It is expected that a Quorum of the Joint Review Board, Board of Public Works, Park Board, Administration Committee, and/or Common Council may attend this meeting: (although it is not expected that any official action of any of those bodies will be taken)

CITY OF MENASHA
PLAN COMMISSION
Menasha City Center, Room 133
100 Main Street, Menasha

March 6, 2018
3:30 PM

AGENDA

A. CALL TO ORDER

B. ROLL CALL/EXCUSED ABSENCES

C. PUBLIC HEARING
   1. Proposed Special Use Permit – 336 Chute Street – Parcel # 2-00121-00

D. MINUTES TO APPROVE
   1. Minutes of the February 12, 2018 Plan Commission Meeting

E. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA
   Five (5) minute time limit for each person

F. DISCUSSION / ACTION ITEMS
   1. Certified Survey Map and Site Plan Review – 670 Lake Park Road – Community First Credit Union
   2. Special Use Permit – 336 Chute Street
   3. Certified Survey Map and Site Plan Review – 1737 Racine Road – Sunshine Real Estate, LLP
   4. Downtown Vision Plan

G. COMMUNICATION
   1. Set Next Meeting

H. ADJOURNMENT

If you have questions, please call the Community Development Department at (920) 967-3650 between 8:00 AM – 4:00 PM, Monday through Friday.

Menasha is committed to its diverse population. Our Non-English speaking population or those with disabilities are invited to contact the Community Development Department at 967-3650 at least 24-hours in advance of the meeting so special accommodations can be made.

City of Menasha
Public Hearings

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by James Fletcher, Representative, to establish a multi-family use on a parcel in the C-2 Central Business District, as required by Sec. 13-1-30(c)(5) of the City of Menasha Municipal Code. The proposed use is to take place on a parcel located at 336 Chute Street (Parcel Number 2-00121-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, March 6, 2018 at 3:30 PM, or shortly thereafter, at the Menasha City Center located at 100 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, March 19, 2018 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: March 2 and 12, 2018

CITY OF MENASHA
Plan Commission
Menasha City Center, Room 133 – 100 Main Street
February 12, 2018
DRAFT MINUTES

A. CALL TO ORDER

The meeting was called to order at 3:01PM by Mayor Merkes.

B. ROLL CALL/EXCUSED ABSENCES

PLAN COMMISSION MEMBERS PRESENT: Mayor Merkes, DPW Radomski and Commissioners Sturm, Cruickshank and Homan.

PLAN COMMISSION MEMBERS EXCUSED: Ald. Benner and Commissioner Schmidt.

OTHERS PRESENT: CDD Schroeder, CDC Heim, Jack Richeson (Martenson & Eisele), Abby Maslanka (Martenson & Eisele) and Steve Grenell (Menasha Utilities).

C. MINUTES TO APPROVE

1. **Minutes of the February 6, 2018 Plan Commission Meeting**
Motion by Comm. Cruickshank, seconded by Comm. Homan, to approve the February 6, 2018 Plan Commission meeting minutes as presented. The motion carried.

D. PUBLIC COMMENT ON ANY ITEM OF CONCERN ON THIS AGENDA

No one spoke.

E. DISCUSSION / ACTION ITEMS

1. Certified Survey Map – Midway Road/Oneida Street – Property Line Alteration
CDD Schroeder presented an overview of the Certified Survey Map as it relates to the Menasha Utilities easement along the western property line as discussed at the February 6, 2018 commission meeting. The options to resolve the easement issue while allowing the project to move forward were to redesign the site to avoid impacting the easement or to work with Menasha Utilities on relocating the utilities and the release of the easement. The Applicant is in discussion with Menasha Utilities on the relocation of the utilities. CDD Schroeder indicated that Menasha Utilities would need to secure any easement and receive payment prior to permitting construction.

Motion by DPW Radomski, seconded by Comm. Sturm to recommend approval of the Certified Survey Map, Midway Road and Oneida Street for the property line alteration.

Steve Grenell, Menasha Utilities, indicated that they saw no issues with working with the Applicant on relocating the utilities.

With no further discussion, the motion carried.

2. Site Plan Review – 1490 Oneida Street – Prince Space, LLC
CDD Schroeder summarized that the existing easement issue is being worked on between Martenson and Eisele, the contractor and Menasha Utilities to resolve the issue prior to the start of construction. Staff would recommend adding a condition if the site plan were approved that Menasha Utilities shall provide a letter permitting the Applicant to start construction prior to the City issuing building permits..

CDD Schroeder also provided an overview of the site plan as discussed at the February 6, 2018 commission meeting. Items included:

- Traffic circulation safety at the drive-thru which a small bump out was added, along with

two do not enter signs and traffic arrows to be painted on the drive.

- Light spillage into the adjacent storm detention area has been addressed minimalized by adding shields that cut the light quantity down to 0.2 foot-candles within 10 feet of the property line.
- The rooftop mechanicals will be screened by a roof screening system that will enclose the mechanicals and block them from view.
- The Boral Composite Siding has been has been shown on the site plan and along with the brick veneer, will meet the construction material requirements.

Staff recommends approval of the site plan with the following conditions:

1. Prior to the issuance of building permits:
   a. Menasha Utilities shall provide a letter permitting the Applicant to commence construction.
   b. Wisconsin DNR must approve the post-closure modification lifting the deed restriction.
   c. A stormwater and site improvement agreement must be recorded for both 1490 Oneida Street and 1819 Midway Road.
2. An easement and stormwater maintenance agreement with the neighboring property to the south must be approved by the Department of Public Works prior to the southern access point being installed.

DPW Radomski requested additional information from Mr. Grenell regarding the relocation of the easement. Mr. Grenell indicated they will need to bore under Midway Road to connect with the properties served on the north side of Midway Road.

Motion by Comm. Cruickshank, seconded by Comm. Strum to approve the site plan for 1490 Oneida Street with the following conditions:

1. Prior to the issuance of building permit:
   a. Menasha Utilities shall provide a letter permitting the Applicant to commence construction.
   b. Wisconsin DNR must approve the post-closure modification lifting the deed restriction.
   c. A stormwater and site improvement agreement must be recorded for both 1490 Oneida Street and 1819 Midway Road.
2. An easement and stormwater maintenance agreement with the neighboring property to the south must be approved by the Department of Public Works prior to the southern access point being installed.
3. The rooftop mechanicals shall be screened.

The motion carried.

F. COMMUNICATION

1. Set Next Meeting Date

The next Plan Commission meeting will be held Tuesday, March 6, 2018 at 3:30 PM.

G. ADJOURNMENT

Motion by DPW Radomski, seconded by Comm. Homan to adjourn at 3:17 PM. The motion carried.

Minutes respectfully submitted by CDC Heim.

MEMORANDUM

To: Plan Commission

From: Community Development Department/KH

Date: March 6, 2018

Re: CSM Lot Consolidation and Site Plan Review – Lake Park Road (Parcel # 7-01700-07, 7-01700-08 and 7-01700-09)

Community First Credit Union requests approval of a Certified Survey Map (CSM) for the consolidation and reconfiguration of three lots for construction of a new branch office. All lots are under the same ownership and currently all three lots are vacant. The existing lots are located at the northwest corner of USH 10/STH 114 and Lake Park Road. All lots are currently zoned C-1 General Commercial.

This CSM as proposed would create two lots. Lot 1 would consist of 2.708 acres and contain the proposed new branch office. Lot 2 would consist of 1.539 acres and remain vacant. The size, setback, and dimensional requirements for the proposed lots meet code standards for the C-1 General Commercial District. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

Recommendation
Staff recommends approval of the Certified Survey Map as presented for the lot consolidation and reconfiguration of parcel numbers 7-01700-07, 7-01700-08 and 7-01700-09.

Community First Credit Union has also submitted an application for a site plan review to allow construction of a new branch office at 670 Lake Park Road, proposed Lot 1 of the requested Certified Survey Map. This property is currently zoned C-1 allowing general commercial uses. The approximately 6,000 square foot building will include a lobby, teller and office areas, one drive-thru lane with an ATM, on-site parking, on-site pond and dumpster enclosure.

The City of Menasha Zoning Code requires a site plan review by the City Plan Commission for any proposed new construction within the C-1 General Commercial zoning district. This review includes evaluation of the site, architectural components, lighting and the landscaping. The following is a breakdown of the submitted application.

Site/Architectural
The façade of the building will be comprised of 100% brick veneer materials. The dumpster enclosure is proposed north of the employee parking lot and uses materials that will match the

building. There is also landscaping proposed for the dumpster enclosure which will achieve more than 75% opacity. Proposed access for the site vehicular traffic will come from Community Way. There will also be pedestrian access from the LP trail once the trail is constructed. Based upon the publically used space, a minimum of 3 parking spaces would be required. The site plan contains 33 parking stalls, 2 of which are handicap accessible. The proposed layout of the parking lot meets the requirements for both stall and drive aisle size. A portion of the parking and drive aisle are located over an existing utility easement. Included in this easement is a buried electric service which runs north and south through the lot. Menasha Utilities is working with the applicant to resolve future concerns.

Landscape
The areas reviewed per Sec. 13-1-12(g) for landscaping requirements include landscape adjacent to the building, perimeter screening and parking lot landscaping. The submitted landscape plan does meet these requirements.

Lighting
The lighting plan proposes a combination of pole and building mounted fixtures. The light fixtures will be full cut-off meeting code requirements under Sec. 13-1-12(h). The Zoning Code requires that light spillage on adjacent properties in the C-1 General Commercial District be no greater than 0.50 foot-candles. The photometric plan, as submitted, appears to comply with illumination standards.

Stormwater
The Public Works Department has reviewed the proposed stormwater management plan and does not see any major concerns provided that the appropriate permits, agreements, and plans are carried out for the project. The water and sanitary plans have been reviewed and approved by Harrison Utilities (formerly known as Waverly Sanitary District).

Recommendation
Staff finds that the proposed branch office for Community First Credit Union to be compatible with the surrounding area. The proposed Site Plan appears to comply with minimum standards set forth in the City of Menasha's Site Plan requirements. Staff recommends approval of the Site Plan for the new branch office for Community First Credit Union at 670 Lake Park Road, with the following conditions:

- Any and all outdoor mechanicals shall be screened from view with a wing wall, landscaping or a combination.
- Prior to any building permits being issued a stormwater and site improvement agreement must be recorded for the development.

City of Menasha Application

Subdivision & Certified Survey Map

SUBMIT TO:
City of Menasha
Dept. of Com. Development
100 Main Street, Suite 200
Menasha, WI 54952-3190
PHONE: (920) 967-3650

APPLICANT INFORMATION

Petitioner: Community First Credit Union Date: 2-15-18

Petitioner's Address: P.O. Box 1487 City: Appleton State: WI Zip: 54912

Telephone #: (920) 209-2260 Fax: ( ) _____ Other Contact # or Email: Jeff Schweitzer Jeff.Schweitzer@communityfirstcu.org

Status of Petitioner (Please Circle): (Owner) Representative Tenant Prospective Buyer

Petitioner's Signature (required): Jeff Schweitzer Date: 2-15-18

OWNER INFORMATION

Owner(s): Community First Credit Union Date: 2-15-18

Owner(s) Address: P.O. Box 1487 City: Appleton State: WI Zip: 54912

Telephone #: (920) 209-2260 Fax: ( ) _____ Other Contact # or Email: Jeff Schweitzer Jeff.Schweitzer@communityfirstcu.org

Ownership Status (Please Circle): Individual Trust Partnership (Corporation)

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Dept. for incomplete submissions or other administrative reasons.

Property Owner's Signature: Jeff Schweitzer Date: 2-15-18

SUBDIVISION INFORMATION

(Please Circle): Residential (Commercial/Industrial) Other

Approvals Requested (Please Circle): Preliminary Subdivision Plat* Final Subdivision Plat (Certified Survey Map)
*If preliminary plat, is the entire area owned or controlled by subdivider included? Yes____ No____

Location of Proposed Project: Southwest Corner of Lake Park Rd & Community Way

Zoning Classification: C1 General Commercial

Reason for Division: Consolidation of Parcels

Proposed Number of Lots: 2 Proposed Lot Sizes: Min. 1.539 Ac Max. 2.708 Ac Average _____

Acres in Parcel(s): 4.34 Acres

Proposed Project Type (include use of buildings and property): Construction of a new branch office for Community First Credit Union

Current Use of Property (include existing structures): Vacant Property

Staff JLh Date Rec'd 2/20/2018

Significant Natural Amenities (slopes, vegetation, large tree stands, etc.): None

Floodplains, navigable streams, wetlands, and other development restrictions: Wetlands

Variances- List and explain any requested variances from the Subdivision Regulations: No variances needed.

**Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

- **Basic Materials**
  - ☒ Completed Application
  - ☒ Legal Description of Site
  - ☐ Twenty-five (25) full size paper prints of the preliminary or final plat prepared in accordance with City Subdivision Regulations
  - ☐ One copy of the subdivision plat reduced to 11" x 17"
  - ☒ Fifteen (15) copies of the Certified Survey Map
  - ☒ Digital Copy of Preliminary Plat, Final Plat, or CSM in .pdf and .dwg format

- **Plat Data**
  - ☐ Title
  - ☒ Legal description and general location of property
  - ☒ Date, scale and north arrow
  - ☒ Names and addresses of the owner, subdivider, and land surveyor preparing the plat
  - ☒ Entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat
  - ☒ Exterior boundaries
  - ☐ Contours
  - ☐ Water elevations and date observed
  - ☒ Location, rights-of-way widths and names
  - ☒ Location and names of any adjacent subdivisions
  - ☐ Type, width and elevation of existing street pavements within the plat or adjacent thereto
  - ☐ Location, size, and invert elevation of existing infrastructure items such as sewers, manholes, power poles, etc.
  - ☒ Locations of all existing property boundary lines
  - ☒ Dimensions of all lots with proposed lot and block numbers
  - ☒ Location and dimensions of any sites to be reserved or dedicated for parks, trails, playgrounds, drainage ways, or other public use, or which are to be used for group housing, shopping centers, church sites, or other non-public uses not requiring lotting
  - ☐ Radii of all curves to include curve table showing all curve data
  - ☐ Corporate limit lines
  - ☐ Any proposed lake and/or stream access
  - ☐ Any proposed lake and stream including the notice of application for Dept. of Natural Resources' approval, when applicable
  - ☐ Location of environmentally sensitive areas (wetlands, floodplains, navigable streams, etc.)

For further information see Section 14-1-1 through 14-1-19 of City of Menasha Subdivision Regulations for Submittal Requirements

FEE SCHEDULE

Land Division/CSM - $150.00 plus $25.00 per lot
Preliminary Plat - $125.00
Final Plat - $250.00 plus $25.00 per lot

For more information please contact the Community Development Department at (920) 967-3650

CERTIFIED SURVEY MAP NO. _____ SHEET 1 OF 3

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3586, AND ALL OF LOTS 7 AND 8, LAKE PARK VILLAS, BEING PART OF THE SOUTHEST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

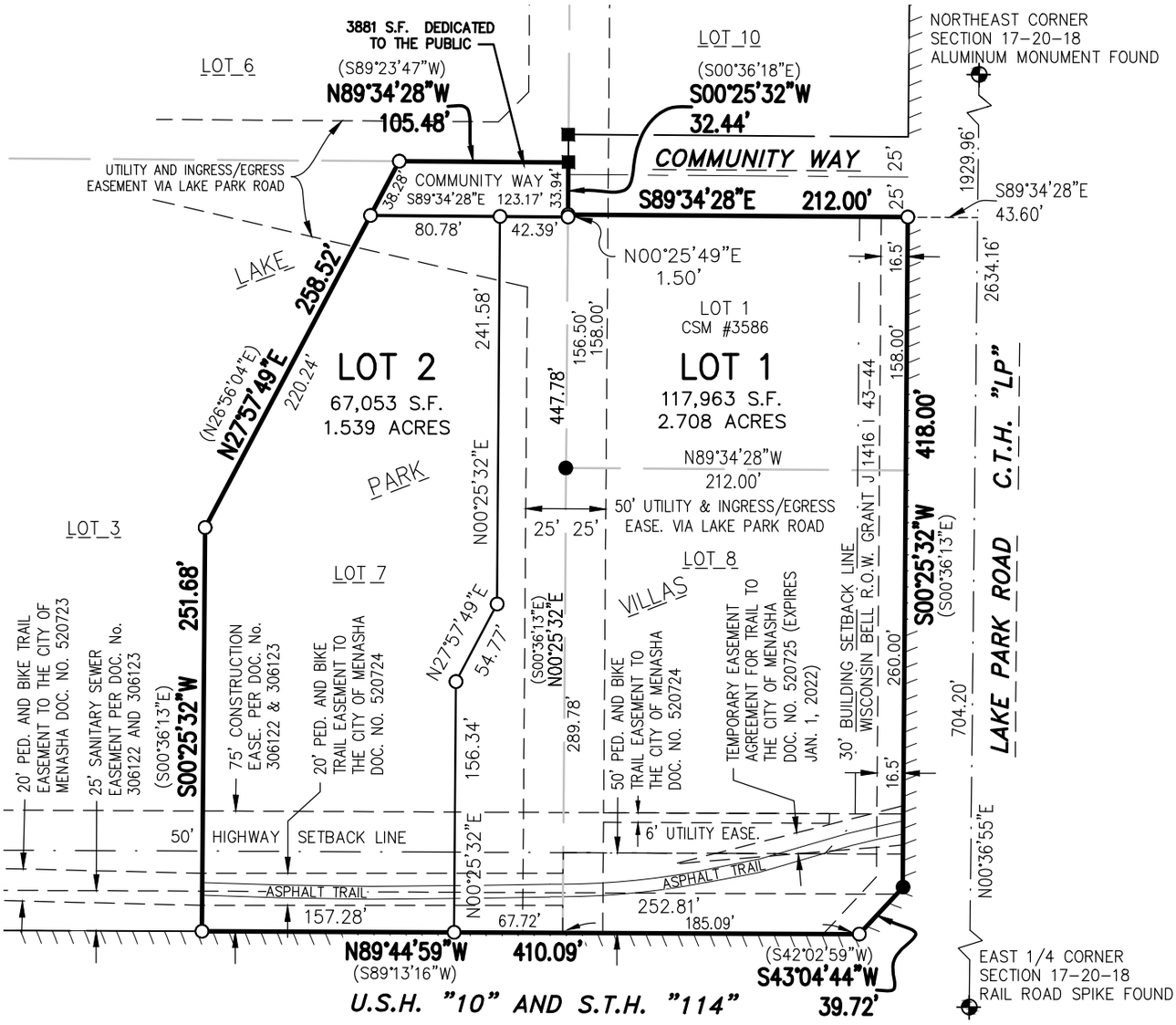
LEGEND

- ○ – 3/4" x 24" ROUND IRON REBAR WEIGHING 1.5 lbs./lineal ft. SET
- □ – MAG NAIL SET
- ■ – MAG NAIL FOUND
- ● – 1" IRON PIN FOUND
- ⊕ – CERTIFIED LAND CORNER CALUMET COUNTY
- ( ) – RECORDED BEARING LAKE PARK VILLAS DOCUMENT No. 347976
- S.F. – SQUARE FEET
- – NO ACCESS AREA PER LAKE PARK VILLAS, DOCUMENT No. 347976, SEE PLAT FOR ADDITIONAL WDOT RESTRICTIONS, SECTION 236.293

100 50 0 100

SCALE – FEET

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST WHICH BEARS N00°36'55"E PER PUBLISHED CALUMET COUNTY COORDINATES.



FOR: –COMMUNITY FIRST CREDIT UNION
–P.O. BOX 1487
–APPLETON, WI 54912
–PHONE (920) 830–7200

DRAFTED BY: Kyle J. Tesky

McMAHON ENGINEERS ARCHITECTS
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3586, AND ALL OF LOTS 7 AND 8, LAKE PARK VILLAS, BEING PART OF THE SOUTHEST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, David M. Schmalz, Wisconsin Professional Land Surveyor S–1284, certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 3586, and all of Lots 7 and 8, Lake Park Villas, filed in the office of the Register of Deeds of Calumet County, Wisconsin, on January 17, 2003, as Document No. 347976, being part of the Southeast 1/4 of the Northeast 1/4, Section 17, Township 20 North, Range 18 East, City of Menasha, Calumet County, Wisconsin, containing 188,897 square feet (4.34 acres) of land.

That I have made this survey by the direction of the Owners of said Land.

I further certify that this map is a correct representation of the exterior boundary lines of the land surveyed and the division of that land, and that I have complied with section 236.34 of the Wisconsin Statues and the City of Menasha Subdivision Ordinance in surveying, dividing and mapping the same.

Given under my hand and seal this _____ day of _____, 20____.

_____

David M. Schmalz, Professional WI land Surveyor S–1284

NOTES

–THIS CERTIFIED SURVEY MAP IS ALL OF TAX PARCEL No.s 7–01700–09, 7–01700–07, AND 7–01700–08.

–ALL EASEMENTS SHOWN HEREON ARE PER LAKE PARK VILLAS RECORDED AS DOCUMENT No. 347976. UNLESS NOTED OTHERWISE.

–THE PROPERTY OWNER OF RECORD: COMMUNITY FIRST CREDIT UNION.

–THIS PROPERTY IS CONTAINED WHOLLY WITHIN LANDS DESCRIBED IN DOCUMENT No. 498155.

NOTES PER THE RECORDED PLAT OF LAKE PARK VILLAS

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE, OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT OF WAY OF U.S.H. "10" / S.T.H. "114" AS SHOWN ON THE SUBDIVISION MAP; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN s.236.293, WISCONSIN STATUTES AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

AS OWNER WE HEREBY RESTRICT LOTS 8–11 AND 13–16 IN THAT NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH C.T.H. "LP" AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE TOWN OF HARRISON AND CALUMET COUNTY.

SUBJECT TO D.O.T. NOTES PER THE RECORDED PLAT OF LAKE PARK VILLAS

THE RIGHT–OF–WAY OF U.S.H. "10" / S.T.H. "114 " MATCHES D.O.T. PROJECT T019–4(14).

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION. THE PHONE NUMBER MAY BE OBTAINED BY CONTACTING THE COUNTY HIGHWAY DEPARTMENT.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH–LANE CAPACITY.

ALL OF LOT 1 OF CERTIFIED SURVEY MAP No. 3586, AND ALL OF LOTS 7 AND 8, LAKE PARK VILLAS, BEING PART OF THE SOUTHEST 1/4 OF THE NORTHEAST 1/4, SECTION 17, TOWNSHIP 20 NORTH, RANGE 18 EAST, CITY OF MENASHA, CALUMET COUNTY, WISCONSIN

COMMON COUNCIL RESOLUTION:

Resolved by the Common Council of the City of Menasha, that this Certified Survey Map is hereby approved. Dated this _____ day of _____, 2018.

_____ _____

Mayor – Donald Merkes City Clerk – Deborah A. Galeazzi

TREASURE'S CERTIFICATE

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

_____

City Treasurer – John Jacobs Date

CORPORATE OWNER'S CERTIFICATE

Community First Credit Union, duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereby certify that we caused the land above described to be surveyed, divided, dedicated and mapped as shown and represented on this map. We also certify that this Certified Survey Map is required by s. 236.34 of the Wisconsin Statutes to be submitted to the following for approval

City of Menasha

Dated this_____day of_____, 2018.

_____ _____

Authorized Signature Printed Name

_____ _____

Authorized Signature Printed Name

State of Wisconsin)
)ss
Calumet County)

Personally appeared before me on the_____day of_____, 2018, the above named person(s) to me known to be the person(s) who executed the foregoing instrument, and acknowledged the same.

_____

Notary Public

_____ County, _____

My commission expires_____

City of Menasha Application

Site Plan Review

SUBMIT TO:
City of Menasha
Dept. of Com. Development
100 Main Street, Suite 200
Menasha, WI 54952-3190
PHONE: (920) 967-3650

APPLICANT INFORMATION

Petitioner: Community First Credit Union Date: 2-19-18

Petitioner's Address: PO Box 1487 City: Appleton State: WI Zip: 54912

Telephone #: (920) 209-2260 Fax: ( ) _____ Other Contact # or Email: Jeff.Schweitzer@communityfirstcu.org

Status of Petitioner (Please Circle): (Owner) Representative Tenant Prospective Buyer

Petitioner's Signature (required): Jeff Schweitzer Date: 2-21-18

OWNER INFORMATION

Owner(s): Community First Credit Union Date: 2-19-18

Owner(s) Address: PO Box 1487 City: Appleton State: WI Zip: 54912

Telephone #: (920) 209-2260 Fax: ( ) _____ Other Contact # or Email: JeffSchweitzer@communityfirstcu.org

Ownership Status (Please Circle): Individual Trust Partnership (Corporation)

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Dept. for incomplete submissions or other administrative reasons.

Property Owner's Signature: _____ Date: _____

SITE INFORMATION

Address/Location of Proposed Project: 670 Lake Park Road Parcel Number(s): LOT #1 pending CSM

Purposed Project Type: Credit Union branch location

Current Use of Property Vacant

Describe proposed development and/or proposed land use: 5769 s.f. group B commercial building

Proposed time schedule for development and/or use of the property: April 2018 thru Dec 2018

Zoning & Land Use Adjacent to the Site:

North: _____

South: _____

East: _____

West: _____

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

Staff _____ **Date Rec'd** _____

State of Wisconsin
Department of Natural Resources
PO Box 7921, Madison WI 53707-7921
dnr.wi.gov

Delegation of Signature Authority for Electronic Notice of Intent WPDES Storm Water Discharges Associated With Land Disturbing Construction Activities General Permit

Form 3500-121 (02/16)

Notice: This Delegation of Signature Authority (DSA) form is authorized by s. NR 205.07(1)(g), Wis. Adm. Code, to delegate electronic signature authority, submittal of an electronic Notice of Intent (eNOI). To delegate electronic signature authority, submittal of a completed DSA form to the Department of Natural Resources (Department) is mandatory for any landowner of a construction site regulated under 40 CFR Part 122, s. 283.33, Wis. Stats., and subch. III of ch. NR 216, Wis. Adm. Code. Failure to complete this form correctly will result in rejection of the eNOI by the Department. Personal information collected will be used for administrative purposes and may be provided to requesters to the extent required by Wisconsin's Open Records law (ss. 19.31 - 19.39, Wis. Stats.).

Please read all instructions before completing and type or clearly print the information. Submission of this DSA constitutes notice that the landowner identified in Section I has authorized the person identified in Section II to electronically sign the eNOI for the landowner. The completed DSA form shall be submitted electronically as an attachment to the eNOI, mailed copies will not be accepted.

Note: Submission of a DSA form is not required when the landowner electronically signs an eNOI.

Section I: Landowner Information

Landowner Name (individual, company, organization, or entity)	Authorized Representative (first and last name)		
COMMUNITY FIRST CREDIT UNION	JEFF SCHWEITZER		
Mailing Address	**City**	**State**	**ZIP Code**
P.O. BOX 1487	APPLETON	WI	54912-1487
E-mail Address	**Phone Number (include area code)**	**Alternate Phone Number**	
jeff.schweitzer@communityfirstcu.org	920-830-7234	920-209-2260	

Section II: Delegated Signatory Information

Name (individual, company, organization, or entity)	Signatory Name (first and last name)		
McMahon	Jordan Wochenske		
Mailing Address	**City**	**State**	**ZIP Code**
1445 McMahon Drive	Neenah	WI	54956
E-mail Address	**Phone Number (include area code)**	**Alternate Phone Number**	
jwochenske@mcmgrp.com	(920) 751-4200		

Certification

This is to notify the Department that as the landowner or the landowner's authorized representative, I delegate signature authority to the person identified in Section II for electronic signature of an eNOI for coverage under the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities pursuant to ch. NR 216, Wis. Adm. Code. I authorize the person identified in Section II pursuant to the delegation of signature authority process set forth in s. NR 205.07(1)(g), Wis. Adm. Code.

As required by NR 205.07(1)(g)2, Wis. Adm. Code, this form will be submitted to the Department with the eNOI submittal. I understand that if there are any changes to this authorization, a new complete DSA form shall be submitted to the Department. I understand that the landowner is the permittee under ch. NR 216, Wis. Adm. Code, and as such, I am responsible for compliance with the WPDES General Permit for Storm Water Discharges Associated With Land Disturbing Construction Activities. I understand that I have the opportunity to create a Wisconsin Management System (WAMS) ID to electronically sign the eNOI , but that without a WAMS ID, I do not have access to the eNOI system. I am entrusting the person identified in Section II to electronically sign the eNOI on my behalf and submit all required information and attachments.

For this DSA form, the eNOI and all required information and attachments, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NOTE: The person signing below must be a representative of the landowner as described in the instructions. "Landowner" for purposes of this DSA form is defined in s. NR 216.002 (15), Wis. Adm. Code (See instructions). Failure to properly complete and sign this form will result in its rejection.

Signature of Landowner/Authorized Representative	Date Signed
Jeff Schweitzer	2-21-18
Printed Name of Landowner/Authorized Representative	**Title**
JEFF SCHWEITZER	S.V.P. FACILITIES / PURCHASING

NEW LAKE PARK BRANCH FOR:

COMMUNITY FIRST CREDIT UNION

670 LAKE PARK ROAD

CITY OF MENASHA, CALUMET COUNTY, WISCONSIN 54952

Performa
PLANNERS + ARCHITECTS + ENGINEERS

124 N. BROADWAY P.O. BOX 5156 DE PERE, WISCONSIN 54115
920-336-9929 FAX: 920-336-2899 www.performainc.com

PROJECT TEAM

PROJECT ARCHITECT	BRIAN NETZEL
STRUCTURAL	MEGHAN SCANLAN
MECHANICAL	NEIL RYNDERS
PLUMBING	JULI SIMONET
ELECTRICAL	ALEX HARBOUR

SHEET INDEX

LIFE SAFETY

CIVIL

ARCHITECTURAL

STRUCTURAL

PLUMBING

HVAC

ELECTRICAL

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FCO	FLOOR CLEANOUT	O.D.	OUTSIDE DIAMETER
A.F.G.	ABOVE FINISHED GRADE	F.D.	FLOOR DRAIN	OPNG.	OPENING
AGGR.	AGGREGATE	FDN.	FOUNDATION	O.F.	OUTSIDE FACE
APPD.	APPROVED	FTG.	FOOTING	OVHD.	OVERHEAD
APPROX.	APPROXIMATE	GALV.	GALVANIZED	P. LAM.	PLASTIC LAMINATE
ARCH.	ARCHITECTURAL	GA.	GAUGE	PL.	PLATE
AT	AT	G.F.I.	GROUND FAULT INTERRUPT	PLBG.	PLUMBING
B.P.	BASE PLATE	GYP. BD.	GYPSUM BOARD	P.I.V.	POST INDICATOR VALVE
BRG.	BEARING	H.	HEIGHT or HIGH	P.R.V.	POWER ROOF VENTILATOR
B.M.	BENCH MARK	H.B.	HOSE BIBB	R/F	REINFORCING
BLKG.	BLOCKING	H.D.	HUB DRAIN	REQ'D	REQUIRED
BOT.	BOTTOM	H.P.	HIGH POINT	R	RISER
B.O.P	BOTTOM OF PIPE	HORIZ.	HORIZONTAL	R.O.	ROUGH OPENING
B.O.S.	BOTTOM OF STEEL	H.W.S.	HEADED WELDED STUD	R.D.	ROOF DRAIN
BLDG.	BUILDING	I.D.	INSIDE DIMENSION	SECT.	SECTION
CLKG.	CAULKING	I.E.	INVERT ELEVATION	SPEC.	SPECIFICATIONS
C.B.	CATCH BASIN	I.F.	INSIDE FACE	SQ. FT.	SQUARE FEET
CKT.	CIRCUIT	I.G.	ISOLATED GROUND	S. PT.	SPLICE POINT
CL	CENTER LINE	INSUL.	INSULATION	S.S.	STAINLESS STEEL
COL.	COLUMN	I.P.	INTERMEDIATE POINT	STD.	STANDARD
CONC.	CONCRETE	JT.	JOINT	STL.	STEEL
CONN.	CONNECTION	LAV.	LAVATORY	T	TREAD
C.M.U.	CONCRETE MASONRY UNIT	LG.	LONG	TEMP.	TEMPERATURE
CONT.	CONTINUOUS	L.P.	LOW POINT	TH	THICK
C.J.	CONTRACTION JOINT	M.H.	MAN HOLE	T.O.F.	TOP OF FOOTING
CONTR.	CONTRACTOR	M.H.	MOUNTING HEIGHT	T.O.S.	TOP OF STEEL
DIA. or Φ	DIAMETER	MFR.	MANUFACTURER	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN	DOWN	MECH.	MECHANICAL	VERT.	VERTICAL
DWL.	DOWEL	M.O.	MASONRY OPENING	WWF	WELDED WIRE FABRIC
D.S.	DOWNSPOUT	MTL.	METAL	W/	WITH
E.F.	EACH FACE	MEZZ.	MEZZANINE	W	WIDTH or WIDE
EL.	ELEVATION	MIN.	MINIMUM	W.C.	WATER CLOSET
ELEV.	ELEVATION	MISC.	MISCELLANEOUS	WCO	WALL CLEANOUT
E.W.C.	ELECTRIC WATER COOLER	N.I.C.	NOT IN CONTRACT	W.P.	WORK POINT
EX.	EXISTING	N.L.	NIGHT LIGHT	W.P.	WEATHERPROOF
EXIST.	EXISTING	N.T.S.	NOT TO SCALE	U.N.	UNLESS NOTED
EXP. JT.	EXPANSION JOINT	NO.	NUMBER	U.N.O.	UNLESS NOTED OTHERWISE
FACP	FIRE ALARM CONTROL PANEL	O.C.	ON CENTER	XFMR	TRANSFORMER

ISSUE RECORD

NO.	DATE	DESCRIPTION	SHEETS ISSUED
A	01/17/18	100% REVIEW	SEE INDEX

SYMBOLS

NORTH ARROW
EXISTING COLUMN GRID CENTERLINE
NEW COLUMN GRID CENTERLINE
EXISTING ELEVATION REFERENCE
NEW ELEVATION REFERENCE
SOIL BORING
Room name
101 ROOM NUMBER
101 DOOR NUMBER

1 REVISION NUMBER
1 WINDOW NUMBER
2 WALL TYPE
1 / A1.1 DETAIL OR SECTION NUMBER / SHEET ON WHICH DETAIL OR SECTION IS DRAWN
1 / A1.1 SIM SECTION CUT REFERENCE
1 / A1.1 SIM ELEVATION REFERENCE

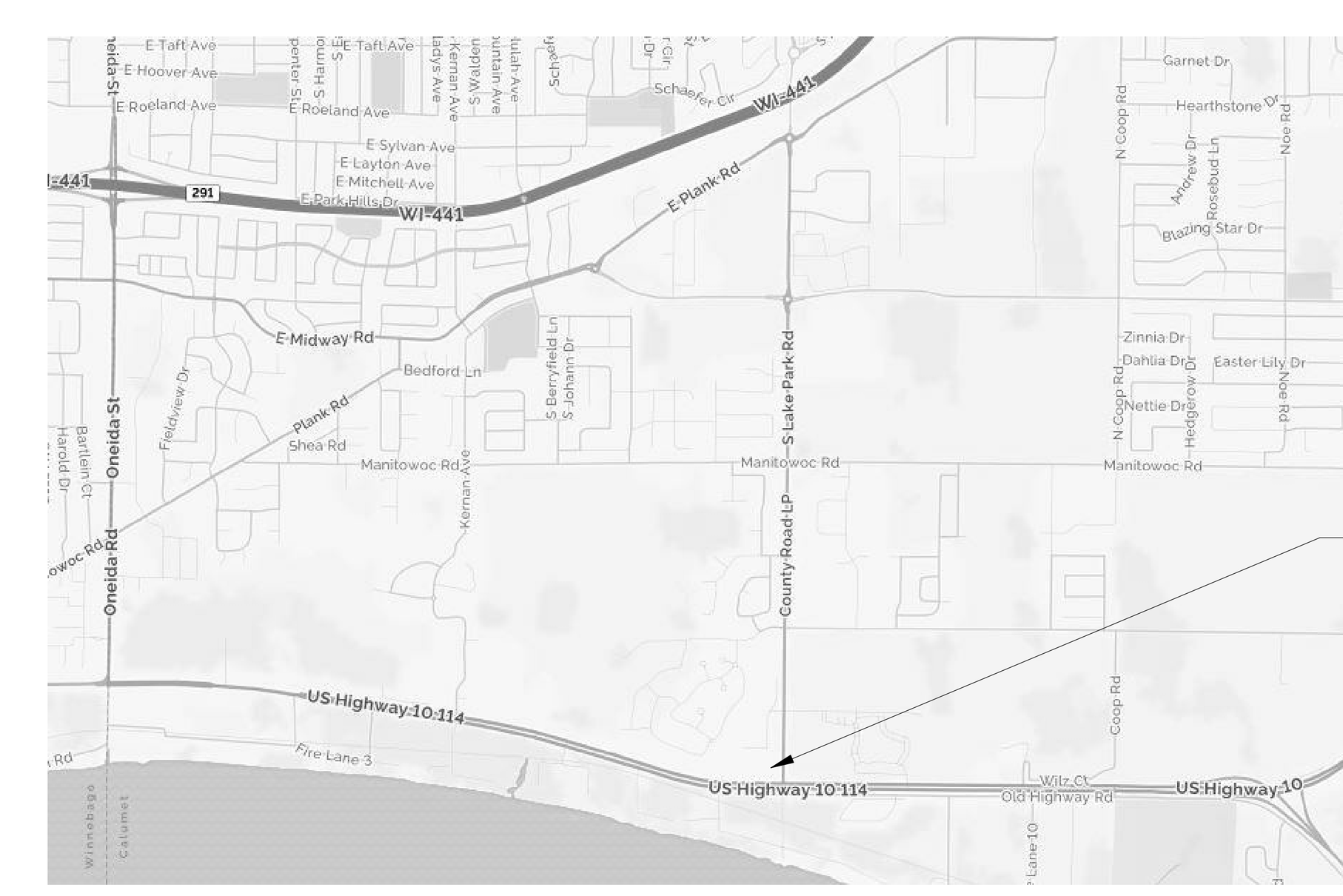
X / AX.X DETAIL NUMBER AND SCALE
SCALE = 1/8" = 1'-0"
1 / A1.1 ENLARGED PLAN OR DETAIL REFERENCES
PROPERTY LINE
EXISTING TO BE REMOVED
EXISTING CONTOUR
NEW CONTOUR

MATERIALS

ALUMINUM	CONC. MASONRY UNIT	ROUGH LUMBER
BRICK	GYPSUM BOARD	PLYWOOD
COMPACTED FILL	BATT INSULATION	PRECAST CONCRETE
CONCRETE DRIVES, APRONS, ETC.	RIGID INSULATION	STEEL
POURED CONCRETE IN SECTION	FINISHED WOOD	UNDISTURBED SOIL

PROJECT LOCATION

VICINITY MAP



PROJECT LOCATION

LOCATION MAP

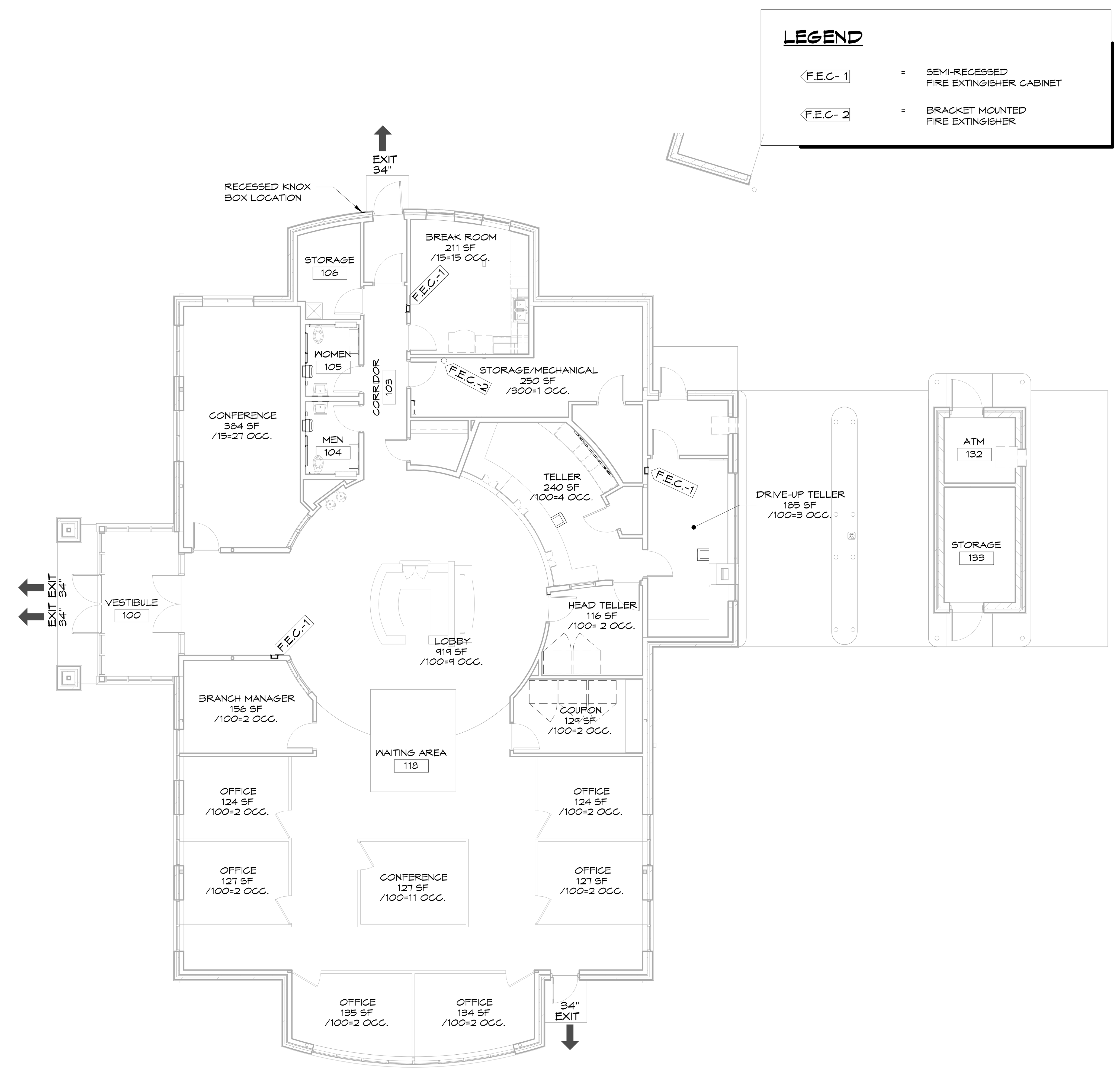
NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

COMMUNITY FIRST CREDIT UNION

TITLE: TITLE SHEET, INDEX OF DRAWINGS

DRAWN: DWB	CHK'D: BJN
DATE: 01/29/18	
SCALE: As indicated	
DRAWING NO.: TS1.1	
PROJECT NO.: 15067	REV.:

1/29/2018 2:10:43 PM



APPLICABLE CODES

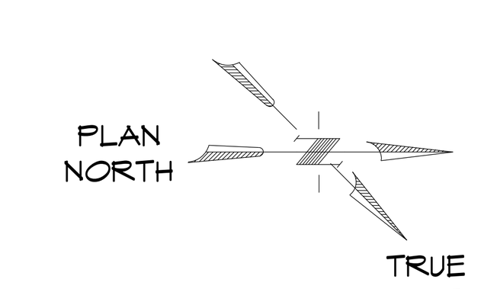
2009 INTERNATIONAL BUILDING CODE (IBC) W/ STATE AMENDMENTS
2009 INTERNATIONAL FIRE CODE (IFC) W/ STATE AMENDMENTS
2007 NFPA 13 AND 72 FIRE ALARM AND SPRINKLER
2009 INTERNATIONAL PLUMBING CODE (IPC) W/ STATE AMENDMENTS
2009 INTERNATIONAL MECHANICAL CODE (IMC) W/ STATE AMENDMENTS
2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) W/ STATE AMENDMENTS
2011 NATIONAL ELECTRICAL CODE (NEC) W/ STATE AMENDMENTS
2009 ANSI A117.1 ACCESSIBILITY CODE

CODE DATA

OCCUPANCY GROUP:	B - BUSINESS
CONSTRUCTION TYPE:	TYPE 5B
SPRINKLERED:	NON-SPRINKLERED
FIRE EXTINGUISHERS:	SEE PLAN
ALLOWABLE AREA INCREASES (SECTION 506)	
FRONTAGE INCREASE:	If = 100 [421(F)/421(P) - 0.25] 24'/30 = 60% INCREASE
SPRINKLER INCREASE:	N/A
ALLOWABLE AREA/FLOOR (TABLE 503)	
A + [A x FRONTAGE INCREASE] / 100	Aa = 9,000 + [9,000 x 60%]/100 = 5,490 SF INCREASE
ALLOWABLE AREA	14,490 SF
ACTUAL AREA:	5,769 SF (< 14,490 SF)
RATED WALLS REQUIRED:	N/A
MAXIMUM TRAVEL DISTANCE:	GROUP B (NON-SPRINKLERED) = 200'
FIRE RATINGS OF BUILDING COMPONENTS (TABLE 601):	TYPE 5B STRUCTURAL FRAME = 0 EXTERIOR AND INTERIOR BEARING WALLS = 0 SEE TABLE 602 AND SECTION 602 EXTERIOR AND INTERIOR NONBEARING WALLS AND PARTITIONS = 0 SEE TABLE 602 AND SECTION 602 FLOOR CONSTRUCTION = 0 ROOF CONSTRUCTION = 0
TOTAL NUMBER OF OCCUPANTS:	MAXIMUM BUILDING CAPACITY = 88 OCCUPANTS
EGRESS WIDTH (TABLE 1003.2.3):	
REQUIRED =	EGRESS 0.2 x 88 = 17.6"
PROVIDED =	EGRESS 136" (PROVIDED)

PLUMBING FIXTURES PER OCCUPANT

	WATER CLOSETS		URINALS		LAVATORIES		SERVICE SINK		DRINKING FOUNTAIN	
OCCUPANCY	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.	REQ'D.	PROV'D.
44 FEMALES	1	1	N/A	N/A	1	1	1	1	1	1
44 MALES	1	1	0	0	1	1				



LIFE SAFETY FLOOR PLAN
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	BY	DATE

NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

COMMUNITY FIRST CREDIT UNION

Performa
PLANNERS + ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE: LIFESAFETY PLAN, NOTES

DRAWN: TJH	CHK'D: BJN
DATE: 01/29/18	
SCALE: 1/8" = 1'-0"	
DRAWING NO.: LS1.1	
PROJECT NO.: 15067	REV.:

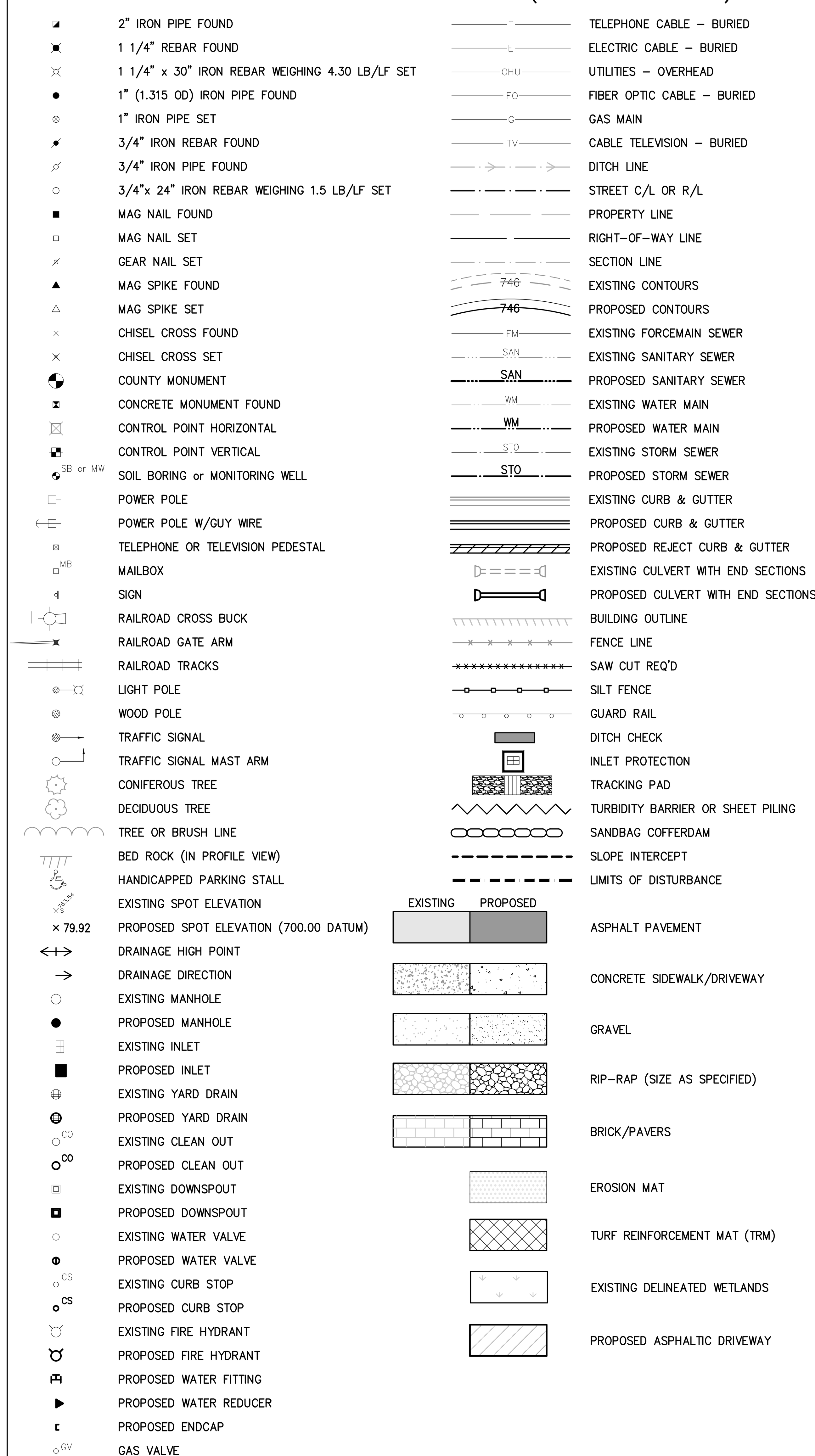
STANDARD ABBREVIATIONS

AC	ACRE	LT	LEFT
AGG	AGGREGATE	LVC	LENGTH OF VERTICAL CURVE
AH	AHEAD	MAINT	MAINTENANCE
ASPH	ASPHALT PAVEMENT	MAT'L	MATERIAL
AVG	AVERAGE	MAX	MAXIMUM
B-B	BACK TO BACK	MIN	MINIMUM
BEG	BEGIN	MH	MANHOLE
BIT	BITUMINOUS	MP	MILE POST
BK	BACK	NB	NORTHBOUND
B/L	BASE LINE	NO	NUMBER
BLDG	BUILDING	NOR	NORMAL
BM	BENCH MARK	OD	OUTSIDE DIAMETER
BOC	BACK OF CURB	OBLIT	OBLITERATE
BRG	BEARING	PAV'T	PAVEMENT
C-C	CENTER TO CENTER	PC	POINT OF CURVATURE
CY	CUBIC YARD	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
C&G	CURB AND GUTTER		
CB	CATCH BASIN	PE	PRIVATE ENTRANCE
CE	COMMERCIAL ENTRANCE	PED	PEDESTAL
CHD	CHORD	PGL	PROFILE GRADE LINE
C/L	CENTER LINE	PI	POINT OF INTERSECTION
CL	CLASS (FOR CONC PIPE)	P/L	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PLE	PERMANENT LIMITED EASEMENT
CO	CLEAN OUT	PP	POWER POLE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVATURE
CORR	CORRUGATED	PROP	PROPOSED
CP	CONTROL POINT	PSD	PASSING SIGHT DISTANCE
CR	CRUSHED	PSI	POUNDS PER SQUARE INCH
CS	CURB STOP	PT	POINT OF TANGENCY
CSW	CONCRETE SIDEWALK	PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
CTH	COUNTY TRUNK HIGHWAY		
CULV	CULVERT	PVI	POINT OF VERTICAL INTERSECTION
D	DEPTH OR DELTA	PVT	POINT OF VERTICAL TANGENCY
DI	DUCTILE IRON	R	RADIUS
DIA	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DIS	DISCHARGE	RD	ROAD
EA	EACH	REBAR	REINFORCEMENT ROD
EB	EASTBOUND	REM	REMOVE
EBS	EXCAVATION BELOW SUBGRADE	RECON	RECONSTRUCT
EG	EDGE OF GRAVEL	REQ'D	REQUIRED
ELEV	ELEVATION	R/L	REFERENCE LINE
ELEC	ELECTRIC	RP	RADIUS POINT
EMB	EMBANKMENT	RR	RAILROAD
EMAT	EROSION MAT	RT	RIGHT
ENT	ENTRANCE	R/W	RIGHT-OF-WAY
EOR	END OF RADIUS	SB	SOUTHBOUND
EP	EDGE OF PAVEMENT	SE	SUPERELEVATION
EXC	EXCAVATION	SF	SQUARE FEET
EX	EXISTING	SI	SLOPE INTERCEPT
EW	ENDWALL	STH	STATE TRUNK HIGHWAY
F-F	FACE TO FACE	SY	SQUARE YARD
FDN	FOUNDATION	SALV	SALVAGED
FE	FIELD ENTRANCE	SAN	SANITARY
FERT	FERTILIZER	SEC	SECTION
FG	FINISHED GRADE	SHLDR	SHOULDER
F/L	FLOW LINE	S/L	SURVEY LINE
FT	FOOT	SQ	SQUARE
FTG	FOOTING	STA	STATION
GRAV	GRAVEL	STD	STANDARD
GN	GRID NORTH	STO	STORM
GV	GAS VALVE	SW	SIDEWALK
HDPE	HIGH DENSITY POLYETHYLENE	TC	TOP OF CURB
HE	HIGHWAY EASEMENT	TEL	TELEPHONE
HMA	HOT MIX ASPHALT	TEMP	TEMPORARY
HP	HIGH POINT	TLE	TEMPORARY LIMITED EASEMENT
HT	HEIGHT	TV	TELEVISION
HYD	HYDRANT	TYP	TYPICAL
ID	INSIDE DIAMETER	UG	UNDERGROUND
IN	INCH	USH	U.S. HIGHWAY
INL	INLET	VAR	VARIES
INV	INVERT	VC	VERTICAL CURVE
IP	IRON PIPE	VERT	VERTICAL
JCT	JUNCTION	WB	WESTBOUND
LB	POUND	WM	WATER MAIN
LF	LINEAR FOOT	WV	WATER VALVE
LP	LIGHT POLE		

GENERAL NOTES

1. THE UTILITIES SHOWN IN PLAN AND PROFILE ARE INDICATED IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING ANY PRIVATE UTILITIES, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED 72 HRS. PRIOR TO EXCAVATION.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.
3. EXISTING STREET RIGHT-OF-WAY AND INTERSECTING PROPERTY LINES ARE ESTABLISHED FROM FIELD LOCATED SURVEY MONUMENTATION, PREVIOUS SURVEYS, PLATS AND CURRENT PROPERTY DEEDS.
4. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT PRIOR APPROVAL FROM THE OWNER.
5. A SAWED JOINT IS REQUIRED WHERE NEW HMA PAVEMENT MATCHES EXISTING ASPHALTIC CONCRETE SURFACE.
6. ALL CURB RADII SHOWN ON THE PLAN SHEETS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
7. DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

STANDARD SYMBOLS (PLAN VIEW ONLY)



2" IRON PIPE FOUND
1 1/4" REBAR FOUND
1 1/4" x 30" IRON REBAR WEIGHING 4.30 LB/LF SET
1" (1.315 OD) IRON PIPE FOUND
1" IRON PIPE SET
3/4" IRON REBAR FOUND
3/4" IRON PIPE FOUND
3/4"x 24" IRON REBAR WEIGHING 1.5 LB/LF SET
MAG NAIL FOUND
MAG NAIL SET
GEAR NAIL SET
MAG SPIKE FOUND
MAG SPIKE SET
CHISEL CROSS FOUND
CHISEL CROSS SET
COUNTY MONUMENT
CONCRETE MONUMENT FOUND
CONTROL POINT HORIZONTAL
CONTROL POINT VERTICAL
SB or MW
SOIL BORING or MONITORING WELL
POWER POLE
POWER POLE W/GUY WIRE
TELEPHONE OR TELEVISION PEDESTAL
MB
MAILBOX
SIGN
RAILROAD CROSS BUCK
RAILROAD GATE ARM
RAILROAD TRACKS
LIGHT POLE
WOOD POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL MAST ARM
CONIFEROUS TREE
DECIDUOUS TREE
TREE OR BRUSH LINE
BED ROCK (IN PROFILE VIEW)
HANDICAPPED PARKING STALL
763.54
EXISTING SPOT ELEVATION
× 79.92
PROPOSED SPOT ELEVATION (700.00 DATUM)
DRAINAGE HIGH POINT
DRAINAGE DIRECTION
EXISTING MANHOLE
PROPOSED MANHOLE
EXISTING INLET
PROPOSED INLET
EXISTING YARD DRAIN
PROPOSED YARD DRAIN
CO
EXISTING CLEAN OUT
CO
PROPOSED CLEAN OUT
EXISTING DOWNSPOUT
PROPOSED DOWNSPOUT
EXISTING WATER VALVE
PROPOSED WATER VALVE
CS
EXISTING CURB STOP
CS
PROPOSED CURB STOP
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
PROPOSED WATER FITTING
PROPOSED WATER REDUCER
PROPOSED ENDCAP
GV
GAS VALVE
T
TELEPHONE CABLE - BURIED
E
ELECTRIC CABLE - BURIED
OHU
UTILITIES - OVERHEAD
FO
FIBER OPTIC CABLE - BURIED
G
GAS MAIN
TV
CABLE TELEVISION - BURIED
DITCH LINE
STREET C/L OR R/L
PROPERTY LINE
RIGHT-OF-WAY LINE
SECTION LINE
746
EXISTING CONTOURS
746
PROPOSED CONTOURS
FM
EXISTING FORCEMAIN SEWER
SAN
EXISTING SANITARY SEWER
SAN
PROPOSED SANITARY SEWER
WM
EXISTING WATER MAIN
WM
PROPOSED WATER MAIN
STO
EXISTING STORM SEWER
STO
PROPOSED STORM SEWER
EXISTING CURB & GUTTER
PROPOSED CURB & GUTTER
PROPOSED REJECT CURB & GUTTER
EXISTING CULVERT WITH END SECTIONS
PROPOSED CULVERT WITH END SECTIONS
BUILDING OUTLINE
FENCE LINE
SAW CUT REQ'D
SILT FENCE
GUARD RAIL
DITCH CHECK
INLET PROTECTION
TRACKING PAD
TURBIDITY BARRIER OR SHEET PILING
SANDBAG COFFERDAM
SLOPE INTERCEPT
LIMITS OF DISTURBANCE
EXISTING
PROPOSED
ASPHALT PAVEMENT
CONCRETE SIDEWALK/DRIVEWAY
GRAVEL
RIP-RAP (SIZE AS SPECIFIED)
BRICK/PAVERS
EROSION MAT
TURF REINFORCEMENT MAT (TRM)
EXISTING DELINEATED WETLANDS
PROPOSED ASPHALTIC DRIVEWAY

EROSION & SEDIMENT CONTROL PLAN

BEST MANAGEMENT PRACTICES:

THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING AND REMOVING BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS. THESE STANDARDS MAY BE FOUND ON THE DNR WEBSITE AT http://www.dnr.wi.gov/runoff/stormwater/techstds.htm. RIP-RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WIS-DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, UNTIL TECHNICAL STANDARD 1065 IS COMPLETED BY THE DNR. THE MINIMUM BEST MANAGEMENT PRACTICES SPECIFIED FOR THIS PROJECT ARE AS FOLLOWS:

[ ] LAND APPLICATION OF POLYACRYLAMIDE (1050)	[ ] DE-WATERING (1061)
[ ] WATER APPLICATION OF POLYMERS (1051)	[ ] DITCH CHECK (1062)
[X] NON-CHANNEL EROSION MAT (1052)	[ ] SEDIMENT TRAP (1063)
[ ] CHANNEL EROSION MAT (1053)	[ ] SEDIMENT BASIN (1064)
[X] VEGETATIVE BUFFER (1054)	[ ] RIP-RAP (1065)
[ ] SEDIMENT BALE BARRIER (1055)	[ ] CONSTRUCTION DIVERSION (1066)
[X] SILT FENCE (1056)	[X] GRADING PRACTICES (1067)
[X] TRACKING PAD & TIRE WASHING (1057)	[ ] DUST CONTROL (1068)
[X] MULCHING (1058)	[ ] TURBIDITY BARRIER (1069)
[X] SEEDING (1059)	[ ] SILT CURTAIN (1070)
[X] STORM DRAIN INLET PROTECTION (1060)	[ ] MANUFACTURED PERIMETER PRODUCTS (1071)

THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES AND IMPLEMENT BEST MANAGEMENT PRACTICES TO PREVENT OR REDUCE ALL OF THE FOLLOWING:

A. DEPOSITION OR TRACKING OF SOIL ONTO STREETS BY VEHICLES.

B. DISCHARGE OF SEDIMENT INTO STORM WATER INLETS.

C. DISCHARGE OF SEDIMENT INTO ADJACENT STREAMS, RIVERS, LAKES AND WETLANDS.

D. DISCHARGE OF SEDIMENT FROM DITCHES AND STORM SEWERS THAT FLOW OFFSITE.

E. DISCHARGE OF SEDIMENT FROM DEWATERING ACTIVITIES.

F. DISCHARGE OF SEDIMENT FROM SOIL STOCKPILES EXISTING FOR 7 DAYS OR MORE.

G. DISCHARGE OF SEDIMENT FROM EROSIVE OUTLET FLOWS.

H. TRANSPORT OF CHEMICALS, CEMENT AND BUILDING MATERIALS BY RUNOFF.

I. TRANSPORT OF UNTREATED VEHICLE AND WHEEL WASH WATER BY RUNOFF.

THE CONTRACTOR SHALL IMPLEMENT THE FOLLOWING PREVENTATIVE MEASURES:

A. PRESERVE EXISTING VEGETATION WHENEVER POSSIBLE.

B. MINIMIZE SOIL COMPACTION AND PRESERVE TOPSOIL.

C. MINIMIZE LAND DISTURBANCES ON SLOPES OF 20% OR MORE.

D. MINIMIZE THE AMOUNT OF SOIL EXPOSED AT ANY ONE TIME.

E. DIVERT CLEAR WATER AWAY FROM EXPOSED SOILS.

F. TEMPORARILY STABILIZE EXPOSED SOILS THAT WILL NOT BE ACTIVE FOR 14 DAYS OR MORE. USE MULCHING, SEEDING, POLYACRYLAMIDE OR GRAVELING TO STABILIZE.

G. PERMANENTLY STABILIZE EXPOSED SOILS AS SOON AS POSSIBLE.

H. CONTRACTOR SHALL EDUCATE ITS EMPLOYEES AND SUBCONTRACTORS ABOUT PROPER SPILL PREVENTION AND RESPONSE PROCEDURES. IF A SPILL OCCURS, THE CONTRACTOR SHALL EVACUATE THE AREA AND IMMEDIATELY NOTIFY THE LOCAL MUNICIPALITY, FIRE DEPARTMENT OR 911 EMERGENCY SYSTEM. IF NO FIRE, EXPLOSION OR LIFE / HEALTH SAFETY HAZARD EXISTS, THE NEXT STEP IS TO CONTAIN THE SPILL AND PERFORM CLEANUP. USE DRY CLEANUP METHODS, NOT WET.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING OR REPLACING BEST MANAGEMENT PRACTICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES BY THE END OF THE WORK DAY. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING BEST MANAGEMENT PRACTICES TEMPORARILY REMOVED FOR CONSTRUCTION ACTIVITY AS SOON AS THOSE ACTIVITIES ARE COMPLETED. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND DISPOSING OF TEMPORARY BEST MANAGEMENT PRACTICES AFTER CONSTRUCTION IS COMPLETE AND PERMANENT VEGETATION IS ESTABLISHED.

INSPECTION & MAINTENANCE:

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING BEST MANAGEMENT PRACTICES WEEKLY, AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. WRITTEN DOCUMENTATION OF EACH INSPECTION SHALL BE KEPT AT THE CONSTRUCTION SITE AND SHALL INCLUDE THE FOLLOWING INFORMATION: DATE, TIME, AND LOCATION OF INSPECTION; NAME OF INDIVIDUAL WHO PERFORMED THE INSPECTION; AN ASSESSMENT OF THE CONDITION OF BEST MANAGEMENT PRACTICES; A DESCRIPTION OF ANY BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED; AND A DESCRIPTION OF THE PRESENT PHASE OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR NOTIFICATION. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING, MAINTAINING, REPAIRING, OR REPLACING BEST MANAGEMENT PRACTICES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%.

THE CONTRACTOR IS RESPONSIBLE FOR POSTING THE PERMIT IN A CONSPICUOUS LOCATION ON THE CONSTRUCTION SITE. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING A COPY OF THE APPROVED REPORTS, PLANS, AMENDMENTS, INSPECTION REPORTS, AND PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY IS COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER IS ESTABLISHED WITH A DENSITY OF AT LEAST 70%. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE OWNER WHEN THE VEGETATIVE DENSITY REACHES AT LEAST 70%. THE OWNER IS RESPONSIBLE FOR TERMINATING DNR PERMIT COVERAGE.

AMENDMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR AMENDING THE EROSION & SEDIMENT CONTROL PLAN IF: THERE IS A CHANGE IN CONSTRUCTION, OPERATION OR MAINTENANCE AT THE SITE WHICH HAS THE REASONABLE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS; THE ACTIONS REQUIRED BY THE PLAN FAIL TO REDUCE THE IMPACTS OF POLLUTANTS CARRIED BY CONSTRUCTION SITE RUNOFF; OR IF THE DNR NOTIFIES THE APPLICANT OF CHANGES NEEDED IN THE PLAN. THE DNR AND OWNER SHALL BE NOTIFIED 5 WORKING DAYS PRIOR TO MAKING CHANGES TO THE PLAN.

NO | DESCRIPTION | BY | DATE

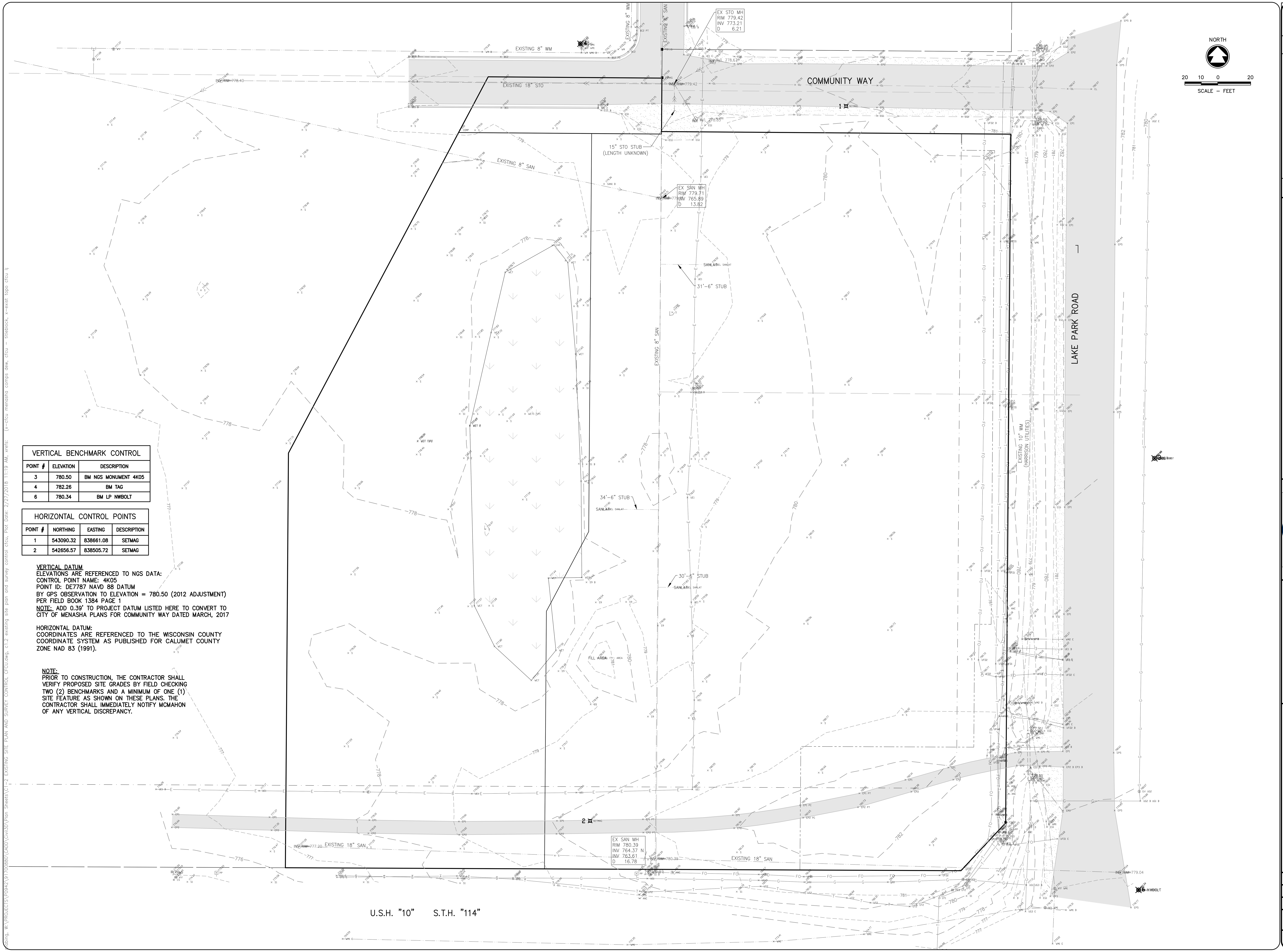
NEW MENASHA BRANCH
COMMUNITY FIRST CREDIT UNION
CTH LP MENASHA, WI 54956

Miron
Building Excellence

Performa
ARCHITECTS + ENGINEERS

ABBREVIATIONS, SYMBOLS AND NOTES

DRAWN MJA | CHK'D RJW
DATE 12/16/17
SCALE As Indicated
DRAWING NO. C1.1
PROJECT NO. XXXXX



VERTICAL BENCHMARK CONTROL		
POINT #	ELEVATION	DESCRIPTION
3	780.50	BM NGS MONUMENT 4K05
4	782.26	BM TAG
6	780.34	BM LP NWBOLT

HORIZONTAL CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
1	543090.32	838661.08	SETMAG
2	542656.57	838505.72	SETMAG

VERTICAL DATUM
ELEVATIONS ARE REFERENCED TO NGS DATA:
CONTROL POINT NAME: 4K05
POINT ID: DE7787 NAVD 88 DATUM
BY GPS OBSERVATION TO ELEVATION = 780.50 (2012 ADJUSTMENT)
PER FIELD BOOK 1384 PAGE 1
NOTE: ADD 0.39' TO PROJECT DATUM LISTED HERE TO CONVERT TO CITY OF MENASHA PLANS FOR COMMUNITY WAY DATED MARCH, 2017

HORIZONTAL DATUM:
COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM AS PUBLISHED FOR CALUMET COUNTY ZONE NAD 83 (1991).

NOTE:
PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PROPOSED SITE GRADES BY FIELD CHECKING TWO (2) BENCHMARKS AND A MINIMUM OF ONE (1) SITE FEATURE AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MCMAHON OF ANY VERTICAL DISCREPANCY.

NO.	DESCRIPTION	BY	DATE

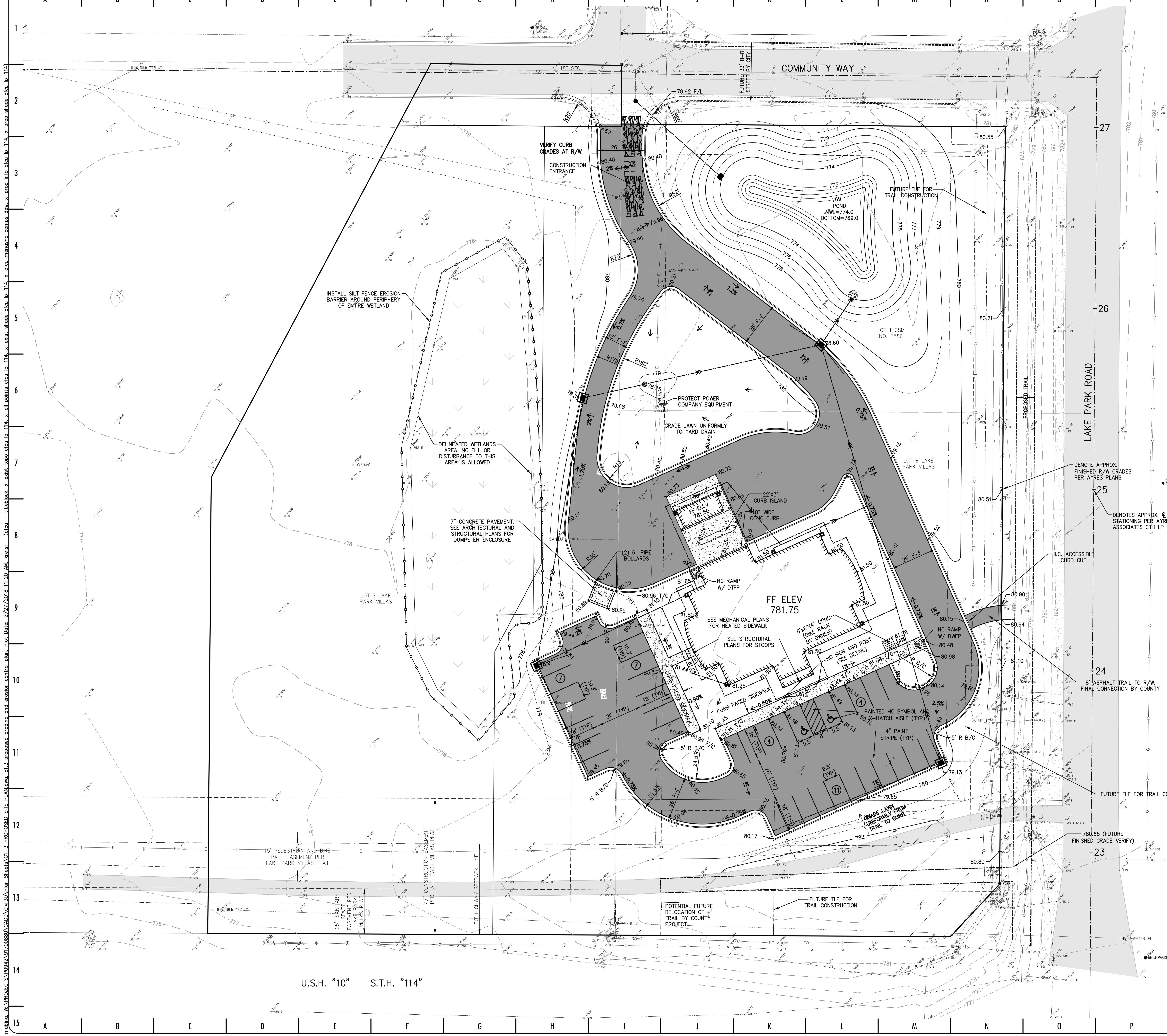
NEW MENASHA BRANCH
COMMUNITY FIRST CREDIT UNION
CTH LP MENASHA, WI 54956

Miron Building Excellence

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE: EXISTING SITE PLAN AND SURVEY CONTROL CFCU

DRAWN: MJA | CHK'D: RJW
DATE: 12/16/17
SCALE: As indicated
DRAWING NO.: C1.2
PROJECT NO.: XXXXX | REV.:



NOTES:

1. CTH LP TRAIL DERIVED FROM AYERS ASSOC. PRELIMINARY PLANS DATED 8/11/17 AND IS SUBJECT TO CHANGE.
2. PERFORM FINISHED SITE GRADING TO THE EAST LOT LINE TO THE LISTED AYERS R/W GRADES WHERE POSSIBLE TO MINIMIZE FUTURE DISTURB AREA TO SITE AND LANDSCAPING AS A RESULT OF CTH LP TRAIL CONSTRUCTION.
3. SEE STRUCTURAL PLANS FOR LOCATION AND DETAILS ON ALL STOOPS.
4. REFER TO GEOTECHNICAL REPORT BY P.S.I. DATED FEBRUARY 1, 2018 FOR SITE GRADING INFORMATION. IN PARTICULAR, COMPLY WITH REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
   - > TOPSOIL STRIPPING
   - > PROOF ROLLING
   - > REMOVAL OF AREAS OF YIELDING SOILS
   - > MOISTURE AND DISTURBANCE CONTROL ON SENSITIVE SUBGRADE SOIL
   - > PLACEMENT OF BASE COURSE
5. SEE LANDSCAPE PLAN FOR DETAILS ON SEEDING AND PLANTINGS. RESPREAD 6" TOPSOIL ON ALL DISTURBED GRADED AREAS.
6. SITE AREA WEST OF WETLANDS MAY BE USED FOR TEMPORARY TOPSOIL STOCKPILES, COMPLY WITH DNR CONSERVATION PRACTICE STANDARDS.
7. SLOPE AREA BETWEEN NEW PAVEMENT AND WETLANDS SHALL BE TOPSOILED, SEEDED AND COVERED WITH A TYPE 1, CLASS B EROSION CONTROL MAT WITHIN 48 HOURS OF BEING GRADED. ADDITIONAL SEEDING TO RESTORE BEHIND CURB WILL BE NECESSARY ON A LATER DATE.
8. FINISHED CURB GRADES AT THE CONNECTION TO COMMUNITY WAY ARE ASSUMED, AS CITY STREET PLANS ARE NOT YET AVAILABLE BEFORE FINALIZING WORK WITHIN 100' OF THE INTERSECTION CONTRACTOR SHALL OBTAIN CITY PLANS AND ADJUST GRADES AS NECESSARY TO MATCH CITY WORK. NOTE THERE MAY BE UP TO A 0.39' ELEVATION DISCREPANCY BETWEEN THIS PROJECT DATUM AND THE CITY DATUM.
9. ALL CONCRETE SIDEWALK ON SOUTH AND WEST SIDE OF BUILDING IS INTENDED TO BE HEATED. SEE MECHANICAL PLAN DETAILS FOR HYDRONIC SYSTEM. PROVIDE GENERAL CONTRACTOR DEDUCT PRICE IN THE EVENT THE HYDRONIC SYSTEM IS NOT INSTALLED.

ZONING STANDARDS	
SITE ZONING: DISTRICT	C1 – GENERAL COMMERCIAL
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT SIZE:	9500 SQUARE FEET
MINIMUM FRONT YARD SETBACK:	10 FEET STRUCTURE & PAVING
MINIMUM SIDE YARD SETBACK:	0 FEET STRUCTURE & PAVING
MAXIMUM BUILDING HEIGHT:	45 FEET
MAXIMUM BUILDING COVERAGE:	30%
REQUIRED OFF-STREET PARKING (BANKS):	1 PER 400 S.F PUBLICLY USED FLOOR AREA (5769/400 = 14 REQ'D)

NEW MENASHA BRANCH COMMUNITY FIRST CREDIT UNION

CTH LP MENASHA, WI 54956

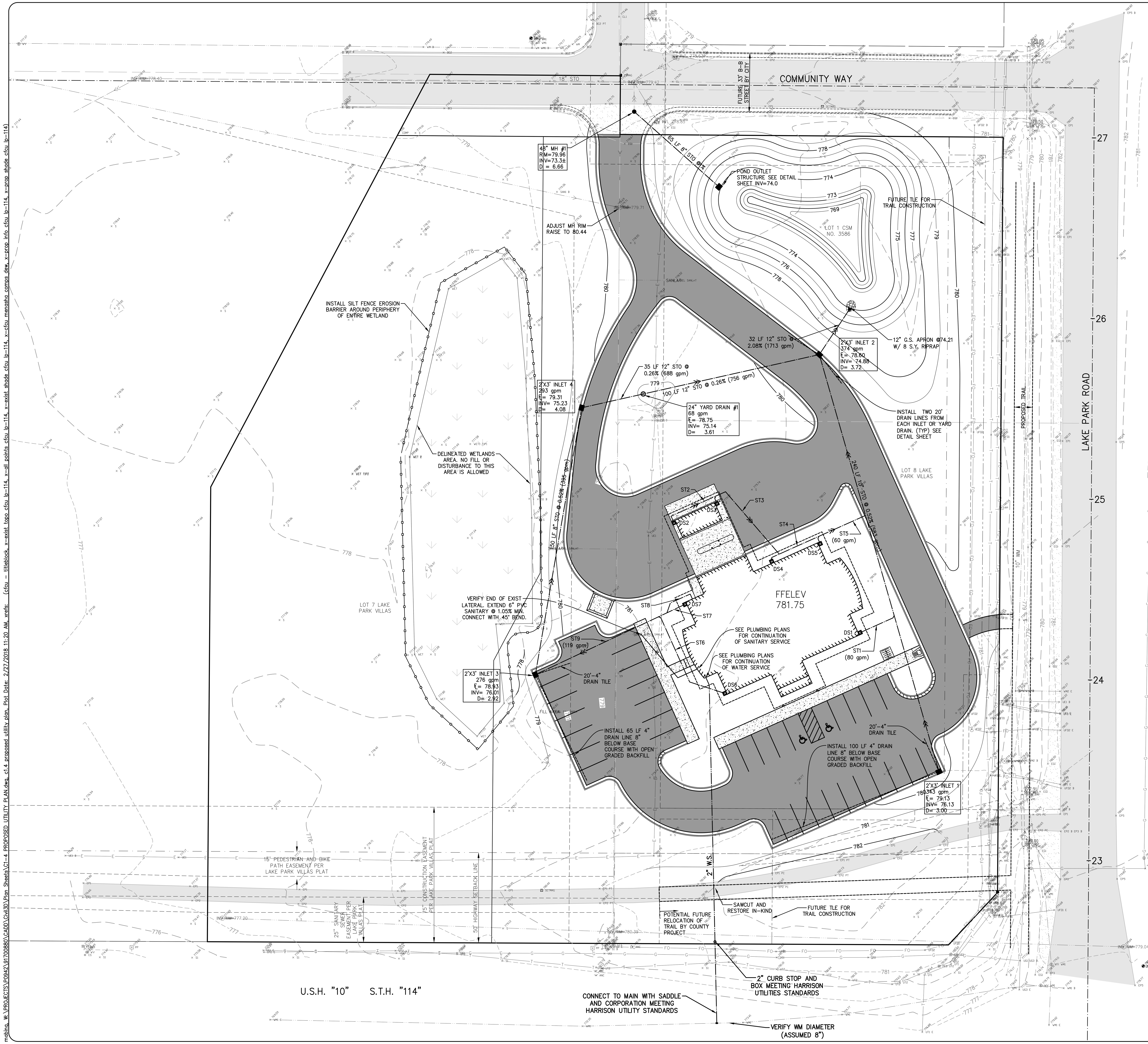
Miron Building Excellence

Performa ARCHITECTS + ENGINEERS

PROPOSED GRADING AND EROSION CONTROL PLAN

DRAWN	CHK'D
MJA	RJW
DATE	12/18/17
SCALE	As Indicated
DRAWING NO.	C1.3
PROJECT NO.	XXXXX

mahlke W:\PROJECTS\P0942\P170880\CADD\Civil3D\Plan Sheets\C1-3 PROPOSED SITE PLAN.dwg, c1.3 proposed grading and erosion control plan, Plot Date: 2/27/2018 11:20 AM, xrefs: (cfcu - titleblock, x-exist topo cfcu lp-114, x-dl points cfcu lp-114, x-exist shade cfcu lp-114, x-cfcu menasha comps dew, x-prop info cfcu lp-114, x-prop shade cfcu lp-114)



20 10 0 20

SCALE – FEET

NOTES:

1. INSTALL NEW 2" WATER SERVICE AT 6.5' MINIMUM COVER.
2. COORDINATE DEPTH OF SANITARY LATERAL AT FOUNDATION WITH PLUMBING PLAN AND CONTRACTOR. DEPTH OF LATERAL UNDER LAWN SHALL BE 5' MINIMUM. INSTALL WATER TIGHT CONNECTION AND HARRISON UTILITY DISTRICT APPROVED RISER IF NECESSARY AT CONNECTION TO EXISTING 6" LATERAL.
3. CONTRACTOR SHALL CONTACT HARRISON UTILITIES AND PAY A $3900 FLAT FEE PLUS $50 CONNECTION FEE (2 CHECKS) FOR THE SEWER AND WATER LATERAL CONNECTIONS. MATERIALS AND METHODS FOR THE LATERAL CONNECTIONS SHALL BE PER THE UTILITY DEPARTMENT REQUIREMENTS.
4. VERIFY RIM WITH CITY STREET PLANS AND FIELD VERIFY INVERT BEFORE ORDERING PRECAST MH #1
5. REFER TO P.S.I. GEOTECHNICAL REPORT FOR INFORMATION REGARDING UTILITY CONSTRUCTION. UTILITY TRENCHES BENEATH OR WITHIN 5' OF ANY PAVEMENT MUST BE BACKFILLED WITH GRANULAR SOILS.

DOWNSPOUT CONNECTION TABLE

DOWNSPOUT	DIA	ROOF AREA	gpm
DS1	4"	1949	75
DS2	4"	696	27
DS3	4"	696	27
DS4	4"	1392	53
DS5	4"	685	26
DS6	4"	1687	65
DS7	4"	1253	48

ROOF STORM DRAIN TABLE

SEGMENT	FLOW(gpm)	DIA	MIN SLOPE%	CAPACITY (gpm)
ST1	75	4"	0.52	80
ST2	27	4"	0.26	60
ST3	54	4"	0.26	60
ST4	107	4"	1.04	110
ST5	133	4"	2.08	160
ST6	65	4"	0.52	80
ST7	48	4"	0.52	80
ST8	6	4"	0.52	80
ST9	119	4"	2.08	160

SITE STORM DRAIN

STRUCTURE #	LAWN AREA S.F	LAWN gpm	PAVEMENT AREA S.F.	PAVEMENT gpm	TOTAL gpm
INLET #1	5849	56	9315	287	343
INLET #2	2411	23	11420	351	374
INLET #3	5195	50	7332	226	276
INLET #4	489	5	9374	288	293
YARD DRAIN #1	7018	68	0	0	68

NO.	DESCRIPTION	BY	DATE

NEW MENASHA BRANCH COMMUNITY FIRST CREDIT UNION

CTH LP MENASHA, WI 54956

Miron Building Excellence

Performa ARCHITECTS + ENGINEERS

PROPOSED UTILITY PLAN

DRAWN	CHK'D
MJA	RJA

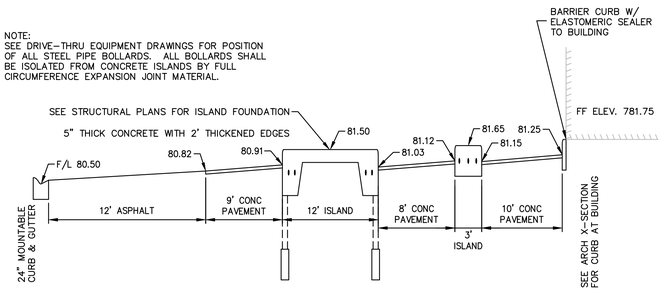
DATE 12/16/17

SCALE As indicated

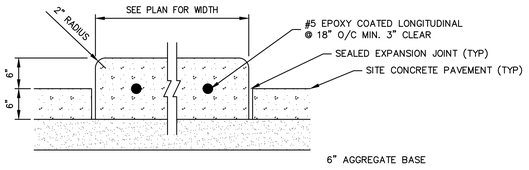
DRAWING NO. C1.4

PROJECT NO. XXXXX

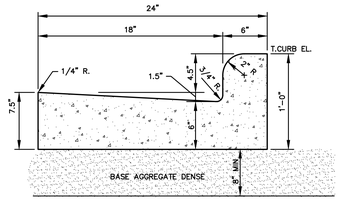
NOTE:
SEE DRIVE-THRU EQUIPMENT DRAWINGS FOR POSITION OF ALL STEEL PIPE BOLLARDS. ALL BOLLARDS SHALL BE ISOLATED FROM CONCRETE ISLANDS BY FULL CIRCUMFERENCE EXPANSION JOINT MATERIAL.



