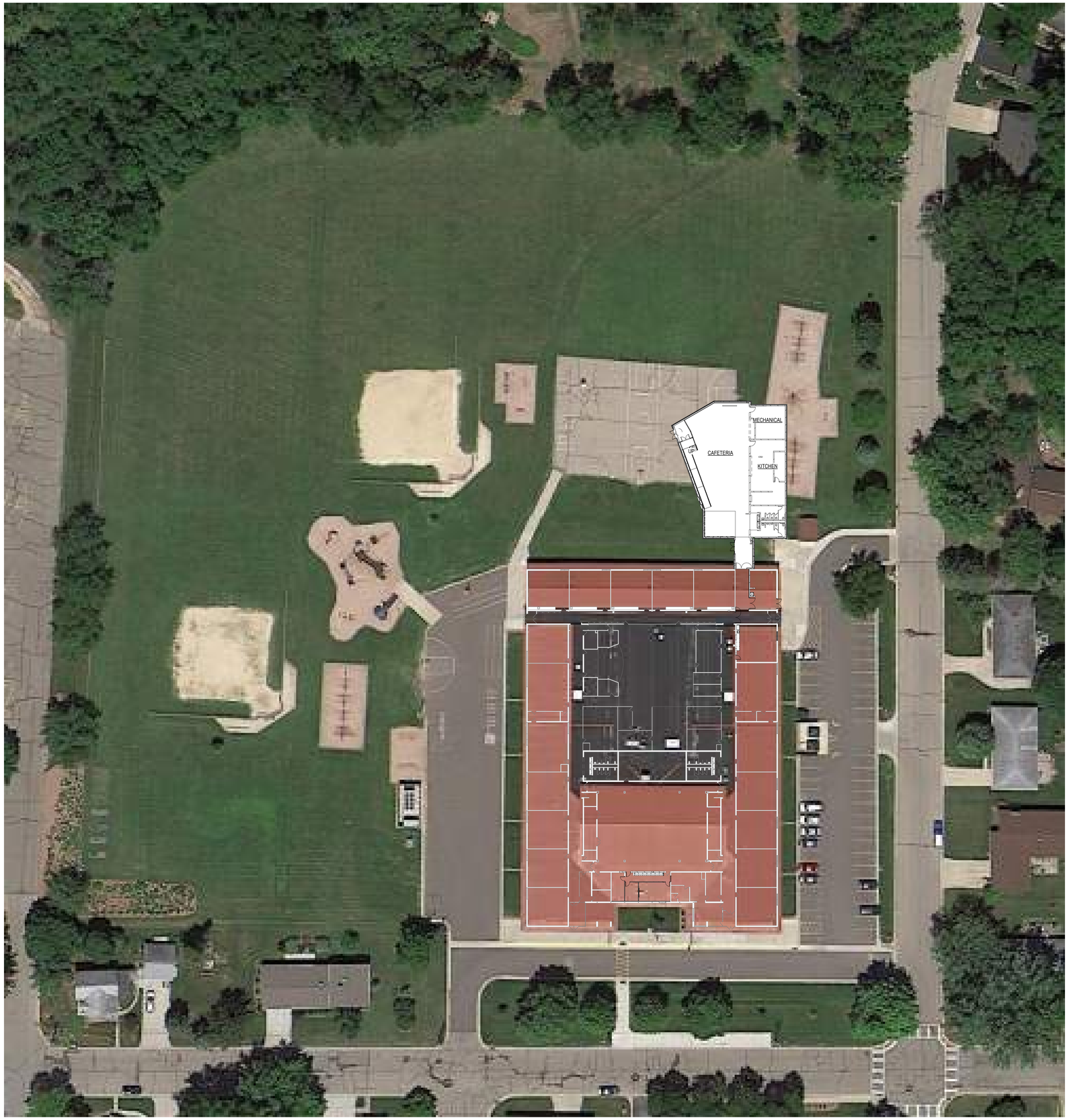

A2 SITE FLOOR PLAN OVERLAY
1" = 30'-0"

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Milwaukee, Wisconsin 53202
414.271.5350

madison 309 West Johnson Street, Suite 202
Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

denver 1899 Wynkoop Street, Suite 300
Denver, Colorado 80202
303.595.4500

PROJECT INFORMATION

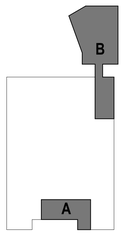
PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/2019	SCHEMATIC DESIGN SET
12/19/2019	DESIGN DEVELOPMENT SET

KEY PLAN



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ARCHITECTURAL SITE PLAN OVERLAY

AS101

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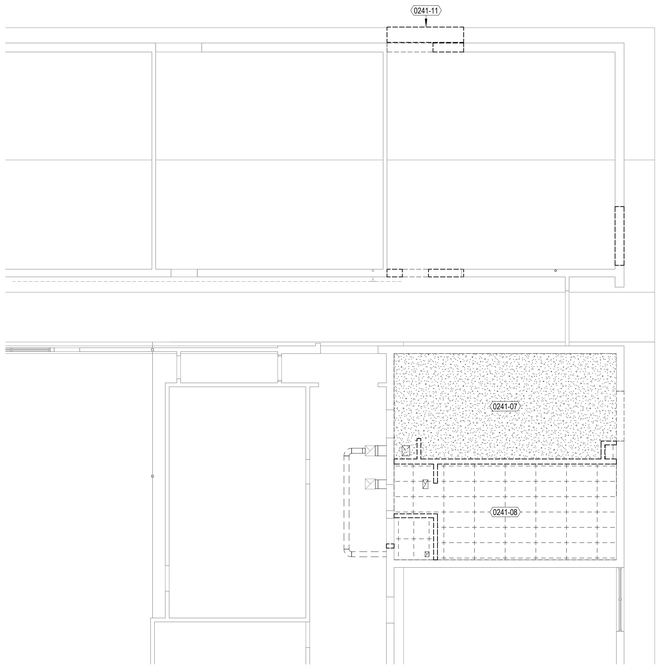
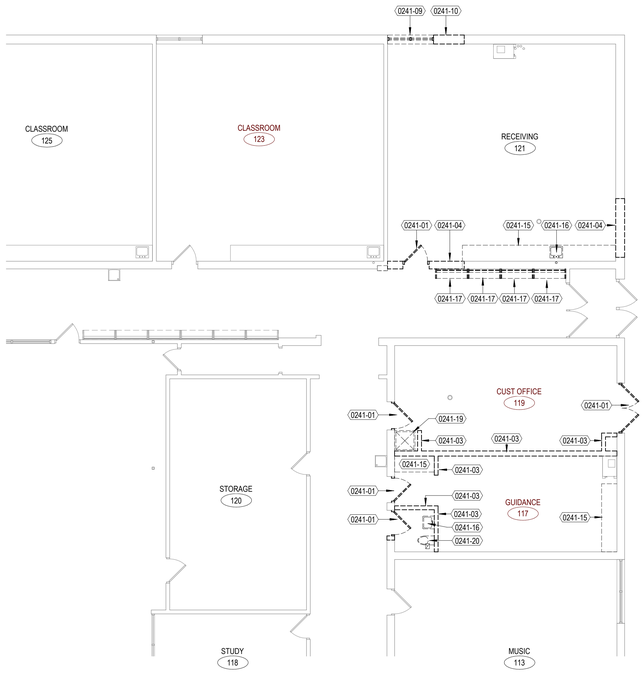
KEYNOTES PER SHEET

0241-01	REMOVE DOOR, FRAME AND ASSOCIATED HARDWARE
0241-03	REMOVE WALL
0241-04	REMOVE PORTION OF CMU WALL. COORDINATE EXTENTS WITH NEW CONSTRUCTION.
0241-07	REMOVE GYP OR PLASTER CEILING
0241-08	REMOVE ACT CEILING AND GRID
0241-09	REMOVE EXTERIOR WINDOW
0241-10	REMOVE PORTION OF EXTERIOR WALL. COORDINATE EXTENT WITH NEW CONSTRUCTION.
0241-11	REMOVE PORTION OF ROOF OVERHANG. COORDINATE EXTENT WITH NEW CONSTRUCTION.
0241-15	REMOVE CASEWORK INCLUDING BASE, WALL AND WARDROBE CABINETS.
0241-16	REMOVE PLUMBING FIXTURE. COORDINATE CAPPING WATER LINES AND DRAIN WITH NEW CONSTRUCTION.
0241-17	REMOVE CUBBIES. RETURN TO OWNER TO BE RELOCATED.
0241-19	REMOVE MOP SINK, CAP RELATED PLUMBING SUPPLY AND WASTE LINES.
0241-20	REMOVE WATER CLOSET, CAP RELATED PLUMBING SUPPLY AND WASTE LINES.



A3 FIRST FLOOR DEMOLITION RCP - AREA B
1/8" = 1'-0"



A6 FIRST FLOOR DEMOLITION PLAN - AREA B
1/8" = 1'-0"

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414.271.5350

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Madison, Wisconsin 53703
608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
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303.595.4500

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FIRST FLOOR DEMOLITION PLAN - AREA B

AD101B

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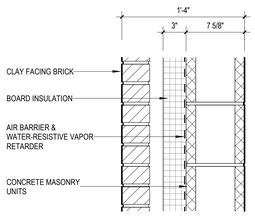
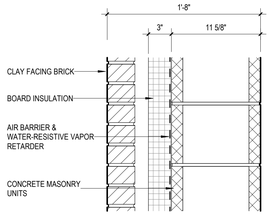
B2010-01



NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ CAVITY WALL BOARD INSULATION
- XXX
- XXX

<GRAPHIC ASSUMES POLYISOCYANURATE CAVITY WALL BOARD INSULATION>

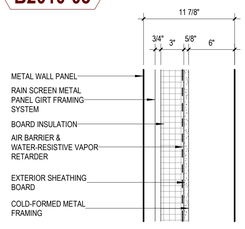
B2010-02



NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ CAVITY WALL BOARD INSULATION
- XXX
- XXX

<GRAPHIC ASSUMES POLYISOCYANURATE CAVITY WALL BOARD INSULATION>

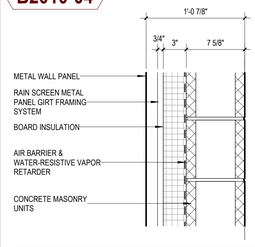
B2010-03



NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- XXX
- XXX

<GRAPHIC ASSUMES POLYISOCYANURATE CAVITY WALL BOARD INSULATION >

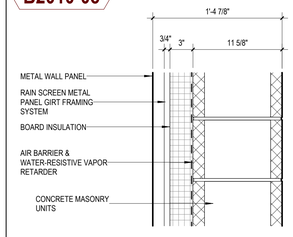
B2010-04



NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- XXX
- XXX

<GRAPHIC ASSUMES POLYISOCYANURATE CAVITY WALL BOARD INSULATION>

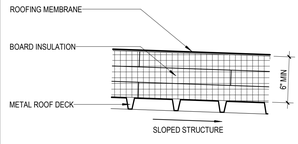
B2010-05



NOTES
- PROVIDE FOAM SEALANT FOR ALL JOINTS @ BOARD INSULATION
- XXX
- XXX

<GRAPHIC ASSUMES POLYISOCYANURATE CAVITY WALL BOARD INSULATION>

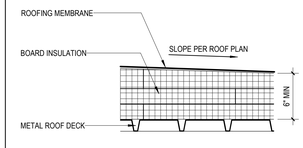
B3010-01



NOTES
- STAGGER JOINTS @ INSULATION BOARD
- XXX

<XXX>

B3010-02



NOTES
- STAGGER JOINTS @ INSULATION BOARD
- XXX

<XXX>

SHEET NOTES - WALL TYPES

1. REFER TO LIFE SAFETY SHEETS <GXXX - GXXX> FOR WALL RATINGS, LOCATIONS AND REQUIREMENTS.
2. MAINTAIN RATED WALL ASSEMBLIES BEHIND PREFABRICATED SHOWER / BATH ENCLOSURES AT RATED WALL LOCATIONS.
3. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD ON WALLS AT ALL WET LOCATIONS INCLUDING BUT NOT LIMITED TO TOILET ROOMS, JANITOR CLOSETS, MECHANICAL ROOMS, DRINKING FOUNTAINS, SINKS AND LAVATORIES AT CASEWORK AND EYEWASHES.
4. REPLACE GYPSUM BOARD LAYER WITH CEMENTITIOUS BACKER BOARD WHERE WALLS ARE SCHEDULED TO RECEIVE CERAMIC TILE OR SOLID SURFACE WALL CLADDING.
5. SEAL ALL PENETRATIONS AND OPENINGS INCLUDING WALL PERIMETER AT SOUND RATED WALLS.
6. PROVIDE FIRE STOP SYSTEMS AT ALL PENETRATIONS AND OPENINGS THROUGH RATED WALL ASSEMBLIES TO MAINTAIN THE INTEGRITY OF CONSTRUCTION WITH UL LISTING.

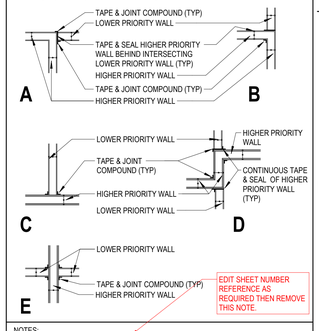
WALL PRIORITY LEGEND

NOTE: ***THIS LEGEND IS FOR GRAPHIC REPRESENTATION ONLY.***

	HIGHEST
FOUR HOUR FIRE WALL (**4FW**)	PRIORITY 1
THREE HOUR FIRE WALL (**3FW**)	PRIORITY 2
TWO HOUR FIRE WALL (**2FW**)	PRIORITY 3
FOUR HOUR FIRE BARRIER (**4FB**)	PRIORITY 4
THREE HOUR FIRE BARRIER (**3FB**)	PRIORITY 5
TWO HOUR FIRE BARRIER (**2FB**) *(INCLUDES THE FOLLOWING)*	PRIORITY 6
• TWO HOUR SMOKE BARRIER (**2SB**)	
• TWO HOUR SHAFT ENCLOSURE (**2SE**)	
ONE HOUR FIRE BARRIER (**1FB**) *(INCLUDES THE FOLLOWING)*.	PRIORITY 7
• ONE HOUR SMOKE BARRIER (**1SB**)	
• ONE HOUR SHAFT ENCLOSURE (**1SE**)	
ONE HOUR FIRE PARTITION (**1FP**)	PRIORITY 8
HALF HOUR FIRE PARTITION (**0.5FP**)	PRIORITY 9
HALF HOUR CORRIDOR PARTITION (**0.5X**)	PRIORITY 10
SMOKE TIGHT PARTITION (**X**) *(INCLUDES THE FOLLOWING)*	PRIORITY 11
• SMOKE TIGHT PARTITION TO SMOKE TIGHT CEILING (**XC**)	***LOWEST***
• SMOKE TIGHT PARTITION WITHIN PLENUM ABOVE CEILING (**XP**)	
• SMOKE TIGHT PARTITION SEPARATION OF INTERSTITIAL SPACES (**XI**)	

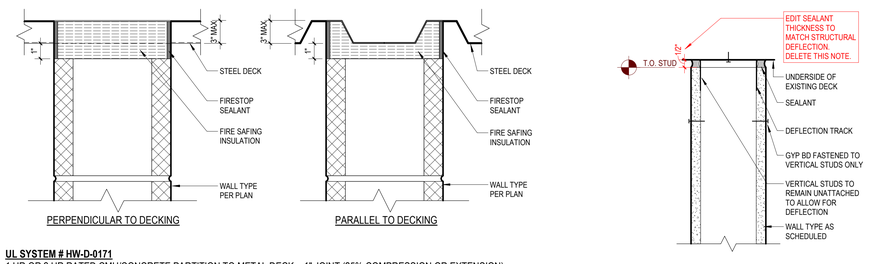
DETAIL ABUTMENT OF DISSIMILAR WALL

INTERSECTION OF RATED WALLS



EDIT SHEET NUMBER REFERENCE AS REQUIRED THEN REMOVE THIS NOTE.

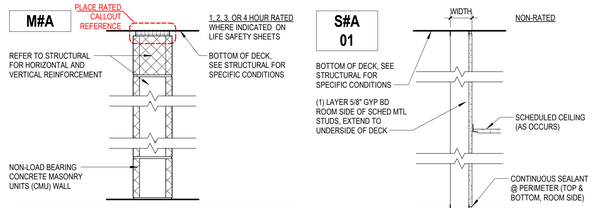
NOTES:
1. SEE WALL TYPES <SHEET A010> FOR WALL COMPONENTS, NUMBER OF GYPSUM BOARD LAYERS, TYPE OF GYPSUM BOARD, AND OTHER SIMILAR INFORMATION.
2. THE HIGHER PRIORITY WALL SHALL PASS THROUGH THE LOWER PRIORITY WALL.
3. TAPING AND SEALING OF HIGHER PRIORITY WALLS SHALL BE CONTINUOUS.
4. ALTERNATE LAYERS OF GYPSUM BOARD SHALL OVERLAP AT CORNER INTERSECTIONS OF MULTI-LAYERED RATED GYPSUM BOARD PARTITIONS.



UL SYSTEM # HW-D-0171
1 HR OR 2 HR RATED CMU/CONCRETE PARTITION TO METAL DECK - 1" JOINT (25% COMPRESSION OR EXTENSION)

B4 CMU NON-BEARING WALL / STEEL DECK - 1 HR & 2 HR

3" = 1'-0"

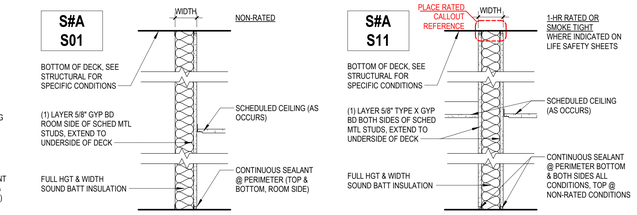


WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC SOLID	STC HOLLOW
M2A	2" CONC MASONRY UNIT	1-5/8"	-	-	-
M4A	4" CONC MASONRY UNIT	3-5/8"	-	46	44
M6A	6" CONC MASONRY UNIT	5-5/8"	UL U906	49	45
M8A	8" CONC MASONRY UNIT	7-5/8"	UL U907	52	46
M10A	10" CONC MASONRY UNIT	9-5/8"	UL U907	55	48
M12A	12" CONC MASONRY UNIT	11-5/8"	UL U907	59	49

WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC
S0A - 01	7/8" MTL FURRING CHANNELS	1-1/2"	-	-
S1A - 01	1-5/8" MTL STUDS	2-1/4"	-	-
S2A - 01	2-1/2" MTL STUDS	3-1/8"	-	26
S3A - 01	3-5/8" MTL STUDS	4-1/4"	-	26
S4A - 01	4" MTL STUDS	4-5/8"	-	26
S6A - 01	6" MTL STUDS	6-5/8"	-	26

B6 METAL STUD WALL / DECK - NON-RATED

3" = 1'-0"



WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC
S0A - S01	7/8" MTL FURRING CHANNELS	1-1/2"	-	-
S1A - S01	1-5/8" MTL STUDS	2-1/4"	-	-
S2A - S01	2-1/2" MTL STUDS	3-1/8"	-	27
S3A - S01	3-5/8" MTL STUDS	4-1/4"	-	27
S4A - S01	4" MTL STUDS	4-5/8"	-	27
S6A - S01	6" MTL STUDS	6-5/8"	-	28

WALL TYPE #	DESCRIPTION	WIDTH	REF TEST	STC
-	-	-	-	-
S1A - S11	1-5/8" MTL STUDS	2-7/8"	-	-
S2A - S11	2-1/2" MTL STUDS	3-3/4"	-	-
S3A - S11	3-5/8" MTL STUDS	4-7/8"	UL U465	45
S4A - S11	4" MTL STUDS	5-1/4"	UL U465	45
S6A - S11	6" MTL STUDS	7-1/4"	UL U465	45

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

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11/14/2019	SCHEMATIC DESIGN SET
12/19/2019	DESIGN DEVELOPMENT SET

KEY PLAN

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PROJECT MANAGER PM

PROJECT NUMBER 16517-01

PARTITION TYPES AND BUILDING SYSTEM NOTES

A010

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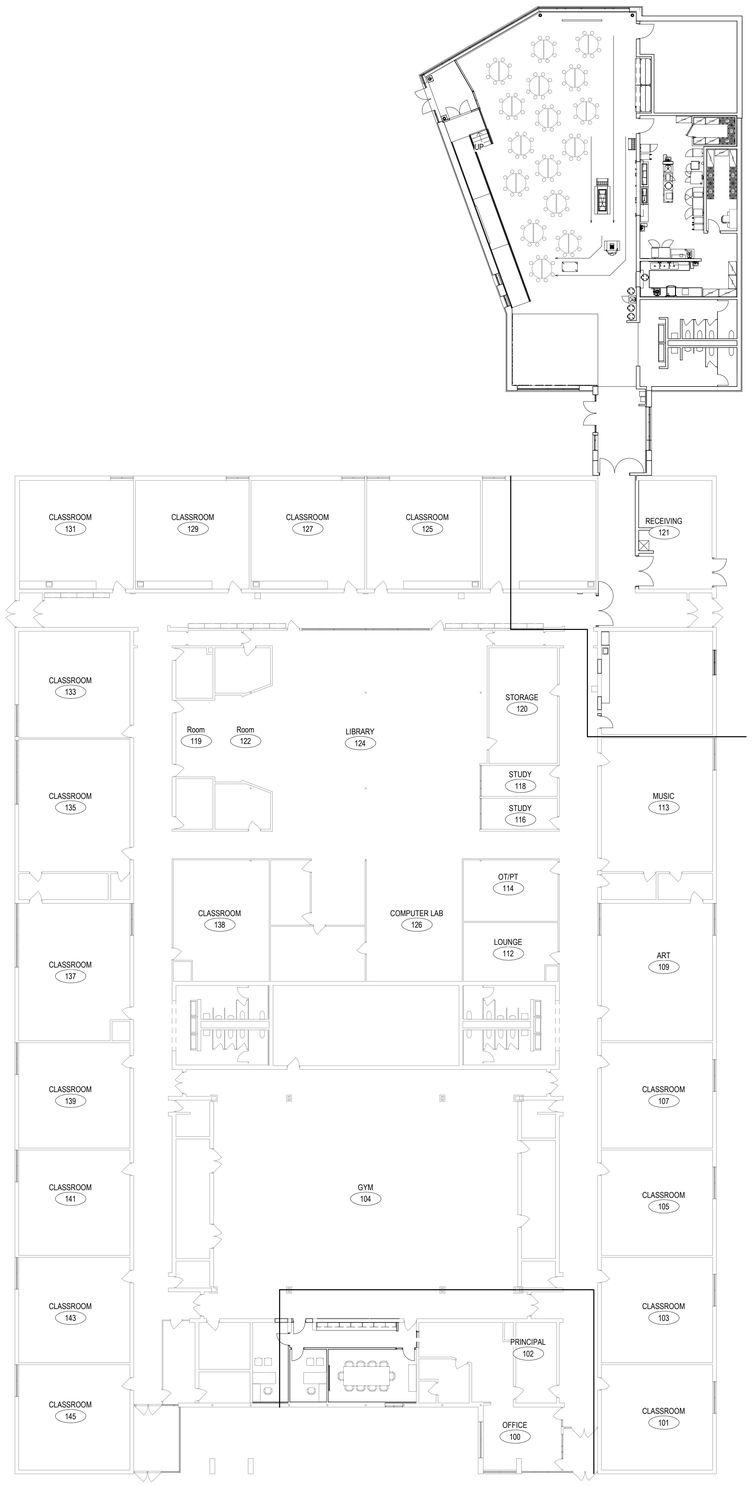

A5 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

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Des Moines, Iowa 50309
515.724.5840

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Denver, Colorado 80202
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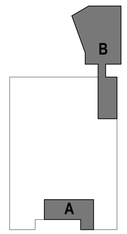

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

FIRST FLOOR PLAN - OVERALL

A100

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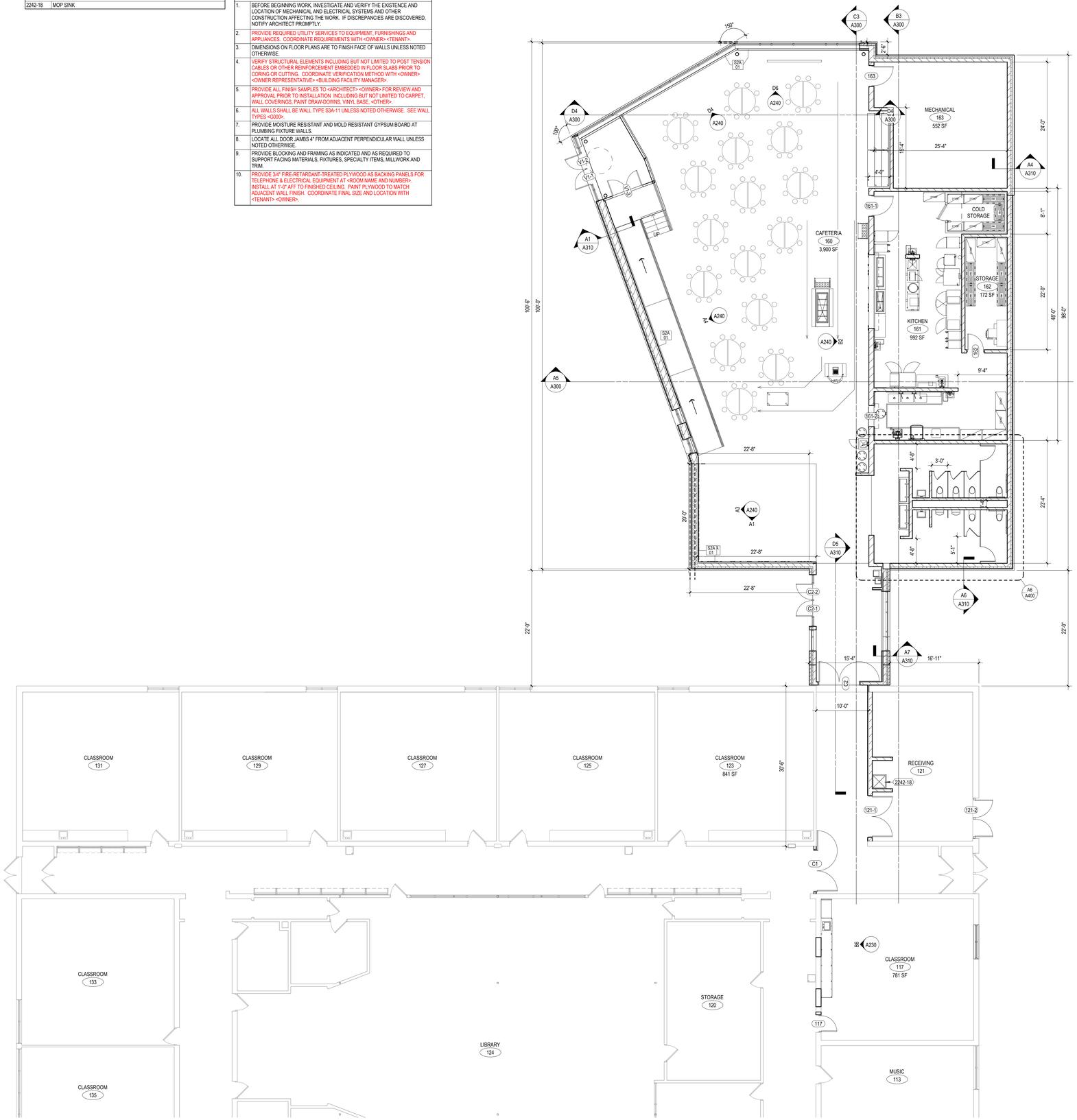
KEYNOTES PER SHEET

2242-18	MOP SINK

SHEET NOTES - FLOOR PLAN

1.	BEFORE BEGINNING WORK, INVESTIGATE AND VERIFY THE EXISTENCE AND LOCATION OF MECHANICAL AND ELECTRICAL SYSTEMS AND OTHER CONSTRUCTION AFFECTING THE WORK. IF DISCREPANCIES ARE DISCOVERED, NOTIFY ARCHITECT PROMPTLY.
2.	PROVIDE REQUIRED UTILITY SERVICES TO EQUIPMENT, FURNISHINGS AND APPLIANCES. COORDINATE REQUIREMENTS WITH <OWNER> <TENANT>.
3.	DIMENSIONS ON FLOOR PLANS ARE TO FINISH FACE OF WALLS UNLESS NOTED OTHERWISE.
4.	VERIFY STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO POST TENSION CABLES OR OTHER REINFORCEMENT EMBEDDED IN FLOOR SLABS PRIOR TO CORING OR CUTTING. COORDINATE VERIFICATION METHOD WITH <OWNER> <OWNER REPRESENTATIVE> <BUILDING FACILITY MANAGER>.
5.	PROVIDE ALL FINISH SAMPLES TO <ARCHITECT> <OWNER> FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION INCLUDING BUT NOT LIMITED TO CARPET, WALL COVERINGS, PAINT DRAW-DOWNS, VINYL BASE. <OTHER>
6.	ALL WALLS SHALL BE WALL TYPE S3A-11 UNLESS NOTED OTHERWISE. SEE WALL TYPES <S000>.
7.	PROVIDE MOISTURE RESISTANT AND MOLD RESISTANT GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
8.	LOCATE ALL DOOR JAMBS 4" FROM ADJACENT PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
9.	PROVIDE BLOCKING AND FRAMING AS INDICATED AND AS REQUIRED TO SUPPORT FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, MILLWORK AND TRIM.
10.	PROVIDE 3/4" FIRE-RETARDANT-TREATED PLYWOOD AS BACKING PANELS FOR TELEPHONE & ELECTRICAL EQUIPMENT AT <ROOM NAME AND NUMBER> INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH <TENANT> <OWNER>.