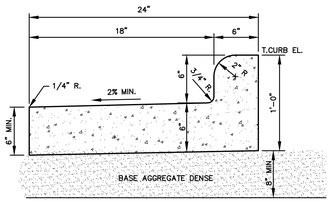
DRIVE-THRU SECTION (NOT TO SCALE)



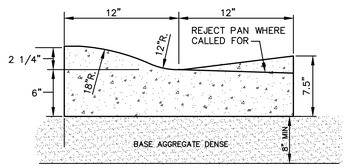
DRIVE-THRU CURB ISLAND DETAIL



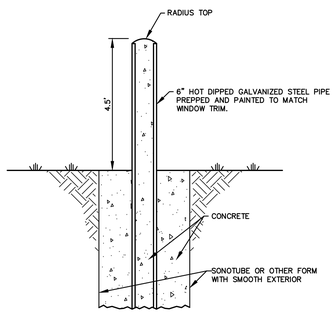
CURB AND GUTTER DETAIL



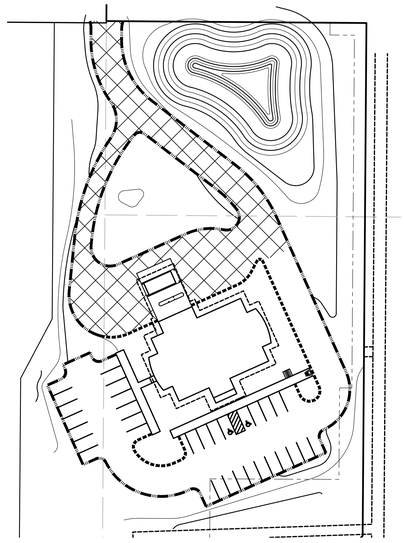
REVERSE SLOPE CURB & GUTTER



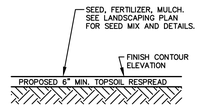
MOUNTABLE CURB AND GUTTER DETAIL



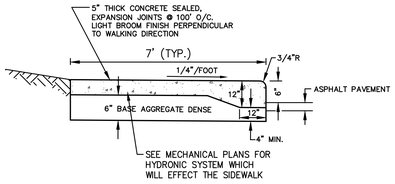
BOLLARD DETAIL



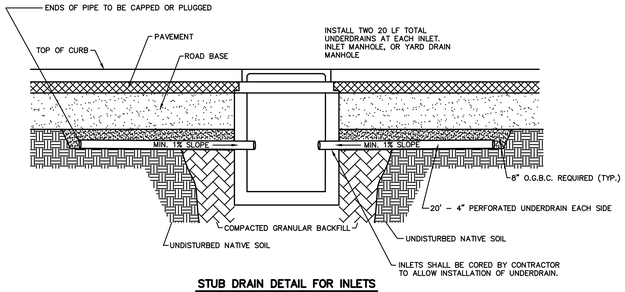
- HEAVY DUTY PAVEMENT AREA
- MOUNTABLE CURB
- BARRIER CURB



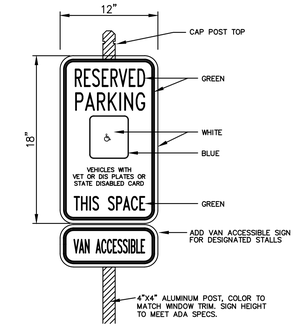
TYPICAL LAWN SECTION



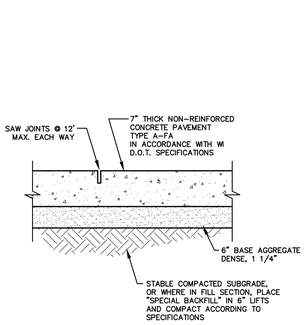
CURB-FACED CONCRETE SIDEWALK



STUB DRAIN DETAIL FOR INLETS

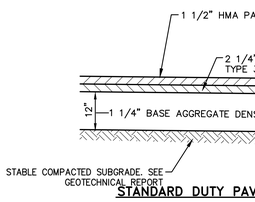


HANDICAPPED STALL SIGN

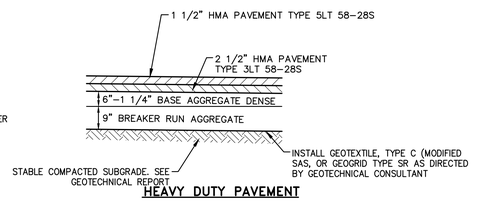


CONCRETE PAVEMENT DETAIL

DOWNSPOUT CONNECTION



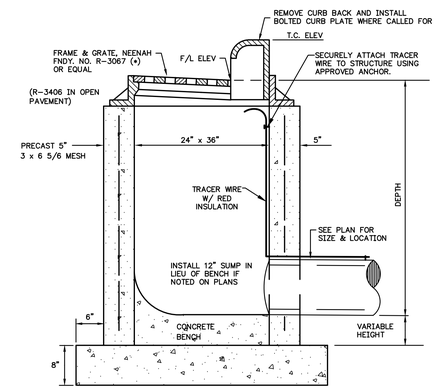
STANDARD DUTY PAVEMENT



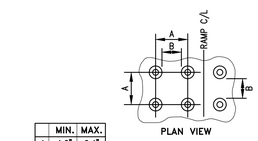
HEAVY DUTY PAVEMENT

PARKING LOT PAVEMENT DETAIL

NOTE: HMA PAVEMENT SHALL HAVE REGRESSION OF AIR VOIDS FROM 4% TO 3% WITH ASPHALT CEMENT.



2'x3' STORM SEWER INLET DETAIL

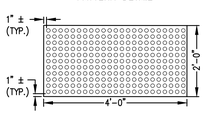


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

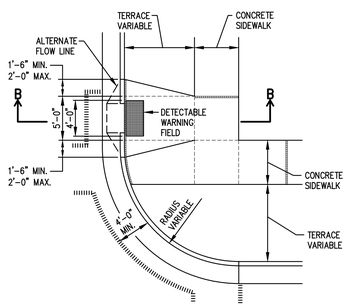
TRUNCATED DOMES

DETECTABLE WARNING PATTERN DETAIL



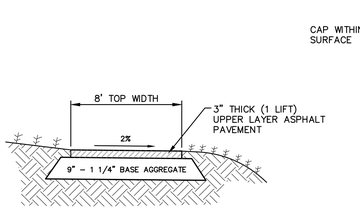
DETECTABLE WARNING FIELD (TYPICAL)

NOTE: DETECTABLE WARNING FIELD PLATES (DWFP) SHALL BE CAST-IN-PLACE YELLOW POLYMERIC OR GLASS/CARBON COMPOSITE MATERIAL MEETING ADAAG STANDARDS.

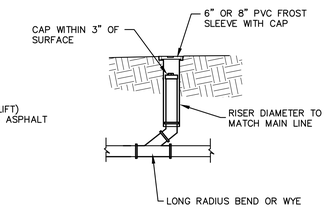


TYPE 3 RAMP

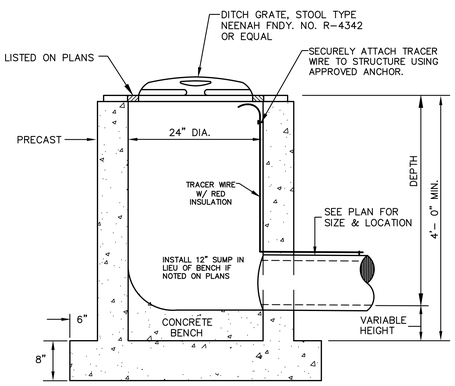
(OUTSIDE OF CROSSWALK AREA)



STANDARD TRAIL DETAIL



WYE CLEANOUT (Y.C.O.) DETAIL



YARD DRAIN DETAIL

NEW MENASHA BRANCH
COMMUNITY FIRST CREDIT UNION
CTH LP MENASHA, WI 54956

NO	DESCRIPTION	BY	DATE

MISCELLANEOUS DETAILS

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PH: 920.336.9539 FAX: 920.336.9899 www.performainc.com

DRAWN	CHK'D
MJA	RJW
DATE	12/16/17
SCALE	As indicated
DRAWING NO.	C1.5
PROJECT NO.	REV.
XXXXX	

CLAY LINER SPECIFICATIONS (TYP.)

LINER THICKNESS = 2 FEET
IN PLACE HYDRAULIC CONDUCTIVITY = 1 X 10–7 CM/SEC OR LESS
MINIMUM OF 50% BY WEIGHT WHICH PASSES THE 200 SIEVE
AVERAGE LIQUID LIMIT OF 25 OR GREATER, NONE LESS THAN 20
AVERAGE PLASTICITY INDEX OF 12 OR GREATER, NONE LESS THAN 10

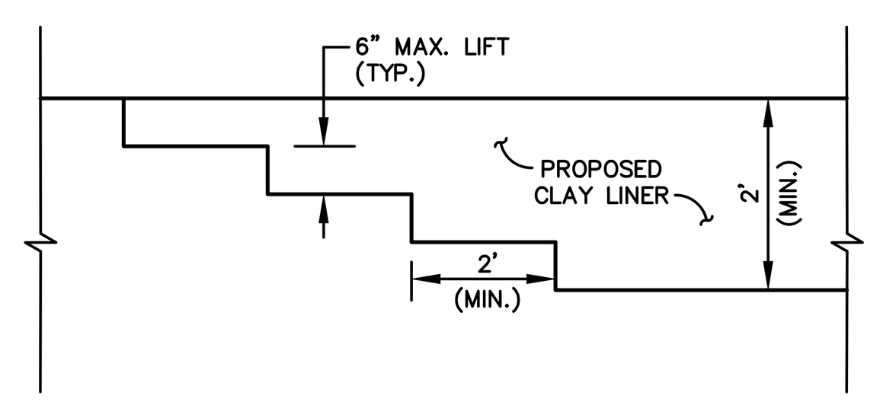
ALL CLAY LAYERS IN THE LINER TO BE CONSTRUCTED IN LIFT HEIGHTS NO GREATER THAN 6 INCHES AFTER COMPACTION USING FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT HEIGHT. CLAY IS TO BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS AND ALLOW FOR MOISTURE ADJUSTMENT. CLOD SIZE TO BE NO GREATER THAN 4 INCHES.

A SUFFICIENT NUMBER OF PASSES OF THE COMPACTION EQUIPMENT IS TO BE MADE OVER EACH LIFT OF CLAY TO ENSURE COMPLETE REMOLDING OF THE CLAY.

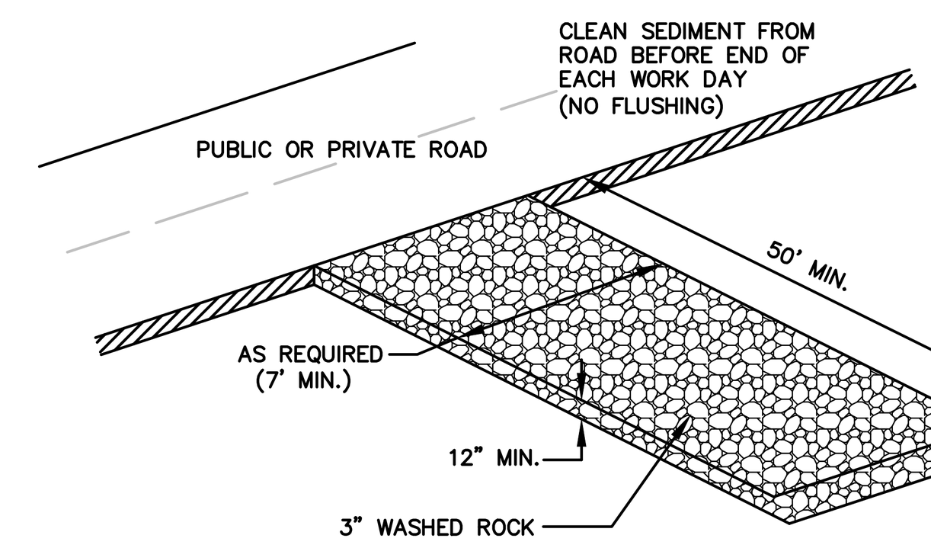
ALL CLAY TO BE COMPACTED TO 90% MODIFIED OR 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT OF AT LEAST 2% WET OF OPTIMUM IF USING THE MODIFIED PROCTOR METHOD AND WET OF OPTIMUM IF USING THE STANDARD PROCTOR METHOD, BASED ON THE CHARACTERISTICS OF THE APPROPRIATE PROCTOR CURVE FOR THE CLAY BEING PLACED. THE CLAY LINER IS TO BE KEYED TOGETHER TO FORM A CONTINUOUS CLAY SEAL, SEE DETAIL.

CLAY LINER SHALL BE PLACED OVER NATIVE SOILS THAT DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. A GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH SOILS DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT SOILS WITHIN THE PERMANENT POOL AND UP TO THE POND'S 2–YEAR, 24–HOUR WATER SURFACE ELEVATION OF 775.10. UPON COMPLETION OF THE LINER, A GEOTECHNICAL ENGINEER REGISTERED IN WISCONSIN SHALL PROVIDE A LETTER OF OPINION INDICATING IF THE CLAY LINER SATISFIES THESE SPECIFICATIONS.

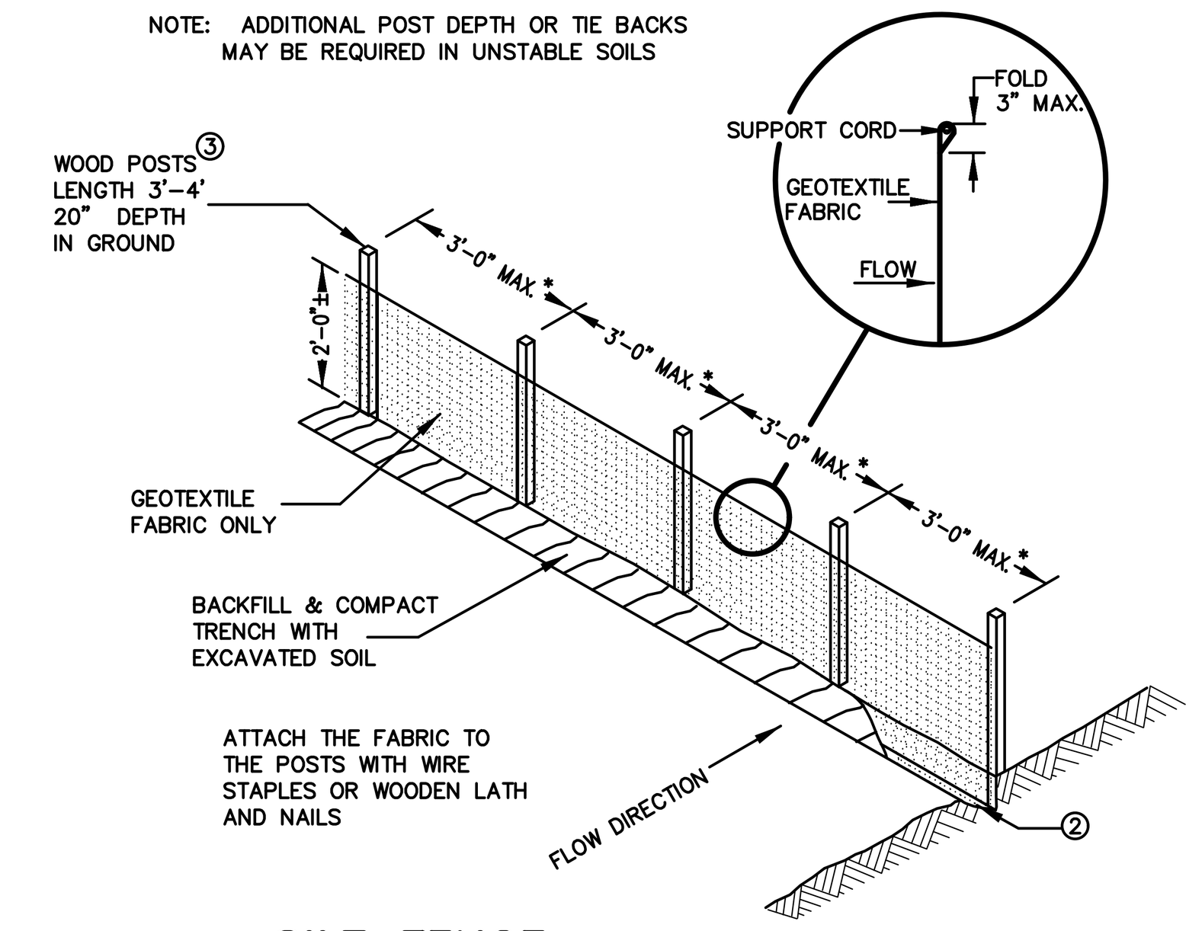
THE CONTRACTOR SHALL INSTALL BENTONITE OR CONCRETE SLURRY (2.0 BAG/C.Y. MIX) BEDDING IN LIEU OF GRAVEL BEDDING & BACKFILL IN AREAS WHERE A CULVERT, STORM SEWER OR OTHER STRUCTURE PASSES THROUGH THE LINER. THE LINER & BENTONITE OR SLURRY SHALL MINIMIZE SEEPAGE ALONG THE OUTSIDE WALL OF THE CULVERT, STORM SEWER OR STRUCTURE. IF BENTONITE IS USED, THE BENTONITE SHALL BE POSITIONED BETWEEN PIPE JOINTS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BEDDING SUPPORT FOR THE CULVERT, STORM SEWER OR STRUCTURE.



CLAY LINER DETAIL

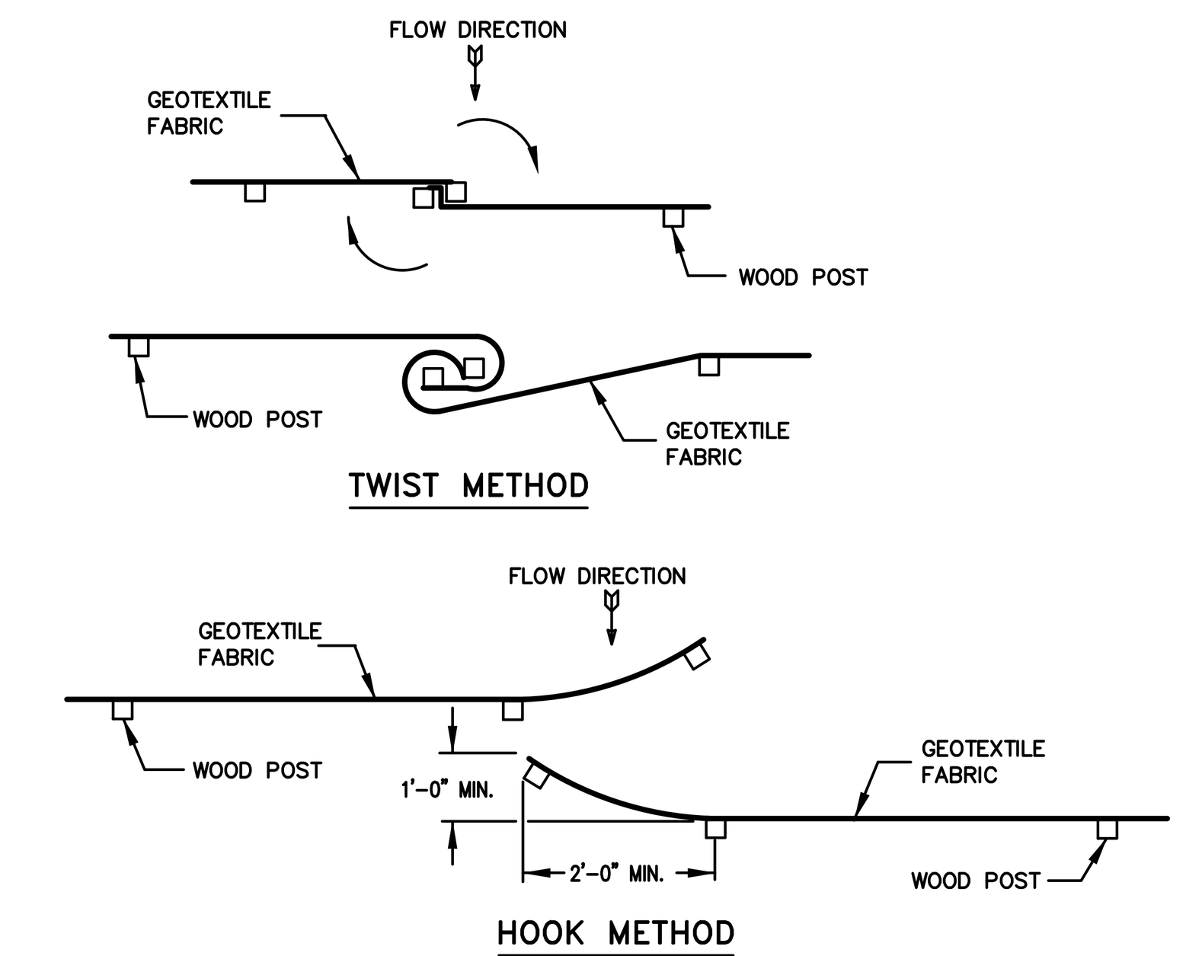


CONSTRUCTION ENTRANCE/EXIT DETAIL



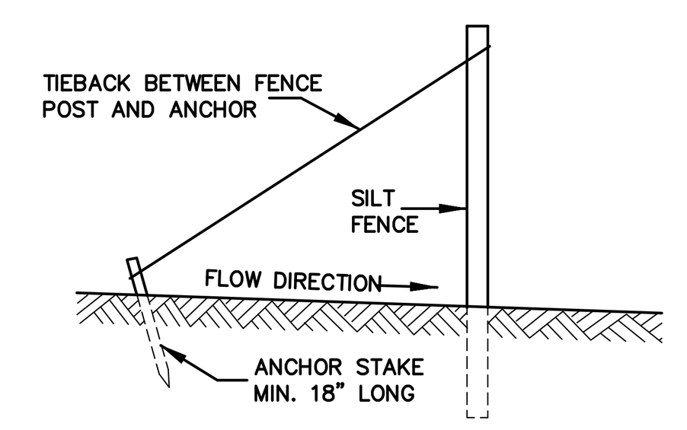
SILT FENCE

* NOTE: 8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



JOINING TWO LENGTHS OF SILT FENCE ⑤

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

GENERAL NOTES

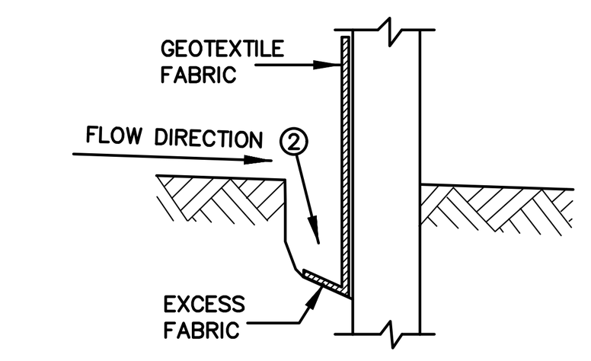
① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



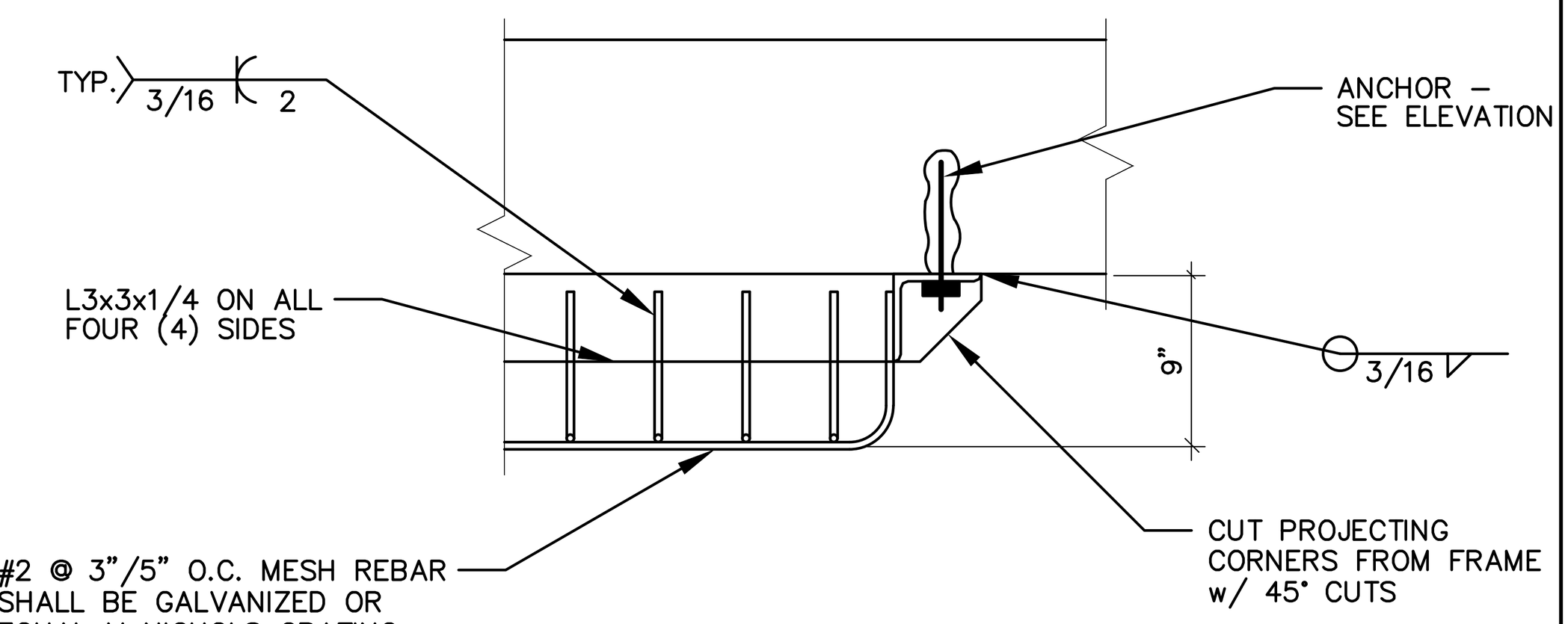
TRENCH DETAIL

STRUCTURAL STEEL

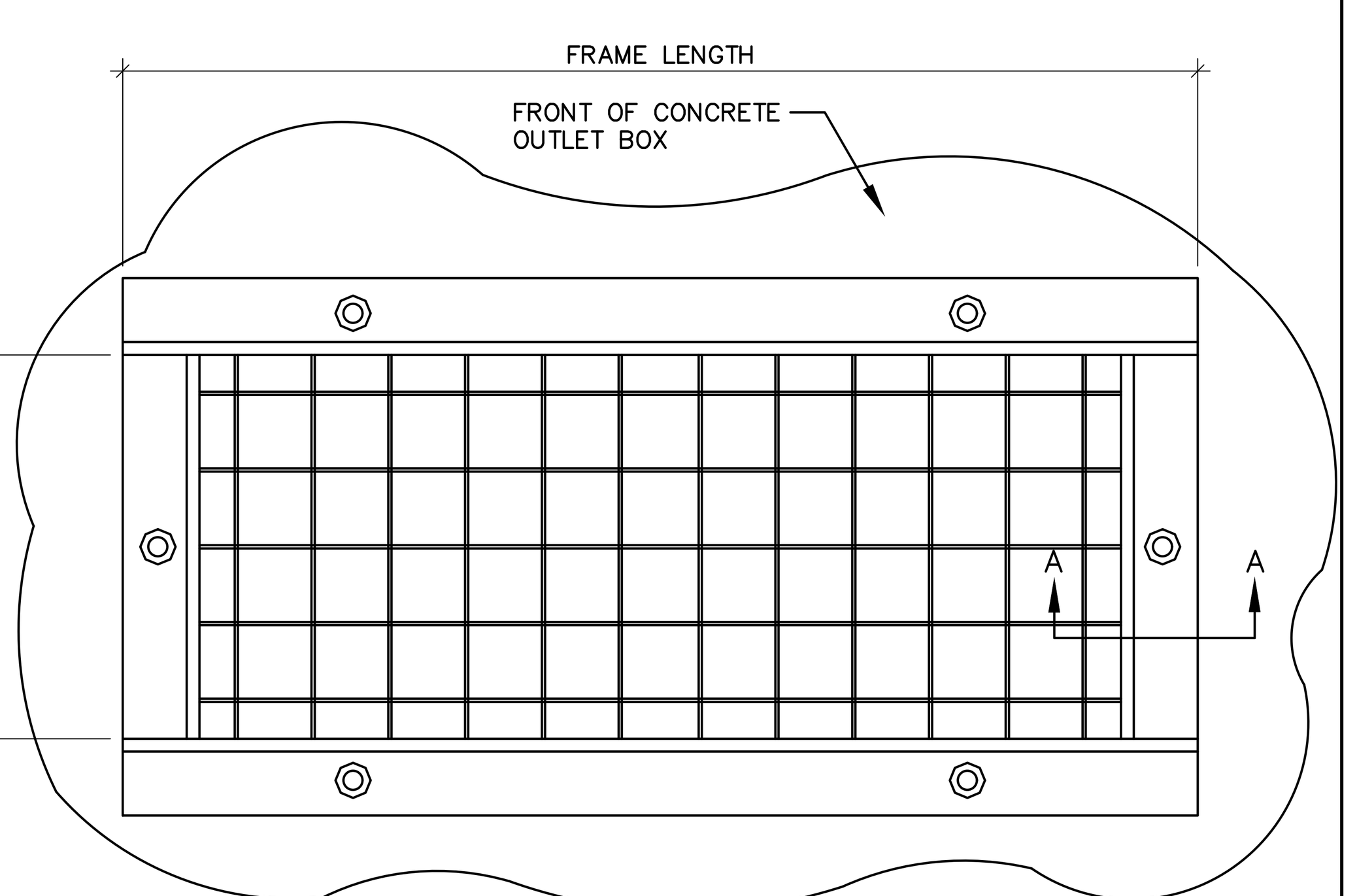
1. STRUCTURAL STEEL SHALL MEET THE FOLLOWING SPECIFICATIONS:
   BARS & PLATES – ASTM A36 THREADED BOLTS – ASTM A301
   ANCHOR BOLTS – ASTM A36 THREADED BOLTS – ASTM A36
   WELDS – E70 XX
   ALL STEEL SHALL BE GALVANIZED
2. ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "LOAD AND RESISTANCE FACTOR DESIGN SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" AND "CODE OF STANDARD PRACTICE FOR BUILDINGS AND BRIDGES", CURRENT EDITION.
3. ALL WELDING SHALL BE PERFORMED BY A CERTIFIED WELDER IN ACCORDANCE WITH A.W.S. CODE FOR WELDING IN BUILDING CONSTRUCTION. SURFACES FOR FIELD WELDED MATERIAL SHALL BE PROPERLY PREPARED PRIOR TO BEING WELDED TO ASSURE A GOOD QUALITY WELD. REMOVE PAINT, GREASE, DIRT, ETC.
4. ALL STEEL MEMBERS SHALL BE WELDED WITH A 3/16" CONTINUOUS FILLET WELD (UNLESS OTHERWISE NOTED)
5. ALL WELDS SHALL BE TOUCHED UP WITH GALVANIZING COMPOUND.

PAINT:

SURFACE	TNEMEC COATING SYSTEM	COVERAGE SQ. FT./GAL	THICKNESS /COAT DMT	COLOR
STEEL (OUTDOORS)	SHOP PRIMER 69–1255 BEIGE	277	4.0	BEIGE
	1 COAT 69 H.B. EPOXY	221	5.0	BLACK
	1 COAT 74 ENDURA–SHELD IV	310	3.0	BLACK



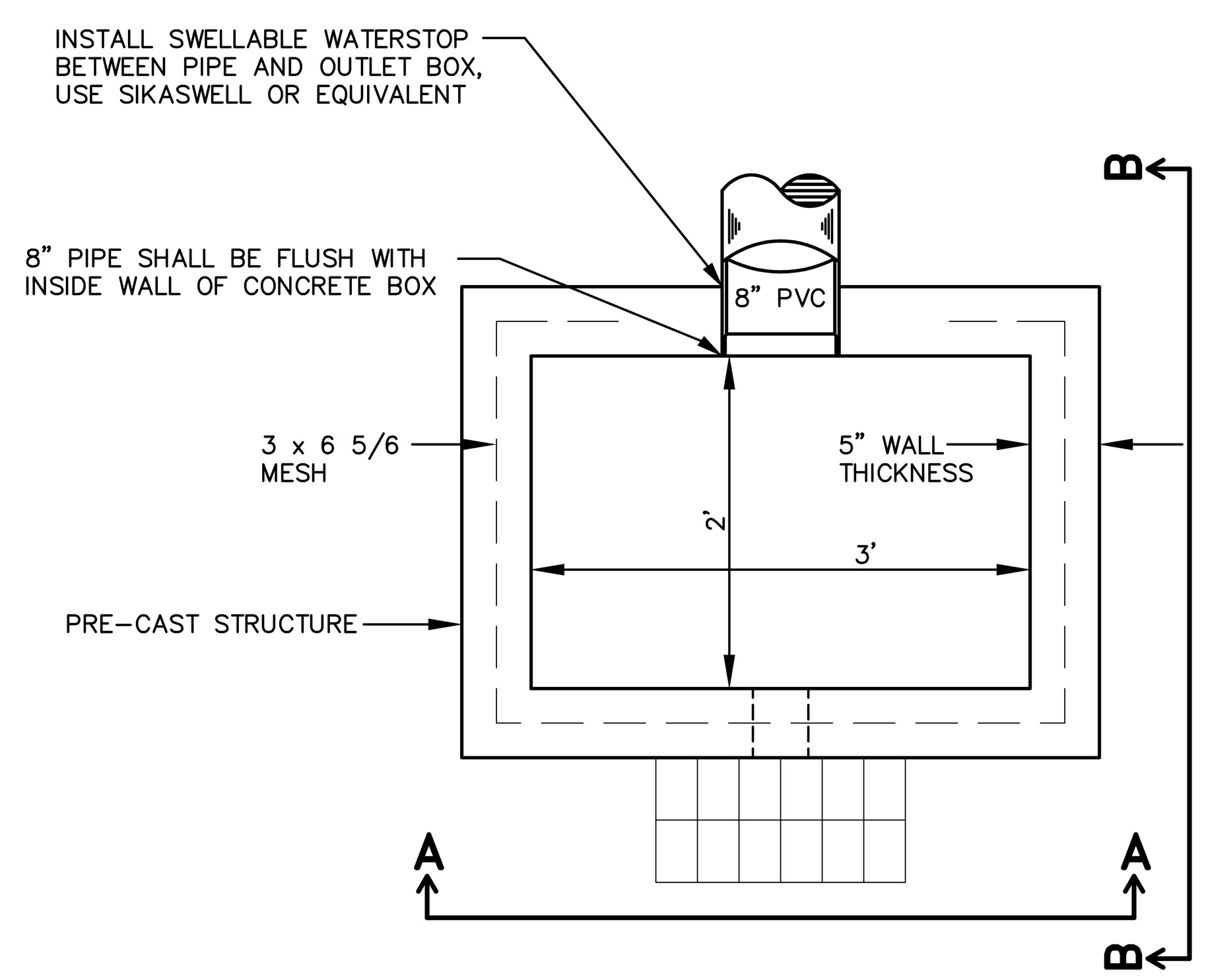
SECTION A–A



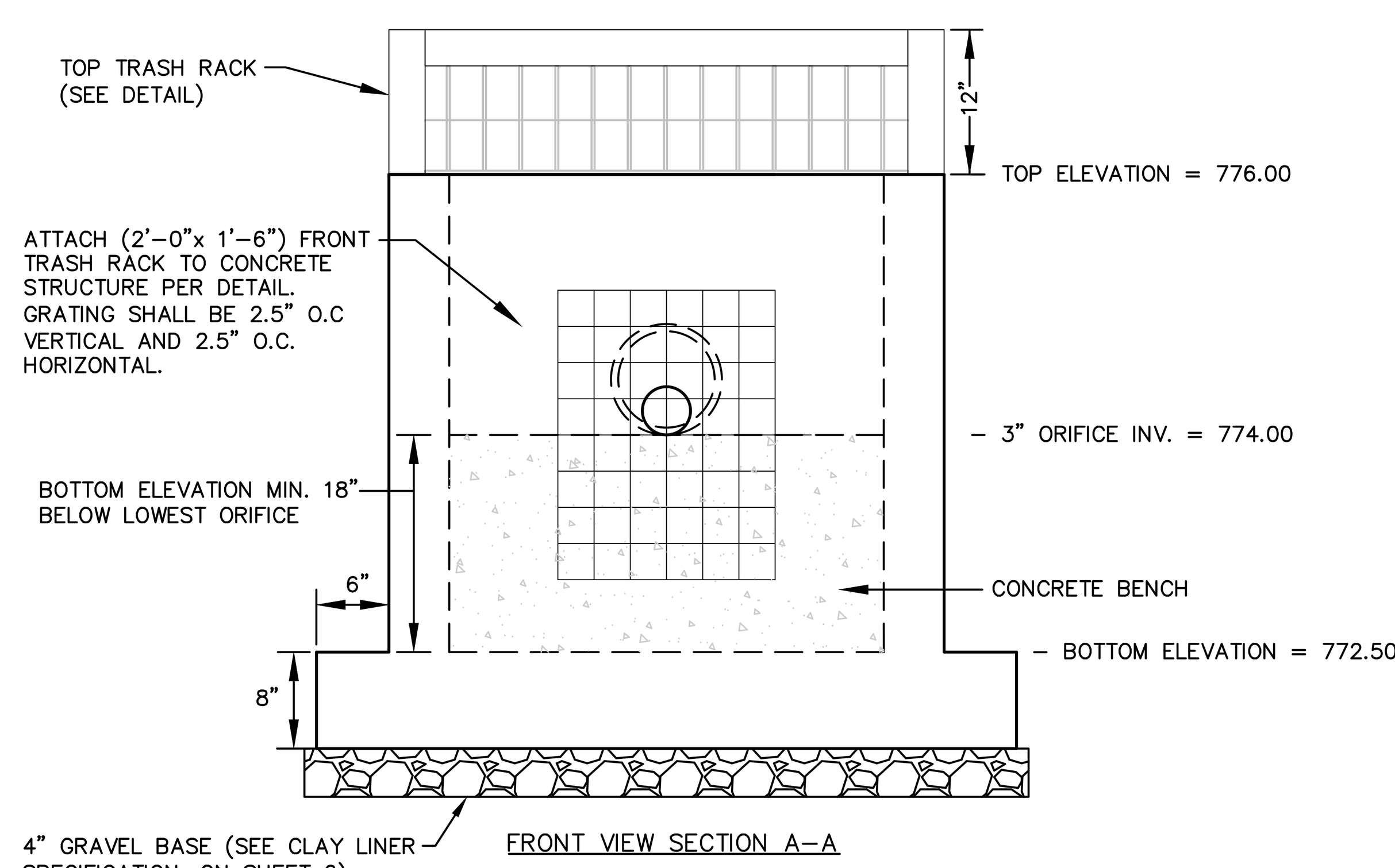
NOTES:

1. WHEN FRAME HEIGHT IS 24 INCHES OR LESS, PROVIDE (1) ANCHOR PER VERTICAL LEG, OTHERWISE PROVIDE TWO OR MORE ANCHORS @ 24" O.C. MAX.
2. WHEN FRAME LENGTH IS 12" OR LESS, PROVIDE (1) ANCHOR PER HORIZONTAL LEG, OTHERWISE PROVIDE TWO OR MORE ANCHORS @ 24" O.C. MAX.
3. PROVIDE ½" EPOXY ANCHOR EMBEDDED 4" MIN. INTO CONCRETE WHERE REQUIRED BY THIS DRAWING OR NOTES.
4. SEE OUTLET STRUCTURE DETAIL FOR TRASH RACK FRAME SIZE.

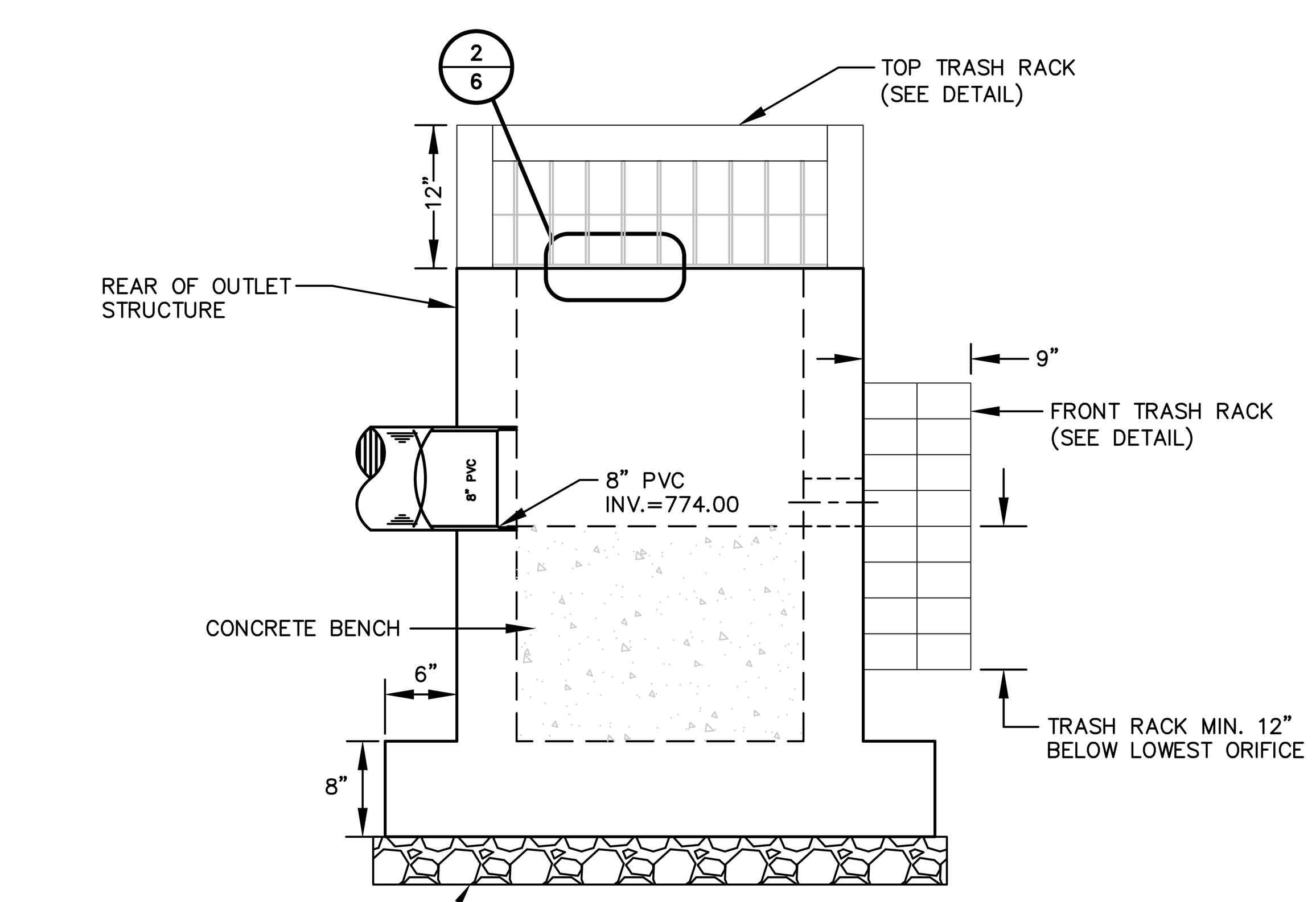
FRONT TRASH RACK DETAIL–ELEVATION VIEW



PLAN VIEW

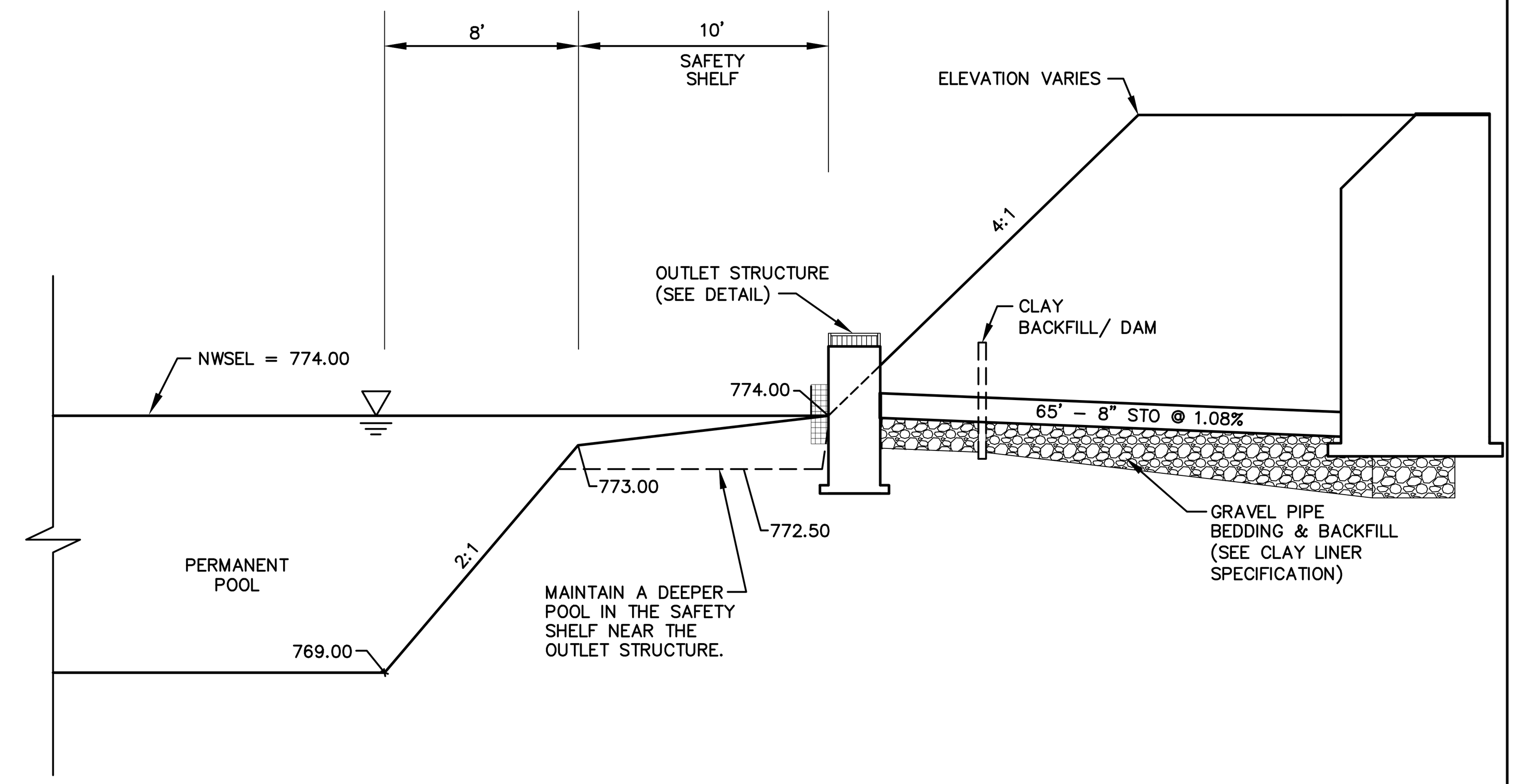


FRONT VIEW SECTION A–A



SIDE VIEW SECTION B–B

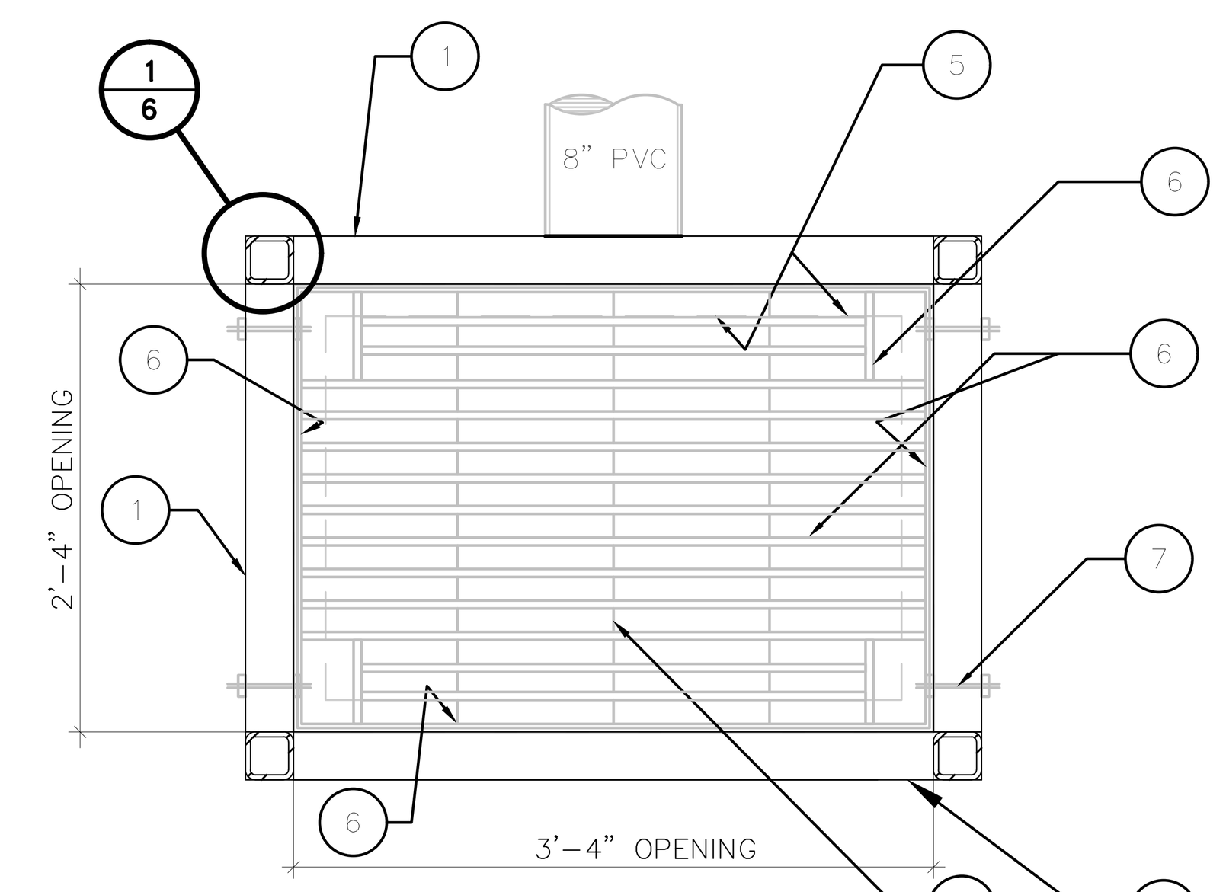
POND OUTLET STRUCTURE



POND CROSS–SECTION

NOTE: ALL ELEVATIONS ARE TO FINISHED GRADE

SEE CLAY LINER DETAIL ON SHEET 5

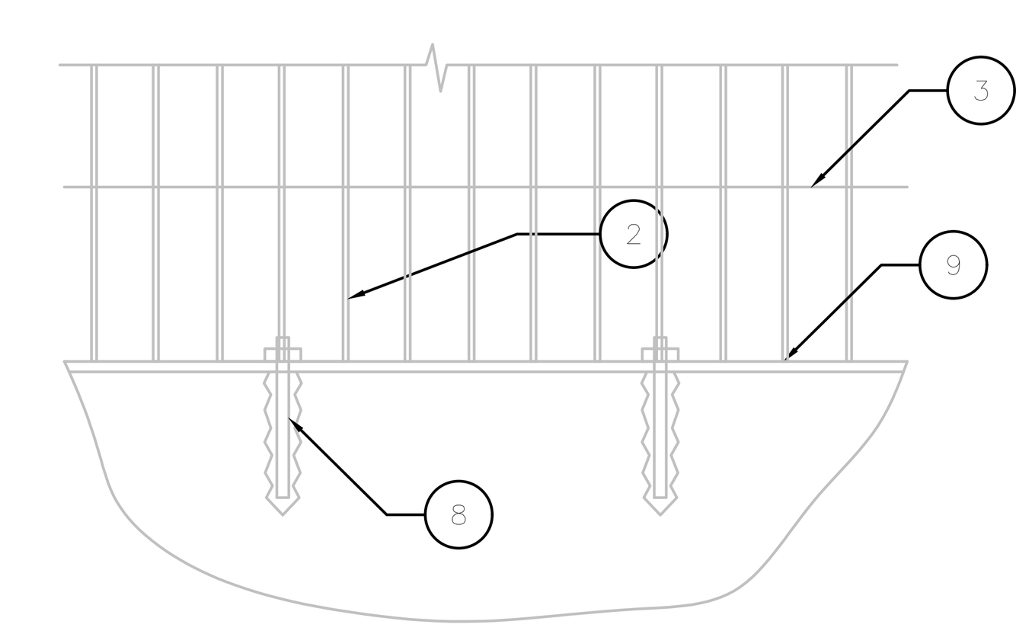


OPENING PLAN

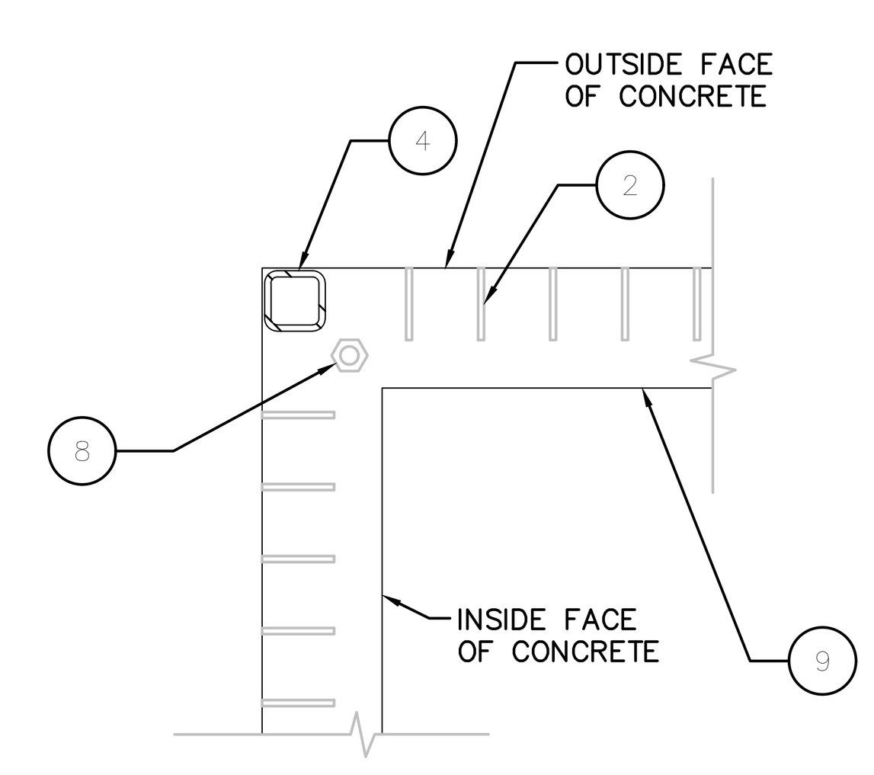
ELEMENT KEY

1 HSS 3x3x1/4
2 1/4"x3" PLATE @ 3"o.c. MAXIMUM
3 1/2" DIA BAR @ 10"o.c. MAXIMUM
4 HSS2x2x1/4
5 1/4"x2" HORIZONTAL PLATE WELDED TO SIDE OF HSS3x3x1/4
6 1/4"x2" PLATE @ 2"o.c. MAXIMUM
7 3/8" DIA. SST BOLT
8 3/8" DIA. SST ADHESIVE ANCHOR @ 24"o.c. MAXIMUM
9 3/8"x5"x CONT. PLATE

TOP TRASH RACK DETAIL PLAN VIEW



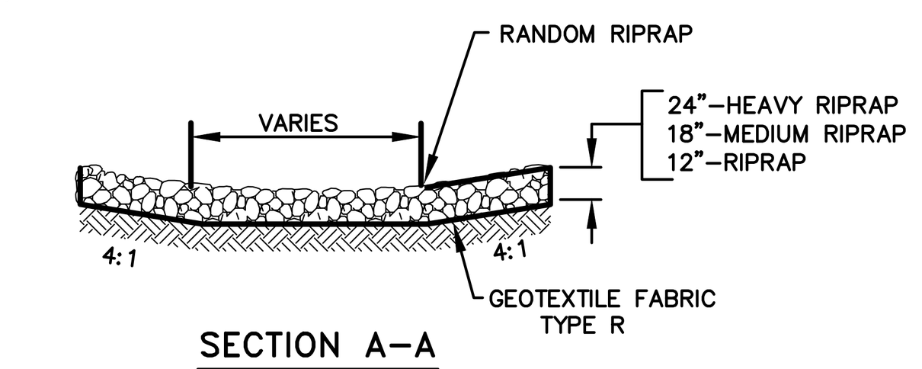
GRATE SUPPORT DETAIL 2/6



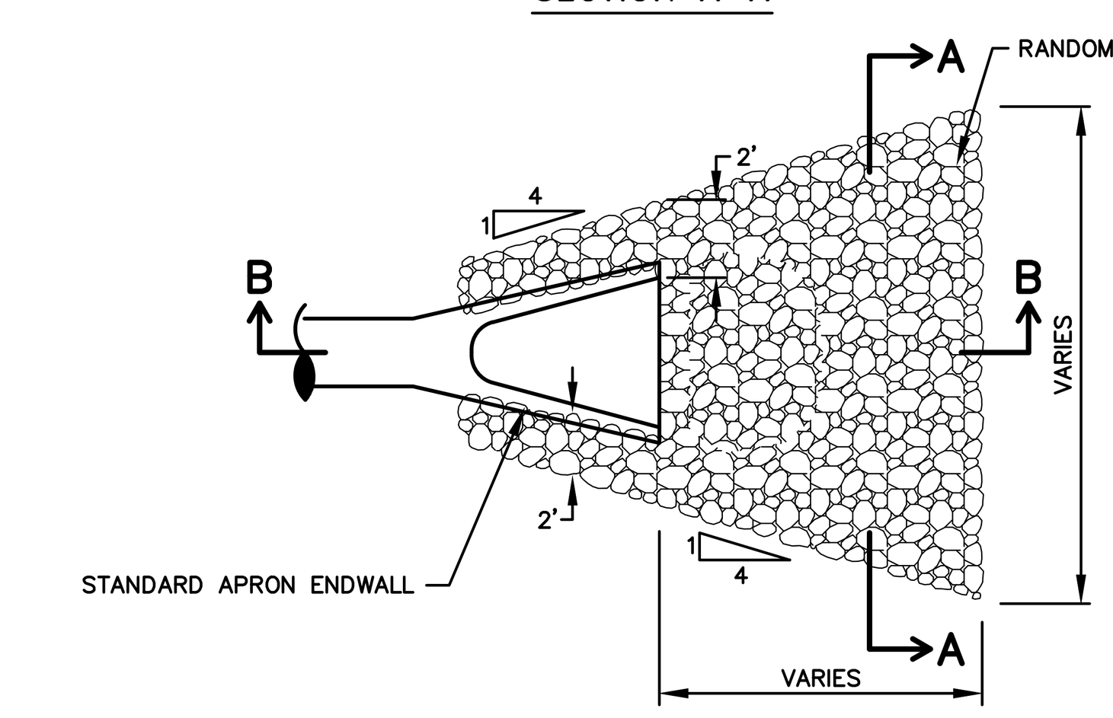
CORNER DETAIL 1/6

RIP–RAP

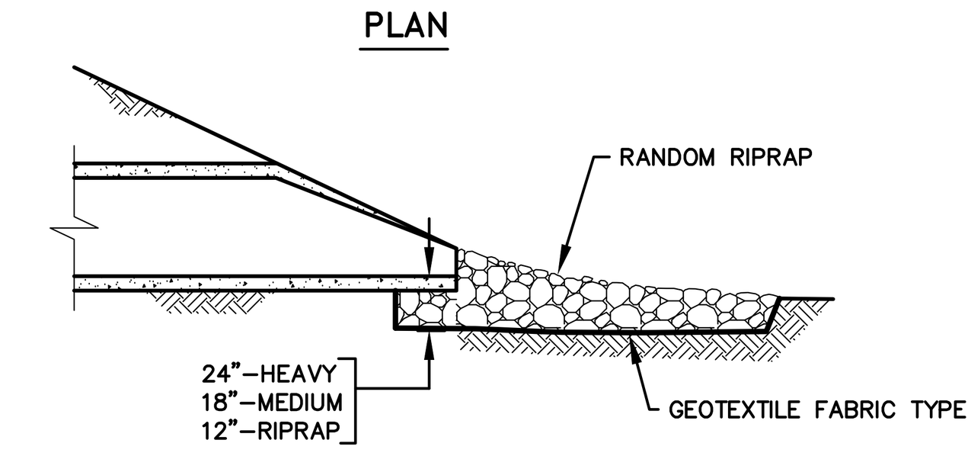
1. RIP–RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WIS–DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 2009 EDITION.
2. RIP–RAP SHALL BE ANGULAR. ROUND RIP–RAP IS NOT PERMITTED.



SECTION A–A



PLAN

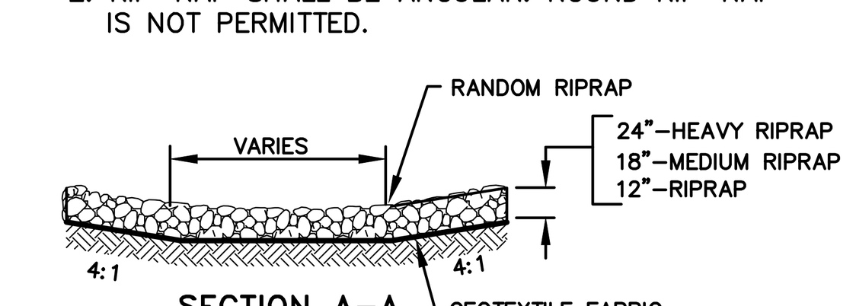


SECTION B–B

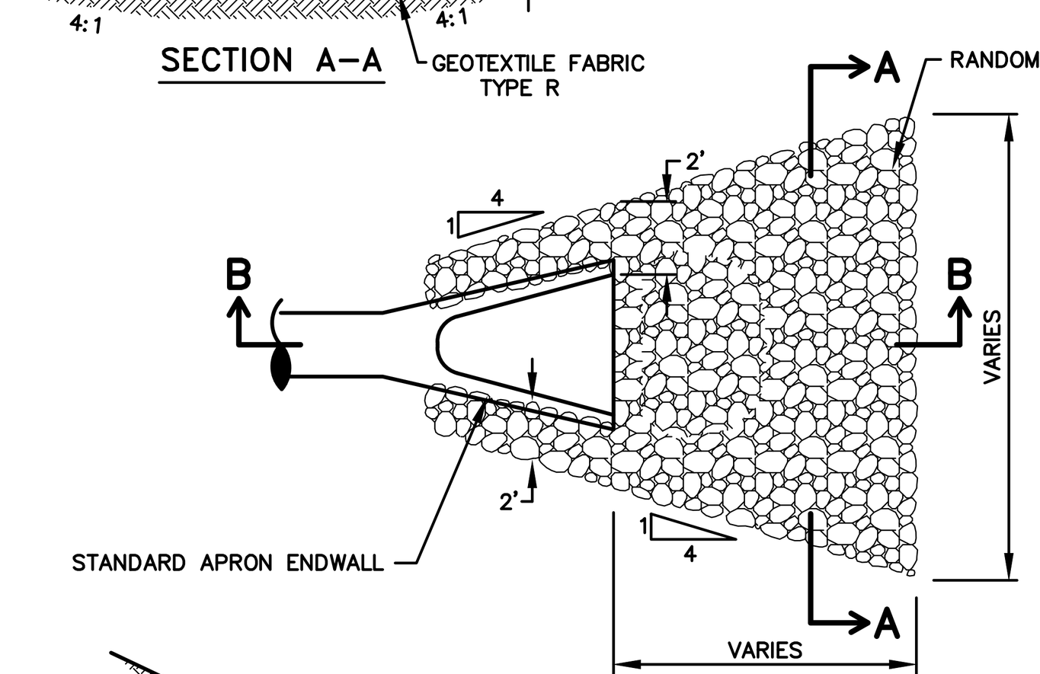
RIPRAP AT STORM SEWER OUTFALL

RIP–RAP

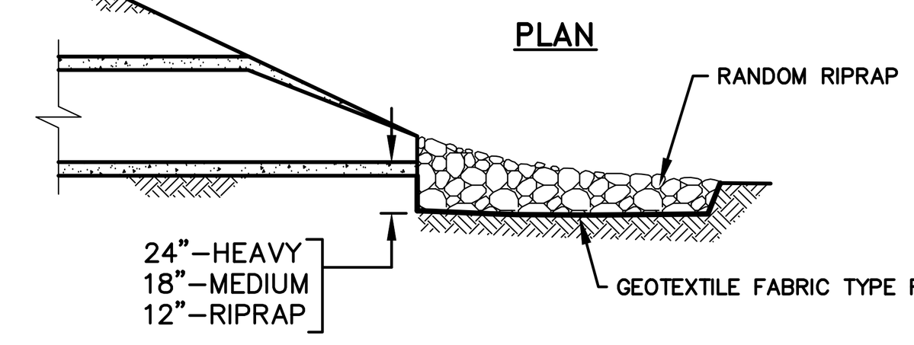
1. RIP–RAP SHALL BE IN ACCORDANCE WITH SECTION 606, WIS–DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, 1996 EDITION.
2. RIP–RAP SHALL BE ANGULAR. ROUND RIP–RAP IS NOT PERMITTED.



SECTION A–A



PLAN



SECTION B–B

RIPRAP AT STORM SEWER OUTFALL

NO | DESCRIPTION | BY | DATE

NEW MENASHA BRANCH
COMMUNITY FIRST CREDIT UNION
CTH LP MENASHA, WI 54956

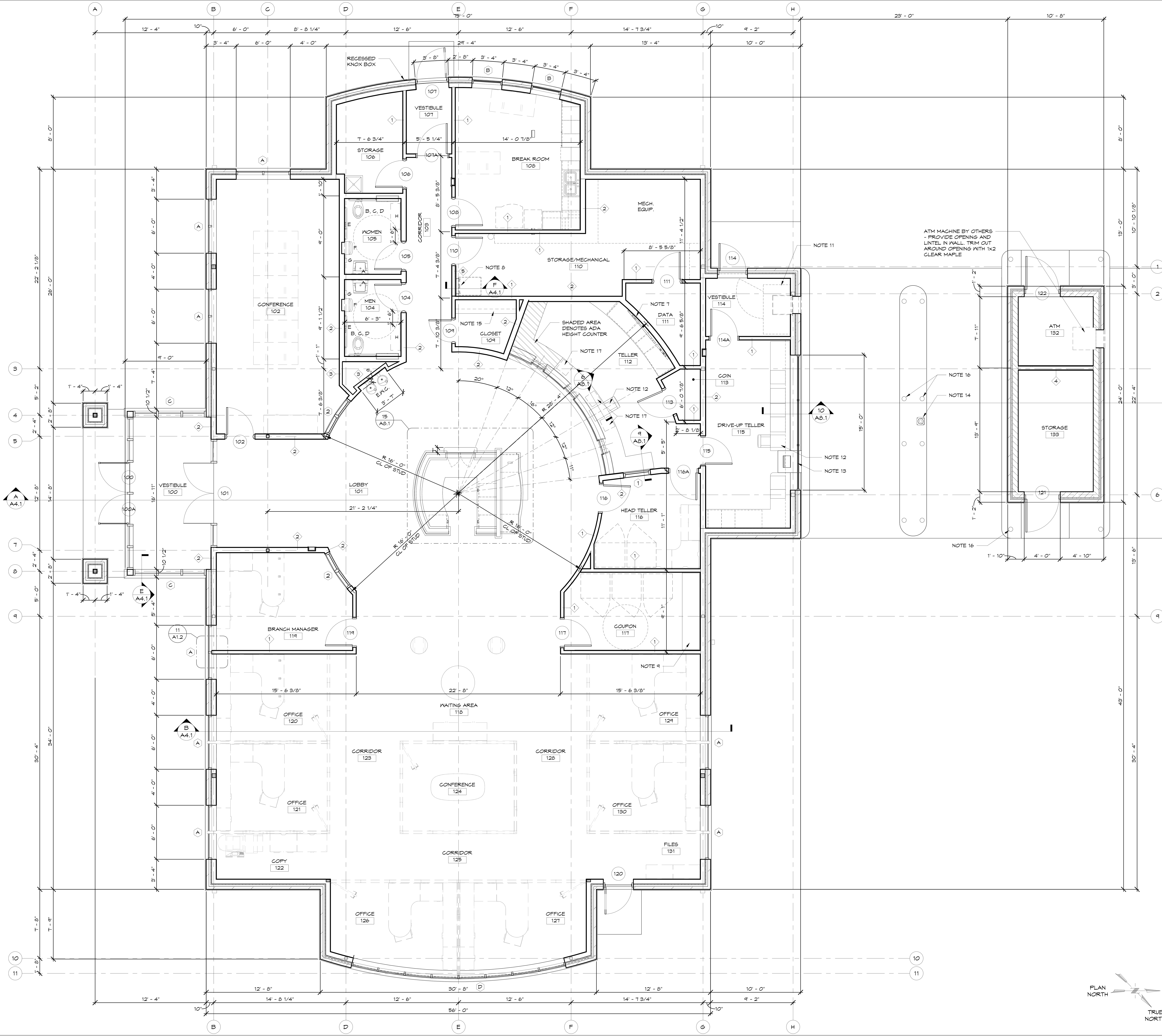
Miron Building Excellence

Performa ARCHITECTS + ENGINEERS

MISCELLANEOUS DETAILS

DRAWN	CHK'D
MJA	RJA

DATE 12/16/17
SCALE As indicated
DRAWING NO. C1.6
PROJECT NO. XXXXX



FIRST FLOOR PLAN

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

FLOOR PLAN SYMBOLS:

101 = DOOR I.D. SYMBOL - SEE SHEET A2.1

1 = WINDOW I.D. SYMBOL - SEE SHEET A2.1

FLOOR PLAN NOTES:

1. WALL TYPE #1 - UNLESS NOTED OTHERWISE. SEE THIS SHEET FOR WALL TYPES
2. ROOM FINISH SCHEDULE - SEE SHEET A2.1
3. DOOR AND FRAME SCHEDULE - SEE SHEET A2.2
4. CASEWORK ELEVATIONS - SEE SHEET A8.1
5. FOR FIRE EXTINGUISHER LOCATIONS AND TYPES - SEE LIFE SAFETY PLAN; SHEET LS1.1
6. BATHROOM ELEVATIONS - SEE SHEET A8.2
7. SOLID WOOD BLOCKING SHALL BE PROVIDED AS REQUIRED - COORDINATE EXACT LOCATIONS WITH ALL CONTRACTORS
8. ATTIC ACCESS LADDER - SEE DETAIL (F/A4.1)
9. COUPON COUNTER - SEE DETAIL (3/A8.1)
10. SAFETY DEPOSIT COUNTER - SEE DETAIL (4/A8.1)
11. NIGHT DEPOSIT BOX BY OTHERS - FURR OUT AND FINISH WITH GYPSUM BOARD AND METAL STUD FRAMING. PINHOLE CAMERA (ABOVE) BY OTHERS. GENERAL CONTRACTOR TO PROVIDE REQUIRED OPENING IN EXTERIOR WALL AND PLASTIC LAMINATE ENCLOSURE FOR CAMERA AT INTERIOR. TRIM OUT AROUND OPENING WITH 1x2 CLEAR MAPLE. COORDINATE W/ OWNER AND SECURITY CONTRACTOR
12. CASH DISPENSER BY OWNER - VERIFY LOCATIONS
13. TELLER WINDOW AND TELLERETTE TO BE SUPPLIED AND INSTALLED BY OTHERS. GENERAL CONTRACTOR TO PROVIDE ROUGH OPENING PER SUPPLIERS RECOMMENDATIONS
14. AUTOBANKER UNITS TO BE SUPPLIED AND INSTALLED BY OTHERS. BOLLARDS BY GENERAL CONTRACTOR (SEE DETAIL 13/A6.1) - COORDINATE W/ OWNER
15. CLOSET SHELF AND POLE - SEE DETAIL (13/A8.1)
16. BOLLARD - SEE DETAIL 13/A6.1
17. PL-3 DRAWER FOR OWNER SUPPLIED CASH DRAWER (16"W x 15"D x 4"H CLEAR INSIDE OF DRAWER BOX MIN.) LOCKS KEYED THE SAME @ EACH STATION

NO.	DESCRIPTION	BY	DATE

NEW LAKE PARK BRANCH

COMMUNITY FIRST CREDIT UNION

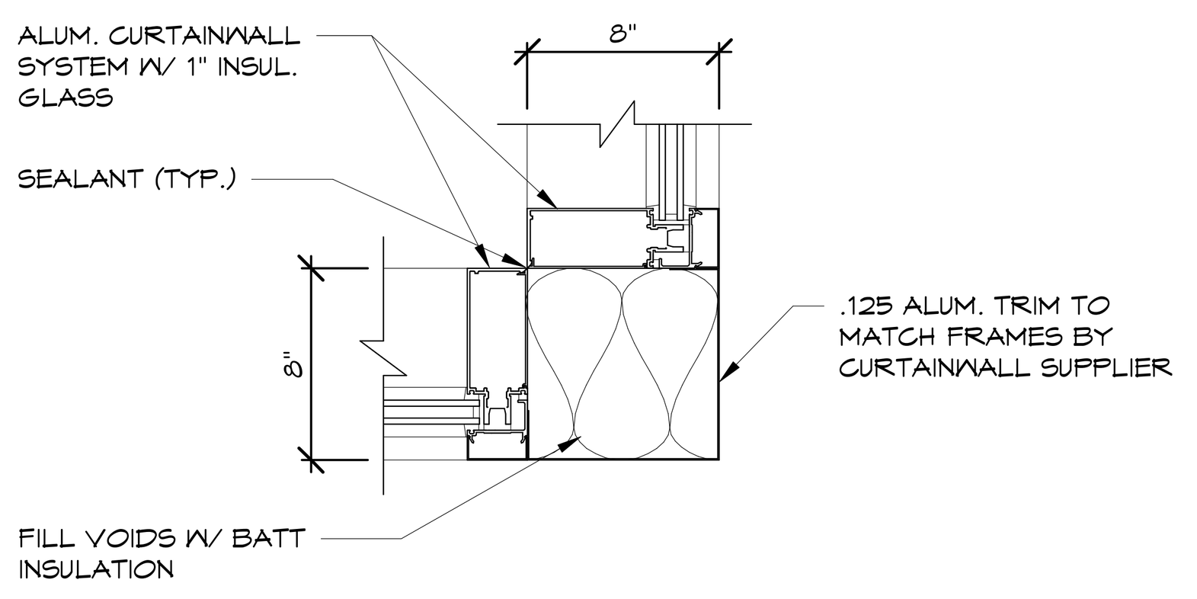
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

COMMUNITY FIRST CREDIT UNION

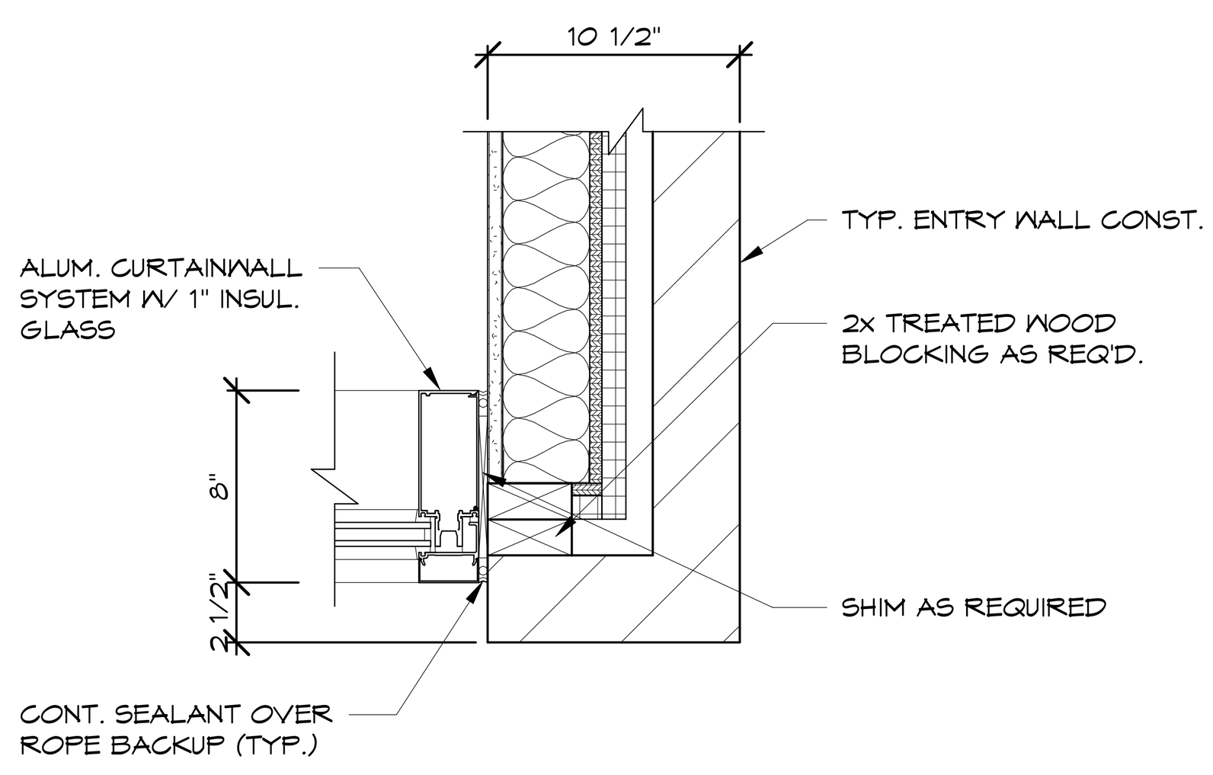
Performa
PLANNERS + ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE: FIRST FLOOR PLAN

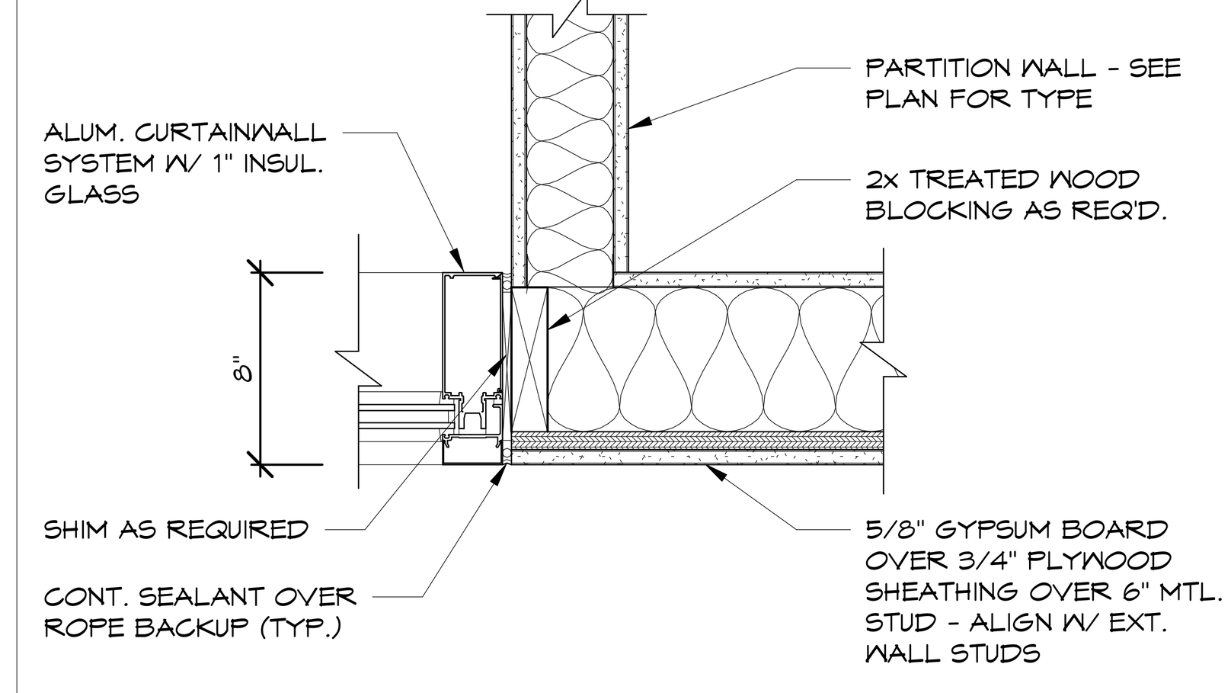
DRAWN	CHK'D
DWB	BJN
DATE	01/29/18
SCALE	As indicated
DRAWING NO.	A1.1
PROJECT NO.	REV.
15067	



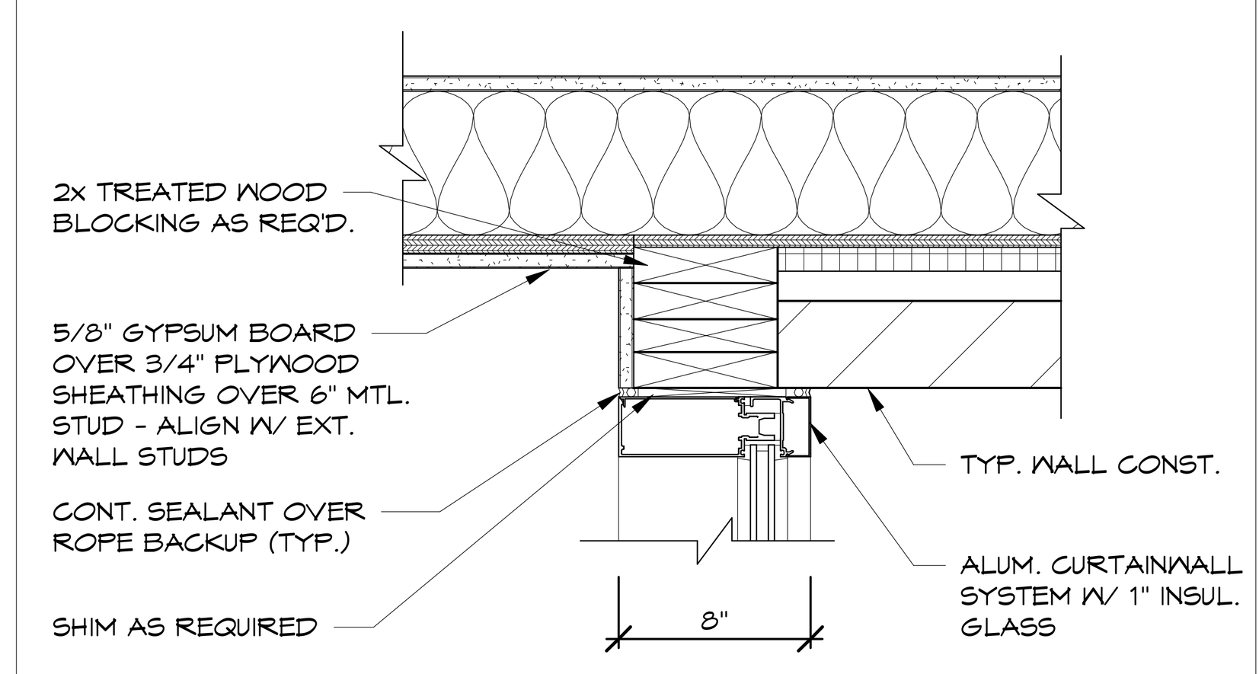
1 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



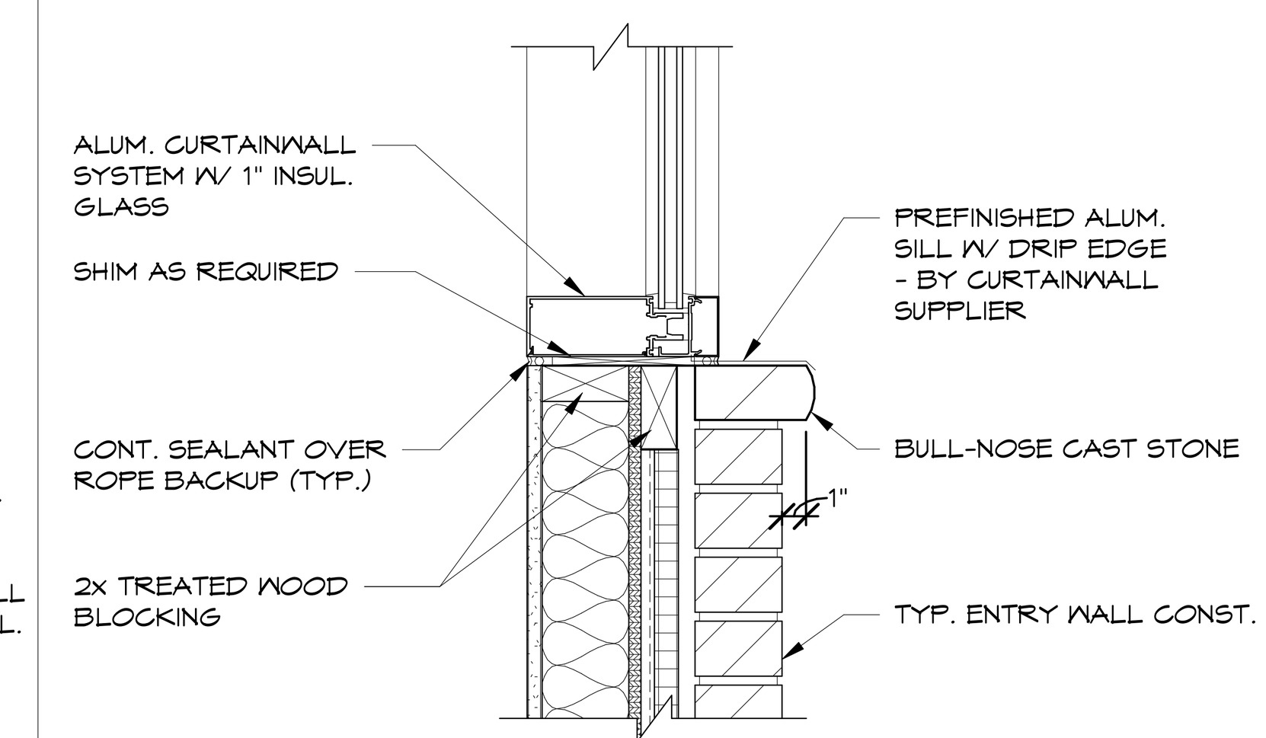
2 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



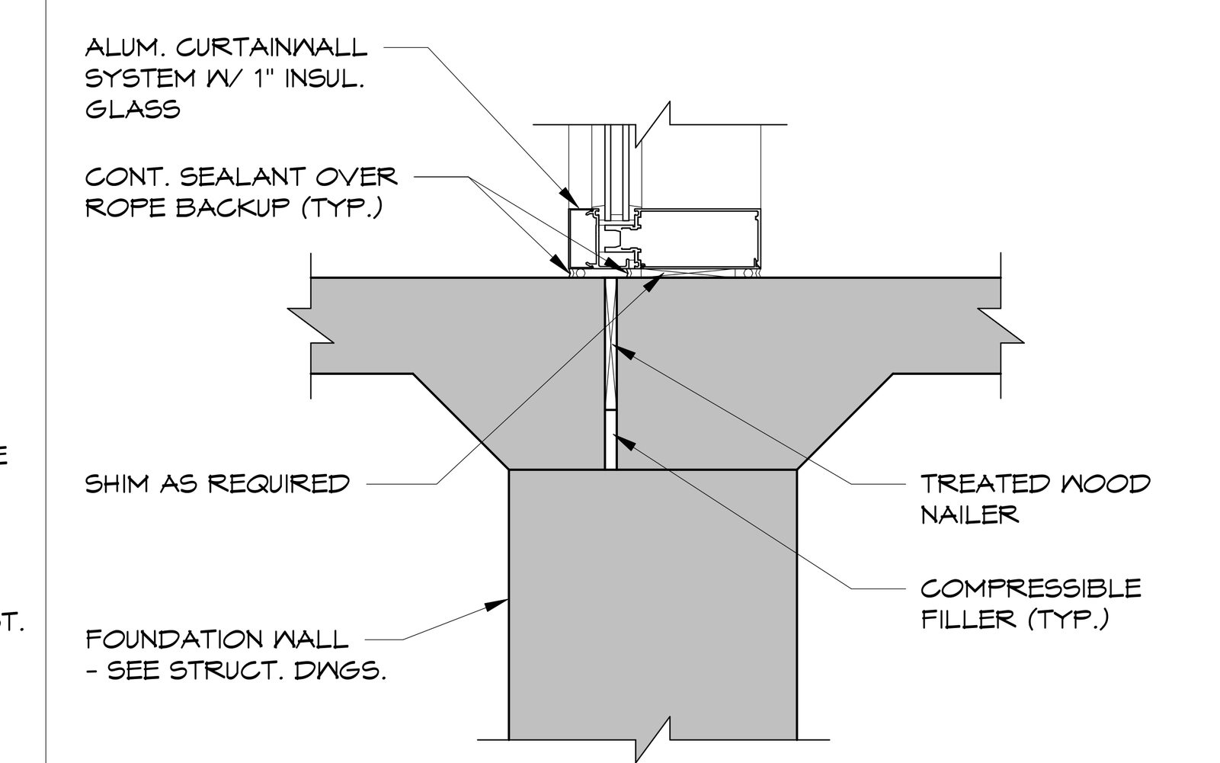
3 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



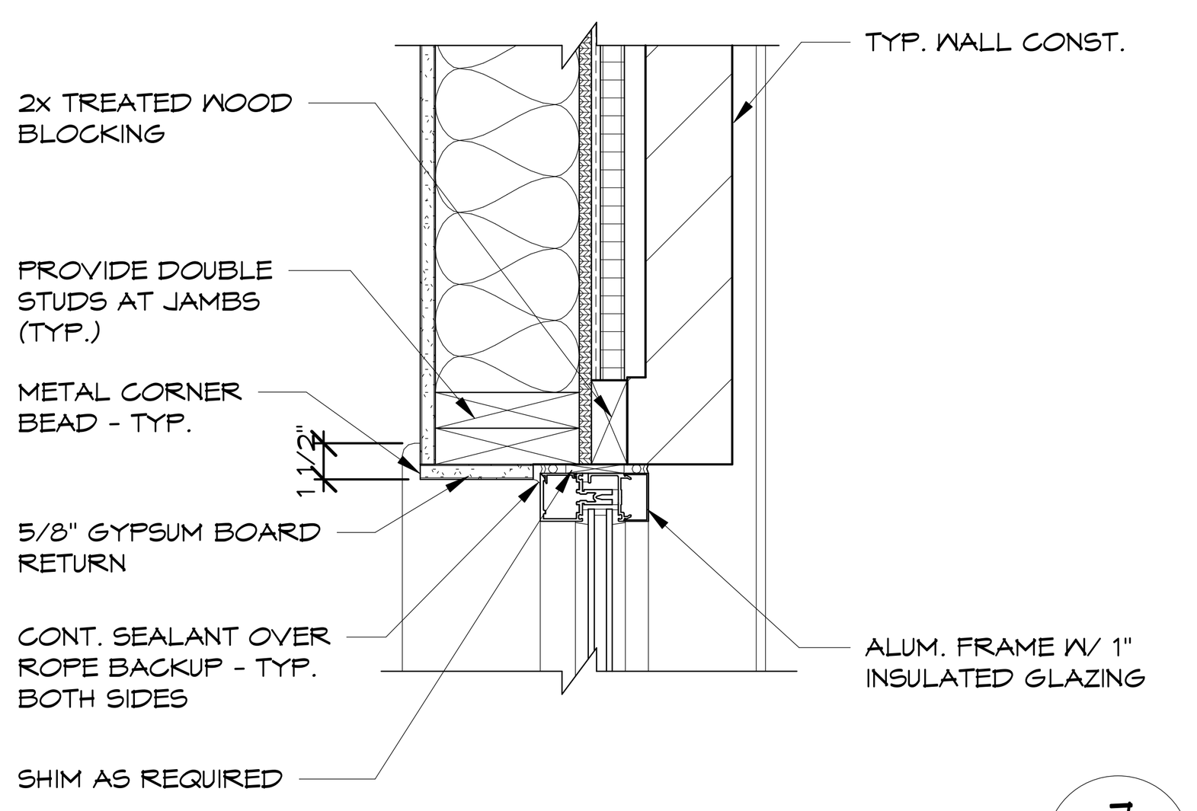
4 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



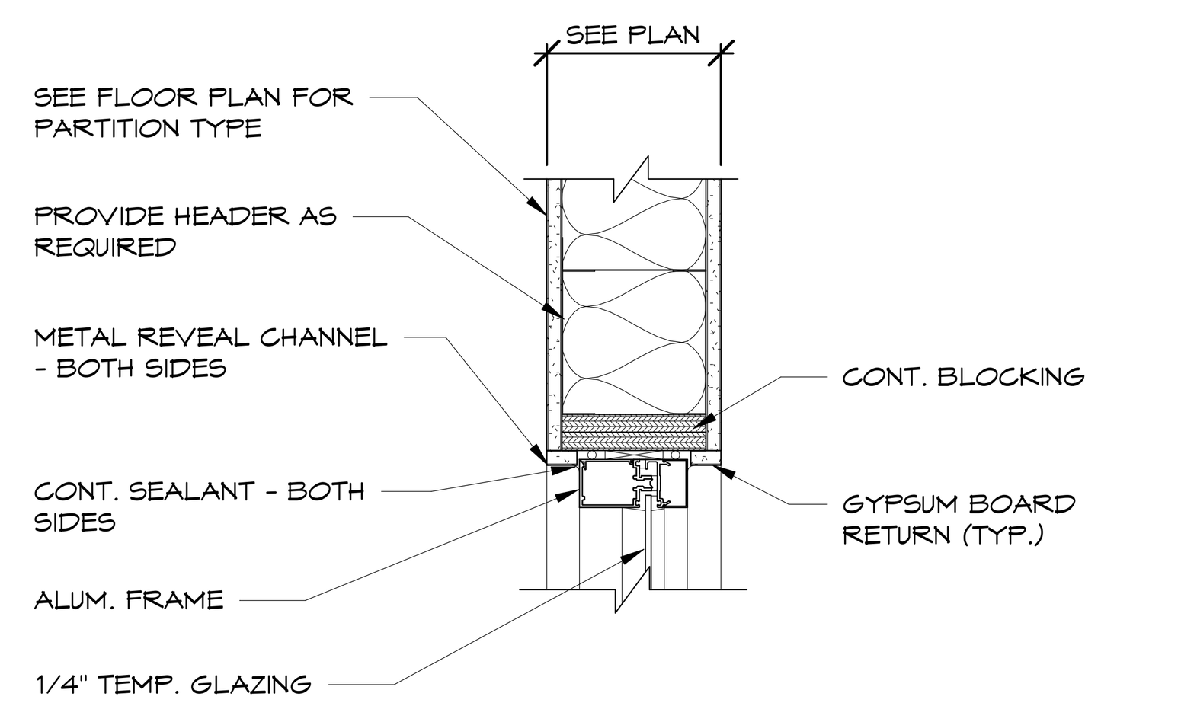
5 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



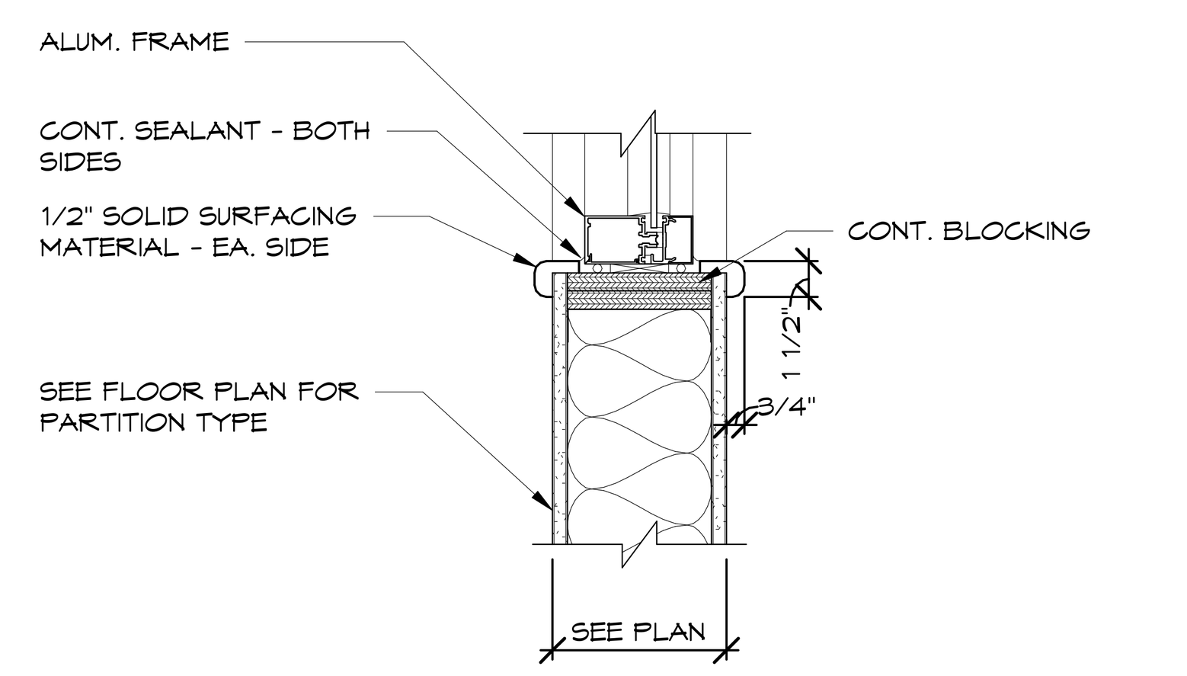
6 A1.2
DETAIL
SCALE: 1 1/2" = 1'-0"



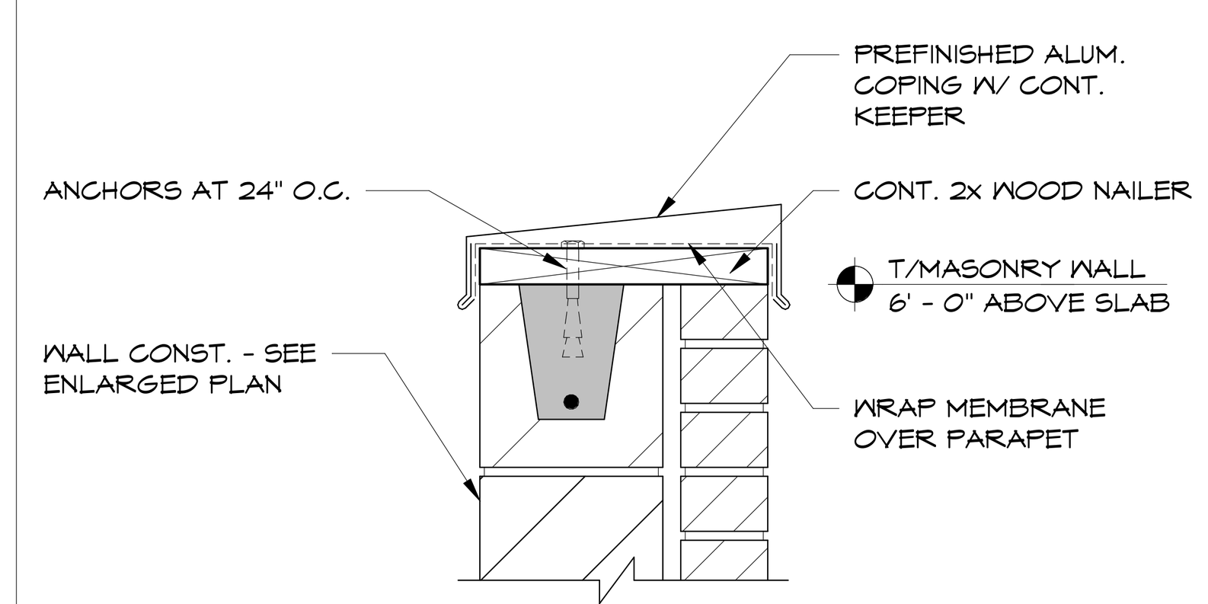
7 A1.2
WINDOW JAMB
SCALE: 1 1/2" = 1'-0"



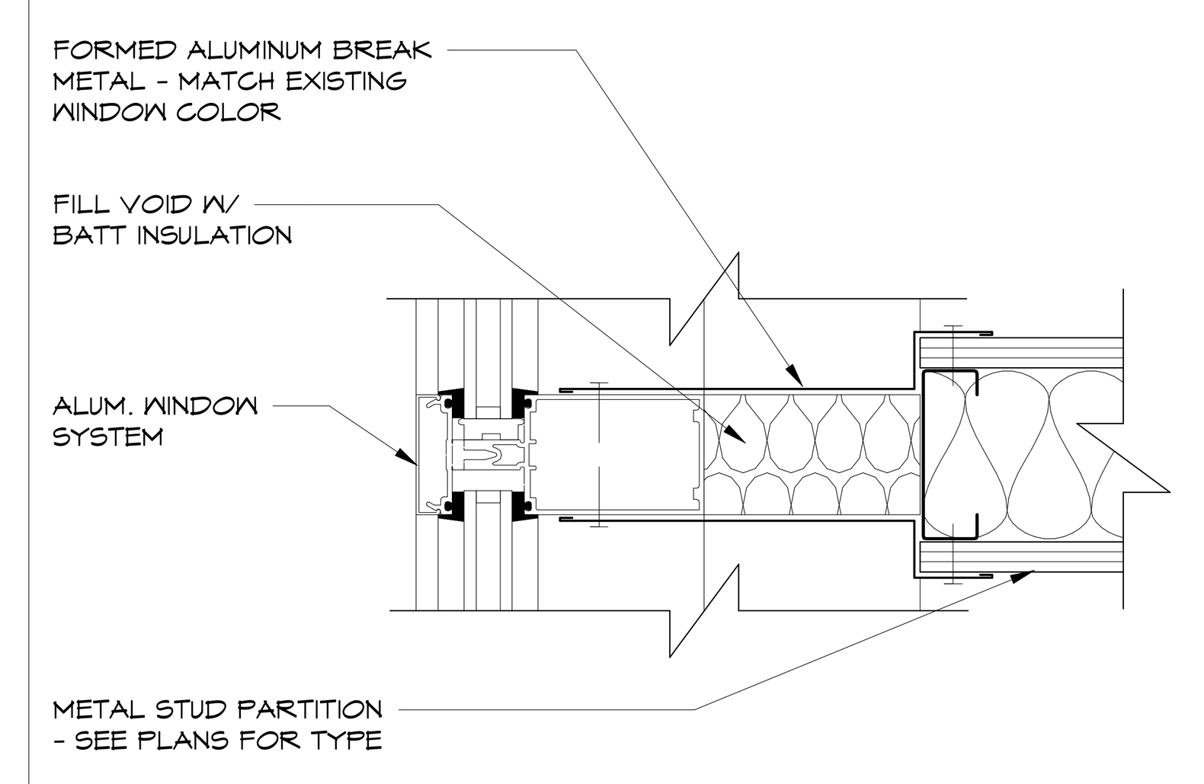
8 A1.2
HEAD (JAMB SIM.)
SCALE: 1 1/2" = 1'-0"



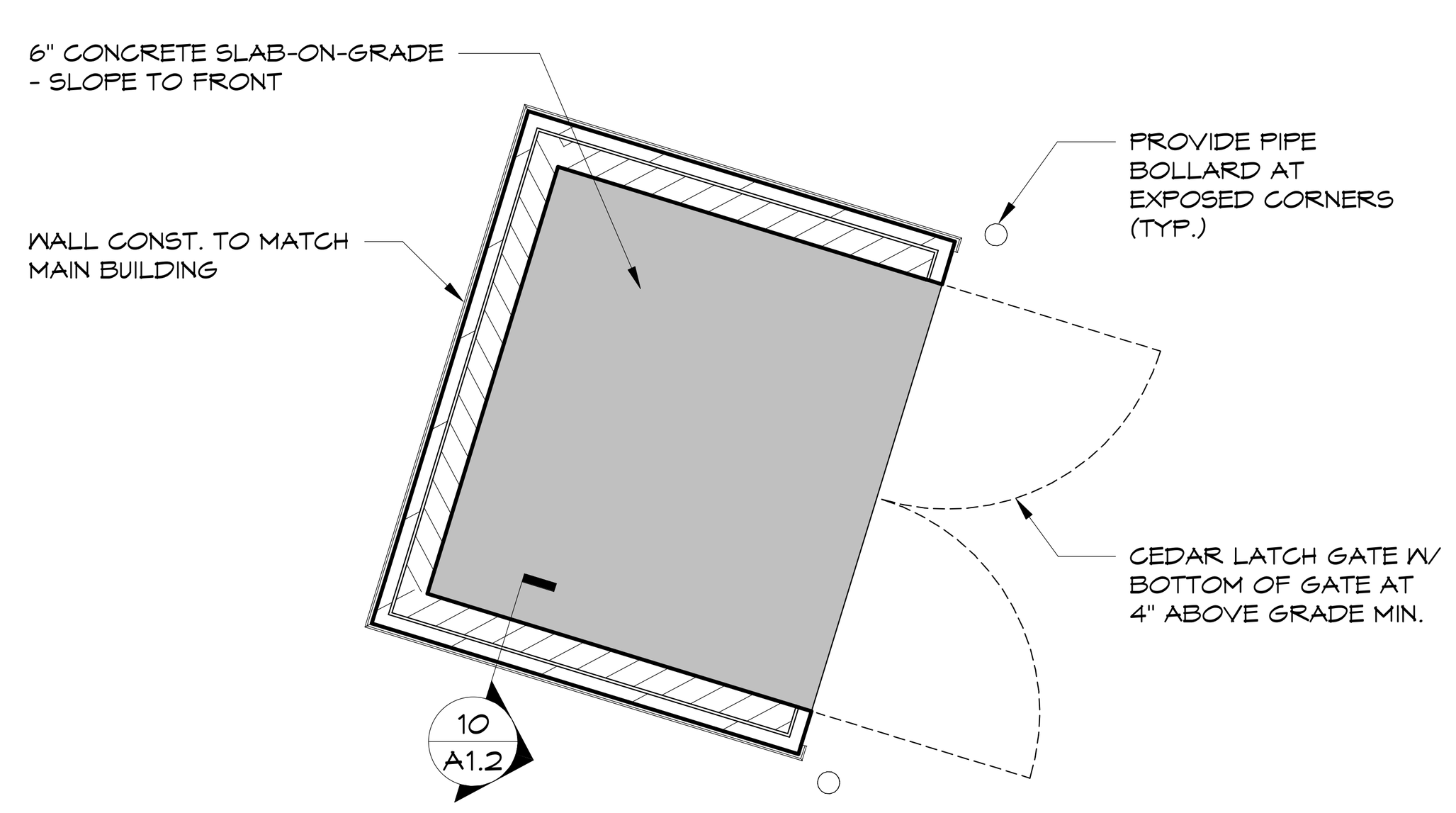
9 A1.2
WINDOW SILL
SCALE: 1 1/2" = 1'-0"



10 A1.2
T/WALL AT TRASH ENCLOSURE
SCALE: 1 1/2" = 1'-0"



11 A1.2
MULLION COVER
SCALE: 3" = 1'-0"

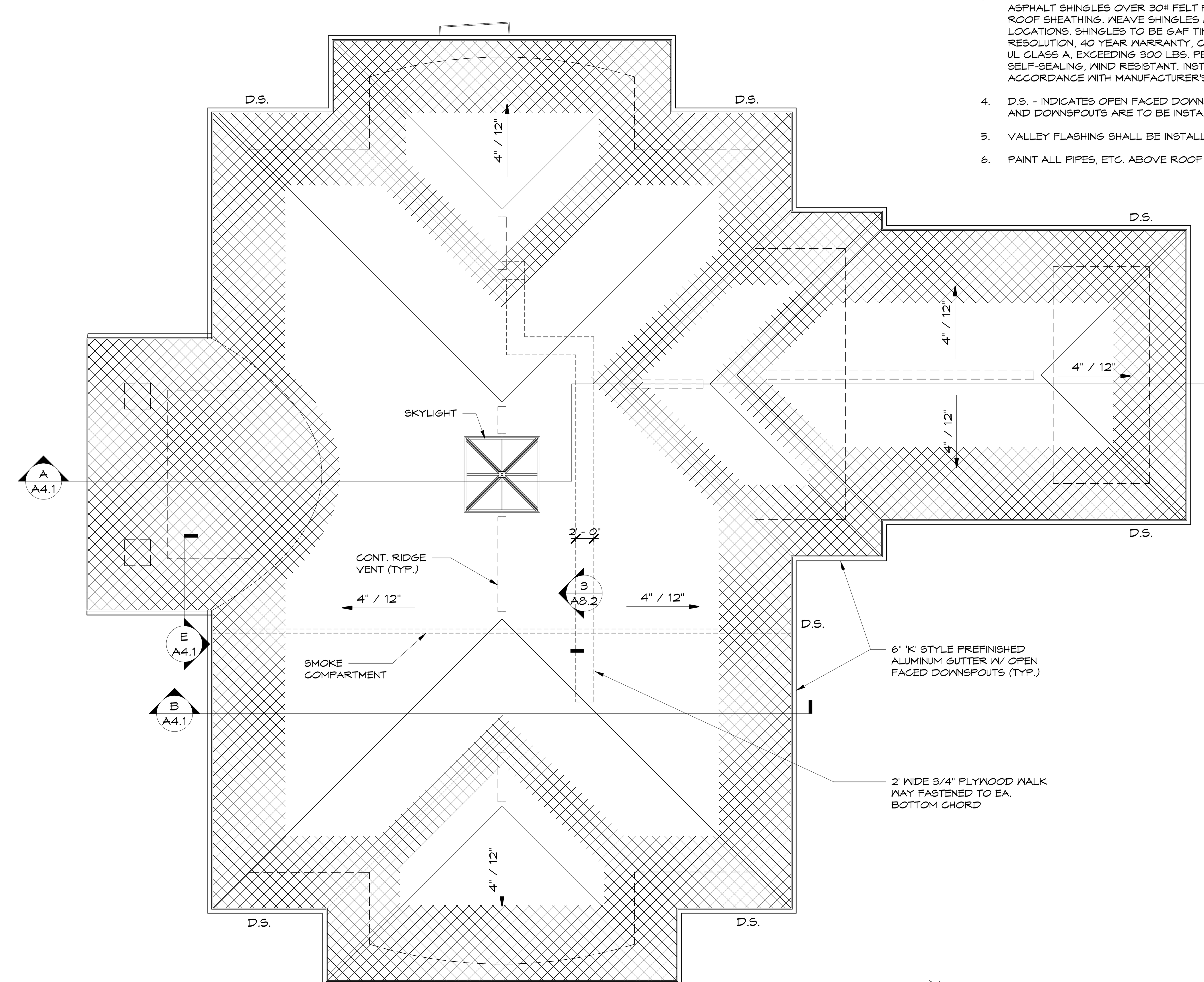


PLAN NORTH
TRUE NORTH

TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES:

1. COORDINATE ALL OPENINGS FOR MISC. VENTS AND PIPING WITH MECHANICAL AND ELECTRICAL CONTRACTORS
2. HATCHING INDICATES AREAS OF 40 MIL. ICE AND WATER SHIELD
   - 3 STRIPS W/ 6" OVERLAP AT EAVES
   - 2 STRIPS W/ 6" OVERLAP AT VALLEYS
3. TYPICAL ROOF CONSTRUCTION:
   ASPHALT SHINGLES OVER 30# FELT PAPER ON 5/8" ROOF SHEATHING. WEAVE SHINGLES AT ALL VALLEY LOCATIONS. SHINGLES TO BE GAF TIMBERLINE, HIGH RESOLUTION, 40 YEAR WARRANTY, COLOR TO BE BARKWOOD, UL CLASS A, EXCEEDING 300 LBS. PER SQUARE, SELF-SEALING, WIND RESISTANT. INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
4. D.S. - INDICATES OPEN FACED DOWNSPOUT LOCATION - GUTTERS AND DOWNSPOUTS ARE TO BE INSTALLED BY ROOFING CONTR.
5. VALLEY FLASHING SHALL BE INSTALLED 2' EA. SIDE OF VALLEY
6. PAINT ALL PIPES, ETC. ABOVE ROOF TO MATCH ROOFING COLOR



PLAN NORTH
TRUE NORTH

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

NO.	DESCRIPTION	BY	DATE

NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

COMMUNITY FIRST CREDIT UNION

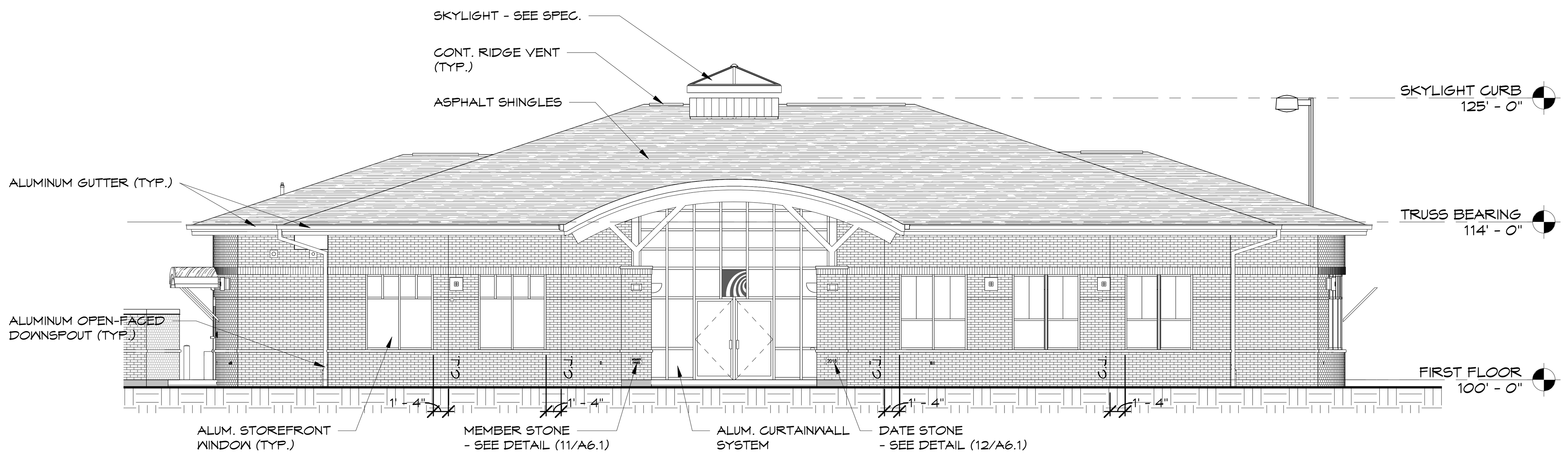
Performa®
PLANNERS + ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE
ROOF PLAN, DETAILS

DRAWN	CHK'D
DWB	BJN

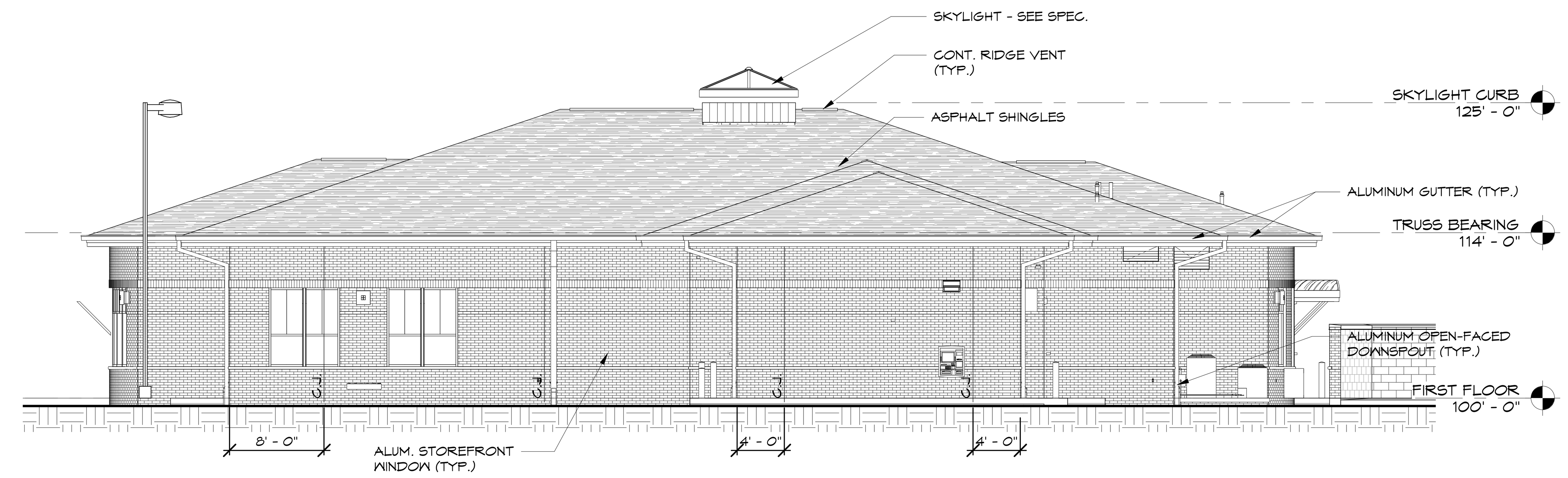
DATE 01/29/18
SCALE As indicated
DRAWING NO. A1.2
PROJECT NO. 15067
REV.

1/29/2018 11:58:32 AM



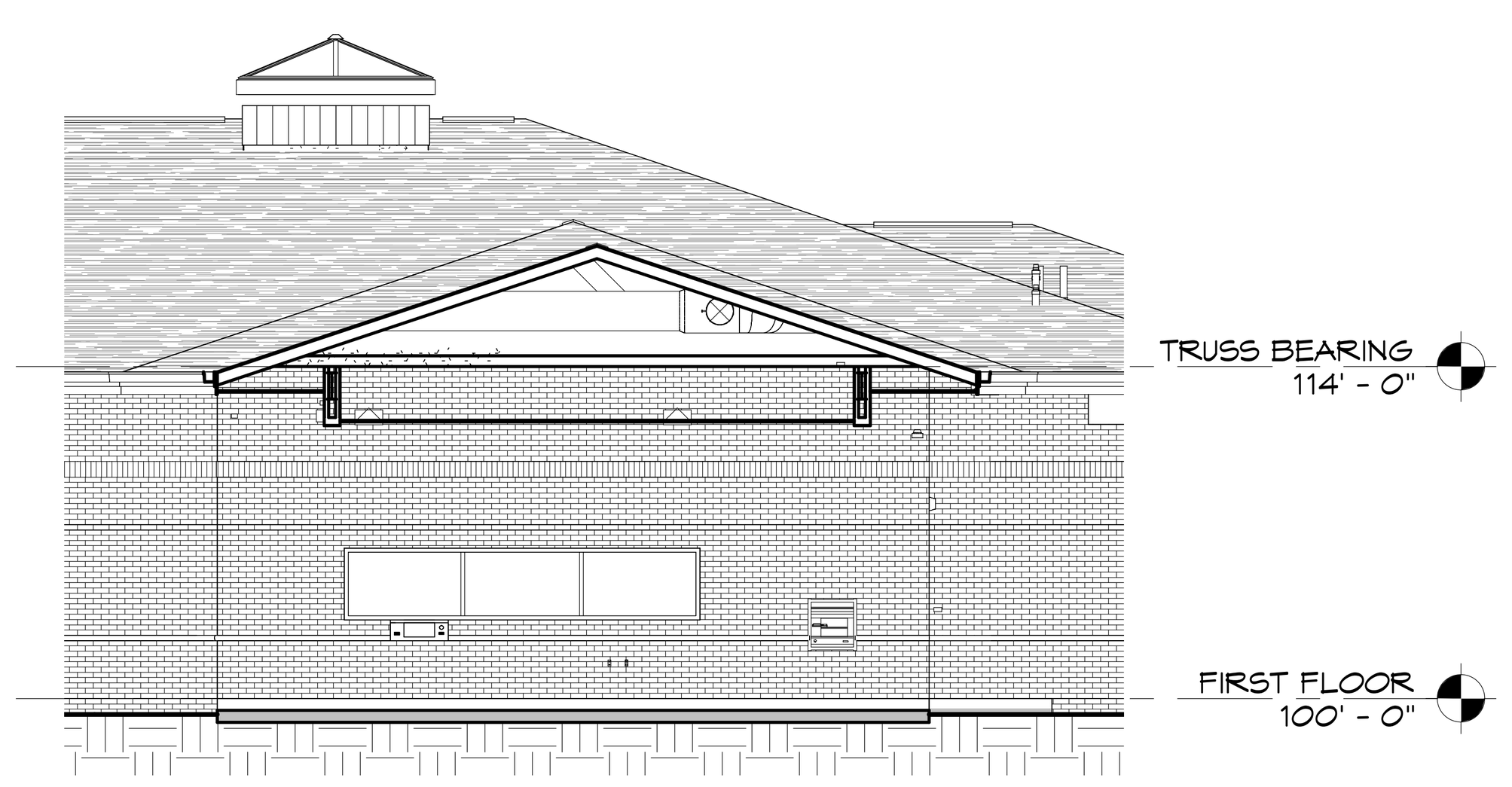
SOUTH ELEVATION

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



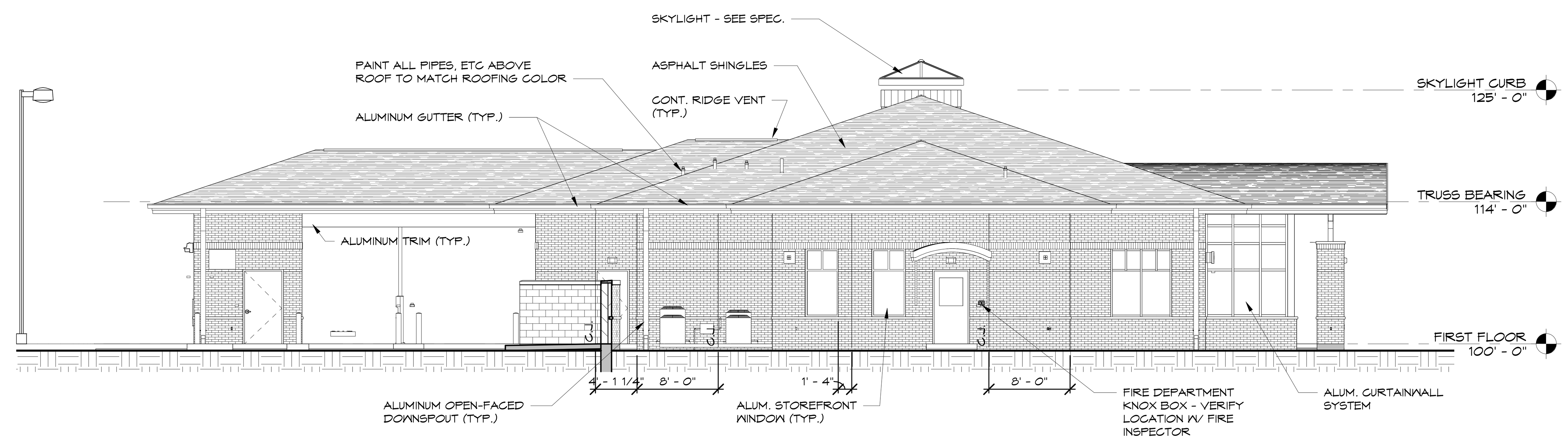
NORTH ELEVATION

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



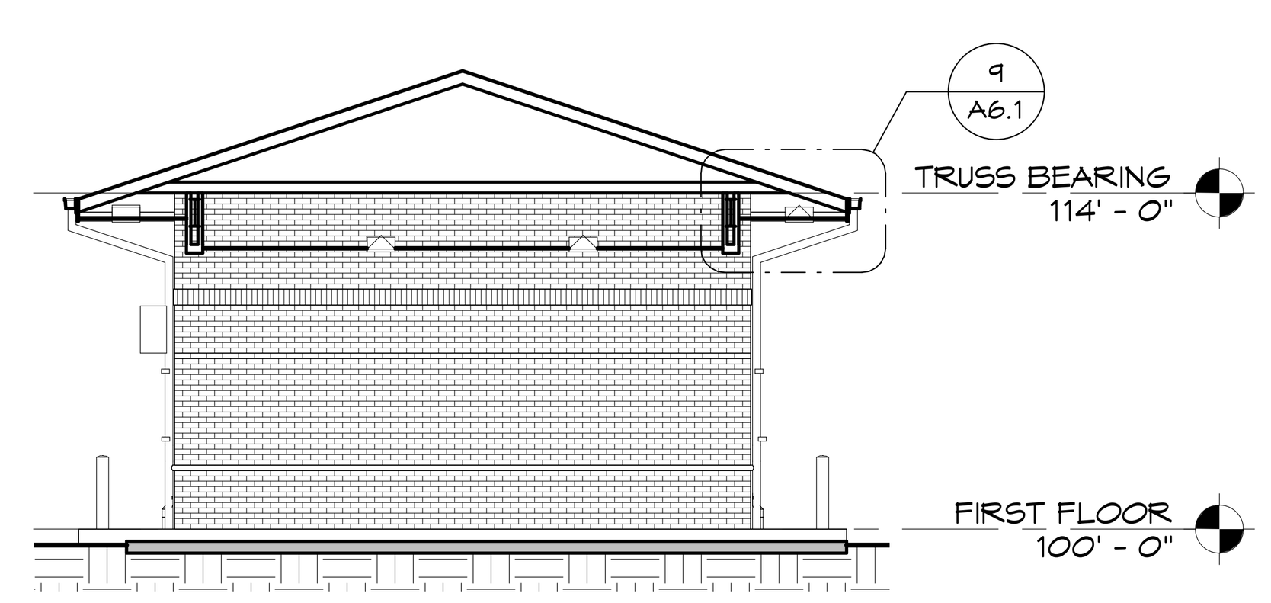
PARTIAL NORTH ELEVATION

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



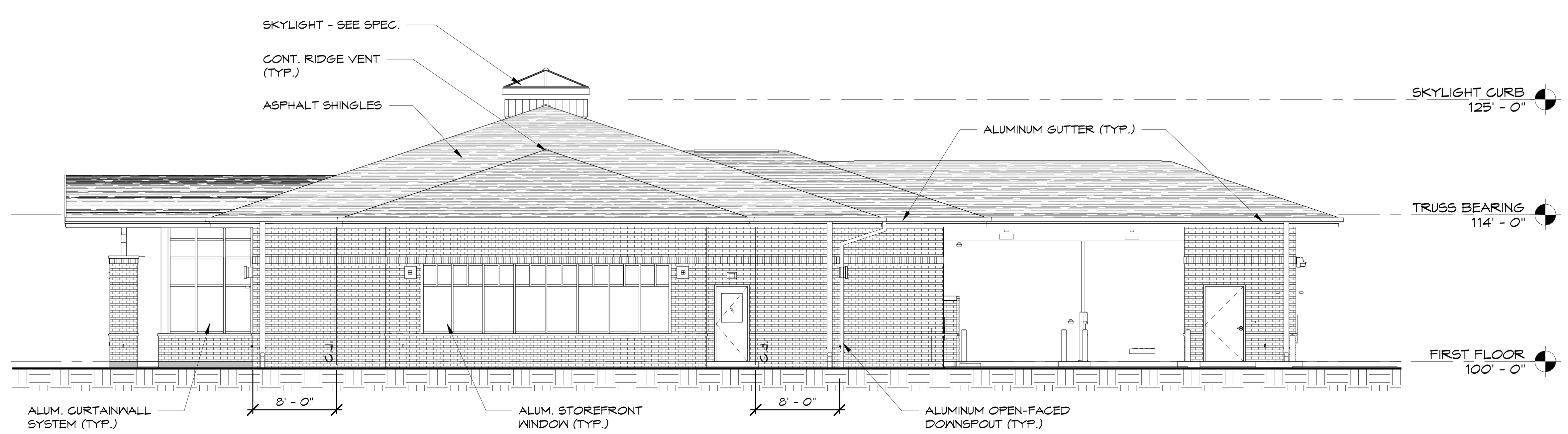
WEST ELEVATION

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



PARTIAL SOUTH ELEVATION

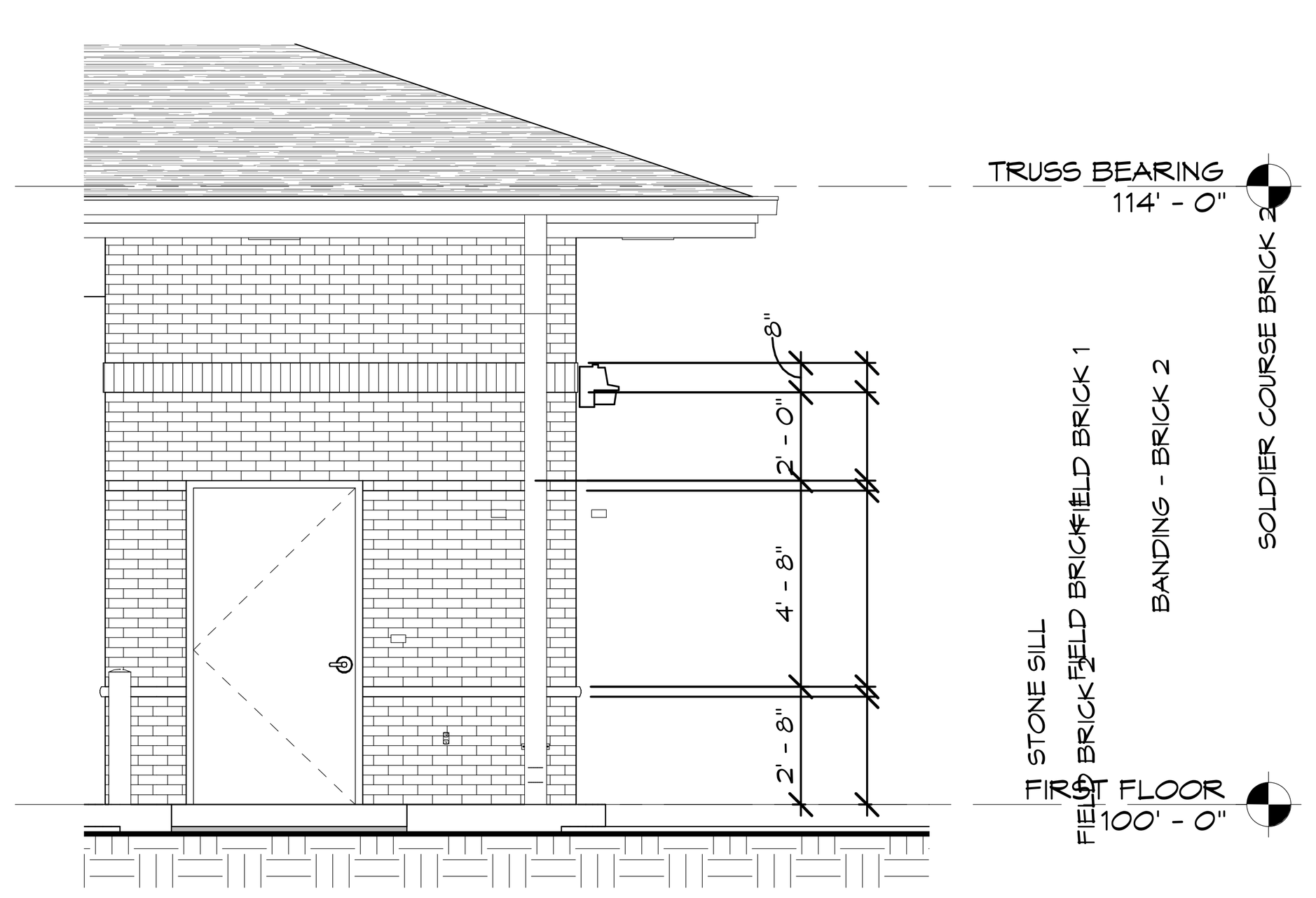
SCALE: 1/8" = 1'-0"



EAST ELEVATION

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

EXTERIOR ELEVATION NOTE:
GAS MAIN, EXPOSED STEEL, CLEANOUTS, PVC DOWNSPOUT CONNECTION, ETC. AT GRADE SHALL BE PAINTED TO MATCH WINDOW SYSTEM - CHAMPAGNE METALLIC ANODIZED COLOR



ENLARGED ELEVATION

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

NO | DESCRIPTION | BY | DATE

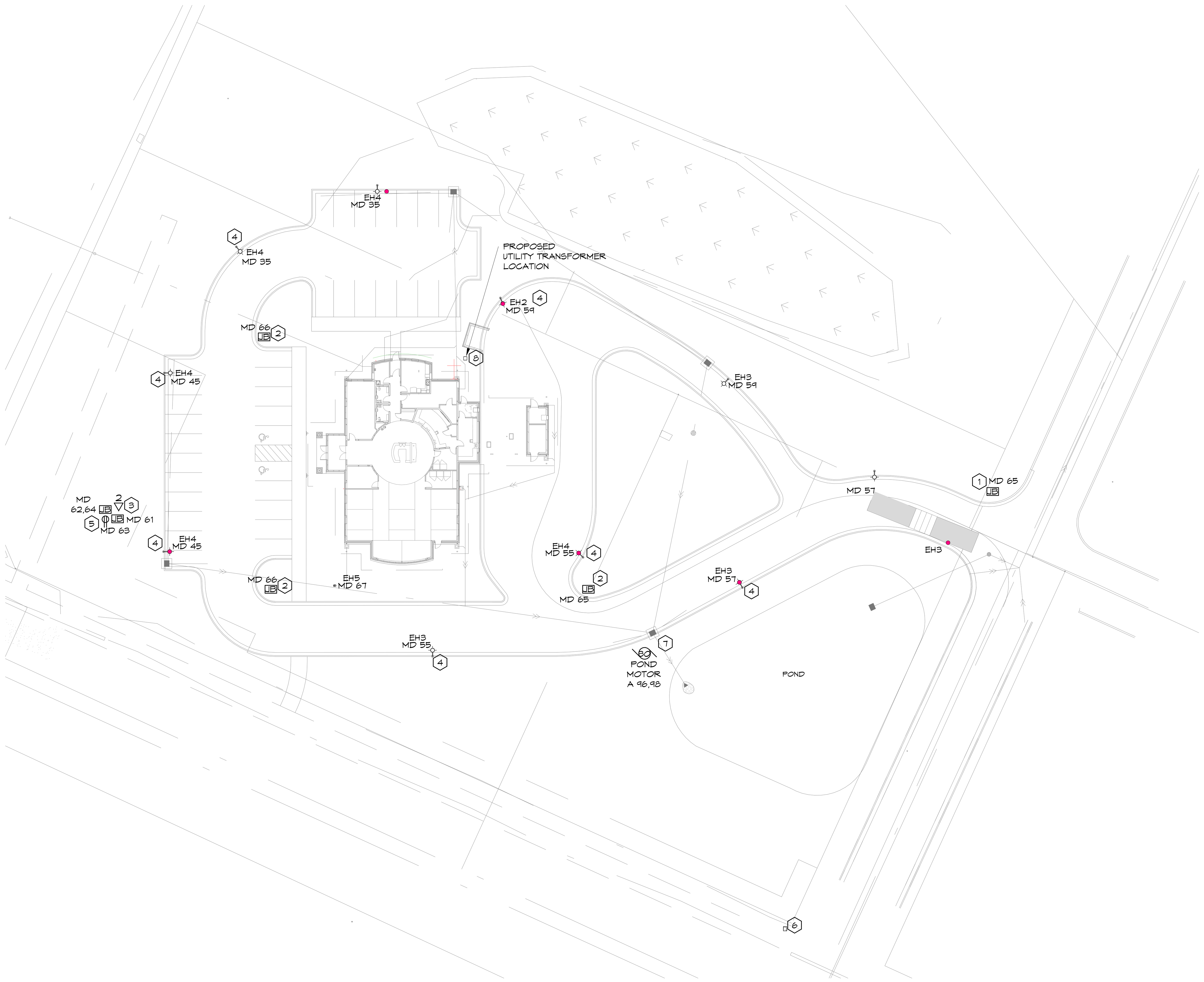
NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

COMMUNITY FIRST CREDIT UNION

Performa
PLANNERS + ARCHITECTS + ENGINEERS

EXTERIOR ELEVATIONS

DRAWN: DWB	CHK'D: BJN
DATE: 01/29/18	
SCALE: As indicated	
DRAWING NO.: A3.1	
PROJECT NO.: 15067	REV.:



SITE ELECTRICAL NOTES

1. PROVIDE POWER FOR INTERNALLY LIT SIGN
2. PROVIDE POWER FOR INTERNALLY LIT DIRECTIONAL SIGN
3. PROVIDE 120V POWER FOR MONUMENTAL SIGN, AND PROVIDE EMPTY 1" CONDUIT FOR MONUMENTAL SIGN MESSAGE BOARD.
4. SHADED FIXTURES ARE TO BE ON DUSK UNTIL DAWN OPERATION. ALL OTHER FIXTURES ARE CONTROLLED BY TIMECLOCK SCHEDULE AND PHOTOCELL.
5. PROVIDE BOX AT LARGE MONUMENT SIGN FOR MISC LIGHTING. PROVIDE WP/GFCI RECEPTACLE AT LARGE MONUMENT SIGN.
6. FURNISH (2) 1" CONDUITS TO THIS LOCATION FOR FUTURE SIGN
7. EC TO VERIFY FINAL LOCATION AND REQUIREMENTS WITH FOUNTAIN SUPPLIER. EC TO MOUNT PANELS AND RUN WIRING TO PUMP MOTORS.
8. CT CABINET AND METER TO BE MOUNTED ON STAND WITH CONCRETE BASE NEAR TRANSFORMER LOCATION. COORDINATE WITH UTILITY.

SITE ELECTRICAL GENERAL NOTES:

1) ROUTE ALL CIRCUITS ON SITE THROUGH EXTERIOR LIGHTING CONTROL PANEL. REFER TO SCHEDULE SHEET AND DETAIL #5, SHEET E3.1 FOR MORE INFORMATION.

2) EXTERIOR LIGHTING SHALL BE CONTROLLED BY PHOTOCELL SYSTEM IN CONJUCTION WITH TIME CLOCK.

3) REFER TO ARCHITECTURAL SHEETS FOR LIGHT POLE BASE DETAILS. POLE BASES BY ELECTRICAL CONTRACTOR.

4) LIGHT POLES SHALL BE A MINIMUM OF 2' FROM CURBS AND SIDEWALK EDGES.

5) VERIFY LOCATION OF ALL EQUIPMENT WITH GENERAL CONTRACTOR AND ON SITE ARCHITECT PRIOR TO ROUGH-IN. ALL FEEDERS ON SITE SHALL BE BURIED LOWER THAN 4'-0" AT TREE PLANTING LOCATIONS.

6) ALL CONDUIT UNDER ROADS TO BE RIGID STEEL OR PROVIDE RIGID SLEEVE UNDER ROAD.

7) DETERMINE EXACT ROUTING OF FEEDERS AND TRANSFORMER LOCATION WITH ELECTRIC UTILITY.

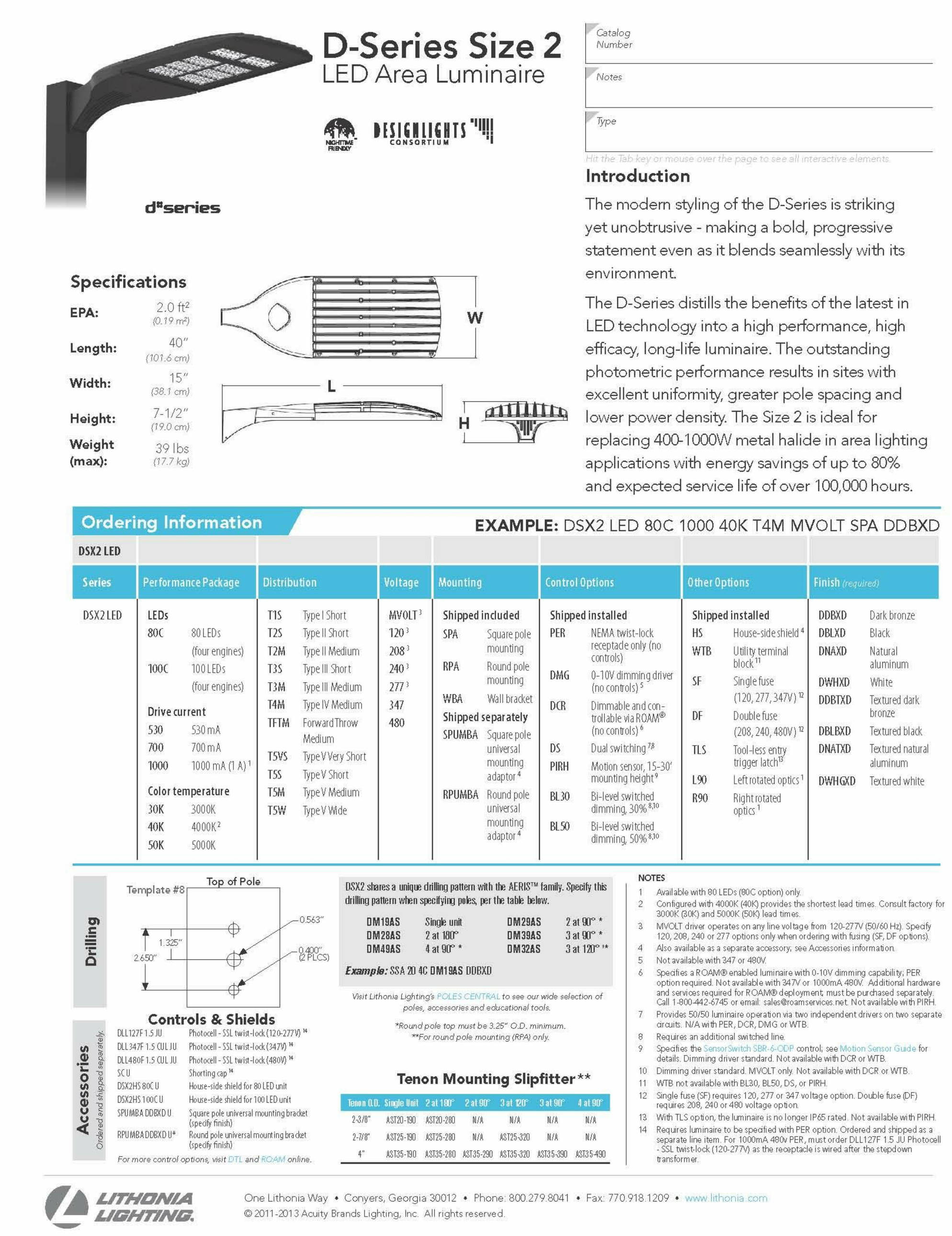
8) ALL WIRING TO BE #8 AWG, #8G UNLESS OTHERWISE NOTED. SEE SCHEDULE AND ALTERNATES.

9) COORDINATE EMPTY CONDUIT REQUIREMENTS FOR ELECTRICAL, DATA, PHONE, AND CABLE SERVICE TO FACILITY WITH GENERAL CONTRACTOR AND UTILITIES.

SITE LIGHTING BRANCH CIRCUIT CONDUCTOR SIZE SCHEDULE

CIRCUIT	CONDUCTOR & GRD SIZE
MD35	#10 AWG
MD45	#10 AWG
MD55	#10 AWG
MD57	#10 AWG
MD59	#10 AWG

NOTE: CONDUCTORS TO SITE SIGNAGE SHALL BE #8 AWG MINIMUM



SITE LIGHT FIXTURE SCHEDULE

FIXTURE	MOUNTING	DESCRIPTION	VOLT.	LAMP	BALLAST PER FIXT.	WATTS PER FIXT.	MANUF.	CATALOG NUMBER	NOTES
EH2	POLE	TYPE 2 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T2S 120 SPA DDBXD HS	NOTE 1,2
		WITH HOUSE SIDE SHIELDS							
EH3	POLE	TYPE 3 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T3M 120 SPA DDBXD	NOTE 1,2
EH4	POLE	TYPE 4 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T4M 120 SPA DDBXD	NOTE 1,2
EH5	GROUND	FLAGPOLE FLOOD LIGHT	120	LED	-----	49	COOPER	VFS K B20-7 LED E1 NSR BZ PC	NOTE 3

LIGHT FIXTURE SCHEDULE NOTES

1) POLE HEIGHT TO BE 25' - 0" ON TOP OF 2' - 6" HIGH CONCRETE BASE.
2) FINISH OF POLE TO MATCH FIXTURE HEAD.
3) VERIFY FINAL LOCATION WITH OWNER.

PLAN NORTH
TRUE NORTH

SITE ELECTRICAL PLAN

SCALE: 1" = 30'-0"

NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

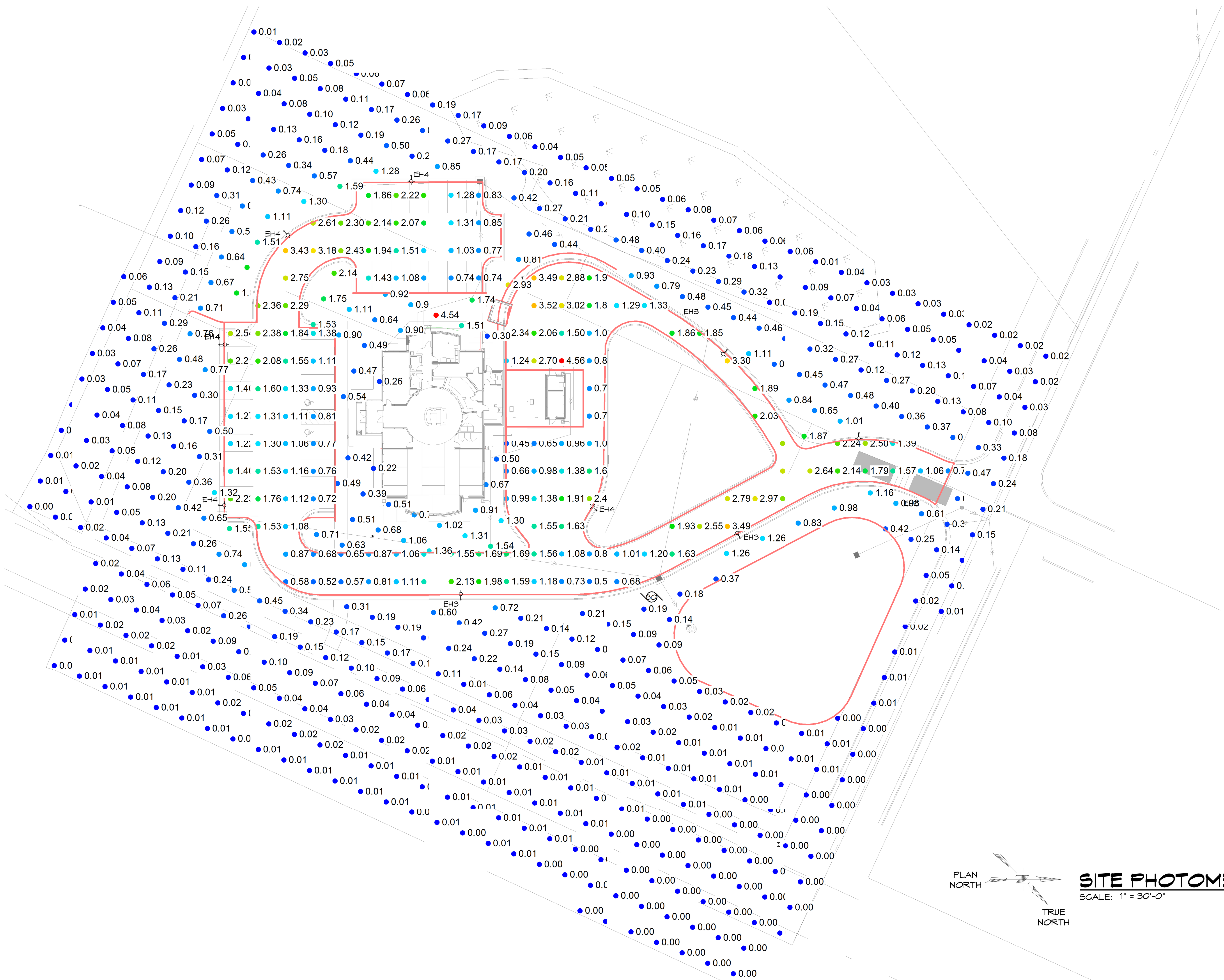
COMMUNITY FIRST CREDIT UNION

Performa
PLANNERS + ARCHITECTS + ENGINEERS

SITE ELECTRICAL PLAN

NO	DESCRIPTION	BY	DATE

DRAWN: AJH | CHK'D: MFM
DATE: 01/29/18
SCALE: As indicated
DRAWING NO.: E1.0
PROJECT NO.: 15067



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"

FOOTCANDLE LEVELS

SITE PHOTOMETRICS

Calculation Points Name	Average	Maximum	Minimum	Average / Minimum	Maximum / Minimum
SITE	1.62 fc	4.56 fc	0.45 fc	3.6	10.2

NOTE: SEE SHEET E1.1 FOR BUILDING-MOUNTED LIGHTING LAYOUT. THE PHOTOMETRIC PLAN REPRESENTS BOTH THE PARKING LOT AND BUILDING-MOUNTED LIGHTING ON SITE.

SITE LIGHT FIXTURE SCHEDULE

FIXTURE	MOUNTING	DESCRIPTION	VOLT.	LAMP	BALLAST PER FIXT.	WATTS PER FIXT.	MANUF.	CATALOG NUMBER	NOTES
EH2	POLE	TYPE 2 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T2S 120 SPA DDBXD HS	NOTE 1,2
		WITH HOUSE SIDE SHIELDS							
EH3	POLE	TYPE 3 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T3M 120 SPA DDBXD	NOTE 1,2
EH4	POLE	TYPE 4 DISTRIBUTION, 25 FT SQ STRAIGHT STEEL	120	LED	-----	188	LITHONIA	DSX2 LED 80C 700 40K T4M 120 SPA DDBXD	NOTE 1,2
EH5	GROUND	FLAGPOLE FLOOD LIGHT	120	LED	-----	49	COOPER	VFS K B20-7 LED E1 NSR BZ PC	NOTE 3

LIGHT FIXTURE SCHEDULE NOTES

1) POLE HEIGHT TO BE 25' - 0" ON TOP OF 2' - 6" HIGH CONCRETE BASE.
2) FINISH OF POLE TO MATCH FIXTURE HEAD.
3) VERIFY FINAL LOCATION WITH OWNER.

NO.	DESCRIPTION	BY	DATE

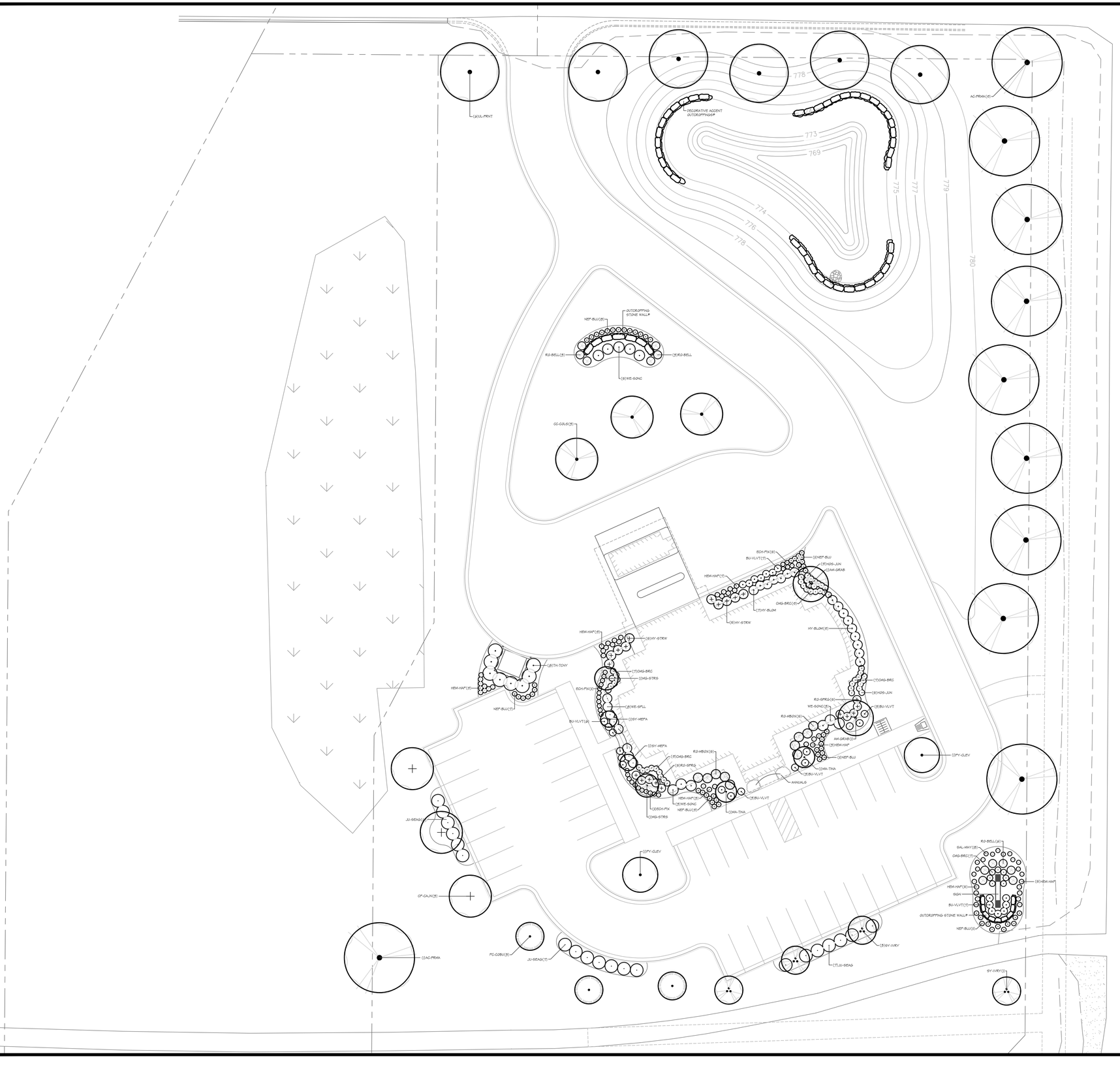
NEW LAKE PARK BRANCH
COMMUNITY FIRST CREDIT UNION
670 LAKE PARK ROAD CITY OF MENASHA, WI 54952

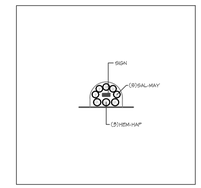
COMMUNITY FIRST CREDIT UNION

Performa
PLANNERS + ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5156
DE PERE, WISCONSIN 54115
PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com

TITLE: SITE PHOTOMETRIC CALCULATIONS

DRAWN: AJH | CHK'D: MPM
DATE: 01/29/18
SCALE: As indicated
DRAWING NO.: E1.0A
PROJECT NO.: 15067 | REV.:





1 DIRECTIONAL SIGN PLANTING PLAN (x4)
LOCATION(S) TBD 1" = 20'-0"

PLANT SCHEDULE

TREES	COMMON NAME	QTY
AC-PRMA	Matador Maple	10
AM-GRAB	Autumn Brilliance Serviceberry	2
CP-CAJN	JN Select Mississippi	3
CC-COLS	Columbia Strain Eastern Redbud	3
MG-STRS	Royal Star Magnolia	2
MA-TINA	Tina Crabapple	2
PY-CLEV	Cleveland Select Pear	2
SY-MEPA	Dwarf Korean Lilac Tree	2
SY-IVRY	Ivory Silk Japanese Tree Lilac	4
UL-FRNT	Frontier Elm	6

EVERGREEN TREES	COMMON NAME	QTY
FC-COBU	Colorado Blue Spruce	5
TH-TCNY	Techny Arborvitae	8

SHRUBS	COMMON NAME	QTY
BU-VLVT	Green Velvet Boxwood	20
HY-BLOM	Bloomstruck Hydrangea	16
HY-STRW	Strawberry Sundae Hydrangea	10
RO-BELL	Belle Poitevine Rose	12
RO-MBOX	Music Box Rose	10
RO-SFRG	Sweet Fragrance Rose	10
WE-SPLL	Spilled Wine Weigela	8
WE-SONC	Sonic Bloom Weigela - Red	11

EVERGREEN SHRUBS	COMMON NAME	QTY
JU-SEAG	Sea Green Juniper	20

GRASSES	COMMON NAME	QTY
CMG-BRC	Korean Feather Reed Grass	30

PERENNIALS	COMMON NAME	QTY
ECH-PIX	Pixie Meadowbrite Coneflower	27
HEM-HAP	Happy Returns Daylily	53
HOS-JUN	June Hosta	14
NEP-BLU	Blue Wonder Catmint	62
SAL-MAY	May Night Salvia	33

* OUTCROPPING WALLS OPTIONAL, TBD BY OWNER

0 20 40 60 feet
1" = 20'

Schmalz
Custom Landscaping and Garden Center

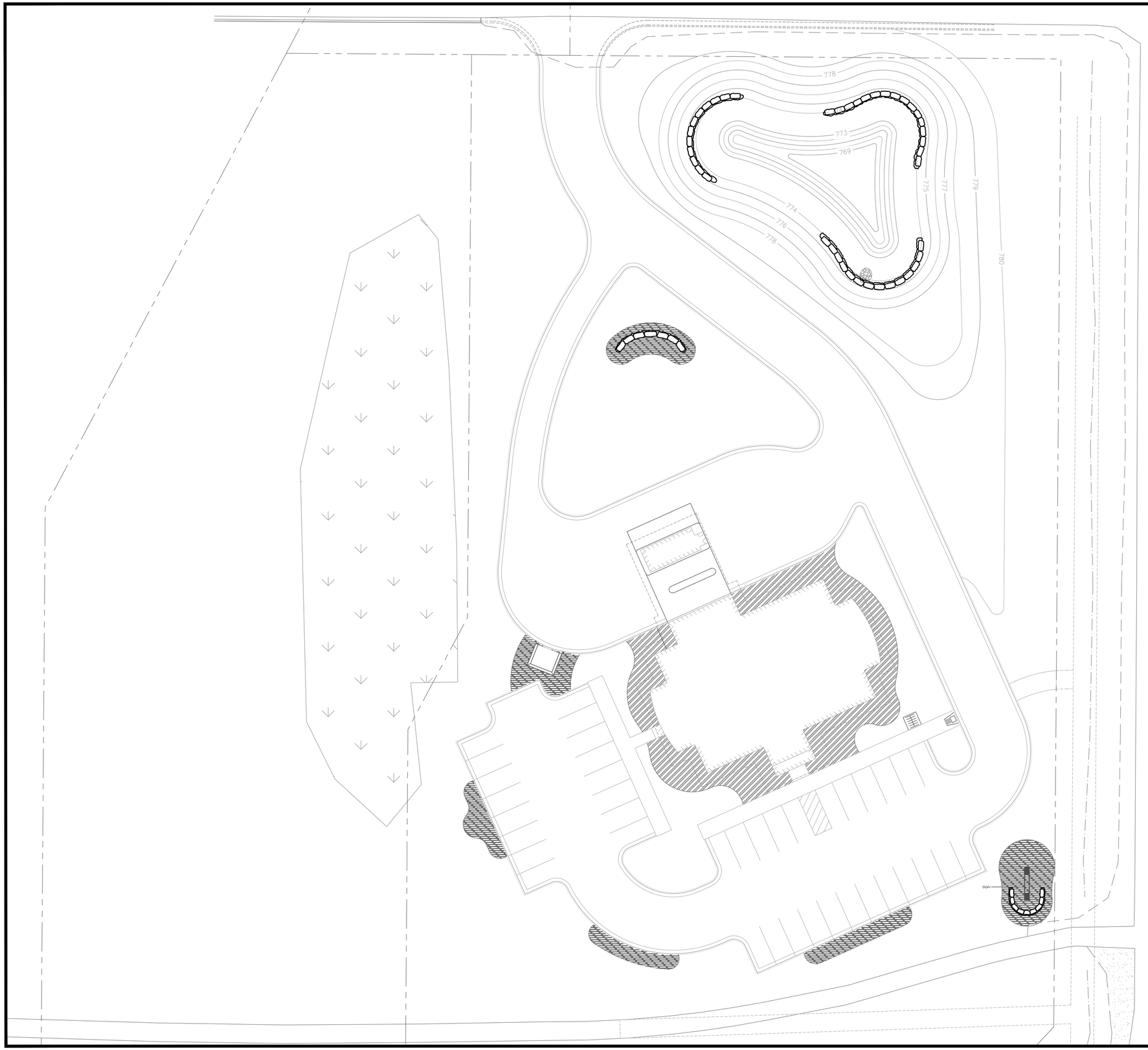
LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

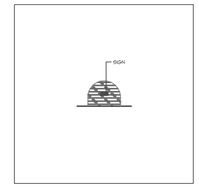
AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

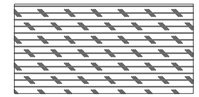
Community First Credit Union
Menasha, WI

DATE: 01/2018
REVISED: 02/2018
PHONE NO.:
EMAIL:
SCALE: 1" = 20'- 0"
DRAWN BY: TLS
SHEET TITLE: Landscape Plan
SHEET NO.: L-100
JOB #
FILE NO.

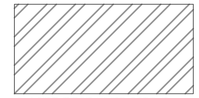




1 DIRECTIONAL SIGN PLANTING PLAN (x4)
LOCATION(S) TBD 1" = 20'-0"



BROWN-DYED BARK MULCH



GLACIER RIDGE MIXED COBBLE
DECORATIVE STONE

CHILTON WEATHER EDGE OUTCROPPING*

* OUTCROPPING WALLS OPTIONAL, TBD BY OWNER

0 20 40 60 feet
1" = 20'

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

Community First Credit Union
Menasha, WI

DATE: 01/2018
REVISED: 02/2018
PHONE NO.:
EMAIL:
SCALE: 1" = 20'-0"
DRAWN BY: TLS
SHEET TITLE
Materials Plan
SHEET NO. L-200
JOB # FILE NO.

MEMORANDUM

To: Plan Commission

From: Community Development Department/SS

Date: March 6, 2018

Re: Special Use Permit – 336 Chute St – Multifamily

Jim Fletcher, representing the property owner and potential purchaser has submitted a special use permit application for the property of 336 Chute Street, zoned C-2 Central Business District. Currently this historic two story building houses 4 – one bedroom apartment units on the second floor and is vacant on the first floor. In December of 2013, the Plan Commission reviewed and approved a special use permit for a change of occupancy to allow the first floor of the existing structure to be converted into a tavern. While this special use permit was approved and the site improvements were made, the property owner never followed through with converting the space into a bar and has since put the property up for sale. The potential purchaser of the property is now requesting to convert the remaining first floor into an additional 3 apartment units making the principal use of the property multifamily residential. Under Section 13-1-30 any multifamily use within the C-2 zoning district requires approval through a special use permit.

When reviewing special use permit applications, the Plan Commission shall consider the following per Section 13-1-11(b) of the City of Menasha Code of Ordinances:

1. ***The use shall be compatible with adjacent land uses so that existing uses will not be depreciated in value, and there will be no deterrents to development of vacant land.***
   The intent of the downtown district is to provide a centrally located, pedestrian oriented business district with the ability to accommodate mixed use developments. While the primary use is multifamily, this property is nestled between commercial uses and is not located directly on the main thoroughfare.

2. ***The use shall have an appearance that will not have an adverse effect upon adjacent properties;***
   Other than the additional parking stall and added landscaping, the exterior appearance of the property should not drastically change or have an adverse effect upon adjacent properties.

3. ***The use shall be reasonably related to the overall needs of the City and to existing land use patterns;***

This property is located within a transitional area off of the main thoroughfare with predominately commercial development to the south and east and a mix of single family and commercial in the other directions. As the first floor of this property has sat vacant for years, the proposed land use will be a great addition to the livelihood of the downtown. According to the Comprehensive Plan this area is shown as a mixed use commercial core, emphasis on the mixed use. In addition, while it has not been officially adopted as an advisory plan, the Downtown Vision Plan does show this area as no change with potentially the neighboring property to the west being converted into medium density residential fitting with this development.

4. ***The use will not cause traffic hazards or congestion*;**
   The proposed use of a multifamily dwelling should reduce the potential traffic concerns especially having 90% of the required parking for a multi-family dwelling being provided directly on-site.

5. ***The use shall have adequate utilities, access roads, drainage, and other necessary facilities.***
   The property is existing and currently being served by existing utilities. The proposed use will not see substantial alteration.

In most instances, off-street parking is not required within the C-2 zoning district; but with the principal use of the property being converted to multifamily, Section 13-1-30 of the zoning code requires that parking be provided per Article E: Traffic Visibility, Loading, Parking, and Access. This requirement includes the minimum required on-site parking stalls of at least 1.5 spaces per dwelling unit. With 7 proposed units, this property would require 10 on-site parking stalls (0.5 or less is rounded down). In order to meet the 10 foot transitional yard requirement from the residential properties to the north, the presented plan only shows 9 on-site parking stalls.

In addition to the abundance of public parking, both on- and off-street, and the majority of the units being one bedroom, the applicant has submitted a draft of a lease agreement based upon conversations with the owners of the neighboring Hmoob Union Hall property. This property is meeting the requirement of being within 300 feet of the principal structure for off-site parking as well as the neighboring use does not require on-site parking. Due to the physical site constraints of the existing developed site, the parking lot cannot be brought into complete compliance without increasing the degree of nonconformity of the property.

Staff recommends approval of the special use permit as presented to allow for a 7-unit multi-family development at 336 Chute Street, with the following condition:

1) Prior to the issuance of building permits, a site improvement agreement must be recorded.
2) Should parking issues arise, the property owner shall work with the Community Development Department to secure one additional off-site parking stall.

City of Menasha Application

Special Use Permit
Planned Unit Development

SUBMIT TO:
City of Menasha
Dept. of Com. Development
140 Main Street
Menasha, WI 54952-3190
PHONE: (920) 967-3650

APPLICANT INFORMATION

Petitioner: James Fletcher (Buyer + Seller Rep) Date: 2/12/18

Petitioner's Address: 1703 S. Oneida St. City: Appleton State: WI Zip: 54915

Telephone #: (920) 428-3024 Fax: ( ) _____ Other Contact # or Email: jfletcher@pefcom.com

Status of Petitioner (Please Circle): Owner (Representative) Tenant Prospective Buyer

Petitioner's Signature (required): _____ Rep Date: 2/12/18

OWNER INFORMATION

Owner(s): Reminder Singh Date: 2/12/18

Owner(s) Address: 5 Awe As Award City: _____ State: ____ Zip: ____

Telephone #: ( ) _____ Fax: ( ) _____ Other Contact # or Email: _____

Ownership Status (Please Circle): (Individual) Trust Partnership Corporation

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Dept. for incomplete submissions or other administrative reasons.

Property Owner's Signature: _____ Rep Date: 2/15/18

SITE INFORMATION

Address/Location of Proposed Project: 336 Chute St. Parcel Number(s): 2-00421-00

Purpose Project Type: 3 - Unit Apartments on first floor

Current Use of Property Vacant 1st floor + 4 Apartments 2nd floor

Describe proposed development and/or proposed land use: We are proposing to remodel the first floor for 3 Apartments

Proposed time schedule for development and/or use of the property: Spring 2018

Zoning & Land Use Adjacent to the Site:

North: Residential

South: Street

East: Commercial

West: Parking Lot

Staff ____ Date Rec'd 2/15/2018

February 28, 2018

RE: Special Use Permit Application for 336 Chute St

Dear Property Owner:

James Fletcher, Representative, has applied for a Special Use Permit for the property located at 336 Chute St, Parcel # 2-00121-00, as identified on the attached map. Mr. Fletcher has requested the Special Use Permit in order to establish a multi-family use. A Special Use Permit is required for multi-family use within the C-2 Central Business District pursuant to Sec. 13-1-30(c)(5) of the City of Menasha Municipal Code.

The City of Menasha Plan Commission will be considering this request at an informal public hearing on Tuesday, March 6, 2018 at 3:30 p.m. or shortly thereafter at the Menasha City Center located at 100 Main Street, Menasha.

The City of Menasha Common Council will also be considering this request at a formal public hearing scheduled for Monday, March 19, 2018 at 6:00 p.m. or shortly thereafter at the Menasha City Center located at 100 Main Street, Menasha.

A copy of the notice on this proposal is attached. Persons interested in this matter will be given an opportunity to comment on the request; written comments will also be considered. The City of Menasha is notifying you because you own property within one hundred (100) feet of the proposed special use, as required by Section 13-1-11(d)(3) of the Municipal Code. If you have any questions, please feel free to contact me.

Sincerely,

Kristi Heim

Kristi Heim
Community Development Coordinator

C: Plan Commission
City Clerk Galeazzi

Special Use Permit Location
336 Chute Street

Legend

Parcel Proposed for Special Use Permit
Parcel ID# 2-00121-00

N

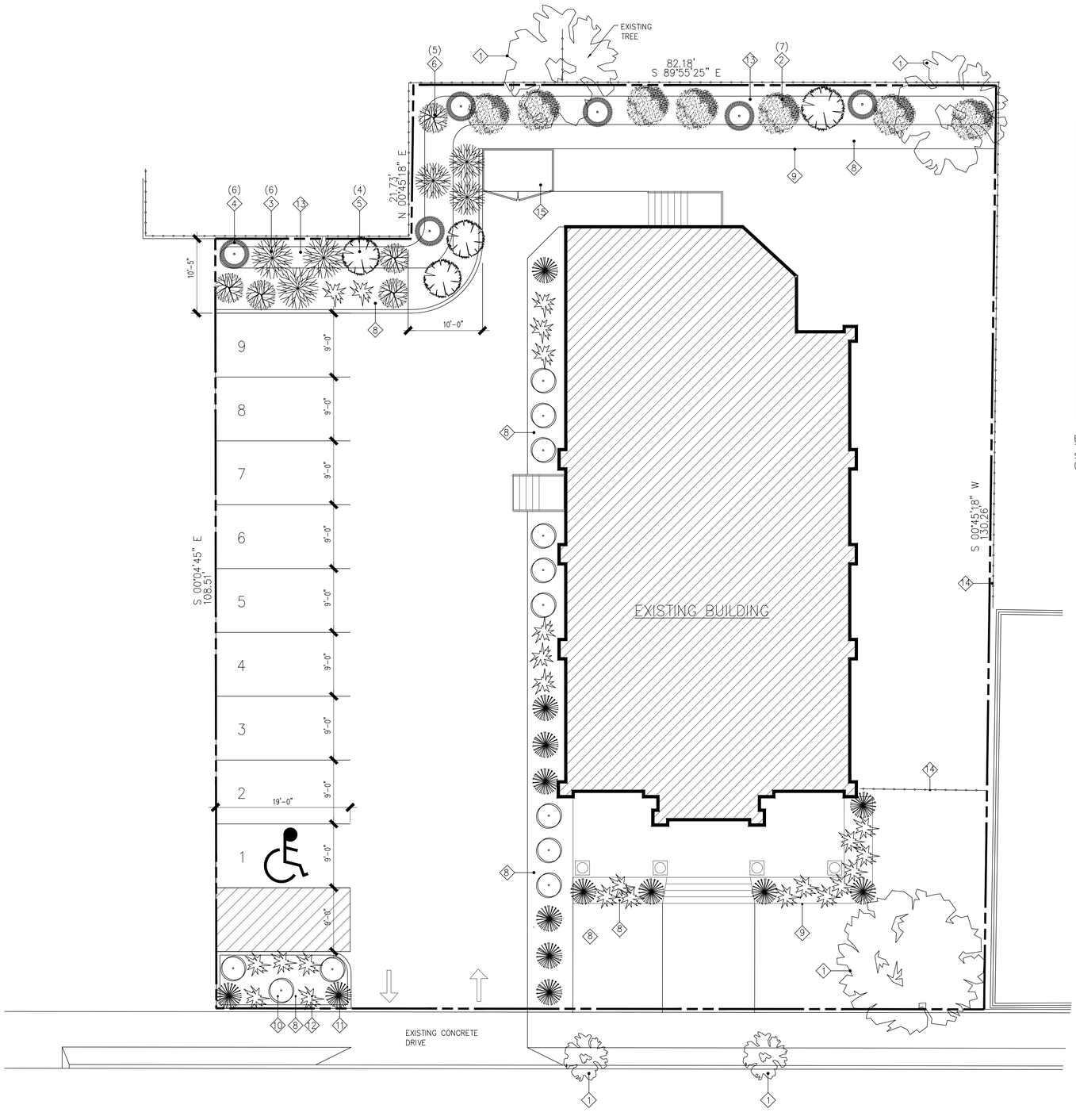
1 inch = 100 feet

City of Menasha
Public Hearings

NOTICE IS HEREBY GIVEN that public hearings will be held by the Menasha Plan Commission and Common Council on an application for a Special Use Permit by James Fletcher, Representative, to establish a multi-family use on a parcel in the C-2 Central Business District, as required by Sec. 13-1-30(c)(5) of the City of Menasha Municipal Code. The proposed use is to take place on a parcel located at 336 Chute Street (Parcel Number 2-00121-00), City of Menasha, Winnebago County, Wisconsin. The Plan Commission will hold its informal public hearing on Tuesday, March 6, 2018 at 3:30 PM, or shortly thereafter, at the Menasha City Center located at 100 Main Street, Menasha, WI 54952. The Common Council will hold its formal public hearing on this matter at 6:00 PM, or shortly thereafter, on Monday, March 19, 2018 at the same location. All persons interested in commenting on the application for this Special Use Permit are invited to attend.

Deborah A. Galeazzi, WCMC
City Clerk

Run: March 2 and 12, 2018



TRANSITION ZONE PLANTINGS

PLANT SYMBOL	PLANT SPECIES	QUANTITY	SCREENING POTENTIAL (SF EACH)	SCREENING POTENTIAL TOTAL (SF EACH)	PLANTING SIZE (MINIMUM)
	DWARF KOREAN LILAC	7	30	210	24" IN HEIGHT
	HONEY LOCUST	4	150	600	ONE AND ONE-HALF INCH (1.5") CALIPER
	SPIREA	6	30	150	24" IN HEIGHT
	CHINESE SNOWBALL VIBURNUM	5	30	150	24" IN HEIGHT
	EMERALD ARBORVITAE	6	50	300	5 FEET (5') IN HEIGHT
	EXISTING DECIDUOUS TRESS	2	150	300	
			TOTAL	1890	

BASIS FOR CALCULATION
TOTAL LENGTH OF PROPERTY LINE MULTIPLIED BY 16 FEET FOR HEIGHT EQUALS SCREEN AREA
SQUARE FOOTAGE WITH 75% OF THAT AREA TO BE SCREENED.
(27.63 + 21.73 + 82.18) X 16' X .75= 1,577.52 SF

PLAN KEYED NOTES

1. EXISTING DECIDUOUS TREE TO REMAINS
2. DWARF KOREAN LILAC
3. SPIREA
4. EMERALD ARBORVITAE
5. HONEY LOCUST
6. CHINESE SNOWBALL VIBURNUM
7. SOD ALL DISTURBED AREAS
8. STONE MULCH (TO BE SELECTED BY OWNER)
9. LANDSCAPE EDGING
10. GOLD FLAME SPIREA
11. PURPLE LEAF SAND CHERRY
12. DAY LILIES (VARIOUS COLORS)
13. LANDSCAPE BERM: SHALL BE MAXIMUM HEIGHT OF 3 FEET WITH MAXIMUM SLOPE 2:1
14. EXISTING WOOD FENCE
15. NEW WOOD DUMPSTER ENCLOSURE

N.O.R.T.H.

SITE PLAN

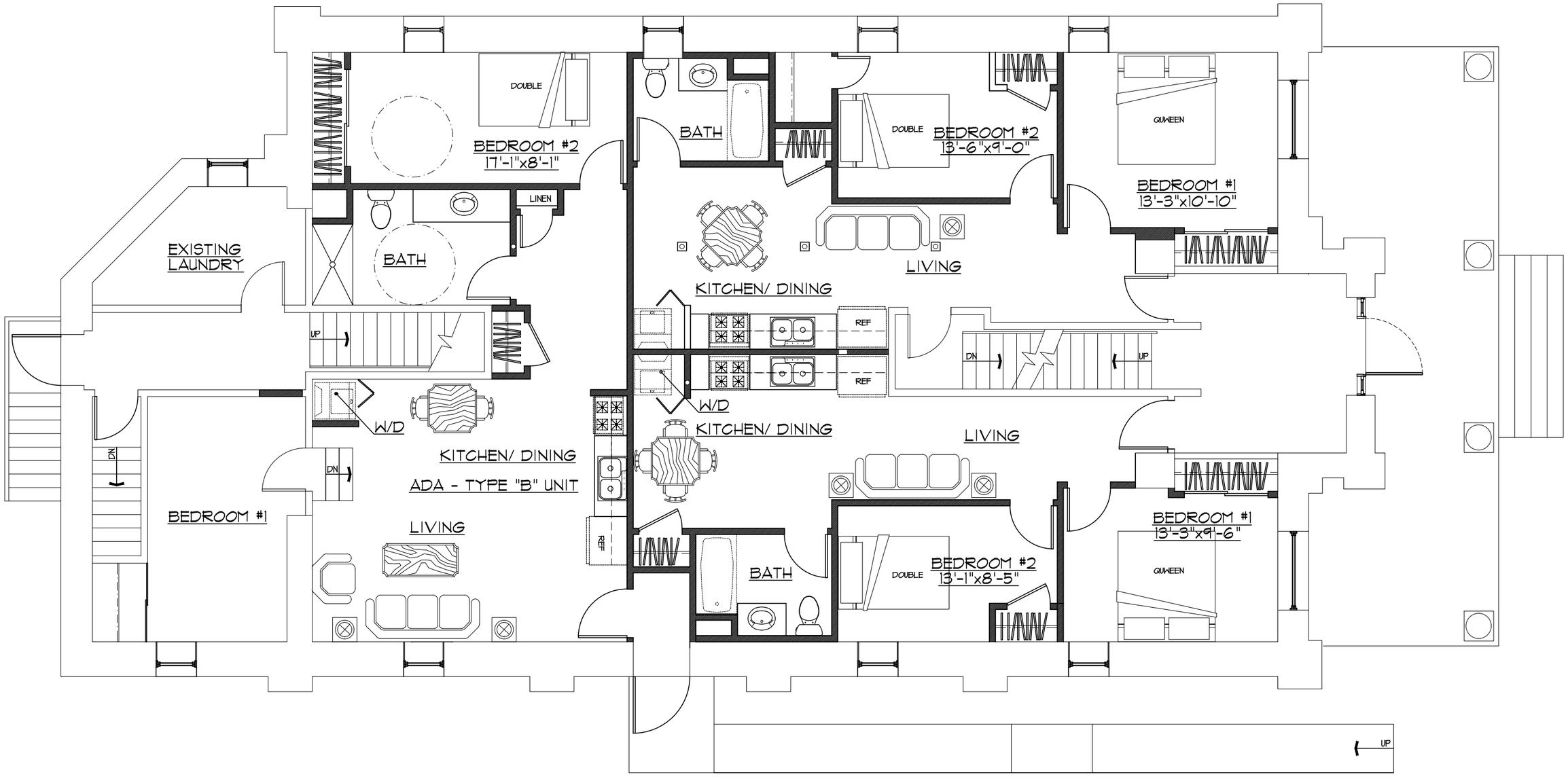
1/8"=1'-0"

MENASHA APARTMENT REMODEL
336 CHUTE STREET

SITE PLAN

DRAWN BY: AA
ISSUE DATE: 2-28-2018
REVISION: DATE:

SP1



NORTH

FIRST FLOOR PLAN

1/8" = 1'-0"

This document is to serve as an agreement between _____. Landlord) and Azure Enterprises LLC (Renter) for the rental of 2 parking places on the Landlords East side of property on a month to month basis for an amount of $25.00 each Total of $50.00. To be paid by the 15th dav of each month. In return for use of these spaces Renter will furnish Landlord with Apartment Tenants information on vehicle as well as contact info. These units will only be used and paid for if Renter has to have parking for Tenants and Renter will notify Landlord as status at the first of every month. This contract can be canceled by either party with 30 days' notice.