A3 FLOOR PLAN - AREA B
1/8" = 1'-0"

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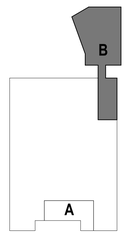

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

FLOOR PLAN - AREA B

A101B

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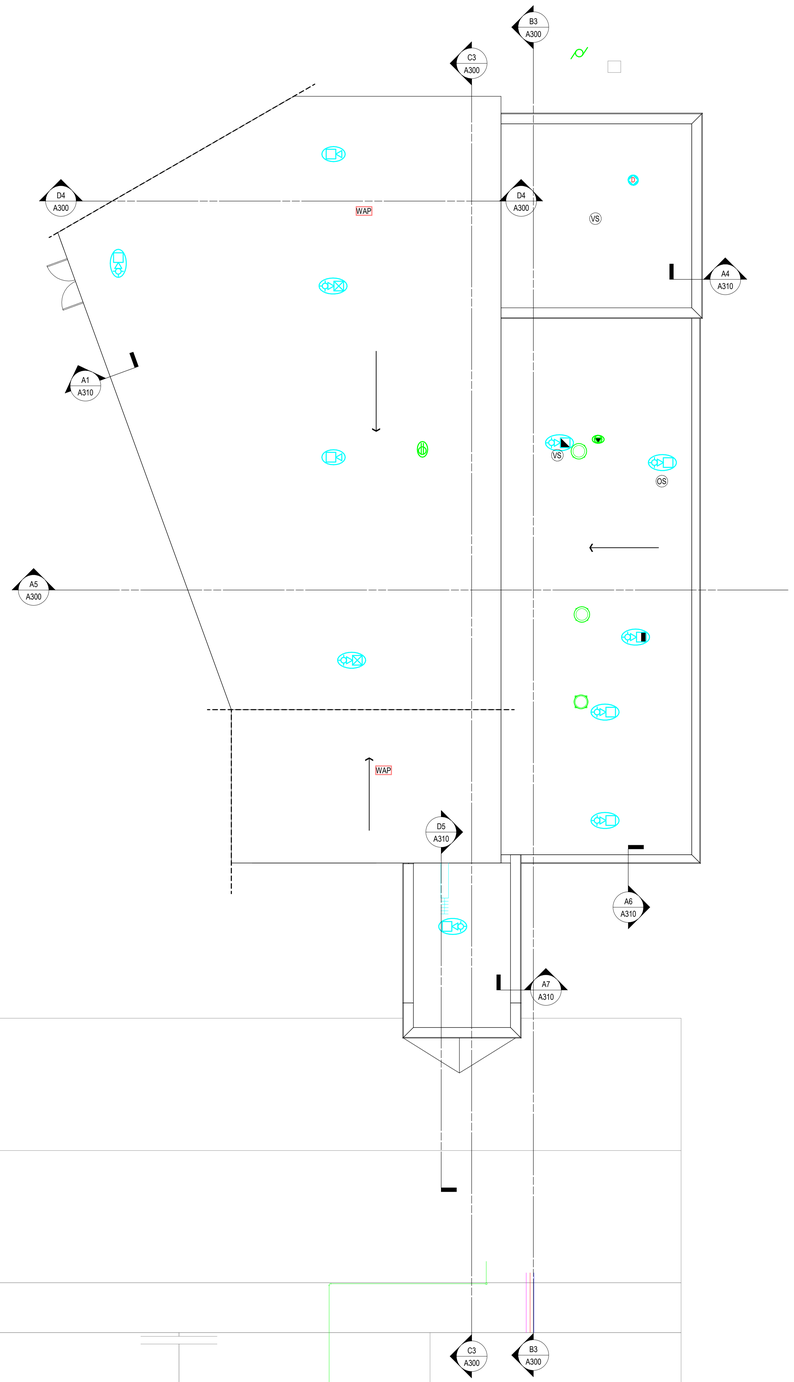
KEYNOTES PER SHEET



A3 ROOF PLAN - AREA B
1/8" = 1'-0"

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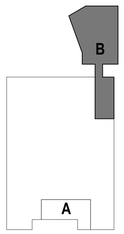

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PROJECT MANAGER	PM
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ROOF PLAN - AREA B

A109

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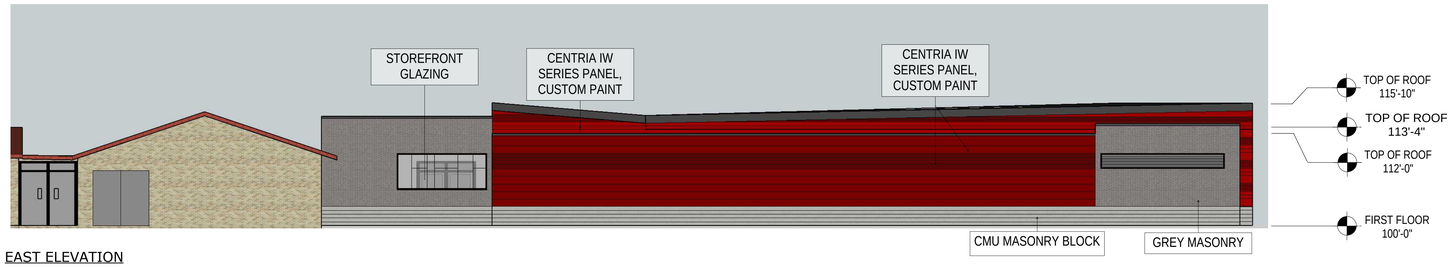
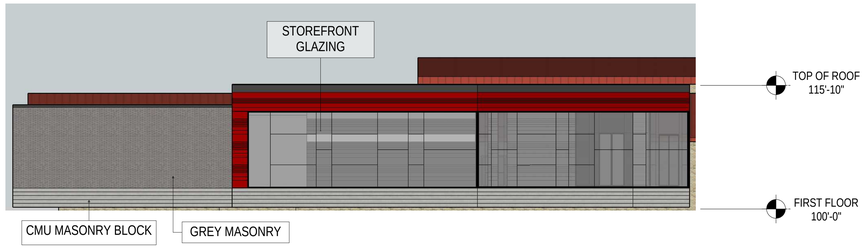


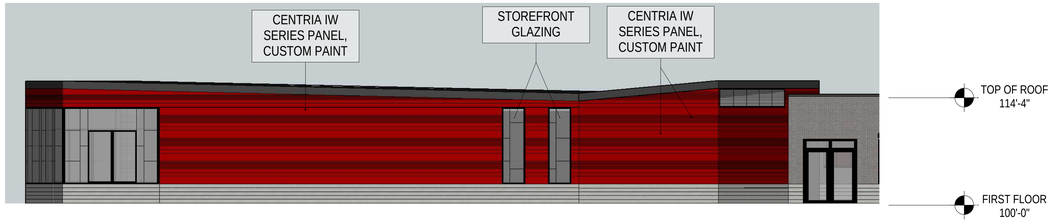
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH WEST ELEVATION

SCALE: 1/8" = 1'-0"

WEST ELEVATION

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT INFORMATION

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CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

EXTERIOR ELEVATIONS

A200

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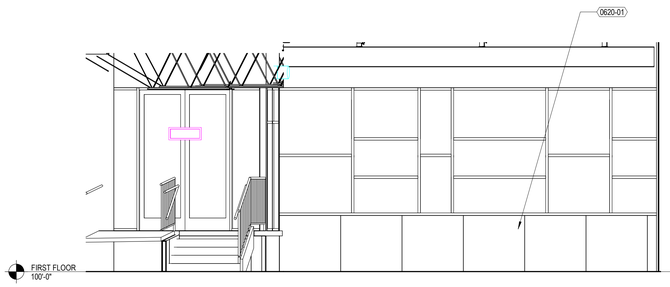
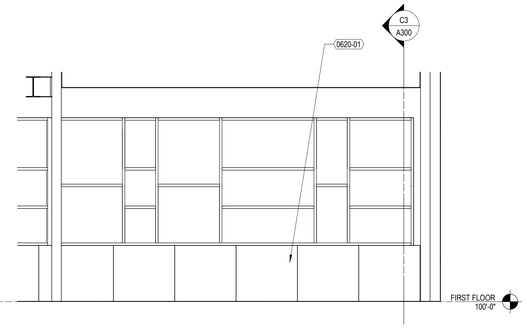
KEYNOTES PER SHEET

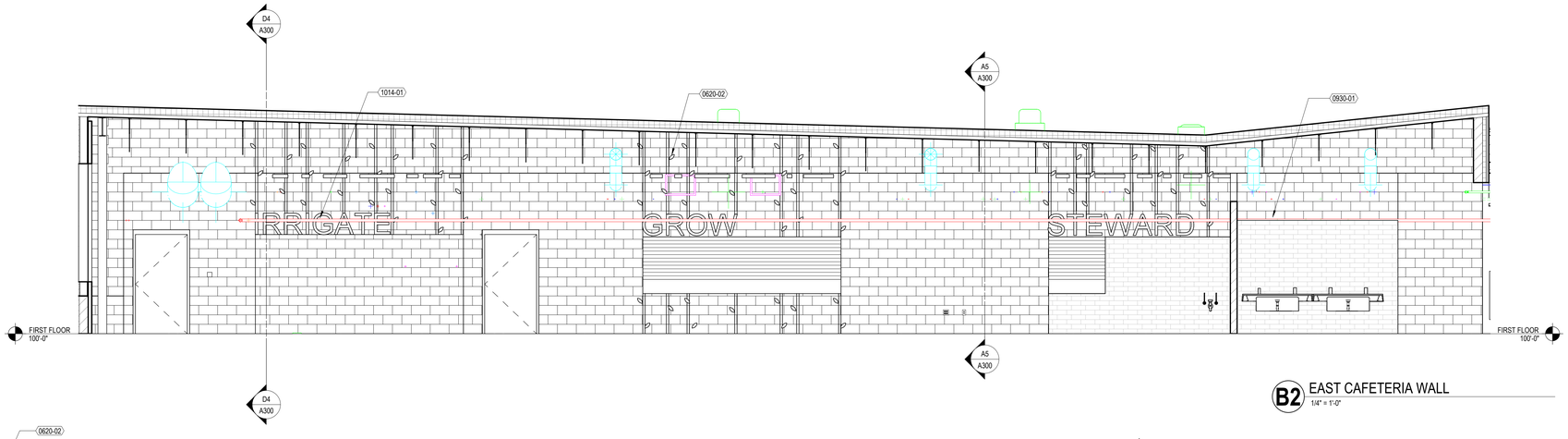
0620-01	CUSTOM RECLAIMED WOOD PANELING
0620-02	CUSTOM MILLWORK
0930-01	CERAMIC TILING
0972-01	CUSTOM POWDER-COATED METAL RAINDROPS
1014-01	DIMENSIONAL LETTERING
1246-34	CUSTOM METAL COAT HOOKS



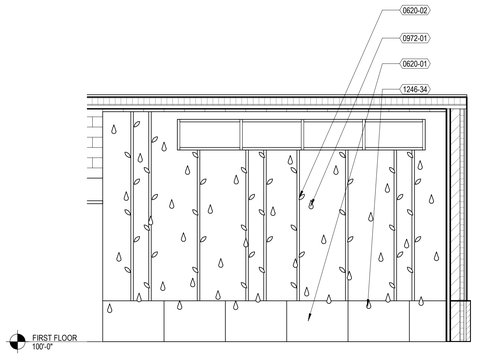
D4 NORTHWEST CURTAIN WALL AND VESTIBULE
1/4" = 1'-0"



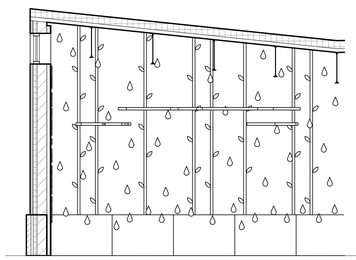
D6 NORTH CURTAIN WALL
1/4" = 1'-0"



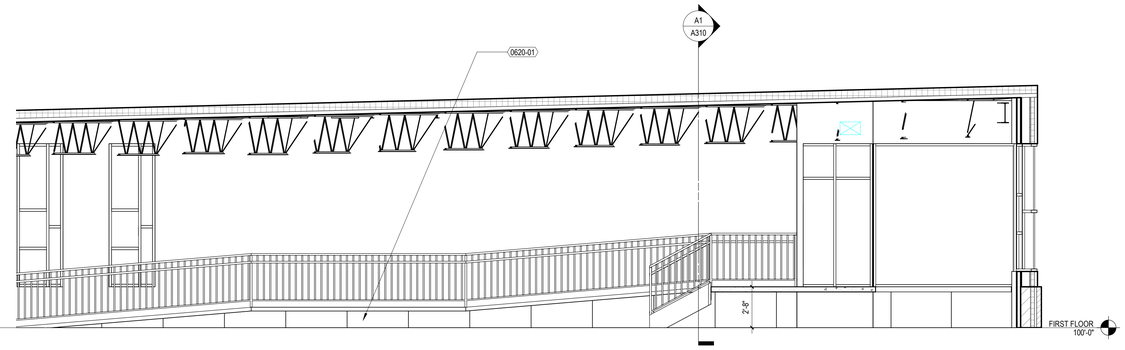
B2 EAST CAFETERIA WALL
1/4" = 1'-0"



A1 SOUTH COAT WALL
1/4" = 1'-0"



A3 WEST COAT WALL
1/4" = 1'-0"



A4 WEST RAMP WALL
1/4" = 1'-0"

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608.442.5350

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Des Moines, Iowa 50309
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PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI
53528

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KEY PLAN

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

INTERIOR ELEVATIONS - FINISHES

A240

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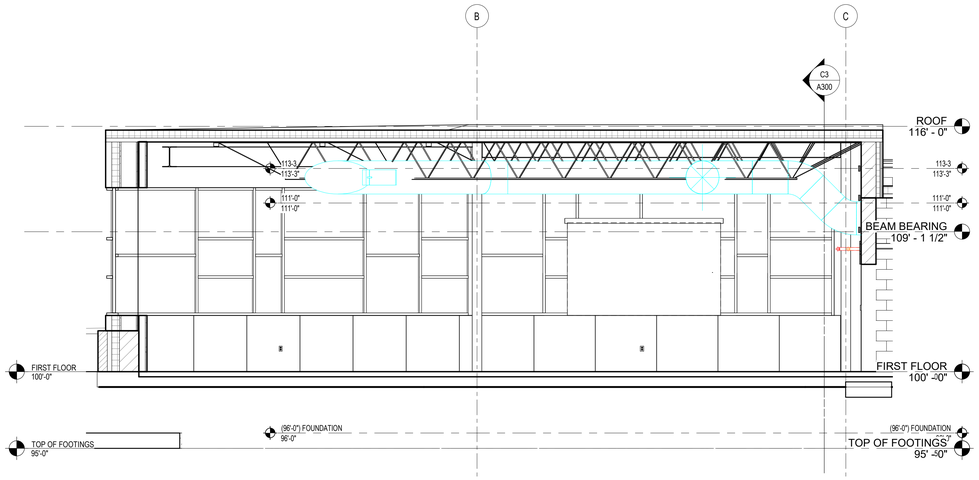
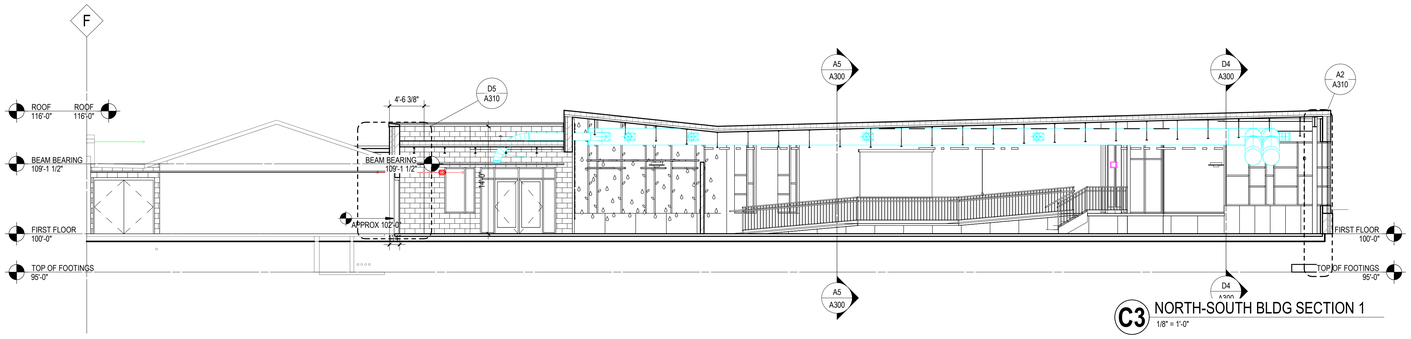
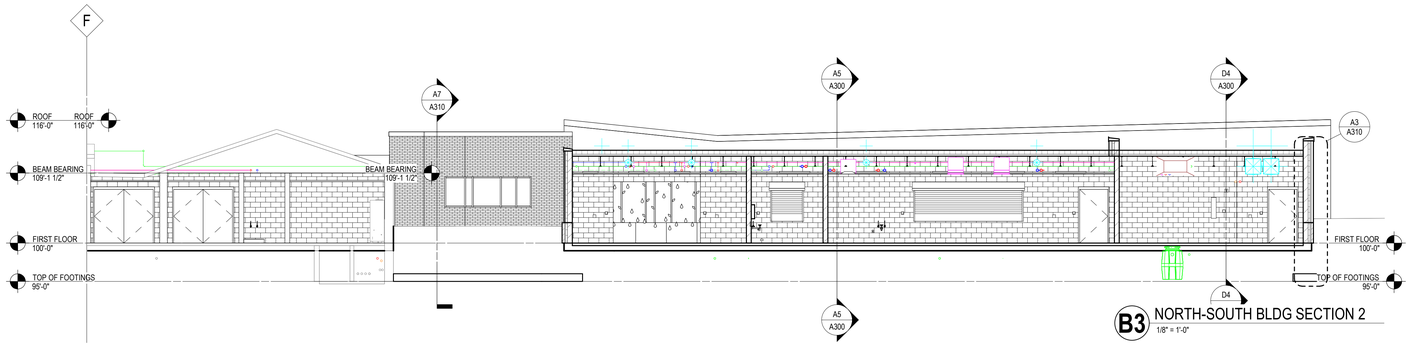
KEYNOTES PER SHEET



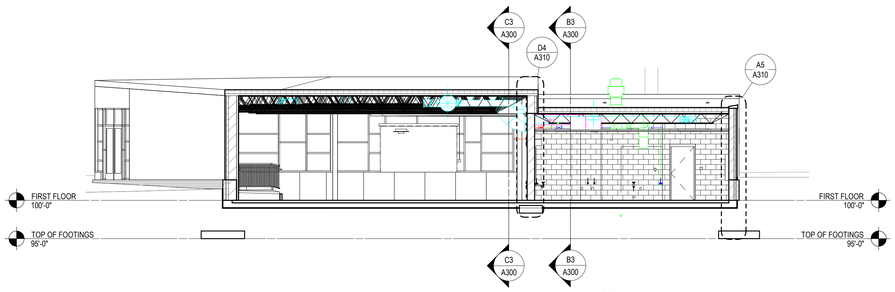
D4 EAST-WEST BLDG SECTION NORTH
1/4" = 1'-0"



C3 NORTH-SOUTH BLDG SECTION 1
1/8" = 1'-0"



B3 NORTH-SOUTH BLDG SECTION 2
1/8" = 1'-0"



A5 EAST-WEST BUILDING SECTION 1
1/8" = 1'-0"

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

PARK ELEMENTARY RENOVATION & ADDITION

1209 PARK STREET
CROSS PLAINS, WI
53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
11/14/2019	SCHEMATIC DESIGN SET
12/19/2019	DESIGN DEVELOPMENT SET

KEY PLAN

SHEET INFORMATION

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

BUILDING SECTIONS

A300

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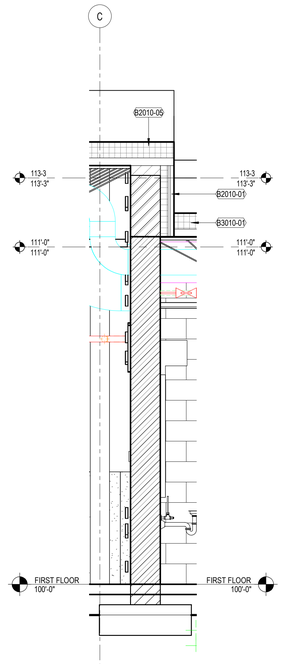
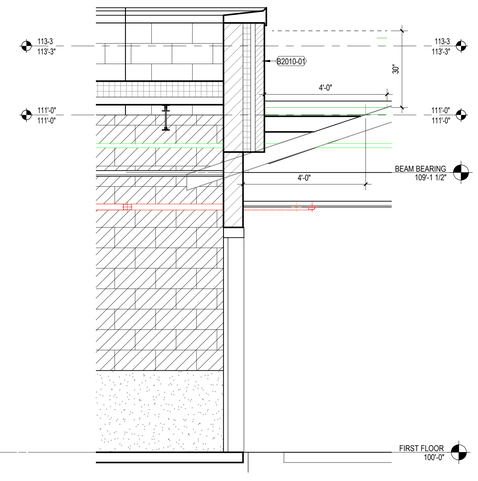
KEYNOTES PER SHEET

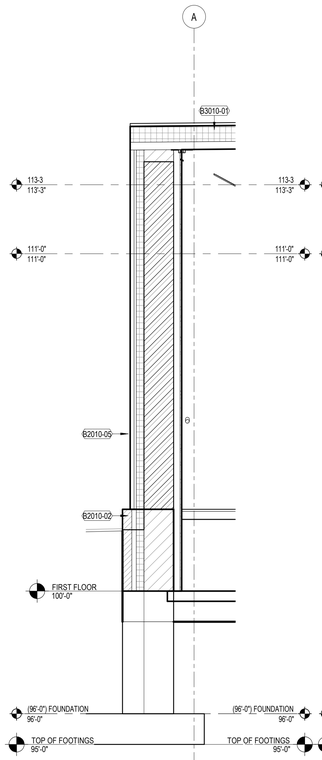
B2010-01	<INSERT DESCRIPTION>
B2010-02	
B2010-03	
B2010-04	
B2010-05	
B3010-01	<INSERT DESCRIPTION>
B3010-02	



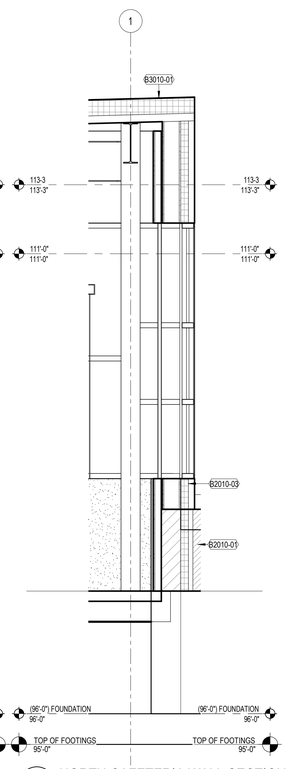
D4 INTERIOR CAFETERIA BEARING WALL
1/2" = 1'-0"



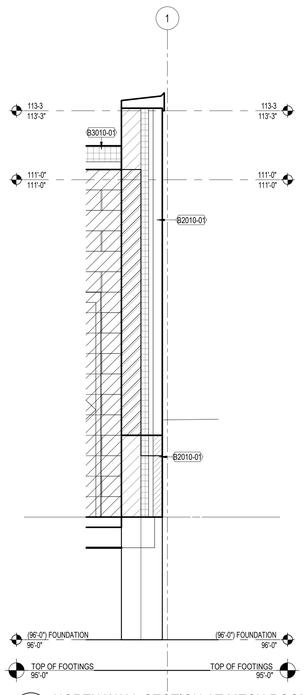
D5 NORTH SOUTH SECTION AT FIREWALL
1/2" = 1'-0"



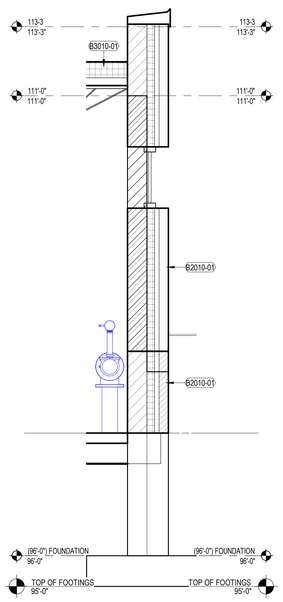
A1 WEST WALL SECTION AT CAFETERIA
1/2" = 1'-0"



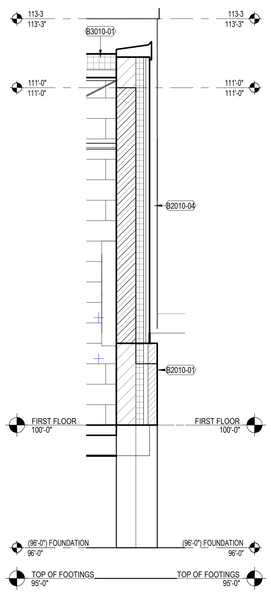
A2 NORTH CAFETERIA WALL SECTION
1/2" = 1'-0"



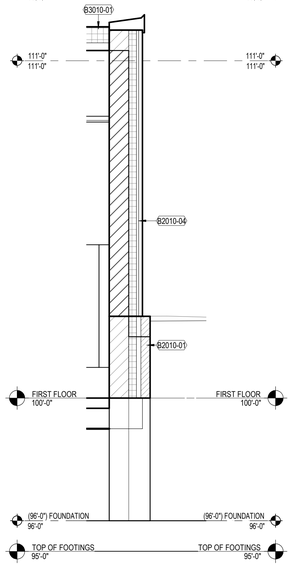
A3 NORTH WALL SECTION AT MECH ROOM
1/2" = 1'-0"



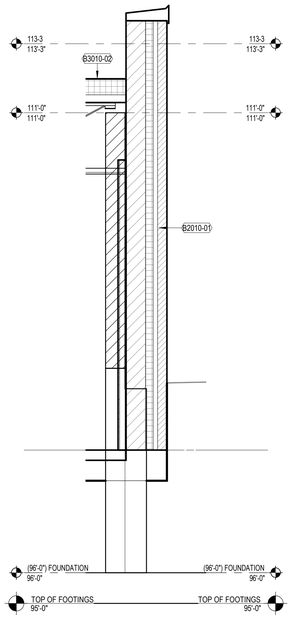
A4 EAST WALL SECTION AT MECH ROOM
1/2" = 1'-0"



A5 EAST WALL SECTION AT KITCHEN
1/2" = 1'-0"



A6 SOUTH WALL SECTION AT TOILET ROOM
1/2" = 1'-0"



A7 EAST CAFETERIA CORRIDOR WALL
1/2" = 1'-0"

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608.442.5350

des moines 699 Walnut Street, Suite 400
Des Moines, Iowa 50309
515.724.5840

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PROJECT MANAGER	PM
PROJECT NUMBER	16517-01

WALL SECTIONS

A310

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MECHANICAL PIPING LEGEND

DOUBLE ELBOW DOWN	DOUBLE ELBOW DOWN (AT CORNER)
ELBOW DOWN	ELBOW UP
TEE	TEE DOWN
ELBOW	TEE UP
ELBOW DOWN TO TEE	END CAP
TYPICAL TEE CONNECTION (PLANS ONLY)	REDUCER
AUTOMATIC AIR VENT	NEW TO EXISTING PIPE CONNECTION
WATER FLOW MEASURING DEVICE	FLOW DIRECTION ARROW
PIPE ANCHOR	MANUAL AIR VENT (MAV)
PIPE GUIDE / SLEEVE	PRESSURE GAUGE
BALANCING VALVE	UNION
CIRCUIT SETTER	PRESSURE RELIEF VALVE
PRESSURE REDUCING VALVE	PRESSURE/TEMPERATURE PORT
BALL VALVE/SHUT-OFF VALVE	AIR SEPARATOR
SILENT CHECK VALVE	PUMP OR PUMP
GLOBE VALVE	FLEX CONNECTION
TWO-WAY VALVE	THERMOMETER
THREE-WAY VALVE	ANALOG INPUT
BUTTERFLY VALVE	ANALOG OUTPUT
TRIPLE DUTY VALVE	DIGITAL INPUT
SHUT-OFF COCK	DIGITAL OUTPUT
STRAINER	NEW CONNECTION TO EXISTING
STRAINER WITH BLOWDOWN	
SUCTION DIFFUSER W/ STRAINER AND BLOWDOWN	
DRAIN VALVE	
DIFFERENTIAL PRESSURE SENSOR	