_____ _____

Landlord Renter

MEMORANDUM

To: Plan Commission

From: Community Development Department/SS

Date: March 6, 2018

Re: CSM and Site Plan Review – Miron Crane Building – 1737 Racine Road (Parcels #4-00762-02, 4-00762-03, and 4-00762-05)

In the Spring of 2013, Miron Construction submitted a request to rezone parcel #4-00762-03 to allow an outdoor storage yard. After the initial request was held over to bring back a comprehensive plan amendment and a landscape plan, the rezoning and existing perimeter landscaping was approved by the Plan Commission.

Miron Construction has now submitted an application for a site plan review to allow the construction of the proposed crane shop at this same location, 1737 Racine Road. Said property is currently made up of three parcels, all zoned I-1 Heavy Industrial and under the same ownership. Due to the proposed location of the new crane building being constructed across existing property lines, the applicant has also submitted a lot combination certified survey map (CSM) to combine all three parcels into one large parcel. The size, setbacks, and dimension requirements would meet city standards for the I-1 Heavy Industrial zoning district for the proposed lot. Furthermore, the proposed CSM will not create any zoning nonconformities and is consistent with the City of Menasha Comprehensive Plan.

The City of Menasha Zoning Code requires a site plan review by the City Plan Commission for any proposed new construction within the I-1 Heavy Industrial zoning district. This review includes evaluation of the site, architectural components, lighting and the landscaping. The following is a breakdown of the submitted application.

Site/Architectural

The proposed new crane shop is a one story building with elevated ceiling heights in the approximately 6,400 square foot maintenance garage. In addition to the garage space, this submittal also includes a roughly 1,800 square foot office/storage space. The maintenance garage portion of the building will be constructed with precast panels with an exposed aggregate finish while the office portion will be a complete brick veneer building. Section 13-1-12(f)(8) under the architectural design and materials state that the lower 1/3 of the building shall be architectural masonry, architectural composite aluminum or steel panels, glass or a combination on any side of the building fronting upon or open to view from a public view or highway. While the precast panels do not necessarily meet this requirement, staff believes the

intent of the code is met having a solid brick veneer office building as well as adding low evergreen planting to the front of the building that is setback over 120 feet from the street right-of-way.

Reviewing the site plan the applicant has shown that the existing east-west drive aisle and all of the parking and traffic circulation north of the building will be hard surfaced with asphalt and the remaining portions of the traffic circulation and parking areas south and east of the building would remain gravel. The applicant is requesting this gravel surface due to the low traffic volume and the concern of their large equipment damaging any hard surfacing that would be installed. According to Section 13-1-51(b)(2), all driveways and parking areas shall be surfaced with asphalt, concrete, brick or other durable dust-free material acceptable to the Department of Public Works. While the applicant has also submitted a treatment option (Gorilla-Snot), the Director of Public Works noted that gravel is not a viable long term pavement solution regardless of the treatment and offered a recommendation of an extended installation period.

Landscape
Per Section 13-1-12(g), landscaping requirements are broken up into three areas: landscape adjacent to the building, perimeter landscaping and parking lot landscaping. The perimeter landscape area or front setback area was previously approved as part of the rezoning in 2015. This perimeter landscaping will not be modified from the existing installed landscaping. The applicant is proposing to install a row of evergreen shrubs along the front of the building to meet the building landscape requirement and to also screen the lower 1/3 of the building. Due to unknown future development of the remaining site and that the areas surrounding parking/traffic circulation areas is secured with a gated fence and out of view from the general public, the applicant is proposing to install additional landscaping around the stormwater pond between the building and the street right-of-way.

Lighting
Per the provided site lighting plan, the applicant is proposing 3 new full-cutoff wall pack fixtures in addition to the one existing 3-fixture light pole. Reviewing the photometric plan, the applicant failed to add the existing 3-fixture light pole to the point-to-point calculation as well as it appears that the plan leaves a large “dead spot” with no lighting northeast/east of the proposed office space. Staff would recommend that an additional light source be added in this area either in the form of a wall pack or new light pole to ensure there is no dark spots within the traffic circulation areas. Such fixture shall be full-cutoff and meet the requirements stated under Section 13-1-12(h).

Stormwater
The Public Works Department has reviewed the proposed stormwater management plan and does not see any major concerns provided that the appropriate permits, agreements, and plans are carried out for the project.

Staff recommends approval of the Certified Survey Map as presented allowing the lot combination of parcels 4-00762-02, 4-00762-03, and 4-00762-05.

Staff also recommends approval of the Site Plan as presented for Miron Construction, located at 1737 Racine Road, with the following conditions:

1) Prior to the issuance of building permits, a stormwater and site improvement agreement must be recorded for the proposed development.
2) All of the proposed parking and traffic circulations areas shall be hard surfaced with a material acceptable to the Department of Public Works.
3) An additional light fixture shall be installed to illuminate the parking and traffic circulation area to the north/east of the office space.

City of Menasha Application

Subdivision & Certified Survey Map

SUBMIT TO:
City of Menasha
Dept. of Com. Development
100 Main Street, Suite 200
Menasha, WI 54952-3190
PHONE: (920) 967-3650

APPLICANT INFORMATION

Petitioner: Miron Construction - Shelly Retzlaff Verhagen Date: 02/20/18

Petitioner's Address: 1471 McMahon Drive City: Neenah State: WI Zip: 54956

Telephone #: (920) 969-7037 Fax: (920) 969-7399 Other Contact # or Email: shelly.verhagen@miron-construction.cor

Status of Petitioner (Please Circle): Owner (Representative) Tenant Prospective Buyer

Petitioner's Signature (required): Shelly Retzlaff Verhagen Date: 02/20/18

OWNER INFORMATION

Owner(s): Sunshine Real Estate LLP - David G. Voss, Jr. Date: 02/20/18

Owner(s) Address: PO Box 962 City: Appleton State: WI Zip: 54952

Telephone #: (920) 969-7005 Fax: ( ) Other Contact # or Email: dave.voss@miron-construction.com

Ownership Status (Please Circle): Individual Trust (Partnership) Corporation

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Dept. for incomplete submissions or other administrative reasons.

Property Owner's Signature: David G. Voss Jr. Date: 02/20/18

SUBDIVISION INFORMATION

(Please Circle): Residential (Commercial/Industrial) Other

Approvals Requested (Please Circle): Preliminary Subdivision Plat* Final Subdivision Plat (Certified Survey Map)
*If preliminary plat, is the entire area owned or controlled by subdivider included? Yes____ No____

Location of Proposed Project: 1737 Racine Road

Zoning Classification: I1-Heavy Industrial

Reason for Division: Parcel creation to eliminate internal lot lines

Proposed Number of Lots: 1 Proposed Lot Sizes: Min. _____ Max. _____ Average _____

Acres in Parcel(s): 9.667

Proposed Project Type (include use of buildings and property): Commercial crane maintenance building, stormwater pond

Current Use of Property (include existing structures): Construction company office/shop

Staff kk Date Rec'd 2-23-18

Significant Natural Amenities (slopes, vegetation, large tree stands, etc.): None

Floodplains, navigable streams, wetlands, and other development restrictions: Wetland delineation approved via WDNR on 07/21/17, Wetland fill approved via WDNR on 01/30/18

Variances- List and explain any requested variances from the Subdivision Regulations: None

**Please note that a meeting notice will be mailed to all abutting property owners regarding your request.

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

- **Basic Materials**
  - ☐ Completed Application
  - ☐ Legal Description of Site
  - ☐ Twenty-five (25) full size paper prints of the preliminary or final plat prepared in accordance with City Subdivision Regulations
  - ☐ One copy of the subdivision plat reduced to 11" x 17"
  - ☐ Fifteen (15) copies of the Certified Survey Map
  - ☐ Digital Copy of Preliminary Plat, Final Plat, or CSM in .pdf and .dwg format

- **Plat Data**
  - ☐ Title
  - ☐ Legal description and general location of property
  - ☐ Date, scale and north arrow
  - ☐ Names and addresses of the owner, subdivider, and land surveyor preparing the plat
  - ☐ Entire area contiguous to the proposed plat owned or controlled by the subdivider shall be included on the preliminary plat
  - ☐ Exterior boundaries
  - ☐ Contours
  - ☐ Water elevations and date observed
  - ☐ Location, rights-of-way widths and names
  - ☐ Location and names of any adjacent subdivisions
  - ☐ Type, width and elevation of existing street pavements within the plat or adjacent thereto
  - ☐ Location, size, and invert elevation of existing infrastructure items such as sewers, manholes, power poles, etc.
  - ☐ Locations of all existing property boundary lines
  - ☐ Dimensions of all lots with proposed lot and block numbers
  - ☐ Location and dimensions of any sites to be reserved or dedicated for parks, trails, playgrounds, drainage ways, or other public use, or which are to be used for group housing, shopping centers, church sites, or other non-public uses not requiring lotting
  - ☐ Radii of all curves to include curve table showing all curve data
  - ☐ Corporate limit lines
  - ☐ Any proposed lake and/or stream access
  - ☐ Any proposed lake and stream including the notice of application for Dept. of Natural Resources' approval, when applicable
  - ☐ Location of environmentally sensitive areas (wetlands, floodplains, navigable streams, etc.)

For further information see Section 14-1-1 through 14-1-19 of City of Menasha Subdivision Regulations for Submittal Requirements

FEE SCHEDULE

Land Division/CSM - $150.00 plus $25.00 per lot
Preliminary Plat - $125.00
Final Plat - $250.00 plus $25.00 per lot

For more information please contact the Community Development Department at (920) 967-3650

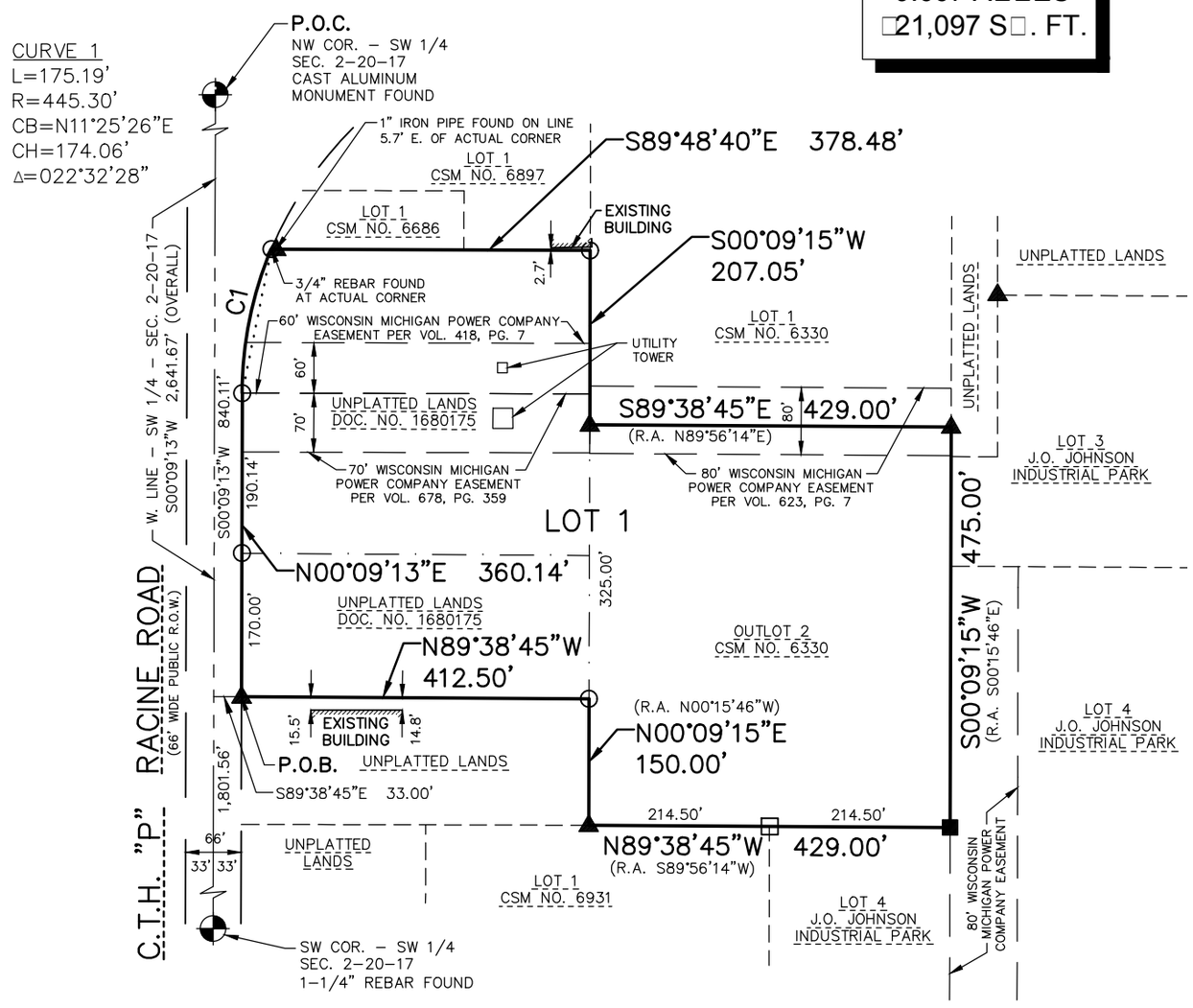
CERTIFIED SURVEY MAP NO. _____

FOR

SUNSHINE REAL ESTATE, LLP

OUTLOT 2, CSM NO. 6330 & PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

TOTAL AREA
9.667 ACRES
421,097 SQ. FT.



LEGEND

- ■ – MAG NAIL SET
- ▲ – 1" IRON PIPE FOUND
- ○ – 3/4" REBAR FOUND
- □ – 1–1/4" REBAR FOUND
- ⊕ – SECTION CORNER MONUMENT FOUND

NORTH POINT REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY. THE WEST LINE OF THE SOUTHWEST QUARTER HAS A BEARING OF SOUTH 00°–09'–13" WEST.

200' 0 200' 400'

1"= 200'

SCALE FEET

OWNER:
SUNSHINE REAL ESTATE, LLP
P.O. BOX 962
APPLETON, WI 54912

EXCEL ENGINEERING inc.
SURVEYING GROUP
PROJECT NO. 1700940

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, CSM NO. 6330 & PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST,
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of Sunshine Real Estate, LLP bounded and described as follows:

Outlot 2 of Certified Survey Map No. 6330, recorded in the Winnebago County Register of Deeds in Volume 1 of Survey Maps on Page 6330 as Document No. 1488226 and part of the Northwest 1/4 of the Southwest 1/4, all being located in the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 20 North, Range 17 East, City of Menasha, Winnebago County, Wisconsin being more particularly described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 2; thence South 00°-09'-13" West along the West line of said Southwest 1/4, a distance of 840.11 feet; thence South 89°-38'-45" East, a distance of 33.00 feet to the Easterly right-of-way line of Racine Road, said point being the point of beginning; thence North 00°-09'-13" East along said Easterly right-of-way line, a distance of 360.14 feet; thence Northeasterly 175.19 feet along said Easterly right-of-way line on a curve to the right having a radius of 445.30 feet, the chord of said curve bears North 11°-25'-26" East, a chord distance of 174.06 feet; thence South 89°-48'-40" East, a distance of 378.48 feet; thence South 00°-09'-15" West, a distance 207.05 feet to the Northwest corner of said Outlot 2; thence South 89°-38'-45" East along the North line of said Outlot 2, a distance of 429.00 feet to the Northeast corner of said Outlot 2; thence South 00°-09'-15" West along the East line of said Outlot 2, a distance of 475.00 feet to the Southeast corner of said Outlot 2; thence North 89°-38'-45" West along the South line of said Outlot 2, a distance of 429.00 feet to the Southwest corner of said Outlot 2; thence North 00°-09'-15" East along the West line of said Outlot 2, a distance of 150.00 feet; thence North 89°-38'-45" West, a distance of 412.50 feet to the point of beginning and containing 9.667 acres (421,097 sq. ft.) of land more or less.

That such is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Menasha, in surveying, dividing and mapping the same.

_____

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 1700940

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, CSM NO. 6330 & PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST,
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Sunshine Real Estate, LLP, a limited liability partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner does hereby certify that said limited liability partnership caused the land described on this plat to be surveyed, divided and mapped as represented on this plat.

Sunshine Real Estate, LLP, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1. City of Menasha

WITNESS the hand and seal of said owner this _____ day of _____, 2018.

Sunshine Real Estate, LLP

_____
David G. Voss, Jr., Registered Agent

STATE OF WISCONSIN)

_____ COUNTY)SS

Personally came before me this _____ day of _____, 2018, the above named David G. Voss, Jr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____

Notary Public, _____ County, ____

My Commission Expires:_____

CERTIFIED SURVEY MAP NO. _____

OUTLOT 2, CSM NO. 6330 & PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
SECTION 2, TOWNSHIP 20 NORTH, RANGE 17 EAST,
CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

COMMON COUNCIL RESOLUTION

Resolved by the Common Council of the City of Menasha, that this Certified Survey Map is hereby approved. Passed and approved by resolution number

_____ this _____ day of _____, 2018.

Dated this _____ day of _____, 2018.

_____ _____
Mayor City Clerk

TREASURER'S CERTIFICATE

I hereby certify that there are no unpaid taxes or unpaid special assessments on any of the lands shown hereon.

_____ _____
City Treasurer Date County Treasurer Date

City of Menasha Application

Site Plan Review

SUBMIT TO:
City of Menasha
Dept. of Com. Development
100 Main Street, Suite 200
Menasha, WI 54952-3190
PHONE: (920) 967-3650

APPLICANT INFORMATION

Petitioner: Miron Construction Co., Inc. Date: 01/30/18

Petitioner's Address: 1471 McMahon Drive City: Neenah State: WI Zip: 54956

Telephone #: (920) 969-7037 Fax: (920) 969-7399 Other Contact # or Email: shelly.verhagen@miron-construction.cc

Status of Petitioner (Please Circle): Owner (Representative) Tenant Prospective Buyer

Petitioner's Signature (required): Shelly Verhagen Date: 2-19-18

OWNER INFORMATION

Owner(s): Sunshine Real Estate LLP Date: 01/31/18

Owner(s) Address: 1471 McMahon Drive City: Neenah State: WI Zip: 54956

Telephone #: (920) 969-7000 Fax: (920) 969-7399 Other Contact # or Email: dave.voss@miron-construction.com

Ownership Status (Please Circle): Individual Trust Partnership (Corporation)

Property Owner Consent: (required)
By signature hereon, I/We acknowledge that City officials and/or employees may, in the performance of their functions, enter upon the property to inspect or gather other information necessary to process this application. I also understand that all meeting dates are tentative and may be postponed by the Community Development Dept. for incomplete submissions or other administrative reasons.

Property Owner's Signature: David G Voss Jr. Date: 2-18-18

SITE INFORMATION

Tax Id #s: 740076203
740076202
740076205

Address/Location of Proposed Project: 1737 Racine ~~Street~~ Road, Menasha Parcel Number(s):

Purposed Project Type: Office and Crane Maintenance Building

Current Use of Property Equipment Storage

Describe proposed development and/or proposed land use: New building to serve as crane shop, including 1,417 sf office space and 3983 sf of mechanical equipment room.

Proposed time schedule for development and/or use of the property: immediately

Zoning & Land Use Adjacent to the Site:

North: Davel Engineering

South: Empty Property

East: Miron's warehouse and St. John's Cementary

West: Existing road and residential on other side

SUBMITTAL REQUIREMENTS – Must accompany the application to be complete.

Staff [illegible] Date Rec'd 2-19-2018

MIRON CONSTRUCTION CO., INC.
1471 McMahon Drive, Neenah, WI 54956-6305
P.O. Box 509, Neenah, WI 54957-0509
PH 920.969.7000 FX CALL FOR DEPT FAX
MIRON-CONSTRUCTION.COM

Building Excellence

Exhibit A to City of Menasha Application for Site Plan Review. Identified below is additional information that will be helpful.

Building Materials – Section 13-1-12

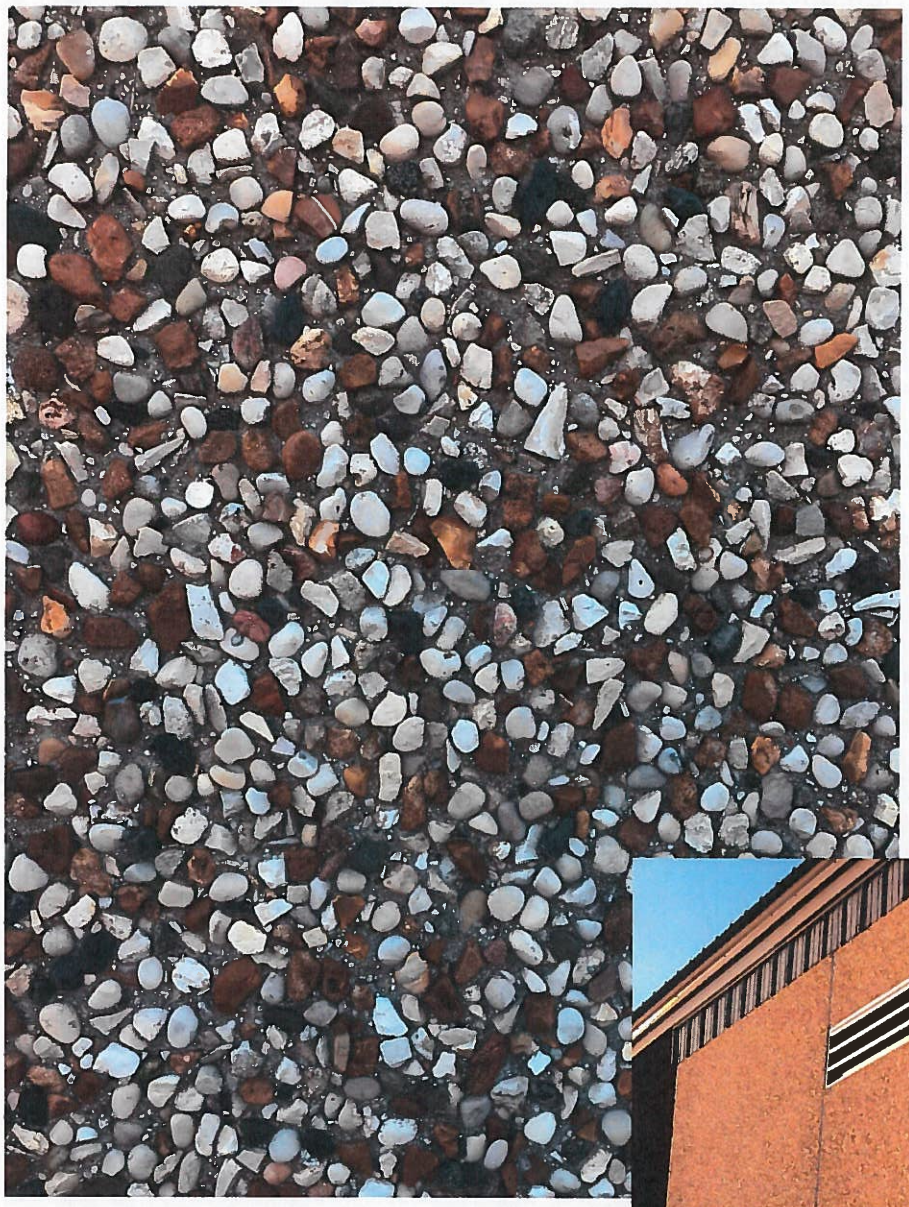
- Current building consists of precast panels, masonry and glass. The orientation of the building is laid this way due to the turning radius of trucks that may need to enter and exit the maintenance shop.
- Precast panels are proposed to be exposed aggregate finish.
- Attached are pictures of a current buildings at the yard and a new garage that was recently built at our corporate office. These buildings are using the same materials and resemble the look of the proposed building.

Landscape Plan – Section 13-1-12(g)

- In April 2015, Schmalz Custom Landscaping created a landscape plan which I believe was approved by the City of Menasha. The landscaping has been put in place and runs along Racine Street. See attached drawing from 2015 and pictures.
- There is concern of installing landscaping in the proposed parking area as it could infringe on the space the large equipment needs to maneuver causing obstacle issues.

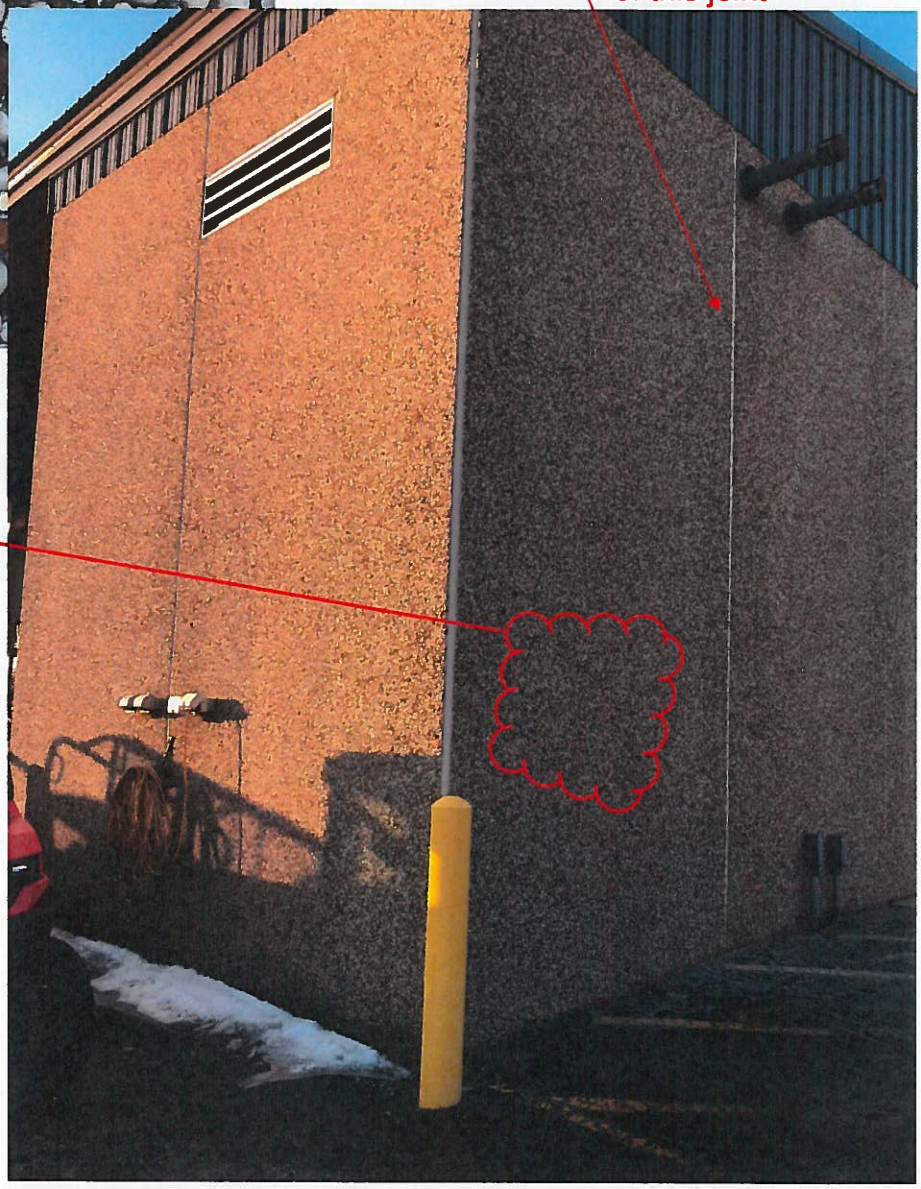
Parking / Driveway - Section 13-1-51(b)(2)

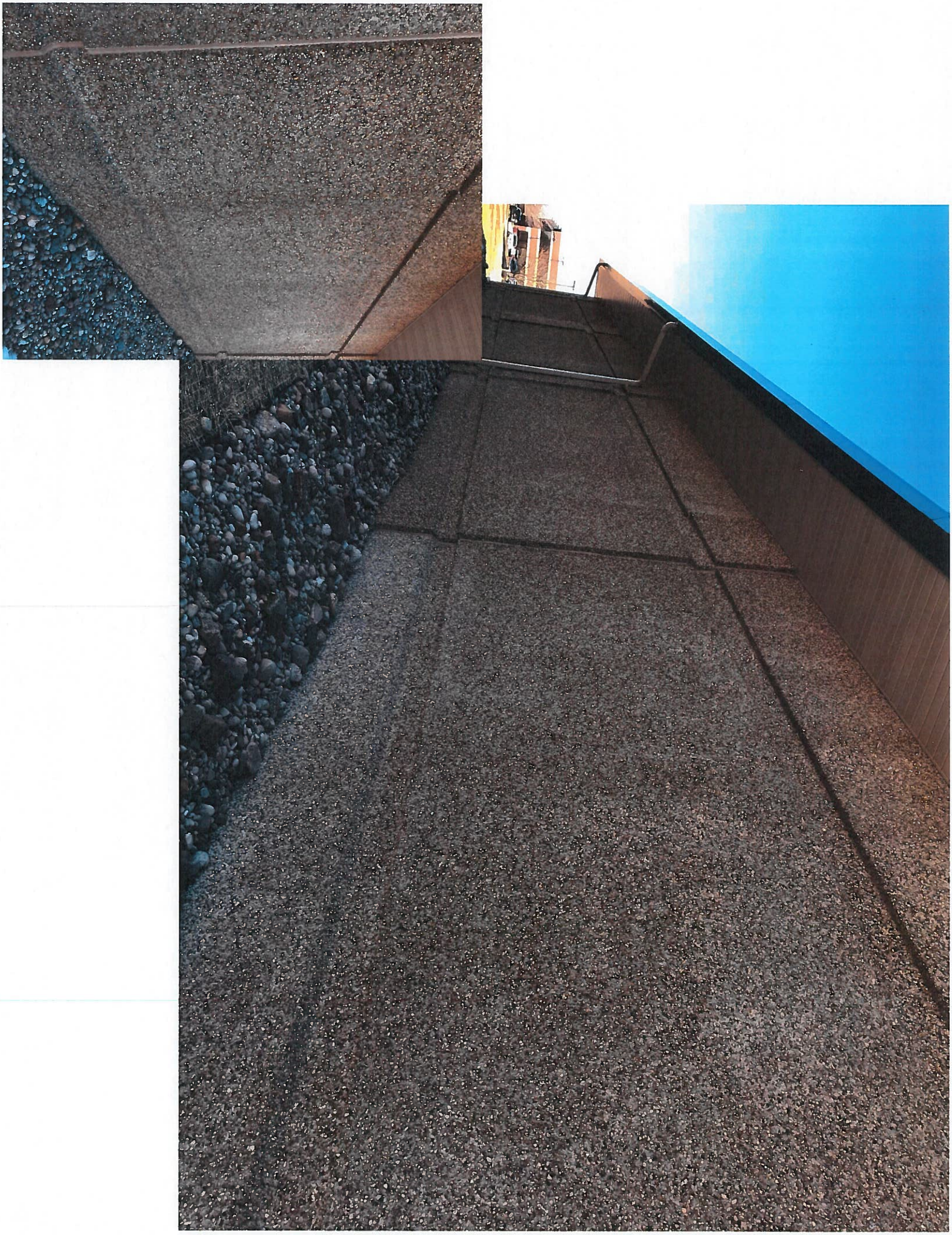
- It is the intention to asphalt road that runs from the existing Miron yard thru the new property over to Racine Street. This is the path that majority of the traffic will be travel. In addition, we would asphalt the area immediately north and adjacent to the new proposed building.
- The area east and south of the proposed building will have little traffic on it. The traffic that is on this area is large equipment which there is an obvious concern of damage to any hard surface that would be installed. In addition, the area proposed to remain gravel would not be viewable by the public traveling Racine Street.
- On the area that we are proposing to remain gravel, an anti-dust agent would be used to control dust and keep it minimal. See attached product data on potential proposed material.



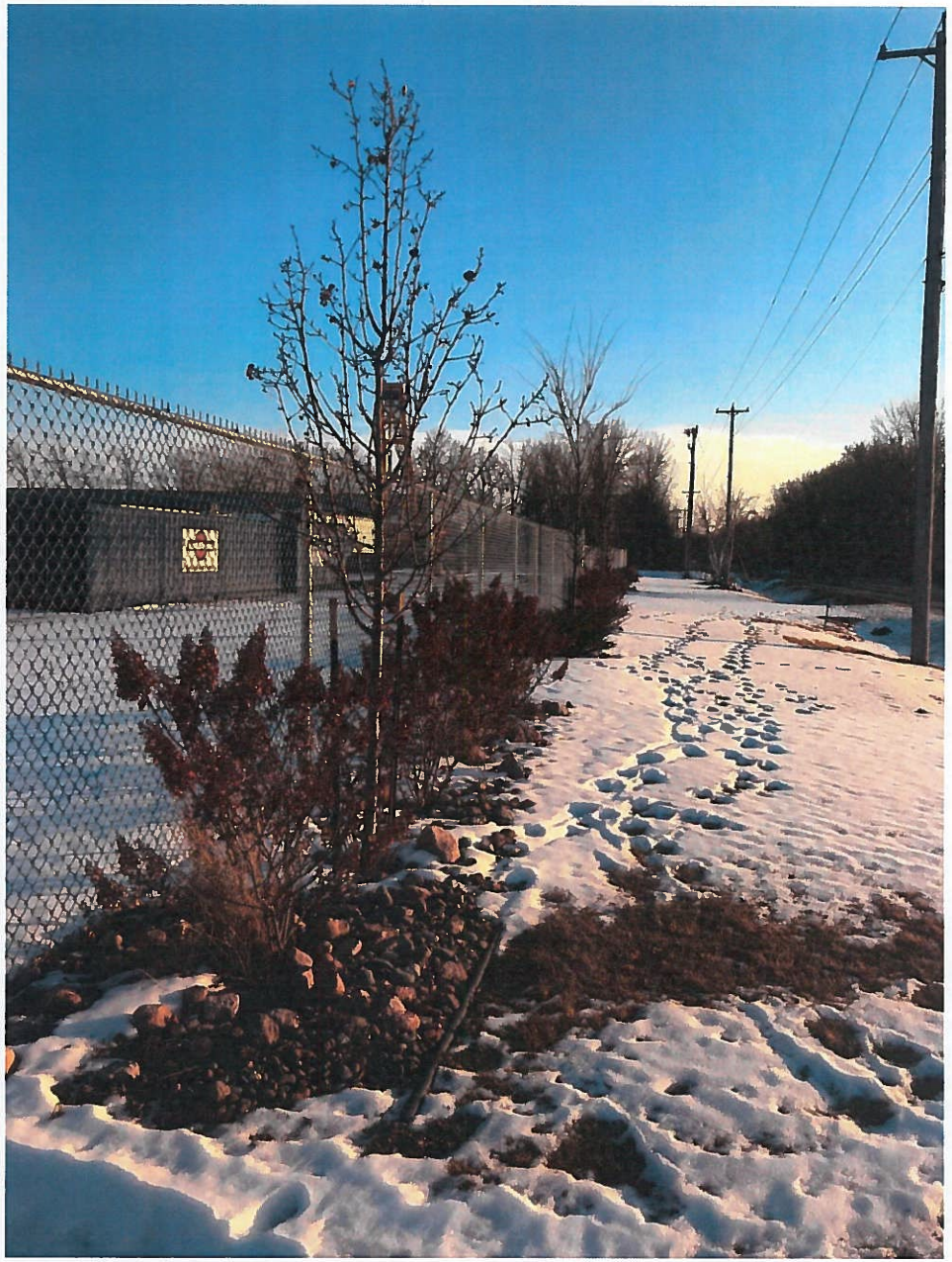
This is a close up of this joint

This is a close up of the clouded area of the panel below.





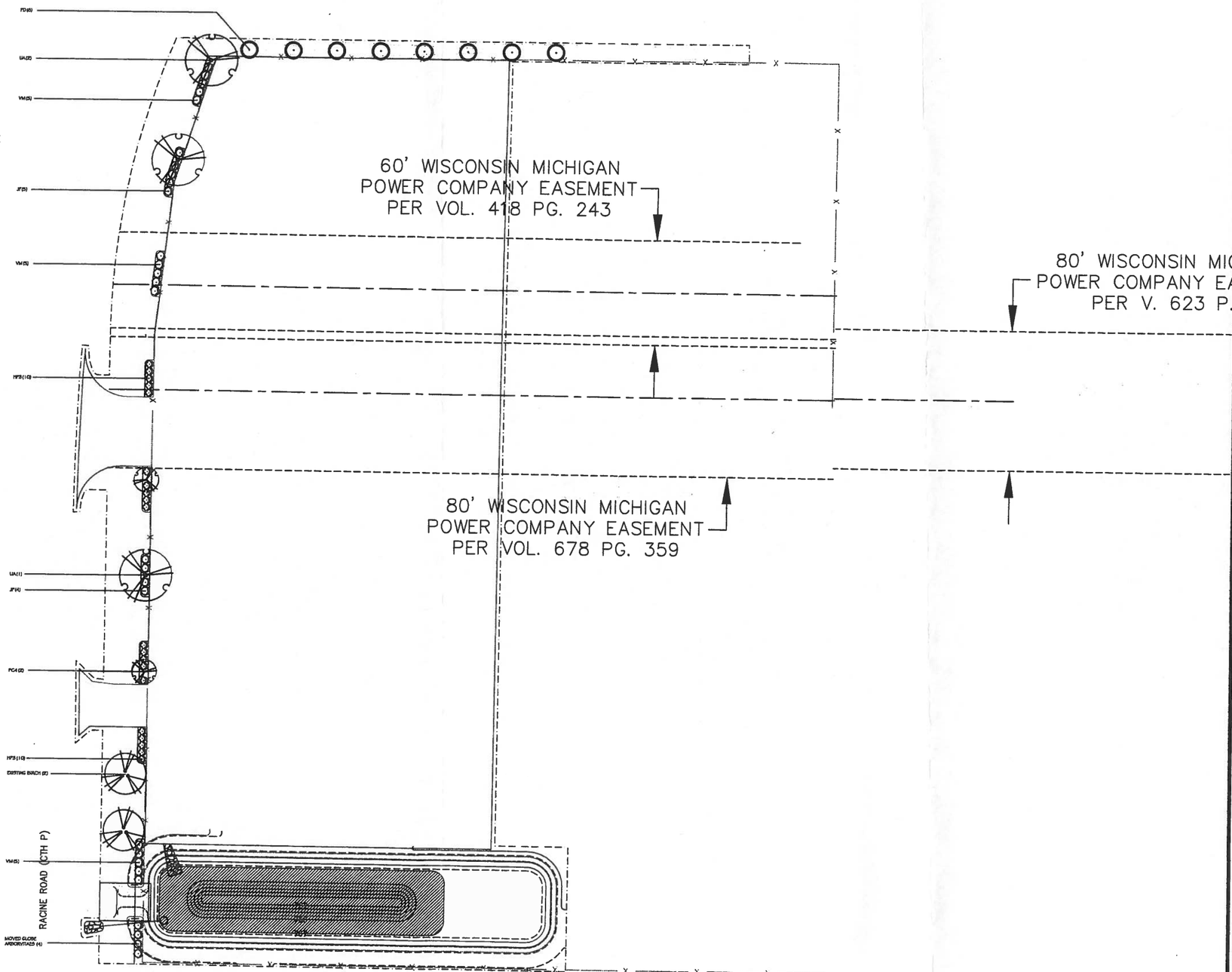

HICLE #2



PLANT SCHEDULE

TREES	COMMON NAME	QTY
PD	Black Hills Spruce	8
PCA	Cleveland Select Pear	2
UA	Accolade Elm	3

SHRUBS	COMMON NAME	QTY
HPS	Pinky Winky Hydrangea	20
JF	Sea Green Juniper	9
VM	Blue Muffin Viburnum	15



Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

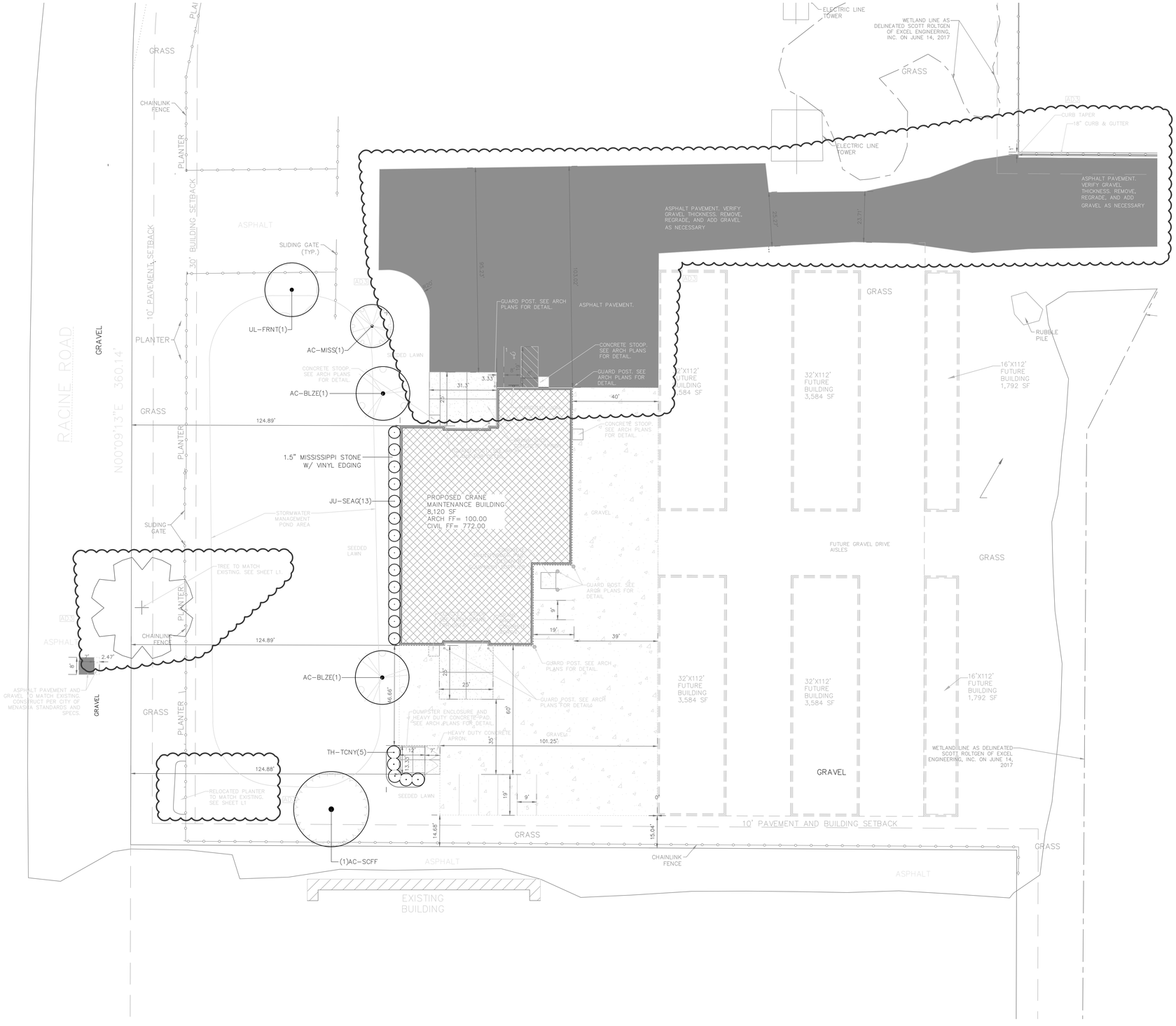
AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

NORTH

Miron Yard
Racine Road
Menasha, WI

DATE: 4/30/2015	
REVISED:	
PHONE NO.	
EMAIL:	
SCALE: 1" = 30'-0"	
DRAWN BY: Nick Schmalz	
SHEET TITLE: Landscape Plan	
SHEET NO. L-1	
JOB #	FILE NO.



PLANT SCHEDULE

TREES	COMMON NAME	QTY
AC-BLZE	Autumn Blaze Maple	2
AC-MISS	State Street Maple	1
AC-SCFF	Fall Fiesta Sugar Maple	1
UL-FRNT	Frontier Elm	1
EVERGREEN SHRUBS	**COMMON NAME**	**QTY**
JU-SEAG	Sea Green Juniper	13
EVERGREEN UPRIGHT	**COMMON NAME**	**QTY**
TH-TCNY	Techny Arborvitae	5

SHEET DATES

ISSUE DATE JUNE 15, 2017

REVISIONS

AD1	AUG. 23, 2017
AD2	SEPT. 6, 2017
AD3	FEB. 19, 2018

SITE AND LANDSCAPE PLAN

C1.2

Xref 8060406tb.dwg

SOILWORKS®
Soil Stabilization & Dust Control

800.545.5420 USA
001.480.545.5454 International
www.soilworks.com

7580 N Dobson Rd, Suite 320
Scottsdale, AZ 85256 USA
info@soilworks.com

GORILLA-SNOT® SAFETY DATA SHEET

SECTION 1 – IDENTIFICATION

PRODUCT NAME

GORILLA-SNOT®
Soil Stabilizer & Dust Control Agent

CHEMICAL FAMILY

Synthetic Copolymer Dispersion

MANUFACTURER

Soilworks®, LLC – Soil Stabilization & Dust Control
7580 N Dobson Rd, Ste 320
Scottsdale, Arizona 85256 USA
(800) 545-5420 USA
+1 (480) 545-5454 International
info@soilworks.com
www.soilworks.com

EMERGENCY PHONE NUMBERS

(800) 545-5420 USA
+1 (480) 545-5454 International

U.S. DATA UNIVERSAL NUMBERING SYSTEM (DUNS NUMBER)

Soilworks, LLC	131946159

U.S. DEPARTMENT OF DEFENSE COMMERCIAL AND GOVERNMENT ENTITY CODE (CAGE CODE)

Soilworks, LLC	3FTH5

U.S. DEPARTMENT OF DEFENSE NATIONAL STOCK NUMBERS (NSN)

275-gallon (1,041 Liter)	Intermediate Bulk Container (IBC) Tote	6850-01-542-5389
55-gallon (208 Liter)	Drum	6850-01-542-3712

U.S. GENERAL SERVICES ADMINISTRATION (GSA) CONTRACT

Soilworks, LLC	GS-07F-5364P	October 31, 2018

SYNONYMS/OTHER MEANS OF IDENTIFICATION

Soiltac is a formulated, high molecular weight, engineered, prime synthetic copolymer dispersion.

INTENDED USES

For industrial use only. Major industries include construction, mining, military, municipal, oil & gas, energy & renewable energy and transportation.

Abate dust, air quality control, control dust, controlling dust, desertification prevention, dune stabilization, dust abatement, dust control, dust control agent, dust control material, dust control product, dust elimination, dust inhibitor, dust mitigation, dust palliative, dust pollution control, dust pollution prevention, dust prevention, dust reduction, dust retardant, dust stabilization, dust stabilizer, dust suppressant, dust suppression, eliminate dust, erosion control, erosion control material, erosion control product, erosion prevention, fines preservation, fugitive dust control, hydromulch tackifier, hydroseed tackifier, inhibit dust, mitigate dust, pm10 control, pm2.5 control, prevent dust, reduce dust, retard dust, road stabilization, road stabilizer, sand stabilization, soil additive, soil amendment, soil binder, soil crusting agent, soil solidifier, soil stabilization, soil stabilizer, stabilize dust, stabilize soil, stockpile capping, stop dust, suppress dust, surface wear course, wind erosion control.

800.545.5420 USA
001.480.545.5454 International
www.soilworks.com
7580 N Dobson Rd, Suite 320
Scottsdale, AZ 85256 USA
info@soilworks.com

INGESTION

If swallowed do not induce vomiting. If symptoms persist, seek medical attention.

SECTION 5 – FIRE-FIGHTING MEASURES

FLAMMABILITY

Nonflammable and NOT combustible
This material is an aqueous mixture that will not burn
Dried material will burn in a fire

FLASH POINT

Nonflammable

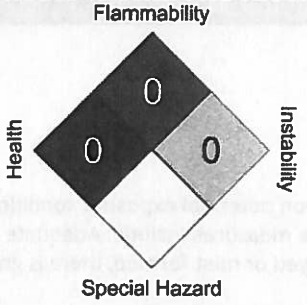
EXTINGUISHING MEDIA

Use water spray, foam, dry chemical or carbon dioxide

SPECIAL FIRE FIGHTING PROCEDURES & PROTECTIVE EQUIPMENT

Cool closed containers exposed to fire with water spray. Proper protective equipment including breathing apparatus must be worn when approaching a fire in a confined space.

U.S. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 704 HAZARD CLASS



Legend
0 – Minimal
1 – Slight
2 – Moderate
3 – Serious
4 – Severe

SECTION 6 – ACCIDENTAL RELEASE MEASURES

For guidance on selection of personal protective equipment see Chapter 8 of this Safety Data Sheet. See Chapter 13 for information on disposal. Observe the relevant local and international regulations.

PROTECTIVE MEASURES

Stop the leak, if possible. Avoid contact with skin and eyes. Use appropriate containment to avoid environmental contamination. Prevent from spreading or entering drains, ditches, sewers, rivers or open bodies of water by using sand, earth or other appropriate barriers.

CLEAN-UP METHODS

Avoid accidents, clean up immediately. Slippery when spilled. Prevent from spreading by making a barrier with sand, earth or other containment material. Reclaim liquid directly or in an absorbent. Soak up residue with an absorbent such as clay, sand or other suitable material and dispose of properly.

ADDITIONAL ADVICE

Local authorities should be advised if significant spillages cannot be contained.

SECTION 7 - HANDLING AND STORAGE

800.545.5420 USA
001.480.545.5454 International
www.soilworks.com
7580 N Dobson Rd, Suite 320
Scottsdale, AZ 85256 USA
info@soilworks.com

EYE PROTECTION

Eye protection is NOT required under normal conditions of use. If material is handled such that it could be splashed into eyes, wear splash-proof safety goggles or full face shield.

PROTECTIVE CLOTHING

Skin protection is NOT required under normal conditions of use or for single, short duration exposures. For prolonged or repeated exposures, use impervious chemical resistant boots, gloves and/or aprons over parts of the body subject to exposure.

MONITORING METHODS

Monitoring of the concentration of substances in the breathing zone of workers or in the general workplace may be required to confirm compliance with an OEL and adequacy of exposure controls.

SECTION 9 – PHYSICAL AND CHEMICAL PROPERTIES

BOILING POINT	>212 °F (>100 °C)
COLOR	Milky white (transparent once cured)
EVAPORATION RATE	<1 (BuAc = 1)
FLASH POINT	Nonflammable
FREEZING POINT	<32 °F (<0 °C)
ODOR	Sweet and mild (no odor once cured)
PH	4-9
PHYSICAL FORM	Liquid
SPECIFIC GRAVITY	1.02-1.10
VAPOR DENSITY	>1 (Air = 1)
WATER SOLUBILITY	100% dispersible, completely (until cured)

SECTION 10- STABILITY AND REACTIVITY

CHEMICAL STABILITY

Stable. Coagulation may occur following freezing, thawing or boiling.

CONDITIONS TO AVOID

Freezing (until cured)

HAZARDOUS REACTIONS

Hazardous polymerization does not occur

HAZARDOUS DECOMPOSITION

Hazardous decomposition products are NOT expected to form during normal storage

CORROSIVITY

Non-corrosive

SECTION 11 - TOXICOLOGICAL INFORMATION

CARCINOGENICITY

Components ≥0.1% are NOT known to be associated with carcinogenic effects.

ACGIH American Conference of Governmental Industrial Hygienists — Not listed as carcinogenic

800.545.5420 USA
001.480.545.5454 International
www.soilworks.com
7580 N Dobson Rd, Suite 320
Scottsdale, AZ 85256 USA
info@soilworks.com

U.S. FEDERAL REGULATIONS

EPA COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA)

This material does NOT contain any chemicals with U.S. EPA CERCLA reportable quantities.

EPA SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA)

This material does NOT contain any chemicals with SARA reportable quantities.

EPA TOXIC SUBSTANCES CONTROL ACT (TSCA)

All components listed or in compliance with the inventory.

EPA CERCLA/SARA SECTION 302 EXTREMELY HAZARDOUS SUBSTANCES AND TPQS

This material does NOT contain any chemicals subject to the reporting requirements of SARA 302 and 40 CFR 372.

EPA CERCLA/SARA SECTION 311/312 (TITLE III HAZARD CATEGORIES)

Acute Health:	No
Chronic Health:	No
Fire Hazard:	No
Pressure Hazard:	No
Reactive Hazard:	No

EPA CERCLA/SARA SECTION 313 AND 40 CFR 372

This material does NOT contain any chemicals subject to the reporting requirements of SARA 313 and 40 CFR 372.

CLEAN AIR ACT (CAA)

This material does NOT contain any hazardous air pollutants (HAP, as defined by the CAA Section 12 (40 CFR 61).

U.S. STATE REGULATIONS

CALIFORNIA SAFE DRINKING WATER AND TOXIC ENFORCEMENT ACT (PROPOSITION 65)

This material does NOT contain any chemicals known to the State of California to cause cancer, birth defects or reproductive harm.

CANADIAN REGULATIONS

This material has been classified in accordance with the hazard criteria of the Controlled Products Regulations (CPR) and the SDS contains all the information required by the regulations.

CANADIAN DOMESTIC SUBSTANCES LIST (DSL)

All components listed or in compliance with the inventory.

WORKPLACE HAZARDOUS MATERIALS INFORMATION SYSTEM (WHIMIS)

None. This material is NOT a controlled material under the Canadian WHIMIS.

INVENTORY REGULATIONS

Australia	AICS	All components listed or in compliance with the inventory.
Canada	DSL/NDSL	All components listed or in compliance with the inventory.
China	IECSC	All components listed or in compliance with the inventory.
Japan	ENCS	All components listed or in compliance with the inventory.

SOILWORKS
Soil Stabilization & Dust Control

800.545 5420 USA
001.480 545.5454 International
www.soilworks.com

1750 E Northrop Blvd, Ste 250
Chandler, AZ 85286 USA
info@soilworks.com

MATERIAL SAFETY DATA SHEET

SECTION 1 - MATERIAL IDENTIFICATION

PRODUCT NAME	**GORILLA-SNOT***
	*GORILLA-SNOT is a registered trademark of Soilworks, LLC.
MANUFACTURER	Soilworks, LLC.
	1750 E Northrop Blvd, Ste 250 Chandler, AZ 85286-1595 USA
ONLINE INFORMATION	www.soilworks.com
EMERGENCY TELEPHONE NUMBERS	800.545.5420 USA
	001.480.545-5454 International
REVISION DATE	August 2013 *(supersedes November 2007)*
PHYSICAL FORM	Mobile liquid
COLOR	Milky White (transparent once cured)
ODOR	Mild / Slight (no odor once cured)
C.A.S. CHEMICAL NAME	Mixture
SYNONYMS	Soil stabilizer, soil stabilization agent, soil solidifier, soil amendment, soil additive, soil crusting agent, dust control agent, dust inhibitor, dust palliative, dust suppressant, dust retardant
CHEMICAL FAMILY	Vinyl Copolymer Emulsion
EMPIRICAL FORMULA	Mixture
INTENDED USE	Soil stabilization, soil solidification, fugitive dust control, dust suppression, dust abatement, tackifier, dust abatement, PM_{10} and $PM_{2.5}$ air quality control and erosion control

SECTION 2 - INGREDIENTS

	%	CAS Number	Chemical Name
1.	20-60	Proprietary	Vinyl Copolymer
2.	80-40	7732-18-5	Water

SECTION 3 – HEALTH HAZARDS

ROUTES OF ENTRY

Eye Contact, Skin Contact, Ingestion and Inhalation

SIGNS AND SYMPTOMS OF ACUTE EXPOSURE

Eyes: Direct contact with this material may cause eye irritation including lachrymation (tearing).

Inhalation: Inhalation of vapor or aerosol may cause irritation to the respiratory tract (nose, throat, and lungs). Skin: Contact may cause skin irritation.

Ingestion: No hazard in normal industrial use.

SIGNS AND SYMPTOMS OF CHRONIC EXPOSURE

Prolonged or repeated contact with skin may cause irritation and dermatitis (inflammation).

CARCINOGENICITY

This material **does not** contain 0.1% or more of any chemical listed by the International Agency for Research on Cancer (IARC), the National Toxicology Program (NTP), or regulated by the Occupational Safety and Health Administration (OSHA) as a carcinogen.

SECTION 4 – FIRST AID

EYE CONTACT

Flush eyes with clean water for at least 15 minutes. Get immediate medical attention.

SKIN CONTACT

Remove contaminated clothing and shoes. Wash affected area with soap and water. Get medical attention if irritation develops or persists.

800.545 5420 USA
001.480 545.5454 International
www.soilworks.com

1750 E Northrop Blvd, Ste 250
Chandler, AZ 85286 USA
info@soilworks.com

SECTION 8 – PERSONAL PROTECTION / EXPOSURE CONTROLS

EXPOSURE GUIDELINES

There are no Occupational Safety and Health (OSHA) Permissible Exposure Limits (PEL) or American Conference of Governmental Industrial Hygienists (ACGIH) Threshold Limit Values (TLV) or Short Term Exposure Limits (STEL) established for the component(s) of this product.

EYE PROTECTION

Chemical safety glasses.

HAND PROTECTION

Rubber Gloves. The breakthrough time of the selected glove(s) must be greater than the intended use period.

RESPIRATORY PROTECTION

Not required under normal use.

PROTECTIVE CLOTHING

No specific recommendation.

ENGINEERING CONTROLS

Good general ventilation should be sufficient to control airborne levels of irritating vapors.

SECTION 9 – TYPICAL PHYSICAL AND CHEMICAL PROPERTIES

PHYSICAL FORM	Liquid
COLOR	Milky White (transparent once cured)
ODOR	Mild / Slight (no odor once cured)
pH	4-9
EVAPORATION RATE	< 1 (BuAc=1)
VAPOR DENSITY	> 1 (Air = 1)
BOILING POINT	>100.00°C (>212.00°F)
FREEZING POINT	<0°C (<32°F)
SOLUBILITY IN WATER	Completely (100%) (until cured)
SPECIFIC GRAVITY (Water = 1)	1.02-1.10

SECTION 10 – STABILITY AND REACTIVITY

STABILITY

Stable at ambient temperatures. Coagulation may occur following freezing, thawing or boiling.

INCOMPATIBILITY (Materials to Avoid)

No incompatibilities have been identified.

HAZARDOUS DECOMPOSITION PRODUCTS

Thermal decomposition may form: Acetic acid and Acrolein. Thermal decomposition may produce various hydrocarbons and irritating, acrid vapors.

HAZARDOUS POLYMERIZATION

Will not occur

CONDITIONS TO AVOID

Freezing temperatures (until cured).

SECTION 11 – TOXICOLOGICAL PROPERTIES

ACUTE EYE TOXICITY

No Information is available.

ACUTE ORAL TOXICITY

No Information is available.

ACUTE SKIN TOXICITY

No Information is available.

ACUTE INHALATION TOXICITY

No Information is available.

800.545 5420 USA
001.480 545.5454 International
www.soilworks.com
1750 E Northrop Blvd, Ste 250
Chandler, AZ 85286 USA
info@soilworks.com

CANADIAN WHMIS

This material **is not** classified as a controlled product under the Canadian Workplace Hazardous Material Information System.

ADDITIONAL CANADIAN REGULATORY INFORMATION

This product **does not** contain a substance present on the WHMIS Ingredient Disclosure List (IDL) which is at or above the specified concentration limit.

EUROPEAN INVENTORY STATUS (EINECS)

The polymer portion of this product is manufactured from reactants which are listed on EINECS and meets the EINECS definition of an exempt polymer.

AICS (Australia)

Included on inventory

ENCS (Japan)

Included on inventory

ECL (South Korea)

Included on inventory

SEPA (China)

Included on inventory

SECTION 16 - OTHER INFORMATION

HMIS and NFPA Classification

Health	: 1
Flammability	: 0
Reactivity	: 0
Special Hazard	: 0

PROPOSED CRANE SHOP FOR:

MIRON CONSTRUCTION

MENASHA, WISCONSIN

PROJECT CONTACTS

OWNER INFORMATION:
MIRON CONSTRUCTION
1471 McHAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE 920-969-7000

PROJECT MANAGER:
JASON DAYE
Phone: (920)322-1687
E-mail: jason.d@excelengineer.com

ARCHITECTURAL:
CHRIS GUENTHER
Phone: (920)322-1669
E-mail: chris.g@excelengineer.com

CIVIL:
JASON DAYE
Phone: (920)322-1687
E-mail: jason.d@excelengineer.com

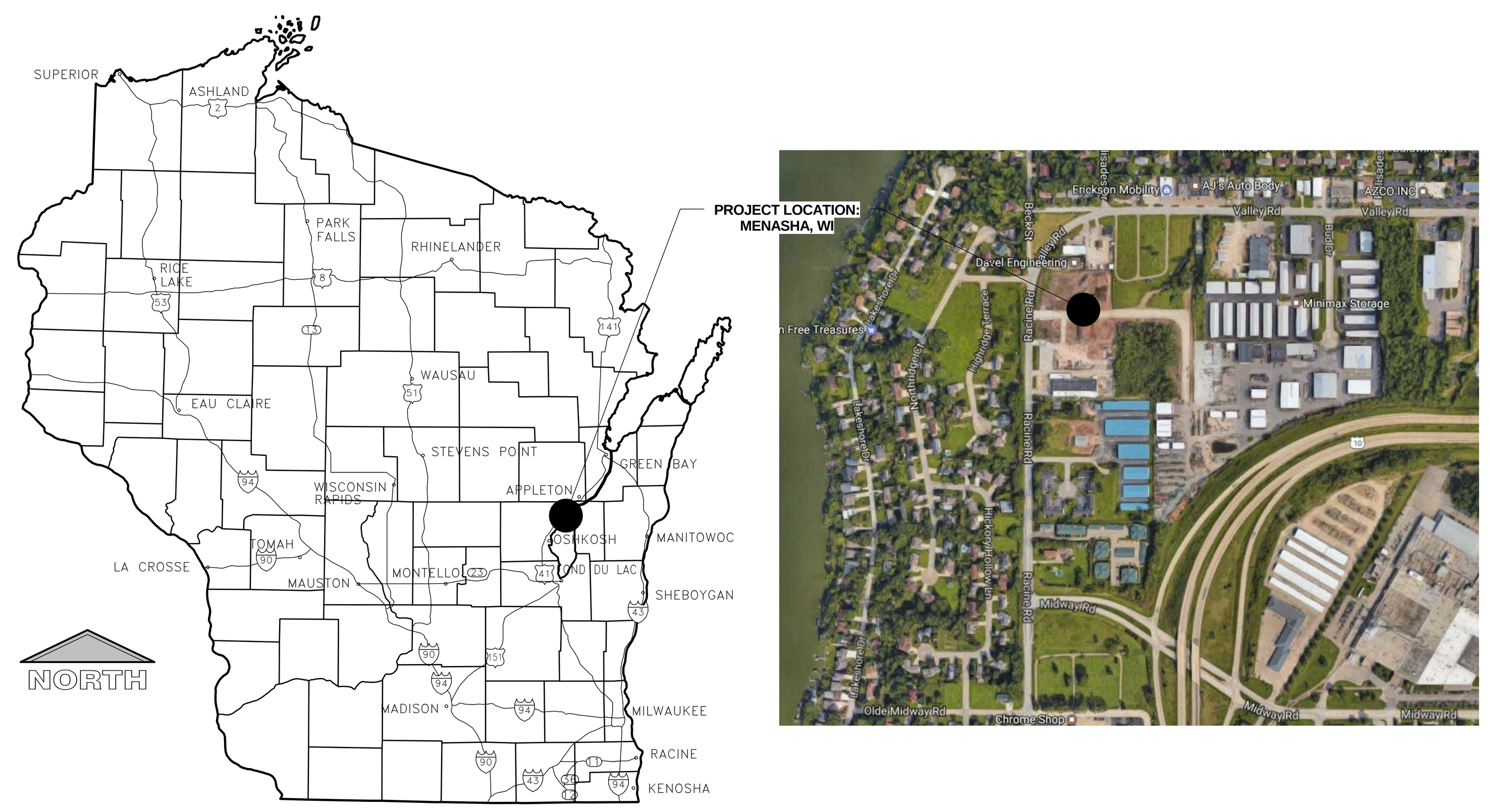
STRUCTURAL:
KURT KONKOL
Phone: (920)322-1719
E-mail: kurt.k@excelengineer.com

ABBREVIATIONS

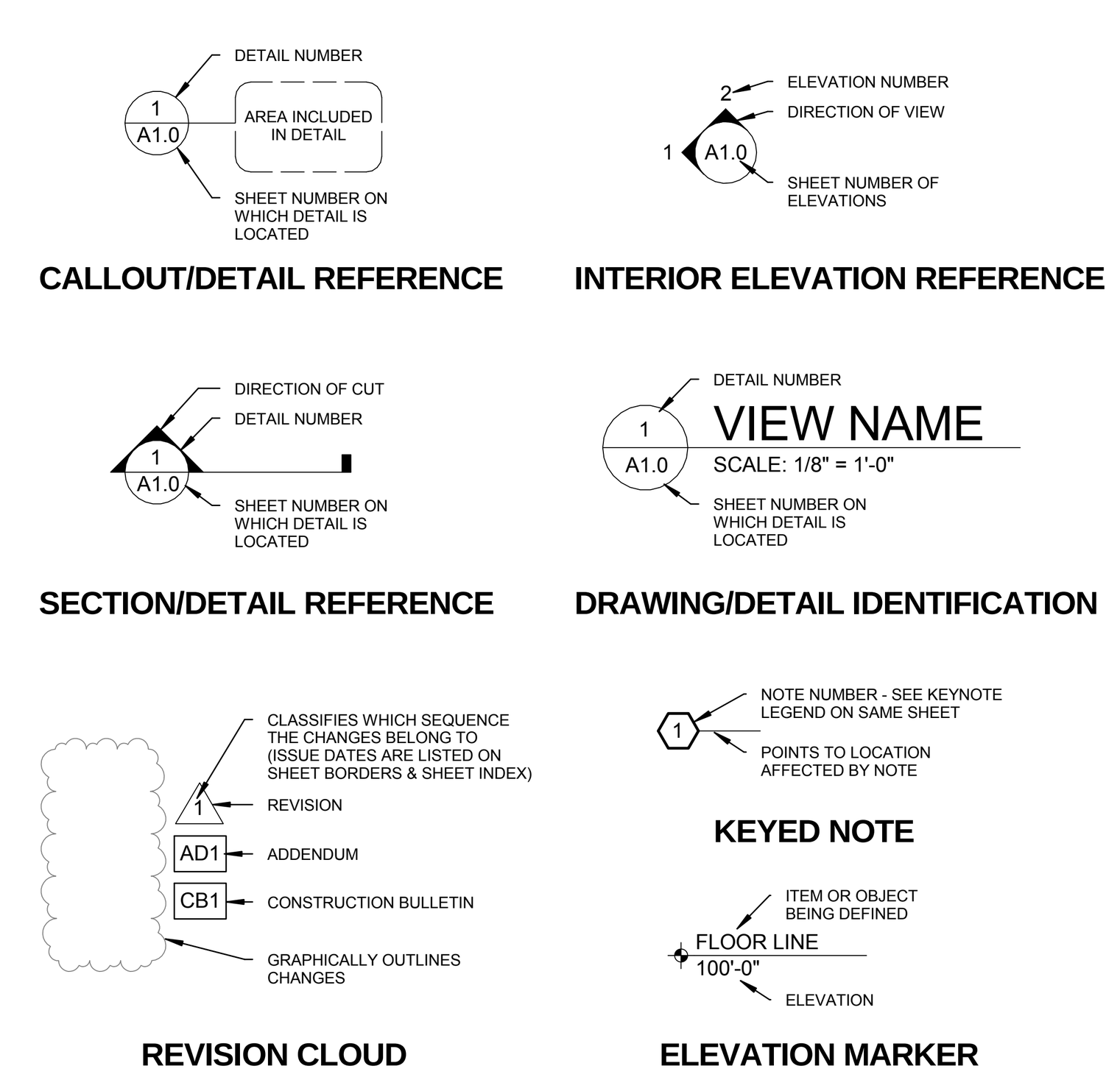
ADD.	ADDITION
&	AND
ACOUS.	ACOUSTICAL
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
APPROX.	APPROXIMATELY
ARCH.	ARCHITECT
ASPH.	ASPHALT
A.B.	ANCHOR BOLT
ADJ.	ADJUSTABLE
APT.	APARTMENT
@	AT
AVE.	AVENUE
AGGR.	AGGREGATE
AUTO.	AUTOMATIC
B.F.	BARRIER FREE
BD.	BOARD
BLDG.	BUILDING
B.L.	BUILDING LINE
BLK.	BLOCK
BLK'G	BLOCKING
B.O.J.	BOTTOM OF JOIST
BOT.	BOTTOM
B.W.	BOTH WAY
B.M.	BENCH MARK
BM.	BEAM
BRG.	BEARING
BRK	BRICK
B.T.U.	BRITISH THERMAL UNITS
B.O.W.	BOTTOM OF WALL
B.O.C.	BOTTOM OF CURB
CA	CARPET
CAB.	CABINET
CLKG.	CAULKING
C.I.	CAST IRON
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
C/C	CENTER TO CENTER
C.J.	CONSTRUCTION JOINT/ CONTROL JOINT
CL.	CENTER LINE
C.T.	CERAMIC TILE
C.O.	CLEAN OUT
CLR.	CLEAR
CLO.	CLOSET
COL.	COLUMN
COMP.	COMPOSITION/COMPACT
CMU	CONCRETE MASONRY UNIT
CONC.	CONCRETE
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.B.	CATCH BASIN
CONN.	CONNECTION
CTSK.	COUNTER-SINK
CORR.	CORRUGATED
C.W.	COLD WATER
DBL.	DOUBLE
DEG.	DEGREE
DET.	DETAIL
DIAG.	DIAGONAL
DIA. / □	DIAMETER
DIM.	DIMENSION
do.	DITTO
DIV.	DIVISION
DR.	DOOR
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
DEPT.	DEPARTMENT
HR.	HOUR
D.F.	DRINKING FOUNTAIN
DISP.	DISPENSER
D.W.	DRYWALL
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC. / E	ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSED
ENG.	ENGINEER
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXCAV.	EXCAVATE
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPANSION
EMER.	EMERGENCY
EXPO.	EXPOSED
F.D.	FLOOR DRAIN
FOUND.	FOUNDATION
FEX.	FIRE EXTINGUISHER
FEC.	FIRE EXTINGUISHER CABINET
F/R	FIRE RESISTANT
F.F.	FINISH FLOOR
FG.	FINISH GRADE
FIN.	FINISH
FLR.	FLOOR
FLSH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT/FEET
FTG.	FOOTING
FRM'G	FRAMING
FR.	FRAME
FURN.	FURNACE
FAB.	FABRICATED
FIX.	FIXTURE
F.R.	FIRE RATED
F.O.S.	FACE OF STUD
F.O.B.	FACE OF BRICK
F.C.O.	FLOOR CLEAN OUT
F.B.	FLAT BAR
F.O.C.	FACE OF CONCRETE
F.O. CMU	FACE OF CMU
FRPR.	FIRE-PROOFING
FURR.	FURRING
G	GAS
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
G.I.	GALVANIZED IRON
GL.	GLASS
G.M.	GAS METER
GYP.	GYPSUM
G.B.	GYPSUM BOARD
GALV.	GALVANIZED
GR.	GRADE
HC.	HANDICAPPED
HD.	HEAD
HDR.	HEADER
HTR.	HEATER
HGT.	HEIGHT
HOR.	HORIZONTAL
H.W.	HOT WATER
H.C.	HOLLOW CORE
HB	HOSE BIB
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HVAC	HEATING, VENTILATING & AIR CONDITIONING
I.D.	IDENTIFICATION
INSUL.	INSULATED
INST.	INSTALL
INT.	INTERIOR
INV.	INVERT
JST.	JOIST
JT.	JOINT
JAN.	JANITOR
KIT.	KITCHEN
LOUV.	LOUVER
LAM.	LAMINATED
LAV.	LAVATORY
Lb.	POUND
LT.	LIGHT
MACH.	MACHINE
MAX.	MAXIMUM
MAINT.	MAINTENANCE
MIN.	MINIMUM
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURE
M.H.	MAN HOLE
MISC.	MISCELLANEOUS
M.S.	MACHINE SCREW
M.B.	MACHINE BOLT
MR	MOISTURE RESISTANT
MTD.	MOUNTED
MAT'L	MATERIAL
MEMB	MEMBRANE
MEZZ.	MEZZANINE
M.C.	MISCELLANEOUS CHANNEL
N.I.C.	NOT IN CONTRACT
NO. /#	NUMBER
N.T.S.	NOT TO SCALE
NOM.	NOMINAL
NAT.	NATURAL
OF/CI -	OWNER FURNISHED CONTRACTOR INSTALLED
OF/OI -	OWNER FURNISHED OWNER INSTALLED
O/O	OUT TO OUT
OF.	OVERFLOW
O.F.S.	OUTSIDE FACE OF STUD
O.F.SH.	OUTSIDE FACE OF SHEATHING
OA.	OVERALL
OPP.	OPPOSITE
O.C.	ON CENTER
O.H.	OVERHEAD
O.F.C.	OUTSIDE FACE OF CONCRETE
OPN'G	OPENING
PA.	PAINT
P.D.F.	POWER DRIVEN FASTENER
P.L.	PLASTIC LAMINATE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PREH.	PREHUNG
P.T.	PRESSURE TREATED
PF.	PREFINISHED
PC.	PIECE
PLB.	PLUMBING
PREFAB.	PREFABRICATED
R.	RISER
R.O.	ROUGH OPENING
REQ'D.	REQUIRED
RM.	ROOM
REV.	REVISION
REG.	REGISTER
REINF. / R/F	REINFORCING
RS	RELIEF SCUPPER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
SAN.	SANITARY SEWER
SCHED.	SCHEDULE
SEC.	SECTION
SERV.	SERVICE
SHT.	SHEET
SHT'G.	SHEATHING
SID'G.	SIDING
ST.	STORM SEWER
STM.	STEAM
SIM.	SIMILAR
SPKLR.	SPRINKLER
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
SECUR.	SECURITY
STL.	STEEL
STOR.	STORAGE
STR.	STAIR
STRUC.	STRUCTURAL
SYS.	SYSTEM
SS	SERVICE SINK
S.C.	SOLID CORE
SH.	SHELF
S.S.	STAINLESS STEEL
SUSP.	SUSPENDED
T.	TREAD
T.O.S.	TOP OF STUD
T.O.B.	TOP OF BEARING
T.O.W.	TOP OF WALL
T.O.P.	TOP OF PIER
T.O.F.	TOP OF FOOTING
T&B.	TOP & BOTTOM
T.C.	TOP OF CURB
TEL.	TELEPHONE
T&G.	TONGUE & GROOVE
THK.	THICK
T.O. STL.	TOP OF STEEL
T.P.	TOP PLATE
T.S.	TUBE STEEL
TYP.	TYPICAL
TEMP.	TEMPERED
TOT.	TOTAL
U.N.O.	UNLESS NOTED OTHERWISE
UNFIN.	UNFINISHED
UTIL.	UTILITIES
VERT.	VERTICAL
VEST.	VESTIBULE
V.C.T.	VINYL COMPOSITION TILE
V	VALVE
V.T.R.	VENT THOUGH ROOF
VT.	VENT PIPE
VENT.	VENTILATION
VOL.	VOLUME
W	WATER
W/	WITH
W.C.	WATER CLOSET
W.C.O.	WALL CLEAN OUT
WD.	WOOD
W.H.	WATER HEATER
W.S.	WEATHER STRIPPING
WDW.	WINDOW
W.I.	WROUGHT IRON
W.R.	WEATHER RESISTANT
W.C.	WATER COOLER
WC	WALL COVERING
W.P.	WATER PROOF
W.W.F.	WELDED WIRE FABRIC
YD.	YARD

(ABBREVIATIONS PERTAIN TO CIVIL, ARCHITECTURAL, & STRUCTURAL DRAWINGS ONLY)

LOCATION MAP



SYMBOLS LEGEND



SHEET INDEX

NUMBER	SHEET NAME / DESCRIPTION	SHEET ISSUE DATE	LATEST SHEET REVISION	
			NUMBER	DATE
GENERAL				
T1.0	TITLE SHEET	JUNE 14, 2017		
T1.1	PROJECT INFORMATION	JUNE 14, 2017		
T2.0	GENERAL BUILDING SPECIFICATIONS	JUNE 17, 2017		
T2.1	GENERAL BUILDING SPECIFICATIONS	JUNE 14, 2017		
CIVIL				
C1.2	SITE AND LANDSCAPE PLAN	JUNE 14, 2017		
ARCHITECTURAL				
A0.1	DUMPSTER ENCLOSURE DETAILS	JUNE 14, 2017		
A1.1	FIRST FLOOR PLAN	JUNE 14, 2017		
A1.2	ROOF PLAN	JUNE 14, 2017		
A2.0	EXTERIOR ELEVATIONS	JUNE 14, 2017		
A3.0	BUILDING SECTIONS	JUNE 14, 2017		
A4.0	WALL SECTIONS & DETAILS	JUNE 14, 2017		
A4.1	DETAILS	JUNE 14, 2017		
A5.0	ENLARGED PLANS	JUNE 14, 2017		
A5.1	ENLARGED PLANS	JUNE 14, 2017		
A6.0	DOOR SCHEDULE	JUNE 14, 2017		
STRUCTURAL				
S0.0	STRUCTURAL DESIGN CRITERIA	JUNE 14, 2017		
S1.1	FOUNDATION PLAN	JUNE 14, 2017		
S1.2	ROOF FRAMING PLAN	JUNE 14, 2017		
S2.0	FOUNDATION DETAILS	JUNE 14, 2017		
S3.0	STRUCTURAL SCHEDULES	JUNE 14, 2017		
S4.0	PRECAST FRAMING ELEVATIONS	JUNE 14, 2017		
S5.0	FRAMING DETAILS	JUNE 14, 2017		

L-1 Landscape Plan dated April 4, 2015. Plantings were installed in 2015, see attached pictures to landscape plan.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

TITLE SHEET

SHEET NUMBER

T1.0

PROJECT INFORMATION

APPLICABLE BUILDING CODES

2009 INTERNATIONAL BUILDING CODE

BUILDING SIZE

FIRST FLOOR TOTAL AREA 8,165 S.F.

NUMBER OF STORIES

NUMBER OF STORIES= (1)

2009 IBC TABLE 503 MAX. (2) STORIES PER MOST RESTRICTIVE OCCUPANCY

TOTAL STORIES ALLOWED = (2)

CONSTRUCTION CLASSIFICATION

2009 IBC SECTION 602.2 TYPE II(B) CONSTRUCTION

OCCUPANT LOADS

OCCUPANT LOADS BASED ON 2009 IBC TABLE 1004.1.1

ROOM OR SPACE DESIGNATION	CLASSIFICATION OF OCCUPANCY FOR USE	FLOOR AREA (S.F.)	DENSITY SF/PERSON	OCCUPANT LOAD BY CALCULATION	OCCUPANT LOAD BY ACTUAL NO.	OCCUPANT LOAD BY COMBINATION	ROOM OR SPACE TOTAL	OCCUPANTS ACCOUNTED FOR IN OTHER SPACES
OFFICE	BUSINESS AREAS	1,417	100 GROSS	14	4	-	-	-
MECH. ROOM	MECHANICAL EQUIPMENT ROOM	383	300 GROSS	2	0	-	-	-
WAREHOUSE	WAREHOUSES	6,365	500 GROSS	13	8	-	-	-

ALLOWABLE HEIGHT & AREAS

2009 IBC TABLE 503 MAXIMUM ALLOWABLE BUILDING HEIGHT = 55'-0"
PROPOSED BUILDING HEIGHT = 25'-6", THEREFORE "OK"

2009 IBC TABLE 503 MAXIMUM ALLOWABLE BUILDING AREA
(At) = 17,500 S.F. PER FLOOR

OCCUPANCY CLASSIFICATIONS

NON-SEPARATED USES w/ MIXED OCCUPANCY
BUILDING IS DESIGNED FOR "S1" OCCUPANCY (MOST RESTRICTIVE)

OCCUPANCY CLASSIFICATIONS WITHIN BUILDING INCLUDE:
BUSINESS GROUP B 2009 IBC SECTION 304 - BUSINESS
STORAGE GROUP S-1 2009 IBC SECTION 311 - MODERATE HAZARD STORAGE

MEANS OF EGRESS

2009 IBC TABLE 1016.1 200 FT. EXIT ACCESS TRAVEL DISTANCE (UN-SPRINKLERED)

2009 IBC SECTION 1005.1 EGRESS WIDTH PER OCCUPANT SERVED = 0.2"
(76) TOTAL OCCUPANTS x 0.2" = 16" EGRESS WIDTH REQUIRED
PROVIDED EGRESS WIDTH = 144", THEREFORE "OK"

EXTERIOR WALL OPENINGS

2009 IBC TABLE 705.8 BUILDING PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS DUE TO FIRE SEPARATION DISTANCE TO PROPERTY LINE IS GREATER THAN 30 FT.

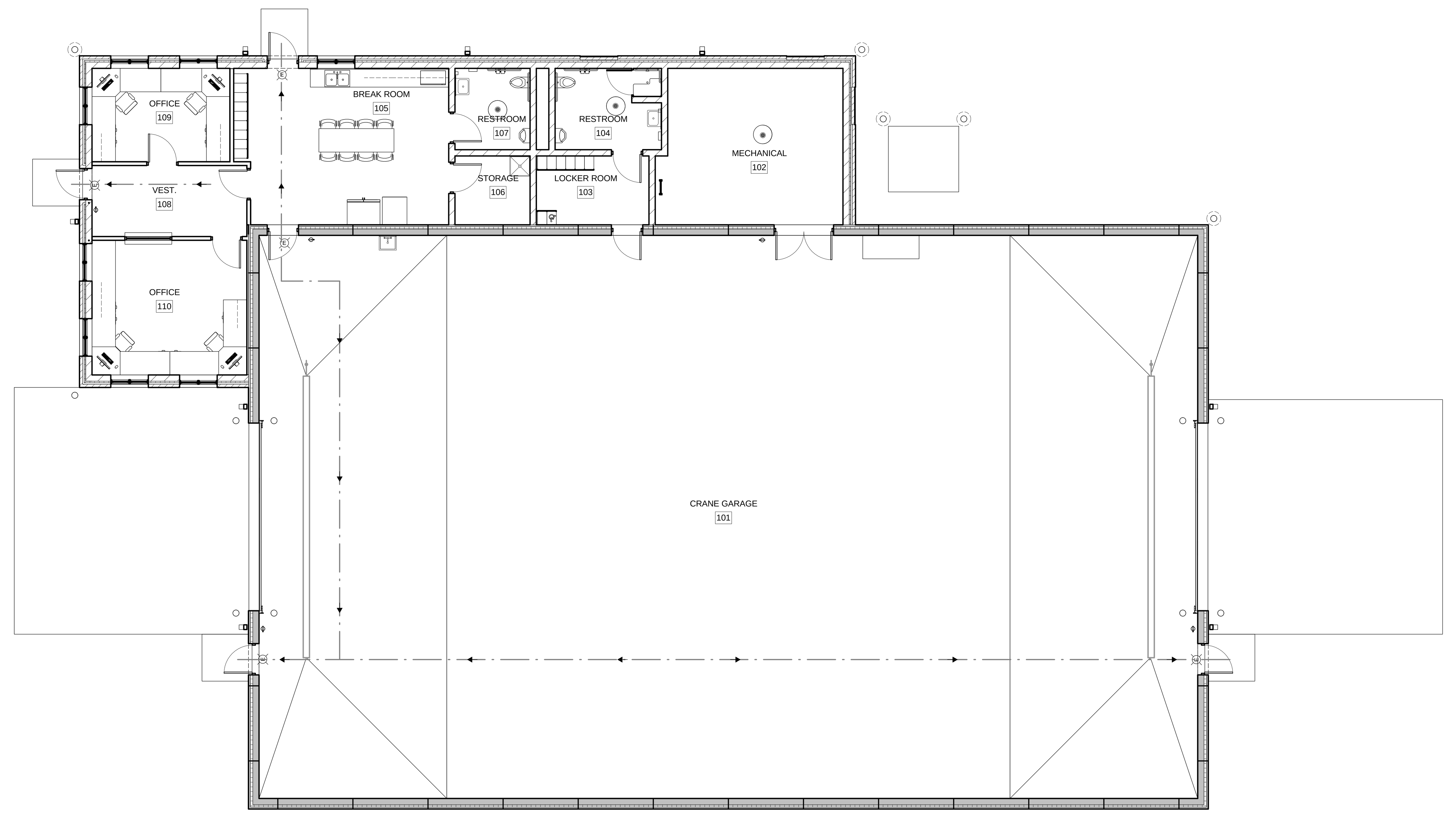
2009 IBC 705.8 BUILDING PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS DUE TO EXTERIOR BEARING, NON-BEARING, AND STRUCTURAL FRAME IS NOT REQ'D TO BE FIRE-RESISTANCE RATED

SANITARY FIXTURES

PLUMBING FIXTURE FACTORS BASED ON 2009 IBC TABLE 2902.1

OCCUPANCY		WATER CLOSETS			LAVATORIES		DRINK FOUNTAINS	
TYPE	CAPACITY	FACTORS	# M. FIX.	# F. FIX.	FACTORS	# FIX.	FACTORS	# FIX.
B GROUP (OFFICE)	14 PERSONS	1/25 (FIRST 50) 1/50 (AFTER)	0.56	0.56	1/40 (FIRST 80) 1/80 (AFTER)	0.35	1/100	0.14
S GROUP (STORAGE)	13 PERSONS	1/100	0.13	0.13	1/100	0.13	1/1000	0.13
TOTAL	27 PERSONS		0.69	0.69		0.48		0.27
PROVIDED FIXTURES			2 (WC) 2 (URINAL)	2		2		1***

***CUPS WILL BE PROVIDED IN BREAKROOMS TO SATISFY DRINKING FOUNTAIN COUNT.



NORTH

FIRST FLOOR PLAN - CODE REVIEW

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

8' 0' 8' 16'

EXCEL
ARCHITECTS ● ENGINEERS ● SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

PROJECT INFORMATION

SHEET NUMBER

T1.1

GENERAL BUILDING SPECIFICATIONS

DIVISION 00 PROCUREMENT AND CONTRACTING

00 72 00 GENERAL CONDITIONS

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

00 73 16 INSURANCE REQUIREMENTS

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

DIVISION 01 GENERAL REQUIREMENTS

01 11 00 SUMMARY OF WORK

A. THE PLANS AND SPECIFICATIONS ARE INTENDED TO GIVE A DESCRIPTION OF THE WORK. NO DEVIATION FROM THE PLANS AND SPECIFICATIONS SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF EXCEL ENGINEERING, INC. THE CONTRACTOR IS TO CLARIFY ANY DISCREPANCIES WITH EXCEL ENGINEERING, INC. PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS AND ACCESS TO THE WORK AREA.
B. REFERENCE TO "GENERAL CONTRACTOR" OR "GC" IN THE CONSTRUCTION DOCUMENTS IS INTENDED TO REPRESENT THE CONTRACTOR RESPONSIBLE FOR OVERALL CONSTRUCTION AND COORDINATION OF THE WORK. THE "GC" COULD BE A GENERAL CONTRACTOR, CONSTRUCTION MANAGER OR ANY OTHER CONTRACTOR RESPONSIBLE FOR THE OVERALL PROJECT. IT IS THE RESPONSIBILITY OF THE GC TO ASSIGN RESPONSIBILITY FOR ALL WORK.

01 23 00 ALTERNATE BIDS

A. ALTERNATE BID A1: PROVIDE ALTERNATE OVERHEAD COILING DOOR IN LIEU OF SECTIONAL OVERHEAD DOOR. SEE SHEET A6.0

01 25 13 PRODUCT SUBSTITUTION PROCEDURES

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

01 31 00 PROJECT MANAGEMENT AND COORDINATION

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

01 32 00 SCHEDULING OF WORK

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

01 33 23 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

A. SUBMIT FOR APPROVAL ARCHITECTURAL, CIVIL, AND STRUCTURAL DRAWINGS, PRODUCT DATA, TEST RESULTS AND SAMPLES INDICATED IN THE CONSTRUCTION ADMINISTRATION SUBMITTAL LIST (CASL). SEE DISCIPLINE SPECIFICATIONS FOR DISCIPLINE SPECIFIC CASL.
B. SHOP DRAWING SUBMITTALS SHALL BE MADE TO EXCEL ENGINEERING, INC. FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
C. SUBMITTALS SHALL BE MADE BY ELECTRONIC SUBMISSION IN PORTABLE DOCUMENT FORMAT (PDF) UNLESS NOTED OTHERWISE. WHEN HARD COPY SUBMISSIONS ARE REQUIRED, COORDINATE WITH EXCEL ENGINEERING, INC. PRIOR TO SUBMISSION.
D. SUBMITTALS SHALL BE MADE TO THE EXCEL ENGINEERING, INC. PROJECT ASSISTANT.
   1. LISA DICKMANN AT LISA.D@EXCELENGINEER.COM
E. SUBMITTAL SHALL BE MADE USING APPROVED SUBMITTAL FORM CONTAINING AT MINIMUM THE FOLLOWING INFORMATION:
   1. EXCEL ENGINEERING PROJECT NAME
   2. EXCEL ENGINEERING PROJECT NUMBER
   3. SUBMITTAL DIVISION OF CONSTRUCTION
   4. MATERIAL SUPPLIER / SUB CONTRACTOR
   5. SUBMITTAL DESCRIPTION (i.e. CONCRETE MIX DESIGN)
F. SUBMITTALS SHALL BE REVIEWED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMITTING FOR APPROVAL. CONTRACTOR SHALL COMPLETE ALL FIELD VERIFICATIONS PRIOR TO SUBMITTAL SUBMISSION.
G. SUBMITTALS MUST BE 100% COMPLETE AND IN ONE (1) PACKAGE FOR THE ITEM BEING SUBMITTED. NON-COMPLETE SUBMITTALS WILL BE RETURNED TO THE CONTRACTOR WITHOUT COMMENT AND STAMPED "REJECTED-RESUBMIT". CONTRACTORS WHO KNOWINGLY WANT TO SUBMIT NON-COMPLETE SUBMITTALS OR BREAK SINGLE SYSTEM SUBMITTALS INTO MULTIPLE SUBMITTALS WILL BE RESPONSIBLE TO ARRANGE WITH EXCEL ENGINEERING, PRIOR TO SUBMITTING THE SUBMITTAL(S), AND TO COMPENSATE EXCEL ENGINEERING FOR THE EXTRA WORK INVOLVED.
H. SHOP DRAWINGS SHALL CLEARLY INDICATE SPECIFIC MODEL BEING PROVIDED WHERE CUT SHEETS SHOW MULTIPLE MODELS.
I. FAILURE TO SUBMIT SHOP DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE SPECIFIED EQUIPMENT AND MATERIALS.
J. PHYSICAL SAMPLES FOR FINISHES ARE TO BE SUBMITTED TO EXCEL ENGINEERING, INC. FOR APPROVAL PRIOR TO INSTALLATION.
K. BUILDING COMPONENTS REQUIRING SUBMISSION "FOR RECORD" TO THE AUTHORITY HAVING JURISDICTION REQUIRE SEALED AND SIGN HARD COPIES, PROVIDE THREE (3) HARD COPIES WITH WET SEAL AND ORIGINAL SIGNATURE.
L. TEST RESULTS SHALL BE SUBMITTED FOR REVIEW WITHIN 24 HOURS OF COMPLETION OF TEST.
M. CONTRACTOR SHALL ALLOW 10 WORKING DAYS IN SCHEDULE FOR A/E TO REVIEW SUBMITTALS. IF SUBMITTALS REQUIRE AN EXPEDITED REVIEW PROCESS, CONTACT EXCEL ENGINEERING, INC. PRIOR TO SUBMITTING THE SUBMITTAL(S) TO MAKE THE APPROPRIATE ARRANGEMENT.
N. SUBMITTALS REQUIRING RESUBMISSION SHALL HAVE CHANGES MADE TO A PREVIOUSLY REVIEWED SUBMITTALS DENOTED WITH REVISION CLOUDS AND TAGS IDENTIFYING CHANGES.
O. ARCHITECTURAL CONSTRUCTION ADMINISTRATION SUBMITTAL LIST:
   1. ARCHITECTURAL PRECAST (304)
   2. UNIT MASONRY (404)
   3. MASONRY VENEER (404)
   4. BRICK (404)
   5. INSULATION (704)
   6. MEMBRANE ROOFING SYSTEMS (704)
   7. ROOFING ACCESSORIES (704)
   8. SEALANTS (704)
   9. HOLLOW METAL DOORS AND FRAMES (804)
   10. OVERHEAD SECTIONAL DOORS (804)
   11. ALUMINUM FRAMED ENTRANCES AND STOREFRONTS (804)
   12. DOOR HARDWARE (804)
   13. GLAZING (804)
   14. DRYWALL STUDS (904)
   15. GYPSUM BOARD (904)
   16. ACOUSTICAL PANEL CEILINGS (904)
   17. RESILIENT TILE FLOORING (904)
   18. PAINTING SYSTEMS (904)
   19. SIGNAGE (1004)
   20. FIRE EXTINGUISHERS (1004)
   21. TOILET ACCESSORIES (1004)
   22. CABINET AND MILLWORK (1204)
P. STRUCTURAL CONSTRUCTION ADMINISTRATION SUBMITTAL LIST:
   1. SOIL COMPACTION TEST REPORTS (3104)
   2. CONCRETE MIX DESIGNS (304)
   3. CONCRETE TEST REPORTS FOR SLUMP, AIR ENTRAINMENT AND COMPRESSIVE STRENGTH (304)
   4. CONCRETE REINFORCEMENT (304)
   5. CONCRETE MASONRY UNITS (404)
   6. PRECAST CONCRETE - WALL PANELS (PROVIDE "PRELIMINARY" AND "FOR RECORD" SUBMITTALS) (304)
   7. POST INSTALLED ANCHORS (304)
   8. STRUCTURAL STEEL (504)
   9. MISC. STEEL FABRICATIONS (504)
   10. STEEL JOIST & JOIST GIRDERS (504)
   11. STEEL DECK (504)
Q. STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. SHOP DRAWING DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC., BEYOND THOSE NOTED AS NECESSARY TO THOROUGHLY DETAIL / FABRICATE THEIR WORK. CONTACT A/E WITH ANY DISCREPANCIES FOUND.
R. IN NO CASE SHALL CHANGES BE MADE TO WORK SHOWN OR PROCEDURE SPECIFIED ON STRUCTURAL PLANS UNLESS FIRST APPROVED IN WRITING BY A/E. REVIEW OF SHOP DRAWINGS BY A/E DOES NOT CONSTITUTE ACCEPTANCE OF A DESIGN CHANGE. PROPOSED CHANGES BY CONTRACTOR MUST BE SUBMITTED IN RFI FORMAT AND MUST BE APPROVED IN THE SAME MANNER. CONTRACTOR REQUESTING CHANGE MAY BE BILLED ON A TIME AND EXPENSE BASIS BY A/E FOR ALL REDESIGN WORK, FOR ALL NEW SKETCHES PREPARED, AND FOR ALL ADDITIONAL REVIEW TIME RELATED TO THE CHANGES.

01 40 00 QUALITY REQUIREMENTS

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

01 41 00 REGULATORY REQUIREMENTS

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

01 45 00 QUALITY CONTROL

A. THE CONTRACTOR SHALL CONTACT EXCEL ENGINEERING, INC. (2) WORKING DAYS PRIOR TO POURING CONCRETE FOOTINGS AND BEFORE THE STRUCTURAL SYSTEM HAS BEEN ENCLOSED. A FINAL INSPECTION WILL BE MADE BY EXCEL ENGINEERING, INC. UPON COMPLETION OF THE PROJECT.
B. NOTIFY ARCHITECT ONE WEEK IN ADVANCE TO SCHEDULE FINAL COMPLIANCE WALK-THRU. PRIOR TO THIS WALK THRU, PROVIDE THE ARCHITECT WITH THE FIRE PROTECTION SYSTEM TEST REPORT AND A COPY OF THE ELEVATOR INSPECTION REPORT AS APPLICABLE. ALL COMPONENT SUBMITTALS SHOULD BE FILED AND AVAILABLE FOR REVIEW AT THE WALK THRU. THE BUILDING SHALL BE COMPLETE AND ALL SYSTEMS OPERATIONAL AT THE TIME OF THE WALK THRU. IF THE ARCHITECT IS REQUIRED TO MAKE ADDITIONAL VISITS DUE TO NON-COMPLIANCE, THEY WILL BE CHARGED TO THE REQUESTING CONTRACTOR.

01 52 00 CONSTRUCTION FACILITIES

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

01 53 00 TEMPORARY CONSTRUCTION

A. THE CONTRACTOR SHALL FURNISH TEMPORARY BRACING OF ALL BUILDING ELEMENTS DURING CONSTRUCTION. TEMPORARY BRACING SYSTEMS SHALL BE DESIGNED TO WITHSTAND CODE DESIGN LOADS. CONTRACTOR SHALL RETAIN SERVICES OF A PROFESSIONAL ENGINEER TO DESIGN AND SUPERVISE BRACING INSTALLATION IF THEY DO NOT HAVE THE EXPERTISE REQUIRED.

01 71 00 FIELD ENGINEERING

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

01 78 00 CLOSEOUT SUBMITTALS

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

01 78 36 WARRANTIES

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

DIVISION 02 EXISTING CONDITIONS

02 41 19 SELECTIVE STRUCTURAL DEMOLITION

A. CONDUCT DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
B. IT IS UNKNOWN WHETHER HAZARDOUS MATERIALS WILL BE ENCOUNTERED, DO NOT DISTURB, IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
C. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS SHOWN ON THE DEMOLITION PLANS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
D. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR TO REMAIN OWNER'S PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA APPROVED LANDFILL.

DIVISION 03 CONCRETE

03 30 00 CAST-IN-PLACE CONCRETE

A. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE CONCRETE WORK SHALL CONFORM TO ACI 318 BUILDING CODE AND CRSI MANUAL OF STANDARD PRACTICE.
B. CONCRETE SLAB CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
C. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94.
   1. STRENGTH TO BE MIN. 3,000 PSI AT 28 DAYS FOR FOOTINGS AND HOUSEKEEPING PADS.
   2. STRENGTH TO BE MIN. 3,500 PSI AT 28 DAYS FOR SLABS ON GRADE. STRENGTH TO BE MIN. 5,000 PSI FOR SLAB IN CRANE GARAGE.
   3. STRENGTH TO BE MIN. 4,000 PSI AT 28 DAYS FOR WALLS, PIERS, COLUMNS, BEAMS, EXTERIOR CONCRETE, STRUCTURAL SLABS, CONCRETE FILLED METAL DECK AND PRECAST TOPPINGS.
   4. SLUMP SHALL BE 4" (+/- 1").
   5. ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   6. MAXIMUM AGGREGATE SIZE FOR FOOTING TO BE 1 1/2" AND MAXIMUM AGGREGATE SIZE FOR ALL OTHER WORK TO BE 3/4"
D. PLACE SLABS ON GRADE WITH CONSTRUCTION JOINT OR SAW JOINT AS INDICATED ON THE PLANS. SAW CUT TO BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. ALL INTERIOR SLABS TO HAVE A TROWEL FINISH AND ALL EXTERIOR SLABS TO HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. MAINTAIN FLOOR LEVEL AT WALLS AND PITCH SURFACES UNIFORMLY TO DRAINS. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. FLOORS TO BE STAINED, TO RECEIVE AN ASHFORD SEALER, OR TO RECEIVE ANOTHER FINISH THAT IS NOT COMPATIBLE WITH CURING COMPOUNDS ARE TO BE WET CURED OR CURED WITH AN ARMORLON TRANSGUARD 4000 WET CURE COVER PER MANUFACTURER'S SPECIFICATION. EXTERIOR SLABS SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 1/2" FIBER EXPANSION JOINT AND/OR 1/4" FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS. INTERIOR SLABS SHALL BE SEPARATED FROM FOUNDATION WALLS AND PIERS WITH FORM RELEASE AGENT, 15 LB. FELT OR AS DETAILED ON PLANS.
E. THE SLAB-ON-GRADE FLOOR FLATNESS/LEVELNESS SHALL MEET TO THE FOLLOWING CRITERIA:
   1. TOP OF FLOOR ELEVATION SHALL BE WITHIN 3/4" OF DESIGN ELEVATION IN ACCORDANCE TO ACI 117 TOLERANCES.
   2. THE SPECIFIED OVERALL VALUE FOR THE FLOOR FLATNESS/LEVELNESS PER ACI 117 AND ASTM E1155 IS AS FOLLOWS:
      a. NONCRITICAL MECHANICAL ROOMS, NONPUBLIC AREAS, AND PARKING - FF20 / FL15.
      b. CARPETED AREAS IN COMMERCIAL OFFICE, INDUSTRIAL BUILDING - FF25 / FL20.
      c. THIN-SET FLOORING, WAREHOUSE, POLISHED CONCRETE - FF35 / FL25.
      d. WAREHOUSE WITH AIR-PALLET USE, ICE RINKS - FF45 / FL35.
      e. CRITICAL AREAS AS INDICATED ON PLAN - >FF50 / >FL50.
   3. THE MINIMUM LOCAL VALUE FOR THE FLOOR FLATNESS/LEVELNESS SHALL NOT BE LESS THAN 67% OF THE SPECIFIED OVERALL VALUE.
   4. CONTRACTOR SHALL REPLACE AREAS THAT DO NOT MEET THESE CRITERIA.
F. FOUNDATION WALLS EXPOSED 2 FEET OR MORE, RETAINING WALLS, AND BASEMENT WALLS SHALL HAVE CONTROL JOINTS AS DETAILED ON PLANS. WALLS WITH MASONRY OR BRICK CONSTRUCTION ABOVE SHALL HAVE CONTROL JOINTS ALIGNED WITH MASONRY / BRICK JOINTS. ALL EXPOSED FOUNDATION WALLS TO HAVE TIES AND FINS REMOVED PER ACI 301-99, 5.3.3.3.B "SMOOTH -FORM FINISH."
G. BACKFILLING OF FOUNDATIONS:
   1. BACKFILLING OF OPPOSITE SIDES OF UNBRACED FOUNDATION WALLS SHALL MAINTAIN A MAXIMUM 2 FOOT DIFFERENTIAL IN ELEVATION PRIOR TO ACHIEVING FINAL SPECIFIED GRADE.
   2. TEMPORARY CONSTRUCTION BRACING DURING BACKFILLING.
      a. FOUNDATION WALLS WITH PERMANENT TOP LATERAL SUPPORTS SHALL BE TEMPORARILY BRACED UNTIL TOP SUPPORT SYSTEMS ARE INSTALLED. TEMPORARY CONSTRUCTION BRACING SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR.
      b. THE BOTTOM OF THE BASEMENT WALLS SHALL BE TEMPORARILY BRACED UNTIL THE BASEMENT FLOOR SLAB IS IN PLACE. TEMPORARY CONSTRUCTION BRACING SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR.
H. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1 1/2" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
I. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
J. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELING.
K. LIMIT MAXIMUM WATER-CEMENTITIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
L. APPLY TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED TO VIEW AND SLAB SURFACES TO BE COVERED WITH RESILIENT FLOORING, CARPET, PAINT, OR OTHER THIN FILM-FINISH COATING SYSTEM. APPLY NONSLIP BROOM FINISH TO EXTERIOR CONCRETE PLATFORMS, STEPS, AND RAMPS, AND ELSEWHERE AS INDICATED.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO ARCHITECT, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

03 41 00 PRECAST CONCRETE

A. PRECAST DESIGN SHALL CONFORM TO PCI AND ACI STANDARDS. DESIGN LOADS SHALL CONFORM TO DESIGN LOADS INDICATED IN "DESIGN LOADS" SECTION OF THE PLAN AND APPLICABLE CODES. PROVIDE PRECAST COMPONENTS WITH FIRE RATINGS AS INDICATED ON PLANS.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PREPARATION OF ALL SURFACES PRIOR TO THE APPLICATION OF FIELD APPLIED FINISHES TO PRECAST COMPONENTS. PREPARE COMPONENTS PER FINISH MANUFACTURES REQUIREMENTS.
C. SHOP DRAWINGS:
   1. DRAWINGS SHALL BE COMPLETE AND INCLUDE PLANS, ELEVATIONS, CROSS SECTIONS AND DETAILS OF ALL BUILDING COMPONENTS AND ACCESSORIES TO BE FURNISHED BY THE PRECAST SUPPLIER.
   2. APPROVAL OF SHOP AND ERECTION DRAWINGS IS AN APPROVAL OF GENERAL DESIGN ONLY AND DOES NOT RELIEVE THE PRECAST SUPPLIER FROM THE NECESSITY OF MAKING, WITHOUT COST, CHANGES OR CORRECTIONS DUE TO ERRORS IN FABRICATION, OR RESULTING FROM ERRORS IN SHOP AND/OR ERECTION DRAWING DIMENSIONS.
   3. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS IN PRECAST WITH PRECAST SUPPLIER.
   4. ONE PRECAST SUPPLIER WILL BE RESPONSIBLE FOR COORDINATING ENGINEERING, DRAFTING, AND SHOP DRAWING SUBMITTALS IN THE EVENT THAT PRECAST COMPONENTS WILL BE PROVIDED BY MORE THAN ONE SUPPLIER.
D. PRECAST SUPPLIER SHALL INCLUDE ERECTION, GROUTING, SAWING OF OPENINGS AT NEW AND EXISTING PRECAST. PRECAST SUPPLIER SHALL INCLUDE SEALING OF ALL PRECAST TO PRECAST JOINTS, AND CAULKING OF ALL PRECAST TO OTHER MATERIAL JOINTS AT ALL EXPOSED AREAS. SEALANT SHALL BE AS SPECIFIED IN SECTION 07900.
E. STATE APPROVAL DRAWINGS:
   1. THE PRECAST SUPPLIER SHALL FURNISH FIVE (5) SETS OF DRAWINGS AND FIVE (5) SETS OF COMPLETE DESIGN CALCULATIONS OF ALL STRUCTURAL COMPONENTS THAT ARE SIGNED AND SEALED BY A WISCONSIN REGISTERED PROFESSIONAL ENGINEER TO EXCEL ENGINEERING, INC.
   2. EXCEL ENGINEERING, INC. WILL REVIEW AND SUBMIT ONE (1) SET TO THE WISCONSIN DEPARTMENT OF COMMERCE FOR APPROVAL AND DISTRIBUTE RECORD COPIES BACK TO THE CONTRACTOR/OWNER.
F. AS-BUILT DRAWINGS:
   1. AT THE CONCLUSION OF THE PROJECT, THE PRECAST SUPPLIER SHALL SUBMIT ONE (1) COMPLETE SET OF UP-TO-DATE SHOP DRAWINGS INCLUDING ALL PREVIOUSLY APPROVED FIELD CHANGES IN THE DRAWINGS TO THE CONTRACTOR. THE CONTRACTOR SHALL INCLUDE THIS SET OF PLANS WITH THE PROJECT AS-BUILT PLANS.

DIVISION 04 MASONRY

04 05 19 MASONRY ANCHORS

A. MASONRY ANCHORS:
   1. ANCHORS TO MASONRY BACKUP: No 75: HECKMANN "POS-I-TIE" CONCRETE/ CMU SCREW WITH OVERSIZED HECKMANN 610 THERMAL GRIP INSULATION WASHERS.
   2. PROVIDE ANCHORS WITH HECKMANN No. 75-TC POS-I-TIE THERMAL CLIP TO CREATE A THERMAL BREAK BETWEEN THE WIRE TIE AND THE BARREL.
   3. PROVIDE ANCHORS WITH HECKMANN No. 282-N PINTLE WIRE TIES. PROVIDE TIES IN HOT-DIP GALVANIZED.
B. INSTALL MASONRY ANCHOR PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS SHOWN ON PLANS.
C. MAXIMUM VERTICAL SPACING OF 18" AND MAXIMUM HORIZONTAL SPACING OF 24", TO OTHER BACKUP MATERIALS OR AS NOTED ON DRAWINGS (MAX. 2 S.F. PER TIE).

04 20 00 UNIT MASONRY

A. MASONRY CONSTRUCTION AND MATERIALS SHALL COMPLY WITH LOCAL AND STATE CODE REQUIREMENTS, SPECIFICATIONS OF NCMA, MASONRY STANDARDS JOINT COMMITTEE'S SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-99/ASCE 6-99/TMS 602-99) AND THE FOLLOWING:
   1. UNITS SHALL BE FLUSH FACED AND/OR ARCHITECTURAL FACED AS SHOWN ON THE DRAWINGS.
   2. UNIT DIMENSIONS SHALL BE EQUAL TO STANDARD UNIT CMU AS MANUFACTURED BY NORTHFIELD BLOCK COMPANY. OR COUNTY MATERIALS CORPORATION. CHIPPED, CRACKED AND BROKEN UNITS SHALL NOT BE USED.
   3. UNIT PROPERTIES SHALL MEET THE NORMAL WEIGHT-ASTM C90 SPECIFICATION WITH A MINIMUM UNIT COMPRESSIVE STRENGTH OF 3,750 PSI. EXTERIOR MASONRY SHALL BE MADE WITH INTEGRAL WATER REPELLENT UNITS (ADMIXTURE TO BE FROM SAME MANUFACTURER AS THE MORTAR).
   4. UNITS SHALL BE LAID IN RUNNING BOND. SINGLE WYTHE OR BACKUP WYTHE WALLS SHALL HAVE STANDARD GALVANIZED "DUR-O-WAL" OR EQUAL LADDER TYPE REINFORCING AT 16" ON CENTER. PROVIDE CONTINUITY AT WALL INTERSECTIONS BY USING PREFABRICATED T-SHAPED LADDER TYPE REINFORCING. PROVIDE CONTINUITY AT ALL CORNERS BY USING PREFABRICATED L-SHAPED LADDER TYPE REINFORCING. LAP ALL REINFORCEMENT 6". VERTICAL AND HORIZONTAL REINFORCING BARS SHALL BE ASTM A615 GRADE 60.
   5. MORTAR SHALL BE TYPE M OR S PORTLAND-CEMENT LIME MIX WITH INTEGRAL WATER REPELLENT ADMIXTURE (ADMIXTURE TO BE FROM THE SAME MANUFACTURER AS THE MASONRY UNITS) PER MANUFACTURERS RECOMMENDATIONS ON EXTERIOR MASONRY. USE TYPE M BELOW GRADE.
   6. UNITS SHALL HAVE CONCAVE TOOL JOINTS FOR WEATHER TIGHTNESS. JOINTS SHALL BE CLEAN, STRAIGHT, PLUMB, LEVEL AND UNIFORM.
   7. ALL MASONRY WORK SHALL BE PERFORMED BY SKILLED WORKMEN IN A COMPETENT MANNER AND SHALL BE PROPERLY INSPECTED.
   8. PROVIDE WRITTEN PLANT CERTIFICATION TO EXCEL ENGINEERING PRIOR TO START OF CONSTRUCTION THAT INTEGRAL WATER REPELLANT ADMIXTURE HAS BEEN INCLUDED IN THE MASONRY AND MORTAR PRODUCTS USED FOR THIS PROJECT. CERTIFICATION TO SPECIFICALLY NAME THIS PROJECT.
B. POUR BOND BEAMS FULL WITH 2,500 PSI, GROUT PER ASTM C476 AND REINFORCE WITH MINIMUM 1 #4 DEFORMED REINFORCING BAR PER 4" THICKNESS OR AS DETAILED ON THE DRAWINGS. LAP LENGTHS OF HORIZONTAL BARS TO BE 48 BAR DIAMETERS. STRUCTURAL BOND BEAM LINTELS SHALL HAVE NO LAPPED SPLICES.
C. WHERE PRECAST OR POURED IN PLACE REINFORCED MASONRY LINTELS ARE PROVIDED, MAINTAIN MINIMUM 8" SOLID BEARING ON EACH SIDE OF OPENING BY FILLING CORES WITH GROUT (3) COURSES BELOW BEARING OR AS INDICATED ON PLANS.
D. WHERE DRAWINGS CALL FOR CORE OR CORES OF BLOCK TO BE REINFORCED VERTICALLY, TAKE CARE THAT SAID CORE(S) ARE KEPT CLEAR AND FREE OF MORTAR WHILE LAYING OF CMU. WHEN (2) BARS ARE TO BE PLACED IN ONE CORE, PROVIDE BAR POSITIONERS TO INSURE PROPER PLACEMENT OF REINFORCING. FILL CORE OR CORES OF CMU WITH 2,500 PSI GROUT PER ASTM C476 WITH A SLUMP BETWEEN 8 AND 11 AND CONSOLIDATE BY PUDDLING OR VIBRATING. VIBRATING REQUIRED ON MASONRY LESS THAN 12" IN WIDTH, AND FOR LIFTS GREATER THAN 12" IN HEIGHT. VERTICAL LIFTS SHALL NOT BE MORE THAN 5'-0". VERTICAL REINFORCING BARS SHALL HAVE LAP LENGTHS OF 48 BAR DIAMETERS.
E. PROVIDE 3/8" DIAMETER X 8" ANCHOR BOLTS AT 4'-0" ON CENTER FOR ALL PRESSURE TREATED ROUGH WOOD AT TOP OF MASONRY WALLS UNLESS NOTED OTHERWISE ON DRAWINGS.
F. INSTALL 2 5/8" X 3 1/2" X 1/2" "MORTAR NET" WEEP VENTS AT TOP AND BOTTOM COURSE OF EXTERIOR BLOCK, ABOVE LINTELS AND BOND BEAMS AT 32" ON CENTER OR AS INDICATED ON THE DRAWINGS. COLOR OF WEEP VENTS AND MESH TO MATCH GROUT. INSTALL CONTINUOUS "BLOCKFLASH" FLASHING PANS PER MANUFACTURERS RECOMMENDATIONS AT BASE AND TOP OF LINTEL OF SINGLE WYTHE EXTERIOR WALLS.
G. ALL EXTERIOR CONCRETE MASONRY SURFACES SHALL BE SEALED WITH (1) COAT "PROSOCO-SURE KLEAN BLOK-GUARD AND GRAFFITI CONTROL" UNLESS A PREMIUM COLOR IS USED OR SPECIFIED ON THE DRAWINGS TO BE PAINTED. PREMIUM COLORS SHALL BE SEALED WITH (2) COATS "PROSOCO-SURE KLEAN BLOK-GUARD AND GRAFFITI CONTROL". INSTALL PER MANUFACTURERS RECOMMENDATIONS.
H. CONTROL JOINTS SHALL BE SPACED PER NCMA 10-2B: CONTROL JOINTS FOR CONCRETE MASONRY WALLS - EMPIRICAL METHOD AND AS INDICATED ON PLANS. CONTROL JOINT CAULK COLOR TO MATCH COLOR OF THE FIELD MASONRY ADJACENT TO JOINT. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.
I. NATURAL COLOR MASONRY UNITS AS SELECTED UNLESS COLOR SCHEDULE SHOWN WITHIN PLANS. CONTRACTOR SHALL ALLOW FOR A MINIMUM OF 3 DIFFERENT COLOR CHOICES AND COLOR MATCH MORTAR UNLESS OTHERWISE DETAILED IN THE PLANS.
J. PROVIDE BULLNOSE CORNERS AT ALL EXPOSED EDGES OF INTERIOR CMU UNITS, INCLUDING BUT NOT LIMITED TO DOOR AND WINDOW JAMBS.

04 22 00 MASONRY VENEER

A. ALL MASONRY VENEER MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES, AND SPECIFICATIONS OF THE NCMA. ALL MASONRY VENEER WORK SHALL BE LAID IN TYPE N CEMENT AND LIME MORTAR, WITH ALL MASONRY FACES FULL BEDDED IN PLACE HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES.
B. PROVIDE STANDARD GALVANIZED DURO-WALL DA3200 LADUR OR EQUAL LADDER TYPE REINFORCING AT 16" O.C. IN VENEER BED JOINTS.
C. PROVIDE A 3/8" CONTROL JOINT AT 20'-0" O.C. UNLESS SHOWN OTHERWISE ON PLANS.
D. INSTALL 2 5/8" X 3 1/2" X 1/2" "MORTAR NET" WEEP VENTS AT TOP AND BOTTOM COURSE OF EXTERIOR BLOCK, ABOVE LINTELS AND BOND BEAMS AT 32" ON CENTER OR AS INDICATED ON THE DRAWINGS. COLOR OF WEEP VENTS AND MESH TO MATCH GROUT
E. CUSTOM COLOR UNITS AS SELECTED UNLESS COLOR SCHEDULE SHOWN WITHIN PLANS. CONTRACTOR SHALL ALLOW FOR A MINIMUM OF 3 DIFFERENT COLOR CHOICES AND COLOR MATCH MORTAR UNLESS OTHERWISE DETAILED IN THE PLANS.
F. CONTROL JOINTS SHALL BE SPACED PER NCMA 10-4: CONTROL JOINTS FOR CONCRETE MASONRY WALLS - EMPIRICAL METHOD AND AS INDICATED ON PLANS. CONTROL JOINT CAULK COLOR TO MATCH COLOR OF THE FIELD MASONRY ADJACENT TO JOINT. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.

04 31 13 BRICK

A. ALL BRICK MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES, AND SPECIFICATIONS OF THE BRICK INSTITUTE OF AMERICA (BIA). ALL BRICK WORK SHALL BE LAID IN TYPE N CEMENT AND LIME MORTAR, WITH ALL BRICK FACES FULL BEDDED IN PLACE HAVING BOTH VERTICAL AND HORIZONTAL JOINTS ON STRAIGHT LINES. PROVIDE A 3/8" CONTROL JOINT AT 20'-0" O.C. UNLESS SHOWN OTHERWISE ON PLANS.
B. INSTALL WEEP VENTS AT TOP AND BOTTOM COURSE OF BRICK, AND ABOVE ALL OPENINGS IN EXTERIOR WALLS AT 32" ON CENTER OR AS INDICATED ON THE DRAWINGS.
C. CONTRACTOR SHALL ALLOW FOR COLOR MATCH MORTAR.
D. CONTROL JOINTS SHALL BE SPACED PER BIA TECHNICAL NOTE 18 - VOLUME CHANGES AND EFFECTS OF MOVEMENT, PART 1 AND BIA TECHNICAL NOTE 21B - BRICK MASONRY CAVITY WALL - DETAILING AND AS INDICATED ON PLANS. CONTROL JOINT CAULK COLOR TO MATCH COLOR OF THE FIELD BRICK ADJACENT TO JOINT. CONTROL JOINTS TO ALIGN WITH EXPOSED CONCRETE FOUNDATION WALL JOINTS IF APPLICABLE.

DIVISION 05 METALS

05 12 00 STRUCTURAL STEEL FRAMING

A. STRUCTURAL STEEL FRAMING SHALL BE OF MATERIAL AS LISTED BELOW AND SHALL BE DETAILED, FABRICATED AND ERECTED TO COMPLY WITH A.I.S.C. MANUAL, CURRENT EDITION. PROVIDE ALL HOLES, ANCHOR BOLTS, BEARING PLATES, LINTELS, STIFFENERS, CLIP ANGLES, WELD PLATES, EMBEDMENTS, STAIRS, ETC. AS REQUIRED FOR STEEL STRUCTURE FABRICATION AS SHOWN ON THE DRAWINGS. ALL WELDING SHALL BE PERFORMED BY A LOCAL AND STATE CERTIFIED WELDER USING E70XX ELECTRODE. ALL BOLTS, NUTS AND WASHERS SHALL CONFORM TO REQUIREMENTS OF ASTM A325-N, INSTALLED IN SNUG-TIGHT CONDITION, U.N.O. ALL WORK PER THE A.I.S.C.'S CODE OF STANDARD PRACTICE IN ACCORDANCE WITH LOCAL AND STATE CODES.
B. STEEL GRADES SHALL BE AS LISTED BELOW UNLESS INDICATED OTHERWISE:
   1. STEEL WIDE FLANGE BEAMS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.
   2. STEEL WIDE FLANGE COLUMNS: ASTM A992 OR ASTM A572, MIN. 50 KSI YIELD.
   3. STEEL CHANNELS, ANGLES, PLATES, EMBEDMENTS, STAIRS, S-SHAPES, ETC.: ASTM A36.
   4. STEEL PIPE: ASTM A53 TYPE E OR S GRADE B.
   5. STEEL TUBES: ASTM A500 GRADE B.
C. STEEL FINISHES:
   1. ALL STEEL SHALL BE PREFINISHED WITH ONE COAT OF PRIMER UNLESS INDICATED OTHERWISE.
   2. ALL FIELD WELDS TO BE CLEANED AND PRIMED.
   3. SEE HIGH PERFORMANCE PAINT SPECIFICATION FOR FOOD PROCESSING AREAS.

05 21 00 STEEL JOIST FRAMING

A. STEEL JOIST AND METAL DECK ARE DESIGNED FOR LOADS AS INDICATED IN "DESIGN LOADS" SECTION.
B. JOIST MANUFACTURER SHALL LOCATE ALL REQUIRED BRACING. BRACING TO BE FURNISHED BY STEEL JOIST SUPPLIER.
C. STEEL JOIST AND BRIDGING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
D. ALL WELDING TO BE DONE IN ACCORDANCE WITH AWS REQUIREMENTS AND SPECIFICATIONS. ALL FIELD WELDS TO BE CLEANED AND PRIMED.
E. ALL JOISTS SHALL BE PREFINISHED WITH ONE COAT OF PRIMER UNLESS INDICATED OTHERWISE. SEE FLOOR DECK FASTENING DETAIL FOR DECK FINISH.

05 31 00 STEEL DECKING

A. STEEL DECK SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE STEEL DECK INSTITUTE. CONNECTIONS AND FASTENING SHALL BE AS INDICATED ON PLANS.

DIVISION 6 WOOD, PLASTICS AND COMPOSITES

06 20 13 EXTERIOR FINISH CARPENTRY

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

DIVISION 07 THERMAL AND MOISTURE PROTECTION

07 21 00 INSULATION

A. ALL INSULATION MATERIALS AND INSTALLATION SHALL COMPLY WITH LOCAL AND STATE CODES.
B. PRODUCT: VAPOR RETARDER TO BE MEMBRANE VAPOR RETARDER INSTALLED ON WARM SIDE (NORMALLY INSIDE) FACE OF THE INSULATION.
   1. MANUFACTURER: "MEMBRAIN" BY CERTAINTEED
C. PRODUCT: EXTERIOR MASONRY FOAM-IN PLACE INSULATION □ □CORE-FILL 500□, TWO COMPONENT THERMAL INSULATION PRODUCED BY COMBINING A PLASTIC RESIN AND CATALYST FOAMING AGENT SURFACTANT WHICH, WHEN PROPERLY RATIOED AND MIXED, TOGETHER WITH COMPRESSED AIR PRODUCE A COLD-SETTING FOAM INSULATION IN THE HOLLOW CORES OF HOLLOW UNIT MASONRY WALLS. THERMAL VALUES: "R" VALUE OF 4.91/INCH @ 32 DEGREES F MEAN; ASTM C-177.
   1. MANUFACTURER: TAILORED CHEMICAL PRODUCTS
D. PRODUCT: SPRAY POLYURETHANE FOAM INSULATION CLOSED CELL POLYURETHANE FOAM INSULATION TO MEET ASTM C 1029 WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 75 AND 450 RESPECTIVELY, PER ASTM E 84. MINIMUM DENSITY OF 1.9 LB/CU. FT. THERMAL RESISTIVITY OF 6.1 DEG. F X H X SQ. FT/ BTU X IN. AT 75 DEG. F. THICKNESS AS SHOWN ON THE PLAN.
   1. MANUFACTURER: STYROFOAM BRAND SPRAY POLYURETHANE FOAM(CM SERIES)
E. PRODUCT: FOUNDATION INSULATION TO BE STYROFOAM SQUARE EDGE EXTRUDED POLYSTYRENE INSULATION PANELS, 25 PSI STRENGTH, R-VALUE OF 5 PER INCH OR GOLD-GUARD FOUNDATION PERIMETER INSULATION, EXPANDED POLYSTYRENE WITH SQUARE EDGE, 15 PSI COMPRESSIVE STRENGTH, R-VALUE 4.17 PER INCH. R-VALUE AS INDICATED ON PLANS.
   1. MANUFACTURER: DOW OR PLYMOUTH FOAM
F. PRODUCT: RIGID CAVITY WALL INSULATION IN MASONRY CAVITY WALLS TO BE STYROFOAM CAVITYMATE EXTRUDED POLYSTYRENE INSULATION, 15 PSI COMPRESSIVE STRENGTH, R-VALUE 5 PER INCH OR GOLD-GUARD 15 VB, COMPRESSIVE STRENGTH 15 PSI, R-VALUE 4.17 PER INCH. R-VALUE AS INDICATED ON PLANS.
   1. MANUFACTURER: DOW OR PLYMOUTH FOAM
G. FOLLOW MANUFACTURER'S INSTRUCTIONS ON PRODUCT STORAGE AND HANDLING.
H. INSTALL INSULATION IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND AS SHOWN ON PLANS.

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

A. COORDINATE INSTALLING MEMBRANE ROOFING SYSTEM COMPONENTS SO INSULATION IS NOT EXPOSED TO PRECIPITATION OR LEFT EXPOSED AT THE END OF THE WORKDAY.
B. COMPLY WITH MEMBRANE ROOFING SYSTEM AND INSULATION MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING ROOF INSULATION.
C. INSTALL MEMBRANE ROOFING OVER AREA TO RECEIVE ROOFING ACCORDING TO MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS. UNROLL MEMBRANE ROOFING AND ALLOW TO RELAX BEFORE INSTALLING.
D. SEAM MEMBRANE ROOFING ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS TO ENSURE A WATERTIGHT SEAM INSTALLATION.
E. INSTALL SHEET FLASHINGS AND PREFORMED FLASHING ACCESSORIES AND ADHERE TO SUBSTRATES ACCORDING TO MEMBRANE ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS.
F. SEE PLANS FOR MATERIAL TYPE AND LOCATION.

07 92 00 SEALANTS

A. GENERAL: IT IS THE INTENTION OF THIS SPECIFICATION THAT ALL JOINTS ARE TO RECEIVE SEALANT. SEALANT SHALL BE APPLIED IN ALL LOCATIONS INDICATED ACCORDING TO THE MANUFACTURER'S WRITTEN INSTRUCTIONS, INCLUDING BUT NOT LIMITED TO; JOINT WIDTH, SURFACE PREPARATION, PRIMERS, APPLICATION TEMPERATURE, AND MATERIAL STORAGE. SEALANT IS TO BE APPLIED AFTER FINISH OPERATIONS ARE COMPLETE. UNLESS OTHERWISE NOTED IN THE MANUFACTURER'S INSTRUCTIONS, APPROPRIATE SIZED BACKER RODS AND BOND BREAK IS REQUIRED AT ALL JOINTS.
B. EXTERIOR:
   1. SEAL PERIMETER OF ALL WINDOWS, DOORS, LOUVERS, VENT OPENINGS, AND ANY LOCATION WHERE DIFFERENT MATERIALS MEET, WITH SEALANT TYPE ES-1.
   2. SEAL JOINTS AT ROOF OPENINGS, EAVES, AND SOFFITS, FOR A WATERTIGHT CONNECTION WITH SEALANT TYPE ES-2.
   3. SEAL THRESHOLDS TO SUBSTRATE WITH SEALANT TYPE ES-3.
   4. SEAL ALL CMU CONTROL JOINTS, JOINTS IN PRE-CAST CONCRETE PANELS, AND JOINTS BETWEEN PRE-CAST COMPONENTS AND MASONRY OR OTHER PRE-CAST OR CAST-IN -PLACE CONCRETE, WITH SEALANT TYPE ES-4.
   5. SEAL ALL JOINTS IN TRAFFIC SURFACES SUCH AS CONCRETE PAVEMENT, SIDEWALKS, AND PADS WITH SEALANT TYPE ES-5. USE ES-6 AT SURFACES SLOPING IN EXCESS OF 1/2" PER FOOT.
C. INTERIOR:
   1. SEAL ALL CMU CONTROL JOINTS, JOINTS IN PRE-CAST CONCRETE PANELS, AND JOINTS BETWEEN PRE-CAST COMPONENTS AND MASONRY OR OTHER PRE-CAST OR CAST-IN -PLACE CONCRETE, WITH SEALANT TYPE ES-4.
   2. SEAL JOINTS IN EXPOSED CONCRETE SLABS IN WITH SEALANT TYPE ES-9.
   3. SEAL COUNTERTOPS, BACKSPLASH, PERIMETERS OF PLUMBING FIXTURES WITH SEALANT TYPE ES-12.
   4. SEAL UNDER BASE TRACK FOR DRYWALL PARTITIONS, INTERIOR DOOR AND WINDOW FRAMES, AND WALL ANGLE AT SUSPENDED CEILINGS WITH SEALANT TYPE AS-1.
D. SEALANT SCHEDULE: (SIMILAR PRODUCTS BY OTHER MANUFACTURERS MAY BE SUBMITTED FOR APPROVAL.)
   1. ES-1: TREMCO "DYMONIC FC", ONE PART HIGH PERFORMANCE POLYURETHANE SEALANT.
   2. ES-2: TREMCO "GUTTER SEAL" SYNTHETIC RUBBER AND RESIN SEALANT.
   3. ES-3 TREMCO "BUTYL SEALANT"
   4. ES-4: TREMCO "VULKEM 116" ONE PART LOW MODULUS POLYURETHANE SEALANT.
   5. ES-5: TREMCO "VULKEM 45" ONE PART, SELF LEVELING, POLYURETHANE SEALANT.
   6. ES-6: TREMCO "VULKEM 45SSL" ONE PART, SELF LEVELING, POLYURETHANE SEALANT.
   7. ES-7: TREMCO "DYMONIC" ONE PART, HIGH PERFORMANCE, LOW MODULUS, POLYURETHANE SEALANT.
   8. ES-8: TREMCO "SPECTREM 3" ONE PART, LOW MODULUS SILICONE SEALANT.
   9. ES-9: VERSA-FLEX "SL/85" TWO PART, SELF-LEVELING, POLYUREA SEALANT.
   10. ES-10: SONNEBORN DEGUSSA "NP1"
   11. ES-11: M&M "SPAL-PRO RSF" TWO COMPONENT POLYUREA JOINT FILLER.
   12. ES-12: GE SILICONE II KITCHEN AND BATH SILICONE SEALANT.
   13. AS-1: DAP "ALEX PLUS" PAINTABLE ACRYLIC-SILICONIZED SEALANT.

DIVISION 08 OPENINGS

08 11 13 HOLLOW METAL DOORS AND FRAMES

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

08 36 13 SECTIONAL DOORS

A. INSTALL SECTIONAL DOORS AND OPERATING EQUIPMENT COMPLETE WITH NECESSARY HARDWARE, ANCHORS, INSERTS, HANGERS, AND EQUIPMENT SUPPORTS; ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND AS SPECIFIED.
B. TRACKS: PROVIDE SWAY BRACING, DIAGONAL BRACING, AND REINFORCEMENT AS REQUIRED FOR RIGID INSTALLATION OF TRACK AND DOOR-OPERATING EQUIPMENT. REPAIR GALVANIZED COATING ON TRACKS ACCORDING TO ASTM A 780.
C. ADJUST HARDWARE AND MOVING PARTS TO FUNCTION SMOOTHLY SO THAT DOORS OPERATE EASILY, FREE OF WARP, TWIST, OR DISTORTION. ADJUST DOORS AND SEALS TO PROVIDE WEATHERTIGHT FIT AROUND ENTIRE PERIMETER.
D. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL DOORS AS INDICATED ON THE PLANS.

08 41 13 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

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

08 71 00 HARDWARE

A. REQUIREMENTS:
   1. ALL LOCKSETS SHALL BE LEVER TYPE AS REQUIRED TO MEET REQUIREMENTS OF A.D.A.
   2. ALL OTHER HARDWARE SHALL CONFORM TO THE REQUIREMENTS OF A.D.A.
   3. ALL EXIT DOORS SHALL BE EQUIPPED WITH LEVER TYPE OR PANIC TYPE EXIT HARDWARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A LATCH, KEY OR BOLT.
   4. CONTRACTOR TO COORDINATE KEYING SCHEDULE WITH OWNER.
B. MOUNTING HEIGHTS: MOUNT DOOR HARDWARE UNITS AT HEIGHTS REQUIRED TO COMPLY WITH GOVERNING REGULATIONS.
C. INSTALL EACH DOOR HARDWARE ITEM TO COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
D. THRESHOLDS: SET THRESHOLDS FOR EXTERIOR AND ACOUSTICAL DOORS IN FULL BED OF SEALANT.
E. ADJUSTMENT: ADJUST AND CHECK EACH OPERATING ITEM OF DOOR HARDWARE AND EACH DOOR TO ENSURE PROPER OPERATION OR FUNCTION OF EVERY UNIT. REPLACE UNITS THAT CANNOT BE ADJUSTED TO OPERATE AS INTENDED. ADJUST DOOR CONTROL DEVICES TO COMPENSATE FOR FINAL OPERATION OF HEATING AND VENTILATING EQUIPMENT AND TO COMPLY WITH REFERENCED ACCESSIBILITY REQUIREMENTS.
F. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL ALL HARDWARE AS INDICATED ON THE PLAN.

08 80 00 GLAZING

A. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS.
B. PROTECT GLASS EDGES FROM DAMAGE DURING HANDLING AND INSTALLATION. REMOVE DAMAGED GLASS FROM PROJECT SITE AND LEGALLY DISPOSE OF OFF PROJECT SITE. DAMAGED GLASS IS GLASS WITH EDGE DAMAGE OR OTHER IMPERFECTIONS THAT, WHEN INSTALLED, COULD WEAKEN GLASS AND IMPAIR PERFORMANCE AND APPEARANCE.
C. PROVIDE SAFETY GLASS IN ALL GLAZING AS LISTED BELOW UNLESS NOTED OTHERWISE:
   1. WHERE REQUIRED BY FEDERAL, STATE AND LOCAL CODES.
D. SAFETY GLASS REQUIREMENTS:
   1. SAFETY GLASS SHALL BE, BUT NOT LIMITED TO
      a. TEMPERED GLASS
      b. LAMINATED GLASS
      c. SAFETY PLASTIC
      d. SAFETY INSULATING UNITS WHICH MEET THE TEST REQUIREMENTS OF ANSI Z97.1, AND WHICH ARE CONSTRUCTED, TREATED, OR COMBINED WITH OTHER MATERIALS SO AS TO MINIMIZE THE LIKELIHOOD OF CUTTING AND PIERCING INJURIES RESULTING FROM HUMAN IMPACT WITH THE GLAZING MATERIAL.
   2. ALL SAFETY GLAZING MATERIAL SHALL BE LABELED PER LOCAL, STATE, AND FEDERAL REQUIREMENTS.
E. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION. FURNISH AND INSTALL THE GLAZING AS INDICATED ON THE PLAN.

DIVISION 09 FINISHES

09 01 00 FINISHES

A. REQUIREMENTS:
   1. PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS.
   2. INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
   3. "FINISH" INSTALLER INSPECT SUBSURFACE AND PREPARE AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF PRODUCT.
   4. ALL FINISHES TO MEET ALL CODE REQUIREMENTS AND REGULATIONS INCLUDING FLAME SPREAD AND SMOKE DEVELOPMENT.
B. EXTRA MATERIAL:
   1. PROVIDE NEW, EXTRA MATERIAL OF EACH FINISH TYPE AND COLOR TO BE TURNED OVER TO OWNER AT JOB COMPLETION FOR THE FOLLOWING ITEMS:
      a. PAINT: PROVIDE 1 GALLON FOR FIELD COLORS AND 1 QUART FOR ACCENT COLORS APPLIED.
      b. RESILIENT FLOOR TILE: PROVIDE 1 BOX FOR EVERY 50 BOXES OR FRACTION THEREOF INSTALLED.
      c. ACOUSTICAL CEILING TILE: PROVIDE FULL-SIZE UNITS EQUAL TO 2% OF QUANTITY INSTALLED, BUT NOT LESS THAN 1 BOX.

09 22 16 DRYWALL STUDS (INTERIOR NON-BEARING)

A. REQUIREMENTS:
   1. STUDS SHALL BE SECURED TO TOP AND BOTTOM TRACK WITH (1) #8ML SCREW IN EACH FLANGE (UNLESS A SLIP TRACK IS REQUIRED AT THE TOP OF THE WALL).
   2. PROVIDE SLIP TRACK AT TOP OF FULL HEIGHT PARTITIONS.
   3. STUDS SHALL BE INSTALLED PER "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY LATEST EDITION.
   4. DRYWALL STUDS SHALL BE ACCORDING TO THE LIST BELOW OR AS INDICATED ON THE PLANS (THESE HEIGHTS ARE BASED ON THE STUDS HAVING (1) LAYER OF DRYWALL EACH FACE).
   5. STUD SIZE - GAUGE - LIMITING HEIGHT WITH STUD SPACING
      a. 3 5/8" - 25 GA. - 13'-6" AT 16" O.C. - 11'-9" AT 24" O.C.
      b. 3 5/8" - 22 GA. - 15'-3" AT 16" O.C. - 13'-4" AT 24" O.C.
      c. 3 5/8" - 20 GA. - 15'-11" AT 16" O.C. - 13'-11" AT 24" O.C.

09 29 00 GYPSUM BOARD (GYP)

A. DRYWALL SHALL BE INSTALLED PER THE LATEST EDITIONS OF "RECOMMENDED SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD" GA-216 AS PUBLISHED BY THE GYPSUM ASSOCIATION AND THE "GYPSUM CONSTRUCTION HANDBOOK" AS PUBLISHED BY UNITED STATES GYPSUM COMPANY.
   1. PROVIDE CONTROL JOINTS PER THESE REQUIREMENTS.
B. COMPLY WITH ASTM C36 OR ASTM C 1396 AS APPLICABLE TO THE TYPE OF GYPSUM BOARD INDICATED.
C. SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURES OFFERING PRODUCTS THAT MAY BE INCORPORATED INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   1. AMERICAN GYPSUM CO.
   2. BPB AMERICAN INC.
   3. G-P GYPSUM
   4. LAFARGE NORTH AMERICA INC.
   5. NATIONAL GYPSUM COMPANY
   6. USG CORPORATION
D. AT ALL TOILET ROOMS, LOCKERS ROOMS, COOLER/FREEZER ROOMS, UNDER FRP PANELS OR OTHER DAMP/WET LOCATIONS PROVIDE:
   1. MOLD TOUGH GYPSUM BY USG CORPORATION OR EQUAL.
E. UNDER CERAMIC AND PORCELAIN TILE IN TOILET ROOMS, LOCKER ROOMS OR OTHER DAMP/WET LOCATIONS PROVIDE:
   1. FIBEROCK AQUA-TOUGH TILE BACKER BOARD BY USG CORPORATION OR EQUAL.
F. UNDER CERAMIC AND PORCELAIN TILE IN SHOWERS, TUBS, KITCHEN WASH DOWN AREAS OR OTHER HIGH-MOISTURE AREAS PROVIDE:
   1. DUROCK CEMENT BOARD BY USG CORPORATION OR EQUAL
G. DRYWALL FINISHES SHALL BE INSTALLED PER THE LATEST EDITION OF "RECOMMENDED LEVELS OF GYPSUM BOARD FINISH" GA-214 AS PUBLISHED BY THE AWCI, PAINTING AND DECORATING CONTRACTORS OF AMERICA, GYPSUM ASSOCIATION AND CISCA. PROVIDE A LEVEL 1 FINISH AT ALL CONCEALED AND ABOVE CEILING AREAS AND A LEVEL 4 FINISH ON ALL EXPOSED BELOW CEILING AREAS OR AS NOTED ON PLANS.
H. LEVELS OF FINISH:
   1. LEVEL 1 - JOINTS AND INTERIOR ANGLES HAVE TAPE SET IN JOINT COMPOUND; SURFACE IS FREE OF EXCESS JOINT COMPOUND; TOOL MARKS AND RIDGES ARE ACCEPTABLE; TAPE AND FASTENERS ARE NOT COVERED WITH JOINT COMPOUND.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JUNE 17, 2017
REVISIONS

SHEET INFORMATION
GENERAL BUILDING SPECIFICATIONS
SHEET NUMBER
T2.0

C:\Users\JesseH\Documents\1700940_Arch_Central_JordanE.rvt
6/14/2017 9:47:05 AM

GENERAL BUILDING SPECIFICATIONS (CONT)

2. LEVEL 2 - JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND HAVE A THIN COAT OF JOINT COMPOUND OVER JOINTS AND INTERIOR ANGLES; FASTENER HEADS AND ACCESSORIES ARE COVERED WITH JOINT COMPOUND; SURFACE IS FREE OF EXCESS JOINT COMPOUND; TOOL MARKS AND RIDGES ARE ACCEPTABLE.
3. LEVEL 3 - JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND ONE ADDITIONAL COAT OF JOINT COMPOUND OVER ALL JOINTS AND INTERIOR ANGLES; FASTENER HEADS AND ACCESSORIES COVERED WITH TWO (2) COATS OF JOINT COMPOUND; NO TOOL MARKS OR RIDGES.
4. LEVEL 4 - JOINTS AND INTERIOR ANGLES HAVE TAPE EMBEDDED IN JOINT COMPOUND AND TWO SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL FLAT JOINTS AND ONE SEPARATE COAT APPLIED OVER INTERIOR ANGLES; FASTENER HEADS AND ACCESSORIES ARE COVERED WITH THREE (3) SEPARATE COATS OF JOINT COMPOUND; NO TOOL MARKS OR RIDGES.

09 51 13 ACOUSTICAL PANEL CEILINGS

A. COMPLY WITH ASTM C636 (STANDARD PRACTICE FOR INSTALLATION OF METAL CEILING SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANELS), ASTM C635 (STANDARD SPECIFICATION FOR THE MANUFACTURE, PERFORMANCE AND TESTING OF METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND LAY-IN PANEL CEILINGS) AND SEISMIC DESIGN REQUIREMENTS INDICATED, PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND CISCA'S "CEILING SYSTEMS HANDBOOK".
B. SUSPEND CEILING HANGERS FROM BUILDING'S STRUCTURAL MEMBERS, PLUMB AND FREE FROM CONTACT WITH INSULATION OR OTHER OBJECTS WITHIN CEILING PLENUM. SPLAY HANGERS ONLY WHERE REQUIRED AND, IF PERMITTED WITH FIRE-RESISTANCE-RATED CEILINGS, TO MISS OBSTRUCTIONS, OFFSET RESULTING HORIZONTAL FORCES BY BRACING, COUNTER SPLAYING, OR OTHER EQUALLY EFFECTIVE MEANS. WHERE WIDTH OF DUCTS AND OTHER CONSTRUCTION WITHIN CEILING PLENUM PRODUCES HANGER SPACING THAT INTERFERE WITH LOCATION OF HANGERS, USE TRAPEZES OR EQUIVALENT DEVICES. WHEN STEEL FRAMING DOES NOT PERMIT INSTALLATION OF HANGER WIRES AT SPACING REQUIRED, INSTALL CARRYING CHANNELS OR OTHER SUPPLEMENTAL SUPPORT FOR ATTACHMENT OF HANGER WIRES. WIRE HANGERS TO BE ZINC-COATED CARBON STEEL WIRE COMPLYING WITH ASTM A641 STANDARDS, SIZED TO WITHSTAND 5X THE HANGER DESIGN LOAD BUT NOT LESS THAN 0.106" IN DIAMETER.
C. INSTALL EDGE MOLDINGS AND TRIM AT PERIMETER OF ACOUSTICAL CEILING AREA AND WHERE NECESSARY TO CONCEAL EDGES OF ACOUSTICAL PANELS. SCREW ATTACH MOLDINGS TO SUBSTRATE, LEVELING WITH CEILING SUSPENSION SYSTEM. MITER CORNERS ACCURATELY AND CONNECT SECURELY.
D. INSTALL SUSPENSION SYSTEM RUNNERS SO THEY ARE SQUARE AND SECURELY INTERLOCKED WITH ONE ANOTHER. REMOVE AND REPLACE DENTED, BENT, OR KINKED MEMBERS. SUSPENSION SYSTEM AS REQUIRED FOR THE SPECIFIED TILE-INTERMEDIATE DUTY CLASSIFICATION. PROVIDE CORROSION RESISTANT GRID IN SHOWER AND EXTREME ENVIRONMENT AREAS.
E. INSTALL ACOUSTICAL PANELS WITH UNDAMAGED EDGES AND FIT ACCURATELY INTO SUSPENSION SYSTEM RUNNERS AND EDGE MOLDINGS. SCRIBE AND CUT PANELS AT BORDERS AND PENETRATIONS TO PROVIDE A NEAT, PRECISE FIT.
F. PROVIDE HOLD-DOWN CLIPS AT ENTRY VESTIBULE(S) AND FOR FIRST 12' OF CORRIDOR(S) IN FRONT OF EACH EXTERIOR DOOR.
G. PROVIDE APPROVED FIRE RATED GRID SYSTEM FOR FIRE RATED CEILINGS.
H. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

09 65 13 RESILIENT BASE AND ACCESSORIES

A. PROVIDE MANUFACTURES STANDARD VINYL BASE AS SPECIFIED THAT COMPLIES WITH ASTM F1861 TYPE TV.
B. PROVIDE MANUFACTURES STANDARD VINYL ACCESSORIES AS SPECIFIED THAT COMPLIES WITH ASTM F2169 TYPE TV.
C. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING RESILIENT BASE AND ACCESSORIES.
D. PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF BASE AND ACCESSORIES.
E. APPLY RESILIENT BASE TO WALLS, COLUMNS, PILASTERS, CASEWORK AND CABINETS IN TOE SPACES AND OTHER PERMANENT FIXTURES IN ROOMS AND AREAS WHERE BASE IS SPECIFIED.
F. INSTALL RESILIENT BASE IN LENGTHS AS LONG AS PRACTICAL WITHOUT GAPS AT SEAMS AND WITH TOPS OF ADJACENT PIECES ALIGNED.
G. TIGHTLY ADHERE RESILIENT BASE OR ACCESSORY TO SUBSTRATE THROUGHOUT LENGTH OF EACH PIECE, WITH BASE OR ACCESSORY IN CONTINUOUS CONTACT WITH HORIZONTAL AND VERTICAL SUBSTRATES.
H. DO NOT STRETCH RESILIENT BASE DURING INSTALLATION.
I. ON MASONRY SURFACES OR OTHER SIMILAR IRREGULARS SUBSTRATES, FILL VOIDS ALONG TOP EDGE OF RESILIENT BASE WITH MANUFACTURER'S RECOMMENDED ADHESIVE FILLER MATERIAL.
J. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

09 65 19 RESILIENT TILE FLOORING (RTF)

A. PROVIDE MANUFACTURES STANDARD VINYL COMPOSITE FLOOR TILE AS SPECIFIED COMPLYING WITH ASTM F1066 CLASSIFICATIONS.
B. PREPARE SUBSTRATES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS TO ENSURE ADHESION OF FLOOR COVERINGS.
   1. MOISTURE TESTING: PERFORM TESTS RECOMMENDED BY MANUFACTURER. PROCEED WITH INSTALLATION ONLY AFTER SUBSTRATES PASS TESTING.
C. FILL CRACKS, HOLES, AND DEPRESSIONS IN SUBSTRATES WITH TROWELABLE LEVELING AND PATCHING COMPOUND AND REMOVE BUMPS AND RIDGES TO PRODUCE A UNIFORM AND SMOOTH SUBSTRATE.
D. DO NOT INSTALL FLOOR COVERINGS UNTIL THEY ARE SAME TEMPERATURE AS SPACE WHERE THEY ARE TO BE INSTALLED.
E. SWEEP AND VACUUM CLEAN SUBSTRATES TO BE COVERED BY FLOOR COVERINGS IMMEDIATELY BEFORE INSTALLATION.
F. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR INSTALLING FLOOR TILE.
G. LAY OUT FLOOR TILES FROM CENTER MARKS ESTABLISHED WITH PRINCIPAL WALLS, DISCOUNTING MINOR OFFSETS, SO TILES AT OPPOSITE EDGES OF ROOM ARE OF EQUAL WIDTH. ADJUST AS NECESSARY TO AVOID USING CUT WIDTHS THAT EQUAL LESS THAN ONE-HALF TILE AT PERIMETER. MATCH TILES FOR COLOR/PATTERN AND LAY TILE WITH GRAIN DIRECTION ALTERNATING IN ADJACENT TILES.
H. SCRIBE, CUT, AND FIT FLOOR TILES TO BUTT NEATLY AND TIGHTLY TO VERTICAL SURFACES AND PERMANENT FIXTURES INCLUDING BUILT-IN FURNITURE, CABINETS, PIPES, OUTLETS, AND DOOR FRAMES.
I. EXTEND FLOOR TILES INTO TOE SPACES, DOOR REVEALS, CLOSETS, AND SIMILAR OPENINGS. EXTEND FLOOR TILES TO CENTER OF DOOR OPENINGS.
J. ADHERE FLOOR TILES TO FLOORING SUBSTRATES USING A FULL SPREAD OF ADHESIVE APPLIED TO SUBSTRATE TO PRODUCE A COMPLETED INSTALLATION WITHOUT OPEN CRACKS, VOIDS, RAISING AND PUCKERING AT JOINTS, TELEGRAPHING OF ADHESIVE SPREADER MARKS, AND OTHER SURFACE IMPERFECTIONS.
K. FLOORING CONTRACTOR SHALL STRIP AND FINISH ALL VCT FLOORING AS RECOMMENDED PER MANUFACTURERS SPECIFICATIONS PRIOR TO OCCUPANCY.
L. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS FOR CLEANING AND PROTECTION OF FLOOR TILE.
M. SEE PLAN FOR PRODUCT SPECIFICATION AND LOCATION.

09 91 00 PAINTING

A. REMOVE AND/OR PROTECT ALL HARDWARE, HARDWARE ACCESSORIES, MACHINED SURFACES, PLATES, LIGHTING FIXTURES, SPRINKLER HEADS AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED, BUT REQUIRE PROTECTION FROM THE PAINTING PROCESS. RE-INSTALL SAME AFTER COMPLETION OF PAINTING. MASK OFF ALL NAMEPLATES, EQUIPMENT IDENTIFICATION AND SIMILAR ITEMS. REMOVAL AND REINSTALL OF ITEMS IS TO BE DONE BY CONTRACTOR SKILLED IN SUCH WORK.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PREPARATION OF ALL SURFACES PRIOR TO THE PAINTING INSTALLATION.
C. GALVANIZED METAL: CLEAN PER SSPC-SP1 USING DETERGENT AND WATER OR A DEGREASING CLEANER TO REMOVE GREASES AND OILS. APPLY A TEST AREA, PRIMING AS REQUIRED. ALLOW THE COATING TO DRY AT LEAST ONE WEEK BEFORE TESTING. IF ADHESION IS POOR, BRUSH BLAST PER SSPC-SP7 IS NECESSARY TO REMOVE THESE TREATMENTS.
D. THE FINISH PRODUCT SHALL HAVE A CONSISTENT, SMOOTH APPEARANCE OF THE SPECIFIED LUSTER.
E. APPLY PAINT PER MANUFACTURER'S TEMPERATURE AND HUMIDITY REQUIREMENTS.
F. COMPLETED WORK SHALL BE FREE FROM DEFECTS AND FLAWS.
G. FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND SCAFFOLDING REQUIRED FOR COMPLETING SURFACE PREPARATION, PAINTING, FINISHING AND RELATED ITEMS.
H. EXCESS MATERIALS, CONTAINERS AND OTHER ITEMS NECESSARY FOR THE COMPLETION OF THE WORK MUST BE DISPOSED OF IN A MANNER THAT MEETS OR EXCEEDS THE STRICTEST LAWS GOVERNING THE PROJECT'S MUNICIPALITY AND/OR STATE. THE PAINTING CONTRACTOR IS RESPONSIBLE FOR COMPLETE ADHERENCE TO ALL DISPOSAL REGULATIONS.
I. PAINT ALL EXPOSED MISCELLANEOUS ITEMS, FINISHED OR UNFINISHED (EXCLUDING H.V.A.C. RETURN AIR GRILLES, CONDUIT, ETC.) TO MATCH ADJOINING WALL SURFACES.
J. CONTRACTOR TO VERIFY THAT PAINT IS COMPATIBLE WITH PRIMER OF SHOP PRIMED SURFACES. NOTIFY EXCEL ENGINEERING IF THERE ARE ANY COMPATIBILITY ISSUES.
K. THE CONTRACTOR SHALL KEEP EMPTY CONTAINERS ON THE PROJECT SITE UNTIL ALL PRODUCTS ARE VERIFIED AS TO COLOR AND/OR SHEEN. THE CONTRACTOR SHALL LEAVE WITH THE OWNER ALL OPENED PAINT CONTAINERS.
L. ALL PAINT COLORS, STAIN COLORS, AND VARNISH TO BE SELECTED BY ARCHITECT/OWNER FROM A FULL RANGE OF AVAILABLE COLORS UNLESS NOTED OTHERWISE.
   1. EXPOSED MECHANICAL PIPING SYSTEM SHALL BE PAINTED AS FOLLOWS:
      a. GAS PIPING - YELLOW
      b. FIRE PROTECTION - RED
M. ALL EXPOSED EXTERIOR& INTERIOR METAL SURFACES SHALL BE PAINTED, U.N.O.
N. EXTERIOR ITEMS:
   1. FERROUS METAL (PRIMED): STRUCTURAL STEEL, MISCELLANEOUS IRON, HANDRAILS, HOLLOW METAL DOORS AND FRAMES, ROOF STRUCTURE, EXPOSED ROOF PIPING, ETC.:
      a. ALKYD SHOP PRIMER ON METAL OR 1 COAT S-W KEM BOND HS UNIVERSAL METAL PRIMER B50 SERIES
      b. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS, B66-650 @ 2.5-4.0 MILS DFT/COAT.
   2. GALVANIZED, ALUMINUM, ZINC-COATED AND NON FERROUS METALS:
      a. 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER, B66-310 SERIES, @ 2.0-4.0 MILS DFT.
      b. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS, B66-650 @ 2.5-4.0 MILS DFT/COAT.
   3. CONCRETE:
      a. 1 COAT S-W LOXON CONCRETE MASONRY PRIMER A24W8300 @ 2.0-3.5 MILS DFT.
      b. 2 COAT S-W A-100 EXTERIOR LATEX SATIN A82 SERIES @ 1.5-2.0 MILS DFT/COAT.
O. INTERIOR ITEMS:
   1. GYPSUM DRYWALL FINISH: SEMI-GLOSS
      a. 1 COAT S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER B28W2600 @ 1.2-1.5 MILS DFT.
      b. 2 COATS S-W PROMAR 200 ZERO VOC INTERIOR LATEX SEMI-GLOSS B31W2600 @ 1.6-2.2 MILS DFT/COAT.
   2. GYPSUM DRYWALL FINISH: EPOXY SYSTEM SEMI-GLOSS
      a. 1 COAT S-W PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER B28W2600 @ 1.2-1.5 MILS DFT.
      b. 2 COATS S-W PRO INDUSTRIAL WATER BASED CATALYZED EPOXY B73 SERIES @ 2.0-4.0 MILS DFT/COAT.
   3. FERROUS METAL (PRIMED, BRUSH/ROLLER) - DOORS, FRAMES, HANDRAILS, MISC. METALS, ETC., FINISH: ACRYLIC
      a. 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-310 @ 2.0-4.0 MILS DFT.
      b. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS B-66-650 @ 2.5 - 4 MILS DFT/COAT.
   4. FERROUS METAL (PRIMER, SPRAYED) - ALL EXPOSED STRUCTURAL STEEL AND EXPOSED MECHANICAL/ELECTRICAL ITEMS, FINISH: ALKYD
      a. CONFIRM COMPATIBILITY WITH SHOP APPLIED PRIMERS.
      b. SPOT PRIME AS NEEDED: S-W KEM BOND HS UNIVERSAL METAL PRIMER B50 SERIES @ 2.0-5.0 MILS DFT.
      c. FINISH COAT S-W SUPER SAVE-LITE HI-TEC DRY FALL, EG-SHEL B48 SERIES @ 3.0-3.5 MILS DFT.
   5. GALVANIZED: INTERIOR CEILING DECKING:
      a. SPRAYED:
         1). FINISH COAT S-W PRO INDUSTRIAL WATERBORNE ACRYLIC DRY FALL, EG-SHEL, B42W2 @ 3.0-4.5 MILS DFT.
   6. ALUMINUM, ZINC-COATED AND NON FERROUS METALS:
      a. 1 COAT S-W PRO INDUSTRIAL PRO-CRYL UNIVERSAL PRIMER B66-310 @ 2.0 - 4.0 MILS DFT.
      b. 2 COATS S-W PRO INDUSTRIAL ACRYLIC SEMI GLOSS B66-650 @ 2.5-4.0 MILS DFT/COAT.
   7. CONCRETE MASONRY UNITS EPOXY FINISH: SEMI-GLOSS
      a. 1 COAT S-W HEAVY DUTY BLOCK FILLER B42W46-WHITE.
      b. 2 COATS S-W PRO INDUSTRIAL WATER BASED CATALYZED EPOXY B73 SERIES @ 2.0-4.0 MILS DFT/COAT.
P. PROVIDE A YELLOW STRIPED AREA, 3' DEEP BY THE WIDTH OF THE ELECTRICAL PANELS, ON THE CONCRETE FLOOR IN FRONT OF THE ELECTRICAL PANELS AND SWITCHGEAR IN THE RECEIVING AREA. AT THE SWITCHGEAR, PAINT THE EXPOSED PORTION OF THE CONCRETE HOUSEKEEPING PAD YELLOW.

DIVISION 10 SPECIALTIES

10 14 00 SIGNAGE

A. REQUIREMENTS:
   1. CONTRACTOR TO FURNISH AND INSTALL SIGNAGE PER LOCAL, STATE, AND FEDERAL CODES AND PER ROOM FINISH SCHEDULE.
   2. ALL SIGNAGE SHALL MEET THE REQUIREMENTS OF THE A.D.A. AND ANSI.
   3. WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL.
   4. MOUNTING HEIGHT SHALL BE 60" ABOVE FINISH FLOOR TO THE CENTERLINE OF THE SIGN UNLESS INDICATED OTHERWISE.
   5. PROVIDE HANDICAP PARKING SIGNS AS INDICATED ON PLANS AND AS REQUIRED BY LOCAL, STATE, AND FEDERAL CODES.

10 44 00 FIRE EXTINGUISHERS

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

DIVISION 21 FIRE SUPPRESSION

21 10 00 FIRE PROTECTION WORK

A. REQUIREMENTS:
   1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE, LOCAL AND APPLICABLE NFPA CODES.
   2. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE FIRE PROTECTION WORK IS NOT A PART OF THIS PLAN.
   3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF U.L. APPROVED METHODS.

DIVISION 22 PLUMBING

22 05 00 PLUMBING WORK

A. REQUIREMENTS:
   1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
   2. SEPARATE PLANS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE PLUMBING WORK IS NOT A PART OF THIS PLAN.
   3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE A U.L. APPROVED METHODS.

DIVISION 23 HEATING AND VENTILATING AND AIR CONDITIONING

23 05 00 HEATING AND VENTILATION WORK

A. REQUIREMENTS:
   1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
   2. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED BY CONTRACTOR FOR APPROVAL AS THE HEATING AND VENTILATING WORK IS NOT A PART OF THIS PLAN.
   3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF U.L. APPROVED METHODS.

DIVISION 26 ELECTRICAL

26 05 00 ELECTRICAL WORK

A. REQUIREMENTS:
   1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES.
   2. SEPARATE PLANS AND CALCULATIONS SHALL BE SUBMITTED TO STATE AND LOCAL AGENCIES BY CONTRACTOR FOR APPROVAL AS THE ELECTRICAL WORK IS NOT A PART OF THIS PLAN.
   3. ALL PENETRATIONS THROUGH RATED CONSTRUCTION SYSTEMS SHALL BE OF U.L. APPROVED METHODS.
B. AUTOMATIC SMOKE DETECTION SYSTEM:
   1. SMOKE DETECTION SYSTEM SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL CODES, AND N.F.P.A. STANDARDS 71, 72B, 72C, 72D, 72E.
   2. AUTOMATIC DETECTION PRODUCTS SHALL BE AN APPROVED SYSTEM, MEETING FEDERAL, STATE AND LOCAL CODES.
   3. ALL SMOKE DETECTORS SHALL BE BOTH AUDIBLE AND VISUAL AS REQUIRED BY THE A.D.A./ANSI A117.1.

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

31 20 00 EARTH MOVING

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

31 30 00 EROSION CONTROL

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRANULAR BASE AND ASPHALT PAVEMENT

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

32 20 00 CONCRETE AND AGGREGATE BASE

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. SEE CIVIL PLANS FOR SPECIFICATIONS.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

GENERAL BUILDING SPECIFICATIONS

SHEET NUMBER

T2.1

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION CO.
MENASHA, WISCONSIN

LEGEND

Symbol	Description	Symbol	Description
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
000.00 TR / 000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)		EXISTING SHRUB
			EXISTING STUMP
000.00 TC / 000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		SOIL BORING
			EXISTING WELL
000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		PROPOSED WELL
	EXISTING WATER VALVE IN BOX		EXISTING LIGHT POLE
	PROPOSED WATER VALVE IN BOX		EXISTING SIGN
	EXISTING WATER VALVE IN MANHOLE		CENTER LINE
	EXISTING WATER SERVICE VALVE		EXISTING HANDICAP PARKING STALL
	EXISTING TELEPHONE MANHOLE		PROPOSED HANDICAP PARKING STALL
	EXISTING ROUND CATCH BASIN		EXISTING GAS VALVE
	PROPOSED ROUND CATCH BASIN		EXISTING WOODED AREA
	EXISTING SQUARE CATCH BASIN		EXISTING HEDGE
	EXISTING CURB INLET		EXISTING CHAINLINK FENCE
	PROPOSED CURB INLET		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING BARBED WIRE FENCE
	EXISTING UTILITY POLE WITH GUY WIRE		PROPERTY LINE
	EXISTING STREET LIGHT		EXISTING GUARD RAIL
	EXISTING TELEPHONE PEDESTAL	ST	EXISTING STORM SEWER AND MANHOLE
	EXISTING ELECTRIC PEDESTAL	ST	PROPOSED STORM SEWER AND MANHOLE
	EXISTING ELECTRIC BOX	SA	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING CABLE TV PEDESTAL	SA	PROPOSED SANITARY SEWER AND MANHOLE
		W	EXISTING WATER LINE AND HYDRANT
	PROPOSED DRAINAGE FLOW	W	PROPOSED WATER LINE AND HYDRANT
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	OU	EXISTING OVERHEAD UTILITY LINE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
		E	EXISTING UNDERGROUND ELECTRIC CABLE
	1-1/4" REBAR FOUND	T	EXISTING UNDERGROUND TELEPHONE CABLE
	3/4" REBAR FOUND	G	EXISTING UNDERGROUND GAS LINE
	2" IRON PIPE FOUND		PROPOSED CURB AND GUTTER
	1" IRON PIPE FOUND		EXISTING CURB AND GUTTER
	EXISTING FLOOD LIGHT		GRADING/SEEDING LIMITS
	SECTION CORNER		RIGHT-OF-WAY LINE
			PROPERTY LINE
	PROPOSED APRON ENDWALL		RAILROAD TRACKS
	EXISTING MARSH AREA	800	EXISTING GROUND CONTOUR
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	800	PROPOSED GROUND CONTOUR

CONTACTS

OWNER
MIRON CONSTRUCTION CO. INC.
1471 MCMAHON DRIVE
NEENAH, WISCONSIN 54957
CONTACT: PETER KLOSTERMAN
P: (920) 969-7301
pete.klosterman@miron-construction.com

CIVIL
EXCEL ENGINEERING
100 CAMELOT DRIVE
FOND DU LAC, WISCONSIN 54935
CONTACT: JASON DAYE
P: (920) 926-9800
F: (920) 926-9801
jason.d@excelengineer.com

AD3

AD3

CIVIL SHEET INDEX

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974) REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DI□ISI□N 31 EA□T□ □□□□

31 10 00 SITE □LEA□ING □DEM□LITI□N□

A. □□NT□A□T□□ S□ALL □ALL DIGGE□S □□T LINE AND □□NDU□T A P□I□ATE UTILITY L□□ATE AS □E□UI□ED T□ ENSU□E T□AT ALL UTILITIES □A□E BEEN L□□ATED BEF□□E STA□TING SITE DEM□LITI□N. DESIGN ENGINEE□ S□ALL BE N□TIFIED □F ANY DIS□□EPAN□IES BET□EEN PLAN AND FIELD □□NDITI□NS P□I□□ T□ □□NST□U□TI□N.
B. DEM□LITI□N PLAN IS AN □□E□□IE□ □F DEM□LITI□N T□ TA□E PLA□E □N SITE. □□NT□A□T□□ T□ FIELD □E□IFY E□ISTING SITE □□NDITI□NS P□I□□ T□ BIDDING. □□NT□A□T□□ S□ALL □EM□□E, □EPLA□E, □□ DEM□LIS□ ALL ITEMS AS NEEDED DU□ING □□NST□U□TI□N.
□. □□NT□A□T□□ T□ P□□TE□T E□ISTING IMP□□□EMENTS T□AT A□E S□□EDULED T□ □EMAIN. ANY DAMAGE T□ E□ISTING FA□ILITIES S□ALL BE □EPLA□ED AT □□NT□A□T□□S E□PENSE.
D. ALL □□N□□ETE N□TED T□ BE □EM□□ED S□ALL BE □EM□□ED T□ T□E NEA□EST □□NT□□L □□INT.

31 20 00 EA□T□ M□□ING

A. □□NT□A□T□□ S□ALL □ALL DIGGE□S □□T LINE AND □□NDU□T A P□I□ATE UTILITY L□□ATE AS □E□UI□ED T□ ENSU□E T□AT ALL UTILITIES □A□E BEEN L□□ATED BEF□□E STA□TING E□□A□ATI□N. DESIGN ENGINEE□ S□ALL BE N□TIFIED □F ANY DIS□□EPAN□IES BET□EEN PLAN AND FIELD □□NDITI□NS P□I□□ T□ □□NST□U□TI□N.
B. P□□□IDE ALL LAB□□, MATE□IALS AND E□UIPMENT F□□ ALL E□□A□ATI□N, G□ADING, FILL AND BA□□FILL □□□□ AS □E□UI□ED T□ □□MPLETE T□E GENE□AL □□NST□U□TI□N □□□□. ALL E□□A□ATI□N AND BA□□FILL F□□ ELE□T□I□ALS AND ME□□ANI□ALS A□E T□E □ESP□NSIBILITY □F T□E □ESPE□TI□E □□NT□A□T□□.
□. ALL □□GANI□ T□PS□IL INSIDE T□E BUILDING A□EA, UNDE□ PA□ED A□EAS, AND AT SITE FILL A□EAS S□ALL BE □EM□□ED. P□□□F □□LL SUBG□ADES BEF□□E PLA□ING FILL □IT□ □EA□Y PNEUMATI□T□□ED E□UIPMENT, SU□□ AS A FULLY□L□ADED TANDEM A□LE DUMP T□U□□, T□ IDENTIFY S□FT P□□□ETS AND A□EAS □F E□□ESS YIELDING. □□NT□A□T□□ S□ALL □E□IFY T□PS□IL DEPT□S P□I□□ T□ □□NST□U□TI□N. T□E □□NT□A□T□□ S□ALL □E□IE□ AND F□LL□□ T□E □E□□MMENDATI□NS □F T□E GE□TE□□NI□AL □EP□□T AND A□□□UNT F□□ E□ISTING □□NDITI□NS P□I□□ T□ SUBMITTING BID F□□ T□E P□□JE□T. E□□ESS MATE□IALS S□ALL BE □EM□□ED F□□M T□E SITE UNLESS □T□E□□ISE DI□E□TED IN T□E PLANS □□ BY L□□AL □□NING □E□UI□EMENTS.
D. PLA□E AND □□MPA□T FILL MATE□IAL IN LAYE□S T□ □E□UI□ED ELE□ATI□NS. UNIF□□MLY M□ISTEN □□ AE□ATE SUBG□ADE AND EA□□ SUBSE□UENT FILL □□ BA□□FILL LAYE□ BEF□□E □□MPA□TI□N AS □E□□MMENDED T□ A□□IE□E SPE□IFIED D□Y DENSITY. □EM□□E AND □EPLA□E, □□ S□A□IFY AND AI□ D□Y, □T□E□□ISE SATISFA□T□□Y S□IL MATE□IAL T□AT IS T□□ □ET T□ □□MPA□T T□ SPE□IFIED D□Y DENSITY.
E. PLA□E BA□□FILL AND FILL MATE□IALS IN LAYE□S N□T M□□E T□AN 8" IN L□□SE DEPT□ F□□ MATE□IAL □□MPA□TED BY □EA□Y □□MPA□TI□N E□UIPMENT, AND N□T M□□E T□AN □" IN L□□SE DEPT□ F□□ MATE□IAL □□MPA□TED BY □AND□PE□ATED TAMPE□S.
F. □□MPA□T T□E S□IL T□ N□T LESS T□AN T□E F□LL□□ING PE□□ENTAGES □F MA□IMUM D□Y DENSITY A□□□□DING T□ ASTM D 698, STANDA□D P□□□T□□ TEST. FILL MAY N□T BE PLA□ED □N F□□□EN G□□UND AND N□ F□□□EN MATE□IALS MAY BE USED F□□ BA□□FILL. APPLY T□E M□□E ST□INGENT □E□UI□EMENTS □□EN □□MPA□ING BET□EEN T□E F□LL□□ING AND T□E GE□TE□□NI□AL □EP□□T.
1. UNDE□ F□UNDATI□NS □SUBG□ADE, AND EA□□ LAYE□ □F BA□□FILL □□ FILL MATE□IAL, T□ N□T LESS T□AN 98 PE□□ENT.
2. UNDE□ INTE□I□□ SLAB□□N□G□ADE □ □E□E G□□UND□ATE□ IS M□□E T□AN 3 FEET BEL□□ T□E SLAB □PLA□E A D□AINAGE □□U□SE LAYE□ □F 3□" □□US□ED ST□NE, □IT□ □□ T□ 12□ FINES, PE□ T□I□□NESS INDI□ATED □N F□UNDATI□N PLANS □N P□EPA□ED SUBG□ADE. □□MPA□T T□E SUBG□ADE AND D□AINAGE □□U□SE T□ N□T LESS T□AN 9□PE□□ENT.
3. UNDE□ INTE□I□□ SLAB□□N□G□ADE □ □E□E G□□UND□ATE□ IS □IT□IN 3 FEET □F T□E SLAB SU□FA□E□PLA□E A D□AINAGE □□U□SE LAYE□ □F □LEAN 3□" □□US□ED ST□NE, □IT□ N□ M□□E T□AN □□ FINES, PE□ T□I□□NESS INDI□ATED □N F□UNDATI□N PLANS □N P□EPA□ED SUBG□ADE. □□MPA□T T□E SUBG□ADE AND D□AINAGE □□U□SE T□ N□T LESS T□AN 9□ PE□□ENT.
□. UNDE□ E□TE□I□□ □□N□□ETE AND ASP□ALT PA□EMENTS □□□MPA□T T□E SUBG□ADE AND EA□□ LAYE□ □F BA□□FILL □□ FILL MATE□IAL T□ N□T LESS T□AN 9□PE□□ENT.
□. UNDE□ □AL□□AYS □□□MPA□T SUBG□ADE AND EA□□ LAYE□ □F BA□□FILL □□ FILL MATE□IAL T□ N□T LESS T□AN 9□ PE□□ENT.
6. UNDE□ LA□N □□ UNPA□ED A□EAS □□□MPA□T SUBG□ADE AND EA□□ LAYE□ □F BA□□FILL □□ FILL MATE□IAL, T□ N□T LESS T□AN 8□PE□□ENT.
G. □□NT□A□T□□ S□ALL ENGAGE A □UALIFIED INDEPENDENT TESTING AND INSPE□TING AGEN□Y T□ PE□F□□M FIELD TESTS AND INSPE□TI□NS. IT IS SUGGESTED T□AT T□E GE□TE□□NI□AL FI□M USED T□ PE□F□□M T□E SUBSU□FA□E S□IL IN□ESTIGATI□N BE ENGAGED F□□ T□E FIELD □UALITY □□NT□□L TESTS.
□. ALL□□ T□E TESTING AGEN□Y T□ TEST AND INSPE□T SUBG□ADES AND EA□□ FILL □□ BA□□FILL LAYE□. P□□□EED □IT□ SUBSE□UENT EA□T□□□□□ □NLY AFTE□ TEST □ESULTS F□□ P□E□I□USLY □□MPLETED □□□□ □□MPLY □IT□ □E□UI□EMENTS. P□□□IDE □NE TEST F□□ E□E□Y 2000 S□UA□E FEET □F PA□ED A□EA □□ BUILDING SLAB, □NE TEST F□□ EA□□ SP□EAD F□□TING, AND □NE TEST F□□ E□E□Y □0 LINEA□ FEET □F □ALL ST□IP F□□TING.
I. □ □EN T□E TESTING AGEN□Y □EP□□TS T□AT SUBG□ADES, FILLS, □□ BA□□FILLS □A□E N□T A□□IE□ED DEG□EE □F □□MPA□TI□N SPE□IFIED, S□A□IFY AND M□ISTEN □□ AE□ATE, □□ □EM□□E AND □EPLA□E S□IL T□ DEPT□ □E□UI□ED □E□□MPA□T AND □ETEST UNTIL SPE□IFIED □□MPA□TI□N IS □BTAINED.
□. T□E BUILDING SITE S□ALL BE G□ADED T□ P□□□IDE D□AINAGE A□AY F□□M T□E BUILDING AS INDI□ATED □N T□E PLANS. SITE EA□T□□□□□ S□ALL BE G□ADED T□ □IT□IN 0.10□□F □E□UI□ED EA□T□□□□□ ELE□ATI□NS ASSUMING P□SITI□E D□AINAGE IS MAINTAINED IN A□□□□DAN□E □IT□ T□E G□ADING PLAN.