MECHANICAL HVAC LEGEND

EXHAUST AIR DUCT (DOWN)	AD ACCESS DOOR
EXHAUST AIR DUCT (UP)	AHU AIR HANDLING UNIT
RETURN AIR DUCT (DOWN)	BC BOOSTER COIL
RETURN AIR DUCT (UP)	CD CEILING DIFFUSER
OUTSIDE OR SUPPLY AIR DUCT (UP)	CUH CABINET UNIT HEATER
OUTSIDE OR SUPPLY AIR DUCT (DOWN)	EF EXHAUST FAN
24x12 DUCT SIZE	EG EXHAUST GRILLE
NEW DUCTWORK	L LOUVER
FLEX DUCT	MD MOTOR OPERATED DAMPER
EXISTING DUCTWORK	NC NORMALLY CLOSED
DEMOLITION LINETYPE	NO NORMALLY OPEN
SUPPLY AIR CEILING DIFFUSER	OA OUTSIDE AIR
CEILING DIFFUSER W/BLANKOFF	OED OPEN ENDED DUCT
RETURN AIR GRILLE	RA RETURN AIR
EXHAUST AIR GRILLE	RG RETURN AIR GRILLE
DIFFUSER, GRILLE, AND REGISTER CALL-OUTS: CALL-OUT CFM OR CALL-OUT CFM	SA SUPPLY AIR
MANUAL BALANCING DAMPER	SF SUPPLY FAN
PIPE PENETRATION THROUGH FIRE RATED WALL	SG SUPPLY GRILLE
FIRE DAMPER (X=F) SMOKE DAMPER (X=S) FIRE/SMOKE DAMPER (X=C)	SR SUPPLY REGISTER
MOTORIZED DAMPER	TG TRANSFER GRILLE
SCHEDULED EQUIPMENT TAG	UH UNIT HEATER
THERMOSTAT/ TEMPERATURE SENSOR	
HUMIDISTAT	
COMBINATION THERMOSTAT, HUMIDISTAT, AND CO2 SENSOR	
DUCT SMOKE DETECTOR	

MECHANICAL SHEET INDEX

M001	MECHANICAL NOTES, LEGENDS & ABBREVIATIONS
MD101	FIRST FLOOR MECHANICAL DEMOLITION PLAN
M101	FIRST FLOOR MECHANICAL PLANS - AREA A
M102	FIRST FLOOR MECHANICAL PLANS - AREA B
M401	MECHANICAL DETAILS
M402	MECHANICAL DETAILS
M501	MECHANICAL SCHEDULES
M601	MECHANICAL CONTROL DIAGRAMS
M602	MECHANICAL INPUT/OUTPUT SUMMARY

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PROJECT INFORMATION

MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - PARK ELEMENTARY RENOVATIONS

1209 Park St. Cross Plains, WI 53528

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PROJECT MANAGER

PROJECT NUMBER 16517-01

MECHANICAL NOTES, LEGENDS & ABBREVIATIONS

M001

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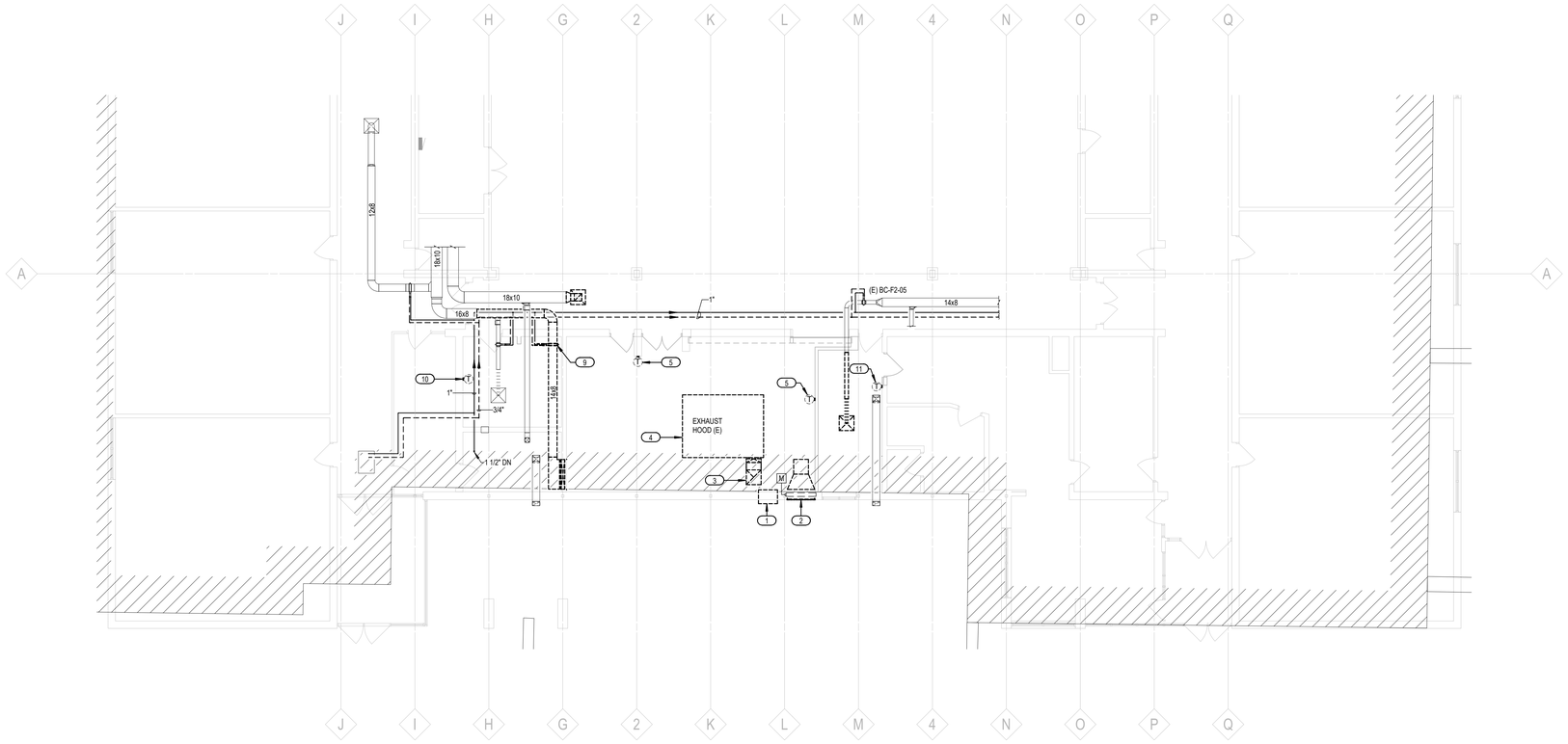
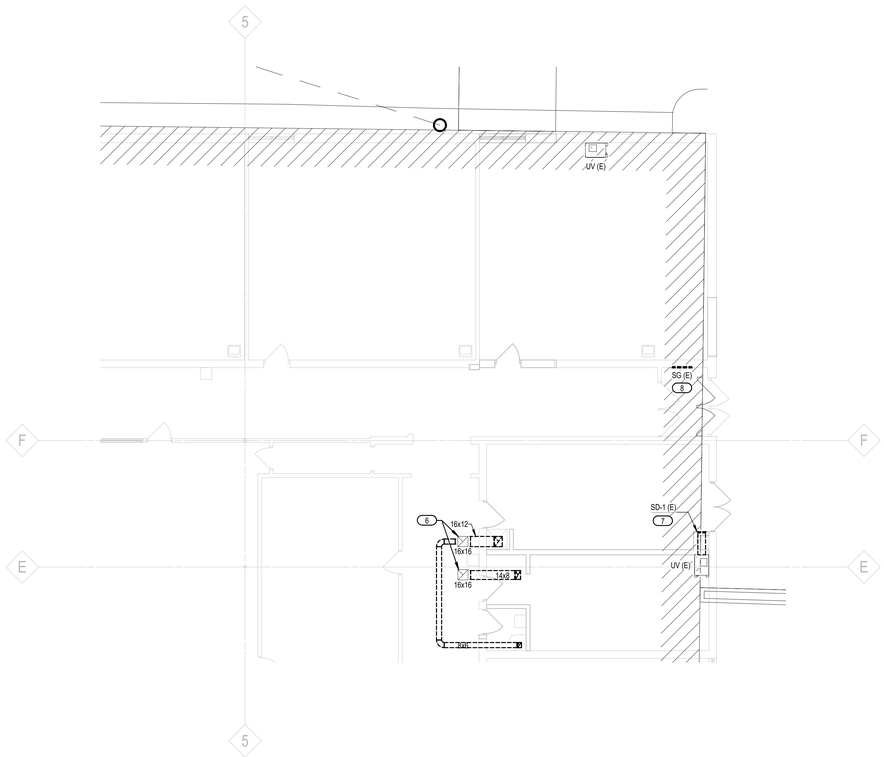


1 FIRST FLOOR MECHANICAL DUCT DEMO - AREA A

1/8" = 1'-0"



2 FIRST FLOOR MECHANICAL DUCT DEMO - AREA B

1/8" = 1'-0"

GENERAL NOTES

1. COORDINATE REMOVAL OF ALL EQUIPMENT WITH OWNER AND WITH OTHER TRADES.
2. VERIFY WITH OWNER EQUIPMENT TO BE SALVAGED.

KEYED NOTES

1. DISCONNECT AND REMOVE WINDOW A/C UNIT. PATCH AND REPAIR OF WALL BY G.C . RETURN UNIT TO OWNER.
2. DISCONNECT AND REMOVE FAN, DAMPER, DUCTWORK AND ASSOCIATED CONTROLS. PATCH AND REPAIR OF WALL BY G.C.
3. DISCONNECT AND REMOVE ROOF-MOUNTED EXHAUST FAN, DUCTWORK, AND ASSOCIATED CONTROL. PATCH AND REPAIR OF ROOF OF G.C.
4. REMOVE KITCHEN EXHAUST HOOD IN IT'S ENTIRETY.
5. REMOVE WALL-MOUNTED T-STAT AND ALL ASSOCIATED CONTROL WIRING. COORDINATE PATCH AND REPAIR OF WALL BY G.C.
6. EXHAUST DUCT RISERS UP TO ROOF MOUNTED EXHAUST FANS TO REMAIN. CAP AND SEAL AIRTIGHT ALL DUCT OPENINGS REMAINING AFTER BRANCH DUCTWORK IS REMOVED.
7. REMOVE SUPPLY GRILLE AND DUCTWORK BACK TO UNIT VENTILATOR. REFER TO 2/M101 FOR NEW WORK.
8. REMOVE AND REPLACE 30x6 SUPPLY GRILLE WITH NEW.
9. DISCONNECT AND REMOVE DUCT-MOUNTED BOOSTER COIL. REUSE BOOSTER COIL WHERE INDICATED ON NEW WORK PLAN 1/M101.
10. REMOVE AND RELOCATE "COOLING" T-STAT TO NEW CONFERENCE ROOM WHERE INDICATED ON 1/M101.
11. REMOVE AND RELOCATE EXISTING BOOSTER COIL (BC-F2-05) T-STAT PER NEW WORK PLAN 1/M101.

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1209 Park St. Cross Plains, WI 53528

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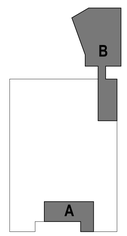

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FIRST FLOOR MECHANICAL DEMOLITION PLAN

MD101

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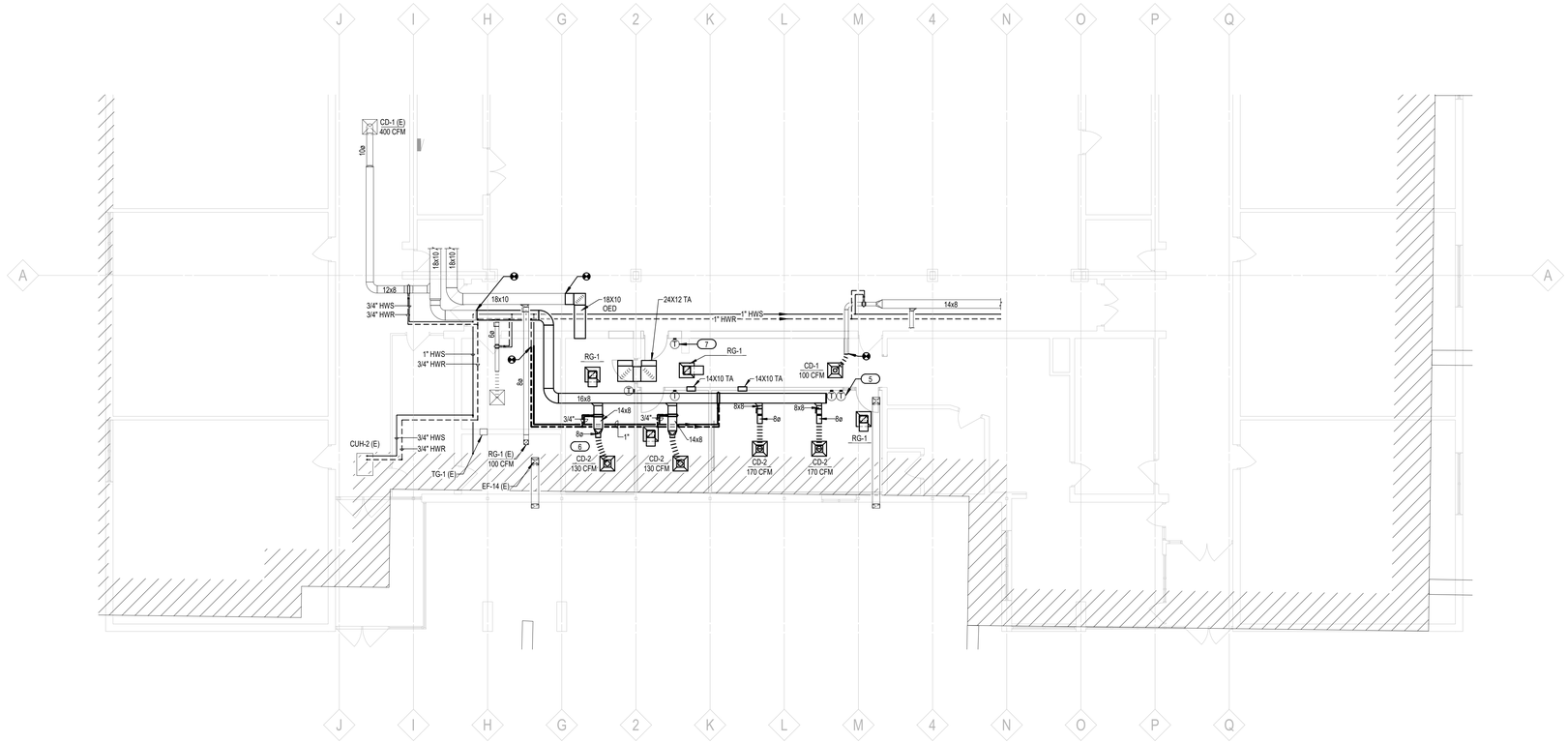
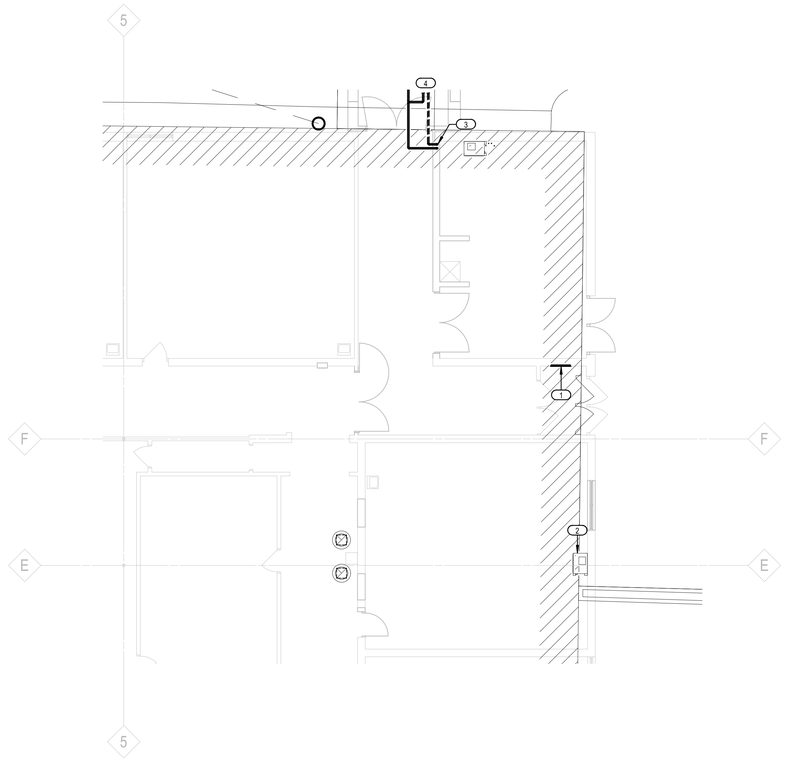


1 FIRST FLOOR DUCTWORK PLAN - AREA A

1/8" = 1'-0"



2 FIRST FLOOR DUCTWORK PLAN - AREA B

1/8" = 1'-0"

GENERAL NOTES

1. ALL NEW AND EXISTING EQUIPMENT AND TEMPERATURE CONTROL WIRING INSTALLED ABOVE CEILING SHALL BE PLENUM RATED.

KEYED NOTES

1. PROVIDE NEW SG-1.
2. PROVIDE NEW SR-1 ON EXISITING UNIT VENTILATOR SUPPLY PLENUM TO MATCH EXISTING. GRILLE COLOR SHALL MATCH EXISTING.
3. ROUTE NEW 2" HWS/R DOWN THROUGH WALL CAVITY TO PIPE TUNNEL BELOW FLOOR AND CONNECT AS SHOWN ON 2/M102.
4. CONTINUE 2" HWS/R TO NEW ADDITION. REFER TO 1/M102 FOR CONTINUATION.
5. RELOCATED "COOLING" T-STAT. INSTALL ADJACENT TO BOOSTER COIL TEMPERATURE SENSOR. PROVIDE ALL NEW TEMPERATURE CONTROL WIRING.
6. REUSE EXISTING 14x8 BOOSTER COIL TO SERVE OFFICE 151 AS SHOWN. PROVIDE ALL NEW TEMPERATURE CONTROL WIRING, CONTROL VALVE, AND WALL-MOUNTED TEMPERATURE SENSOR.
7. RELOCATED BOOSTER COIL (BC-F2-05) T-STAT. PROVIDE NEW CONTROL WIRING AND CONNECTIONS.

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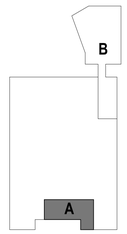

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PROJECT MANAGER

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FIRST FLOOR MECHANICAL PLANS - AREA A

M101

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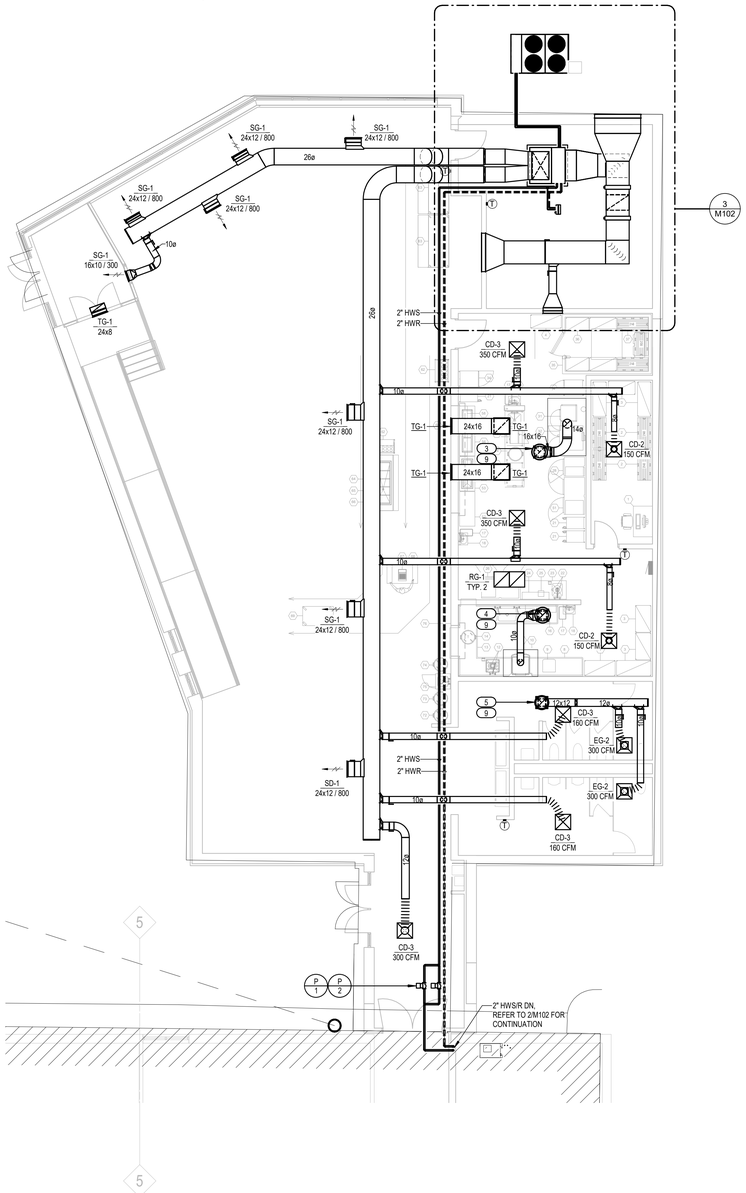
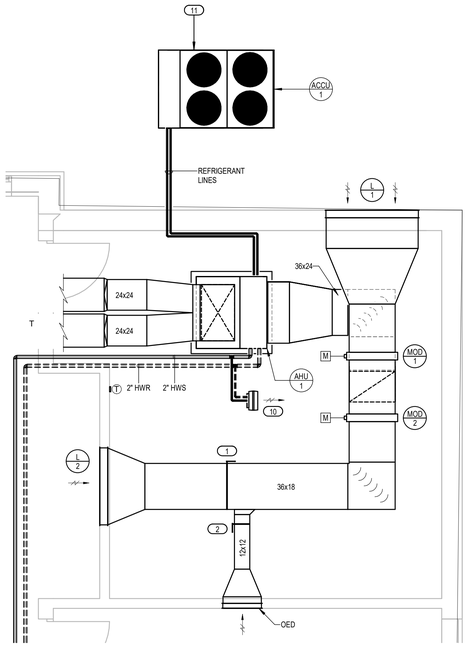


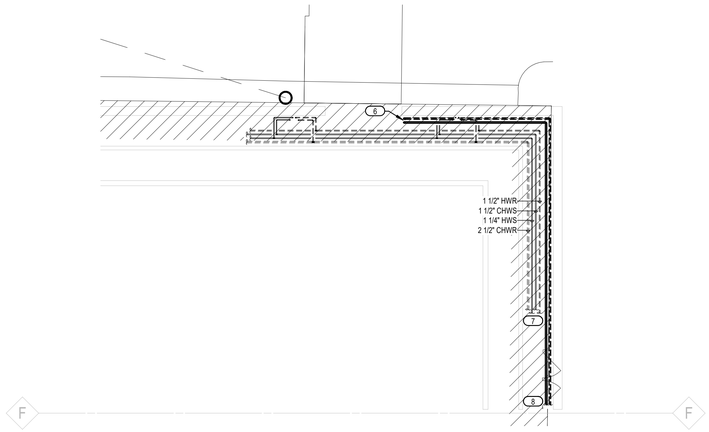
1 FIRST FLOOR DUCTWORK PLAN - AREA B

1/8" = 1'-0"



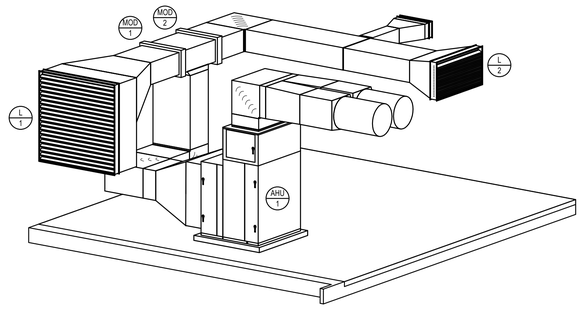
3 MECHANICAL ROOM ENLARGED VIEW

1/4" = 1'-0"



2 TUNNEL MECHANICAL PLAN - AREA B

1/8" = 1'-0"



4 MECHANICAL ROOM 3D VIEW

GENERAL NOTES

1. -
2. -
3. -

KEYED NOTES

1. BALANCE RA AIRFLOW TO 5,200 CFM.
2. BALANCE RA AIRFLOW TO 1,000 CFM.
3. 16x16 EX UP TO EF-1 MOUNTED ON ROOF.
4. 16x16 EX UP TO EF-2 MOUNTED ON ROOF.
5. 12x12 EX UP TO EF-3 MOUNTED ON ROOF.
6. 2" HWS/R UP. REFER TO 1/M102 FOR CONTINUATION.
7. EXISTING HEATING AND CHILLED WATER PIPING CONTINUES IN TUNNEL AND IS STACKED. PIPE ROUTING IS DIAGRAMATIC TO ILLUSTRATE INTENT. NOT ACTUAL INSTALLATION. CONTRACTOR SHALL FIELD VERIFY CONDITIONS PRIOR TO NEW PIPE INSTALLATIONS.
8. CONTINUE NEW 2" HWS/R PIPING THROUGH TUNNEL TO EXISTING 2" HWR MAIN AND CONNECT AS ILLUSTRATED ON CONTROL DIAGRAM 2/M601. NEW BRANCH PIPING SHALL BE DECOUPLED FROM EXISTING 2" HWR MAIN AND ROUTED TO NEW ADDITION AS SHOWN.
9. PROVIDE NEW ROOF-MOUNTED EXHAUST FAN WHERE DUCT RISER THROUGH ROOF IS SHOWN. EXHAUST FAN SHALL BE MOUNTED ON 18" HIGH CURB. CURB SHALL BE FURNISHED BY FAN MANUFACTURER AND INSTALLED BY MECHANICAL CONTRACTOR. REFER TO FAN SCHEDULE ON SHEET M501 AND SECTION 23 34 00 FOR FAN REQUIREMENTS. REFER ALSO TO SHEET M601 AND SECTION 23 09 93 FOR CONTROL REQUIREMENTS.
10. ANGLE UH-1 DOWN TOWARDS FLOOR TO ENSURE AIR PATTERN IS DIRECTED DOWN BELOW RETURN AIR DUCT.
11. ACCU-1 SHALL BE MOUNTED ON CONCRETE EQUIPMENT PAD PROVIDED BY G.C. COORDINATE DIMENSIONS OF PAD WITH FINAL EQUIPMENT SELECTION.

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414.271.5350

madison 309 West Johnson Street, Suite 202
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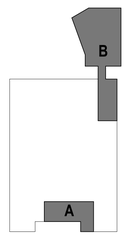

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FIRST FLOOR MECHANICAL PLANS - AREA B

M102

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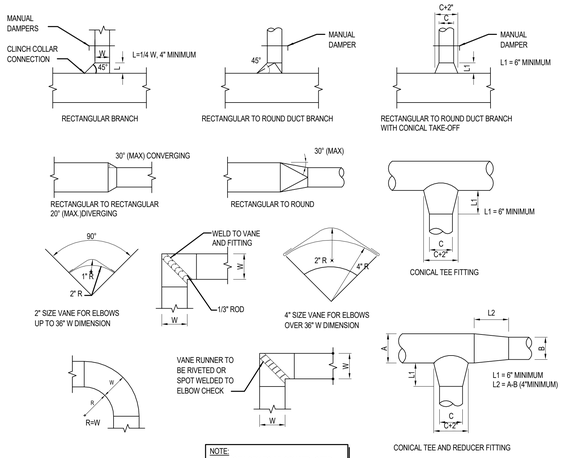
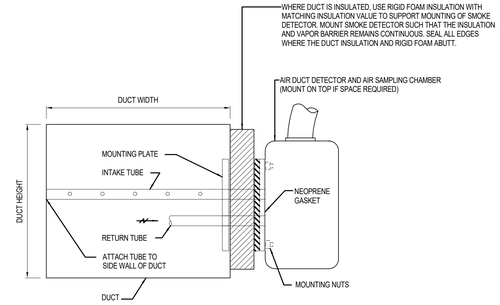


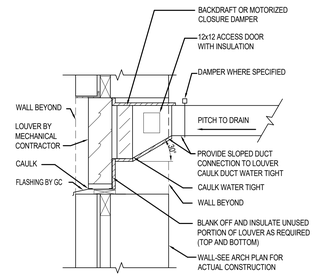
NOTE:
ALL DUCTWORK TO BE CONSTRUCTED TO MEET S.M.A.C.N.A. STANDARDS

1 TYPICAL DUCTWORK DETAILS
NOT TO SCALE



NOTES:
1. SMOKE DETECTOR FURNISHED AND WIRED BY ELECTRICAL CONTRACTOR, AND MOUNTED BY MECHANICAL CONTRACTOR.
2. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. PROVIDE ACCESS DOOR AT SAMPLING TUBES.
4. THE TUBE SHALL BE INSTALLED PARALLEL TO LONG DIMENSION OF DUCT.
5. PRODUCT SHALL BE UL268A LISTED FOR DUCT MOUNTED SMOKE DETECTORS, OR UL268A FOR ALL OTHER SMOKE DETECTOR TYPES.
6. EC SHALL TEST ACCORDING TO UL AND CODES IN THE PRESENCE OF CODE AUTHORITY.

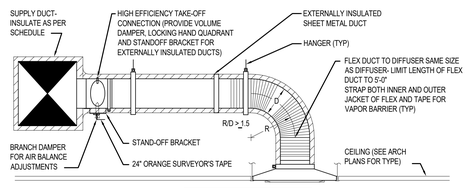
2 SMOKE DETECTOR MOUNTING DETAIL
NOT TO SCALE



NOTES:
1. BIRD SCREEN FOR OUTSIDE AIR INTAKE LOUVER TO BE REMOVABLE OR HINGED AT TOP TO SWING UP.

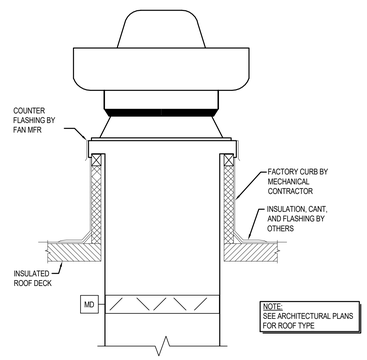
NOTE:
DUCT MAY ATTACH TO BOTTOM OF FRAME IF LOUVER IS DRAINABLE

3 LOUVER CONNECTION DETAIL
NOT TO SCALE



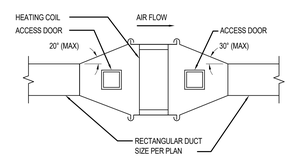
NOTE:
COORDINATE DIFFUSER MOUNTING TYPE WITH CEILING TYPE

4 CEILING DIFFUSER DETAIL
NOT TO SCALE

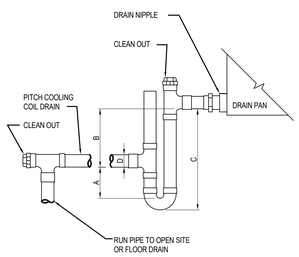


NOTE:
SEE ARCHITECTURAL PLANS FOR ROOF TYPE

5 ROOF-MOUNTED EXHAUST FAN DETAIL
NOT TO SCALE



6 HW COIL DUCT CONNECTION DETAIL
NOT TO SCALE



A = 1/2B
B = SP*+1"
C = A+B+D

COOLING TONS	D
- UP TO 5 TONS	1" PIPE
- 5 TONS-30 TONS	1 1/4" PIPE
- 30 TONS-50 TONS	1 1/2" PIPE
- 50 TONS-UP	2" PIPE

NOTE:
* SP EQUALS ABSOLUTE VALUE OF NEGATIVE STATIC PRESSURE AT FAN SUCTION FOR DRAW THROUGH AIR HANDLING UNIT.

7 NEGATIVE PRESSURE CONDENSATE DRAIN DETAIL
NOT TO SCALE

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denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - PARK ELEMENTARY RENOVATIONS

1209 Park St. Cross Plains, WI 53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER

PROJECT NUMBER 16517-01

MECHANICAL DETAILS

M401

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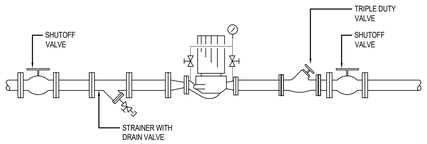
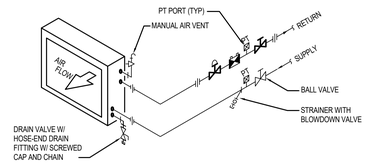
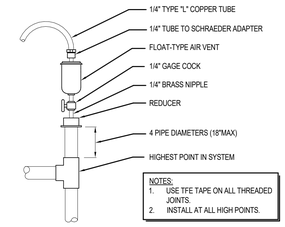


1 INLINE PUMP DETAIL
NOT TO SCALE



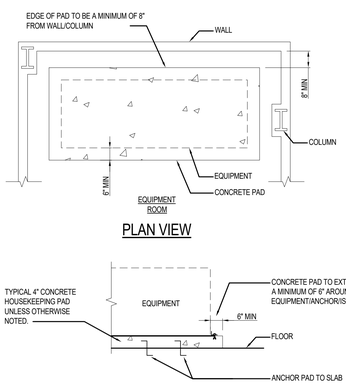
NOTES:
1. WATER FLOW IS COUNTER TO AIR FLOW, OFFSET PIPING FOR SERVICE.
2. ALL VALVES AND CONTROL DEVICES TO BE FULL PORT UNLESS APPROVED BY ENGINEER.
3. IF NO VENT PORT ON COIL, CONTRACTOR SHALL ADD ONE IN PIPE.

2 2-WAY HEATING COIL DETAIL
NOT TO SCALE

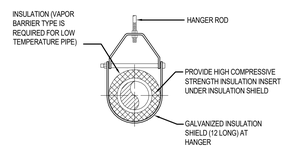


NOTES:
1. USE TFE TAPE ON ALL THREADED JOINTS.
2. INSTALL AT ALL HIGH POINTS.

3 AUTOMATIC AIR VENT ASSEMBLY DETAIL
NOT TO SCALE



4 EQUIPMENT PAD (BY G.C.)
NOT TO SCALE

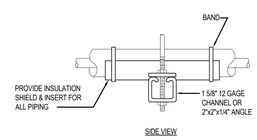


ADJUSTABLE CLEVIS HANGER

HANGER RODS	
NOMINAL PIPE SIZE (INCHES)	MINIMUM ROD DIAMETER (INCHES)
2	3/8

TYPICAL PIPE HANGERS

MAXIMUM PIPE/TUBING SUPPORT SPACING (FEET)					
NOM. SIZE	THRU 3/4"	1	1 1/4	1 1/2	2
COPPER	5'-0"	5	5	8	8
NOTE: FOR TRAPEZE HANGER TAKE SPACING OF SMALLEST SIZE ON TRAPEZE.					



TRAPEZE HANGER FOR UP TO 1000 LB. UNIFORM LOAD

5 TYPICAL PIPE HANGER DETAIL
NOT TO SCALE

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MECHANICAL DETAILS

M402

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AIR HANDLING UNIT SCHEDULE

SYMBOL	AHU-1
SERVICE	ADDITION
LOCATION	MECHANICAL 163
SUPPLY FAN PERFORMANCE	
CFM	7,000
MINIMUM CFM	2,000
EXTERNAL STATIC PRESSURE	1.50
TOTAL STATIC PRESSURE	2.65
TYPE	DIRECT-DRIVE PLENUM
FAN QUANTITY	2
WHEEL SIZE (IN.)	17.8
SUPPLY FAN MOTOR	
TYPE	ECM
FAN RPM	1,772
TOTAL BHP	2.57
MHP	(2) @ 4.0
MINIMUM OUTSIDE AIR CFM	2,000
HEATING COIL - HOT WATER	
HEATING AIRFLOW (CFM)	6,500
NUMBER OF ROWS	2
EAT °F DB	42.3
LAT °F DB	95
EWT °F	130
LWT °F	100
GPM	25
MBH	350
MAX. A.P.D. IN. W.C.	0.15
W.P.D. FEET HEAD	10.0
DX COOLING COIL - (NOTE 5)	
COOLING AIRFLOW (CFM)	7,000
NUMBER OF ROWS	4
EAT °F DB / WB	78.9/66.4
LAT °F DB / WB	53.5/52.6
REFRIGERANT TYPE	R-410A
DX COIL SUCTION TEMPERATURE (°F)	42.5
FACE VELOCITY (FPM)	405
NUMBER OF CIRCUITS	2
CIRCUIT TYPE	INTERLACED
SENSIBLE CAPACITY (MBH)	206.7
LATENT CAPACITY (MBH)	71.5
TOTAL CAPACITY (MBH)	278.2
MAX. A.P.D. IN. W.C.	0.47
FILTER	
THICKNESS (INCHES)	4"
TYPE	PLEATED - MERV 13
FILTER MAX. PRESSURE DROP (IN. WC.) - CLEAN/DIRTY	0.3/0.55
VELOCITY (FPM)	405
ELECTRICAL	
DISCONNECT BY	EC
DISCONNECT TYPE	-
CONTROLLER/STARTER BY	TCC
CONTROLLER/STARTER TYPE	RELAY
VOLTS/PHASE/HZ	208/3/60
FLA	8.4
MCA	19
MOP	25
MANUFACTURER	AAON
MODEL NUMBER	V3-ERB-3-0-142D-12RB
NOTES	1 - 4

NOTES:
1. REFER TO SPECIFICATION SECTION 23 73 13 FOR ADDITIONAL INFORMATION.
2. REFER TO SPECIFICATION SECTION 23 05 48 FOR VIBRATION ISOLATION REQUIREMENTS.
3. REFER TO SHEET PLANS FOR ALL SERVICE AND ACCESS LOCATIONS.
4. REFER TO SOUND DATA SCHEDULE ON PLANS FOR SOUND REQUIREMENTS.

FAN SCHEDULE

TAG	SERVICE	LOCATION	FAN DATA TYPE	CFM	BHP	MHP	RPM	DRIVE	S.P. (IN. W.C.)	MAX. AMCA SONES	DAMPER (NOTE 4)	MOUNTING TYPE	ELECTRICAL V/a/Hz	DISCONNECT BY	DISCONNECT TYPE	CONTROLLER/STARTER BY	CONTROLLER/STARTER TYPE	WEIGHT	MANUFACTURER	MODEL	NOTES
EF-1	RESTROOMS C2 & C3	ROOF - ADDITION	UPBLAST	600	0.12	0.17	1,553	DIRECT	0.5	8.1	YES	ROOF-MOUNT	120/1/60	MFR	NF	MFR	ECM	36	GREENHECK	CUE-095-VG	1 - 4
EF-2	KITCHEN 161 TYPE II HOOD	ROOF - ADDITION	UPBLAST	1,500	0.27	0.5	1,337	DIRECT	0.5	13.3	YES	ROOF-MOUNT	120/1/60	MFR	NF	MFR	ECM	62	GREENHECK	CUE-131-VG	1 - 4
EF-3	KITCHEN 161 DISHWASHER HOOD	ROOF - ADDITION	UPBLAST	700	0.12	0.25	1,372	DIRECT	0.5	7.6	YES	ROOF-MOUNT	120/1/60	MFR	NF	MFR	MS	40	GREENHECK	CUE-099-VG	1 - 4

NOTES:
1. SEE SPECIFICATION SECTION 23 34 00 FOR ADDITIONAL INFORMATION.
2. SEE SPECIFICATION SECTION 23 05 48 FOR VIBRATION ISOLATION REQUIREMENTS.
3. PROVIDE FAN WITH VARIABLE SPEED CONTROLLER.
4. 120V MOTORIZED OPERATING DAMPER SHALL BE FURNISHED BY FAN MANUFACTURER AND INSTALLED BY M.C. DAMPER SHALL BE INSTALLED BELOW ROOF LINE WITH ACTUATOR EXTERNALLY MOUNTED. FAN SHALL BE POWERED THROUGH DAMPER. REFER TO EXHAUST FAN CONTROL DIAGRAMS ON M602 FOR CONTROL REQUIREMENTS.

AIR COOLED CONDENSING UNIT SCHEDULE

TAG	LOCATION	SERVES	REFRIGERANT	DESIGN TONS	NO. OF COMPRESSORS (NOTE 1)	NO. OF CIRCUITS	SUCTION TEMPERATURE (°F)	AMBIENT TEMP. (°F)	MIN. EER @ OPERATING CONDITIONS	FANS HP	FANS NO.	ELECTRICAL V/a/Hz	FLA/ RLA	MCA	MOCP AMPS	DISCONNECT BY	DISCONNECT TYPE	CONTROLLER/STARTER BY	MANUFACTURER	MODEL	NOTES
CU-1	NORTH SIDE OF ADDITION	AHU-1	R-410A	25	2	2	43	95	11.4	1	4	208/3/60	124.0	136	175	MFR.	NF	MFR.	AAON	CFA-025-C-A-3-D-C-00K	1 - 4

NOTES:
1. UNIT SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) VARIABLE CAPACITY SCROLL COMPRESSOR.
2. UNIT SHALL BE EQUIPPED WITH A SINGLE-POINT POWER CONNECTION AND DISCONNECT. DISCONNECT SHALL BE FURNISHED BY UNIT MANUFACTURER AND SHIPPED LOOSED TO BE INSTALLED BY E.C.
3. PROVIDE UNIT WITH TERMINAL STRIP FOR BAS CONTROL.
4. REFER TO SOUND DATA SCHEDULE ON PLANS FOR SOUND REQUIREMENTS.

PUMP SCHEDULE

TAG	SERVES	LOCATION	PUMP TYPE	PUMPED FLUID	DESIGN FLOW (GPM)	DESIGN HEAD (FT. HD)	HP	RPM	ELECTRICAL AMPS	V/a/Hz	DISCONNECT BY	DISCONNECT TYPE	CONTROLLER/STARTER BY	CONTROLLER/STARTER TYPE	PUMP SIZE (IN.) SUCTION	DISCHARGE	MANUFACTURER	PUMP MODEL	NOTES
P-1	HEATING WATER DISTRIBUTION	CORRIDOR C1 - ABOVE CEILING	INLINE	WATER	40	45	2.175	-	6.9	230/1/60	EC	-	MFR.	ECM	3	3	TACO	VR30	1, 2
P-2	HEATING WATER DISTRIBUTION	CORRIDOR C1 - ABOVE CEILING	INLINE	WATER	40	45	2.175	-	6.9	230/1/60	EC	-	MFR.	ECM	3	3	TACO	VR30	1, 2

NOTES:
1. REFER TO SPECIFICATION SECTION 23 21 23 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. PUMP SIZED FOR 100 PERCENT OF DESIGN FLOW (N+1).

MOTOR OPERATED DAMPER SCHEDULE

TAG	SERVES	LOCATION	SIZE (W x H) (IN.)	CONTROLLED AIRFLOW MIN. CFM	MAX. CFM	OPPOSED OR PARALLEL BLADES	HORIZONTAL OR VERTICAL BLADES	INSULATED	ACTUATOR TYPE	ACTUATOR STYLE	POWER FAILURE POSITION	POSITIVE POSITION FEEDBACK	NOTES
MOD-1	AHU-1 OUTSIDE AIR	MECHANICAL 163	SEE DUCTWORK PLANS	1,500	7,000	PARALLEL	VERTICAL	YES	24V	MODULATING	CLOSED	NO	1 - 3
MOD-2	AHU-1 RETURN AIR	MECHANICAL 163	SEE DUCTWORK PLANS	1,500	6,200	PARALLEL	VERTICAL	NO	24V	MODULATING	OPEN	NO	1 - 3

NOTES:
1. SEE SPECIFICATION SECTION 23 33 00 FOR ADDITIONAL INFORMATION.
2. COORDINATE DAMPER ACTUATOR LOCATION AND MOUNTING REQUIREMENTS WITH TEMPERATURE CONTROL CONTRACTOR.
3. COORDINATE ALL POWER AND CONTROL REQUIREMENTS WITH SEQUENCES OF OPERATION IN SECTION 23 09 93.
4. DAMPER ACTUATOR SHALL BE EQUIPPED WITH END SWITCH TO PROVE OPEN PRIOR TO ASSOCIATED FAN STARTING.

LOUVER SCHEDULE

TAG	LOCATION	SERVICE	CFM	QTY.	LOUVER PERFORMANCE LOUVER SIZE (W" x H")	FREE AREA VELOCITY (FPM)	S.P. (IN. W.C.)	MIN. FREE AREA (SF)	CONSTRUCTION	FINISH TYPE	MANUFACTURER	MODEL	NOTES
L-1	MECHANICAL 163	OUTSIDE AIR	7,000	1	72 x 72	315	0.03	22.35	EXT. ALUMINUM	KYNAR 500	GREENHECK	ESD-635	1, 2
L-2	MECHANICAL 163	RETURN AIR	5,200	1	60 X 30	870	0.15	6.09	EXT. ALUMINUM	BAKED ENAMEL	GREENHECK	ESJ-401	1, 2

NOTES:
1. SEE SPECIFICATION SECTION 23 33 00 FOR ADDITIONAL INFORMATION.
2. COLOR SELECTION SHALL BE SELECTED BY ARCHITECT.

PIPING INSULATION SCHEDULE

SERVICE	INSULATION TYPE	JACKET	INSULATION THICKNESS < 1"	1 to < 1-1/2"	1-1/2" to < 4"	4" to < 8"	8" and Larger	NOTES
HEATING WATER	RIGID FIBERGLASS	ASJ	1-1/2"	1-1/2"	2"	2"	2"	1, 2
REFRIGERANT SUCTION (> 40°F)	ELASTOMERIC	NONE	0.5"	1.0"	1.5"	1.5"	1.5"	1, 2
REFRIGERANT SUCTION (20°F TO 40°F)	ELASTOMERIC	NONE	1.0"	1.5"	1.5"	1.5"	1.5"	1, 2

NOTES:
1. ON 1" OR SMALLER HOT WATER PIPE RUNOUTS TO TERMINAL UNIT COILS THE INSULATION THICKNESS MAY BE REDUCED TO 1/2" ON BOTH THE SUPPLY AND RETURN PIPES WITHIN 4FT OF THE COIL BUT NOT ON THE DISTRIBUTION SYSTEM SIDE OF THE TEMPERATURE CONTROL VALVE.
2. REFER TO PLANS AND SPECIFICATION SECTION 23 07 00 FOR ADDITIONAL INSULATION REQUIREMENTS.

SOUND DATA SCHEDULE

EQUIPMENT TAG	LOCATION	TYPE	OCTAVE BAND 63 Hz	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	8000 Hz	NOTES
AHU-1	MECHANICAL 163	RADIATED									1, 2
		INLET	73	75	80	78	75	74	73	71	
		OUTLET	77	79	84	84	86	80	77	73	
CU-1	NORTH SIDE OF ADDITION	RADIATED									1, 2
		INLET									
		OUTLET									

NOTES:
1. REFER TO ASSOCIATED EQUIPMENT SCHEDULES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. REFER TO SECTION 23 05 48 FOR VIBRATION ISOLATION REQUIREMENTS.

DUCTWORK INSULATION SCHEDULE

SERVICE	INSULATION TYPE	JACKET	INSULATION THICKNESS	NOTES
OUTSIDE AIR DUCTS	RIGID FIBERGLASS	FSJ	2"	
MIXED AIR DUCTS	RIGID FIBERGLASS	FSJ	2"	
EXPOSED SUPPLY DUCTS	RIGID FIBERGLASS	FSJ	2"	1
CONCEALED SUPPLY DUCTS	FLEXIBLE FIBERGLASS	FSJ	1-1/2"	
EXHAUST DUCT SERVING DISHWASHER	FLEXIBLE FIBERGLASS	FSJ	1-1/2"	
KITCHEN EXHAUST DUCT SERVING TYPE 2 KITCHEN HOOD	FLEXIBLE FIBERGLASS	FSJ	1-1/2"	

NOTES:
1. EXPOSED SUPPLY BRANCH DUCTS LOCATED IN THE SAME SPACES THEY ARE SERVING DO NOT REQUIRE INSULATION. EXPOSED SUPPLY MAIN DUCT RUNNING THROUGH SPACES THEY SERVE SHALL BE INSULATED AS EXPOSED SUPPLY DUCTS AS SCHEDULED ABOVE.

GRILLES REGISTERS & DIFFUSERS SCHEDULE

TAG	DESCRIPTION	NECK SIZE (IN.)	FACE SIZE (IN.)	MATERIAL	FINISH	MAX PRESS. DROP (IN. W.C.)	MANUFACTURER	MODEL	NOTES	ADDITIONAL REMARKS
CD-1	PLAQUE DIFFUSER	6	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
CD-2	PLAQUE DIFFUSER	8	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
CD-3	PLAQUE DIFFUSER	10	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
CD-4	PLAQUE DIFFUSER	12	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
CD-5	PLAQUE DIFFUSER	14	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
CD-6	PLAQUE DIFFUSER	16	24x24	STEEL	NOTE 1	0.1"	CARNES	SFPA	1 - 5	
SG-1	SUPPLY GRILLE	SEE PLAN	INLET + 2	STEEL	NOTE 1	0.1"	CARNES	RSDBH	1 - 5	22.5" HORIZONTAL FRONT BLADE ALIGNMENT
RG-1	45° DEFLECTION	SEE PLAN	INLET + 2	STEEL	NOTE 1	0.1"	CARNES	RSABH	1 - 6	HORIZONTAL BAR ALIGNMENT
TG-1	45° DEFLECTION	SEE PLAN	INLET + 2	STEEL	NOTE 1	0.1"	CARNES	RSABH	1 - 5	HORIZONTAL BAR ALIGNMENT; TRANSFER DUCT SHALL BE FULLY LINED WITH 1" DUCT LINER
EG-1	45° DEFLECTION	8	24x24	STEEL	NOTE 1	0.01"	CARNES	SPRB	1 - 5	
EG-2	45° DEFLECTION	10	24x24	STEEL	NOTE 1	0.01"	CARNES	SPRB	1 - 5	
EG-3	45° DEFLECTION	12	24x24	STEEL	NOTE 1	0.01"	CARNES	SPRB	1 - 5	

NOTES:
1. COLOR SELECTION BY ARCHITECT.
2. SEE SPECIFICATION SECTION 23 33 00 FOR ADDITIONAL INFORMATION.
3. CONTRACTOR SHALL DETERMINE PROPER MARGIN STYLE TO MATCH CEILING CONSTRUCTION.
4. ALL RUN OUT DUCTWORK TO DIFFUSERS SHALL BE NECK SIZE UNLESS OTHERWISE NOTED.
5. ALL ALUMINUM CONSTRUCTION FOR KITCHEN AND DISHWASHER AREA. NON FERROUS FASTENERS ARE REQUIRED.
6. PROVIDE RETURN AIR CANOPY EQUAL TO PRICE MODEL RAC - 24x24.

UNIT HEATER SCHEDULE - HOT WATER

TAG	LOCATION	FAN DATA CFM	HP	RPM	ELECTRICAL VOLT	PHASE	DISCONNECT BY	DISCONNECT TYPE	CONTROLLER/STARTER BY	HOT WATER HEATING COIL MBH	EAT (°F)	LAT (°F)	NO. OF ROWS	EWT (°F)	LWT (°F)	GPM	W.P.D. (FT. HD)	MOUNTING ARRANGEMENT	MANUFACTURER	MODEL	NOTES
UH-1	MECHANICAL 163	550	25 WATTS	1,550	115	1	MFR	-	MFR	13.5	65	89	2	130	100	1.5	0.1	HORIZONTAL	TRANE	UHSB-036	1

NOTES:
1. SEE SPECIFICATION SECTION 23 82 00 FOR ADDITIONAL INFORMATION.

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MECHANICAL SCHEDULES

M501

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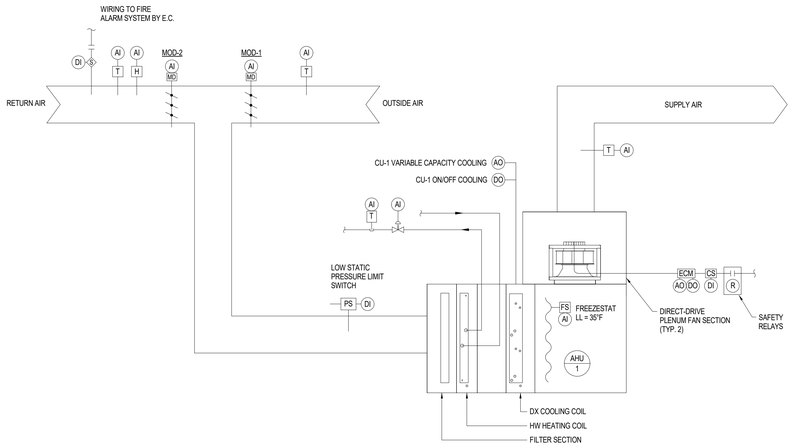
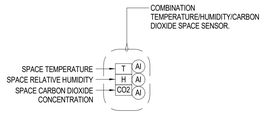
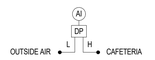




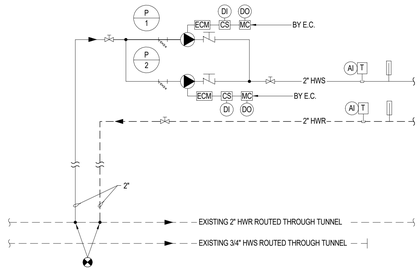


BUILDING STATIC PRESSURE SENSOR. INPUT USED FOR EXHAUST FAN SPEED CONTROL. REFER TO PLANS FOR SENSOR LOCATION.

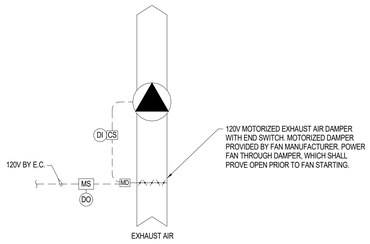
CONTROL DIAGRAMS LEGEND

PRESSURE/TEMPERATURE GAUGE (°F)	PT	DP	DIFFERENTIAL PRESSURE SENSOR (IN. W.G. OR FT. HD.)
TEMPERATURE GAUGE (°F)		S	SMOKE DETECTOR
TEMPERATURE SENSOR (°F)	T	ECM	ELECTRONIC COMMUTATED MOTOR
HUMIDITY SENSOR (%RH)	H	HOA	MOTOR STARTER WITH HAND/OFF/AUTO SWITCH
MOTOR OPERATED DAMPER	MD	TEC	TERMINAL EQUIPMENT CONTROLLER
CONTROL VALVE		FACP	FIRE ALARM CONTROL PANEL
RELAY	R		AVERAGING SENSOR (TEMPERATURE)
PUMP			FAN
DIGITAL INPUT	DI	AI	ANALOG INPUT
DIGITAL OUTPUT	DO	AO	ANALOG OUTPUT
CIRCUIT SETTER		CS	CURRENT SENSOR
PRESSURE REDUCING VALVE		PS	PRESSURE SENSOR
BALL VALVE/SHUT-OFF VALVE			REDUCER
SILENT CHECK VALVE			FLOW DIRECTION ARROW
TRIPLE DUTY VALVE			MANUAL AIR VENT (MAV)
2-WAY MODULATING CONTROL VALVE			PRESSURE GAUGE
STRAINER			UNION
STRAINER WITH BLOWDOWN			PRESSURE RELIEF VALVE
SUCTION DIFFUSER W/ STRAINER AND BLOWDOWN	SD	PT	PRESSURE/TEMPERATURE PORT
DRAIN VALVE			FLEX CONNECTION
			THERMOMETER

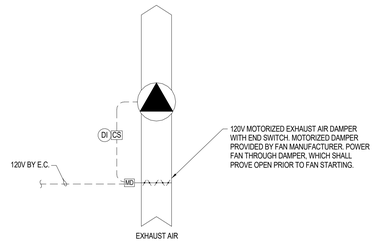
1 VAV AIR-HANDLING UNIT CONTROL (AHU-1)
NOT TO SCALE



2 HEATING WATER PUMP CONTROL
NOT TO SCALE

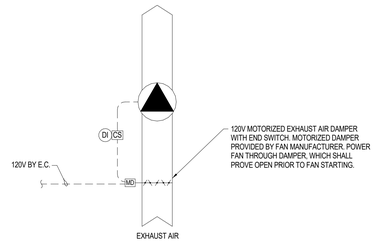


3 TOILET EXHAUST FAN (EF-1) CONTROL
NOT TO SCALE



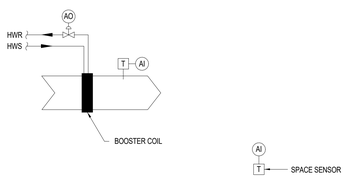
NOTE: FAN SHALL BE ENABLED/DISABLED BY USER AT THE RESPECTIVE HOOD VIA PUSH-BOTTON SWITCH.

4 KITCHEN EXHAUST FAN (EF-2) CONTROL
NOT TO SCALE

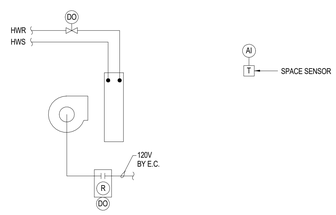


NOTE: FAN SHALL BE ENABLED/DISABLED BY USER AT THE RESPECTIVE HOOD VIA PUSH-BOTTON SWITCH.