31 30 00 E□□SI□N □□NT□□L□ST□□M□ ATE□ MANAGEMENT

A. T□E DESIGN ENGINEE□ S□ALL P□EPA□E A SITE SPE□IFI□ E□□SI□N □□NT□□L AND A ST□□M□ ATE□ MANAGEMENT PLAN PU□SUANT T□ N□ 216.□6 AND N□ 216.□7. T□E DESIGN ENGINEE□ S□ALL ALS□ FILE A □□NST□U□TI□N N□TI□E □F INTENT □IT□ T□E □IS□□NSIN DEPA□TMENT □F NATU□AL □ES□U□□ES PU□SUANT T□ N□ 216.□3 □□ T□ AN AUT□□□I□ED L□□AL P□□G□AM PU□SUANT T□ N□ 216.□1□T□ □BTAIN □□□E□AGE UNDE□ T□E GENE□AL □ PDES ST□□M □ ATE□ PE□MIT.
B. T□E □□NT□A□T□□ S□ALL □EEP T□E N□TI□E □F INTENT PE□MIT, APP□□□ED E□□SI□N □□NT□□L AND ST□□M□ ATE□ MANAGEMENT PLANS, AND PLAN AMENDMENTS □N T□E □□NST□U□TI□N SITE AT ALL TIMES UNTIL PE□MIT □□□E□AGE IS TE□MINATED.
□. T□E □□NT□A□T□□ IS □ESP□NSIBLE F□□ □BTAINING ALL L□□AL E□□SI□N □□NT□□L PE□MITS.
D. T□E □□NT□A□T□□ S□ALL BE □ESP□NSIBLE F□□ MEETING T□E M□NIT□□ING, MAINTENAN□E, AND □EP□□TING □E□UI□EMENTS □F N□ 216.□8. INSPE□TI□NS □F IMPLEMENTED E□□SI□N AND SEDIMENT □□NT□□L BEST MANAGEMENT P□A□TI□ES MUST AT A MINIMUM BE INSPE□TED E□E□Y 7 DAYS AND □IT□IN 2□□□U□S AFTE□ A P□E□IPITATI□N E□ENT □F 0.□" □□ M□□E. A P□E□IPITATI□N E□ENT MAY BE □□NSIDE□ED T□ BE T□E T□TAL AM□UNT □F P□E□IPITATI□N □E□□□DED IN ANY □□NTINU□US 2□□□□U□ PE□I□D. T□E □□NT□A□T□□ S□ALL □EPAI□ □□ □EPLA□E E□□SI□N AND SEDIMENT □□NT□□LS AS NE□ESSA□Y □IT□IN 2□□□U□S □F AN INSPE□TI□N □□ AFTE□ A DEPA□TMENT N□TIFI□ATI□N □ □E□E □EPAI□ □□ □EPLA□EMENT IS □E□UESTED.
E. T□E □□NT□A□T□□ S□ALL MAINTAIN, AT T□E □□NST□U□TI□N SITE, □EE□LY □□ITTEN □EP□□TS □F ALL INSPE□TI□NS □□NDU□TED. □IS□□NSIN DN□ □□NST□U□TI□N SITE INSPE□TI□N □EP□□T F□□M 3□00□187 S□ALL BE USED. □EE□LY INSPE□TI□N □EP□□TS S□ALL IN□LUDE ALL □F T□E F□LL□□ING□
1. T□E DATE, TIME, AND E□A□T L□□ATI□N □F T□E □□NST□U□TI□N SITE INSPE□TI□N.
2. T□E NAME □F T□E INDI□IDUAL □□□ PE□F□□MED T□E INSPE□TI□N.
3. AN ASSESSMENT □F T□E □□NDITI□N □F T□E E□□SI□N AND SEDIMENT □□NT□□LS.
□. A DES□□IPTI□N □F ANY E□□SI□N AND SEDIMENT □□NT□□L IMPLEMENTATI□N AND MAINTENAN□E PE□F□□MED.
□. A DES□□IPTI□N □F T□E P□ESENT P□ASE □F LAND DISTU□BING □□NST□U□TI□N A□TI□ITY AT T□E □□NST□U□TI□N SITE.
F. E□□SI□N AND SEDIMENT □□NT□□L IMPLEMENTED DU□ING □□NST□U□TI□N S□ALL ST□I□TLY □□MPLY □IT□ T□E GUIDELINES AND □E□UI□EMENTS SET F□□T□ IN □IS□□NSIN ADMINIST□ATI□E □□DE □□ .A.□□N□ 1□1, T□E STATE □F □IS□□NSIN DEPA□TMENT □F NATU□AL □ES□U□□ES □UN□FF MANAGEMENT PE□F□□MAN□E STANDA□DS. TE□□NI□AL STANDA□DS PUBLIS□ED BY T□E □IS□□NSIN DN□ S□ALL ALS□ BE UTILI□ED T□ IMPLEMENT T□E □E□UI□ED PE□F□□MAN□E STANDA□DS. T□E MET□□DS AND TYPES □F E□□SI□N □□NT□□L □ILL BE DEPENDENT □N T□E L□□ATI□N AND TYPE □F □□□□ IN□□L□ED. ALL SEDIMENT □□NT□□L MEASU□ES S□ALL BE AD□USTED T□ MEET FIELD □□NDITI□NS AT T□E TIME □F □□NST□U□TI□N, AND INSTALLED P□I□□ T□ ANY G□ADING □□ DISTU□BAN□E □F E□ISTING SU□FA□E MATE□IAL. BEL□□ IS A LIST □F E□□SI□N AND SEDIMENT □□NT□□L BEST MANAGEMENT P□A□TI□ES T□ A□□IE□E T□E PE□F□□MAN□E STANDA□DS □E□UI□ED.
1. SILT FEN□E S□ALL BE PLA□ED □N SITE AT L□□ATI□NS S□□□N □N T□E E□□SI□N □□NT□□L PLAN. SILT FEN□E S□ALL ALS□ BE P□□□IDED A□□UND T□E PE□IMETE□ □F ALL S□IL ST□□□PILES. F□LL□□ P□□□EDU□ES F□UND IN □IS□□NSIN DN□ TE□□NI□AL STANDA□D 10□6.
2. DIT□□ □□E□□S S□ALL BE P□□□IDED T□ □EDU□E T□E □EL□□ITY □F □ATE□ FL□□ING IN DIT□□ B□TT□MS. PLA□E AT L□□ATI□NS S□□□N □N T□E E□□SI□N □□NT□□L PLAN. F□LL□□ P□□□EDU□ES F□UND IN □IS□□NSIN DN□ TE□□NI□AL STANDA□D 1062
3. ST□NE T□A□□ING PADS S□ALL BE PLA□ED AT ALL □□NST□U□TI□N SITE ENT□AN□ES AND S□ALL BE INSTALLED P□I□□ T□ ANY T□AFFI□ LEA□ING T□E □□NST□U□TI□N SITE. SEE T□E E□□SI□N □□NT□□L PLAN F□□ L□□ATI□NS. T□E AGG□EGATE USED S□ALL BE 3 T□ 6 IN□□ □LEA□ □□ □AS□ED ST□NE, AND S□ALL BE PLA□ED IN A LAYE□ AT LEAST 12 IN□□ES T□I□□. T□E ST□NE S□ALL BE UNDE□LAIN □IT□ A □ISD□T TYPE □ GE□TE□TILE FAB□I□. T□E T□A□□ING PAD S□ALL BE T□E FULL □IDT□ □F T□E EG□ESS P□INT, AND S□ALL BE A MINIMUM □F □0 FEET L□NG. SU□FA□E □ATE□ MUST BE P□E□ENTED F□□M PASSING T□□□UG□ T□E T□A□□ING PAD. F□LL□□ P□□□EDU□ES F□UND IN □IS□□NSIN DN□ TE□□NI□AL STANDA□D 10□7.
□. ST□□M D□AIN INLET P□□TE□TI□N S□ALL BE P□□□IDED F□□ ALL NE□ AND D□□NST□EAM ST□□M □AT□□ BASINS AND □U□B INLETS. TYPE B □□□ P□□TE□TI□N S□□ULD BE P□□□IDED AND S□ALL BE IN □□NF□□MAN□E □IT□ □IS□□NSIN DN□ TE□□NI□AL STANDA□D 1060.
□. DUST □□NT□□L MEASU□ES S□ALL BE P□□□IDED T□ □EDU□E □□ P□E□ENT T□E SU□FA□E AND AI□ T□ANSP□□T □F DUST DU□ING □□NST□U□TI□N. □□NT□□L MEASU□ES IN□LUDE APPLYING MUL□□ AND ESTABLIS□ING □EGETATI□N, □ATE□ SP□AYING, SU□FA□E □□UG□ENING, APPLYING P□LYME□S, SP□AY□N TA□□IFIE□S, □□L□□IDES, AND BA□□IE□S. S□ME SITES MAY □E□UI□E AN APP□□A□□ T□AT UTILI□ES A □□MBINATI□N □F MEASU□ES F□□ DUST □□NT□□L. F□LL□□ P□□□EDU□ES F□UND IN □IS□□NSIN DN□ TE□□NI□AL STANDA□D 1068.
6. T□E USE, ST□□AGE, AND DISP□SAL □F □□EMI□ALS, □EMENT, AND □T□E□ □□MP□UNDS AND MATE□IALS USED □N SITE S□ALL BE MANAGED DU□ING T□E □□NST□U□TI□N PE□I□D T□ P□E□ENT T□EI□ T□ANSP□□T BY □UN□FF INT□ □ATE□S □F T□E STATE.
7. □□NT□A□T□□ S□ALL P□□□IDE AN □PEN AGG□EGATE □□N□□ETE T□U□□ □AS□□UT A□EA □N SITE. □□NT□A□T□□ T□ ENSU□E T□AT □□N□□ETE □AS□□UT S□ALL BE □□NTAINED T□ T□IS DESIGNATED A□EA AND N□T BE ALL□□ED T□ □UN INT□ ST□□M INLETS □□ INT□ T□E □E□LAND ST□□M□ ATE□ D□AINAGE SYSTEM. □AS□□UT A□EA S□ALL BE □EM□□ED UP□N □□MPLETI□N □F □□NST□U□TI□N.
8. TEMP□□A□Y SITE □EST□□ATI□N S□ALL TA□E PLA□E IN DISTU□BED A□EAS T□AT □ILL N□T BE B□□UG□T T□ FINAL G□ADE □□ □N □□I□□ LAND DISTU□BING A□TI□ITIES □ILL N□T BE PE□F□□MED F□□ A PE□I□D G□EATE□ T□AN 1□ DAYS AND □E□UI□ES □EGETATI□E □□□E□ F□□ LESS T□AN □NE YEA□. T□IS TEMP□□A□Y SITE □EST□□ATI□N □E□UI□EMENT ALS□ APPLIES T□ S□IL ST□□□PILES. PE□MANENT □EST□□ATI□N APPLIES T□ A□EAS □ □E□E PE□ENNIAL □EGETATI□E □□□E□ IS NEEDED T□ PE□MANENTLY STABILI□E A□EAS □F E□P□SED S□IL. PE□MANENT STABILI□ATI□N S□ALL □□□U□ □IT□IN 3 □□□□ING DAYS □F FINAL G□ADING. T□PS□IL, SEED, AND MUL□□ S□ALL BE IN GENE□AL □□NF□□MAN□E □IT□ TE□□NI□AL STANDA□DS 10□8 AND 10□9 AND S□ALL MEET T□E SPE□IFI□ATI□NS F□UND IN T□E LANDS□APING AND SITE STABILI□ATI□N SE□TI□N □F T□IS □□NST□U□TI□N D□□UMENT. ANY S□IL E□□SI□N T□AT □□□U□S AFTE□ FINAL G□ADING AND□□ FINAL STABILI□ATI□N MUST BE □EPAI□ED AND T□E STABILI□ATI□N □□□□ □ED□NE.
9. IF SITE DE□ ATE□ING IS □E□UI□ED T□ □EM□□E SEDIMENT F□□M □□NST□U□TI□N SITE ST□□M□ ATE□ P□I□□ T□ DIS□□A□GING □FF□SITE □□ T□ □ ATE□S □F T□E STATE, F□LL□□ P□□□EDU□ES F□UND IN TE□□NI□AL STANDA□D 1061.
10. ALL □FF□SITE SEDIMENT DEP□SITS □□□U□□ING AS A □ESULT □F □□NST□U□TI□N □□□□□ □□ A ST□□M E□ENT S□ALL BE □LEANED UP BY T□E END □F EA□□ □□□□ING DAY. FLUS□ING S□ALL N□T BE ALL□□ED.
G. E□□SI□N □□NT□□L MEASU□ES S□ALL N□T BE □EM□□ED UNTIL T□E A□EA□S□SE□□ED □A□E ESTABLIS□ED □EGETATI□E □□□E□.
□. □N□E T□E □□NST□U□TI□N SITE □AS BEEN FULLY STABILI□ED AND TEMP□□A□Y E□□SI□N □□NT□□L BEST MANAGEMENT P□A□TI□ES □A□E BEEN □EM□□ED, T□E □□NT□A□T□□ S□ALL FILE A □□NST□U□TI□N N□TI□E □F TE□MINATI□N □IT□ T□E □IS□□NSIN DEPA□TMENT □F NATU□AL □ES□U□□ES.
I. AT T□E □□MPLETI□N □F T□E P□□JE□T, T□E □□NT□A□T□□ S□ALL GI□E T□E □□NE□ □□PIES □F T□E E□□SI□N □□NT□□L AND ST□□M □ATE□ MANAGEMENT PLANS, AMENDMENTS T□ PLANS, SUPP□□TING PLAN DATA, AND □□NST□U□TI□N SITE E□□SI□N □□NT□□L INSPE□TI□N □EP□□TS. T□E □□NE□ S□ALL □ETAIN T□ESE F□□ A PE□I□D □F 3 YEA□S F□□M T□E DATE □F TE□MINATING □□□E□AGE UNDE□ □PDES GENE□AL PE□MIT.
□. ALL P□ST □□NST□U□TI□N ST□□M□ ATE□ MANAGEMENT BEST MANAGEMENT P□A□TI□ES S□ALL BE □□NST□U□TED BEF□□E T□E SITE □AS UNDE□G□NE FINAL STABILI□ATI□N.

DI□ISI□N 32 E□TE□I□□ IMP□□□□EMENTS

32 10 00 G□A□EL A□EAS

A. □□NT□A□T□□ T□ P□□□IDE □□MPA□TED G□A□EL □□E□E INDI□ATED □N T□E PLANS. ALL AGG□EGATE P□□□IDED MUST □□MPLY □IT□ SE□TI□N 30□□F T□E □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. □□NT□A□T□□ T□ P□□□IDE AGG□EGATE TYPES AND DEPT□S AS INDI□ATED BEL□□□
6" OF 3/4" CRUSHED AGGREGATE
12" OF 3" CRUSHED AGGREGATE
B. □□NT□A□T□□ T□ □□MPA□T T□E AGG□EGATE T□ AN A□E□AGE DENSITY PE□ □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. ALL G□A□EL A□EAS S□ALL BE G□ADED T□ □IT□IN 0.10□□F DESIGN SU□FA□E G□ADES □IT□ P□SITI□E D□AINAGE BEING MAINTAINED IN A□□□□DAN□E □IT□ DESIGN PLANS. A MINIMUM □F 1□ SL□PE S□ALL BE MAINTAINED IN ALL G□A□EL A□EAS.

32 10 00 AGG□EGATE BASE □ ASP□ALT PA□EMENT

A. □□NT□A□T□□ T□ P□□□IDE □□MPA□TED AGG□EGATE BASE AND □□T MI□ ASP□ALT PA□EMENT □ □E□E INDI□ATED □N T□E PLANS. ALL AGG□EGATE P□□□IDED MUST □□MPLY □IT□ SE□TI□N 30□□F T□E □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. P□□□IDE □□T MI□ ASP□ALT MI□TU□E TYPES PE□ SE□TI□N □60 □F T□E □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. □□NT□A□T□□ T□ P□□□IDE AGG□EGATE BASE AND □□T MI□ ASP□ALT PA□EMENT TYPES AND DEPT□S AS INDI□ATED BEL□□□

□EA□Y ASP□ALT PA□ING
1-1/2" SURFACE COURSE (5 lt 58-28s)
2-1/2" BINDER COURSE (3 lt 58-28s)
12" OF 1-1/4" CRUSHED AGGREGATE

B. □□NT□A□T□□ T□ □□MPA□T T□E AGG□EGATE BASE, ASP□ALT BINDE□ □□U□SE, AND ASP□ALT SU□FA□E □□U□SE T□ AN A□E□AGE DENSITY PE□ □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. ALL ASP□ALT PA□EMENT A□EAS S□ALL BE PA□ED T□ □IT□IN 0.10□□F DESIGN SU□FA□E G□ADES □IT□ P□SITI□E D□AINAGE BEING MAINTAINED IN A□□□□DAN□E □IT□ DESIGN PLANS. A MINIMUM □F 1□ SL□PE S□ALL BE MAINTAINED IN ALL ASP□ALT PA□EMENT A□EA.
□. □□T MI□ ASP□ALT □□NST□U□TI□N T□ BE P□□□IDED PE□ M□□E ST□INGENT □E□UI□EMENTS □F GE□TE□□NI□AL □EP□□T □□ □□NST□U□TI□N D□□UMENTS.
CONTRACTOR TO PROVIDE 4" WIDE YELLOW OR WHITE PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING A□EAS. YELL□□ □□ □□ITE PAINT MA□□INGS S□ALL ALS□ BE P□□□IDED F□□ □.□. A□□ESSIBLE SYMB□LS, T□AFFI□ A□□□□ S, AND T□AFFI□ MESSAGES. □E□IFY □□L□□ □IT□ □□ NE□.

32 20 00 □□N□□ETE AND AGG□EGATE BASE

AD3

A. □□NT□A□T□□ T□ P□□□IDE □□US□ED AGG□EGATE BASE AND □□N□□ETE □ □E□E INDI□ATED □N T□E PLANS.
B. ALL AGG□EGATE P□□□IDED MUST □□MPLY □IT□ SE□TI□N 30□□F T□E □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N. ALL AGG□EGATE PLA□ED MUST BE □□MPA□TED T□ AN A□E□AGE DENSITY PE□ □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□E □□NST□U□TI□N.
□. DESIGN AND □□NST□U□TI□N □F ALL □AST□IN□PLA□E E□TE□I□□ □□N□□ETE FLAT □□□□ S□ALL □□NF□□M T□ A□I 330□08.
D. E□TE□I□□ □□N□□ETE FLAT □□□□ □□NST□U□TI□N T□ BE P□□□IDED PE□ M□□E ST□INGENT □E□UI□EMENTS □F T□E GE□TE□□NI□AL □EP□□T □□ T□IS SPE□IFI□ATI□N. □□N□□ETE FLAT □□□□ □□NST□U□TI□N IS AS F□LL□□S□
1. □□ANE S□□P AP□□N □□N□□ETE - 12" OF CONCRETE W/ BLENDED LENGTH FIBRILLATED POLYPROPYLENE FIBERS OVER 6" □F □□MPA□TED G□ANULA□ FILL. PLA□E 10 MIL □AP□□ □ETA□DE□ □ □TAPED □□INTS BET□EEN □□N□□ETE AND □□MPA□TED G□ANULA□ FILL. □□E□LAP □AP□□ □ETA□DE□ A MINIMUM □F 6".
□. □□N□□ETE S□ALL BE □EINF□□□ED □IT□ T□E F□LL□□ING□
1□ TWO LAYERS OF #4 REBARS AT 12" O.C.
□. □□ANE BUILDING AP□□N □□N□□ETE □□INTING S□ALL BE AS F□LL□□S□
1□ □□NT□A□TI□N SA□□UT □□INT □□NT□A□T□□ S□ALL P□□□IDE A SA□□UT □□INT AT MA□IMUM SPA□ING □F 1□□□N CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH.
2□TYPI□AL P□U□ □□NT□□L □□INT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 16" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED D□□EL TUBES S□ALL BE USED.
2. □EA□Y DUTY □□N□□ETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 6"X6" W2.9XW2.9 W.W.F. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' □N □ENTE□.
E. DESIGN MI□ES S□ALL BE IN A□□□□DAN□E □IT□ ASTM □9□
1. ST□ENGT□ T□ BE MINIMUM □F □,000 PSI AT 28 DAYS F□□ T□E □□ANE BUILDING AP□□N □□N□□ETE AND □,000 PSI AT 28 DAYS F□□ ALL □T□E□ E□TE□I□□ □□N□□ETE.
2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
□. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
□. ALL E□TE□I□□ □□N□□ETE S□ALL BE AI□ ENT□AINED □IT□ □□ T□ 7□ AI□ □□NTENT. N□ □T□E□ ADMI□TU□ES S□ALL BE USED □IT□□UT APP□□□AL □F E□□EL ENGINEE□ING, IN□. □AL□IUM □□L□□IDE S□ALL N□T BE USED.
6. MA□IMUM AGG□EGATE SI□E F□□ ALL E□TE□I□□ □□N□□ETE S□ALL BE 0.7□IN□□ES.
F. ALL E□TE□I□□ ME□□ANI□AL E□UIPMENT □□N□□ETE PADS S□ALL BE SI□ED AND DESIGNED BY T□E E□UIPMENT SUPPLIE□.
G. ALL □□N□□ETE FLAT □□□□ SU□FA□ES AND □□N□□ETE □U□B FL□□ LINES S□ALL BE □□NST□U□TED T□ □IT□IN 0.0□□F DESIGN SU□FA□E AND FL□□ LINE G□ADES ASSUMING P□SITI□E D□AINAGE IS MAINTAINED IN A□□□□DAN□E □IT□ T□E DESIGN PLANS.
□. □□N□□ETE FLAT □□□□ S□ALL □A□E □□NST□U□TI□N □□INTS □□ SA□ □UT □□INTS PLA□ED AS INDI□ATED □N T□E PLANS □□ PE□ T□IS SPE□IFI□ATI□N. SA□□UTS S□ALL BE D□NE AS S□□N AS P□SSIBLE, BUT N□ LATE□ T□AN 2□□□U□S AFTE□ □□N□□ETE IS PLA□ED. □□N□□ETE □U□B AND GUTTE□ □□INTING S□ALL BE PLA□ED E□E□Y 10□□ □L□SE□ □6□MIN.□ ALL E□TE□I□□ □□N□□ETE S□ALL □A□E A LIG□T B□□□M FINIS□ UNLESS N□TED □T□E□□ISE. A UNIF□□M □□AT □F A □IG□ S□LIDS □U□ING □□MP□UND MEETING ASTM □309 S□□ULD BE APPLIED T□ ALL E□P□SED □□N□□ETE SU□FA□ES. ALL □□N□□ETE IS T□ BE □U□ED F□□ 7 DAYS. E□TE□I□□ □□N□□ETE S□ALL BE SEPA□ATED F□□M BUILDINGS □IT□ □□NTINU□US 0.□IN□□ FIBE□ E□PANSI□N □□INT AND□□ 0.2□ IN□□ FIBE□ E□PANSI□N □□INT AT DE□□□ATI□E MAS□N□Y UNITS.
I. ALL □EINF□□□ING BA□S S□ALL BE ASTM A61□G□ADE 60. T□I□□NESS □F □□N□□ETE □□□E□ □□E□ □EINF□□□EMENT S□ALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO □10 BA□S □□ AS N□TED □N T□E D□A□INGS AND E□TENDED A□□UND □□□NE□S □IT□ □□□NE□ BA□S. PLA□ING AND DETAILING □F STEEL □EINF□□□ING AND □EINF□□□ING SUPP□□TS S□ALL BE IN A□□□□DAN□E □IT□ □□SI AND A□I MANUAL AND STANDA□D P□A□TI□ES. T□E □EINF□□□EMENT S□ALL N□T BE PAINTED AND MUST BE F□EE □F G□EASE□□IL, DI□T □□ DEEP □UST □□EN PLA□ED IN T□E □□□□. ALL □ELDED □I□E FAB□I□ S□ALL MEET T□E □E□UI□EMENTS □F ASTM A 18□. □ELDED □I□E FAB□I□ S□ALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
□. □□NT□A□T□□ S□ALL ENGAGE A □UALIFIED INDEPENDENT TESTING AND INSPE□TING AGEN□Y T□ SAMPLE MATE□IALS, PE□F□□M TESTS, AND SUBMIT TEST □EP□□TS DU□ING □□N□□ETE PLA□EMENT. TESTS □ILL BE PE□F□□MED A□□□□DING T□ A□I 301. □AST AND LAB□□AT□□Y □U□E □NE SET □F F□U□ STANDA□D □YLINDE□S F□□ EA□□ □□MP□SITE SAMPLE F□□ EA□□ DAY□S P□U□ □F EA□□ □□N□□ETE MI□ E□□EEDING □□U. YD., BUT LESS T□AN 2□□U. YD., PLUS □NE SET F□□ EA□□ ADDITI□NAL □0 □U. YD. □□ F□A□TI□N T□E□E□F. PE□F□□M □□MP□ESSI□E ST□ENGT□ TESTS A□□□□DING T□ ASTM □ 39. TEST T□□ SPE□IMENS AT 7 DAYS AND T□□ SPE□IMENS AT 28 DAYS. PE□F□□M SLUMP TESTING A□□□□DING T□ ASTM □ 1□3. P□□□IDE □NE TEST AT P□INT □F PLA□EMENT F□□ EA□□ □□MP□SITE SAMPLE, BUT N□T LESS T□AN □NE TEST F□□ EA□□ DAY□S P□U□ □F EA□□ □□N□□ETE MI□. PE□F□□M ADDITI□NAL TESTS □ □EN □□N□□ETE □□NSISTEN□Y APPEA□S T□ □□ANGE.
□. P□□TE□T F□ES□LY PLA□ED □□N□□ETE F□□M P□EMATU□E D□YING AND E□□ESSI□E □□LD □□ □□T TEMPE□ATU□ES. IN □□T, D□Y, AND □INDY □EAT□E□, APPLY AN E□AP□□ATI□N□□NT□□L □□MP□UND A□□□□DING T□ MANUFA□TU□E□S INST□U□TI□NS AFTE□ S□□EEDING AND BULL FL□ATING, BUT BEF□□E P□□E□ FL□ATING AND T□□□ELLING.
L. LIMIT MA□IMUM □ ATE□□□EMENTI□US □ATI□ □F □□N□□ETE E□P□SED T□ F□EE□ING, T□A□ING AND DEI□ING SALTS T□ 0.□□.
M. TEST □ESULTS □ILL BE □EP□□TED IN □□ITING T□ T□E DESIGN ENGINEE□, □EADY□MI□ P□□DU□E□, AND □□NT□A□T□□ □IT□IN 2□□□U□S AFTE□ TESTS. □EP□□TS □F □□MP□ESSI□E ST□ENGT□ TESTS S□ALL □□NTAIN T□E P□□JE□T IDENTIFI□ATI□N NAME AND NUMBE□, DATE □F □□N□□ETE PLA□EMENT, NAME □F □□N□□ETE TESTING SE□□I□E, □□N□□ETE TYPE AND □LASS, L□□ATI□N □F □□N□□ETE BAT□□ IN ST□U□TU□E, DESIGN □□MP□ESSI□E ST□ENGT□ AT 28 DAYS, □□N□□ETE MI□ P□□P□□TI□NS AND MATE□IALS, □□MP□ESSI□E B□EA□ING ST□ENGT□, AND TYPE □F B□EA□ F□□ B□T□ 7□DAY TESTS AND 28□DAY TESTS.

32 30 00 LANDS□APING AND SITE STABILI□ATI□N

A. T□PS□IL□ CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE S□IL ST□□□PILED □N SITE AND SUPPLEMENT □IT□ IMP□□TED □□ MANUFA□TU□ED T□PS□IL F□□M □FF SITE S□U□□ES □□EN □UANTITIES A□E INSUFFI□IENT. P□□□IDE S□IL ANALYSIS BY A □UALIFIED S□IL TESTING LAB□□AT□□Y AS □E□UI□ED T□ □E□IFY T□E SUITABILITY □F S□IL T□ BE USED AS T□PS□IL AND T□ DETE□MINE T□E NE□ESSA□Y S□IL AMENDMENTS. TEST S□IL F□□ P□ESEN□E □F AT□A□INE AND INF□□M E□□EL ENGINEE□ING, IN□. IF P□ESENT P□I□□ T□ BIDDING P□□JE□T. T□PS□IL S□ALL □A□E A P□ □ANGE □F □□T□ 8, □□NTAIN A MINIMUM □F □PE□□ENT □□GANI□ MATE□IAL □□NTENT, AND S□ALL BE F□EE □F ST□NES 1 IN□□ □□ LA□GE□ IN DIAMETE□. ALL MATE□IALS □A□MFUL T□ PLANT G□□□T□ S□ALL ALS□ BE □EM□□ED.
T□PS□IL INSTALLATI□N□ LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETE□. ALS□ □EM□□E ANY STI□□S, □□□TS, □UBBIS□, AND □T□E□ E□T□ANE□US MATTE□ AND DISP□SE □F T□EM □FF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTE□ LIG□T □□LLING AND NATU□AL SETTLEMENT. D□ N□T SP□EAD T□PS□IL IF SUBG□ADE IS F□□□EN, MUDDY, □□ E□□ESSI□ELY □ET. G□ADE PLANTING A□EAS T□ A SM□□T□, UNIF□□M SU□FA□E PLANE □IT□ L□□SE, UNIF□□MLY FINE TE□TU□E. G□ADE T□ □IT□IN 0.0□FEET □F FINIS□ED G□ADE ELE□ATI□N.
B. SEEDED LA□NS□
1. PE□MANENT LA□N A□EAS S□ALL BE SEEDED □IT□ T□E F□LL□□ING MI□TU□E□6□□ □ENTU□□Y BLUEG□ASS BLEND □2.0□2.6 LBS.□1,000 S.F.□ 20□ PE□ENNIAL □YEG□ASS □0.6□0.8 LBS.□1,000 S.F.□ 1□□ FINE FES□UE □0.□0.6 LBS□1,000 S.F.□ ST□A□ AND MUL□□ S□ALL BE LAID AT 100LBS□1,000 S.F. FE□TILI□E AS PE□ S□IL TEST □□ APPLY □□10□10 □□ E□UI□ALENT AT □6 LBS□1,000 S.F. SEE E□□SI□N MATTING SPE□IFI□ATI□NS AS □E□UI□ED. ALL SITE DISTU□BED A□EAS N□T DESIGNATED F□□ □T□E□ LANDS□APING AND SITE STABILI□ATI□N MET□□DS S□ALL BE SEEDED AS PE□MANENT LA□N. N□ BA□E T□PS□IL S□ALL BE LEFT □NSITE.
2. ALL PE□MANENT AND TEMP□□A□Y ST□□M □ATE□ □□N□EYAN□E S□ALE B□TT□MS AND SIDE SL□PES AS □ELL AS ST□□M□ ATE□ MANAGEMENT BASIN B□TT□MS AND SIDE SL□PES S□ALL BE SEEDED □IT□ T□E F□LL□□ING MI□TU□E□□□□ □ENTU□□Y BLUEG□ASS □0.60 LBS.□1000 S.F.□ □0□ □□EEPING □ED FES□UE □0.□0 LBS.□1,000 S.F.□ AND 1□□ PE□ENNIAL □YEG□ASS □0.20 LBS.□1,000 S.F.□ FE□TILI□E AS PE□ S□IL TEST □□ APPLY □□10□10 □□ E□UI□ALENT AT □6 LBS.□1,000 S.F. SEE E□□SI□N MATTING SPE□IFI□ATI□NS AS □E□UI□ED.
3. ALL TEMP□□A□Y SEEDING S□ALL □□NSIST □F T□E F□LL□□ING MI□TU□E□ 100□ □YEG□ASS AT 1.9 LBS.□1,000 S.F. ST□A□ AND MUL□□ S□ALL BE LAID AT 100 LBS.□1,000 S.F. FE□TILI□E AS PE□ S□IL TEST □□ APPLY □□10□10 □□ E□UI□ALENT AT □6 LBS.□1,000 S.F. SEE E□□SI□N MATTING SPE□IFI□ATI□NS AS □E□UI□ED.
□. SEEDED LA□N MAINTENAN□E□ □□NT□A□T□□ T□ P□□□IDE MAINTENAN□E □F ALL LANDS□APING F□□ A PE□I□D □F 90 DAYS F□□M T□E DATE □F INSTALLATI□N. AT T□E END □F T□E MAINTENAN□E PE□I□D, A □EALT□Y, UNIF□□M, □L□SE STAND □F G□ASS S□□ULD BE ESTABLIS□ED F□EE □F □EEDS AND SU□FA□E I□□EGULA□ITIES. LA□N □□□E□AGE S□□ULD E□□EED 90□ AND BA□E SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE □E□UI□EMENTS AND □□NTINUE MAINTENAN□E UNTIL LA□NS A□E SATISFA□T□□Y.
D. E□□SI□N MATTING□
1. □□NT□A□T□□ T□ P□□□IDE E□□SI□N □□NT□□L MATTING □N□□T□ AME□I□AN G□EEN S1□0□□□ E□UI□ALENT □N ALL SL□PES T□AT A□E □□1 AND G□EATE□ □UTSIDE □F ST□□M□ ATE□ □□N□EYAN□E S□ ALES AND ST□□M□ ATE□ MANAGEMENT BASINS.
2. □□NT□A□T□□ T□ P□□□IDE E□□SI□N MATTING □N□□T□ AME□I□AN G□EEN □12□□□□ E□UI□ALENT IN ALL S□ALE B□TT□MS AND SIDE SL□PES AS □ELL AS ST□□M□ ATE□ MANAGEMENT BASIN B□TT□MS AND SIDE SL□PES AS □E□UI□ED.
E. ST□□M□ ATE□ MANAGEMENT P□ND SAFETY S□ELF SEEDING□ SAFETY S□ELF S□ALL BE SEEDED □IT□ A □□ET P□AI□IE EME□GENT PLANT TYPE MI□.
F. □IP □AP□ ALL □IP □AP ASS□□IATED □IT□ ST□□M□ ATE□ MANAGEMENT AND ST□□M□ ATE□ □□N□EYAN□E, AS DELINEATED □N T□E PLANS, S□ALL BE □□NST□U□TED □IT□ T□E T□P □F □IP □AP MAT□□ING T□E P□□P□SED AD□A□ENT G□ADE ELE□ATI□NS. PLA□EMENT □F □IP □AP AB□□E T□E P□□P□SED AD□A□ENT G□ADE ELE□ATI□NS IS N□T A□□EPTABLE. ALL □IP □AP S□ALL BE PLA□ED □N TYPE □□ FILTE□ FAB□I□ PE□ SE□TI□N 6□□□F T□E □IS□□NSIN STANDA□D SPE□IFI□ATI□NS F□□ □IG□□AY AND ST□U□TU□AL □□NST□U□TI□N.
G. T□EES AND S□□UBS□ FU□NIS□ NU□SE□YG□□□N T□EES AND S□□UBS □IT□ □EALT□Y □□□T SYSTEMS DE□EL□PED BY T□ANSPLANTING □□ □□□T P□UNING. P□□□IDE □ELL□S□APED, FULLY B□AN□□ED, AND □EALT□Y L□□□ING ST□□□. ST□□□ S□□ULD ALS□ BE F□EE □F DISEASE, INSE□TS, EGGS, LA□□AE, AND DEFE□TS SU□□ AS □N□TS, SUN S□ALD, IN□U□IES, AB□ASI□NS, AND DISFIGU□EMENT. SEE T□E LANDS□APE PLAN F□□ SPE□IFI□ SPE□IE TYPE, SI□E, AND L□□ATI□N.
□. T□EE AND S□□UB INSTALLATI□N□E□□A□ATE □I□□ULA□ PITS □IT□ SIDES SL□PED IN□A□D. T□IM BASE LEA□ING □ENTE□ A□EA □AISED SLIG□TLY T□ SUPP□□T □□□T BALL. E□□A□ATE PIT APP□□□IMATELY T□□EE TIMES AS □IDE AS T□E □□□T BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLA□E PLANTING S□IL MI□ A□□UND □□□T BALL IN LAYE□S AND TAMP T□ SETTLE MI□. □ ATE□ ALL PLANTS T□□□□UG□LY. P□□□IDE TEMP□□A□Y STA□ING F□□ T□EES AS □E□UI□ED.
I. T□EE AND S□□UB MAINTENAN□E□ A□□ANTY□ □□NT□A□T□□ T□ P□□□IDE MAINTENAN□E □F ALL LANDS□APING F□□ A PE□I□D □F 90 DAYS F□□M T□E DATE □F INSTALLATI□N. MAINTENAN□E T□ IN□LUDE □EGULA□ □ ATE□ING AS □E□UI□ED F□□ SU□□ESSFUL PLANT ESTABLIS□MENT. □□NT□A□T□□ T□ P□□□IDE 1 YEA□ □ A□□ANTY □N ALL T□EES, S□□UBS, AND PE□ENNIALS.

DI□ISI□N 33 UTILITIES

33 10 00 SITE UTILITIES

A. □□NT□A□T□□ T□ FIELD □E□IFY ALL E□ISTING UNDE□G□□UND UTILITIES □N SITE. □□NT□A□T□□ T□ □E□IFY PIPE L□□ATI□NS, SI□ES, AND DEPT□S AT P□INT □F P□□P□SED □□NNE□TI□NS AND □E□IFY P□□P□SED UTILITY □□UTES A□E □LEA□ □PE□ □□DE□□F ALL E□ISTING UTILITIES AND □T□E□ □BST□U□TI□NS P□I□□ T□ □□NST□U□TI□N. □□STS IN□U□□ED F□□ FAILU□E T□ D□ S□ S□ALL BE T□E □□NT□A□T□□S □ESP□NSIBILITY.
B. ALL P□□P□SED SANITA□Y PIPE S□ALL BE SD□3□P□□
□. □LEAN□UTS S□ALL BE P□□□IDED F□□ T□E SANITA□Y SE□□I□E AT L□□ATI□NS INDI□ATED □N T□E UTILITY PLAN. T□E □LEAN□UT S□ALL □□NSIST □F A □□MBINATI□N □YE FITTING IN LINE □IT□ T□E SANITA□Y SE□□I□E □IT□ T□E □LEAN□UT LEG □F THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A (4" OR 6") VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS S□ALL□□ E□. T□E □LEAN□UT S□ALL E□TEND □UST AB□□E T□E SU□FA□E G□ADE IN LA□N □□ LANDS□APE A□EAS □IT□ T□E F□□ST SLEE□E TE□MINATING AT T□E G□ADE SU□FA□E. T□E □LEAN□UT S□ALL E□TEND T□ □IN□□ES BEL□□ SU□FA□E G□ADE IN PA□ED SU□FA□ES □IT□ A □U□N □□1□7□N□□EA□Y DUTY □LEAN□UT □□USING PLA□ED □□E□ T□E T□P □F T□E □LEAN□UT FLUS□ □IT□ T□E SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE □□NST□U□TED PE□ MANUFA□TU□E□S □E□UI□EMENTS.
D. ALL PROPOSED WATER PIPE SHALL BE C906 PE FOR PIPE DIAMETERS OF 4" OR LESS, C900 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND C-905 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36". 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL □ ATE□ PIPING UNLESS □T□E□□ISE SPE□IFIED.
E. ALL P□□P□SED □DPE ST□□M PIPE S□ALL BE IN A□□□□DAN□E □IT□ ASTM F26□8. ALL □□N□□ETE ST□□M PIPING S□ALL BE IN A□□□□DAN□E □IT□ ASTM □1□AND ASTM □76. SEE UTILITY PLANS F□□ ALL ST□□M PIPE MATE□IAL TYPES T□ BE USED. PIPE S□ALL BE PLA□ED MIN. 8□□□I□□NTALLY F□□M F□UNDATI□N □ALLS.
F. SANITA□Y, ST□□M, AND □ATE□ UTILITY PIPE IN□E□TS S□ALL BE □□NST□U□TED □IT□IN 0.10□□F DESIGN IN□E□T ELE□ATI□NS ASSUMING PIPE SL□PE AND SEPA□ATI□N IS MAINTAINED PE□ T□E UTILITY DESIGN PLANS AND STATE □E□UI□EMENTS.
G. SITE UTILITY □□NT□A□T□□ S□ALL □UN SANITA□Y SE□□I□E T□ A P□INT □ □I□□ IS A MINIMUM □F □□F□□M T□E E□TE□I□□ □ALL □F T□E F□UNDATI□N. SITE UTILITY □□NT□A□T□□ S□ALL □UN □ATE□ SE□□I□E T□ A P□INT □IT□IN T□E F□UNDATI□N SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
□. ALL UTILITIES S□ALL BE INSTALLED □IT□ PLASTI□ □□ATED T□A□E□ □I□E □10 T□ 1□GAUGE S□LID □□PPE□, □□ □□PPE□ □□ATED STEEL □I□E□ PLASTI□ □I□E MAY BE TAPED T□ PLASTI□ □ATE□ □□ SE□E□ PIPE. IF ATTA□□ED, T□E T□A□E□ □I□E S□ALL BE SE□U□ED E□E□Y 6 T□ 20 FEET AND AT ALL BENDS. T□A□E□ □I□E S□ALL □A□E A□□ESS P□INTS AT LEAST E□E□Y 300 FEET.
I. ALL UTILITIES S□ALL BE INSTALLED PE□ STATE, L□□AL, AND INDUST□Y STANDA□DS. □ATE□, SANITA□Y, AND ST□□M SE□E□S S□ALL BE INSTALLED PE□ "STANDA□D SPE□IFI□ATI□N F□□ SE□E□ AND □ATE□ □□NST□U□TI□N IN □IS□□NSIN". T□E DESIGN ENGINEE□ S□ALL BE □ESP□NSIBLE F□□ □BTAINING STATE PLUMBING □E□IE□ APP□□□AL. T□E □□NT□A□T□□ IS □ESP□NSIBLE F□□ □BTAINING ALL □T□E□ PE□MITS □E□UI□ED T□ INSTALL □ATE□, SANITA□Y AND ST□□M SE□E□.
□. SEE PLANS F□□ ALL □T□E□ UTILITY SPE□IFI□ATI□NS AND DETAILS.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
2. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.

CONSTRUCTION SEQUENCE

PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT/ MODIFY PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS REQUIRED.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED DRIVE LANES AND PARKING AREAS.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

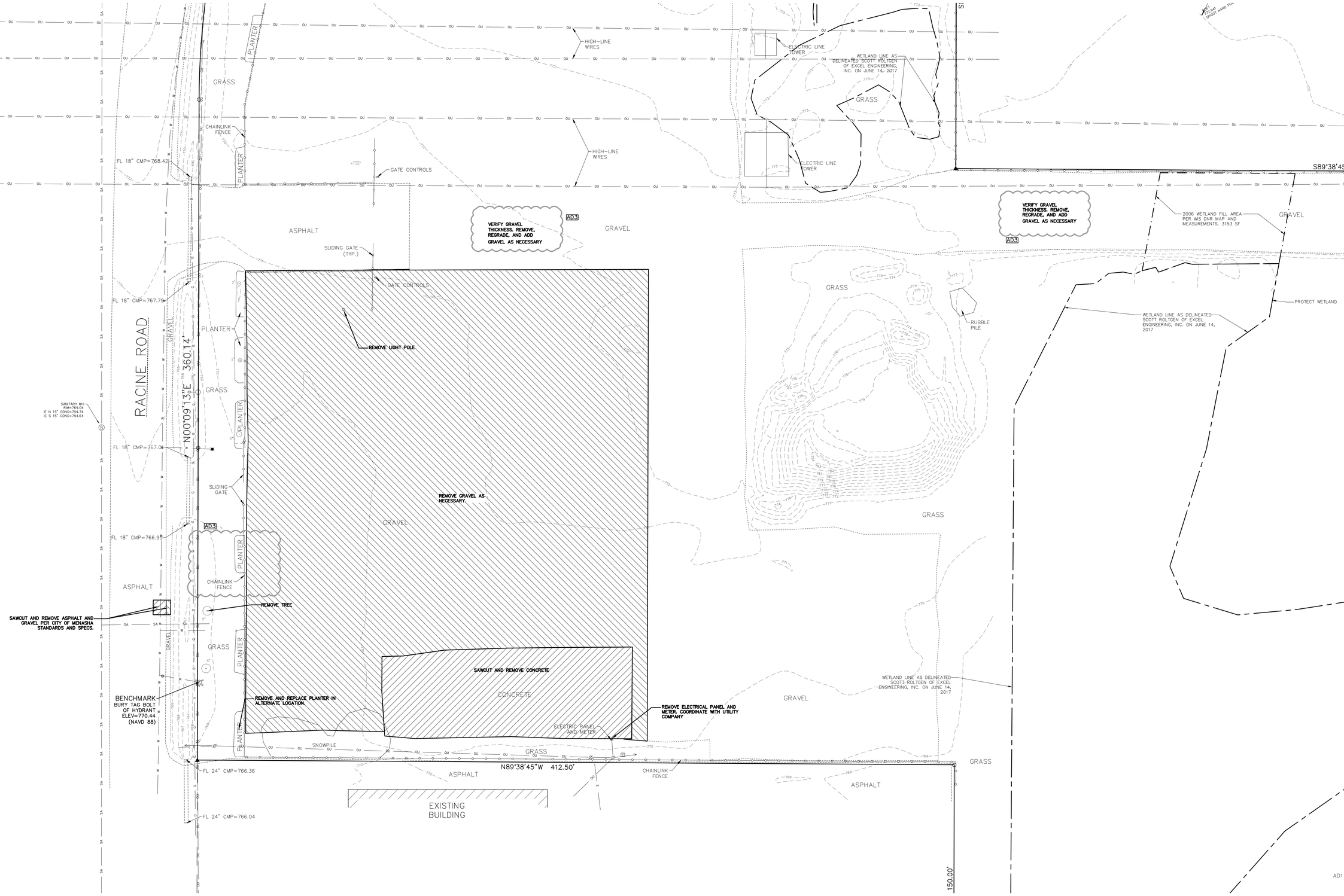
PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES
AD1 ISSUE DATE AUG. 23, 2017
REVISIONS
AD3 FEB. 19, 2018

SHEET INFORMATION
□I□IL □□□E□ AND SPE□IFI□ATI□N S□EET
SHEET NUMBER
C1.□



NOTE:
AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
AT THE TIME OF SURVEY THE SUBJECT PROPERTY WAS PARTIALLY COVERED IN APPROXIMATELY 4"-6" INCHES OF SNOW AND APPROXIMATELY 1"-3" OF ICE. TOPOGRAPHIC INFORMATION PROVIDED ON THIS SURVEY MAY BE APPROXIMATE IN AREAS COVERED IN SNOW AND ICE.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

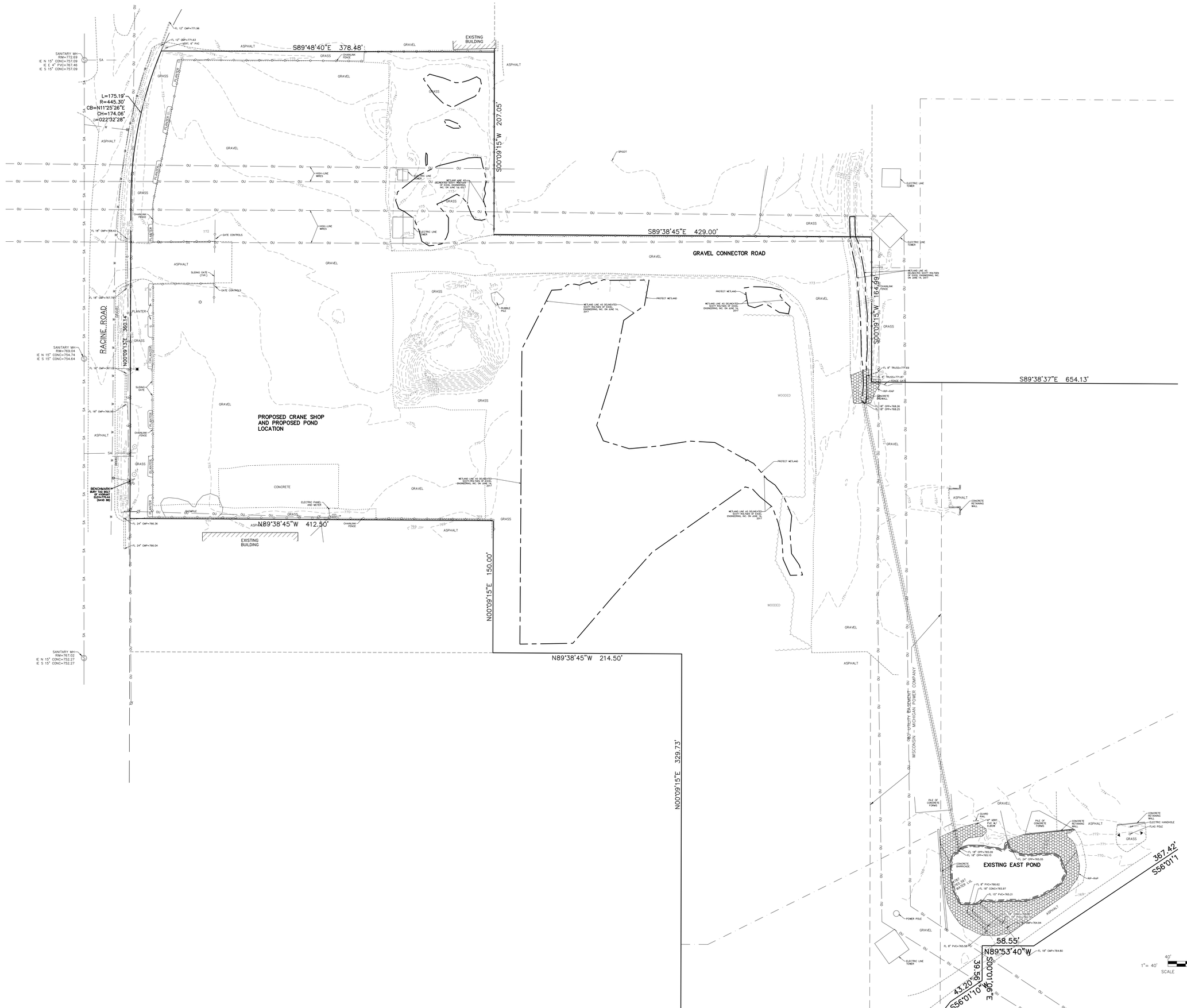
PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	AUG. 23, 2017
REVISIONS	
AD1	
AD2	SEPT, 6, 2017
AD3	FEB. 19, 2018

NORTH
1"= 20' SCALE
20' 0 20' 40' FEET

SHEET INFORMATION
EXISTING SITE AND DEMOLITION PLAN
SHEET NUMBER
C1.1



EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR: MIRON CONSTRUCTION

RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE AUG. 23, 2017

AD1

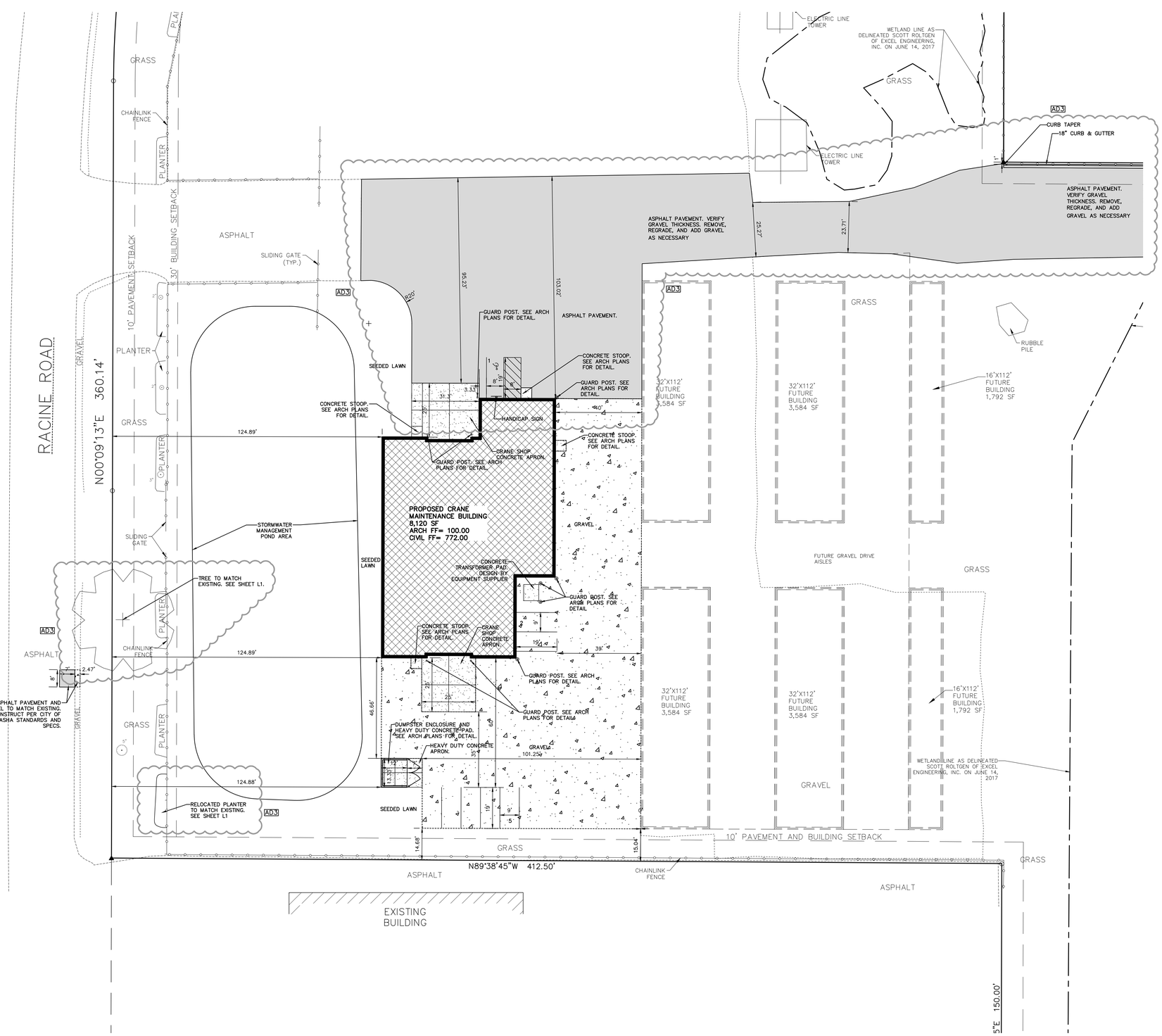
REVISIONS

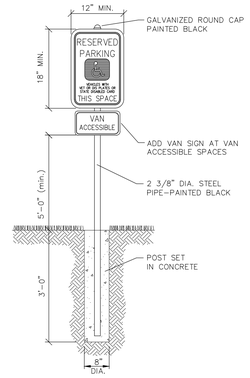
SHEET INFORMATION

EXISTING SITE MAP

SHEET NUMBER

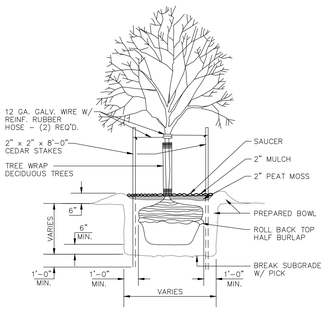
C1.1A





HANDICAP SIGNAGE DETAIL

NO SCALE



TREE PLANTING DETAIL

NO SCALE

AD3

SITE INFORMATION:

LEGAL DESCRIPTION: A□□□□ □□□□2 □□□□r□□□d S□r□□□M□□N□□ □□r 6330 □□ r□□□rd□d □□ □□□□□ □ 1 □□□SM□ □□ P□□□ 6330, □□□□□d □□ □□□ N□r□□□ □□□□ S□□□□ □□□ □□S□□□□□2, T□□ □□□□□ 20 N□r□□, □□□□□ 17 E□□□ □□□ □□M□□□□□, □ □□□□□□□□ □ □□□□□, □ □□□□□□□.

PROPERTY AREA: AREA = 1,029,196 S.F. (23.6 ACRES).

EXISTING ZONING: I1– HEAVY COMMERCIAL

PROPOSED ZONING: I1– HEAVY COMMERCIAL

PROPOSED USE: OFFICE/ SHOP

AREA OF SITE DISTURBANCE (CRANE SHOP PROJECT): 65,100 SF (1.49 AC)

SETBACKS: BUILDING: FRONT = 30' SIDE = 10' REAR = 10'
PAVEMENT: FRONT = 10' SIDE = 10' REAR = 10'

PROPOSED BUILDING HEIGHT 25'–6" (MAX. HEIGHT ALLOWED: 100')

PARKING REQUIRED: 2 SPACES PER 3 EMPLOYEES ON MAX SHIFT (8 SPACES REQ.)

PARKING PROVIDED: 8 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

LANDSCAPE REQUIREMENTS: MAXIMUM IMPERVIOUS SURFACE: 95%

EXISTING CRANE SHOP SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.49	65,100	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	1.36	59,331	91.1%
TOTAL IMPERVIOUS	1.36	59,331	91.1%
LANDSCAPE/ OPEN SPACE	0.13	5,769	8.9%

PROPOSED CRANE SHOP SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.49	65,100	
BUILDING FLOOR AREA	0.19	8,120	12.5%
PAVEMENT (ASP. & CONC.)	0.56	24,286	37.3%
TOTAL IMPERVIOUS	0.74	32,406	49.8%
LANDSCAPE/ OPEN SPACE	0.75	32,694	50.2%

NORTH

1"= 20' SCALE

20' 0 20' 40' FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:

MIRON CONSTRUCTION

RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE □UNE 1□, 2017

REVISIONS

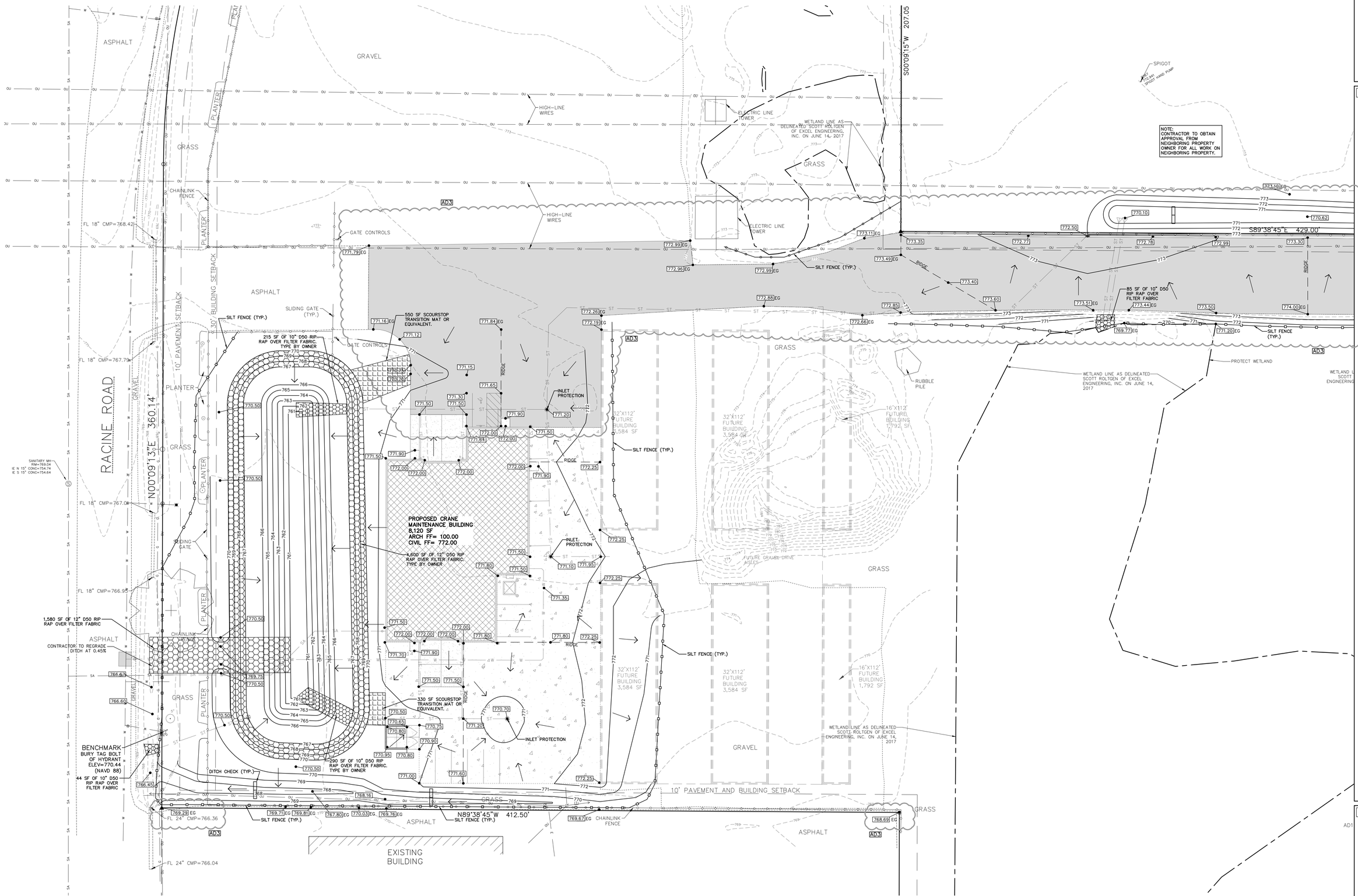
AD1	AUG. 23, 2017
AD2	SEPT. 6, 2017
AD3	FEB. 19, 2018

SHEET INFORMATION

SITE AND LANDS□APE PLAN

SHEET NUMBER

C1.2



NOTE:
CONTRACTOR TO PROVIDE TRACKING PAD AT CONSTRUCTION ENTRANCE

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:

MIRON CONSTRUCTION

RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	AUG. 23, 2017
REVISIONS	
AD2	SEPT. 6, 2017
AD3	FEB. 19, 2018

AD1

SHEET INFORMATION

GRADING AND EROSION CONTROL PLAN

SHEET NUMBER

C1.3A

NOTE:
CONTRACTOR TO OBTAIN APPROVAL FROM NEIGHBORING PROPERTY OWNER FOR ALL WORK ON NEIGHBORING PROPERTY.

ELECTRIC LINE TOWER

WETLAND LINE AS DELINEATED SCOTT ROLTGEN OF EXCEL ENGINEERING, INC. ON JUNE 14, 2017

GRASS

STORM ENDWALL (2) IE 18" HDPE= 770.10

CURB TAPER

18" CURB & GUTTER

CURB INLET RIM= 772.50 IE SW 12" HDPE= 770.00

S89°38'45"E 429.00'

ASPHALT PAVEMENT. VERIFY GRAVEL THICKNESS. REMOVE, REGRADE, AND ADD GRAVEL AS NECESSARY

SILT FENCE (TYP.)

PIPE 2 371' OF 12" HDPE @ 0.7% (100YR= 2.80 CFS)

(2) 58' OF 18" HDPE AT 0.69%

85 SF OF 10" D50 RIP RAP OVER FILTER FABRIC

STORM ENDWALL (2) IE 18" HDPE= 769.70

RUBBLE PILE

PROTECT WETLAND

WETLAND LINE AS DELINEATED SCOTT ROLTGEN OF EXCEL ENGINEERING, INC. ON JUNE 14, 2017

32'X112' FUTURE BUILDING 3,584 SF

16'X112' FUTURE BUILDING 1,792 SF

FUTURE GRAVEL DRIVE AISLES

GRAVEL

AND BUILDING SETBACK

ASPHALT

N00°09'15"E 150.00'

N89°38'45"W 214.50'

WOODED

ASPHALT PAVEMENT. VERIFY GRAVEL THICKNESS. REMOVE, REGRADE, AND ADD GRAVEL AS NECESSARY

S00°09'15"W 164.99'

CHAINLINK FENCE

FL 8" TRUSS=771.69

FL 8" TRUSS=771.87

FENCE GATE

RIP-RAP

CONCRETE ENDWALL

FL 18" CPP=768.26

FL 18" CPP=768.25

CATCH BASIN RIM= 770.40 IE NE 12" HDPE= 768.25

TEE 12" HDPE INTO EXISTING 18" CPP PIPE WITH INSERTA TEE FITTING OF EQUIVALENT IE NW/SE 18" CPP= 767.86 (EX) IE SW 12" HDPE= 768.11

PIPE 6 34' OF 12" HDPE @ 0.4% (10YR= 1.50 CFS)

INLET PROTECTION

CATCH BASIN RIM= 770.20 IE NE 12" HDPE= 767.83

TEE 12" HDPE INTO EXISTING 18" CPP PIPE WITH INSERTA TEE FITTING OF EQUIVALENT IE NW/SE 18" CPP= 767.27 (EX) IE SW 12" HDPE= 767.52

PIPE 7 62' OF 12" HDPE @ 0.5% (10YR= 2.38)

ASPHALT PAVEMENT. VERIFY GRAVEL THICKNESS. REMOVE, REGRADE, AND ADD GRAVEL AS NECESSARY

GRAVEL

ASPHALT

CONCRETE RETAINING WALL

WETLAND LINE AS DELINEATED SCOTT ROLTGEN OF EXCEL ENGINEERING, INC. ON JUNE 14, 2017

CURB TAPER

DITCH CHECK

90 SF OF 8" D50 RIP RAP OVER FILTER FABRIC

18" CONCRETE CURB & GUTTER DETAIL

NO SCALE

CURB INLET

NO SCALE

TAPERED CURB DETAIL

NO SCALE

NOTE:
CONTRACTOR TO PROVIDE TRACKING PAD AT CONSTRUCTION ENTRANCE

NORTH

1"= 20' SCALE

20' 0 20' 40' FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	AUG. 23, 2017
REVISIONS	
AD2	SEPT. 6, 2017
AD3	FEB. 19, 2018

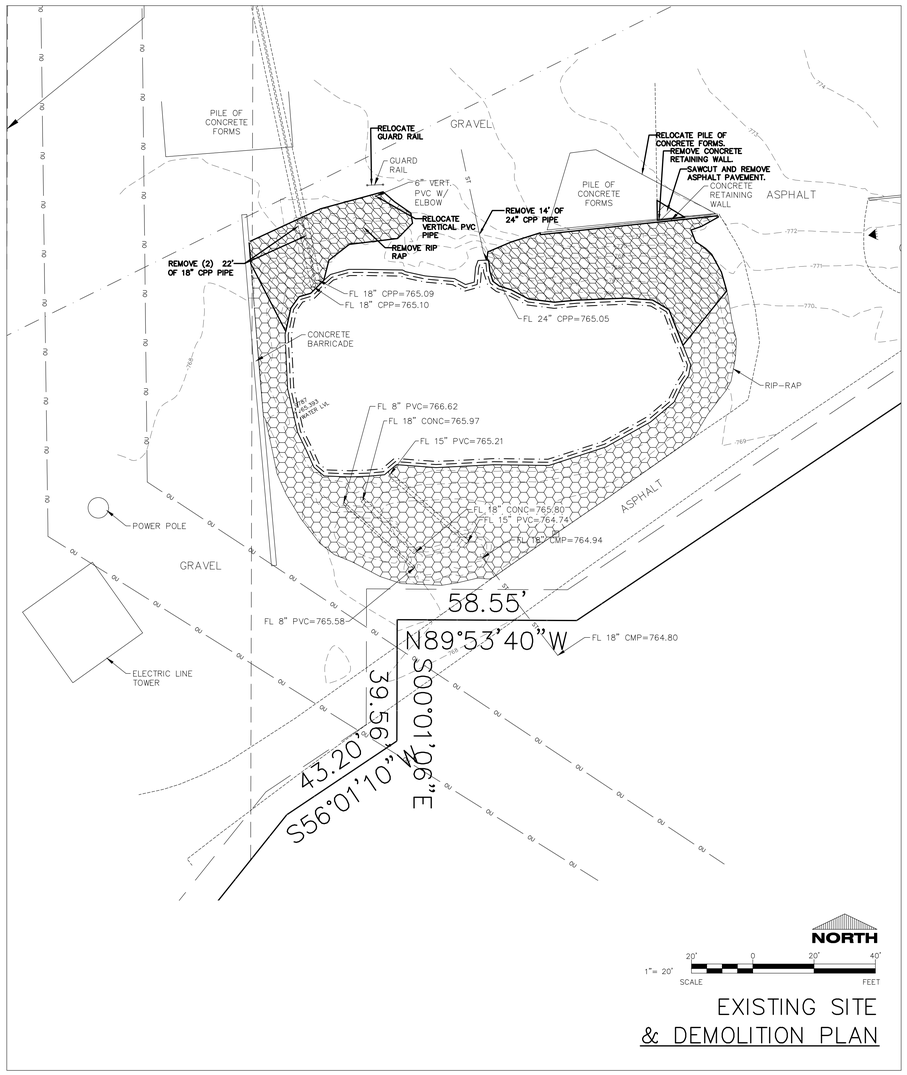
AD1

SHEET INFORMATION

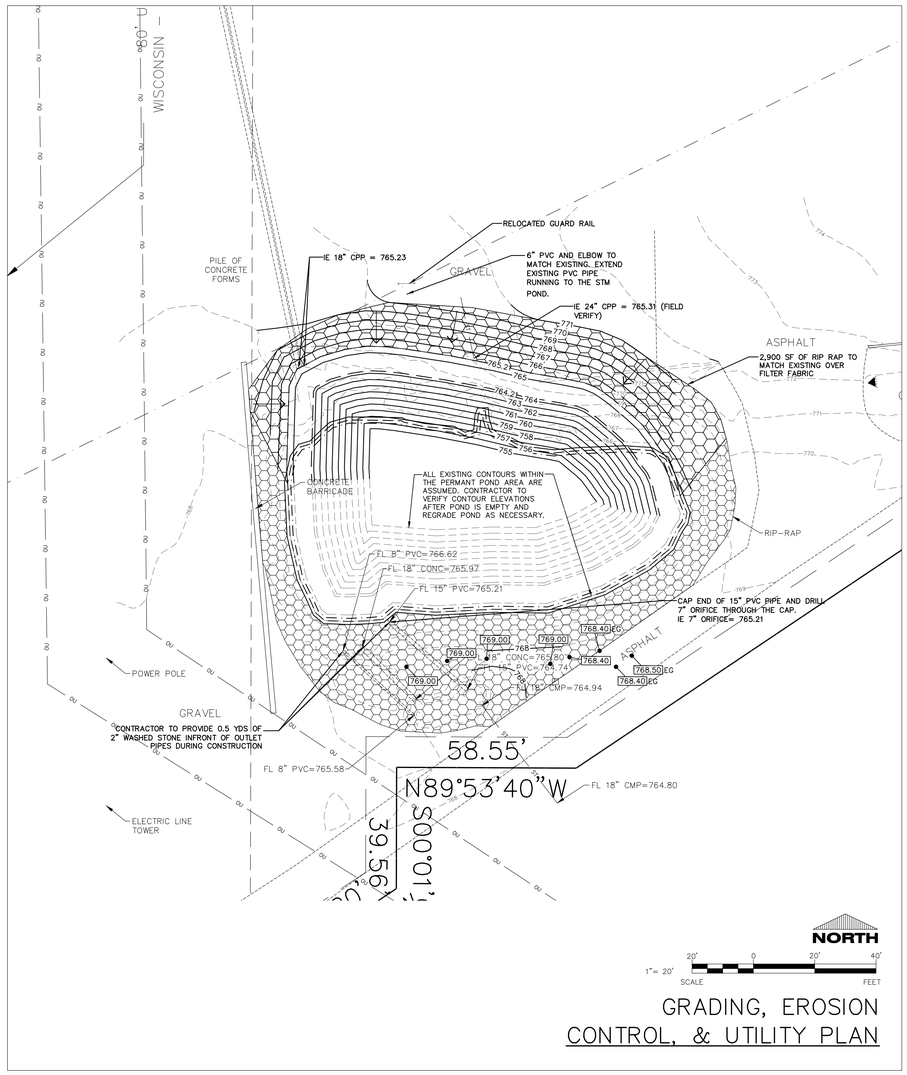
□□NNE□T□□ □□AD ST□□M□ATE□
MANAGEMENT IMP□□□EMENTS PLAN

SHEET NUMBER

C1.3B



EXISTING SITE
& DEMOLITION PLAN



GRADING, EROSION
CONTROL, & UTILITY PLAN

NOTE:
CONTRACTOR TO PROVIDE TRACKING PAD AT CONSTRUCTION ENTRANCE

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

AD1 ISSUE DATE AUG. 23, 2017

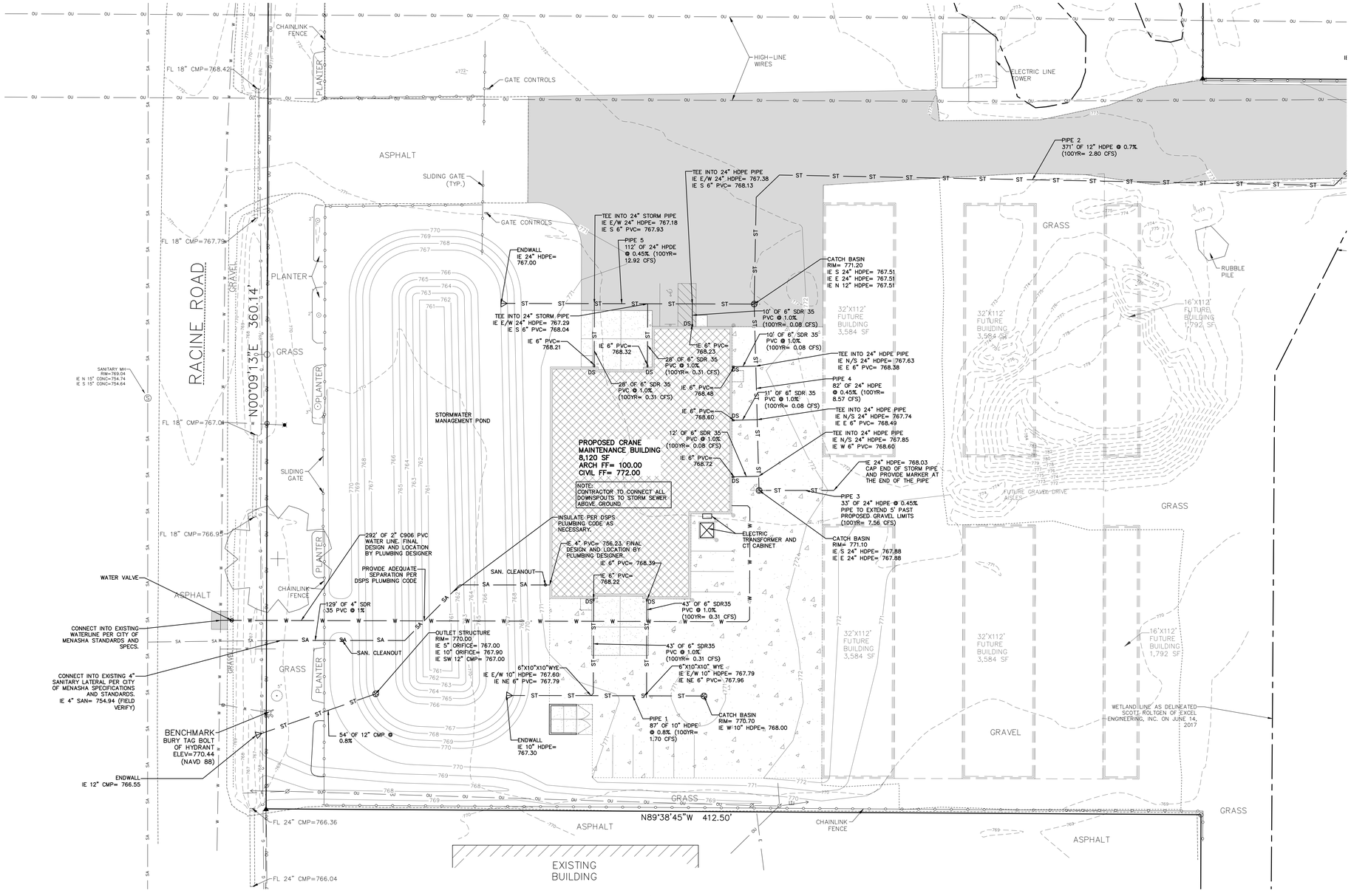
REVISIONS

SHEET INFORMATION

EXISTING EAST POND MODIFICATION PLAN

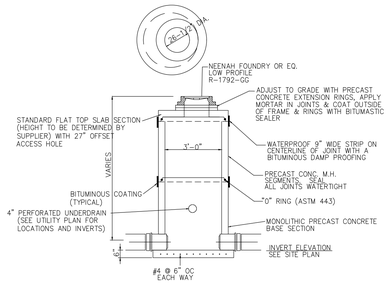
SHEET NUMBER

C1.3C

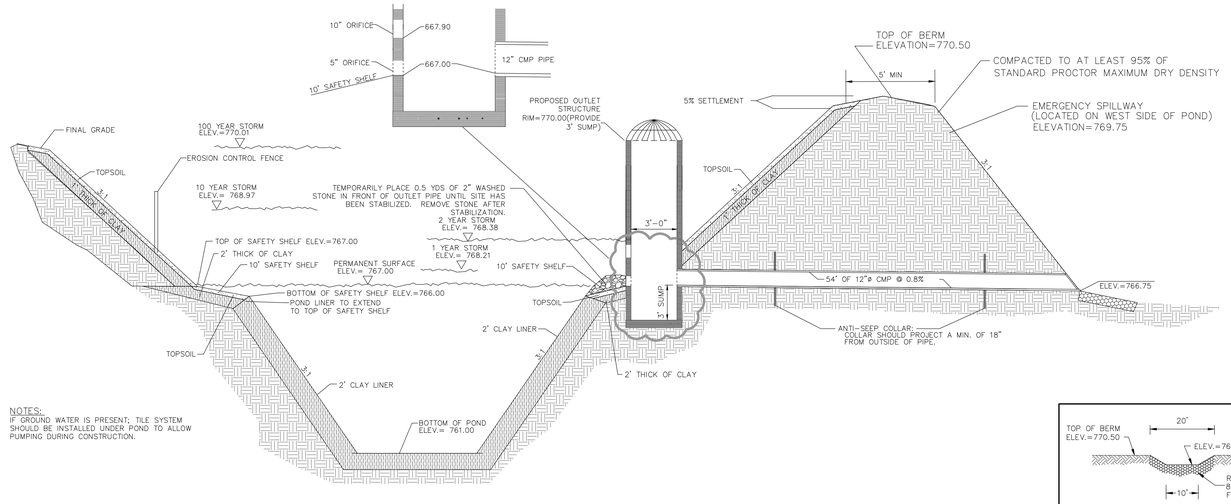


NOTE:
THE PROPOSED BUILDING WILL NOT BE SPRINKLED.

AD3



CATCH BASIN DETAIL
NO SCALE



NOTES:
IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.

A LINING BASE SHALL BE PREPARED ON THE BOTTOM AND SLOPES OF THE AREA ARE TO BE LINED.

LINING BASE MATERIAL SHALL BE FREE OF ALL SHARP OBJECTS, ROOTS GRASS AND VEGETATION.

THE BASE MATERIAL SHALL BE NATIVE MATERIALS OR MATERIALS OBTAINED FROM A BORROW SOURCE COMPACTED TO A MIN. OF 95% COMPACTING OR AN APPROVED CONSTRUCTION FABRIC.

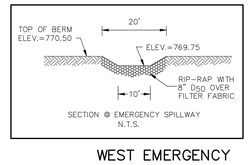
THE SUBGRADE SHALL BE PREPARED IMMEDIATELY PRIOR TO THE PLACING OF THE LINER. THE SURFACE ON WHICH THE LINER IS TO BE PLACED IS TO BE FIRM, CLEAN, DRY AND SMOOTH.

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):
- 50% FINES (200 SIEVE) OR MORE.
- AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1x10^-6 CM/SEC. OR LESS.
- AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER, WITH NO VALUE LESS THAN 14.
- AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5.
- CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHWORK FOR WASTE STORAGE FACILITIES.
- MINIMUM THICKNESS OF TWO FEET.
- SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.
- CONTRACTOR (AT HIS EXPENSE) SHALL PROVIDE GEOTECHNICAL TESTING TO DESIGN ENGINEER SHOWING COMPLIANCE WITH THIS SPECIFICATION.

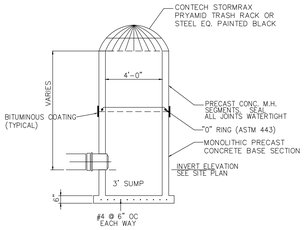
NOTES:
IF GROUND WATER IS PRESENT; TILE SYSTEM SHOULD BE INSTALLED UNDER POND TO ALLOW PUMPING DURING CONSTRUCTION.

CLAY LINED RETENTION POND DETAIL
NO SCALE



SECTION @ EMERGENCY SPILLWAY
N.T.S.

WEST EMERGENCY SPILLWAY DETAIL
NO SCALE



PROVIDE CONTECH STORMRAX FLAT SERIES TRASH RACK OR STEEL EQ. PAINTED BLACK ON OUTLET ORIFICES W/ MIN. SIZE OF 1"X1"X1" AND 1" OPENINGS

OUTLET STRUCTURE DETAIL
NO SCALE

NORTH
1"= 20'
20' 0 20' 40'
SCALE FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE	AUG. 23, 2017
REVISIONS	
AD2	SEPT, 6, 2017
AD3	FEB. 19, 2018

AD1

SHEET INFORMATION
UTILITY PLAN
SHEET NUMBER
C1.4

TYPE□*□T□□6B*

XTOR CROSSTOUR MAXX LED

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series*	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff **XTOR6B**=18W **XTOR9B**=27W **XTOR12B**=36W Refractive Lens **XTOR6BRL**=18W **XTOR9BRL**=27W **XTOR12BRL**=32W	[Blank]=Bright White (Standard) 5000K **WW**=Warm White 3000K	[Blank]=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **DB**=Dark Bronze **AP**=Grey **GM**=Graphite Metallic **SP**=Dark Platinum	**347V**=347V[1,2,3,4,5] **480V**=480V[1,2,3,4,5] **PC1**=Photocontrol 120V[1] **PC2**=Photocontrol 208-277V[1,2] **PMA**=Pole Mount Arm (C.I.P.Wire) with Round Adapter[1,2] **MS-L26**=Motion Sensor for ON/OFF Operation[1,4,5,6,7,8,9] **MS-L26DIM**=Motion Sensor for Dimming Operation[1,4,5,6,7,8,9] **EBK**=Extra Weather Battery Pack[1,5,6,7,8,9] **HA**=50°C High Ambient[1]

Accessories (Order Separately)

WG-XTOR6BK=Crosstour MAXX Wire Guard
PB120V=Field Installed 120V Photocontrol
PB277V BUTTON PC=Field Installed 208-277V Photocontrol[1,2]
VA1065-DL=Single Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1041-XX=2@180° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1039-XX=2@90° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1061-DL=2@180° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1044-XX=2@90° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1060-XX=3@90° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1045-XX=3@120° Tenon Adapter for 2-1/2" O.D. Tenon[1,2]
VA1063-XX=Single Tenon Adapter for 3-3/4" O.D. Tenon[1,2]
VA1062-XX=2@180° Tenon Adapter for 3-3/4" O.D. Tenon[1,2]
VA1064-XX=2@90° Tenon Adapter for 3-3/4" O.D. Tenon[1,2]
VA1066-XX=3@120° Tenon Adapter for 3-3/4" O.D. Tenon[1,2]
VA1067-XX=4@90° Tenon Adapter for 3-3/4" O.D. Tenon[1,2]
EWP-XTOR6B=Aluminum Wall Plate, Carbon Bronze
EWP-XTOR6BWT=Aluminum Wall Plate, Summit White
FSSS-SM=Wireless Configurable Tool for Occupancy Sensor[1,4]

NOTES:
1. Design/Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Not available with PB277V, 480V, CBP, PMA, MS-L26 and MS-BDM-L26.
4. Not available with CBP option.
5. This product will ship not available with HA option or with 347V.
6. 347V, 480V, and Three Phase Delta are for use on 3 wire delta ungrounded systems. Impedance grounded systems or corner grounded systems (commonly known as "Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with RSS-LED and MS/BDM-L26 options.
8. Not available with PB277V. Requires separate 120V factory wired to 208-277V feed.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP13EE1 for additional support information.
10. For use in downright orientation only. Optimal cone/age in mounting heights of 9'-20'.
11. 0-10V Dimming.
12. Factory set to 50% power reduction after 15 minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. Sensor default settings may be required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. Operating temperature -30°C to 40°C.
16. Replace XX with housing color.
17. Not available in XTOR18Ls or XTOR18RL models.

STOCK ORDERING INFORMATION

18W Series	27W Series	32W Series
Full Cutoff		
XTOR6B=18W, 5000K, Carbon Bronze	**XTOR9B**=27W, 5000K, Carbon Bronze	**XTOR12B**=32W, 5000K, Carbon Bronze
XTOR6B-PC1=18W, 5000K, 120V PC, Carbon Bronze	**XTOR9B-PC1**=27W, 5000K, 120V PC, Carbon Bronze	**XTOR12B-PC1**=32W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 18W, 5000K, Summit White	**XTOR9B-WT**=27W, 5000K, Summit White	**XTOR12B-WT**=32W, 5000K, Summit White
XTOR6B-PC2=18W, 4000K, Carbon Bronze	**XTOR9B-PC2**=27W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-PC2**=32W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA=18W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR9B-PMA**=27W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-PMA**=32W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W=18W, 4000K, Carbon Bronze	**XTOR9B-W**=27W, 4000K, Carbon Bronze	**XTOR12B-W**=32W, 4000K, Carbon Bronze
XTOR6B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR9B-W-PC1**=27W, 4000K, 120V PC, Carbon Bronze	**XTOR12B-W-PC1**=32W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=18W, 4000K, 208-277V PC, Carbon Bronze	**XTOR9B-W-PC2**=27W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-W-PC2**=32W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PMA=18W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR9B-W-PMA**=27W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-W-PMA**=32W, 4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=18W, 5000K, Refractive Lens, Carbon Bronze	**XTOR9BRL**=27W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=32W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=18W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR9BRL-PC1**=27W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-PC1**=32W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=18W, 5000K, Refractive Lens, Summit White	**XTOR9BRL-WT**=27W, 5000K, Refractive Lens, Summit White	**XTOR12BRL-WT**=32W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=18W, 4000K, Refractive Lens, Carbon Bronze	**XTOR9BRL-PC2**=27W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-PC2**=32W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=18W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR9BRL-PMA**=27W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=32W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PC1=18W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR9BRL-W-PC1**=27W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W-PC1**=32W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=18W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR9BRL-W-PC2**=27W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-W-PC2**=32W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PMA=18W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR9BRL-W-PMA**=27W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=32W, 4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

EATON Lighting Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD514008EN
2017-06-05 10:48:10

TYPE□*□T□□6B*

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum constructions, back box with secure lock hinges, stainless steel hardware along with a tough, textured, UV-stable polyester powder coat finish provide robust to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/ surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 18W, 27W and 107W. Internal pending assure tool/hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. Back box is secured by four lag bolts (supplied by others). External fin design reduces heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models provide zero uplight and meet requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are IP66 rated for dust and water. All luminaires are rated for 6000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LEDs. Standard 18W and 107W models operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C (122°F) models available in 18W and 81W models only. Crosstour MAXX luminaires maintain greater than 88% of initial lumens at 50,000 hours (L88) of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection rated at 10kV. 120V, 277V, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480Y Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes self-diagnostic operation which automatically tests every 30 days. Available in 18W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. All separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Pole mounting versatility: Crosstour MAXX arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat finish provides increased extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR
CROSSTOUR MAXX LED

APPLICATIONS
WALL / SURFACE
INVERTED
SITE LIGHTING

CERTIFICATION DATA
UL/cUL Wet Location Listed
IP66 Rated Luminaire
NOM Compliant
NOM Compliant Models
CSA Certified - Tested
UL924 Listed (CBP Models)
DLC Premium
Design Lights Consortium® Qualified*

TECHNICAL DATA
50°C Ambient Temperature
External Surge/Wiring 10kV Minimum

EPA
Effective Projected Area (ft²): Ft 1
XTOR6B, XTOR9B, XTOR12B=0.44
With Pole Mount Arm=0.98

SHIPPING DATA
Approximate Net Weight:
13 (5 lbs. (5.4-6.8 kgs.)