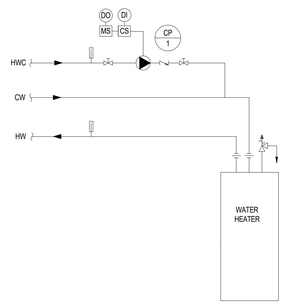
5 DISHWASHER EXHAUST FAN (EF-3) CONTROL
NOT TO SCALE



6 BOOSTER COIL CONTROL
NOT TO SCALE



7 UNIT HEATER/CABINET UNIT HEATER CONTROL
NOT TO SCALE



8 DOMESTIC WATER HEATING SYSTEM CONTROL
NOT TO SCALE

eua

milwaukee 333 East Chicago Street Milwaukee, Wisconsin 53202 414.271.5350

madison 309 West Johnson Street, Suite 202 Madison, Wisconsin 53703 608.442.5350

des moines 699 Walnut Street, Suite 400 Des Moines, Iowa 50309 515.724.5840

denver 1899 Wynkoop Street, Suite 300 Denver, Colorado 80202 303.595.4500

PROJECT INFORMATION

MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - PARK ELEMENTARY RENOVATIONS

1209 Park St. Cross Plains, WI 53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER

PROJECT NUMBER 16517-01

MECHANICAL CONTROL DIAGRAMS

M601

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AHU-1 INPUT / OUTPUT SUMMARY TABLE (REF. SHEET M600)

POINT DESCRIPTION	HARDWARE POINTS				SOFTWARE POINTS			ALARMS			TREND	SHOW ON GRAPHIC
	INPUTS		OUTPUTS		ANALOG VALUE	BINARY VALUE	SCHED.	HIGH ANALOG LIMIT	LOW ANALOG LIMIT	BINARY		
	DIGITAL	ANALOG	DIGITAL	ANALOG								
I/O POINT TOTAL	2	10	2	5	5	0	1	0	2	0	2	21
POINT DESCRIPTION	DI	AI	DO	AO	AV	BV	SCHED	H.LIMIT	L.LIMIT	BINARY	TREND	GRAPHIC
AHU-1 CONTROL												
OUTSIDE AIR TEMPERATURE		X										X
BUILDING STATIC PRESSURE		X										X
BUILDING STATIC PRESSURE SETPOINT					X							X
AHU-1 SUPPLY FAN START/STOP (MATCH # OF FANS)			X				X					
AHU-1 SUPPLY FAN SPEED (MATCH # OF FANS)				X								X
AHU-1 SUPPLY FAN STATUS (MATCH # OF FANS)	X											X
AHU-1 HEATING WATER COIL CONTROL VALVE POSITION				X							X	X
AHU-1 HEATING WATER COIL LEAVING WATER TEMPERATURE		X									X	X
AHU-1 STAGE-1 COOLING VARIABLE CAPACITY				X								X
AHU-1 STAGE-2 COOLING ON/OFF			X									X
AHU-1 SUPPLY AIR TEMPERATURE		X										X
AHU-1 SUPPLY AIR TEMPERATURE SETPOINT					X							X
AHU-1 RETURN AIR TEMPERATURE		X										X
AHU-1 RETURN AIR RELATIVE HUMIDITY		X										X
AHU-1 OUTSIDE AIR DAMPER (MOD-1) POSITION				X								X
AHU-1 RETURN AIR DAMPER (MOD-2) POSITION				X								X
SPACE TEMPERATURE (°F)		X										X
SPACE TEMPERATURE (°F) SETPOINT					X							X
SPACE RELATIVE HUMIDITY (%RH)		X										X
SPACE RELATIVE HUMIDITY (%RH) SETPOINT					X							X
SPACE CARBON DIOXIDE LEVEL (PPM)		X										X
SPACE CARBON DIOXIDE LEVEL (PPM) SETPOINT					X							X
AHU-1 SAFETY CONTROL												
AHU-1 FREEZE STAT		X							X			
AHU-1 LOW STATIC PRESSURE LIMIT	X								X			

MISC. EQUIPMENT INPUT / OUTPUT SUMMARY TABLE (REF. SHEET M600)

POINT DESCRIPTION	HARDWARE POINTS				SOFTWARE POINTS			ALARMS			TREND	SHOW ON GRAPHIC
	INPUTS		OUTPUTS		ANALOG VALUE	BINARY VALUE	SCHED.	HIGH ANALOG LIMIT	LOW ANALOG LIMIT	BINARY		
	DIGITAL	ANALOG	DIGITAL	ANALOG								
I/O POINT TOTAL	5	3	7	0	2	0	2	3	0	1	1	10
POINT DESCRIPTION	DI	AI	DO	AO	AV	BV	SCHED	H.LIMIT	L.LIMIT	BINARY	TREND	GRAPHIC
HEATING WATER PUMP CONTROL												
OUTSIDE AIR TEMPERATURE												X
P-1 START/STOP			X									
P-1 STATUS	X											X
P-2 START/STOP			X									
P-2 STATUS	X											X
GENERAL EXHAUST FAN (EF-1) CONTROL												
EF-1 FAN START/STOP			X				X				X	
EF-1 FAN STATUS		X										X
KITCHEN EXHAUST HODD FAN (EF-2) CONTROL												
EF-2 FAN STATUS	X											X
DISHWASHER EXHAUST HODD FAN (EF-3) CONTROL												
EF-3 FAN STATUS	X											X
BOOSTER COIL CONTROL (TYP.)												
HEATING WATER COIL CONTROL VALVE POSITION			X									X
SPACE TEMPERATURE (°F)		X										X
SPACE TEMPERATURE (°F) SETPOINT					X							X
HOT WATER UNIT/CABINET UNIT HEATER CONTROL (TYP.)												
FAN START/STOP			X									
HEATING WATER COIL CONTROL VALVE POSITION			X					X				
SPACE TEMPERATURE (°F)		X						X				
SPACE TEMPERATURE (°F) SETPOINT					X			X				
DOMESTIC WATER HEATING SYSTEM CONTROL												
HOT WATER CIRCULATION PUMP (CP-1) START/STOP			X				X					
HOT WATER CIRCULATION PUMP (CP-1) STATUS	X									X		X

eua

milwaukee 333 East Chicago Street
Milwaukee, Wisconsin 53202
414.271.5350

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PROJECT MANAGER

PROJECT NUMBER 16517-01

MECHANICAL INPUT/OUTPUT SUMMARY

M602

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GENERAL DEMOLITION NOTES

1. THE ELECTRICAL DRAWINGS INDICATE EXISTING ELECTRICAL ITEMS TO BE REMOVED. THE DRAWINGS ARE INTENDED TO INDICATE THE SCOPE OF WORK REQUIRED AND DO NOT INDICATE EVERY BOX, CONDUIT, OR WIRE THAT MUST BE REMOVED. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID AND VERIFY EXISTING CONDITIONS.

2. ELECTRICAL ITEMS (i.e., LIGHTING FIXTURES, RECEPTACLES, SWITCHES, ETC.) REMOVED AND NOT RELOCATED REMAIN THE PROPERTY OF THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF MATERIAL THE OWNER DOES NOT WANT TO REUSE OR RETAIN (i.e., FOR MAINTENANCE PURPOSES).

3. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE OWNER BEFORE TURNING OFF POWER TO CIRCUITS, FEEDERS, PANELS, ETC. COORDINATE ALL OUTAGES WITH OWNER. CONDUIT CONCEALED IN WALL CONSTRUCTION MAY BE ABANDONED IN PLACE IF NOT AFFECTED BY OTHER CONSTRUCTION.

4. WHERE LIGHTS, SWITCHES, RECEPTACLES, ETC., ARE BEING REMOVED ALL ASSOCIATED CONDUIT AND WIRE BACK TO THE PANELBOARD OR FEEDER JUNCTION BOX SERVING THE DEVICE SHALL ALSO BE REMOVED, UNLESS THE CONDUIT CAN BE REUSED FOR NEW CONDUCTORS.

5. ALL CONDUIT SHALL BE REMOVED WHERE WALLS ARE BEING REMOVED. WHERE CONDUIT IS IN THE CONCRETE SLAB, CUT OFF FLUSH, PULL OUT WIRE, AND PLUG. WHERE CONDUIT IS RUN EXPOSED, ALL ASSOCIATED CLAMPS, SUPPORTS, HANGERS, ETC., SHALL ALSO BE REMOVED.

6. THIS CONTRACTOR SHALL COORDINATE ALL HIS WORK WITH OTHER CONTRACTORS AT THE JOB SITE BEFORE REMOVING EXISTING ELECTRICAL AND INSTALLING NEW ITEMS.

7. EXISTING CONDUIT IN GOOD CONDITION, MAY BE REUSED IN PLACE. RELOCATED EXISTING CONDUIT SHALL NOT BE ALLOWED. BONDING CONDUCTORS SHALL BE INSTALLED IN ALL REUSED CONDUIT TO ASSURE PROPER GROUND PATH.

8. EQUIPMENT REMOVAL IN CERTAIN LOCATIONS MAY REQUIRE THE INSTALLATION OF A JUNCTION BOX TO RECONNECT CIRCUITS THAT REMAIN IN OPERATION. EXTEND CONDUIT AND WIRING AS REQUIRED TO MAINTAIN POWER TO REMAINING EQUIPMENT.

9. CONTRACTOR SHALL REMOVE AND INSTALL ALL CEILING TILES AS REQUIRED FOR THE EXECUTION OF ELECTRICAL WORK THAT IS OUTSIDE THE CONTRACT LIMITS OF CONSTRUCTION. CONTRACTOR SHALL REPLACE CEILING TILES WITH IDENTICAL MATERIAL WHERE DAMAGED BY THIS CONTRACTOR.

10. BALLASTS MANUFACTURED PRIOR TO 1980 CONTAIN PCBs AND SHALL BE DISPOSED OF BY A FEDERAL OR STATE E.P.A. APPROVED METHOD AND IN ACCORDANCE WITH SPECIFICATIONS.

11. HID AND FLUORESCENT LAMPS CONTAIN MERCURY AND SHALL BE DISPOSED OF BY A FEDERAL OR STATE E.P.A. APPROVED METHOD AND IN ACCORDANCE WITH SPECIFICATIONS.

12. DEMOLISH ELECTRICAL CONNECTION AND ELECTRICAL DISCONNECT AND CONTROLS SERVING EXISTING EQUIPMENT NOTED FOR REMOVAL. WHERE CIRCUITS ARE NOT BEING RETAINED FOR REUSE, REMOVE CONDUIT AND WIRING BACK TO SOURCE PANEL AND LABEL EXISTING CIRCUIT BREAKER AS SPARE.

13. DEMOLISH ELECTRICAL LIGHTING FIXTURES, WIRING DEVICES, VOICE/DATA OUTLETS, AND OTHER LOW VOLTAGE SYSTEM DEVICES INDICATED. REMOVE CONDUIT, WIRING, OR CABLING BACK TO SOURCE PANEL OR LOW VOLTAGE RACK OR ENCLOSURE. CIRCUIT BREAKERS SHALL BE LABELED AS SPARE.

GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL BE IN CONFORMANCE WITH NATIONAL, STATE, AND LOCAL CODES AND/OR ORDINANCES.

2. ELECTRICAL CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER CONTRACTORS.

3. SEE ARCHITECTURAL, MECHANICAL, & PLUMBING DRAWINGS FOR ADDITIONAL REQUIREMENTS.

4. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC ONLY. THEY ARE INTENDED TO GIVE APPROXIMATE LOCATIONS AND OVERALL DESIGN INTENT. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCTS, MATERIALS, AND ELECTRICAL METHODS WHICH HAVE NOT BEEN SHOWN OR INDICATED BUT ARE REQUIRED FOR A COMPLETE SYSTEM TO THE STANDARDS OF THE INDUSTRY.

5. INSTALL LIGHTING FIXTURES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. PROVIDE SUPPORTING DEVICES FOR ADEQUATE SUPPORT OF FIXTURES FROM STRUCTURE.

6. UPON COMPLETION OF THE ELECTRICAL WORK, THE INSTALLATION SHALL BE TESTED FOR CONTINUITY, GROUNDS, AND SHORT CIRCUITS. THE ELECTRICAL CONTRACTOR SHALL DEMONSTRATE PROPER PERFORMANCE OF ALL SYSTEMS. ALL DEFECTIVE WORK OR MATERIALS SHALL BE REPLACED OR REPAIRED AS NECESSARY AND RETESTED.

7. ELECTRICAL RACEWAYS THAT PENETRATE FIRE RATED ASSEMBLIES SHALL BE SLEEVED AND SEALED AS PER THE LOCAL BUILDING CODE.

8. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A TEMPORARY ELECTRICAL SYSTEM FOR THE PROJECT. AT LEAST ONE 120 VOLT SINGLE PHASE RECEPTACLE AND SUFFICIENT TEMPORARY LIGHTING SHALL BE PROVIDED TO ALLOW ALL CONTRACTORS TO COMPLETE THEIR WORK. TEMPORARY ELECTRICAL CIRCUITS SHALL BE EQUIPPED WITH COMBINATION GROUND FAULT INTERRUPTER AND CIRCUIT BREAKER PER NEC. TEMPORARY ELECTRICAL SYSTEM SHALL BE INCLUDED IN THIS BID.

9. ELECTRICAL DEVICES/EQUIPMENT SHOWN AS DASHED AND BOLD ARE EXISTING TO BE REMOVED, ELECTRICAL DEVICES/EQUIPMENT SHOWN AS LIGHT AND SOLID ARE EXISTING TO REMAIN, AND ELECTRICAL DEVICES/EQUIPMENT SHOWN AS BOLD AND SOLID SHALL BE NEW.

10. ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR COMMUNICATIONS DEVICES, INCLUDING 4" SQUARE, MINIMUM 2-1/8" DEEP BACKBOX WITH SINGLE GANG MUD RING AND 1" CONDUIT STUBBED INTO ACCESSIBLE CEILING WITH 90 DEGREE BEND INTO THE ROOM AND PLASTIC BUSHING.

11. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ASSOCIATED COSTS AND SCHEDULING OF REQUIRED ELECTRICAL INSPECTIONS.

12. ELECTRICAL CONTRACTOR SHALL SALVAGE DEVICES BEING REMOVED FOR SPECIALIZED SYSTEMS. INCLUDING BUT NOT LIMITED TO CARD READERS ALONG WITH ASSOCIATED EQUIPMENT, CAMERAS, AND ASSOCIATED EQUIPMENT. THESE ITEMS SHALL BE RETURNED TO THE OWNER.

13. PROTECT LOW VOLTAGE CABLE FROM DEMOLITION OPERATIONS. DO NOT DISRUPT WITHOUT WRITTEN OWNER APPROVAL UPON 5 DAY MINIMUM NOTICE.

FIRE ALARM GENERAL NOTES

1. NEW FIRE ALARM DEVICES SHALL BE SERVED FROM AND COMPATIBLE WITH EXISTING FIRE ALARM SYSTEM. NOTIFICATION DEVICES SHALL BE CEILING MOUNTED HORNS AND STROBES, AND INITIATION DEVICES SHALL BE MANUAL PULL STATIONS, SMOKE DETECTORS, AND HEAT DETECTORS.

2. CONTRACTOR MUST PROVIDE A COMPLETE, FULLY OPERATIONAL FIRE ALARM SYSTEM THAT OPERATES RELIABLY FOR ITS' INTENDED PURPOSE. EXISTING MAIN FIRE ALARM CONTROL PANEL SHALL BE UPGRADED OR EXPANDED WITH THE APPROPRIATE HARDWARE AND/OR SOFTWARE TO ALLOW FOR NEW DEVICES TO BE ADDED TO SYSTEM. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO VERIFY EXPANDABILITY AND COMPATIBILITY OF EXISTING FIRE ALARM SYSTEM PRIOR TO BIDDING.

3. NEW DEVICES SHALL BE PROGRAMMED TO MATCH EXISTING SEQUENCE OF OPERATIONS FOR THE FIRE ALARM SYSTEM.

4. EXISTING FIRE ALARM ANNUNCIATORS SHALL ANNUNCIATE ALL NEW DEVICES AND ADDRESSES.

5. NEW FIRE ALARM NAC PANELS SHALL BE INSTALLED AS NEEDED AND PROVIDED WITH 90 MINS OF BATTERY BACK-UP.

6. FIRE ALARM SYSTEM, INCLUDING CONDUCTORS AND CABLING, SHALL MEET THE REQUIREMENTS OF NFPA 70, NFPA 72 AND NFPA 101 WITHOUT EXCEPTION. PER NFPA 70, CABLING ABOVE SUSPENDED CEILING MUST BE SUPPORTED BY MEANS INDEPENDENT FROM THAT PROVIDED TO SUPPORT THE SUSPENDED CEILING OR OTHER ITEMS SUSPENDED FROM STRUCTURE.

7. CONTRACTOR SHALL PROVIDE PLANS, SPECIFICATIONS AND PRODUCT DATA DOCUMENTATION TO STATE AND LOCAL FIRE ALARM OFFICIALS UPON REQUEST FOR THE PURPOSE OF SCHEDULING AND PERFORMING REVIEWS AS WELL AS PAYMENTS. FIRE ALARM SYSTEM DEFICIENCIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

8. FIRE ALARM CABLING SHALL BE REQUIRED TO BE PLENUM RATED.

9. FIRE ALARM SYSTEM SHOP DRAWING SUBMITTALS AND O&M MANUALS SHALL INCLUDE THE FOLLOWING:
   - 9.1 MANUFACTURER'S PUBLISHED DATA, INCLUDING: INSTALLATION MANUAL, TROUBLESHOOTING MANUAL, MAINTENANCE MANUAL, TESTING AND COMMISSIONING MANUAL AND SHOP DRAWINGS, PRODUCT DATA DOCUMENTS FOR HARDWARE, SOFTWARE WITH VERSION NUMBER, DEVICES, PANELS AND CATALOG ORDER FORMS WITH PART NUMBERS CLEARLY MARKED.
   - 9.2 WIRING AND INSTALLATION DIAGRAMS, VOLTAGE DROP CALCULATIONS, AND BATTERY CALCULATIONS.
   - 9.3 RISER DIAGRAMS AND FLOORS PLANS WITH DEVICE ADDRESSES INDICATED, AND POINT TO POINT WIRING REQUIREMENTS.
   - 9.4 MASTER POINTS LISTING INDICATING DEVICES, ADDRESSES, AND INSTALLED LOCATION, AND OPERATION MATRIX.

ELECTRICAL SYMBOLS LEGEND

RECEPTACLES

- 20A, 120V, 2P, 3W GROUNDING DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE - (1 SWITCHED & 1 UNSWITCHED)
- SINGLE-PLEX RECEPTACLE
- QUADPLEX RECEPTACLE
- GFCI RECEPTACLE
- RECEPTACLE MTD. 6" ABOVE COUNTER OR HGT SHOWN
- TAMPER RESISTANT RECEPTACLE
- WEATHER-PROOF GFCI RECEPTACLE
- QUADPLEX FLOORBOX
- 120V, 15A CLOCK OUTLET

COMMUNICATIONS

- SURFACE MOUNTED RACEWAY WITH DEVICES AS NOTED
- TELEPHONE
- TELEPHONE/DATA
- DATA ONLY
- COMMUNICATION DEVICE MTD. 6" ABOVE COUNTER OR HGT SHOWN
- WAP — WIRELESS ACCESS POINT
- SP — CEILING MOUNTED SPEAKER
- SP — WALL MOUNTED SPEAKER
- VC — SPEAKER VOLUME CONTROL
- TV — TELEVISION OUTLET

POWER

- PANEL BOARD
- DISTRIBUTION PANEL BOARD
- CB — SEPARATE CIRCUIT BREAKER
- UTILITY METER
- DISCONNECT
- FUSED DISCONNECT SWITCH
- EMERGENCY FUSED DISCONNECT SWITCH
- T — TRANSFORMER
- MOTOR STARTER/CONTACTOR
- COMBINATION MOTOR STARTER
- PUSH BUTTON STATION AS NOTED
- J-BOX (WALL MOUNT)
- J-BOX
- FB — FLOOR BOX
- OB — OVERHEAD BOX
- P — PULL BOX, SIZE AS NOTED OR AS REQUIRED BY CODE
- ELECTRICAL EQUIPMENT CONNECTION
- MOTOR CONNECTION
- CEILING FAN
- CABLE TRAY RUN
- HOME RUN TO PANEL BOARD

LIGHTING

- FIXTURE TYPE PER SCHEDULE; A, SWITCH LEGS — TROFFER STYLE FIXTURE, TYPE AS NOTED
- FIXTURE ON EMERGENCY POWER
- STRIP LIGHT / SUSPENDED DIRECT/INDIRECT
- SURFACE MTD FIXTURE
- TRACK LIGHTING
- PENDANT/SURFACE MTD UP/DOWN LIGHT
- RECESSED/DOWNLIGHT FIXTURE
- ACCENT FIXTURE
- WALL MOUNTED FIXTURE
- EXIT SIGN (ARROWS INDICATED AS SHOWN) - (SHADING INDICATES # OF FACES)
- CLG MTD EMERGENCY FIXTURE
- EMERGENCY FIXTURE
- COMBO EMERGENCY/EXIT LIGHT - (ARROW INDICATES DIRECTION) - (SHADING INDICATES # OF FACES)
- BOLLARD/SIDEWALK LIGHT
- FLOOD LIGHT
- SINGLE HEAD FIXTURE/POLE
- TWIN HEAD FIXTURE/POLE

SWITCHING

- $ — 20A, 120/277V SPST SWITCH
- $3 — 20A, 120/277V 3-WAY SWITCH
- $4 — 20A, 120/277V 4-WAY SWITCH
- $DM — DIMMER SWITCH
- $K — KEY OPERATED SWITCH
- $MC — MOMENTARY CONTACT SWITCH
- $L — LOW VOLTAGE SWITCH
- $TO — THERMAL OVERLOAD SWITCH
- $P — PILOT LIGHT
- OCC — CEILING MTD OCC. SENSOR
- PC — PHOTOCELL
- OSP — OCCUPANCY SENSOR SLAVE PACK

FIRE ALARM

- MANUAL PULL STATION 46" A.F.F. CENTER
- STROBE ONLY 84" A.F.F. TO CENTER 15CD, 30CD, 75CD, 110CD
- HORN/STROBE 84" A.F.F. TO CENTER 15CD, 30CD, 75CD, 110CD
- INDICATES CEILING MOUNT DEVICE
- SMOKE DETECTOR; ER — INDICATES ELEVATOR RECALL
- HEAT DETECTOR
- DUCT DETECTOR
- FB — FIRE BARRIER CONNECTION
- FS — SPRINKLER FLOW SWITCH
- TS — TAMPER FLOW SWITCH
- DH — MAGNETIC DOOR HOLD
- MM — MONITOR MODULE
- FACP — FIRE ALARM CONTROL PANEL
- FAAP — FIRE ALARM ANNUNCIATOR PANEL

NURSE CALL

- N B — NURSECALL - PATIENT BEDSIDE STATION
- N E — NURSECALL - EMERGENCY STATION W/ PULL CORD
- N C — NURSECALL - CORRIDOR LIGHT
- N DS — NURSECALL - DUTY STATION
- N M — NURSECALL - MAIN CONTROLLER
- N CB — NURSECALL - CODE BLUE

SECURITY

- CK — CLOSED CIRCUIT CAMERA (CCC)
- CR — CARD READER
- KP — KEYPAD
- ES — ELECTRIC STRIKE
- EL — ELECTRIC LATCH
- ML — MAGNETIC LOCK
- DE — DELAYED EGRESS (TIED TO INFANT ABDUCTION SYSTEM OR ED LOCK DOWN PUSH BUTTON)
- PS — DOOR SECURITY POWER SUPPLY (CONNECT TO AUTO OPERATOR CIRCUIT)

ELECTRICAL ABBREVIATIONS

AC	ABOVE COUNTERTOP	MC	MECHANICAL CONTRACTOR
AFF	ABOVE FINISH FLOOR	MCA	MINIMUM CIRCUIT AMPS
AFG	ABOVE FINISH GRADE	MDP	MAIN DISTRIBUTION PANEL
ANNC	ANNUNICIATOR	MTD	MOUNTED
CC	CONTROLS CONTRACTOR	OCC	OCCUPANCY
EC	ELECTRICAL CONTRACTOR	PC	PLUMBING CONTRACTOR
EX	EXISTING	PNL	PANEL
EXR	EXISTING RELOCATED	SPST	SINGLE POLE SINGLE THROW
GC	GENERAL CONTRACTOR	WP	WEATHER PROOF
GFCI	GROUND FAULT CIRCUIT INTERRUPT	20A	20 AMP
IBC	INTERNATIONAL BUILDING CODE	3W	3 WIRE
IG	ISOLATED GROUND	20/1	20 AMP, SINGLE PHASE
HP	HORSEPOWER		
LV	LOW VOLTAGE		

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	VOLTS	WATTS	MANUFACTURER	SERIES	WATTS	NOTES
A1	2'X2' RECESSED VOLUMETRIC TROFFER, 2400 LUMEN, WHITE HOUSING, SMOOTH FROSTED ACRYLIC LENS, 0-10V 1% DIMMING.	MVOLT	23 W	METALUX	CRUZE ST 22CC2	LED	
A2	2'X2' RECESSED VOLUMETRIC TROFFER, 2900 LUMEN, WHITE HOUSING, SMOOTH FROSTED ACRYLIC LENS, 0-10V 1% DIMMING.	MVOLT	25 W	METALUX	CRUZE ST 22CC2	LED	
A3	2'X2' RECESSED VOLUMETRIC TROFFER, 3900 LUMEN, WHITE HOUSING, SMOOTH FROSTED ACRYLIC LENS, 0-10V 1% DIMMING.	MVOLT	31 W	METALUX	CRUZE ST 22CC2	LED	
B1	2'X4' RECESSED LED FLAT PANEL, 4000 LUMEN, 4000K, 80 CRI, ACT GRID MOUTNING.	MVOLT	29 W	METALUX	24FP LED	LED	
B2	2'X4' RECESSED LED FLAT PANEL, 4700 LUMEN, 4000K, 80 CRI, ACT GRID MOUTNING.	MVOLT	42 W	METALUX	24FP LED	LED	
C	4' LED STRIP, 4000K CCT, 80CRI, FULL FROSTED SQUARE LENS, WIDE DISTRIBUTION, CHAIN MOUNTED, 0-10V DRIVER, 5000 LUMENS, 3 FT SUSPENSION LENGTH.	MVOLT	28 W	METALUX	SNLED	LED	
D	SURFACE MOUNTED UNDERCABINET LIGHT	MVOLT					
F	2' SURFACE MOUNTED VANITY FIXTURE. MOUNT AT 8'-0" AFF. 1600 LUMENS, 4000K, 80 CRI, FULL FROSTED LENS, WIDE DISTRIBUTION, 0-10V DIMMING.	MVOLT	11 W	METALUX	SWLED	LED	

ELECTRICAL SHEET INDEX

E001	ELECTRICAL NOTES, LEGENDS & ABBREVIATIONS
ED100	ELECTRICAL DEMOLITION PLANS
E100	OVERALL PLANS
E101	SITE PLAN
E111	FIRST FLOOR LIGHTING PLAN
E121	FIRST FLOOR POWER & SYSTEMS PLAN
E401	ENLARGED PLANS - KITCHEN

eua

milwaukee — 333 East Chicago Street, Milwaukee, Wisconsin 53202, 414.271.5350

madison — 309 West Johnson Street, Suite 202, Madison, Wisconsin 53703, 608.442.5350

des moines — 699 Walnut Street, Suite 400, Des Moines, Iowa 50309, 515.724.5840

denver — 1899 Wynkoop Street, Suite 300, Denver, Colorado 80202, 303.595.4500

PROJECT INFORMATION

MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - PARK ELEMENTARY RENOVATIONS

1209 Park St. Cross Plains, WI 53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and shall not be used for final bidding or construction-related purposes.