DIMENSIONS

FULL CUTOFF

DEEP BACK BOX

REFRACTIVE LENS

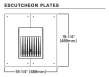
DEEP BACK BOX

OPTIONAL POLE MOUNT ARM

AIM DRILLING

TYPE "C"

ESCUTCHEON PLATES



EATON Lighting Business Worldwide

*www.designlights.org

TD514008EN
2017-06-05 10:48:10

TYPE□*□T□□6B*

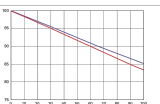
XTOR CROSSTOUR MAXX LED

POWER AND LUMENS BY FIXTURE MODEL

18W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,205	6,838	6,193	5,811	5,835
B.U.G. Rating	B1-U0-G1	B2-U4-G2	B1-U0-G1	B2-U4-G2	B1-U0-G1	B2-U4-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR9B**	**XTOR9BRL**	**XTOR9B-W**	**XTOR9BRL-W**	**XTOR9B-Y**	**XTOR9BRL-Y**
Delivered Lumens	8,502	8,605	9,373	8,604	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G2	B2-U0-G1	B2-U4-G2	B2-U0-G1	B2-U4-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
107W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,759	12,458	12,339	12,259	11,661	12,005
B.U.G. Rating	B2-U0-G1	B2-U4-G2	B2-U0-G1	B2-U4-G2	B2-U0-G1	B2-U4-G2
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W
EQUIVALENT Information	**XTOR6B, XTOR9B and XTOR12B Full Cutoff CBP Egress LED**			**XTOR6B, XTOR9B and XTOR12B Refractive Lens CBP Egress LED**		
Delivered Lumens	N/A			458		
B.U.G. Rating	N.A.			N.A.		
CCT (Kelvin)	4000K			4000K		
CRI (Color Rendering Index)	65			65		
Power Consumption (Watts)	1.8W			1.8W		

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (Hours)	Theoretical L70 (Hours)
XTOR6B Model		
25°C	> 96%	240,000
40°C	> 95%	217,000
50°C	> 89%	201,000
XTOR9B Model		
25°C	> 89%	219,000
40°C	> 87%	185,000
50°C	> 80%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	186,000



CURRENT DRAW

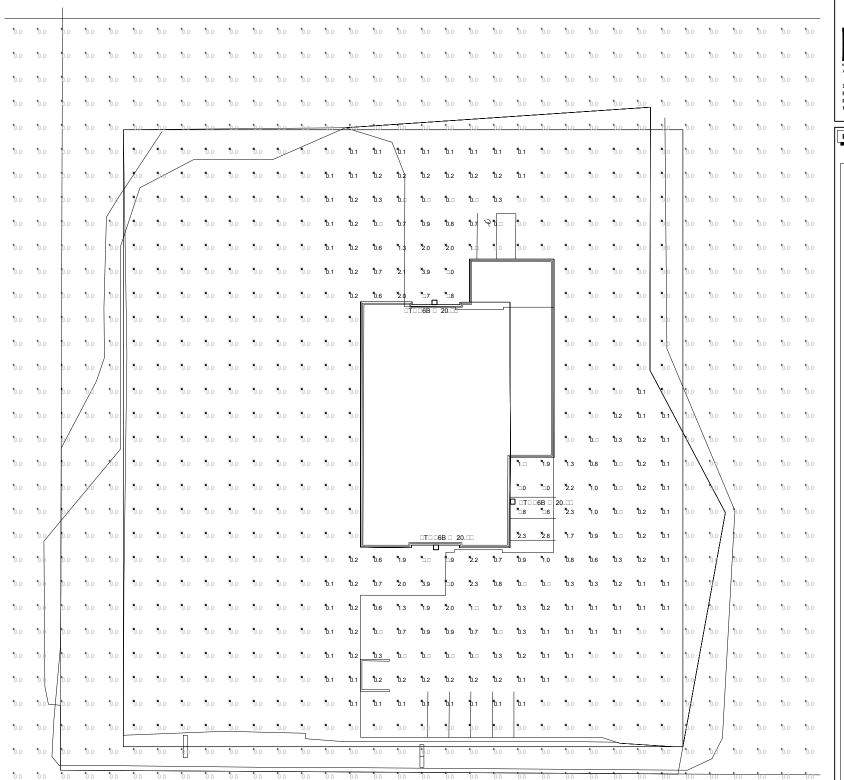
Voltage	Model Series				
	XTOR6B	**XTOR9B**	**XTOR12B**	**XTOR6B-CBP (Fixture Marked)**	**XTOR6B-CBP (Fixture Marked)**
120V	0.51	0.71	0.94	0.85/0.26	0.82/0.26
208V	0.25	0.39	0.52	---	---
240V	0.28	0.35	0.45	---	---
277V	0.22	0.31	0.39	0.38/0.21	0.38/0.21
347V	0.18	0.25	0.33	---	---
480V	0.14	0.19	0.24	---	---

EATON Lighting Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD514008EN
2017-06-05 10:48:10



NORTH

SITE P□□T□MET□□ PLAN

SCALE: 1" = 20□

20□ 0 20□ 40□

S□□□□□□					
D□□□□□□	S□□□□	A□□	M□□	M□□M□□	A□□M□
□□□□□□□□ 1	⊥	0.1□	3□	N/A	N/A
□□□□□□□□ 1	✕	0.3□	3□	N/A	N/A

S□□□□□□								
S□□□□□	L□□□□	□TY	□□□□□□N□□□□	D□□□□□□	L□□□	N□□□□ L□□□□	L□□□□ □P□□□□	LLF	□□□□□□
	□T□□6B	3	T□□SS□□	□□SST□□/□□B□□ ALL M□UNT LED	CAT□N LED 2000□	1	6636	0.9	B

PROJECT INFORMATION

PROJECT NUMBER 170940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

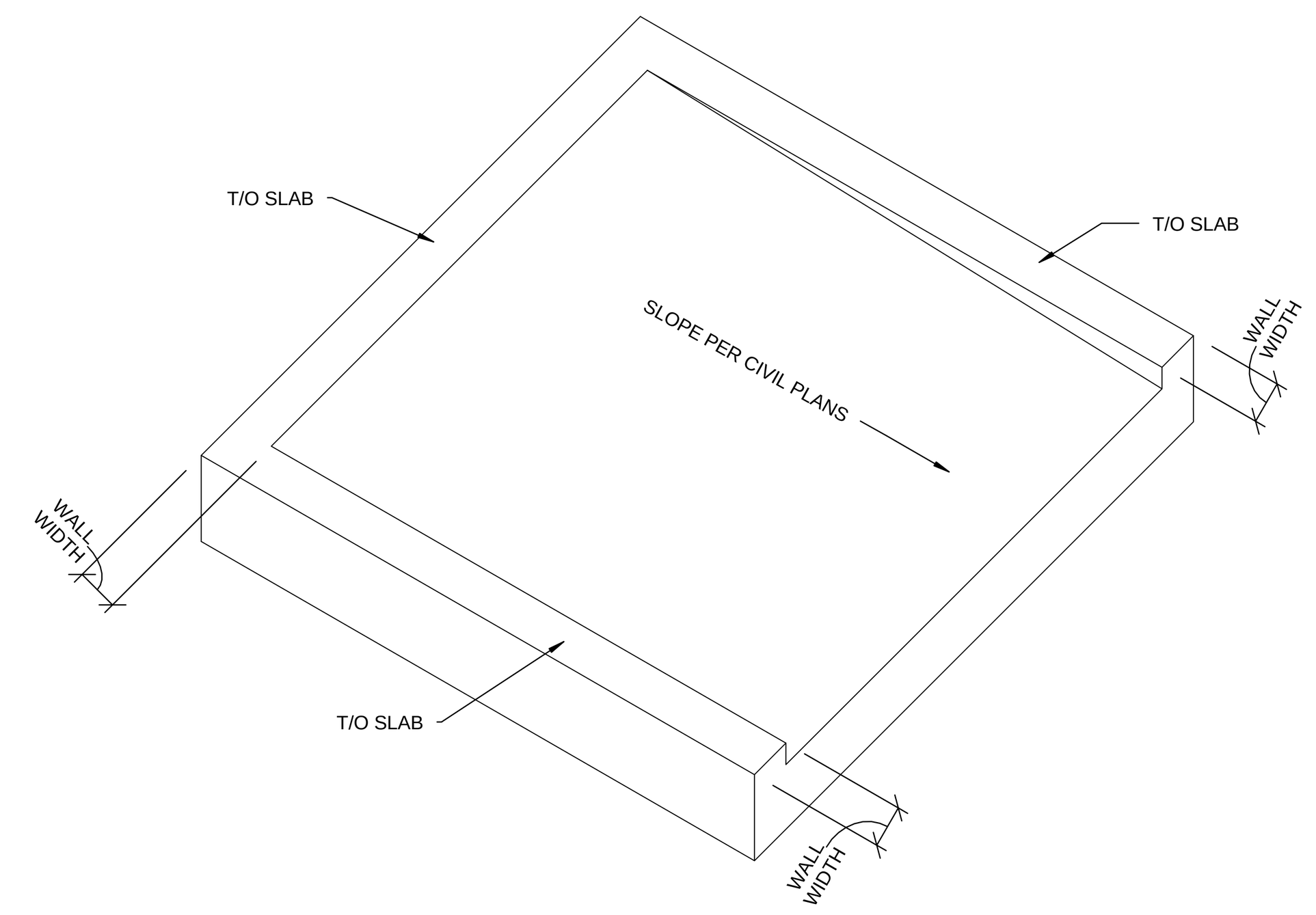
NOT FOR CONSTRUCTION

SHEET INFORMATION

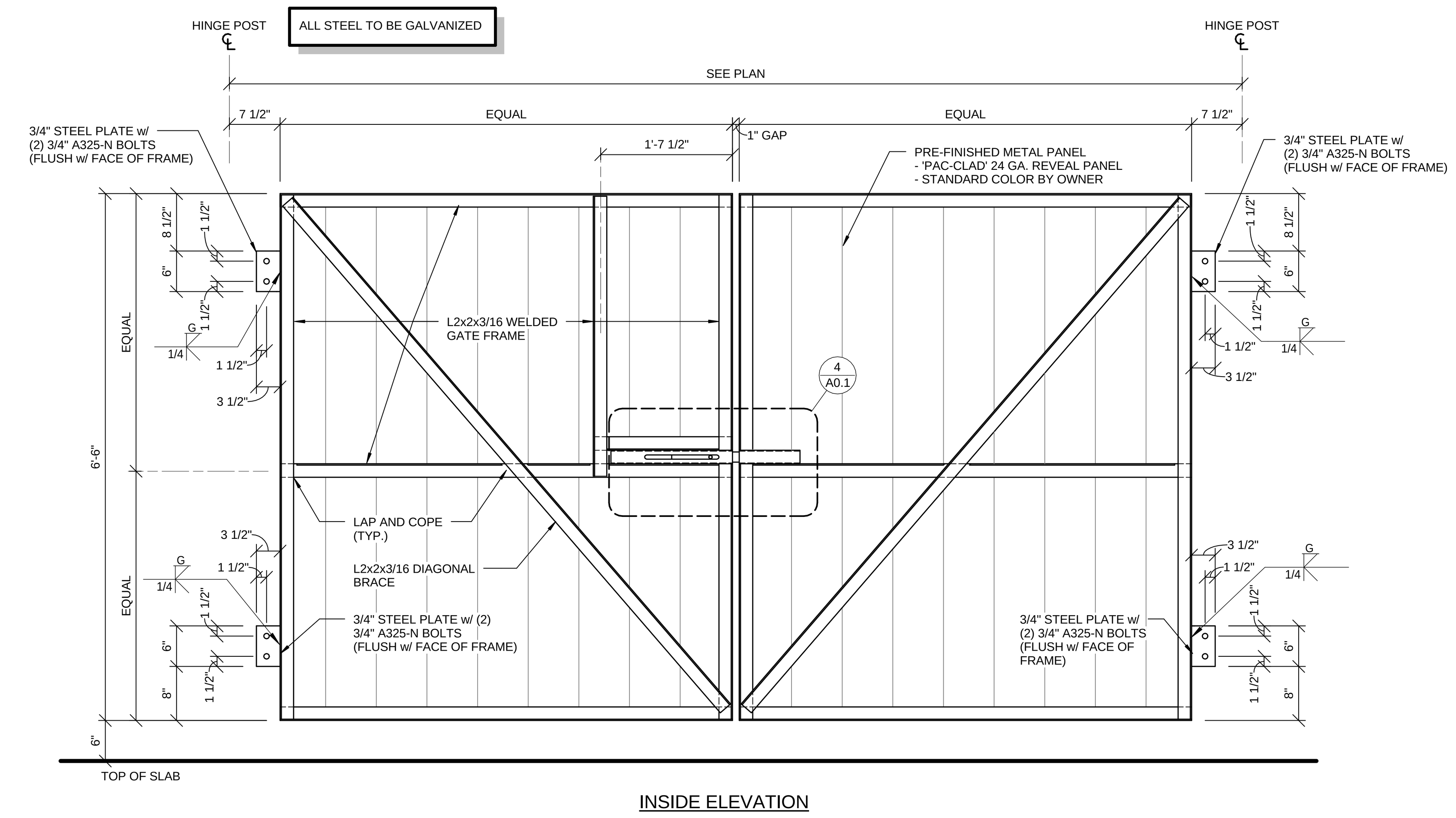
SITE P□□T□MET□□ PLAN

SHEET NUMBER
PXP 1

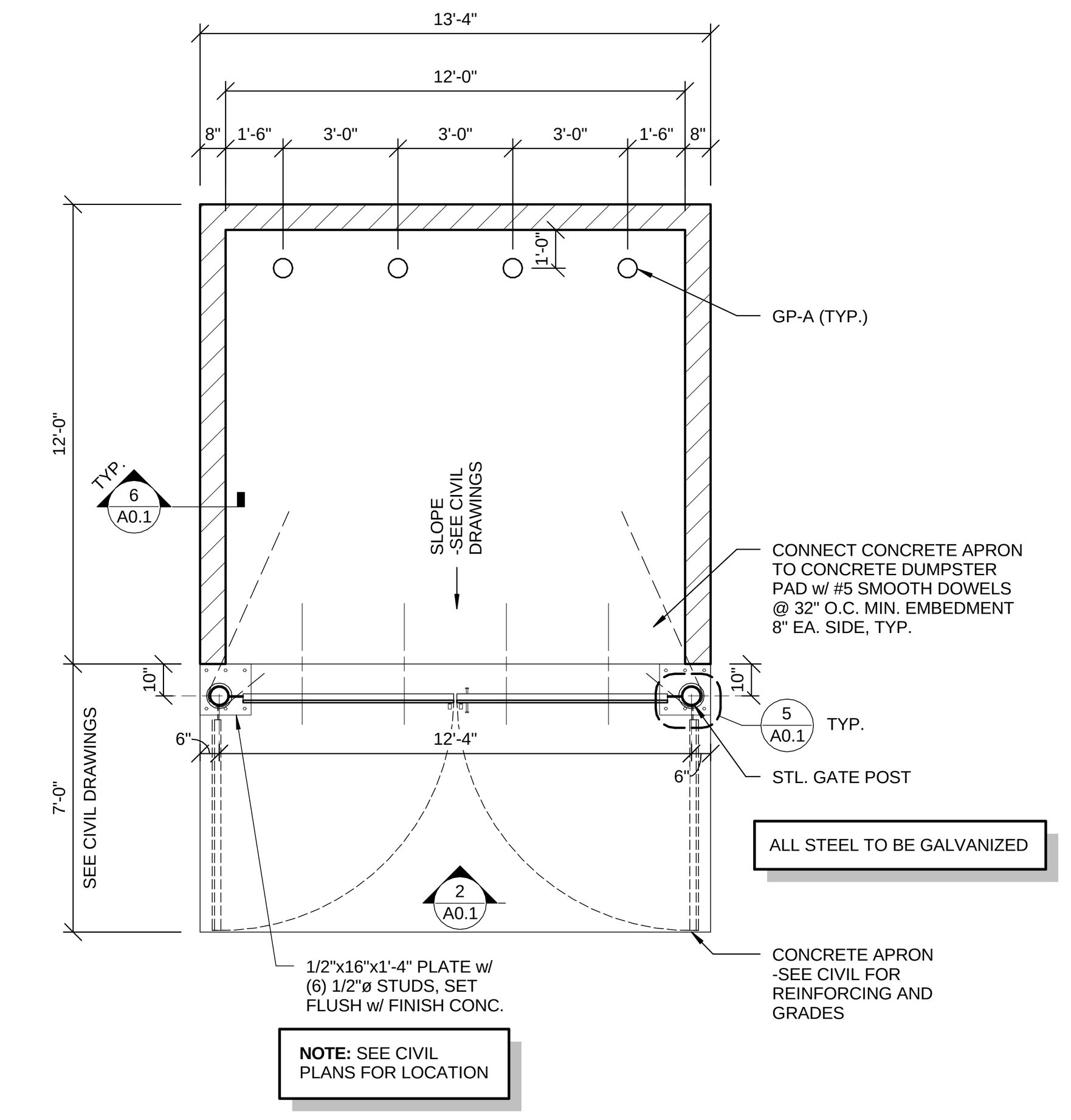
EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-5800
WWW.EXCELENGINEER.COM



3 A0.1 DUMPSTER PAD DETAIL
SCALE: 1/2" = 1'-0"

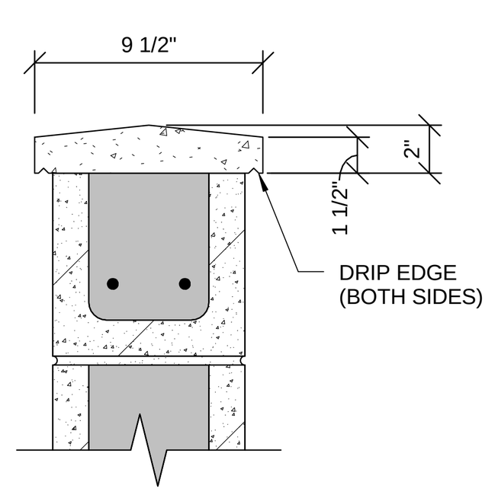


2 A0.1 DUMPSTER GATE ELEVATION
SCALE: 3/4" = 1'-0"

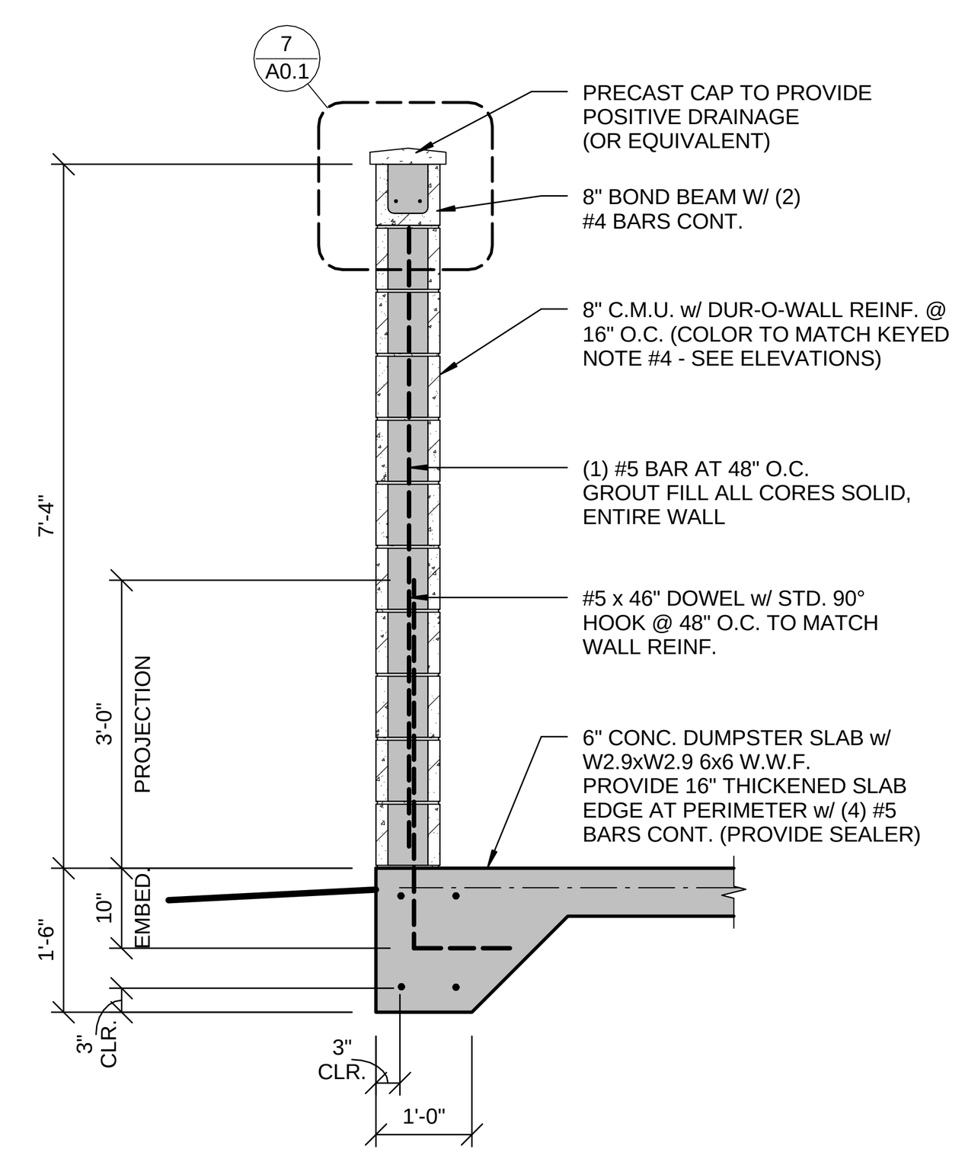


1 A0.1 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

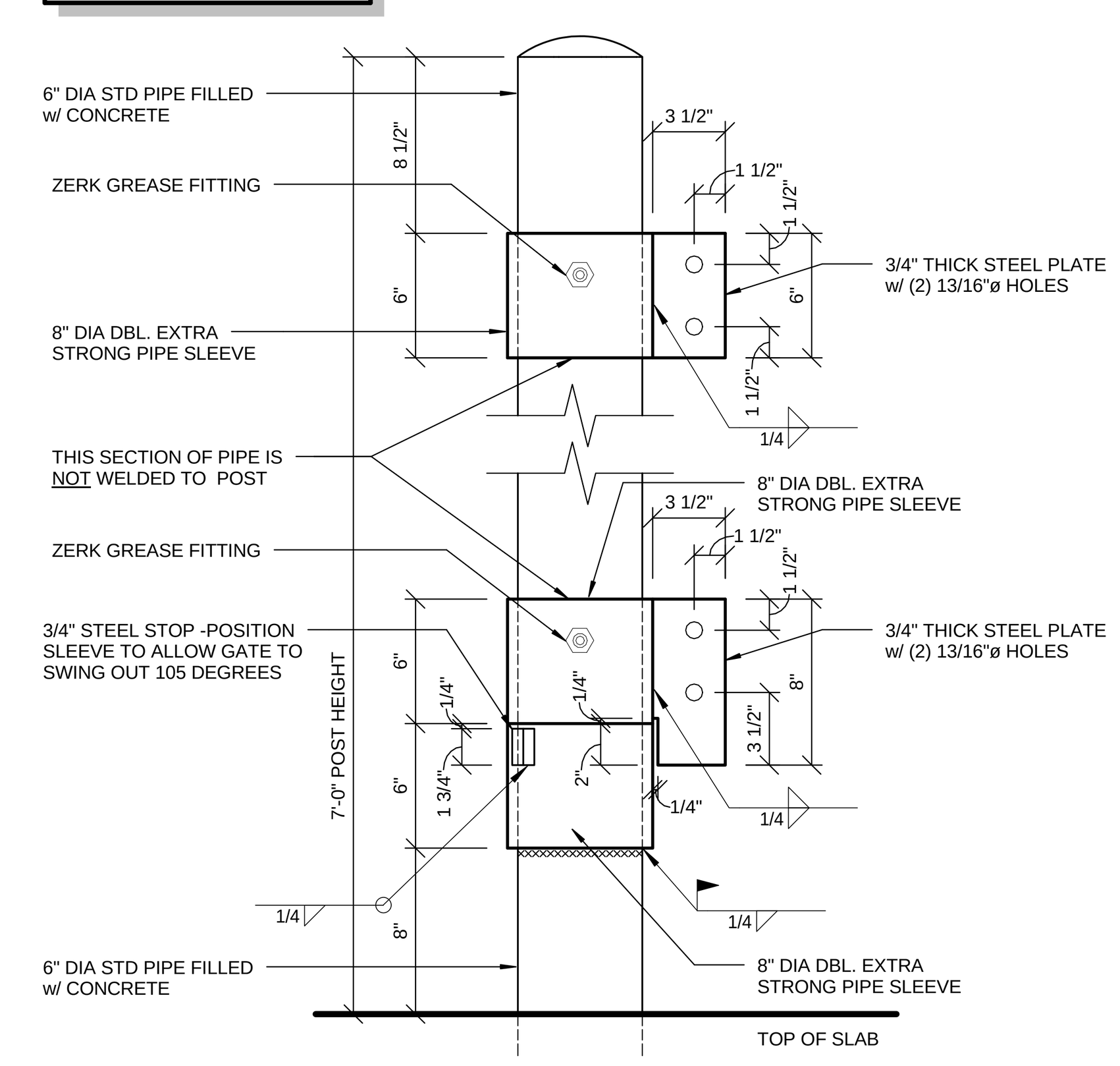
ALL STEEL TO BE GALVANIZED



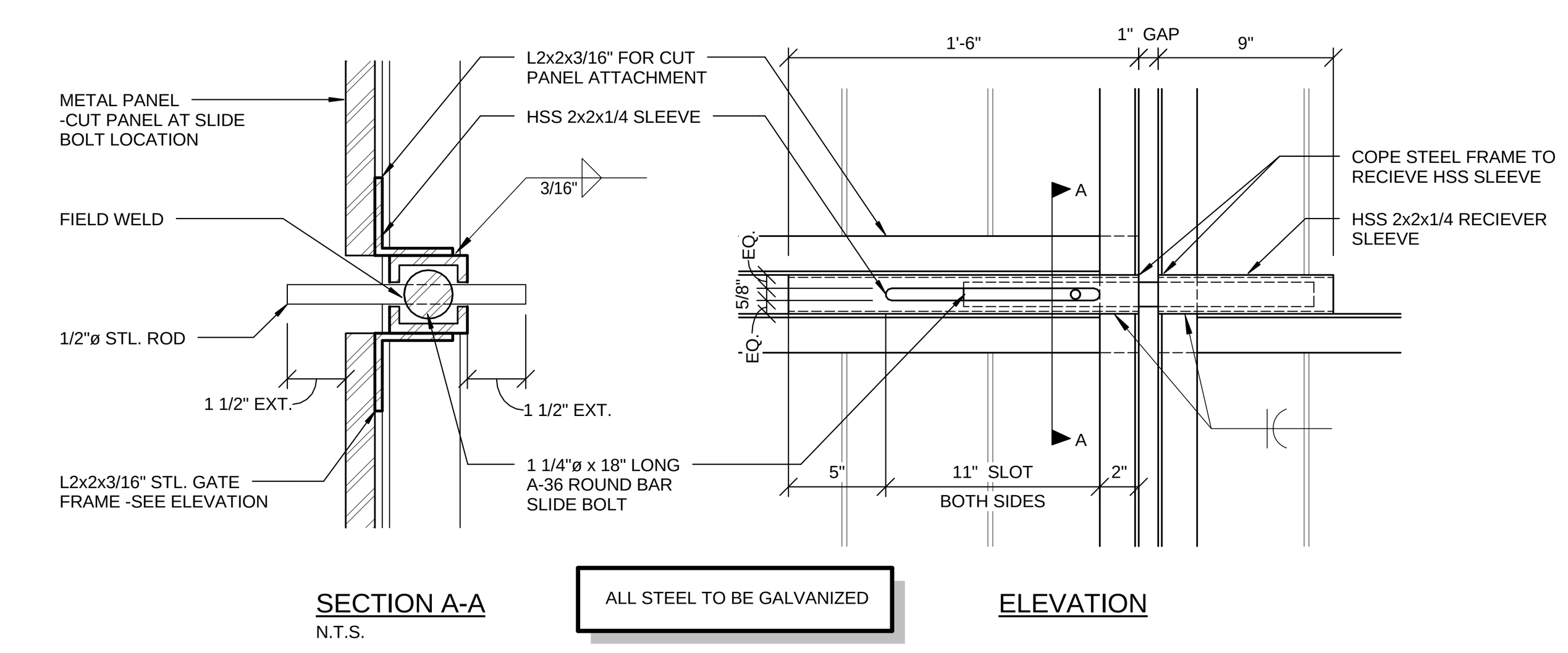
7 A0.1 DETAIL
SCALE: 1 1/2" = 1'-0"



6 A0.1 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"



5 A0.1 GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



4 A0.1 GATE SLIDE BOLT
SCALE: 1 1/2" = 1'-0"

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

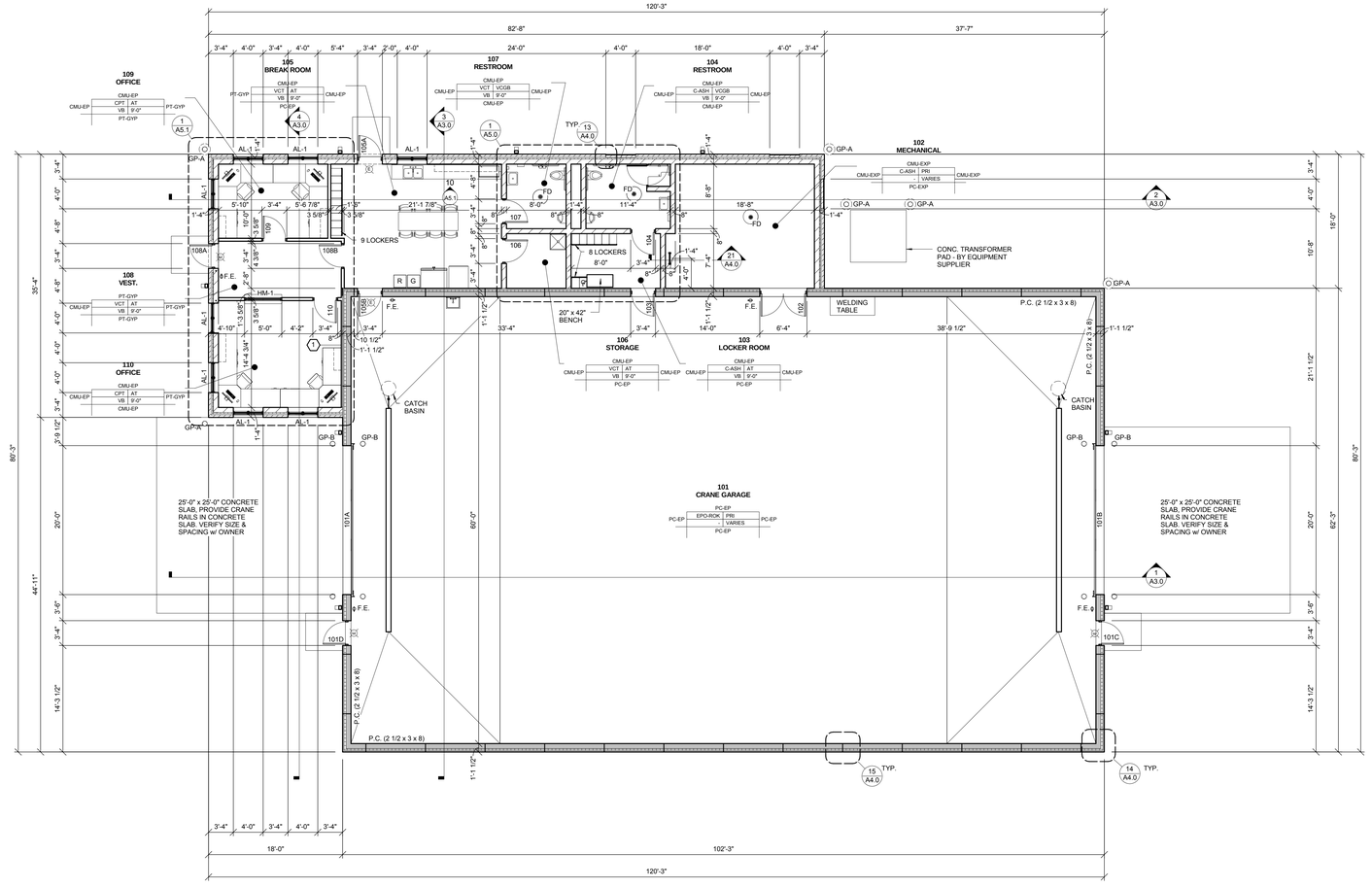
PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JUNE 14, 2017
REVISIONS

SHEET INFORMATION
DUMPSTER ENCLOSURE DETAILS
SHEET NUMBER
A0.1



NORTH

FIRST FLOOR PLAN

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

8' 0' 8' 16'

SYMBOLS LEGEND

- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- GP-X GUARDPOST - SEE SHEET A4.1
- PRECAST WALL
- MASONRY VENEER
- C.M.U. WALL
- METAL STUD WALL

SEE PLAN FOR ALL WALL WIDTHS

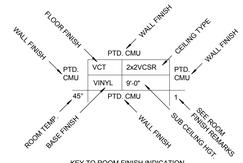
- NEW DOOR

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-WALL TO FACE-OF-WALL.
- ALL INTERIOR DIMS. AT STUD WALL ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE, MEN'S AND WOMEN'S REST ROOM SIGNS.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.

KEYED NOTES

1. METAL STUD FURRING: 1 1/2 METAL STUD w/ 5/8 GYP. ONE SIDE. STOP 6" MIN. ABOVE CEILING TILE.



KEY TO ROOM FINISH INDICATION
SEE FLOOR PLAN FOR INDICATION AT ROOM

EXCEL
ARCHITECTS ● ENGINEERS ● SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR: MIRON CONSTRUCTION

RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

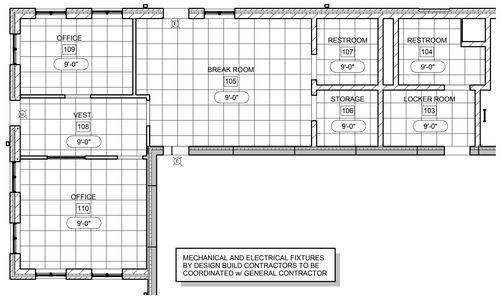
SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SYMBOLS LEGEND

- ACOUSTICAL TILE CEILING PANELS -SEE ROOM FINISH SCHEDULE FOR TYPE
- LIGHT FIXTURE - BY DESIGN BUILD CONTRACTOR
- LIGHT FIXTURE - BY DESIGN BUILD CONTRACTOR
- LIGHT FIXTURE - BY DESIGN BUILD CONTRACTOR
- RECESSED EMERGENCY LIGHT - BY DESIGN BUILD CONTRACTOR
- CEILING SUPPLY GRILLE - BY DESIGN BUILD CONTRACTOR
- CEILING RETURN, TRANSFER OR EXHAUST GRILLE - BY DESIGN BUILD CONTRACTOR
- CEILING SLOT DIFFUSER -BY DESIGN BUILD CONTRACTOR
- (E) EXIT LIGHT
- OCCUPANCY SENSOR - BY DESIGN BUILD CONTRACTOR
- (C) CEILING MOUNTED SPEAKER - BY DESIGN BUILD CONTRACTOR
- FIRE ALARM SPEAKER UNIT - BY DESIGN BUILD CONTRACTOR
- (H) HEAT DETECTOR - BY DESIGN BUILD CONTRACTOR
- (S) SMOKE DETECTOR - BY DESIGN BUILD CONTRACTOR



NORTH

OFFICE REFLECTED CEILING PLAN

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

8' 0' 8' 16'

BASE FINISHES

VINYL COVE BASE (VB)
4" HIGH VINYL COVE BASE - COLOR BY OWNER.

FLOOR FINISHES

ASH CONCRETE (C-ASH)
1. INTERIOR EXPOSED CONCRETE TO RECEIVE (2) APPLICATIONS OF ASHFORD FORMULA FLOOR SEAL.

CARPET ROLL (CPT)
1. CARPET - MATERIAL ALLOWANCE $20/ SQ. YD.

1/4" SIKAFLOOR EPO-ROK TROWEL MORTAR SYSTEM (EPO-ROK)
1. 1/4" SIKAFLOOR EPO-ROK TROWEL MORTAR SYSTEM FLOORING. PREPARE CONCRETE FLOOR BY MECHANICAL MEANS BY USE OF SCABBLER, SCARIFIER, OR SHOT BLASTING. KEY CHASE ALL EDGES WHICH DO NOT ABUT A VERTICAL SURFACE. (I.E.) DOOR THRESHOLDS & DRAINS. WORK AREA TO BE HEATED PER MANUFACTURERS RECOMMENDATIONS.
2. FLOORING CONTRACTOR TO PERFORM A MOISTURE TEST ON THE CONCRETE SLAB TO CONFIRM CONDITIONS MEET MANUFACTURER'S REQUIREMENTS PRIOR TO INSTALLING FLOOR.
3. INSTALL TWO-COMPONENT EPOXY PRIMER, THREE COMPONENT MORTAR CONSISTING OF EPOXY RESIN, CURING AGENTS & GRADED AGGREGATES & A TWO-COMPONENT 100% SOLIDS GENERAL SURFACE EPOXY COATING w/ TEXTURE AS SELECTED BY OWNER. EXPANSION & CONTROL JOINTS TO BE CUT IN EPOXY FLOOR AT SAME LOCATION AS CONCRETE FLOOR JOINTS & FILLED WITH FLEXIBLE POLYURETHANE SEALANT.
4. SUBMIT COLOR AND TEXTURE SAMPLES & MANUFACTURERS TECHNICAL DATA FOR APPROVAL TO OWNER. ALL MATERIALS ARE TO BE OBTAINED FROM A SINGLE MANUFACTURER w/ NOT LESS THAN 10 YEARS OF EXPERIENCE & THE CONTRACTOR SHALL HAVE COMPLETED AT LEAST 5 PROJECTS OF SIMILAR SIZE IN PRIOR 2 YEARS.
5. MANUFACTURER/CONTRACTOR SHALL FURNISH A NON-PRORATED WARRANTY COVERING BOTH MATERIALS & WORKMANSHIP FOR A 2 YEAR PERIOD FROM DATE OF INSTALLATION.

VINYL COMPOSITION TILE (VCT)
1. VINYL COMPOSITION TILE.

WALL FINISHES

EXPOSED CMU (CMU-EXP)
1. UNFINISHED CMU

EPOXY PTD. CMU (CMU-EP)
1. PROVIDE (1) COAT EPOXY BLOCK FILLER & (2) COATS HIGH SOLIDS EPOXY FINISH PAINT.

EXPOSED PRECAST (PC-EXP)
1. EXPOSED PRECAST - USDA FINISH.

EPOXY PAINTED PRECAST (PC-EP)
1. PROVIDE (1) COAT EPOXY BLOCK FILLER & (2) COATS HIGH SOLIDS EPOXY FINISH PAINT.

PAINTED GYPSUM BOARD (PT-GYP)
1. PROVIDE (2) COATS FINISH PAINT OVER 5/8" GYPSUM BOARD. SEE T2.0 FOR ADDITIONAL INFORMATION.

CEILING FINISHES

ACOUSTICAL TILE (AT)
1. 2x2 ACOUSTICAL TILE ON SUSPENDED GRID SYSTEM USG INTERIORS INC. "F" FISSURED TILE w/ SHADOW LINE EDGE. COLOR SELECTION BY OWNER.

VINYL COVERED GYPSUM BOARD (VCGB)
1. 2x2 VINYL COVERED GYP. BOARD ON SUSPENDED GRID SYSTEM - USG INTERIORS INC. SHEET ROCK LAYIN CEILING TILE "CLIMAPLUS" WHITE VINYL.

STRUCTURAL FINISHES

PRIMED METAL STRUCTURE (PRI)
1. EXPOSED METAL STRUCTURE TO BE PRIMED AND PAINTED WHITE PRIOR TO INSTALLATION. TOUCH UP AFTER ERECTION.

ROOM FINISH NOTES

FLOORING CONTRACTOR TO PROVIDE RUBBER TRANSITION STRIPS AND EDGING AT ALL MATERIAL TRANSITIONS -STYLE TO BE SELECTED BY ARCHITECT/OWNER U.N.O.

FLOORING CONTRACTOR SHALL PREPARE FLOOR SURFACES RECEIVING NEW FINISHES AS REQ'D FOR A SMOOTH AND LEVEL SURFACE PRIOR TO INSTALLING NEW FINISHES

FLOORING CONTRACTOR SHALL STRIP AND FINISH ALL VCT FLOORING AS RECOMENDED PER MANUF. SPEC'S PRIOR TO OCCUPANCY

ALL EXPOSED EXTERIOR METAL SURFACES SHALL BE PAINTED, U.N.O.

ALL EXPOSED INTERIOR METAL SURFACES SHALL BE PAINTED, U.N.O.

PAINTING CONTRACTOR SHALL PREPARE ALL SURFACES RECIEVING NEW PAINTED FINISHES AS REQ'D PRIOR TO APPLYING NEW PAINTED FINISH

PAINTING CONTRACTOR SHALL PREPARE FOR (2) DIFFERING PAINT COLORS PER ROOM (COLORS ARE TO BE SELECTED BY ARCHITECT/OWNER)

ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE w/ THE GYPSUM CONSTRUCTION HANDBOOK. LEVEL OF FINISH AS PER GA-214 ARE AS FOLLOWS:
LEVEL 1 - CONCEALED AND ABOVE CEILING AREAS
LEVEL 4 - ALL EXPOSED BELOW CEILING AREAS

ALL GYPSUM BOARD SHALL HAVE SMOOTH FINISH

ALL COLORS TO BE SELECTED BY ARCHITECT/OWNER FROM A FULL RANGE OF AVAILABE COLORS

PROVIDE COLORED MORTAR AT ALL INTERIOR MASONRY -COLOR TO BE SELECTED BY ARCHITECT/OWNER

PROVIDE COLORED GROUT AT ALL INTERIOR TILE SURFACES -COLOR TO BE SELECTED BY ARCHITECT/OWNER

CONTRACTORS SHALL PROVIDE PRODUCTS COMPLETE w/ ALL ACCESSORIES, TRIM, FINISH, FASTENERS, AND OTHER REQ'D ITEMS NEEDED FOR A COMPLETE INSTALLATION AS INDICATED

REFERENCES TO PRODUCTS OR SYSTEMS HERIN BY NAME, MAKE, OR CATALOG NUMBER IS INTENDED TO ESTABLISH A MIN. STANDARD QUALITY, AND IS NOT MEANT TO LIMIT COMPETITION IN ANY FASHION. APPROVED EQUIVALENTS SHALL BE ACCEPTED AFTER ARCHITECT APPROVAL

PROVIDE ACOUSTIC SOUND INSULATION OVER RESTROOMS (TYP.)

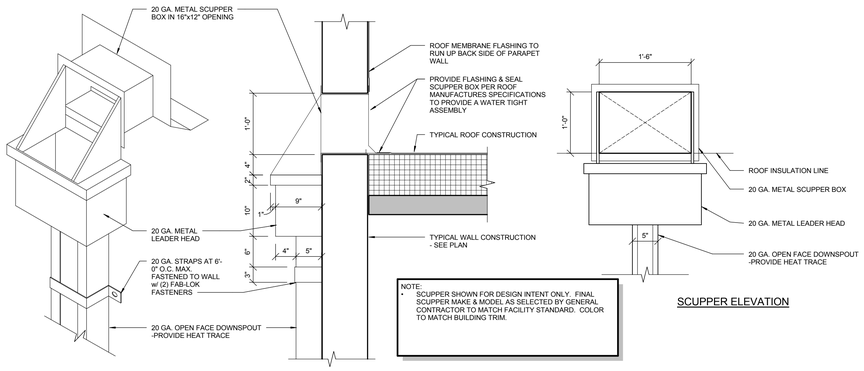
SHEET INFORMATION

FIRST FLOOR PLAN

SHEET NUMBER

A1.1

C:\Users\Jwisell\Documents\1700940_Arch_Central_Jwisell.rvt
6/14/2017 10:38:08 AM



SCUPPER ISOMETRIC

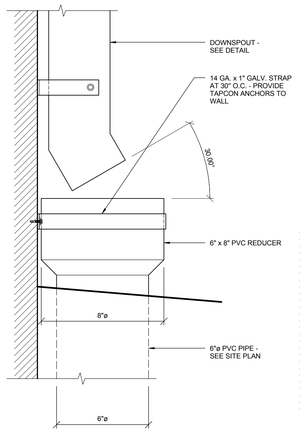
SCUPPER SECTION

NOTE:
- SCUPPER SHOWN FOR DESIGN INTENT ONLY. FINAL SCUPPER MAKE & MODEL AS SELECTED BY GENERAL CONTRACTOR TO MATCH FACILITY STANDARD. COLOR TO MATCH BUILDING TRIM.

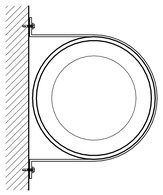
SCUPPER ELEVATION

1 A1.2 TYPICAL SCUPPER DETAIL w/ ADJACENT OVERFLOW

NOT TO SCALE



ELEV.



PLAN

SCUPPER BOX & DOWNSPOUT SPECIFICATIONS:

MANUFACTURER: ROLLEX OR EQUIVALENT

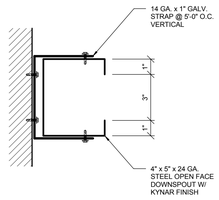
PRODUCT: RAINWARE ALUMINUM SCUPPER BOX AND DOWNSPOUTS

- 8" x 8" GUTTER w/ INSIDE AND OUTSIDE CORNER ACCESSORIES AS REQUIRED
- 4" x 5" ALUMINUM DOWNSPOUTS
- PROVIDE NECESSARY TRIM, CLIPS, AND FASTENERS OF MATCHING COLOR AS REQ'D FOR A COMPLETE INSTALLATION
- COLOR BY ARCHITECT/OWNER (PROVIDE SAMPLE COLORS FOR APPROVAL)

WARRANTY: 20 YEAR TRANSFERABLE WARRANTY COMMENCING WITH THE DATE OF FINAL INSPECTION AND ACCEPTANCE

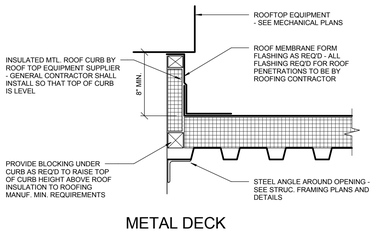
DOWNSPOUT TO SITE DRAIN DETAIL

NOT TO SCALE



OPEN FACE DOWNSPOUT DETAIL

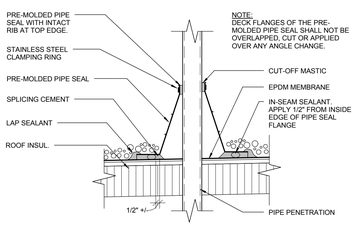
NOT TO SCALE



METAL DECK

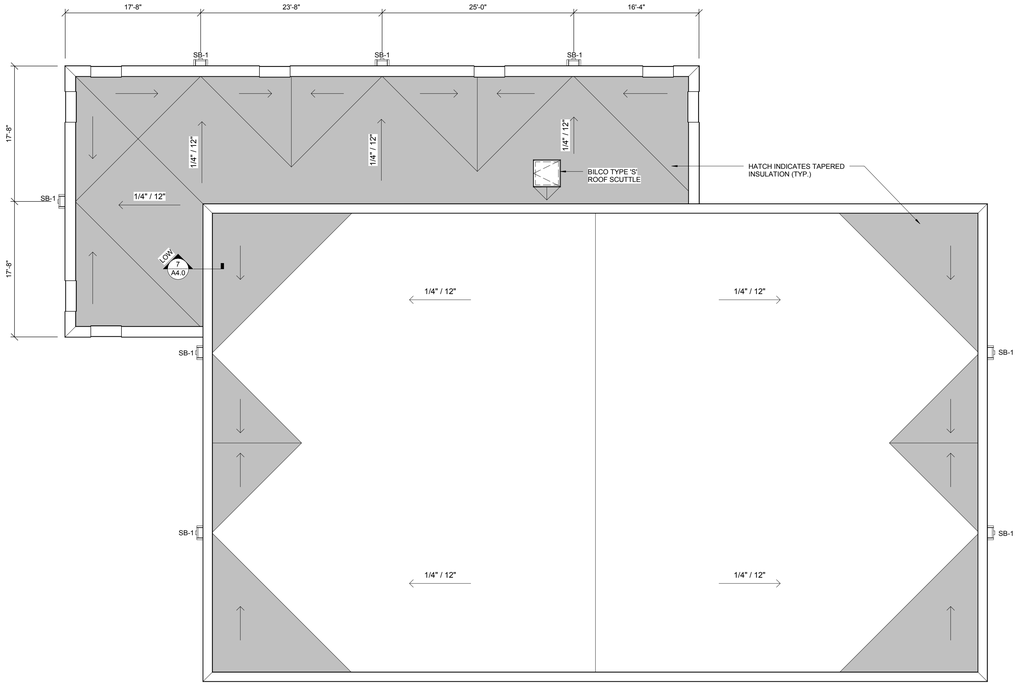
ROOF TOP EQUIPMENT CURB DETAIL

NOT TO SCALE



PIPE PENETRATION DETAIL

NOT TO SCALE



NORTH

ROOF PLAN

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

8' 0' 8' 16'

GENERAL ROOF NOTES:

= ROOF SLOPE DIRECTION

SB-1 = SCUPPER LOCATION -SEE DETAIL 1/A1.2

- ROOFING CONTRACTOR TO PROVIDE AND INSTALL MEMBRANE FORM FLASHING FOR ALL ROOF PENETRATIONS PER ROOF MEMBRANE MANUFACTURER'S REQUIREMENTS
- SEE MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS AND CURBS REQUIRED FOR MECHANICAL EQUIPMENT
- ROOF PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR
- ALL TAPERED INSULATION TO BE POLYISOCYANURATE AT 1/4" PER FOOT SLOPE.

ROOFING SPECIFICATION (MECH. FASTENED EPDM)

PRODUCT: **MEMBRANE = 60 MIL ETHYLENE PROPYLENE DIENE MONOMER (EPDM)**

MECHANICALLY FASTENED ROOFING SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. MECHANICALLY FASTEN MEMBRANE TO DECK. SEE UPLIFT PLAN FOR FASTENING CAPACITY REQUIREMENTS.

MANUFACTURE: (OR APPROVED EQUIVALENT)
-FIRESTONE
-CARLISLE

INSTALL OVER MIN. OF (2) LAYERS OF 2" POLYISOCYANURATE (R=25) WITH STAGGERED JOINTS OVER DECK. PROVIDE TAPERED RIGID INSULATION AS REQUIRED AND AS SHOWN ON ROOF PLAN.

COORDINATE INSULATION THICKNESS WITH CURB HEIGHTS TO PROVIDE MIN. OF 2" FROM INSULATION TO TOP OF CURB

WARRANTY: PROVIDE 10 YEAR TOTAL SYSTEM, LABOR AND MATERIAL WARRANTY, NO DOLLAR LIMIT AMOUNT FOR LEAKS. COMMENCING W/ THE DATE OF FINAL INSPECTION & ACCEPTANCE.

ROOF PAVERS:

- ROOF PAVER LAYOUT TO BE PROVIDED BY OTHERS.
- PROVIDE SLIP RESISTANT 24"x24" CONTINUOUS RUBBER WALK PADS TO ALL MECHANICAL EQUIPMENT AND VALVE STATIONS. INSTALL PER STANDARD MANUFACTURER DETAILS AND SPECS. PATH TO BE VERIFIED. PROVIDE COST PER LINEAL FOOT.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

ROOF PLAN

SHEET NUMBER

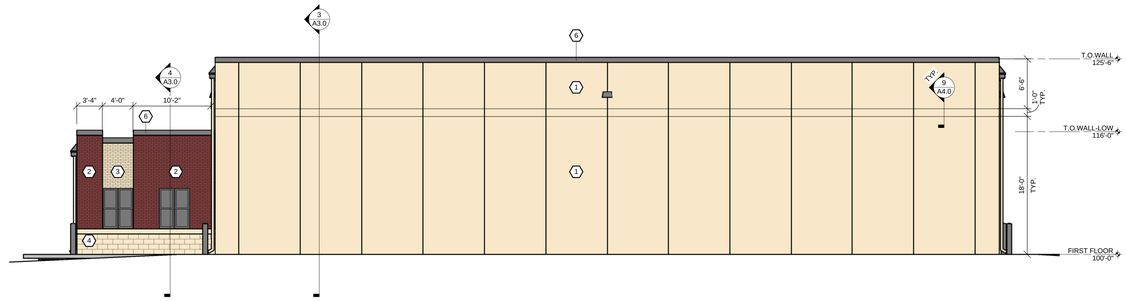
A1.2

C:\Users\Joseph\Documents\1700940_Arch_Central_Joseph1.rvt
6/14/2017 9:45:36 AM

MATERIAL LEGEND

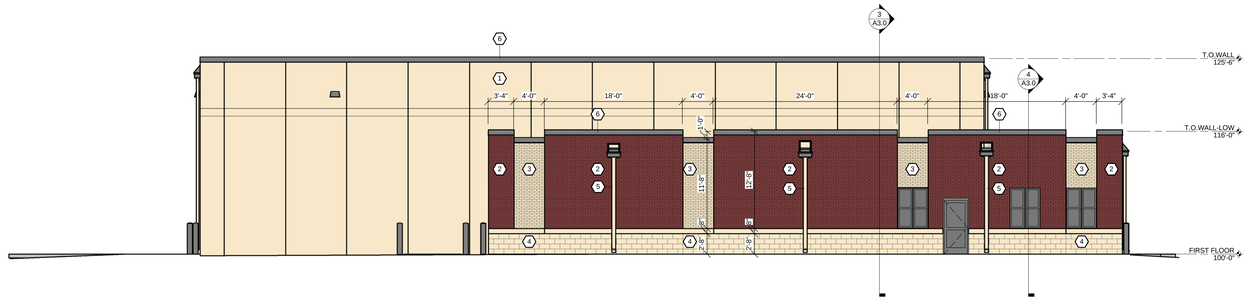
6	METAL FLASHING COLOR: GRAY
5	DOWNSPOUT COLOR: MATCH PRECAST
4	SPLIT FACE BLOCK COUNTY MATERIALS COLOR: WESTERN SAND
3	BRICK FACE COUNTY MATERIALS HERITAGE COLLECTION COLOR: WESTERN SAND
2	BRICK FACE COUNTY MATERIALS HERITAGE COLLECTION COLOR: SABLE
1	INSULATED PRECAST WALL PANEL SPANCRETE COLOR: 3/8" LIMESTONE - MERRIMAC GENESEEE BLEND

REMARK: F.V. FINAL COLOR SELECTION w/ OWNER



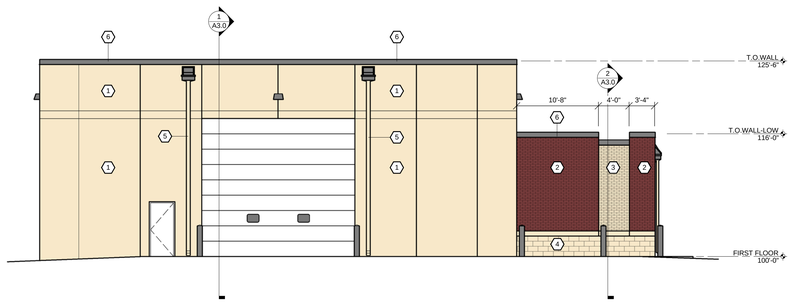
WEST ELEVATION

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



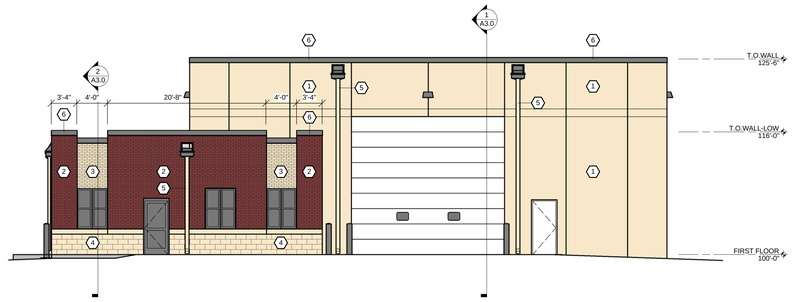
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

EXCEL
ARCHITECTS ● ENGINEERS ● SURVEYORS

105 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:

MIRON CONSTRUCTION

RACINE ROAD ● MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

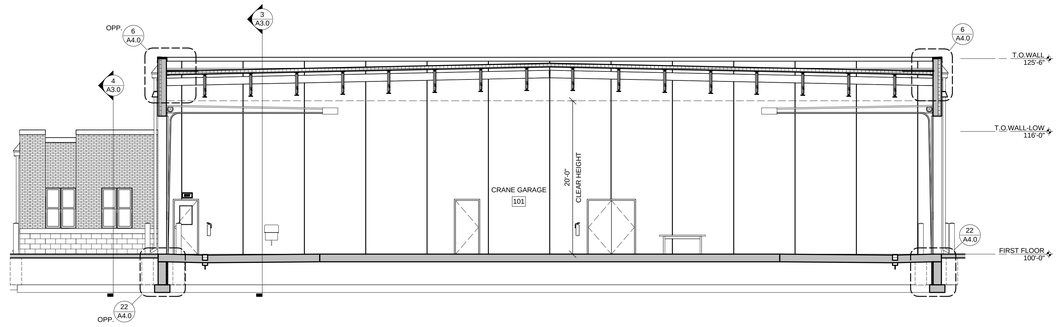
REVISIONS

SHEET INFORMATION

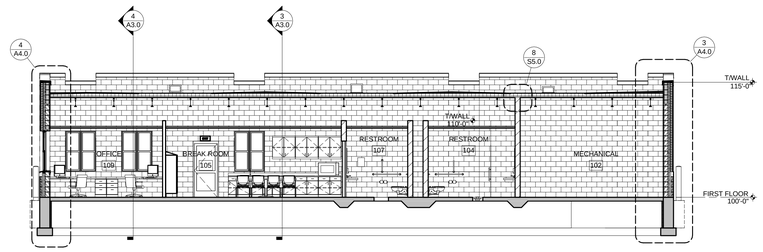
EXTERIOR ELEVATIONS

SHEET NUMBER

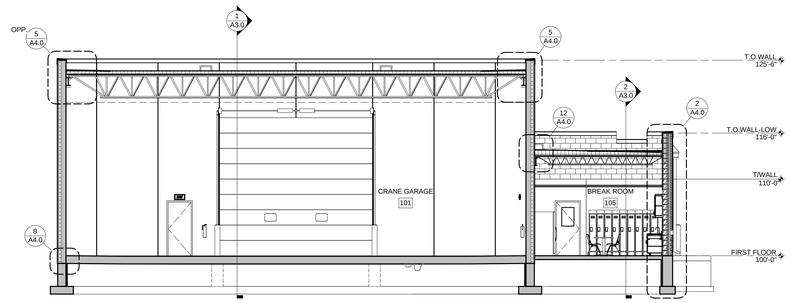
A2.0



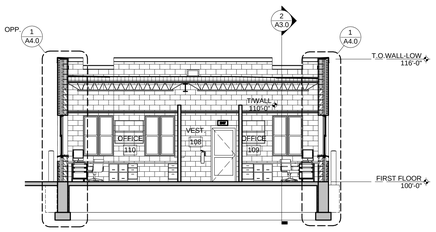
1 A3.0 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



2 A3.0 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



3 A3.0 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"



4 A3.0 **BUILDING SECTION**
SCALE: 1/8" = 1'-0"

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

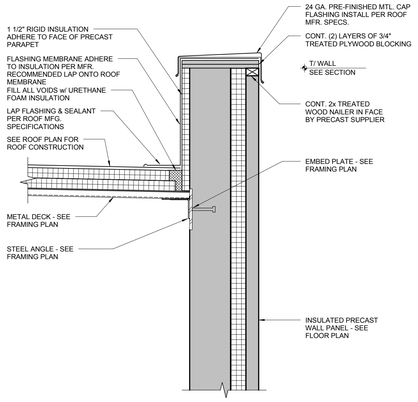
SHEET INFORMATION

BUILDING SECTIONS

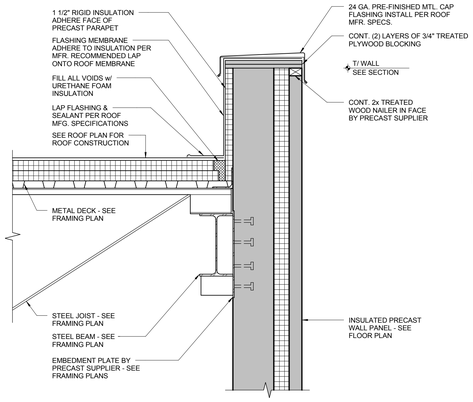
SHEET NUMBER

A3.0

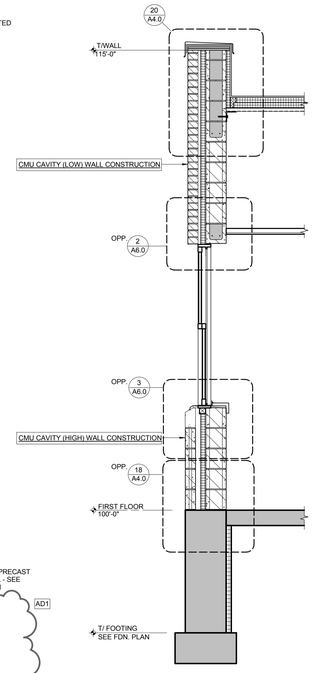
C:\Users\Jessen\Documents\170940_Arch_Central_Jessen.rvt
6/14/2017 8:48:54 AM



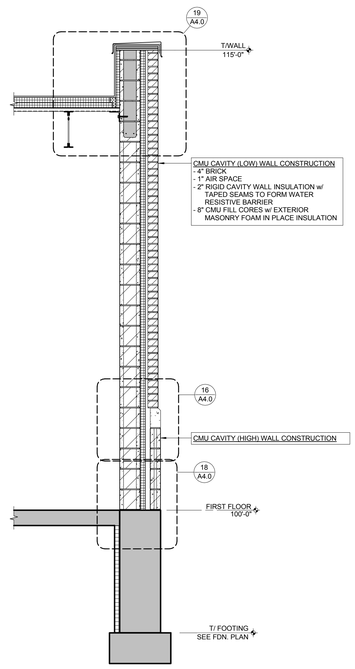
6 A4.0 DETAIL
SCALE: 1" = 1'-0"



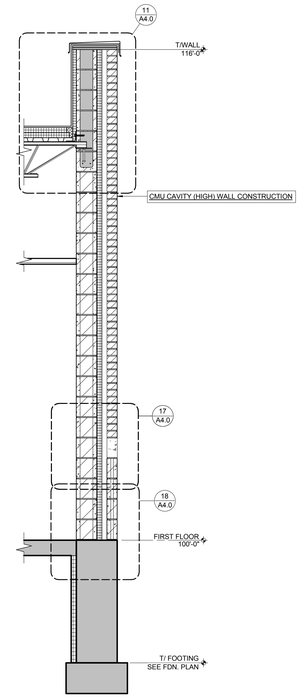
5 A4.0 DETAIL
SCALE: 1" = 1'-0"



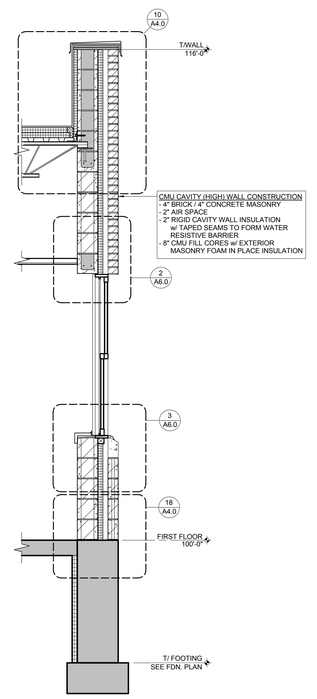
4 A4.0 WALL SECTION
SCALE: 1/2" = 1'-0"



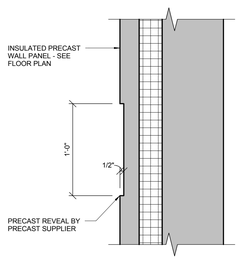
3 A4.0 WALL SECTION
SCALE: 1/2" = 1'-0"



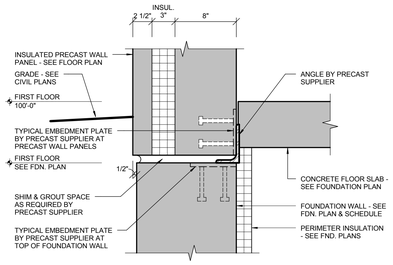
2 A4.0 WALL SECTION
SCALE: 1/2" = 1'-0"



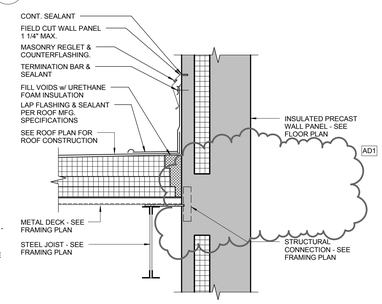
1 A4.0 WALL SECTION
SCALE: 1/2" = 1'-0"



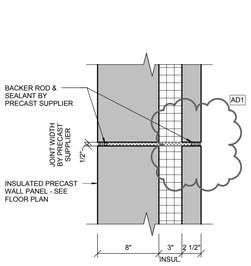
9 A4.0 DETAIL
SCALE: 1 1/2" = 1'-0"



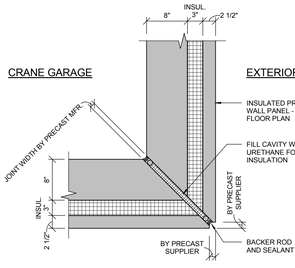
8 A4.0 TYPICAL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



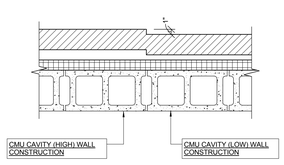
7 A4.0 DETAIL
SCALE: 1" = 1'-0"



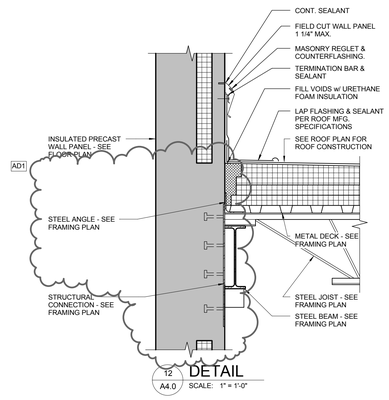
15 A4.0 DETAIL
SCALE: 1 1/2" = 1'-0"



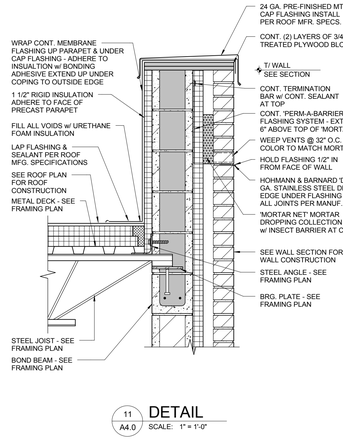
14 A4.0 PRECAST WALL PANEL DETAIL
SCALE: 1" = 1'-0"



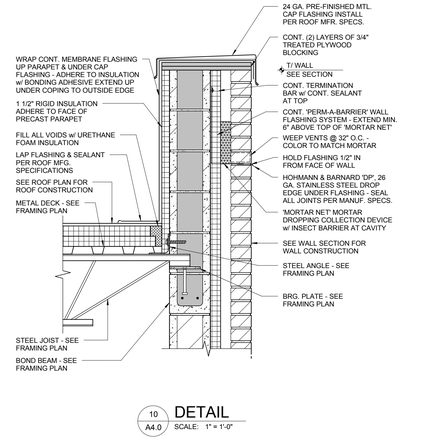
13 A4.0 DETAIL
SCALE: 1" = 1'-0"



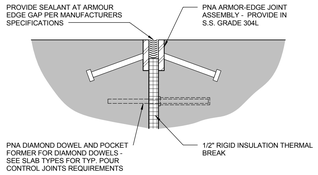
12 A4.0 DETAIL
SCALE: 1" = 1'-0"



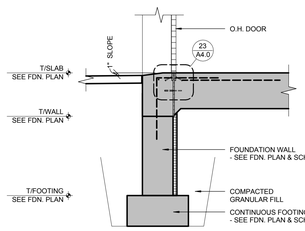
11 A4.0 DETAIL
SCALE: 1" = 1'-0"



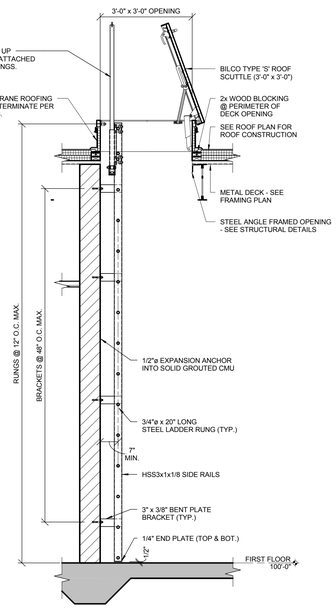
10 A4.0 DETAIL
SCALE: 1" = 1'-0"



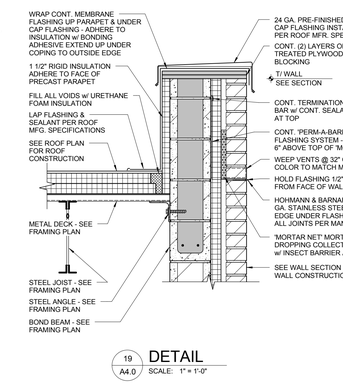
23 A4.0 ARMOUR JOINT DETAIL
SCALE: 3" = 1'-0"



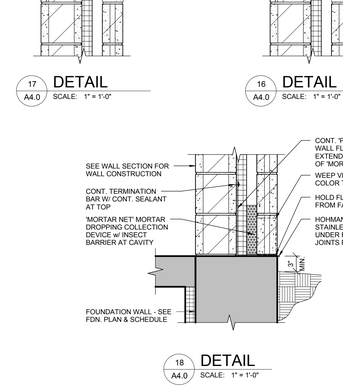
22 A4.0 DETAIL
SCALE: 1/2" = 1'-0"



21 A4.0 LADDER SECTION
SCALE: 1/2" = 1'-0"

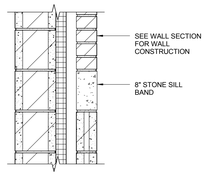


20 A4.0 DETAIL
SCALE: 1" = 1'-0"

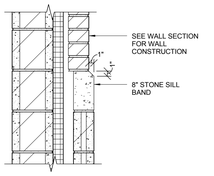


19 A4.0 DETAIL
SCALE: 1" = 1'-0"

18 A4.0 DETAIL
SCALE: 1" = 1'-0"



17 A4.0 DETAIL
SCALE: 1" = 1'-0"



16 A4.0 DETAIL
SCALE: 1" = 1'-0"

FLASHING PRODUCT SPECIFICATIONS:

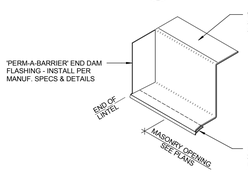
DRIP EDGE FLASHING:
HOHMANN & BARNARD 'DP' STAINLESS STEEL DRIP PLATE EDGE FLASHING

FLEXIBLE MEMBRANE FLASHING:
'PERM-A-BARRIER' WALL FLASHING

WEEP VENTS:
'MORTAR NET' WEEP VENTS

BUILDING WRAP (AIR BARRIER):
'TYVEK' COMMERCIAL WRAP

VENEER ANCHORS (HOHMANN & BARNARD):
#270 LADDER EYE-WIRE JOINT REINFORCING (FOR CAVITY WALLS WITH MASONRY BACKUP W/O RIGID INSULATION)
DW-10 TIES (FOR CAVITY WALLS WITH STUD BACKUP W/ WOOD SHEATHING ONLY)
X-SEAL TIES (FOR CAVITY WALLS WITH RIGID INSULATION)
2-SEAL TIES (FOR CAVITY WALLS WITH STUD BACKUP W/ RIGID INSULATION)



- EXTEND FLASHING BEYOND OPENINGS TO END OF LINTEL
- THIS DETAIL SHALL BE USED AT STEEL WIDE FLANGE BEAMS, STEEL ANGLE LINTELS, AND MASONRY LINTELS AT ALL EXTERIOR OPENINGS
- SEE HEAD FLASHING DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS

END DAM FLASHING
NOT TO SCALE

18 A4.0 DETAIL
SCALE: 1" = 1'-0"

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

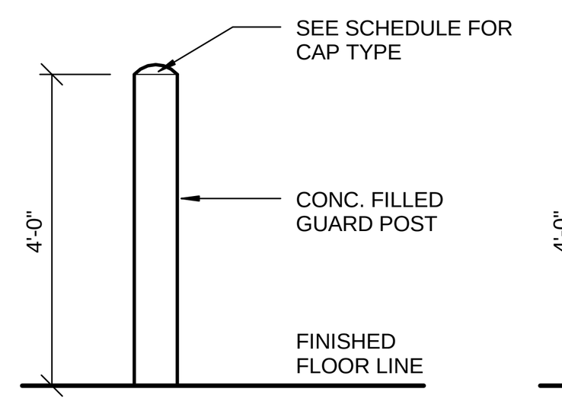
PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

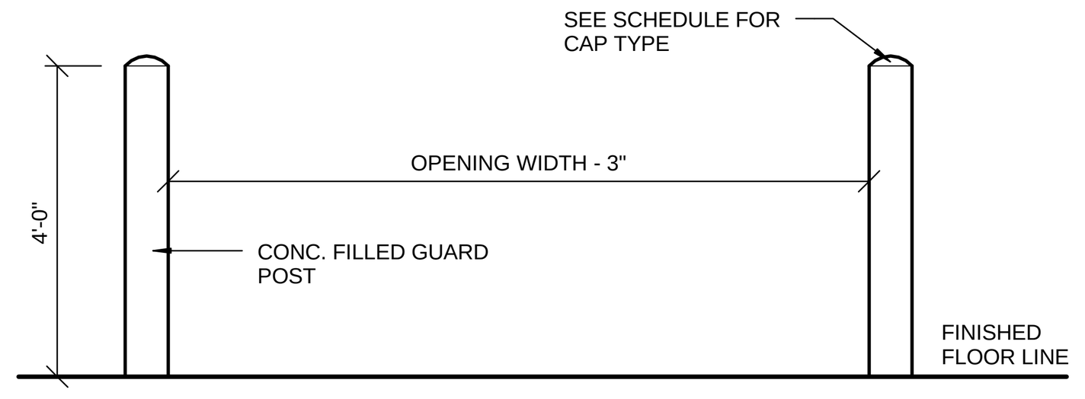
SHEET DATES
SHEET ISSUE JUNE 14, 2017
REVISIONS
AD1 AUG. 23, 2017

SHEET INFORMATION
WALL SECTIONS & DETAILS
SHEET NUMBER
A4.0

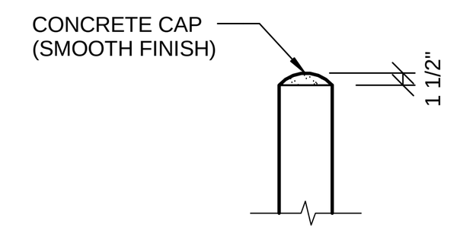
C:\Users\jstaadt\Documents\1700940_Arch_Central_Jstaadt1.rvt
8/23/2017 10:35:17 AM



GP ELEVATION A



GP ELEVATION B



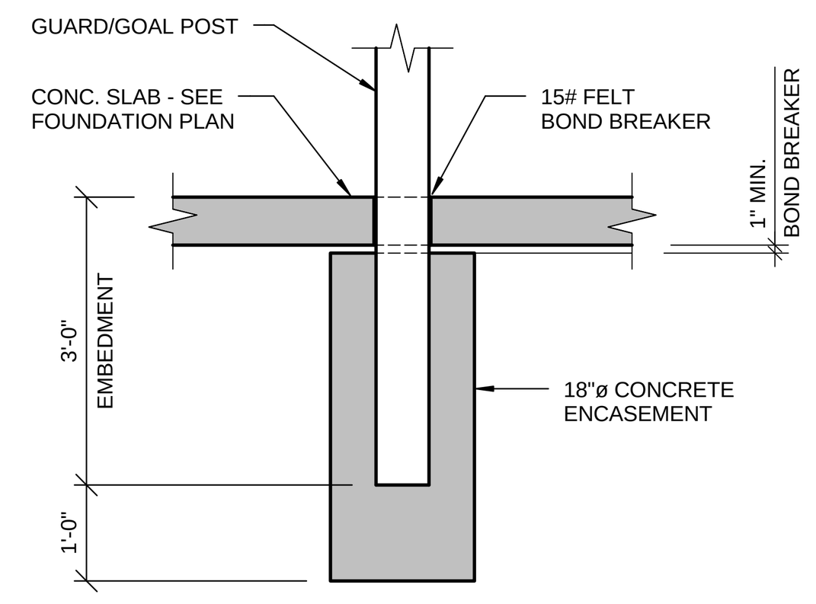
GP CAP STYLE A

GUARDPOST SCHEDULE					
MARK	ELEVATION	CAP	BASE CONN.	FINISH	REMARKS
GP-A	GP-A	STYLE A	TYPE A	PAINTED YELLOW	
GP-B	GP-B	STYLE A	TYPE A	PAINTED YELLOW	

GUARD POST AND GOAL POST NOTES:

- SEE FLOOR PLAN FOR DOOR AND OPENING DIMENSIONS.
- ALL PENETRATION WELDS USED IN THE FABRICATION OF GUARD AND GOAL POSTS SHALL BE GROUND SMOOTH. STAINLESS WELDS SHALL BE POLISHED TO MATCH FINISH OF PIPE OR BETTER.
- FILLET WELDS SHALL BE UNIFORM IN SHAPE AND APPEARANCE. REMOVE ALL SLAG, SPATTER, RUST, LOOSE SCALE, OIL AND DIRT BEFORE PAINTING.

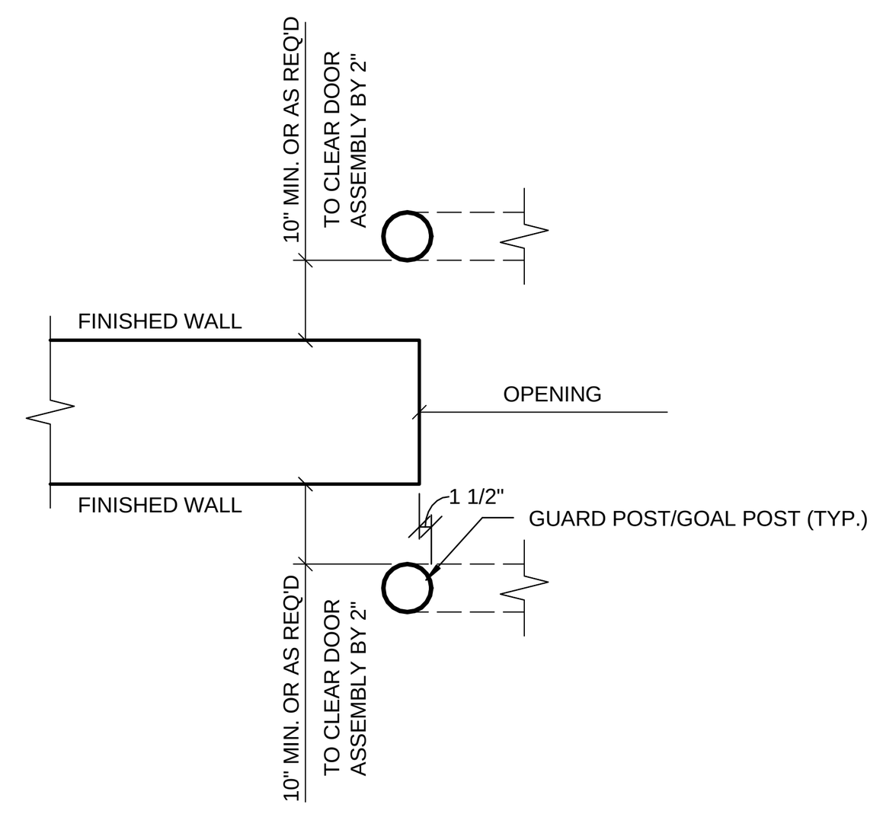
-PIPE SHALL BE SCHEDULE 10 STD PIPE.
(1) ONE COAT PRIMER AND TWO COATS OF FINISH PAINT. VERIFY COLOR WITH OWNER.