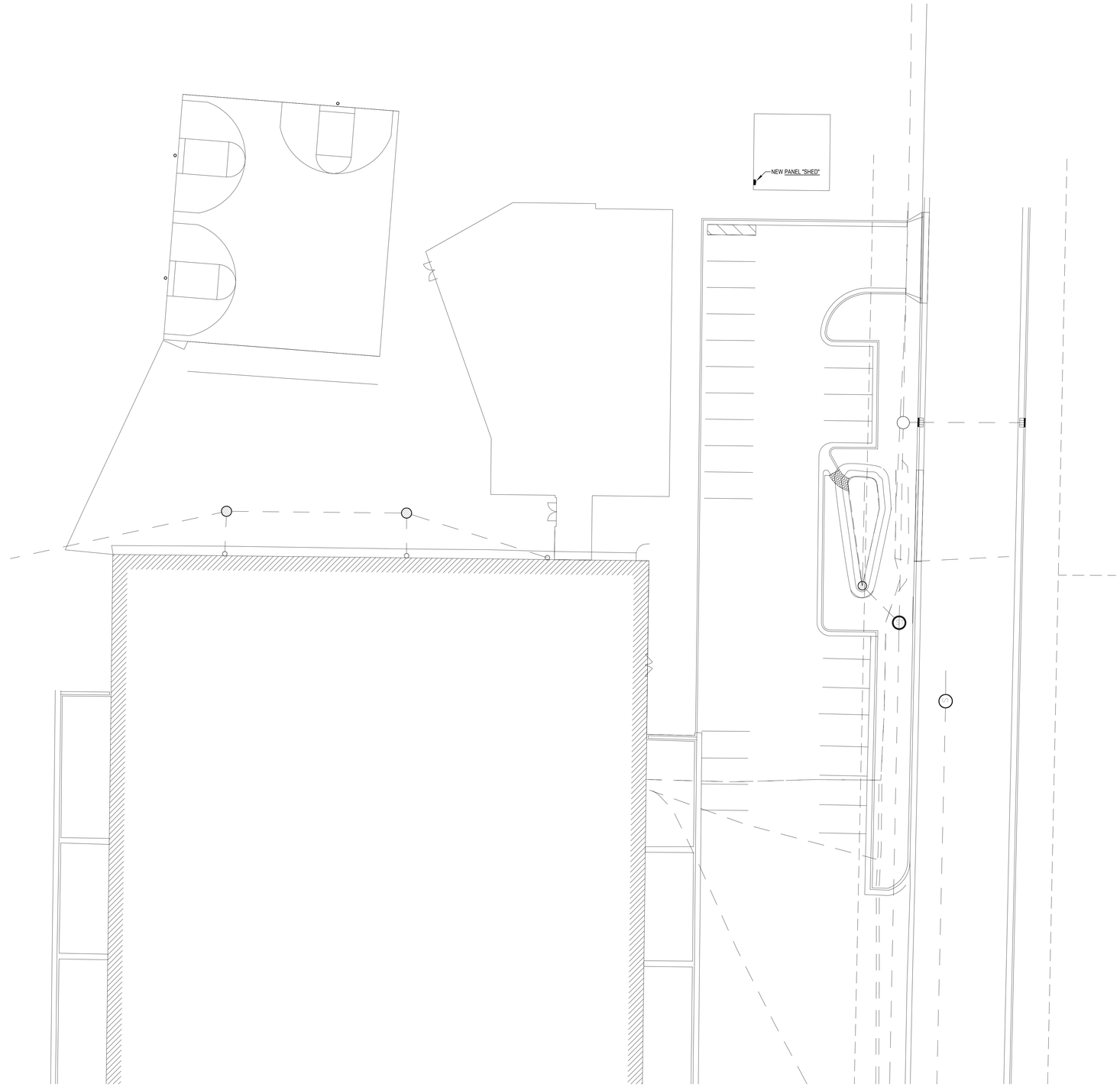
PROJECT MANAGER

PROJECT NUMBER 16517-01

ELECTRICAL NOTES, LEGENDS & ABBREVIATIONS

E001

© Eppstein Uhen Architects, Inc.



1 FIRST FLOOR ELECTRICAL OVERALL - SITE

1/16" = 1'-0"

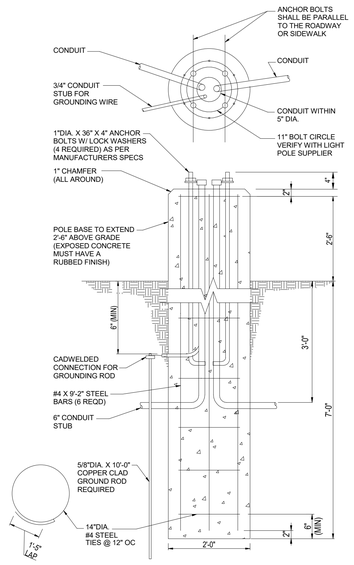
GENERAL NOTES

1. REFER TO E001 FOR GENERAL ELECTRICAL NOTES, SYMBOLS, ABRVIATIONS, AND SCHEDULES

KEYED NOTES

1 -

2 -



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PROJECT INFORMATION

MIDDLETON - CROSS PLAINS AREA SCHOOL DISTRICT - PARK ELEMENTARY RENOVATIONS

1209 Park St. Cross Plains, WI 53528

ISSUANCE AND REVISIONS

DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

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PROJECT MANAGER

PROJECT NUMBER 16517-01

SITE PLAN

E101

© Eppstein Uhen Architects, Inc.

Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Plan Commission
From: Bill Chang, Village Administrator/Clerk
Date: February 28, 2020
Re: **1909 Main Street Concept GDP Review**

Executive Summary
1909 Main Street has submitted a concept plan for Plan Commission review. The plan proposes to add outdoor entertainment to the use of the property.

Project Background
This property is currently zoned Main Street Mixed Use. Ms. Ripp was granted a conditional use permit in 2019 for indoor commercial entertainment. She would like to extend services to an outdoor patio and green space. Due to the constraints of the property and restriction from the buffer yard requirements in the MSMU district, staff has recommended that Ms. Ripp propose a general development plan to rezone the property. As part of the process, Ms. Ripp is asking for a Plan Commission review of the concept plan for the proposed development.

Code Review
Section 84.167 (PD) Planned Developments
This section of the zoning code allows for developments to have certain flexibilities. It also allows for staff, the Plan Commission, and the Village Board to add certain restrictions unique to the property.

Ms. Ripp had initially met with the Village Planner and Village Administrator/Clerk for a pre-Application conference to discuss her objectives and the process forward. A concept plan of the development is now being presented for Plan Commission review and recommendation to submit the GDP.

Recommendation
Village Staff recommends Plan Commission review, discuss of the concept plan and advise staff and Ms. Ripp regarding the next step.

SECTION 84.167 Planned Developments.

(a) **Purpose.** The purpose of this Section is to provide regulations which govern the procedures for the review and approval, or denial, or proposed Planned Developments.

(b) **Initiation of Request.** Proceedings for approval of a Planned Development may be initiated by any of the following:

(1) An application by the owner(s) of the subject property;

(2) A recommendation of the Plan Commission to the Village Board; or

(3) By action of the Village Board.

(c) **Procedure for Planned Development Approval.** The procedure for zoning to a Planned Development (PD) district shall follow the Zoning Map Amendment procedure included in Section 84.160, except that the Planned Development procedure shall be subject to the following additional requirements.

(1) **Pre-Application Conference.** Prior to formal petition for zoning to a PD district, the applicant shall confer with appropriate Village staff in order to establish mutual understanding as to the basic concept proposed and to ensure proper compliance with the requirements for processing. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the Village, but should be considered as the informal, non-binding basis for proceeding to the next step.

(2) **Optional Concept Plan Review.** Upon completion of the pre-application conference, described above, the applicant may decide to prepare an optional conceptual plan for review by the Plan Commission.

a. At the Plan Commission meeting, the applicant shall engage in an informal discussion with the Plan Commission regarding the concept plan. Appropriate topics for discussion may include the any of the information provided in the concept plan, or other items as determined by the Plan Commission. Points of discussion and conclusions reached at this stage of the process shall be in no way be binding upon the applicant or the Village, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of Plan Commission review of the concept plan to occur prior to introduction of the formal application for rezoning, which accompanies the General Development Plan application (see (3), below).

b. The concept plan submittal shall include the following items (digital files should be submitted rather than paper copies whenever possible).

1. A location map of the subject property and its vicinity.

2. A general written description of the proposed PD, including:

(i) General project themes and images.

(ii) The general mix of dwelling unit types and/or land uses.

(iii) Approximate residential densities and nonresidential intensities as described by dwelling units per acre, landscaping surface ratio, and/or other appropriate measures of density and intensity.

(iv) General treatment of natural features.

(v) Relationship to nearby properties and public streets.

(vi) Relationship of the project to the Comprehensive Plan.

(vii) Description of potentially requested exceptions from the requirements of this Chapter. The purpose of this information shall be to provide the Plan Commission with information necessary to determine the relative merits of the project with respect to private versus public benefit, and to evaluate the potential adverse impacts created by making exceptions to standard zoning district requirements.

3. A conceptual drawing of the site plan layout, including the general locations of public streets and/or private drives.

4. The Plan Commission shall review the concept plan and, if accepted, shall inform the applicant to move on to the next step in the PD process, General Development Plan.

(3) **General Development Plan Review.** Upon acceptance of the Concept Plan by the Plan Commission, the applicant shall submit a General Development Plan (GDP) to the Zoning Administrator for determination of completeness. Upon determination of completeness by the Zoning Administrator, the GDP shall be placed on the Plan Commission agenda for review and recommendation. Upon recommendation of the Plan Commission, the GDP shall be reviewed by the Village Board. Upon approval of the GDP by the Village Board, the GDP shall establish the zoning for the property.

a. The GDP submittal shall include the following items(digital files should be submitted rather than paper copies whenever possible):

1. General location map of the subject site depicting:

(i) All lands for which the Planned Development is proposed and all other lands within 100 feet of the boundaries of the subject site.

(ii) Names and addresses of the owners of all lands on said map as the same appear on the current records of the Register of Deeds.

(iii) Current zoning of the subject site and abutting properties, and the jurisdiction(s) that maintains that control.

(iv) A graphic scale and a north arrow.

2. Generalized site plan showing the pattern or proposed land uses, including:

Planned Development Application

Nineteen09 LLC
Dale & Katy Ripp
5700 Otto Kerl Rd
Cross Plains, WI 53528
February 25th, 2020

Village Administrator
Village of Cross Plains
PO Box 97, 2417 Brewery Rd
Cross Plains, WI 53528

To Whom It May Concern:

As owners of the property located at 1909 Main Street, we are submitting this document as application for a Planned Development

The following outlines the intended development:

Project Location: 1909 Main St, Cross Plains, WI
Zoning: MSMU - Main Street Mixed Use
Building Type: Two story building, 3079 sq ft retail/office space
Site Amenity Updates: Fenced Patio, Refuse Collection, Sidewalk to front door

1. Attached to this application is the location map of the subject property.
2. The following zoning ordinance flexibilities required for this project are as follows:
    1. Required minimum separation of 100 feet between outdoor commercial entertainment area and residential uses is proposed at 3 feet;
    2. Required minimum buffer yard of 0.8 opacity (30 feet wide) between outdoor commercial entertainment area and residential uses of 30 feet is proposed at 0.3 opacity and 3 feet;

3. Required minimum setback of concrete patio at 10 feet from the north and west property line is proposed at 3 feet.

3. The general description of our proposed planned development is as follows:

- The general theme of the project is to provide outdoor space available to our customers to enjoy music, drinks, food, outdoor lawn games, private events and classes. In addition, we will add a sidewalk from the driveway (American Legion Drive side) across our side yard to connect with our front entrance and also a fenced area to hide our garbage and recycling.

  Within the fenced **patio** area:

  - Outdoor patio space will include a mixture of concrete, grass, and stone pathways.
  - Surrounded by 6'H opaque composite fencing (to deflect sound and block views) on the west, north and east boundaries.
    - Proposed opaque composite fencing will be low maintenance which will minimize the need to work on the north and west sides of the fence.
    - 3' from west and north property lines for maintenance purposes
    - Low maintenance Arbor Vitae will be planted on the west adjoining lot line to provide cover for neighbors. Weed mat and bark will be installed around trees.
    - Cedar trees on north lot line will be cleaned up for north adjoining neighbor.
    - Concrete and grass will touch the fence posts (no barrier between fence and concrete and grass)
  - Black aluminum fence (3'H) on the south side (Main Street).
  - One-way locked gates (may exit freely, must enter patio through building) will be located on the south side (Main Street) and north east corner (American Legion Rd).

- Seating for up to 75 guests will be provided in the form of picnic tables, Adirondack furniture, stone benches, pub tables, lawn chairs and patio furniture.
- Colorful umbrellas and/or fabric awnings may be used for shade.
- Fencing panels and bushes will be installed to cut down on air conditioning noice.
- Overhead "patio" string lighting will be strung from fencing connected to the building at less than 100 watts per bulb and put on a dimmer.
- Down lit lights will be attached to each fence pole.
- Solar pathway lighting will be at 60 watts.
- A raised, stone surrounded gas fire pit will be installed at the northwest corner of the property.
- Lawn games may include Bean Bag toss, Lawn Jenga, Spike ball, Badminton, Croquet, Bocce, Dice, etc.
    - We do not intend to host organized league play or scheduled games
- Dogs will be welcome in the fenced area but required to be on a maximum 6-foot leash.
- Guests may bring in their own food.
- Events may include, but not limited to, rehearsal dinners, wedding ceremony and receptions, bridal/baby showers, workshops, classes, meetings, musical events, food trucks, etc.
- Music will be acoustic and live (no DJs) and will end at 10:00pm daily.
- Hours of operation will be 8:00am (open for classes (i.e. fun runs, yoga, etc. or workshops) until our normal operating hours no later than 12:00am.
- Up to five portable domes may be installed on the concrete portion of the patio for guests to rent in 90 minute increments in the fall, winter and spring. (Find more information about this concept here: https://cafebenelux.com/luxdomes/). Photo attached.

Sidewalk to main entrance:

- From the driveway on the east property line (American Legion Drive) a concrete pathway will connect to the

main entry to the building. This will make it easier to get through the front door. Solar pathway lighting will be down it and not exceed 100 watts.

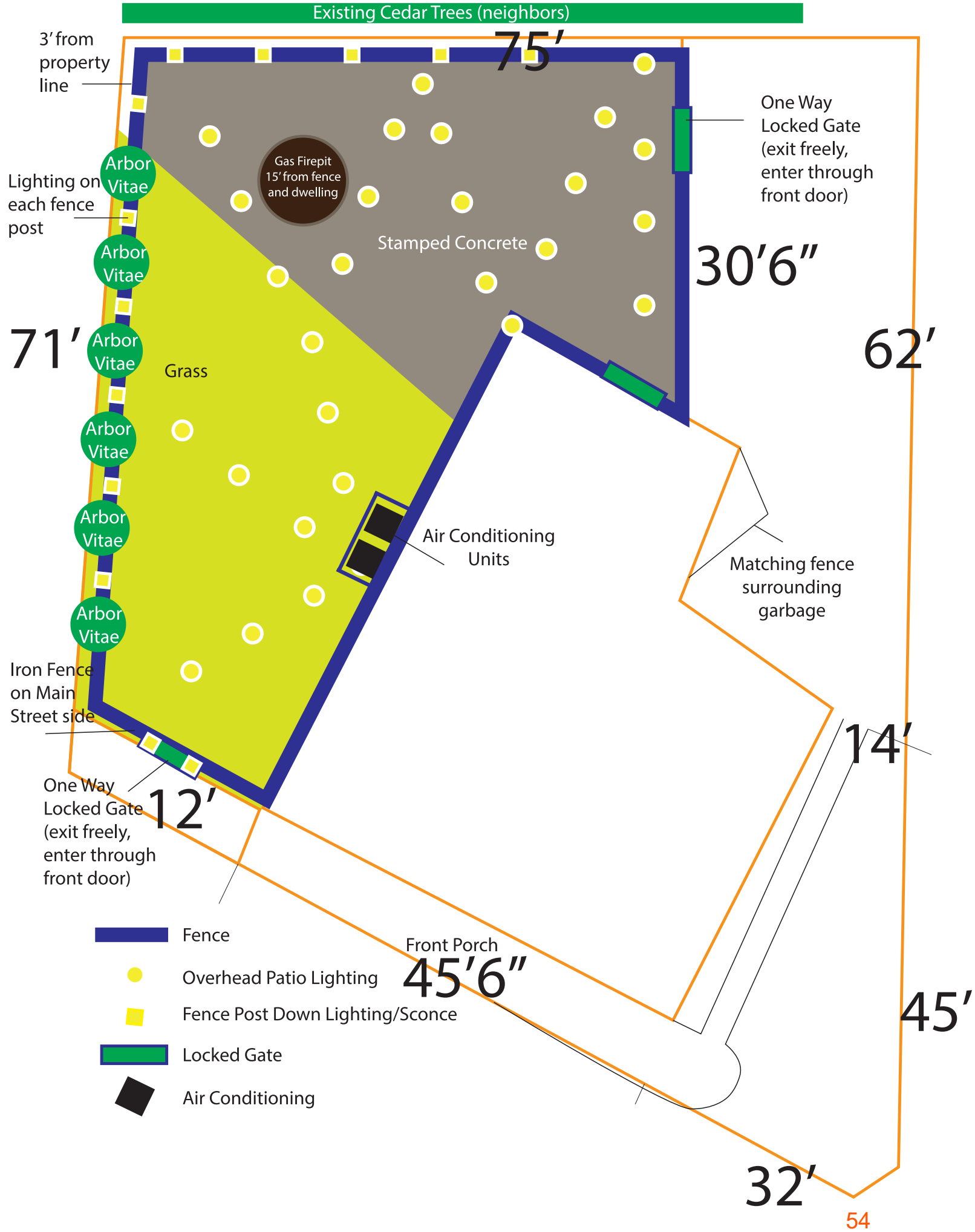
Fencing around **refuse**:

- Composite opaque fencing that matches the exterior of the patio (west, north and east sides) will be constructed around an existing concrete triangle adjacent to the east side of the building.

In summary, we feel the proposed use for this historic, charming building will be a welcome addition for Cross Plains residents and will attract visitors from neighboring communities. We look forward to working with the Village to make this project an important amenity for the community.

Sincerely,

Dale & Katy Ripp


Existing Cedar Trees (neighbors)
3' from property line
75'
One Way Locked Gate (exit freely, enter through front door)
Lighting on each fence post
Arbor Vitae
Gas Firepit 15' from fence and dwelling
Stamped Concrete
30'6"
71'
62'
Grass
Air Conditioning Units
Matching fence surrounding garbage
Iron Fence on Main Street side
14'
One Way Locked Gate (exit freely, enter through front door)
12'
Fence
Overhead Patio Lighting
Fence Post Down Lighting/Sconce
Locked Gate
Air Conditioning
Front Porch
45'6"
45'
32'

Village of Cross Plains
PO Box 97, 2417 Brewery Road
Cross Plains, WI 53528
Phone: (608) 798-3241
Fax: (608) 798-3817

Memorandum

To: Plan Commission
From: Bill Chang, Village Administrator/Clerk
Date: February 28, 2020
Re: **Creek Crossing**

Executive Summary

The Creek Crossing at St. Francis Subdivision Development continues to move forward. As part of the planning for this project, the Developer is now proposing a Planned Residential Development instead of condominiums. Ron Klaas, engineer for the project will provide an update to the Plan Commission.

Recommendation

Village Staff recommends Plan Commission review, discuss of the concept and revised plat map to provide comment.

SURVEYOR'S CERTIFICATE

I, Brett T. Stoffregan, Professional Land Surveyor S-2742, hereby certify that this preliminary plat is a true representation of all the adjacent existing land divisions and of the boundary of the preliminary plat and features and that I have fully complied with the Village of Cross Plains Subdivision Ordinance.

Dated this 17th day of January, 2020.

Brett T. Stoffregan, Professional Land Surveyor S-2742

WISCONSIN BRETT T. STOFFREGAN S-2742 MADISON, WISCONSIN LAND SURVEYOR

NOTES

1. All streets are dedicated to the public.
2. All intersection radii are 15' unless noted.
3. All elevations shown are in NAVD88(2012) datum.
4. Any drain tiles found during exploration or construction shall be located and plugged with hydraulic cement.
5. No alterations to approved final grades will be allowed without written consent from utilities and the Village.
6. Proposed Zoning: Lots 1-42, Outlot 2: (PD) Planned Development
   Lots 43-61 and 66-97: (SR-5) Single Family Residential
   Lots 62-65: (DR-6) Duplex Residential
   Outlots 3-5: C-Conservation
   Existing Zoning (TOWN OF BERRY): A-1(EX)
7. Building Setbacks:

   Lots 1-42: See GDP documents

   Lots Lots 43-61 and 66-97 - (SR-5) Zoning
   Min. Front: 25'
   Min. Street Side: 25'
   Min. Side: 10'
   Rear: 25'
   Accessory Building side and rear: 10'

   Lots 62-65 - (DR-6) Zoning
   Min. Front: 25'
   Min. Street Side: 25'
   Min. Side: 10' or 0'
   Rear: 25'
   Accessory Building side and rear: 10'
8. Outlot designation:
   1, 3-5 - Dedicated to the public
   2 - Private open space and private roadway to be owned and maintained by the homeowners assocation. Public Sanitary Sewer. Public Water Main Easement and Public Access Easement over the entire outlot.
9. Owner
   Zander Revocable Trust
   4867 County Highway P
   Cross Plains, WI 53528

   Subdivider
   Creek Crossing at St. Francis, LLC
   2947 Thinnes Street
   Cross Plains, WI 53528

   Engineer and Surveyor
   D'Onofrio Kottke & Assoc.
   7530 Westward Way
   Madison, WI 53717

LEGEND

- FOUND PLSS MONUMENT
- FOUND 1" IRON PIPE
- FOUND 3/4" REBAR
- FOUND 1-1/4" REBAR
- SS — SANITARY SEWER
- W — WATER MAIN
- ST — STORM SEWER
- G — GAS MAIN
- OHE — OVERHEAD ELECTRIC
- E — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELECOMMUNICATION
- E — ELECTRIC TRANSFORMER
- T — TELEPHONE PEDESTAL
- MANHOLE
- POWER POLE
- HYDRANT
- FENCE
- CONCRETE CURB AND GUTTER
- 918 — EXISTING CONTOUR LINE
- ( ) — "RECORDED AS" INFORMATION

LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of the NW1/4 and in the SW1/4 of the NE1/4 of Section 35, T8N, R7E, Village of Cross Plains, Dane County, Wisconsin to-wit: Commencing at the East 1/4 corner of said Section 35; thence N89°56'30"W, 1976.23 feet along the South line of said NE1/4 to a point on the Northwesterly right-of-way line of County Highway "P", also being the point of beginning; thence N89°56'30"W, 704.67 feet along said South line to the Center of said Section 35; thence N23°37'52"W, 882.96 feet along a Northeasterly right-of-way line of Laufenberg Boulevard and the Northeast lines of Outlot 5, Lot 75 and Lot 76, First Addition to the St. Francis Addition to the Village of Cross Plains, to the Northeast corner of said Lot 75 and the Southeast corner of Lot 1, Certified Survey Map No. 9368; thence N05°18'07"E, 525.95 feet along the East line of said Lot 1, to a point on the South right-of-way line of Stone Valley Road; thence S89°30'42"E, 329.90 feet along the said South right-of-way line to the Northwest corner of the SW1/4 of the NE1/4 of said Section 35; thence N89°54'39"E, 913.24 feet along the North line of the SW1/4 of the NE1/4 of said Section 35, to a point on the centerline of N. Hill Point Road; thence along said centerline S17°44'11"W, 61.39 feet to a point of curve; thence along said centerline on a curve to the left which has a radius of 804.43 feet and a chord which bears S10°08'19"W, 212.72 feet; thence along said centerline S02°32'28"W, 81.89 feet to a point of curve; thence along said centerline on a curve to the left which has a radius of 1153.99 feet and a chord which bears S02°04'17"E, 185.60 feet; thence along said centerline S06°41'02"E, 55.18 feet to point of curve; thence along said centerline on a curve to the left which has a radius of 328.85 feet and a chord which bears S10°04'49"E, 38.96 feet to a point of curve on the Northwesterly right-of-way line of County Highway "P"; thence along said Northwesterly right-of-way line on a curve to the left which has a radius of 415.00 feet and a chord which bears S36°08'56"W, 41.97 feet; thence along said Northwesterly right-of-way line S01°05'58"W, 366.79 feet to a point of curve; thence along said Northwesterly right-of-way line on a curve to the left which has a radius of 3854.83 feet and a chord which bears S28°37'02"W, 111.94 feet; thence along said Northwesterly right-of-way line S27°47'07"W, 231.43 feet to the point of beginning. Containing 1,461,024 square feet (33.541 acres).

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

PRELIMINARY PLAT

CREEK CROSSING AT ST. FRANCIS

LOCATED IN THE SE1/4 OF THE NW1/4 AND IN THE SW1/4 OF THE NE1/4 OF SECTION 35, T8N, R7E, TOWN OF BERRY, DANE COUNTY, WISCONSIN

GRID NORTH
WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

SCALE: 1"= 100'
(22"X34")
0 — 100

DATE: 01-17-20
REVISED:
X

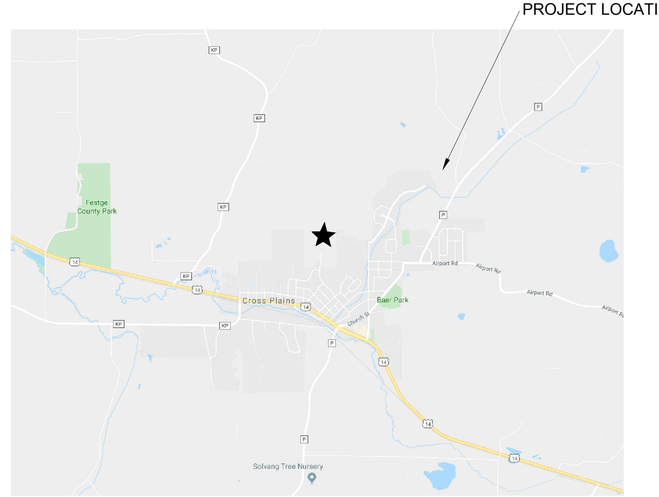
FN: 17-07-128

Sheet Number:
1 of 1

CREEK CROSSING
ENGINEERING PLANS

VILLAGE OF CROSS PLAINS
DANE COUNTY, WISCONSIN

PROJECT LOCATION



Sheet List Table	
Sheet Number	Sheet Title
1	COVER
2	PP - LAUFENBERG BLVD
3	PP - LAUFENBERG BLVD
4	PP - LAUFENBERG BLVD
5	PP-A STREET
6	PP-A STREET
7	PP-A STREET
8	PP-PRIVATE ROAD A
9	PP-PRIVATE ROAD A
10	PP-PRIVATE ROAD A
11	PP-PRIVATE ROAD B
12	OVERALL GEC
13	UTILITY SCHEMATIC
14	DETAILS

FN: 19-05-128

ISSUE DATE: 02/17/2020

D'ONOFRIO KOTTKE AND ASSOCIATES, INC.
7530 Westward Way, Madison, WI 53717
Phone: 608.833.7530 • Fax: 608.833.1089
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

COVER

CREEK CROSSING

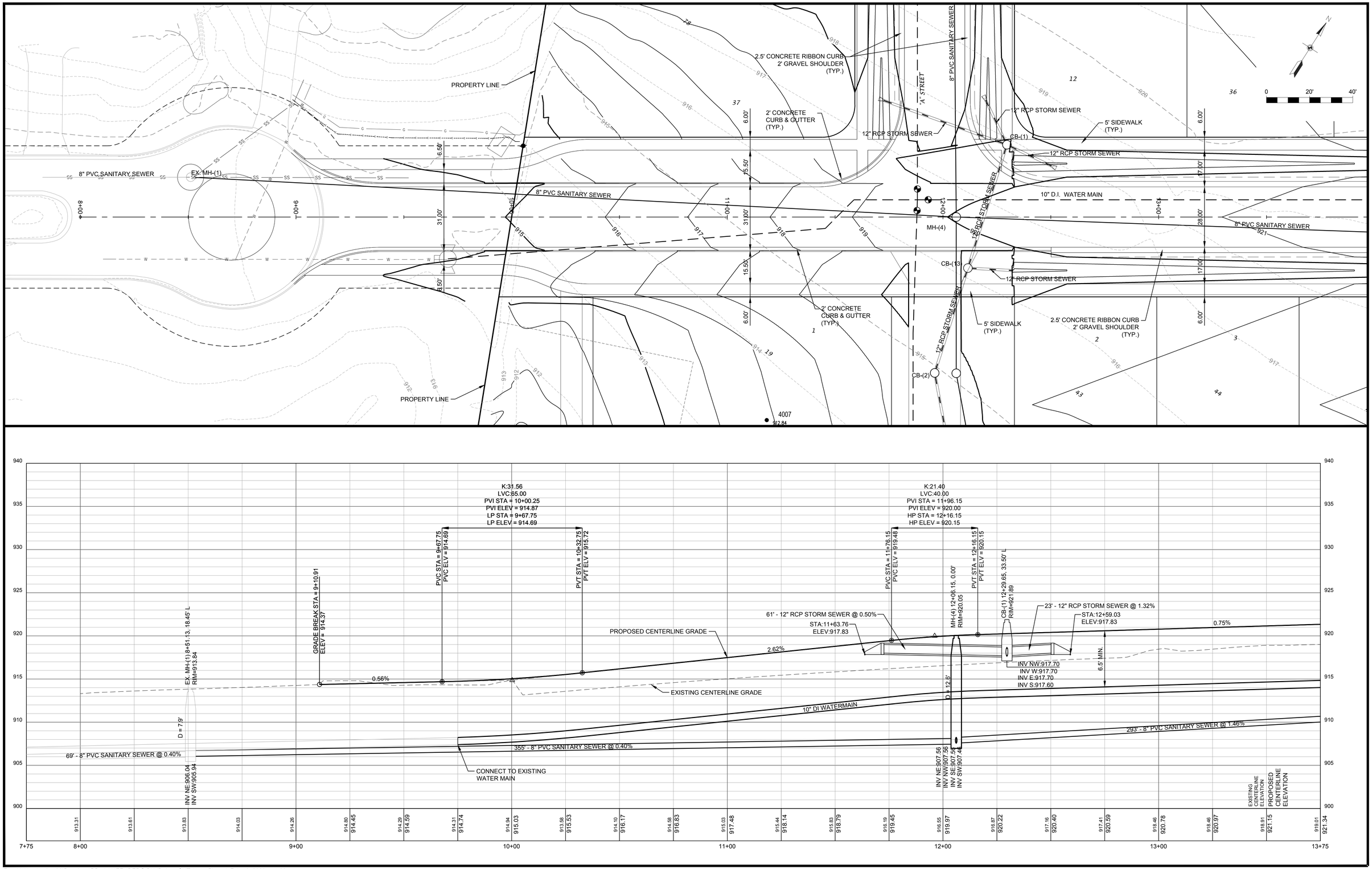
VILLAGE OF CROSS PLAINS, DANE COUNTY, WI

DATE: 02/17/2020
REVISED:

DRAWN BY: JLM

FN: 19-05-128

Sheet Number:
1



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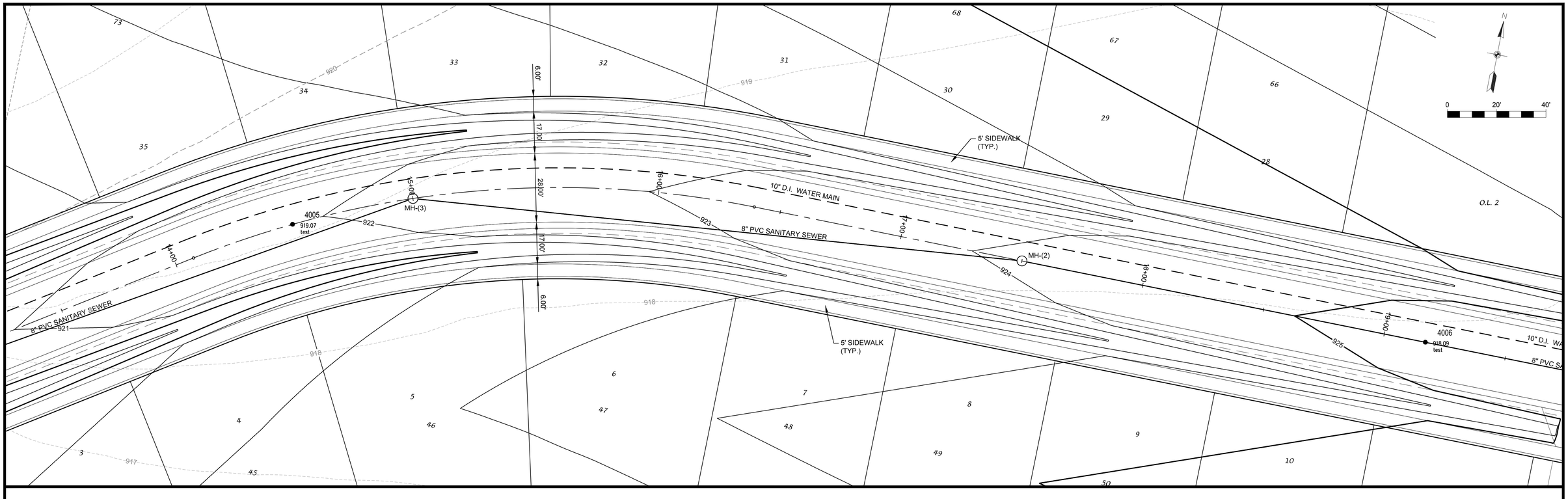
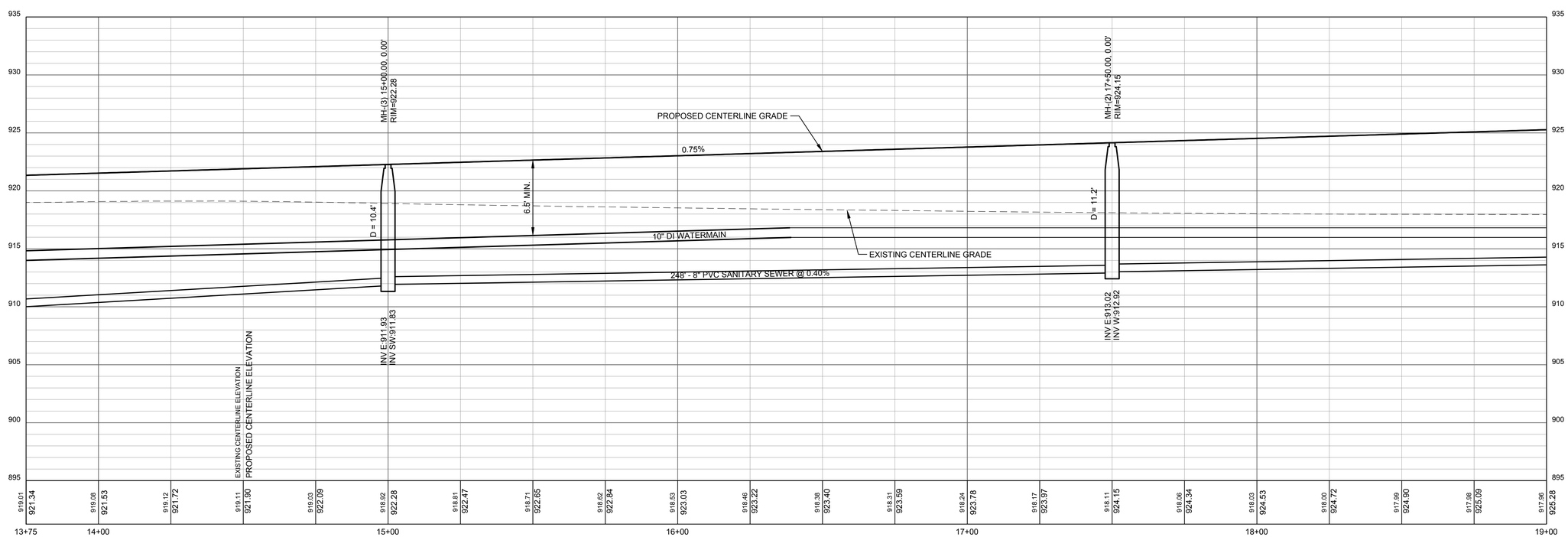
FN: 19-05-128 *DATE: 02/17/2020* *REV:*

CREEK CROSSING

PP - LAUFENBERG BLVD

SHEET: 2





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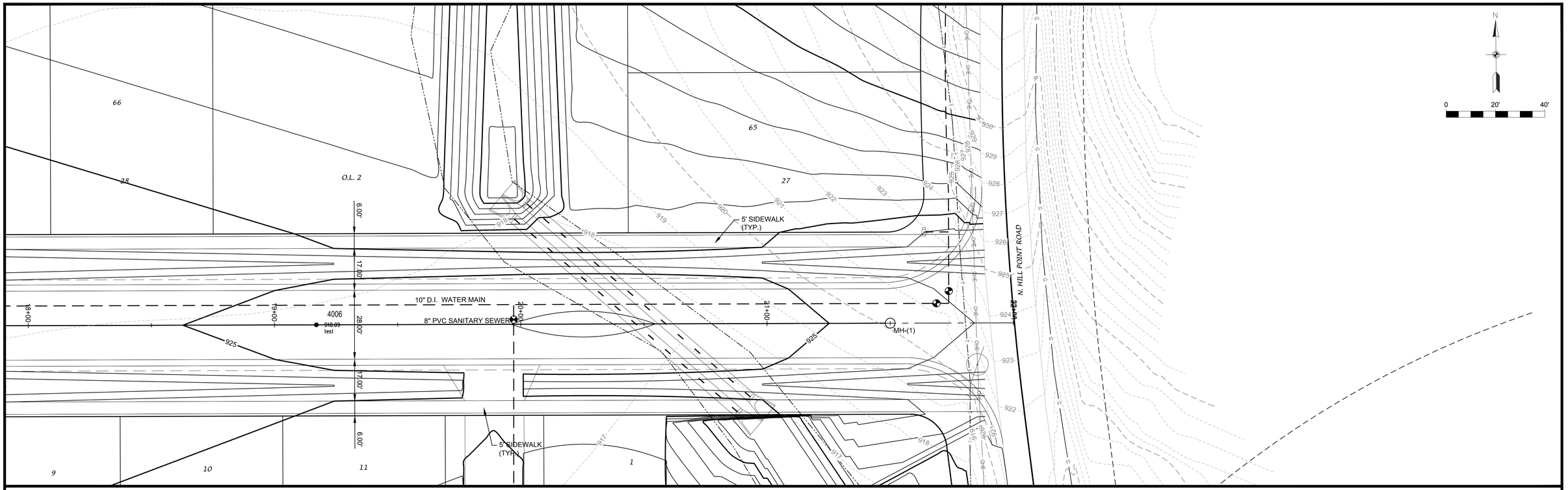
FN: 19-05-128

DATE: 02/17/2020
REV:

CREEK CROSSING

PP - LAUFENBERG BLVD
SHEET: 3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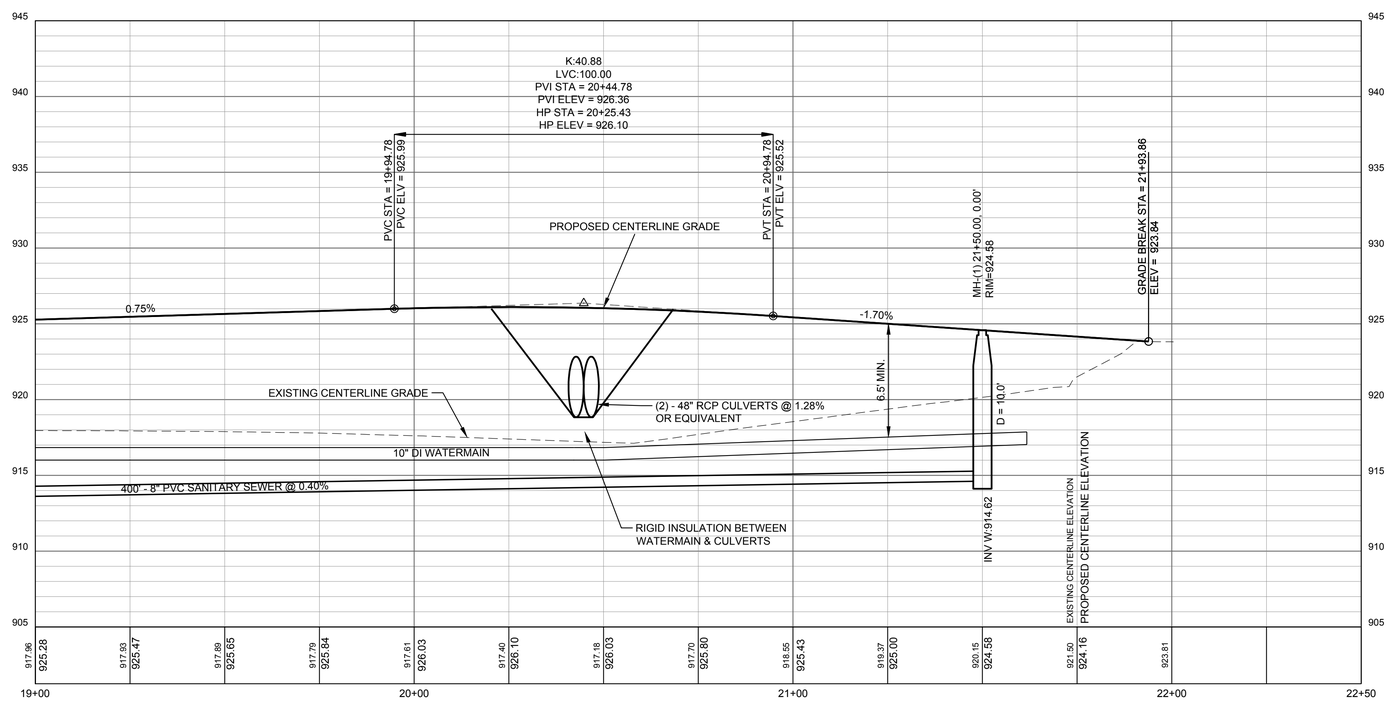
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PVI ELEV = 926.36
HP STA = 20+25.43
HP ELEV = 926.10
PVC STA = 19+94.78
PVC ELV = 925.99
PVT STA = 20+94.78
PVT ELV = 925.52
PROPOSED CENTERLINE GRADE
MH-(1) 21+50.00, 0.00'
RIM=924.58
GRADE BREAK STA = 21+93.86
ELEV = 923.84
0.75%
-1.70%
6.5' MIN.
D = 10.0'
EXISTING CENTERLINE GRADE
(2) - 48" RCP CULVERTS @ 1.28%
OR EQUIVALENT
10" DI WATERMAIN
400' - 8" PVC SANITARY SEWER @ 0.40%
RIGID INSULATION BETWEEN
WATERMAIN & CULVERTS
INV W/914.62
EXISTING CENTERLINE ELEVATION
PROPOSED CENTERLINE ELEVATION
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930
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917.18 926.03
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918.55 925.43
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921.50 924.16
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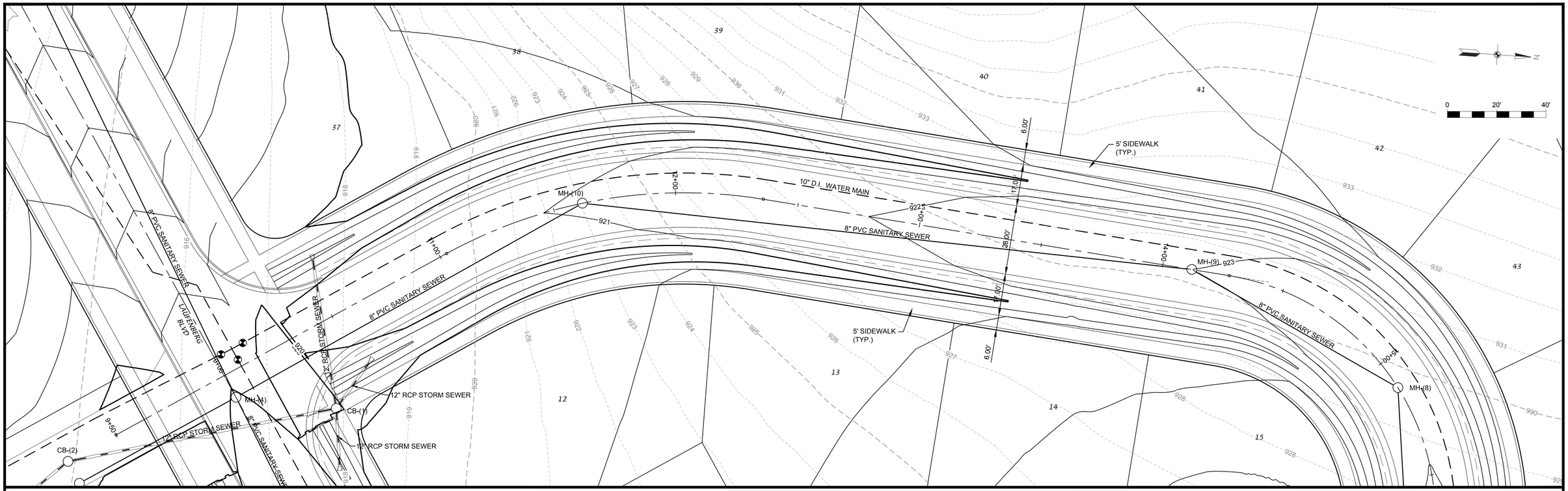
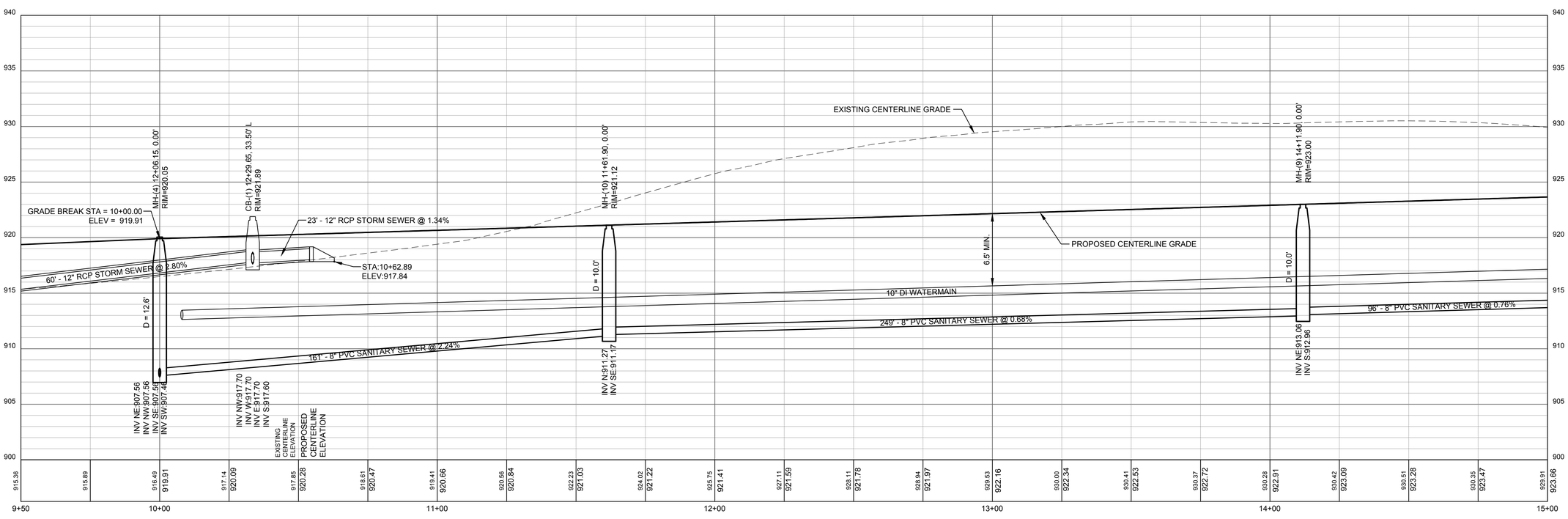
20+00
21+00
22+00
22+50



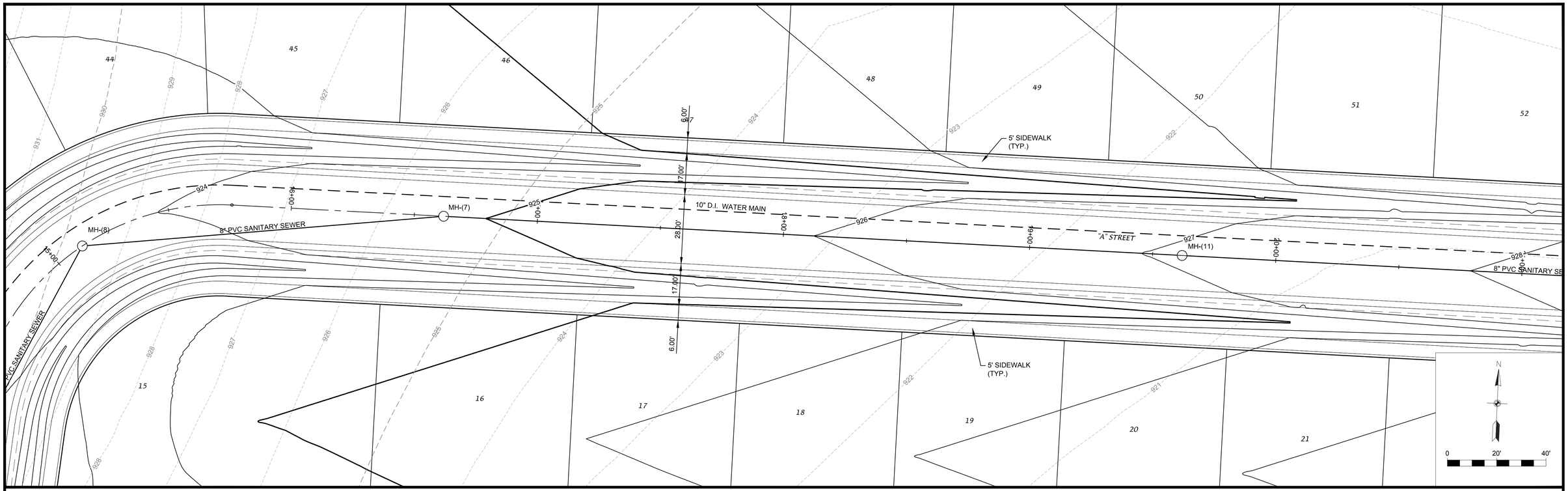


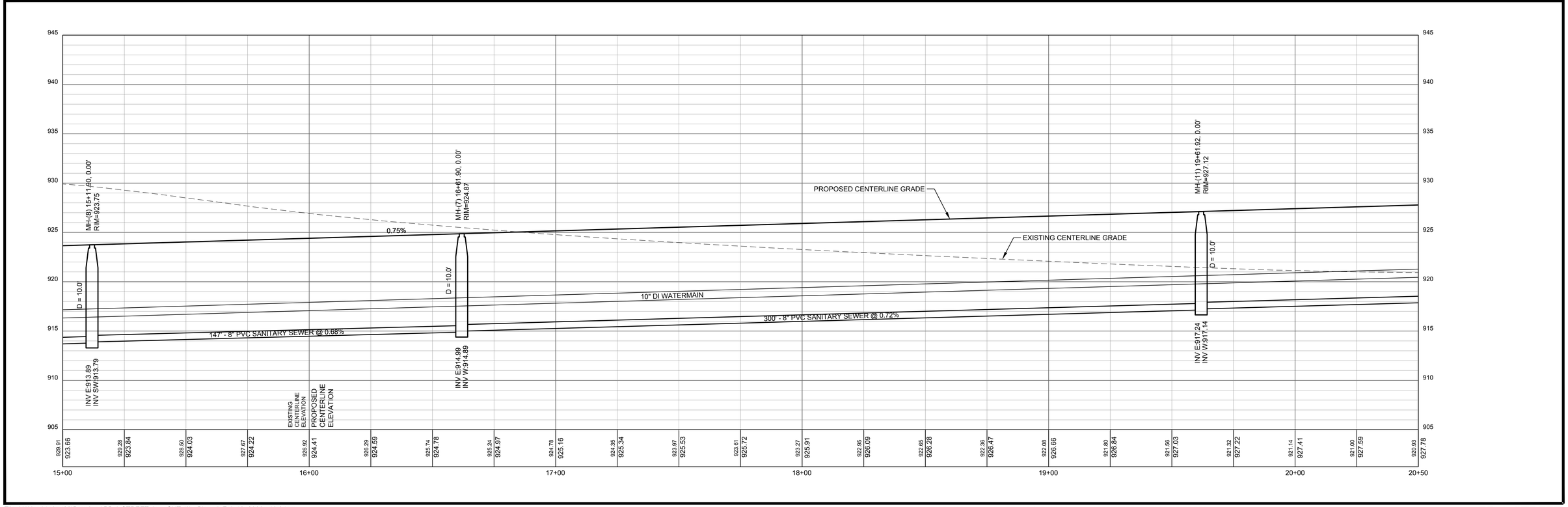
File: U:\User\1707128\Drawings\PP-A STREET.dwg SHT-(7) Plotted: Feb 18, 2020 - 12:10pm

FN: 19-05-128 *DATE: 02/17/2020* *REV:*

CREEK CROSSING

PP-A STREET
SHEET: 5





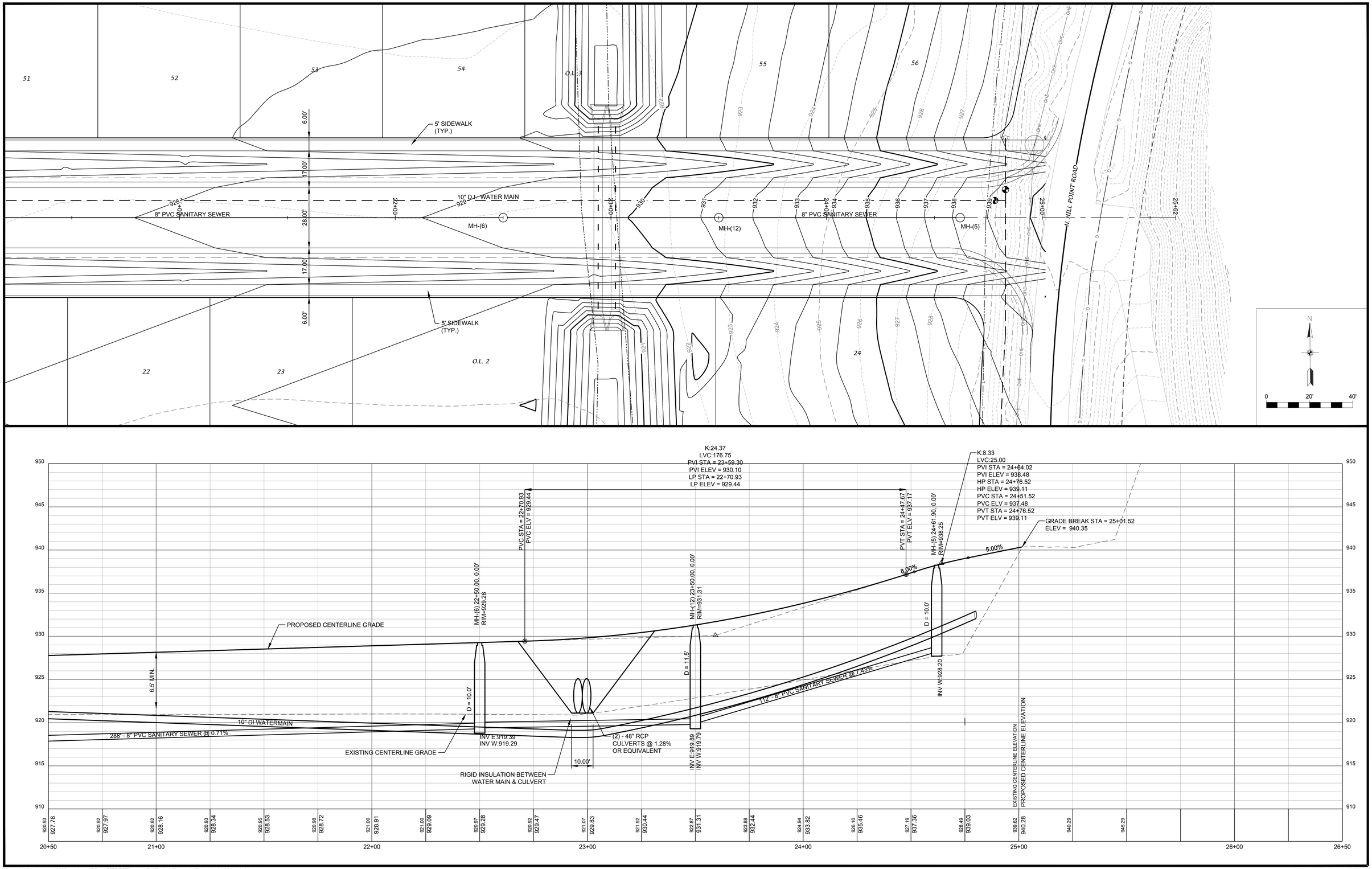
File: U:\User\1707128\Drawings\PP-A STREET.dwg SHT-(8) Plotted: Feb 18, 2020 - 10:21am

FN: 19-05-128

DATE: 02/17/2020
REV:

CREEK CROSSING

PP-A STREET
SHEET: 6

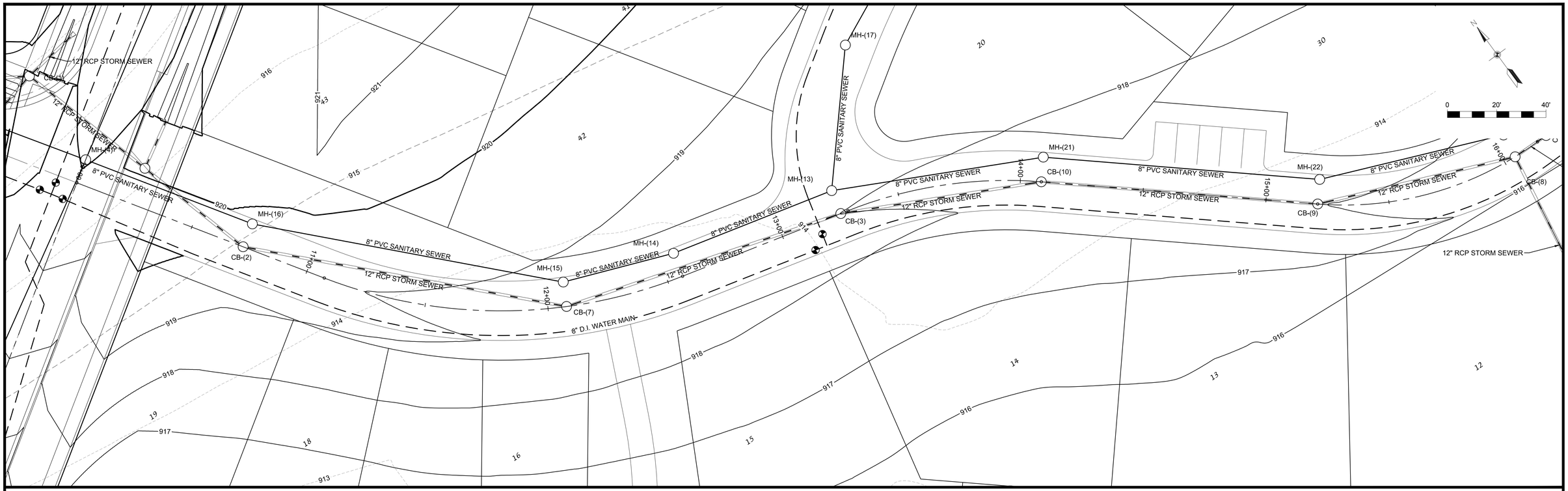


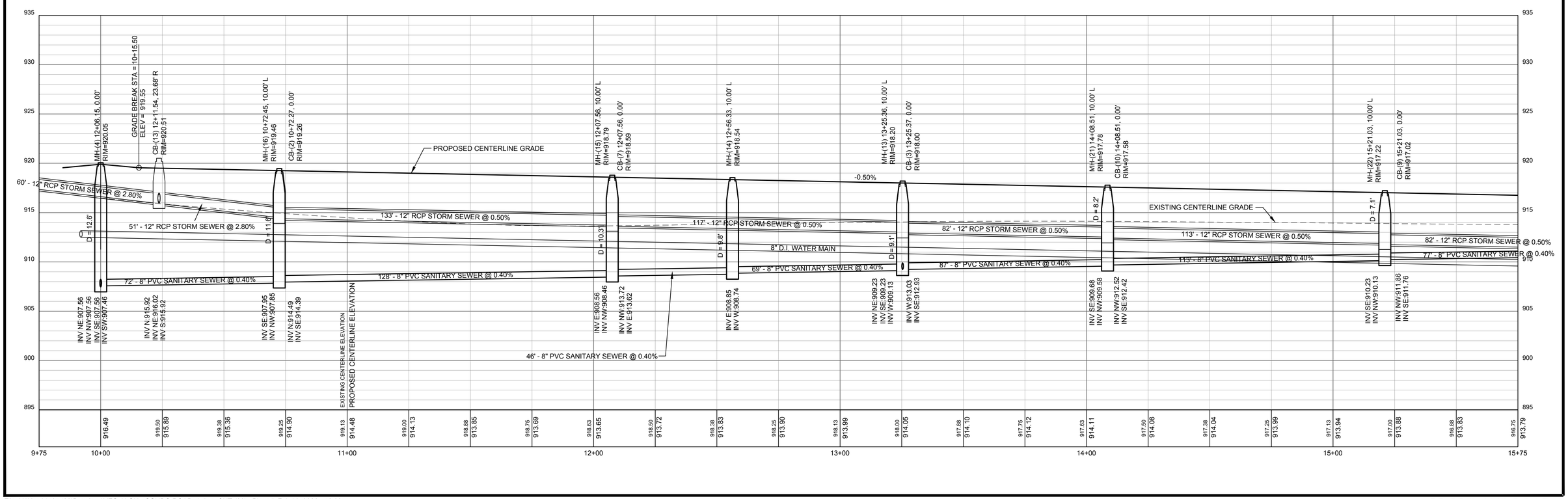
File: U:\User\1707128\Drawings\PP-A STREET.dwg SHT-(9) Plotted: Feb 18, 2020 - 10:22am

FN: 19-05-128 DATE: 02/17/2020 REV:

CREEK CROSSING

PP-A STREET
SHEET: 7





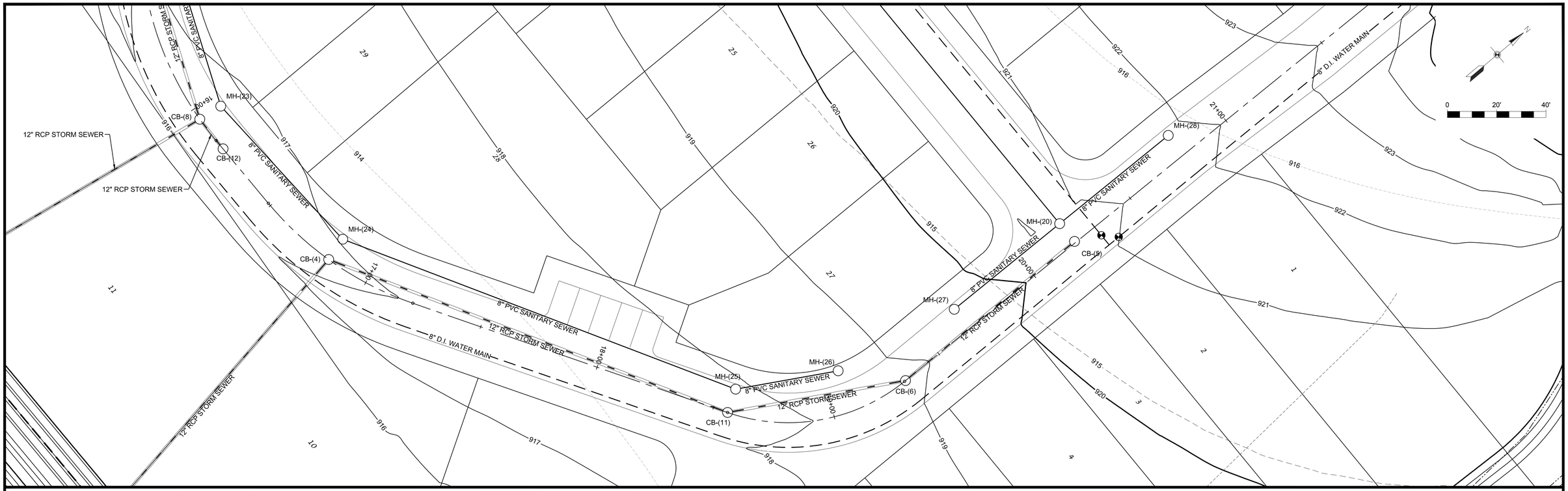
File: U:\User\1707128\Drawings\VFG-ALGN - CONDO ROAD_1.dwg SHT-(20) Plotted: Feb 18, 2020 - 12:06pm

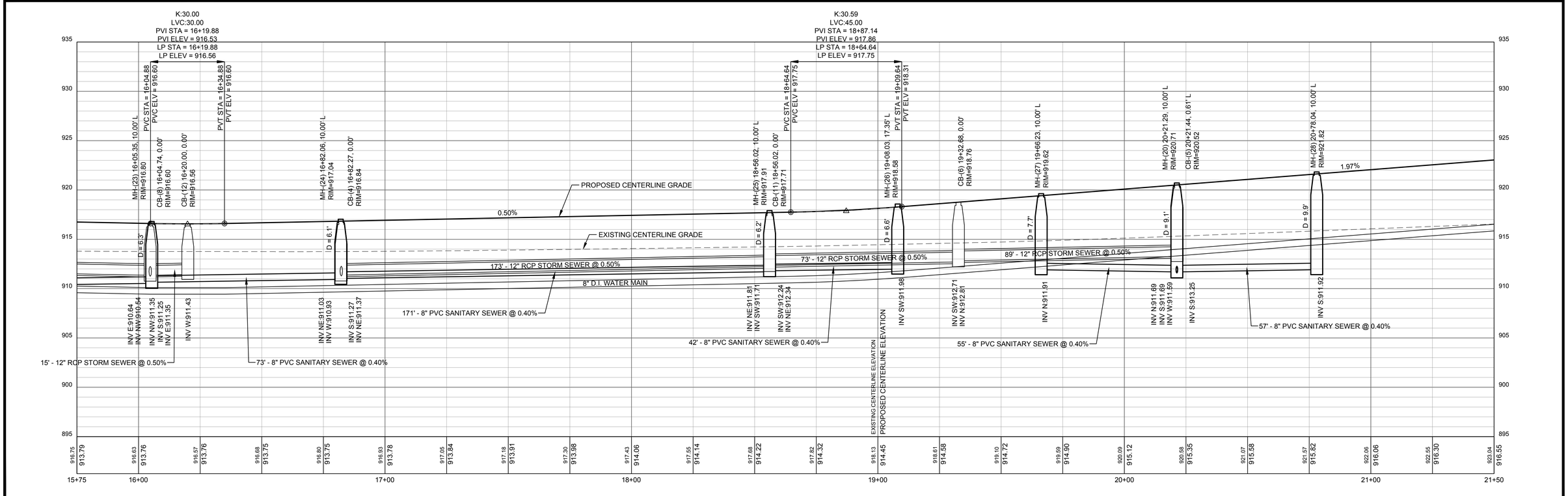
FN: 19-05-128 DATE: 02/17/2020 REV:

CREEK CROSSING

PP-PRIVATE ROAD A

SHEET: 8





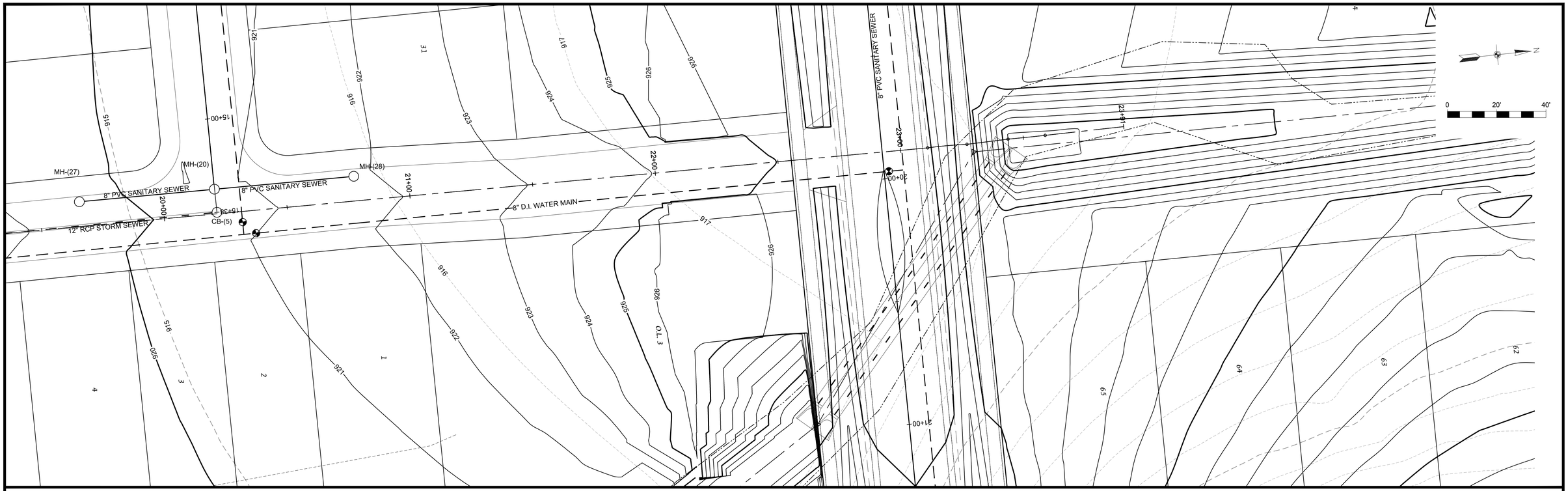
File: U:\User\1707128\Drawings\VFG-ALGN - CONDO ROAD_1.dwg SHT-(21) Plotted: Feb 18, 2020 - 8:58am

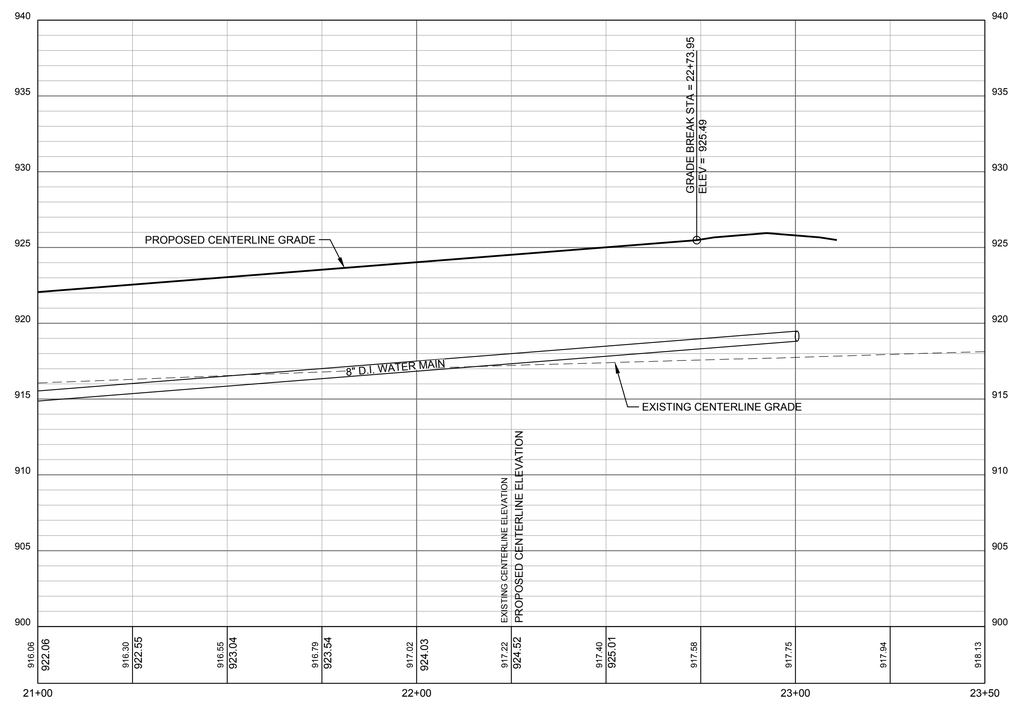
FN: 19-05-128 DATE: 02/17/2020 REV:

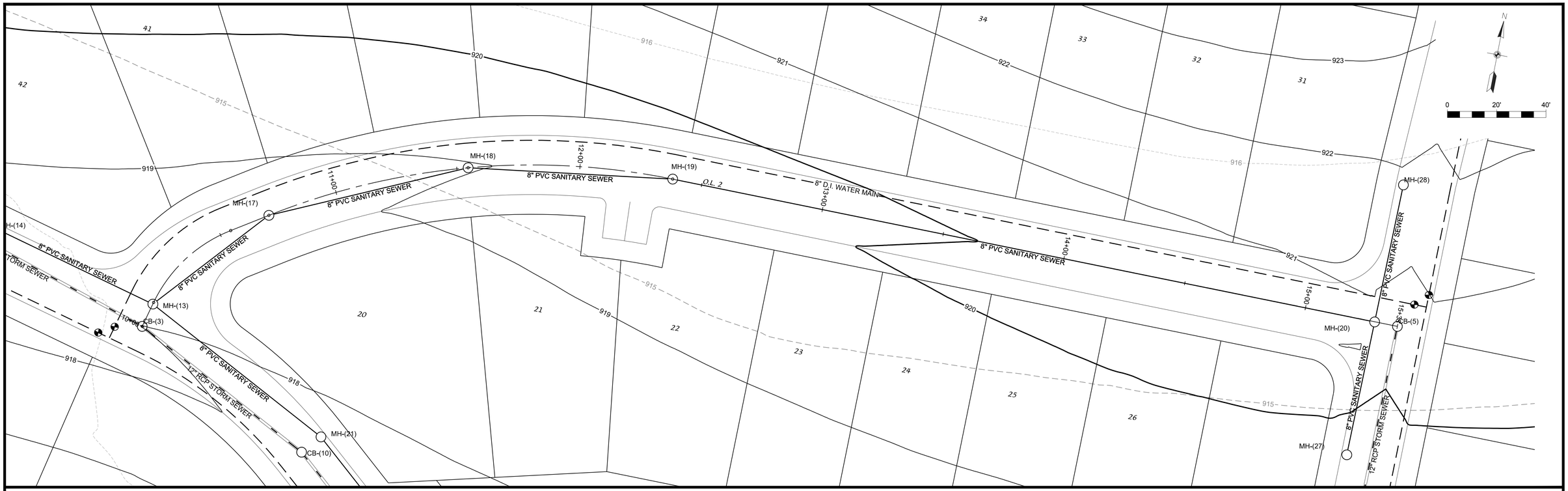
CREEK CROSSING

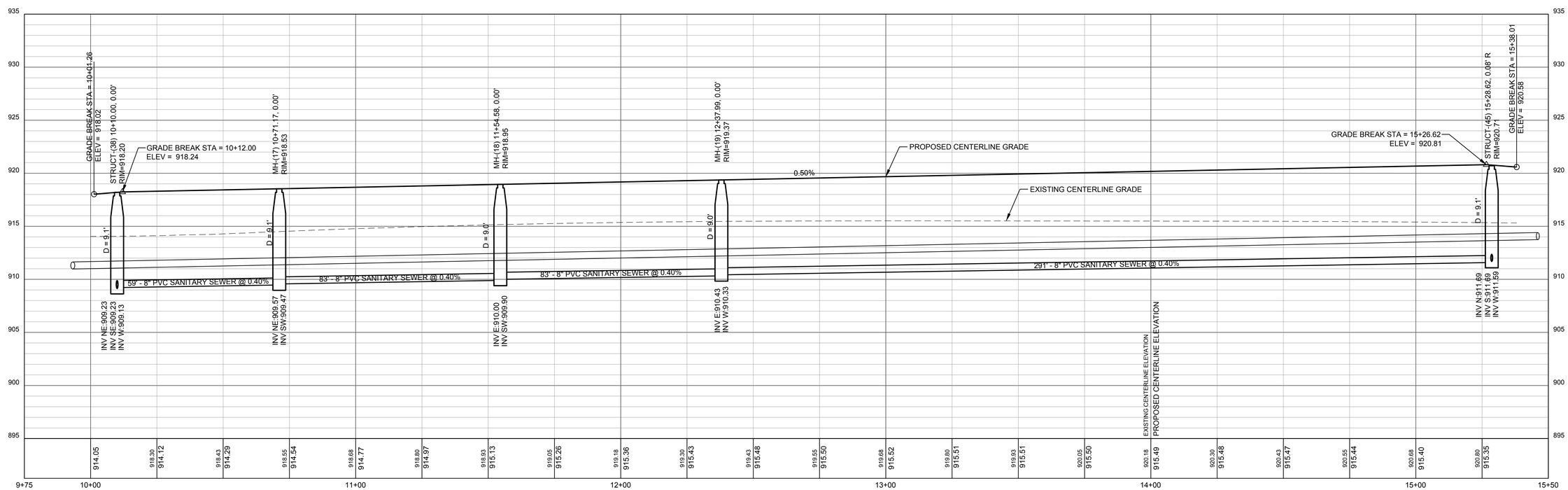
PP-PRIVATE ROAD A

SHEET: 9


MH-(27)
MH-(20)
MH-(28)
8" PVC SANITARY SEWER
8" PVC SANITARY SEWER
8" PVC SANITARY SEWER
12" RCP STORM SEWER
CB-(5)
8" D.I. WATER MAIN
15+00
20+00
21+00
22+00
23+00
23+91
OL 3
0
20'
40'


940
935
930
925
920
915
910
905
900
GRADE BREAK STA = 22+73.95
ELEV = 925.49
PROPOSED CENTERLINE GRADE
8" D.I. WATER MAIN
EXISTING CENTERLINE GRADE
EXISTING CENTERLINE ELEVATION
PROPOSED CENTERLINE ELEVATION
916.06
922.06
916.30
922.55
916.55
923.04
916.79
923.54
917.02
924.03
917.22
924.52
917.40
925.01
917.58
917.75
917.94
918.13
21+00
22+00
23+00
23+50





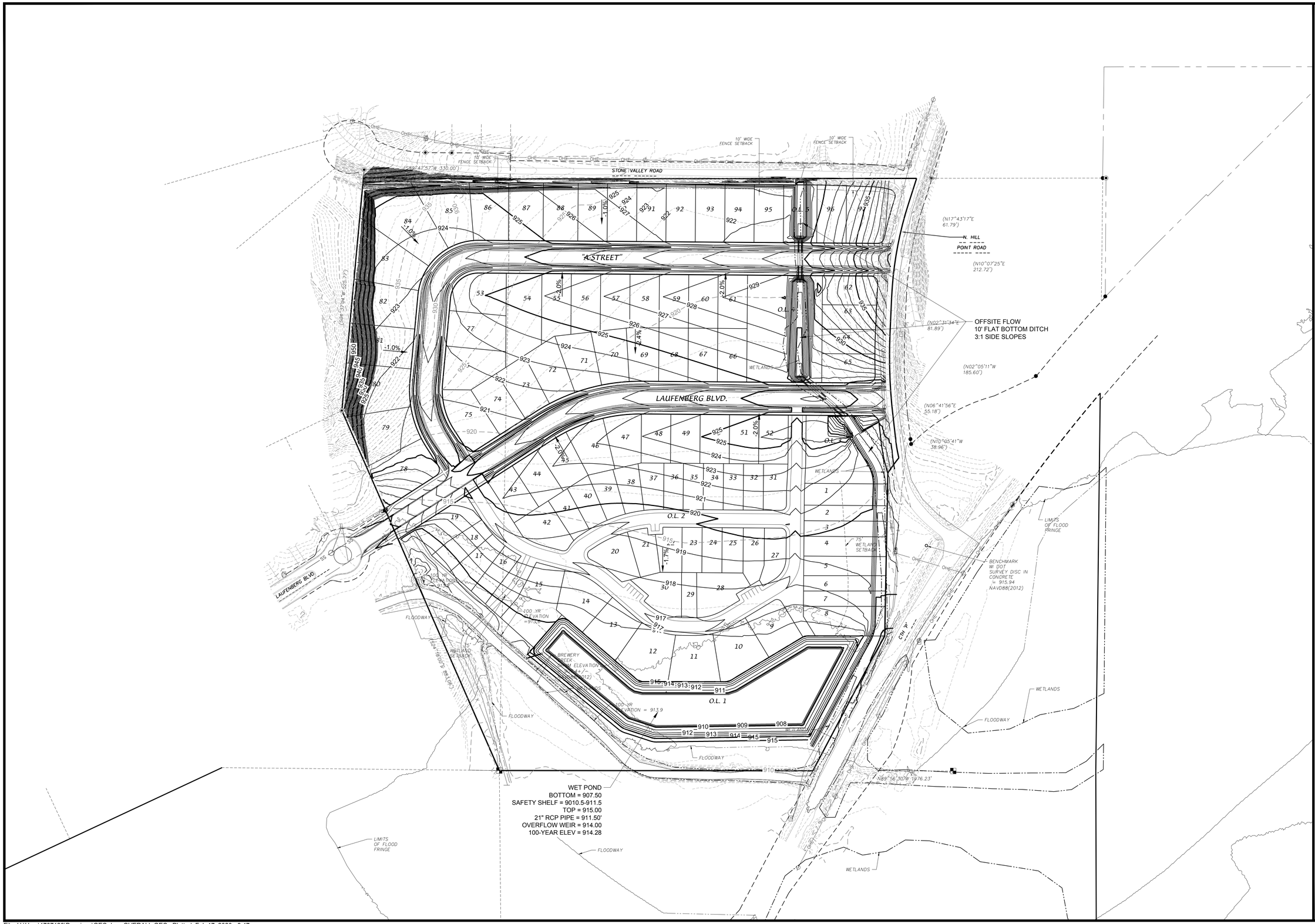
File: U:\User\1707128\Drawings\VFG-ALGN - CONDO ROAD_2.dwg SHT-(23) Plotted: Feb 18, 2020 - 10:43am

FN: 19-05-128 DATE: 02/17/2020 REV:

CREEK CROSSING

PP-PRIVATE ROAD B

SHEET: 11



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OVERALL GEC

CREEK CROSSING

VILLAGE OF CROSS PLAINS, DANE COUNTY, WI

SCALE: 1"= 100'
(PAGE SIZE: 22x34)
0 100

DATE: 02/17/2020
REVISED:

DRAWN BY: JLM

FN: 19-05-128

Sheet Number:
12

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UTILITY SCHEMATIC

CREEK CROSSING

VILLAGE OF CROSS PLAINS, DANE COUNTY, WI

SCALE: 1"= 100'
(PAGE SIZE: 22x34)
0 100

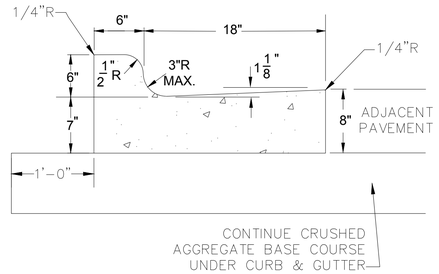
DATE: 02/17/2020
REVISED:

DRAWN BY: JLM

FN: 19-05-128

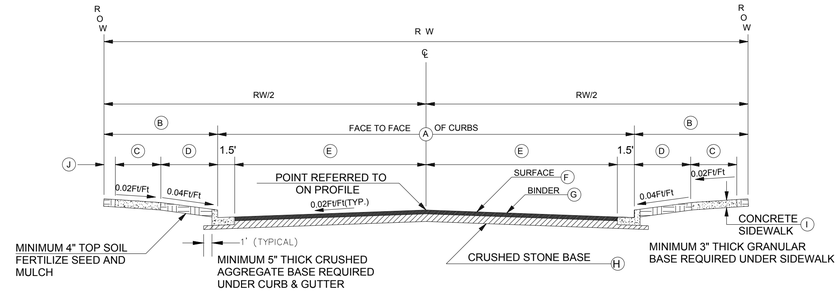
Sheet Number:
13

File: U:\User\1707128\Drawings\GEC.dwg UTILITY SCHEMATIC Plotted: Feb 18, 2020 - 1:51pm



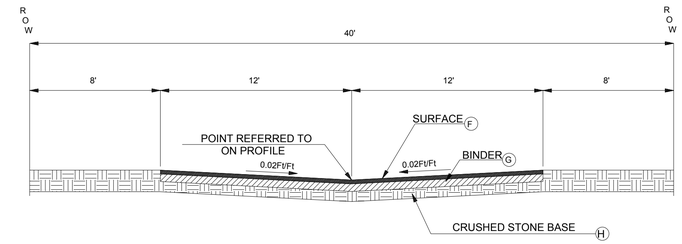
24" CONCRETE CURB & GUTTER

NO SCALE



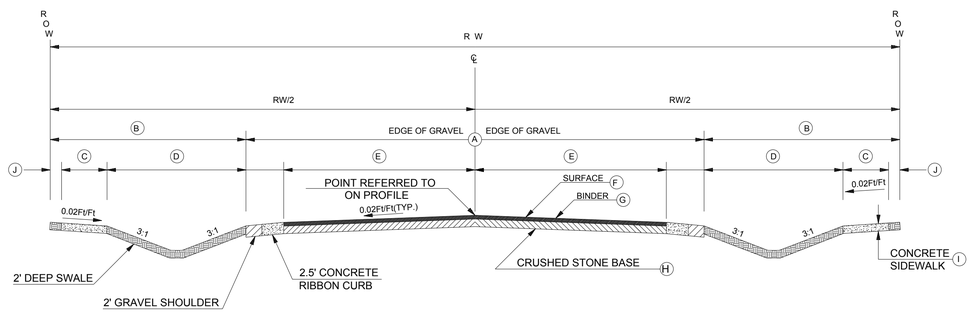
STREET	STATIONS	A	B	C	D	E	F	G	H	I	J	R W
LAUFENBERG BLVD.	9+25.00–10+36.00	31'	14'	5'	6'	14'	1 3/4"	2 1/4"	8"	5"	6'	66'
LAUFENBERG BLVD.	10+36.00–12+50.15	31'	21.5'	5'	15.5'	14'	1 3/4"	2 1/4"	8"	5"	1'	74'

LAUFENBERG BLVD - FINISHED SECTION



STREET	STATIONS	F	G	H
PRIVATE ROADS	10+00.00–23+00.00	1 3/4"	2 1/4"	8"

PRIVATE ROADS - FINISHED SECTION



STREET	STATIONS	A	B	C	D	E	F	G	H	I	J	R W
LAUFENBERG BLVD.	12+50.15–21+13.00	37'	18.5'	5'	12.5'	14'	1 3/4"	2 1/4"	8"	5"	1'	74'
A–STREET	10+00.00–21+13.00	37'	18.5'	5'	12.5'	14'	1 3/4"	2 1/4"	8"	5"	1'	74'

LAUFENBERG BLVD & "A-STREET" - FINISHED SECTION

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DETAILS

CREEK CROSSING

VILLAGE OF CROSS PLAINS, DANE COUNTY, WI

DATE: 02/17/2020
REVISED:

DRAWN BY: JLM

FN: 19-05-128

Sheet Number:
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