GP BASE CONNECTION TYPE A

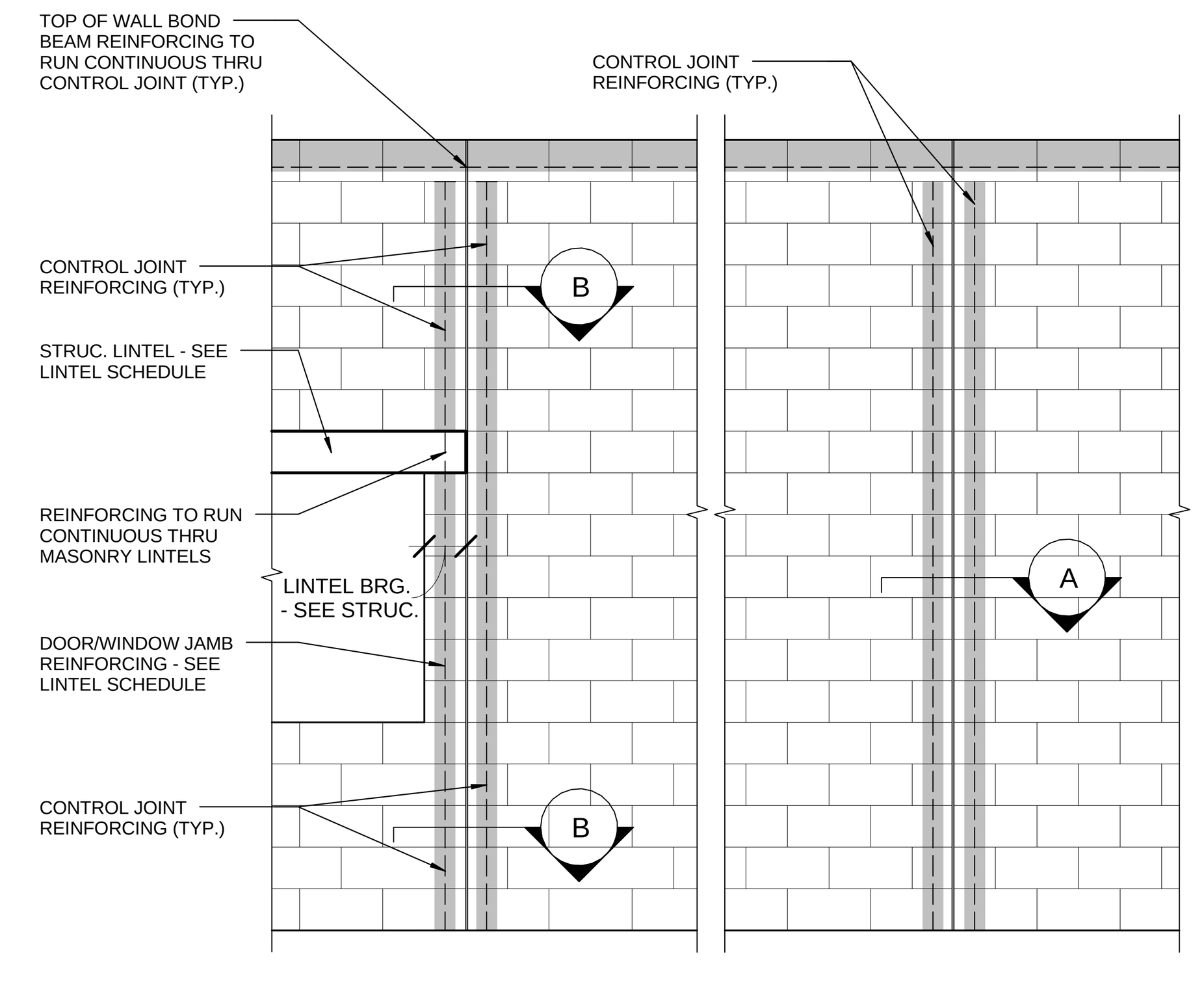
GUARD POST DETAIL TYPES

NOT TO SCALE



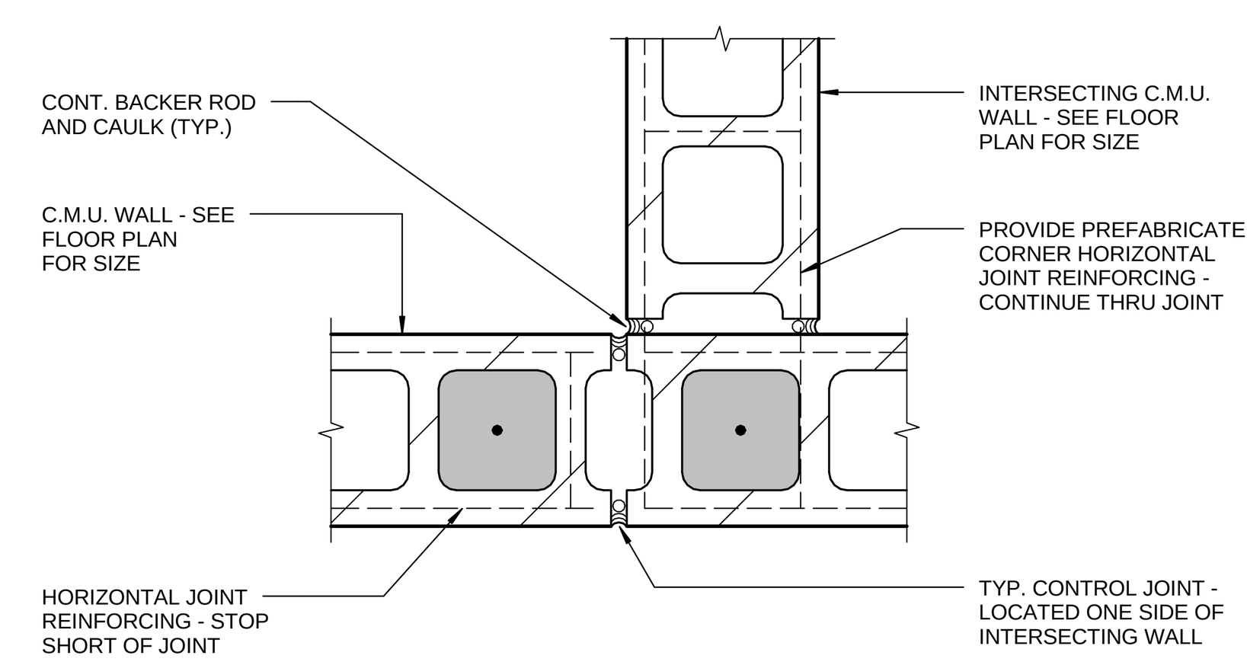
GUARD POST PLACEMENT LOCATION PLAN DETAIL

NOT TO SCALE



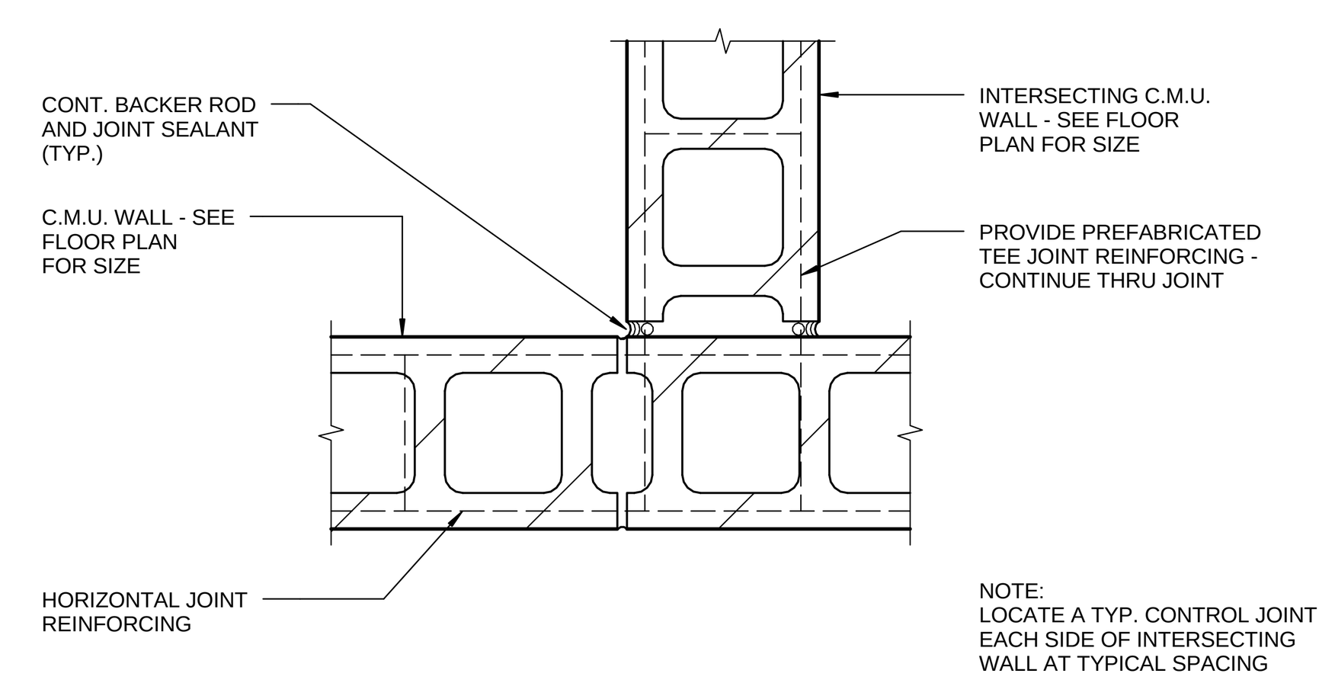
TYPE 'B' ELEVATION

CONTROL JOINT ELEVATIONS



CONTROL JOINT AT INTERSECTING WALL

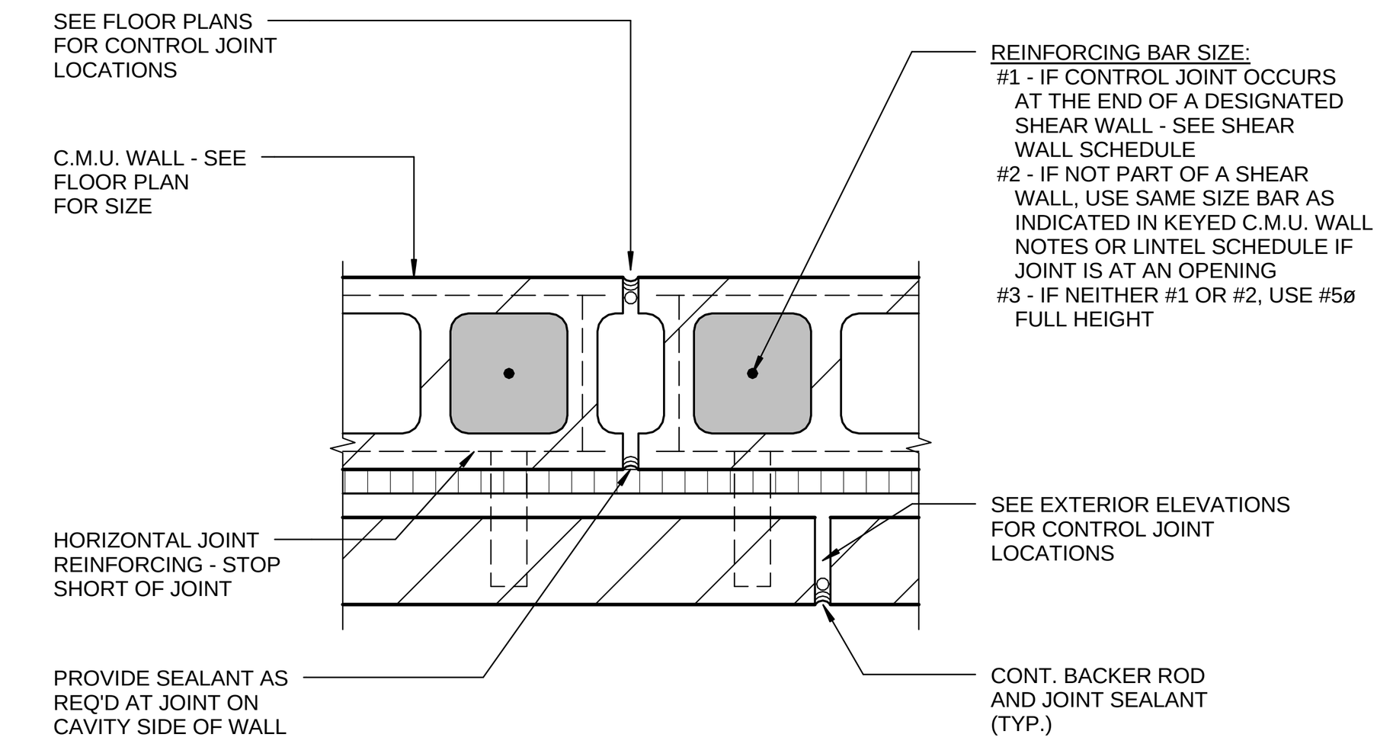
NO SCALE



NOTE:
LOCATE A TYP. CONTROL JOINT EACH SIDE OF INTERSECTING WALL AT TYPICAL SPACING

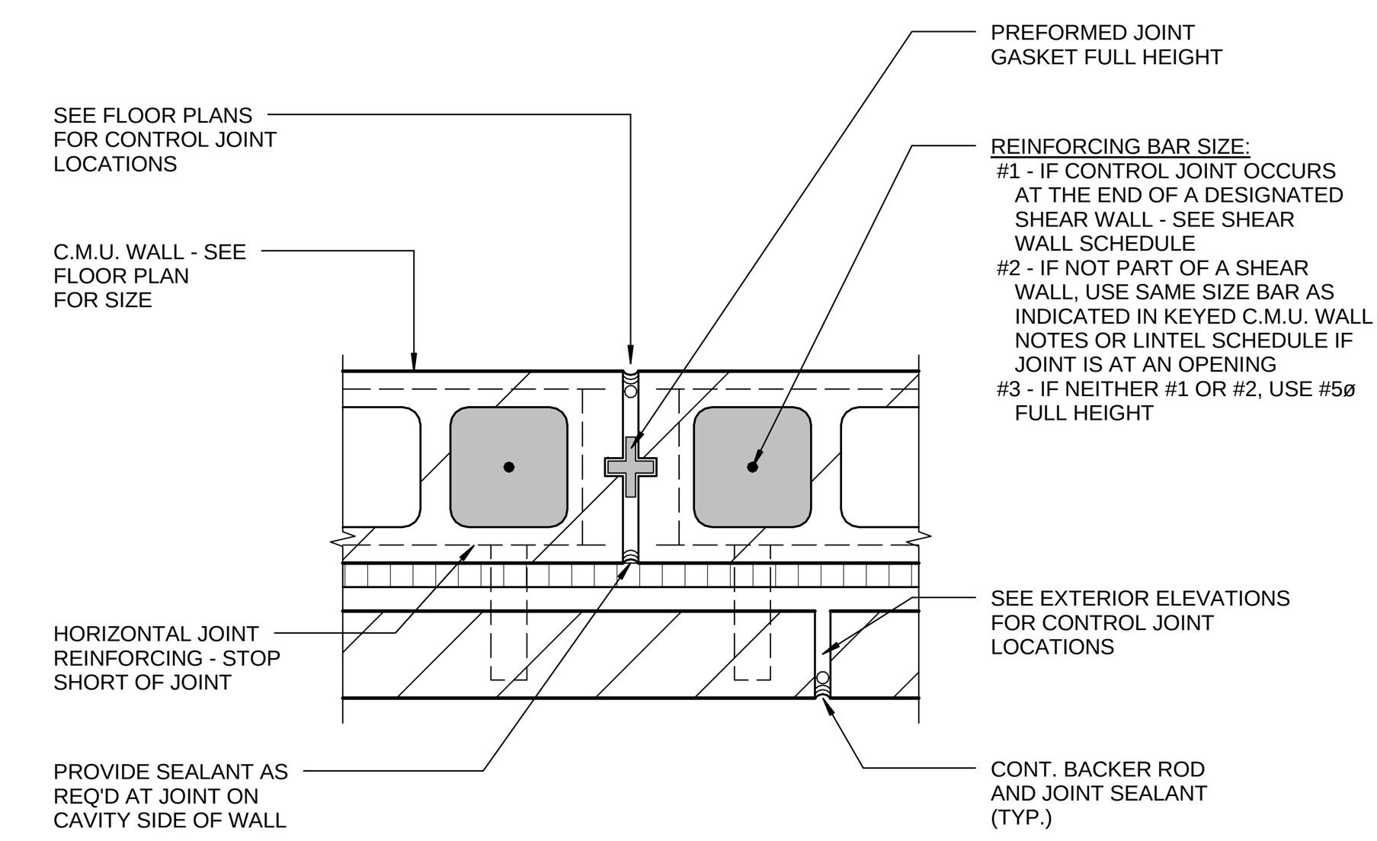
OPTIONAL CONTROL JOINT AT INTERSECTING WALL

NO SCALE



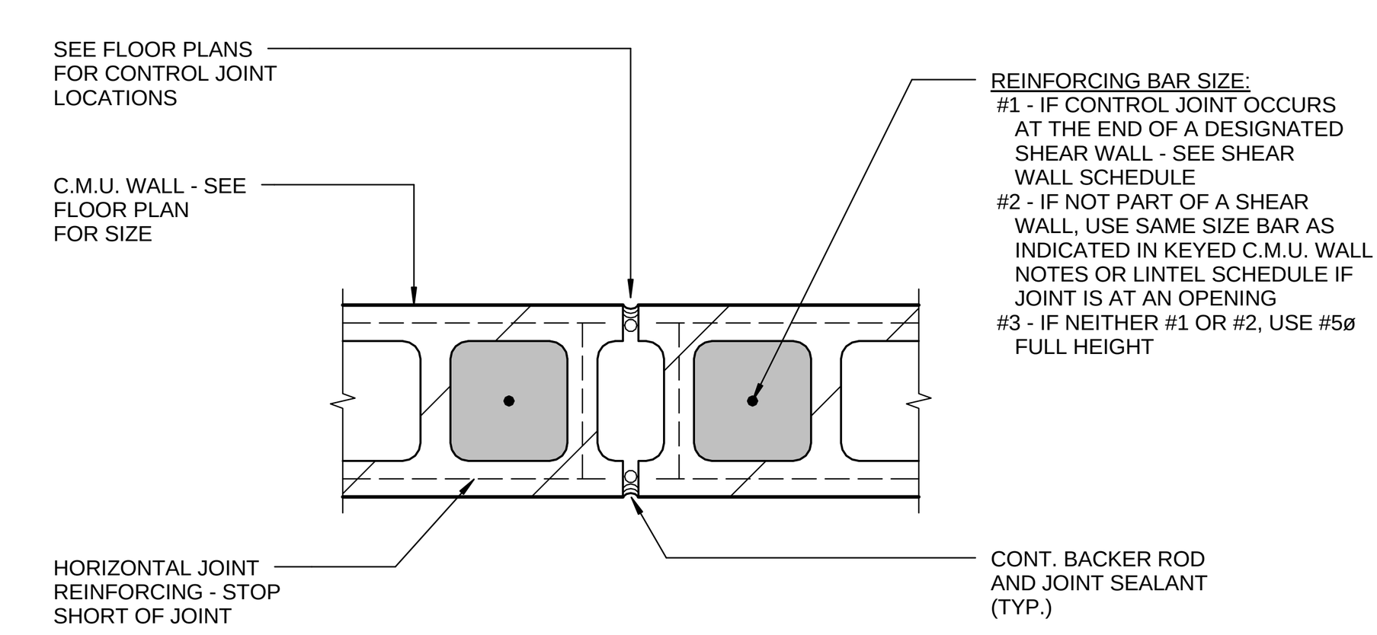
A TYP. CONTROL JOINT

NO SCALE
NOTE: FOR USE AT NON-RATED WALLS ONLY



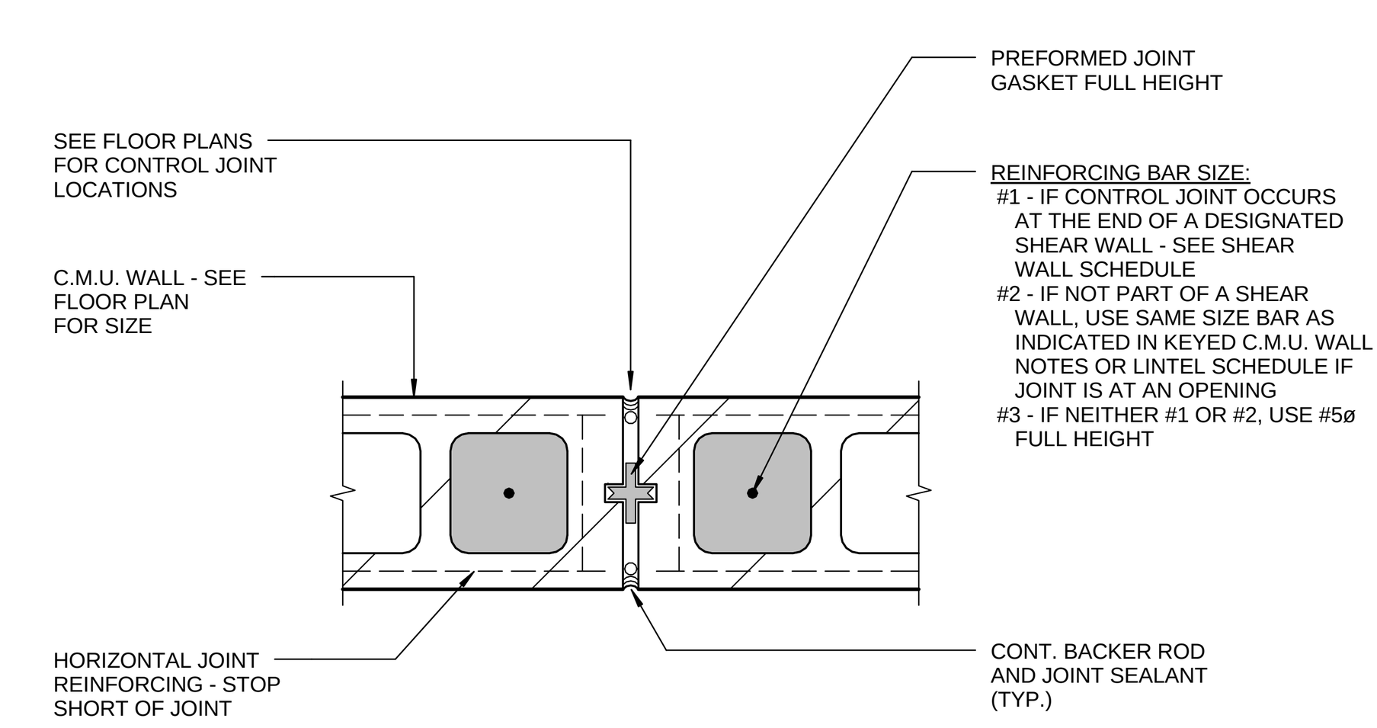
B CONTROL JOINT AT DOOR/WINDOW

NO SCALE
NOTE: FOR USE AT WALLS UP TO 2 HR. RATED WHERE CONTROL JOINT IS ADJACENT TO A DOOR OR WINDOW



A TYP. CONTROL JOINT

NO SCALE
NOTE: FOR USE AT NON-RATED WALLS ONLY



B CONTROL JOINT AT DOOR/WINDOW

NO SCALE
NOTE: FOR USE AT WALLS UP TO 2 HR. RATED WHERE CONTROL JOINT IS ADJACENT TO A DOOR OR WINDOW

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

DETAILS

SHEET NUMBER

A4.1

TOILET ROOM ACCESSORY SPECIFICATIONS:

GENERAL NOTES:

SEE KEYED TOILET ROOM ACCESSORY LEGEND FOR MODEL NUMBERS, FINISH, AND COLORS

GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQ'D AT ALL ACCESSORY LOCATIONS

GENERAL CONTRACTOR SHALL VERIFY ROUGH OPENING REQ'S FOR ALL RECESSED EQUIPMENT/ACCESSORIES

MANUFACTURER: BOBRICK WASHROOM EQUIPMENT, INC.

PRODUCTS: GRAB BARS, TISSUE DISPENSERS, TOWEL DISPENSERS, MIRRORS, SOAP DISPENSERS, ETC.

TOILET ROOM NOTES:

- 6 1/2" MAXIMUM SINK DEPTH
- INSULATE PIPES BELOW COUNTERTOPS (WATER AND WASTE LINES) W/ PVC MOLDED PROTECTION (BY PLUMBING CONTRACTOR)
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD

GLASS SHOWER DOOR SPECIFICATION:

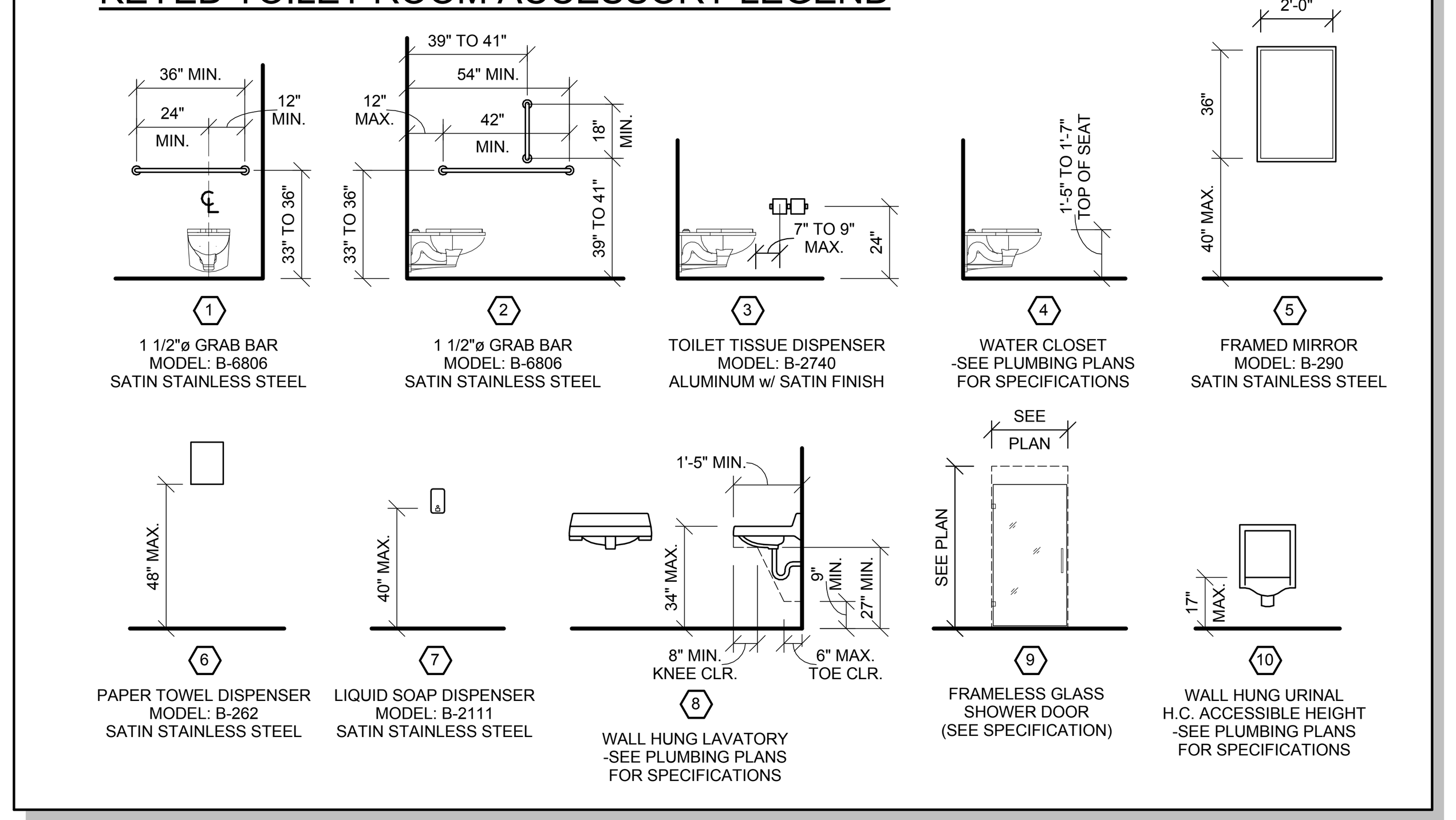
PRODUCT: FRAMELESS GLASS PIVOT SHOWER DOOR

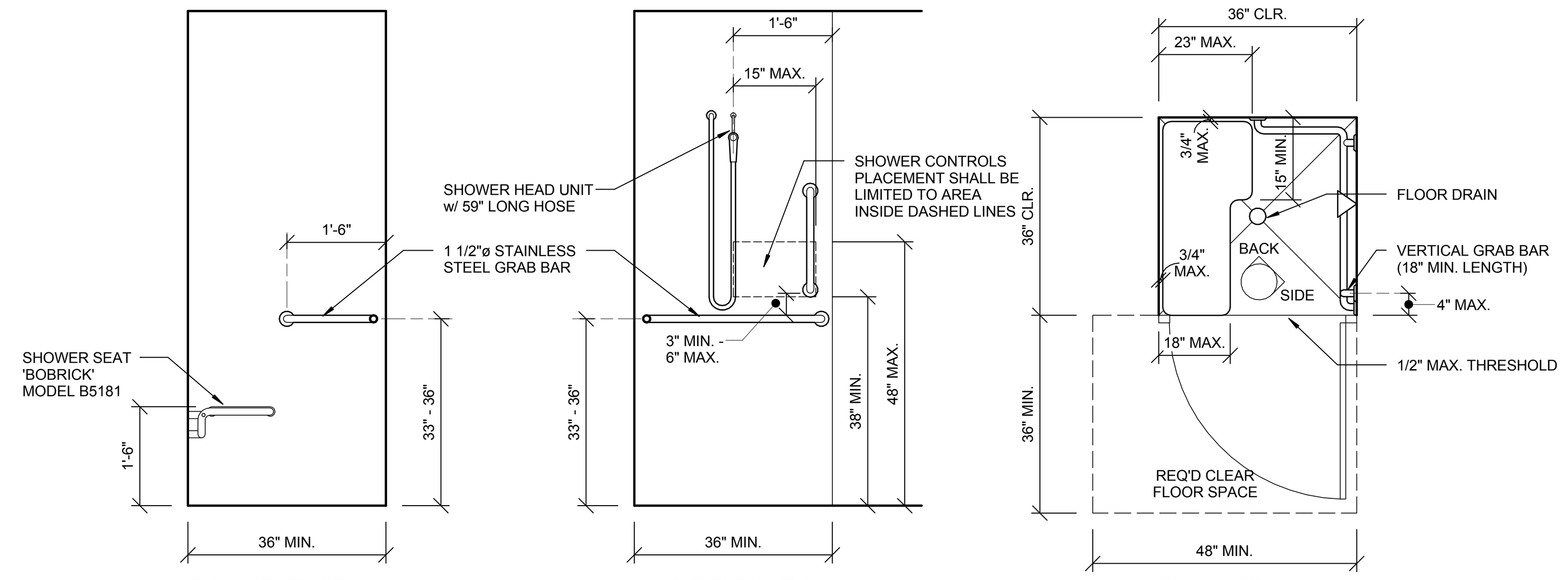
- 3/8" GLASS THICKNESS
- GLASS TO BE CLEAR LOW IRON
- HARDWARE TO BE CHROME
- HINGE STYLE TO BE SQUARE
- PULL TO BE HANDLE/ TOWEL BAR COMBO
  HANDLE TO BE 8"
  TOWEL BAR TO BE 18"

- INSTALLATION BY G.C.

WARRANTY: 1 YEAR

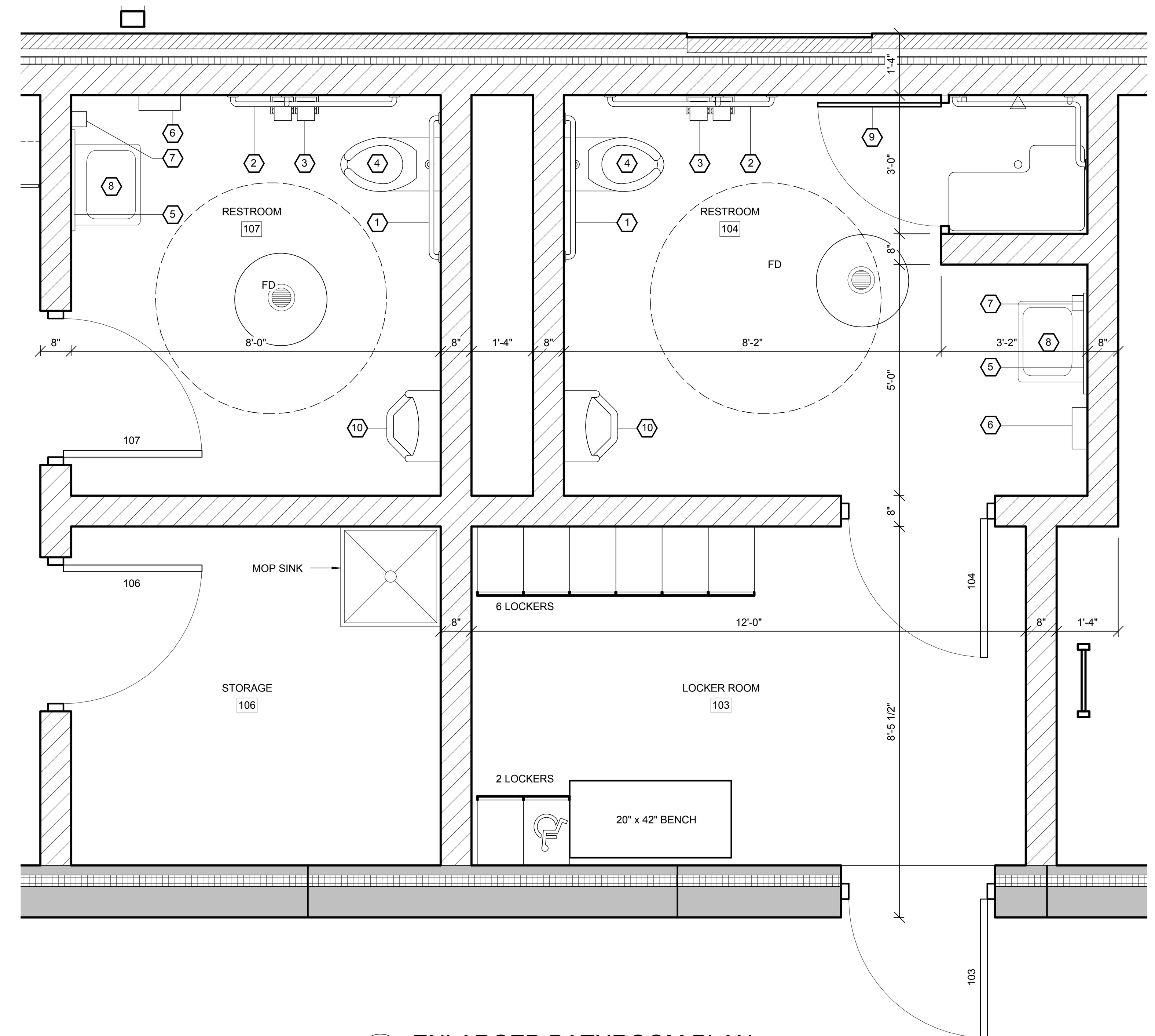
KEYED TOILET ROOM ACCESSORY LEGEND





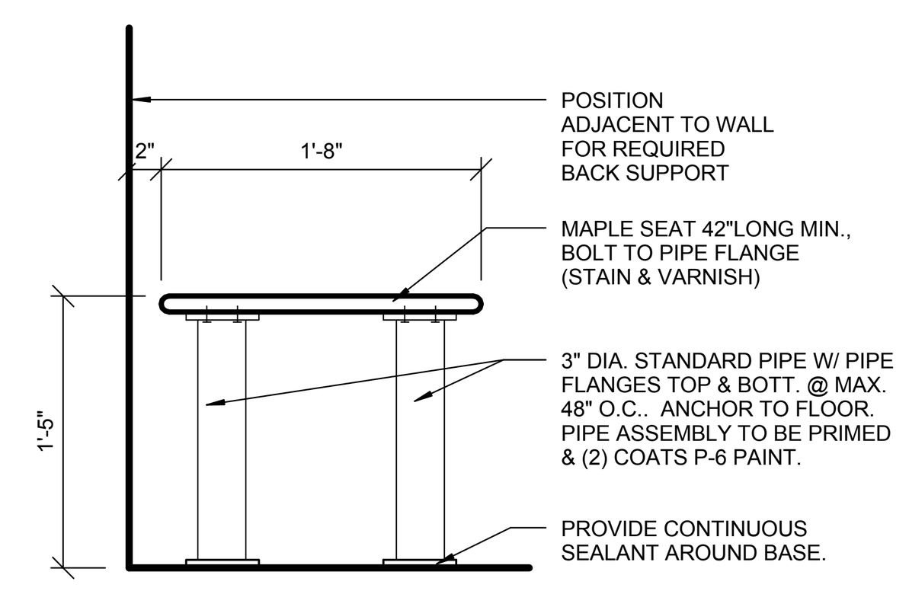
ADA SHOWER STALL

NOT TO SCALE



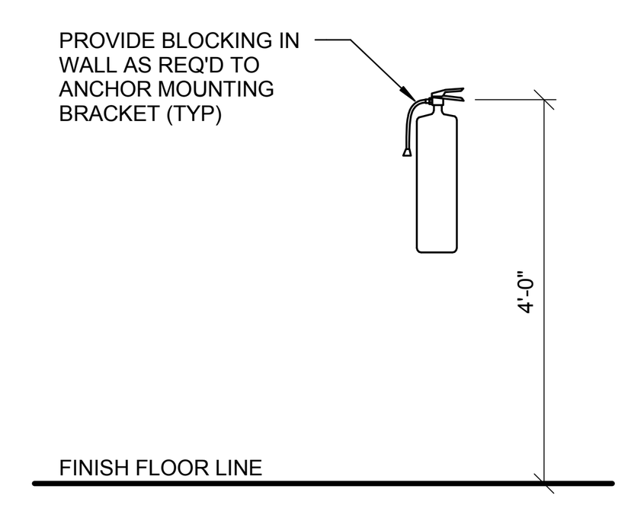
1 A5.0 ENLARGED BATHROOM PLAN

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



ADA BENCH DETAIL - FLOOR MOUNTED

NOT TO SCALE



FIRE EXTINGUISHER SPECIFICATION:

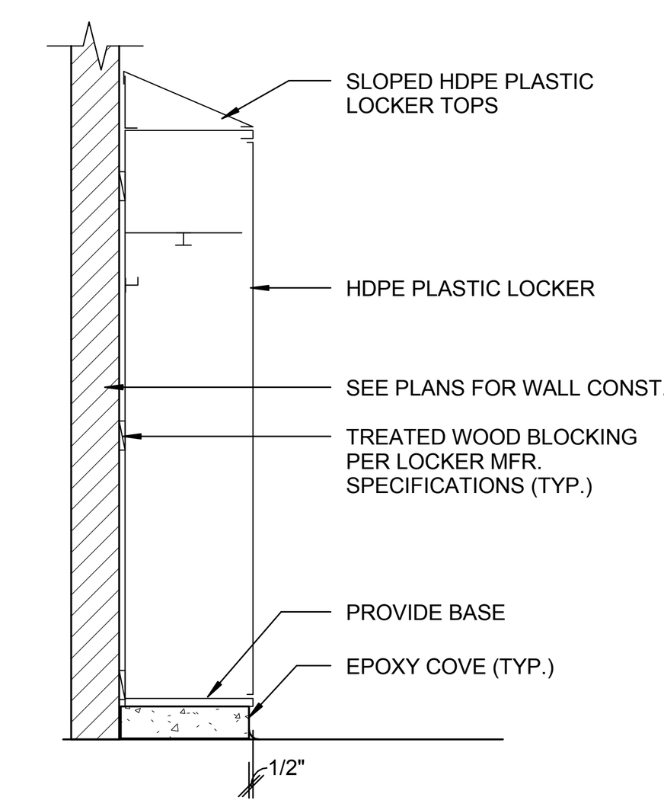
MANUFACTURER: JL INDUSTRIES, INC.

PRODUCT: FIRE EXTINGUISHER:
- 'COSMIC' 10E
  10 lb. CAPACITY ; 4A-80BC RATING

BRACKET:
- MARK 'MB846' WALL BRACKET

FIRE EXTINGUISHER

NOT TO SCALE



LOCKER DETAIL

NOT TO SCALE

LOCKER SPECIFICATION:

MANUFACTURER: BRADLEY

MODEL: LENOX LOCKER - 12" x 18" x 72" STD.

CONSTRUCTION:
- MANUFACTURER'S STANDARD CONSTRUCTION PRACTICE
- BODY PANELS: 3/8" HDPE PLASTIC SMOOTH FINISH
- DOORS AND FRAMES: SINGLE PIECE 1/2" MIN. (18 GA., 304 STAINLESS STEEL HDPE PLASTIC)
- HINGES: CONTINUOUS PIANO HINGES (18 GA., 304 STAINLESS STEEL)
- FASTENERS: POWDER COATED TO MATCH COLOR OF LOCKER

OPTIONS:
- RECESSED HANDLE AND LATCH w/ NONPROTRUDING LATCH LIFTER CONTAINING STRIKE AND EYE FOR PADLOCK
- LOUVERED VENTS - MANUFACTURER'S STANDARD
- EQUIPMENT - (1) DOUBLE PRONG CEILING HOOK, (2) SINGLE PRONG WALL HOOKS AND NUMBER PLATES AT EACH LOCKER.
- FILLER PANELS AS REQUIRED
- ALL ACCESSORIES AND TRIM REQUIRED FOR A COMPLETE INSTALLATION
- PROVIDE INDIVIDUAL SLOPED TOPS
- PROVIDE 4" CONCRETE BASE

FINISH:
- MANUFACTURER'S STANDARD, COLOR SELECTED BY ARCHITECT

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

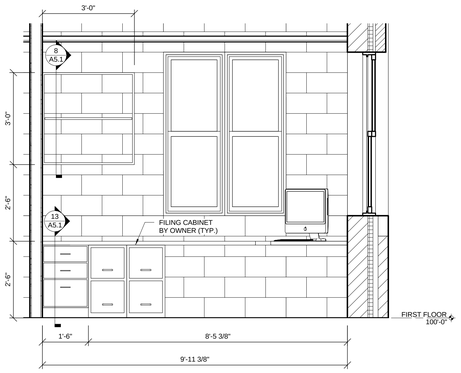
REVISIONS

SHEET INFORMATION

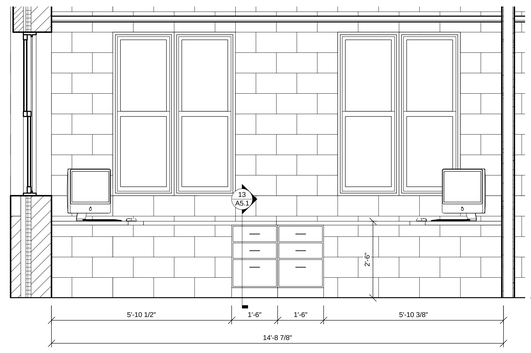
ENLARGED PLANS

SHEET NUMBER

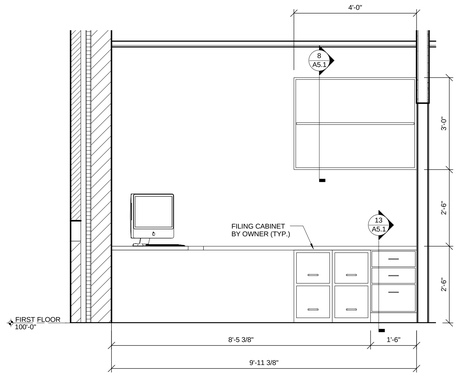
A5.0



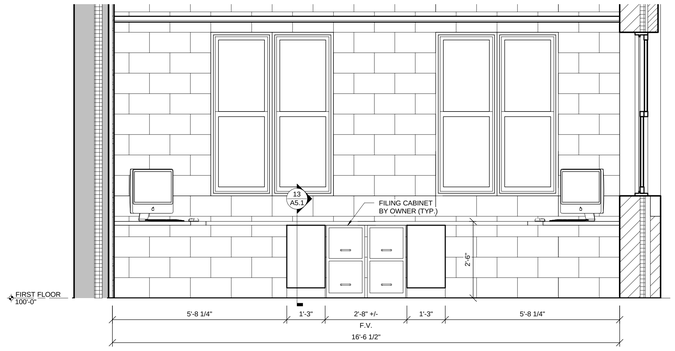
4 A5.1 OFFICE CASEWORK ELEVATION (RM. 109)
SCALE: 1/2" = 1'-0"



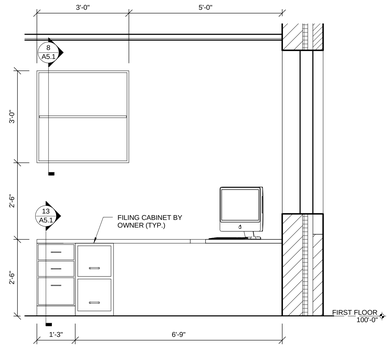
3 A5.1 OFFICE CASEWORK ELEVATION (RM. 109)
SCALE: 1/2" = 1'-0"



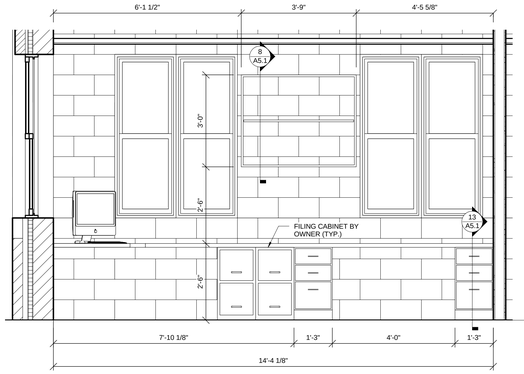
2 A5.1 OFFICE CASEWORK ELEVATION (RM. 109)
SCALE: 1/2" = 1'-0"



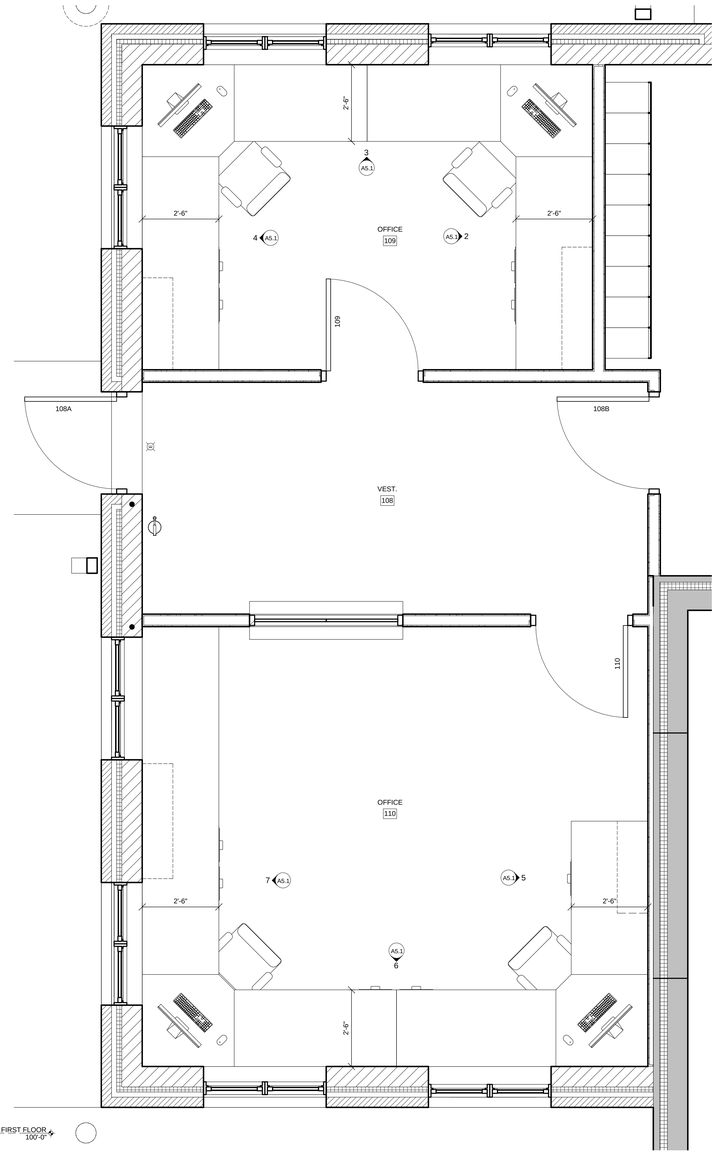
6 A5.1 OFFICE CASEWORK ELEVATION (RM. 110)
SCALE: 1/2" = 1'-0"



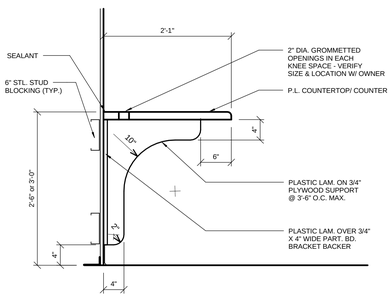
5 A5.1 OFFICE CASEWORK ELEVATION (RM. 110)
SCALE: 1/2" = 1'-0"



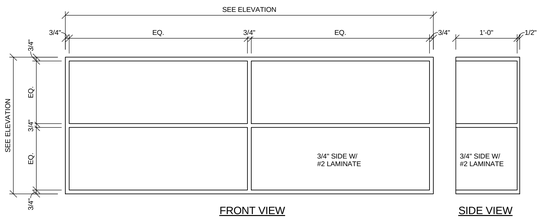
7 A5.1 OFFICE CASEWORK ELEVATION (RM. 110)
SCALE: 1/2" = 1'-0"



1 A5.1 ENLARGED OFFICE PLAN
SCALE: 1/2" = 1'-0"



9 A5.1 COUNTER W/ SUPPORT DETAIL
SCALE: 1" = 1'-0"



8 A5.1 SHELF UNIT DETAIL
SCALE: 1" = 1'-0"

LAMINATE-CLAD CABINET SPECIFICATION:

CABINETRY SHALL COMPLY WITH THE SPECIFIED GRADE OF WORK AND SECTIONS OF THE CURRENT EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS.

GRADE: CUSTOM GRADE

STYLE: FULL OVERLAY

CONSTRUCTION:

- DOORS AND DRAWER FRONTS:
  -EDGEBANDED LAMINATE, SAME PATTERN, COLOR, AND THICKNESS BOTH FACE AND BACK w/ PVC EDGES (CORE: 3/4" PARTICLEBOARD OR MDF)
- DRAWER SIDES AND BACKS:
  -SINGLE SPECIES SOLID LUMBER (1/2" THICKNESS MIN.)
- DRAWER BOTTOMS:
  -HARDWOOD VENEER PLYWOOD (1/4" THICKENSS MIN.)

LAMINATE MATERIALS:

- EXPOSED SURFACES:
  -HIGH PRESSURE DECORATIVE LAMINATE-CLAD AS INDICATED:
  HORIZONTAL SURFACES (OTHER THAN TOPS) = HGS
  VERTICAL SURFACES = VGS
  EDGES = 1mm PVC MATCHING LAMINATE IN COLOR PATTERN AND FINISH
- MATERIAL FOR SEMI-EXPOSED SURFACES:
  -THERMOSET DECORATIVE OVERLAY

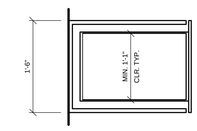
HARDWARE:

- HINGES:
  -FRAMELESS CONCEALED (EUROPEAN TYPE)
  SELF CLOSING
- ADJUSTABLE SHELF SUPPORTS:
  -ADJUSTABLE SHELF MULTIPLE HOLES (MIN. 5 MM. DIA., DUAL PINS)
  -ADJUSTABLE METAL SHELF STANDARDS (RECESSED FLUSH)
- WIRE PULLS
  -BACK MOUNTED, 4" LONG, 5/16" DIAMETER
- DRAWER SLIDES
  -SIDE MOUNTED, FULL EXTENSION, ZINC PLATED w/ STEEL BALL BEARINGS RATED FOR THE FOLLOWING LOADS:
  -BOX DRAWERS = 100 lbf
  -FILE DRAWERS = 150 lbf
  -PENCIL DRAWERS = 45 lbf
- LOCKS
  -REMOVABLE CORE, DISC TUMBLER, CAM STYLE w/ STRIKE

MISC.: PROVIDE MIN. (1) ADJUSTABLE SHELF PER CABINET MIN. (2) FOR CABINETS GREATER THAN 30" TALL

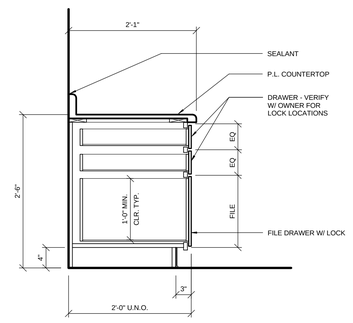
TOE KICK IS TO BE PLASTIC LAMINATE FINISH. G.L. TO COORDINATE

FINISH: ALL FINISHES TO BE SELECTED BY OWNER FROM A FULL RANGE OF AVAILABLE SURFACES AND COLORS

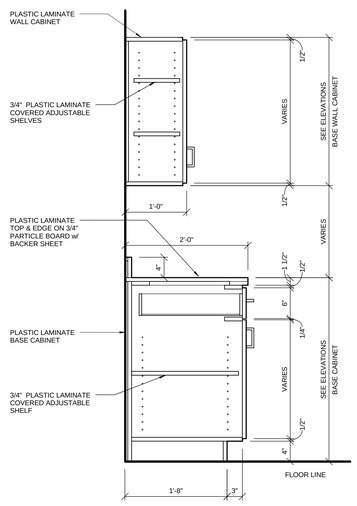


DRAWER PLAN DETAIL

NOTE:
FILE DRAWERS SHALL ACCOMMODATE OWNER FURNISHED & INSTALLED "PENDAFLEX" HANGING FOLDER SYSTEM



13 A5.1 BASE CABINET FILE DRAWER DETAIL
SCALE: 1" = 1'-0"



12 A5.1 CABINET DETAIL
SCALE: 1" = 1'-0"

COUNTERTOP SPECIFICATION:

STYLE: PLASTIC LAMINATE COUNTERTOPS

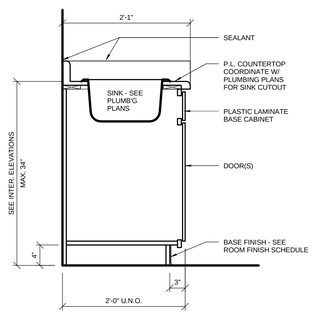
CONSTRUCTION:
LAMINATE
-HIGH PRESSURE DECORATIVE LAMINATE, HGP GRADE

CORE MATERIAL
-3/4" PARTICLE BOARD, ANSI A208.1, GRADE M-2 (TYP.)
-3/4" PARTICLE BOARD, ANSI A208.1, GRADE M-2 EXTERIOR GLUE AT WINDOW SILLS AND SINK LOCATIONS

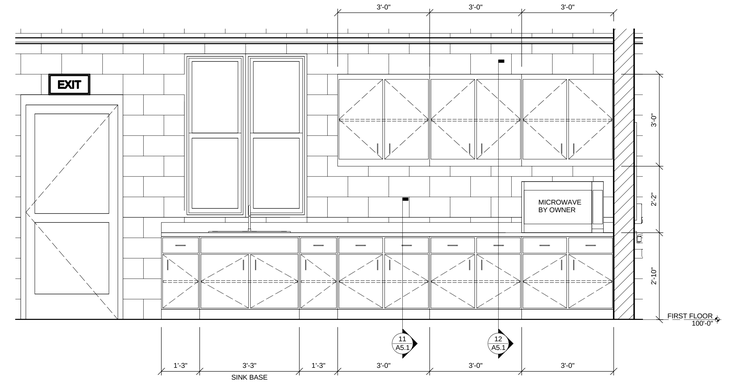
CONFIGURATION
-BACKSPLASH AND SIDE SPLASH TO BE SQUARE EDGE
-FRONT EDGE STYLE TO BE SELECTED BY ARCHITECT FROM STANDARD AVAILABLE PROFILES

MISC.: PROVIDE 3" DIA. PLASTIC GROMMETS THROUGH COUNTERTOPS AT EQUIPMENT LOCATIONS w/ RECEPTACLES BELOW COUNTER (VERIFY EQUIPMENT LOCATIONS w/ OWNER)

FINISH: ALL FINISHES TO BE SELECTED BY OWNER FROM A FULL RANGE OF AVAILABLE SURFACES AND COLORS



11 A5.1 BASE CABINET FAUX DRAWER DETAIL
SCALE: 1" = 1'-0"



10 A5.1 BREAK ROOM CASEWORK ELEVATION
SCALE: 1/2" = 1'-0"

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JUNE 14, 2017
REVISIONS

SHEET INFORMATION
ENLARGED PLANS
SHEET NUMBER
A5.1

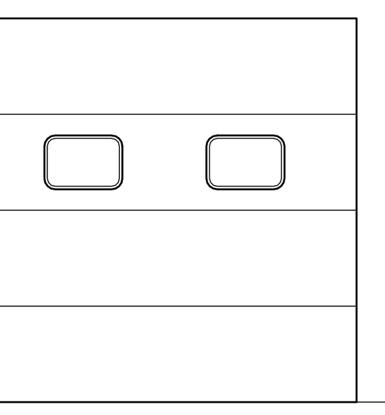
SECTIONAL OVERHEAD DOOR SPECIFICATIONS:

MANUFACTURER: WAYNE DALTON

PRODUCT: THERMOSPAN 200-20 EXTRA HEAVY DUTY DOOR

CONSTRUCTION:
- 2" THICK PANEL w/ THERMAL BREAK, R VALUE = 17.46
- 2" GALV. ANGLE MOUNTED LIFT TRACK (3" AT DOORS 18'x18' AND LARGER)
- LIFT OPTIONS:
  STANDARD (STD)
  (SEE DOOR SCHEDULE FOR LIFT OPTION TYPE)
- OPERATION OPTIONS:
  3 PUSH BUTTON (3B)
  (SEE DOOR SCHEDULE FOR OPERATION OPTION TYPE)
- 50,000 CYCLE SPRINGS
- SIDE MOUNTED HEAVY DUTY GEAR REDUCTION SYSTEM FOR MOTOR OPERATED DOORS
- COLOR TO BE WHITE, UNLESS NOTED OTHERWISE
- PROVIDE INSULATED THERMAL ACRYLIC WINDOWS AS SCHEDULED/NOTED
- PROVIDE INTERIOR SIDE LOCK
- PROVIDE SPARE CONTACT TO COORDINATE w/ DOCK LEVELER
- MOTOR OPTIONS: 8'x10' OR SMALLER-
  1/2 hp, 120 VOLT 9.8 FLA SINGLE PHASE
  LARGER THAN 8'x10'-
  1 hp, 208 VOLT 4.8 FLA 3 PHASE
  1 hp, 480 VOLT 2.1 FLA 3 PHASE

WARRANTY: 10 YEARS



OH2

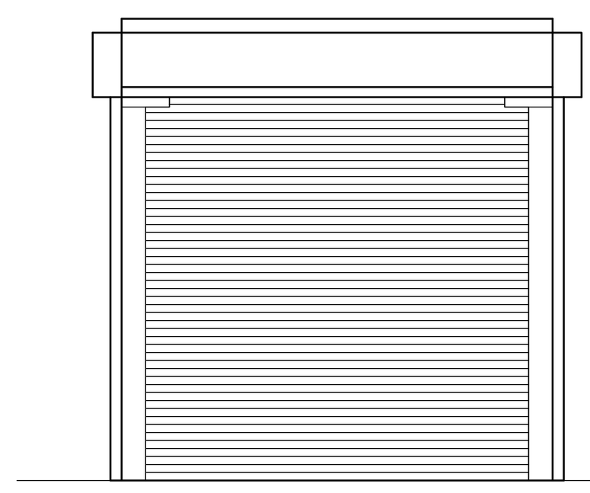
INSULATED STEEL OVERHEAD DOOR
(2) VISION LITES BY DOOR SUPPLIER

OVERHEAD COILING DOOR SPECIFICATION:

MANUFACTURER: OVERHEAD DOOR COMPANY
MODEL: STORMTITE 625 SERIES INSULATED HEAVY DUTY SERVICE DOOR

CONSTRUCTION:
- 20 PSF MAX. WIND LOAD
- FACE-OF-WALL MOUNTING
- 20,000 CYCLE SPRINGS
- CURTAIN SHALL HAVE INTERLOCKING ROLL-FORMED SLATS FOAMED IN PLACE WITH POLYURETHANE INSULATION (R-7.7)
- GALV. HOOD & SLATS -COLORS: TAN, WHITE, OR BROWN (CONFIRM COLOR w/ OWNER)
- WEATHERSEAL AT BOTTOM, EXTERIOR CURTAIN SIDE GUIDE, & INTERIOR HOOD BAFFLE
- CHAIN HOIST OPERATION
- STAINLESS STEEL CONSTRUCTION
- MOTER OPERATION - SEE PLAN FOR ACTUATION TYPE
- HIGH WIND LOAD PACKAGE

WARRANTY: 15 MONTHS

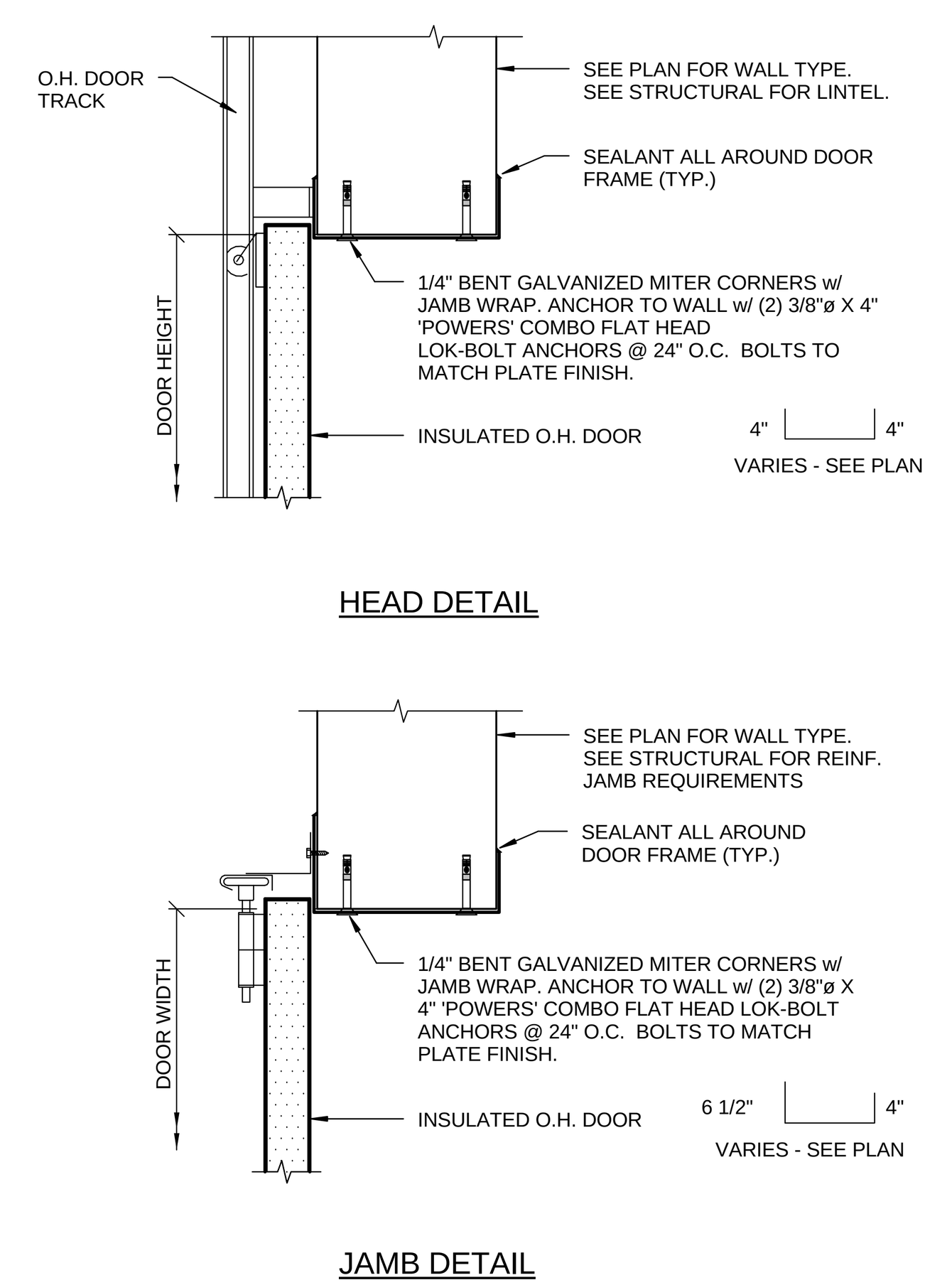


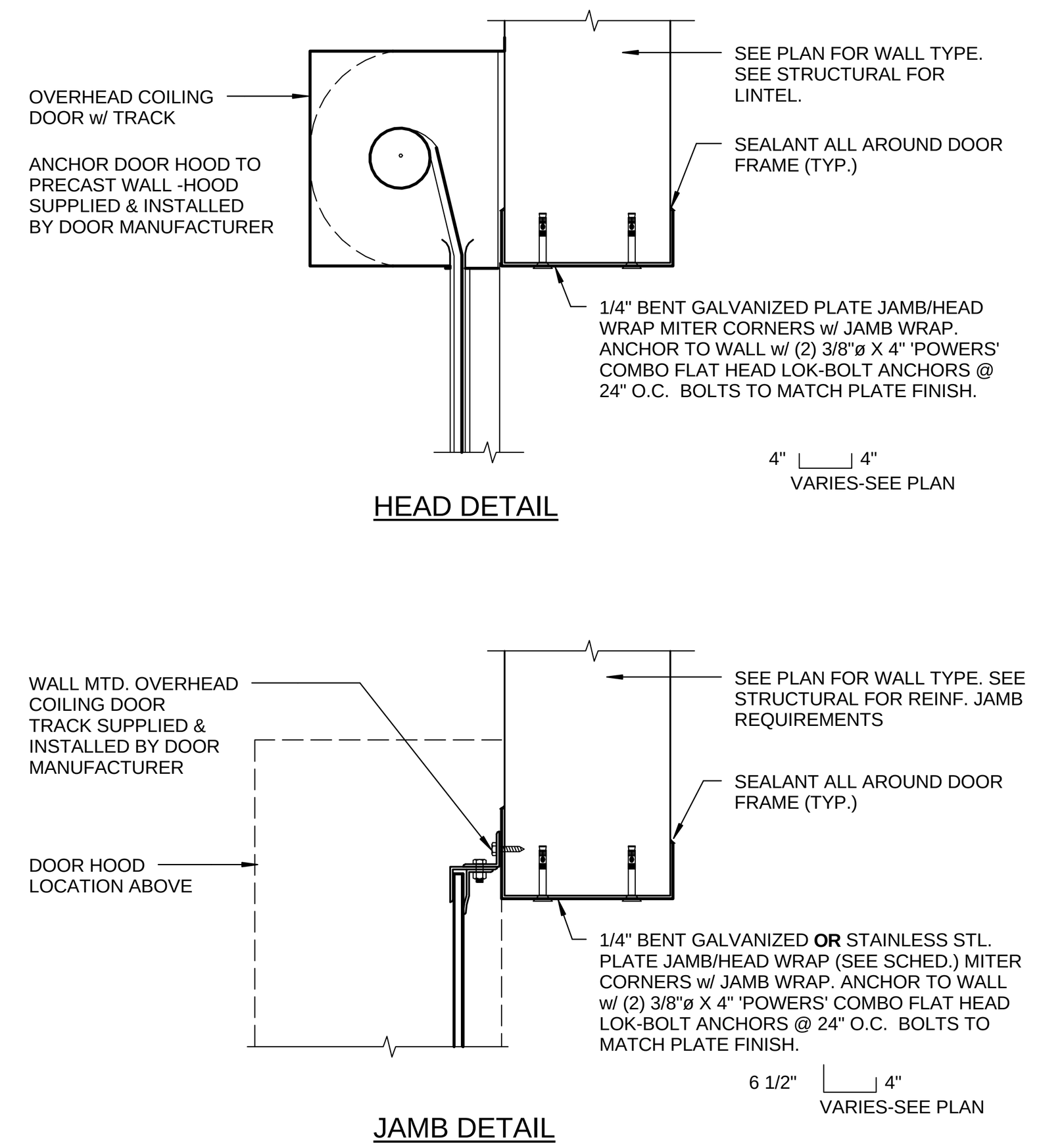
RFD1

ALTERNATE #1
OVERHEAD COILING DOOR

OVERHEAD DOOR ELEVATIONS
NOT TO SCALE

OVERHEAD COILING DOOR ELEVATIONS
NOT TO SCALE





OVERHEAD DOOR - PRECAST WALL
NOT TO SCALE

OVERHEAD COILING DOOR - PRECAST WALL
NOT TO SCALE

DOOR HARDWARE KEY

HINGES					
	DESCRIPTION / FINISH	**Ives**	**Hager**	**McKinney**	**Stanley**
H1	STANDARD (626)	5BB1	BB1279	TA2714	FBB179
H2	HEAVY (626)	5BB1HW	BB1168	T4A3786	FBB168
H3	STANDARD (630)	5BB1 SS	BB1191	TA2314	FBB191
H4	HEAVY (630)	5BB1HW SS	BB1199	T4A3386	FBB199

CONTINUOUS HINGES					
	DESCRIPTION / FINISH	**Roton (Hager)**	**McKinney**	**Select**	**Pemko**
H5	AL. GEAR TYPE (MATCH)	780-224HD	MCK-25HD	SL-24HD	CFMHD
H6	SS PIN/BARREL (630)	790-900	MCK-FM300	SL-300	SPDFM

LOCKSETS				
	DESCRIPTION / FINISH	**Schlage ND Series (RHO)**	**Sargent 10-Line (LL)**	**Best 93K (15D)**
L1	ENTRANCE (626)	ND53PD	10G05	93K AB
L2	CLASSROOM (626)	ND70PD	10G37	93K R
L3	PRIVACY (626)	ND40S	10U65	93K L
L4	STOREROOM (626)	ND80PD	10G04	93K D
L5	RIM CYLINDER (626)	20-022	34 SERIES	1E-72
L6	INSTITUTION (626)	ND82PD	10G17	93K W
L7	MORTISE CYLINDER (626)	20-001	40 SERIES	1E-74
L8	DEADLOCK (626)	B660P	480 SERIES	83T SERIES
L9	PASSAGE (626)	ND10S	10U15	93K N
L10	EXIT ONLY (626)	ND25	10G13	93K Y
L11	DUMMY TRIM (626)	ND170	10U93	93K 1DT

STOPS				
	DESCRIPTION / FINISH	**Ives**	**Hager**	**Rockwood**
S1	FLOOR MTD. (626)	FS436	241F	441
S2	WALL MTD. (626)	WS407CCV	236W	409

CLOSERS				
	DESCRIPTION / FINISH	**LCN**	**Sargent**	**Norton**
C1	PULL SIDE REG. (689)	4040 XP REG	351 O	7501
C2	PULL SIDE HOLD-OPEN (689)	4040XP H	351 H	7501H
C3	PUSH SIDE REG. (689)	4040XP EDA	351 P10	PR7501
C4	PUSH SIDE w/ STOP (689)	4040XP CUSH	351 PS	CLP7501
C5	PUSH SIDE HOLD-OPEN (689)	4040XP HCUSH	351 PSH	CLP7501H
C6	PUSH SIDE EXT. DOORS (689)	4040XP SCUSH	351 CPS	UNI7501
C7	DROP PLATE (689)	4040XP-18PA	351-D	7788

EXIT DEVICES					
		VonDuprin		**Sargent**	
	DESCRIPTION / FINISH	Med./Wide Stile	Narrow Stile	Med./Wide Stile	Narrow Stile
E1	RIM - EXIT ONLY (626)	98/99EO	33EO	8810	8400 Series
E2	RIM - LEVER (626)	98/99Lx996L	33Lx360L	8813 ETL	
E3	SURF. RODS - LEVER (626)	98/9927Lx996L	3327Lx360L	8713 ETL	
E4	CON. RODS - LEVER (626)	98/9947Lx996L	3347Lx360L	8613 ETL	
E5	RIM - EXIT ONLY (630)	98EO		8810	
E6	RIM - LEVER (630)	98Lx996L		8813 ETL	
E7	SURF. RODS - LEVER (630)	9827Lx996L		8713 ETL	
When a cylinder lockset is scheduled with an exit device, trim w/ cylinder should be provided. If no cylinder lockset is scheduled, trim shall be blank escutcheon (unless specified otherwise)					

WEATHERSTRIP, SWEEPS, & THRESHOLDS				
	DESCRIPTION	**National Guard**	**Reese**	**Pemko**
T1	THRESHOLD	8424	S282A	252x2 FG
T2	SS SADDLE THRESHOLD	-	2125	154SS
T3	SS THERMAL THRESHOLD	-	-	252-3SSFG
SW1	SWEEP	200NA	772	315N
WS1	WEATHERSTRIP	190VA	DS106C	294AV
WS2	SMOKE SEAL	5050B	797B	S88

DOOR SCHEDULE																				
	DOOR SIZE								DOOR HARDWARE								DOOR OPTIONS		
DOOR NO.	WIDTH	HEIGHT	THICKNESS	DOOR TYPE	FRAME TYPE	JAMB/HEAD WRAP	FIRE RATING	UNDERCUT OR GRILLE (W x H)	HINGE	LOCKSET	STOPS	CLOSER	EXIT DEVICE	PUSH-PULL / KICK	MISC.	W.S., SWEEP, THRESHOLD	OPERATION	LIFT	REMARKS
101A	20'-0"	18'-0"	2"	OH2	-												3B	STD	1.
101B	20'-0"	18'-0"	2"	OH2	-												3B	STD	1.
101C	3'-0"	7'-0"	1 3/4"	MD1	HM1				H4	L1		C6				T1, SW1, WS1			
101D	3'-0"	7'-0"	1 3/4"	MD1	HM1				H4	L1		C6				T1, SW1, WS1			
102	6'-0"	7'-0"	1 3/4"	(2)MD1	HM1				H2	L9		C5	E2		FB3				2.
103	3'-0"	7'-0"	1 3/4"	MD1	HM1				H2	L9		C1							
104	3'-0"	7'-0"	1 3/4"	MD1	HM2				H2	L3	S2								
105A	3'-0"	7'-0"	1 3/4"	AD2	AF1				H5	L1		C6, C7				T1, SW1, WS1			
105B	3'-0"	7'-0"	1 3/4"	MD3	HM1				H2	L9	S2	C1							
106	3'-0"	7'-0"	1 3/4"	MD1	HM2				H2	L9	S2								
107	3'-0"	7'-0"	1 3/4"	MD1	HM2				H2	L3	S2								
108A	3'-0"	7'-0"	1 3/4"	AD2	AF1				H5	L1		C6, C7				T1, SW1, WS1			
108B	3'-0"	7'-0"	1 3/4"	MD3	HM1				H2	L9	S2	C3							
109	3'-0"	7'-0"	1 3/4"	MD3	HM1				H2	L1	S2								
110	3'-0"	7'-0"	1 3/4"	MD3	HM1				H2	L1	S2								

REMARKS
1.) PROVIDE ALTERNATE PRICING FOR OVERHEAD COILING DOOR (ALTERNATE #1)
2.) PLACE FLUSH BOLT ON NON-ACTIVE LEAF DOOR LABELED ON FLOOR PLAN IS ACTIVE LEAF. PLACE CLOSER ON ACTIVE LEAF

MISC. HARDWARE				
	DESCRIPTION	**Ives**	**Rockwood**	**KAWNEER**
CO1	COORDINATOR (626 Chrome)	COR Series	1600 Series	
CO2	COORDINATOR (Painted Black)	COR Series	1600 Series	
FB1	AUTO - METAL (626)	FB31P	1842	
FB2	AUTO - WOOD (626)	FB41P	1942	
FB3	MANUAL - METAL (626)	FB458	555	
FB4	MANUAL - WOOD (626)	FB358	557	
FB5	AUTO - SS (630)	-	1848	
B1	SURFACE BOLT - SS (630)	-	580 - 12" (24" at doors > 7')	
RL1	ROLLERLATCH (630)	RL32	592	
LP1	LATCH PADDLE DEVICE (630)			AR4590
		VonDuprin	**HES**	**Securitron**
ES1	AT RIM EXIT DEVICE (630)	6111	9500/9600 Series	N/A
ES2	AT STD. LOCKSET (630)	6211	1006 Series	UNL
		VonDuprin	**Sargent**	
RM1	REMOVABLE MULLION (626)	KR4954	L980	
		Pemko	**Zero International**	
AS1	'T' ASTRAGAL	355CS	-	
AS2	SECURITY ASTRAGAL	-	#43SP	
AS3	SECURITY ASTRAGAL (630)	-	#43STST	

MOTORIZED DOOR OPTIONS			
	OPERATION DESCRIPTION		
RC	RADIO CONTROLLED		
3B	3 PUSH BUTTON		
CW	COUNTERWEIGHT OPERATING SYSTEM		
M	MANUAL		
	LIFT DESCRIPTION		
MFV	MAX FULL VERTICAL		
HLV	HIGH LIFT PARTIAL VERITCAL		
STD	STANDARD		
LHR	LOW HEAD-ROOM		

GENERAL DOOR AND FRAME NOTES:

- ALL DOORS SHALL MEET A.D.A. REQUIREMENTS
- ALL DOOR THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT
- VERIFY FRAME DEPTHS W/ WALL THICKNESS. PROVIDE WRAP AROUND FRAMES AT STUD WALLS
- PROVIDE SEALANT BOTH SIDES OF DOOR FRAMES, WHERE DIFFERENT MATERIALS MEET AND FOR WEATHER TIGHTNESS
- GENERAL CONTRACTOR TO VERIFY SIZE OF ALL EQUIPMENT (ELECTRICAL, MECHANICAL, KITCHEN, LAUNDRY, ETC.) SELECTED FOR THE PROJECT TO DETERMINE THAT ALL DOORS (INCLUDING PATH OF TRAVEL) ARE OF ADEQUATE SIZE TO ACCOMMODATE INSTALLATION AND REPLACEMENT
- VERIFY ALL ROUGH OPENING REQUIREMENTS WITH MANUFACTURERS DRAWINGS
- SEE SHEET T2.0 FOR GENERAL BUILDING SPECIFICATIONS
- DOOR, FRAME AND HARDWARE SCHEDULE TO BE PROVIDED BY HARDWARE SUPPLIER FOR A/E REVIEW - NUMBERING SYSTEM AND NOMENCLATURE SHALL MATCH THOSE FOUND IN CONSTRUCTION DOCUMENTS
- HARDWARE SUPPLIER IS RESPONSIBLE FOR COORDINATING KEYING REQUIREMENTS WITH OWNER
- ALUMINUM SUPPLIER SHALL FURNISH AND INSTALL ALL HARDWARE FOR ALUMINUM DOORS AS NOTED ON PLANS - THE SAME MANUFACTURERS AND MODELS SHALL BE USED FOR BOTH ALUMINUM AND OTHER DOOR HARDWARE
- CONTRACTOR TO PROVIDE PRODUCTS AND SYSTEMS COMPLETE WITH ALL ACCESSORIES, TRIM, FINISH, FASTENERS AND OTHER ITEMS NEEDED FOR A COMPLETE INSTALLATION AND INTENDED USE AND EFFECT
- DOOR UNDERCUTS, WHERE NOTED, SHALL BE 1" FROM FINISHED FLOOR (TYP.)
- DOOR TRANSFER GRILLES BY DOOR SUPPLIER
  METAL FLANGE, 70% F.A. NATIONAL GUARD PRODUCTS MODEL L-700-RX
  -PAINT TO MATCH DOOR FRAME
  METAL CORE ONLY, 70% F.A. NATIONAL GUARD PRODUCTS MODEL L-700-C
  -PAINT TO MATCH DOOR FRAME
- SEE FLOOR PLANS & STRUCTURAL FOUNDATION PLANS FOR GUARD POST AND GOAL POST LOCATIONS
- FERROUS METAL (PAINTED) - DOORS, FRAMES, HANDRAILS & MISC. METALS:
  (1) COAT SW KEM KROMIC UNIVERSAL METAL PRIMER, B50WZ SERIES
  (2) COATS PRO MAR 200 ALKYD ENAMEL EG-SHEL OR SEMI GLOSS B33 OR B34 SERIES

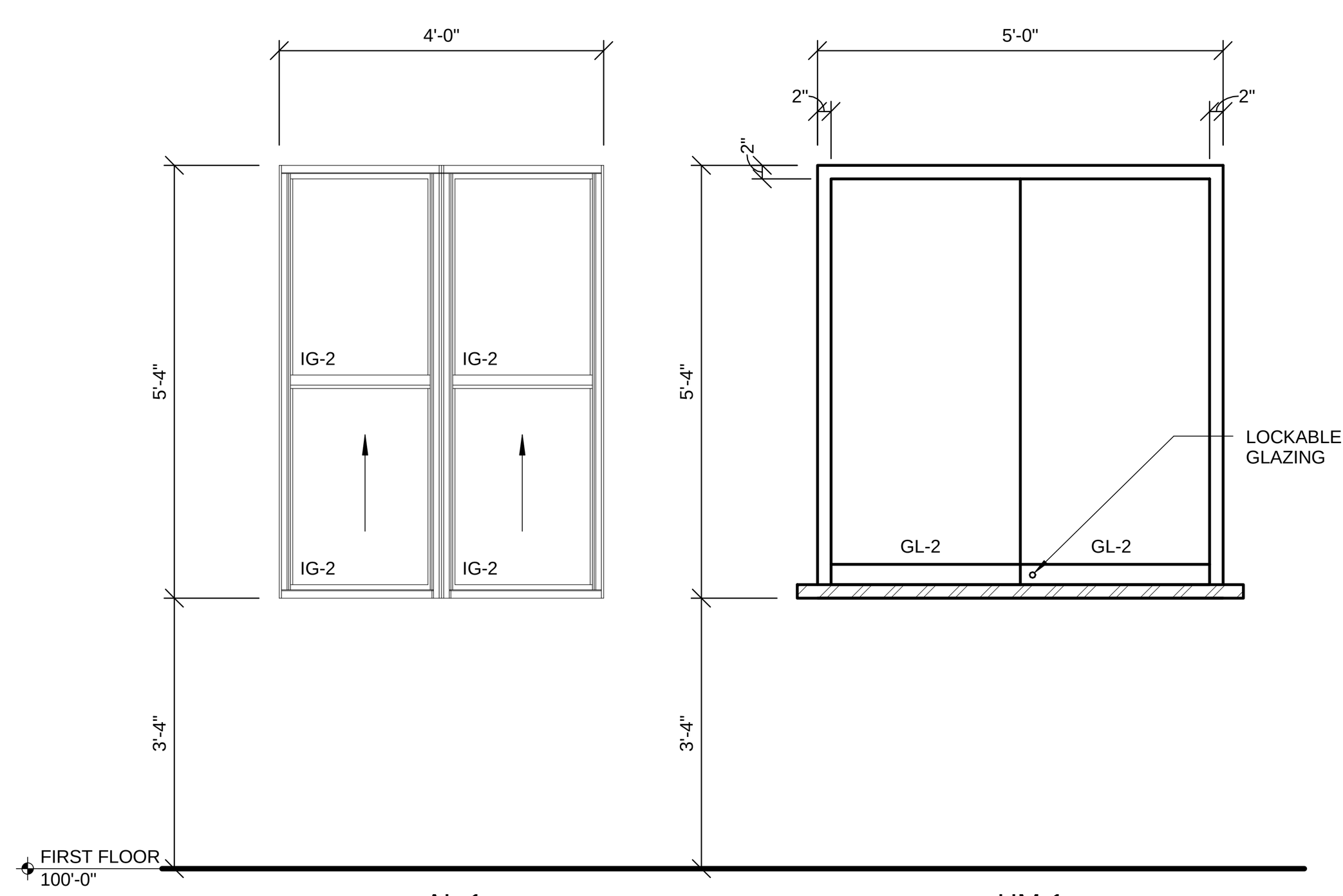
ALUMINUM WINDOW SPECIFICATIONS:

MANUFACTURER: KAWNEER

PRODUCT: 8430TL SINGLE HUNG WINDOW

CONSTRUCTION:
- 2" x 4 1/2" DEEP FRAMING MEMBERS
  ASTM B 221; 6063-T5 ALLOY AND TEMPER
- CENTER GLAZING SYSTEM
- SUPPLIER TO VERIFY ALL WIND LOAD AND DEFLECTION CRITERIA AND PROVIDE ALL ACCESSORIES AND REINFORCEMENT AS REQ'D BY APPLICABLE CODES AND FOR A COMPLETE INSTALLATION
- SUPPLIER TO PROVIDE AND INSTALL ANY REQ'D BRAKE METAL PANELS AS REQ'D TO COVER ANY STRUCTURE, FRAMING, OR ADJACENT / INTERVENING CONSTRUCTION
- PROVIDE CONT. EXTRUDED SILL FLASHING AT EACH EXT. FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMALLY BROKEN HEAD RECEPTOR AT EACH FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMAL FLAT FILLER TO JAMB MEMBERS
- WHERE ALUMINUM WILL CONTACT DISSIMILAR METALS, PROTECT AGAINST GALVANIC REACTIONS BY PAINTING CONTACT SURFACES WITH PRIMER OR BY APPLYING SEALANT OR TAPE PER MANUF. SPEC'S

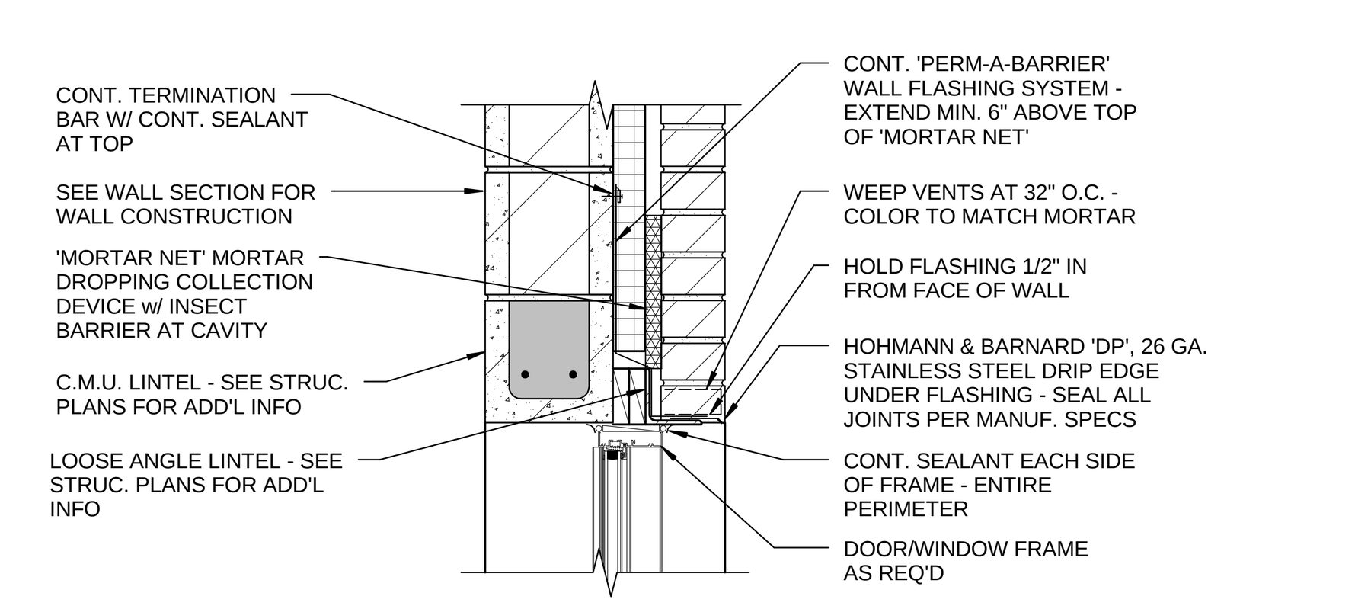
CLEAR ANODIZED
FINISH TO BE KAWNEER PERMANODIC AA-M12C22A31, AAMA 611, ARCHITECTURAL CLASS II CLEAR ANODIC COATING
COLOR TO BE #17 CLEAR



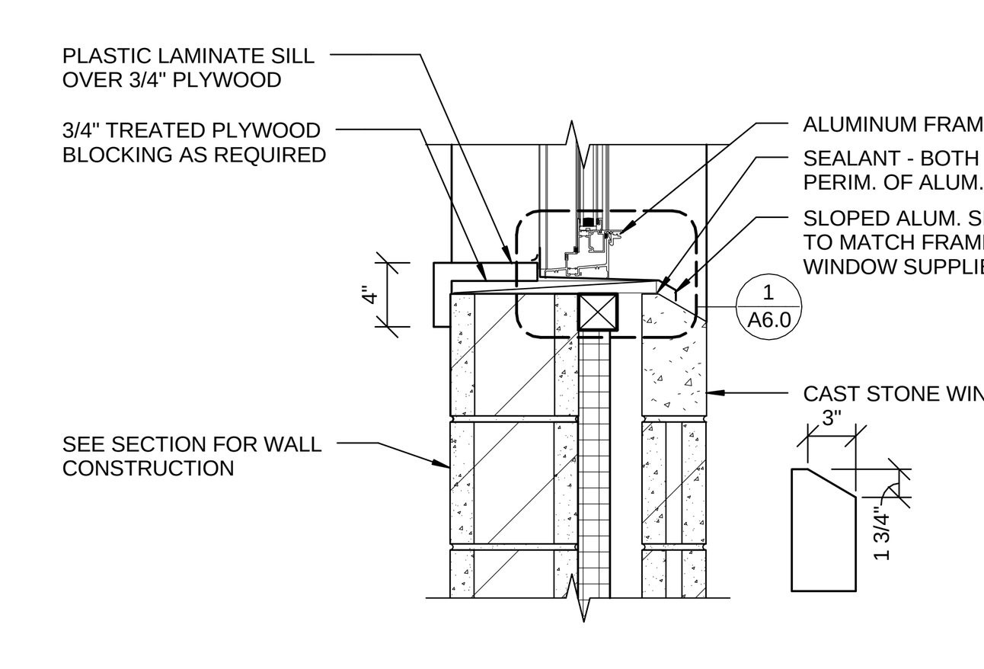
AL-1
ALUMINUM WINDOW
- SEE SPECIFICATION

HM-1
(3) SIDED HOLLOW METAL FRAME w/ PLAM COUNTER AND STYLEMARK RECESSED TRACK ROLLING GLASS WINDOW

WINDOW FRAME ELEVATIONS
SCALE: 1/2" = 1'-0"



2 A6.0 **HEAD DETAIL**
SCALE: 1" = 1'-0"



3 A6.0 **SILL DETAIL**
SCALE: 1" = 1'-0"

GLAZING SCHEDULE

GLAZING SHALL MEET THE FOLLOWING STANDARDS AND GUIDELINES AS APPLICABLE FOR EACH TYPE:
-ASTM E 1300, ASTM C 1036, ASTM C 1048, ASTM E 774
-GANA GLAZING MANUAL
-SIGMA TM-3000 VERTICAL GLAZING GUIDELINES

IG-1: LOW-E TINTED INSULATED GLAZING

PRODUCT: UNIT OVERALL THICKNESS
WINTER U-VALUE: .33, SUMMER U-VALUE: .33
SHADING COEFFICIENT: .54
COLOR TO BE SELECTED BY ARCHITECT

INDOOR LITE: TYPE I, CLASS I, QUALITY Q3 FLOAT GLASS, KIND HS (HEAT STRENGTHENED), CONDITION A

OUTDOOR LITE: TYPE I, CLASS I, QUALITY Q3 FLOAT GLASS, KIND HS (HEAT STRENGTHENED), CONDITION A

LOW-EMISSIVITY COATING ON THIRD SURFACE

IG-2: LOW-E TINTED INSULATED TEMPERED GLAZING

PRODUCT: UNIT OVERALL THICKNESS
WINTER U-VALUE: .33, SUMMER U-VALUE: .33
SHADING COEFFICIENT: .54
COLOR TO BE SELECTED BY ARCHITECT

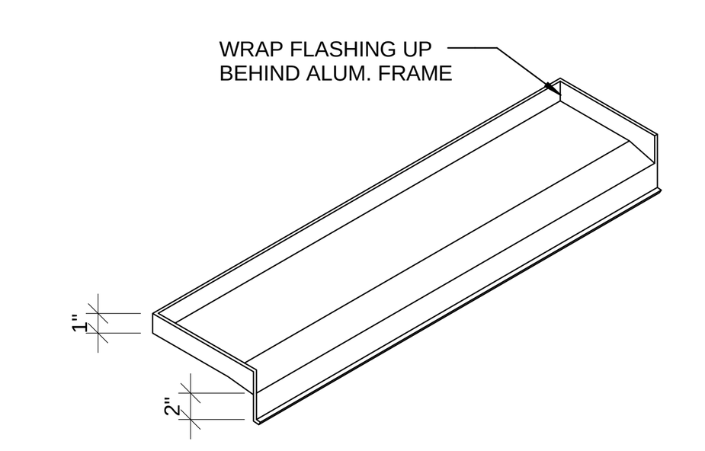
INDOOR LITE: TYPE I, CLASS I, QUALITY Q3 FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A

OUTDOOR LITE: TYPE I, CLASS I, QUALITY Q3 FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A

LOW-EMISSIVITY COATING ON THIRD SURFACE

GL-2: CLEAR FLOAT GLASS, TEMPERED

LITE: TYPE I, CLASS I, QUALITY Q3 FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A, 1/4" THICK



1 A6.0 **WINDOW SILL DETAIL**
SCALE: 1" = 1'-0"

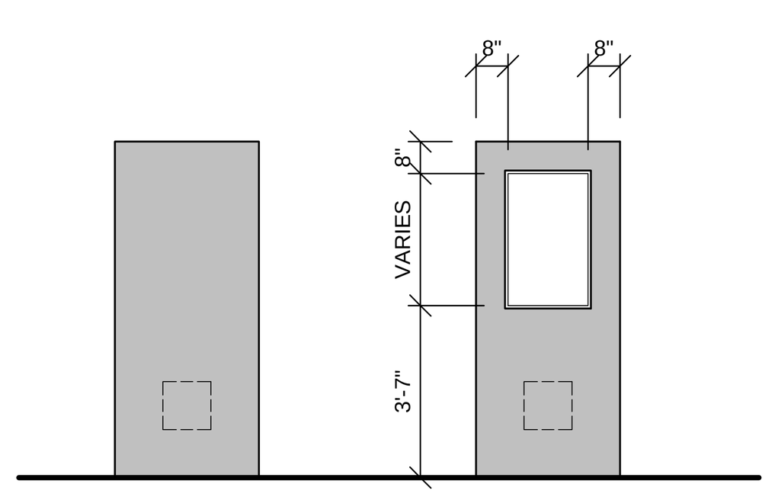
HOLLOW METAL DOOR & FRAME SPECIFICATIONS:

MANUFACTURER: CURRIES (APPROVED EQUIVALENT: STEELCRAFT)

CONSTRUCTION: DOORS
- 707 N SERIES
- MIN. 18 ga. w. POLY STYRENE CORE @ INTERIOR DOORS, R VALUE = 7.25
- MIN. 16 ga. w/ POLYURETHANE CORE AND FLUSH TOP CAP @ EXTERIOR DOORS, R VALUE = 10

FRAMES
- 'M' PROFILE w/ CONT. WELD FACE SEAMS AT FULL WIDTH OF JAMB
- MIN. 16 ga. @ INTERIOR FRAMES
- MIN. 14 ga. @ EXTERIOR FRAMES URETHANE FOAM INSUL.

GENERAL REQ'S
- ALL EXTERIOR DOORS AND FRAMES TO BE GALVANIZED
- ALL DOORS & FRAMES TO HAVE BAKED ON PRIMER FINISH
- ALL DOORS & FRAMES TO BE REINFORCED AND PREPARED FOR HARDWARE
- ALL REINFORCEMENT TO BE MIN. 12 ga.
- PROVIDE WELDED-IN BASE ANCHORS
- PROVIDE (3) SILENCERS PER JAMB @ ALL METAL DOOR FRAMES
- PROVIDE BITUMINOUS COATING ON INT. FACE OF FRAMES IN MASONRY WALLS
- PROVIDE METAL FRAME FOR LITES & GRILLES
- PAINT LITE FRAMES TO MATCH DOOR FRAMES



MD1 — HOLLOW METAL DOOR

MD3 — HOLLOW METAL DOOR
INTERIOR GLAZING: GL-2
EXTERIOR GLAZING: IG-2

METAL DOOR ELEVATIONS
NOT TO SCALE

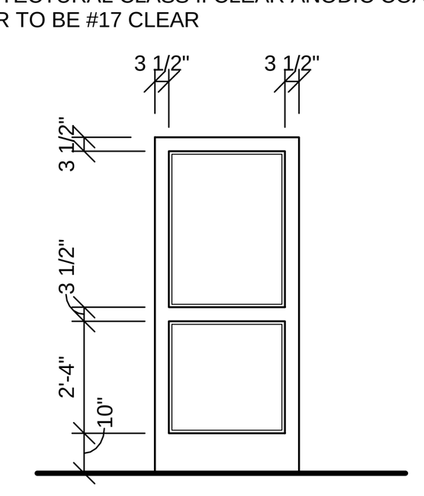
EXTERIOR ALUMINUM DOOR & FRAME SPECIFICATIONS:

MANUFACTURER: KAWNEER

PRODUCT: TRIFAB VG 451T THERMALLY BROKEN FRAMING SYSTEM

CONSTRUCTION:
- 2" x 4 1/2" DEEP FRAMING MEMBERS
  ASTM B 221; 6063-T5 ALLOY AND TEMPER
- [FRONT, CENTER, BACK, or MULTI-PANE] GLAZING SYSTEM
- SUPPLIER TO VERIFY ALL WIND LOAD AND DEFLECTION CRITERIA AND PROVIDE ALL ACCESSORIES AND REINFORCEMENT AS REQ'D BY APPLICABLE CODES AND FOR A COMPLETE INSTALLATION
- SUPPLIER TO PROVIDE AND INSTALL ANY REQ'D BRAKE METAL PANELS AS REQ'D TO COVER ANY STRUCTURE, FRAMING, OR ADJACENT / INTERVENING CONSTRUCTION
- PROVIDE CONT. EXTRUDED SILL FLASHING AT EACH EXT. FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMALLY BROKEN HEAD RECEPTOR AT EACH FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMAL FLAT FILLER TO JAMB MEMBERS
- WHERE ALUMINUM WILL CONTACT DISSIMILAR METALS, PROTECT AGAINST GALVANIC REACTIONS BY PAINTING CONTACT SURFACES WITH PRIMER OR BY APPLYING SEALANT OR TAPE PER MANUF. SPEC'S
-

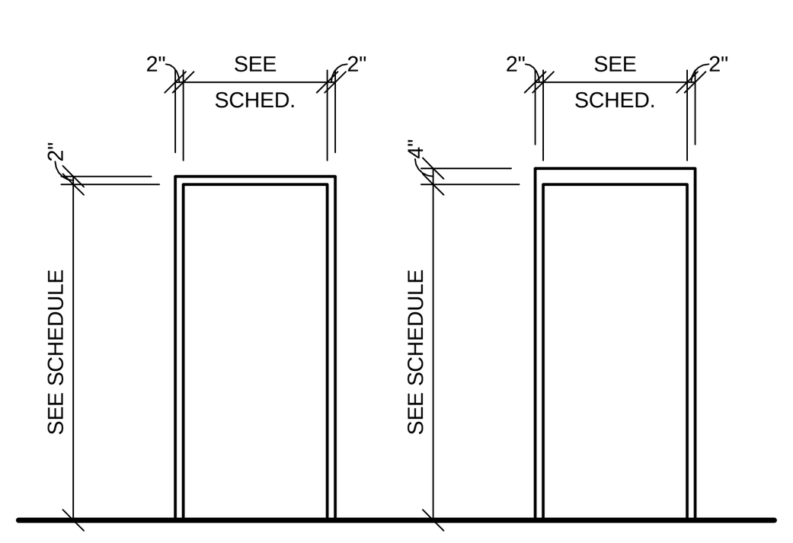
CLEAR ANODIZED
FINISH TO BE KAWNEER PERMANODIC AA-M12C22A31, AAMA 611, ARCHITECTURAL CLASS II CLEAR ANODIC COATING
COLOR TO BE #17 CLEAR



AD2

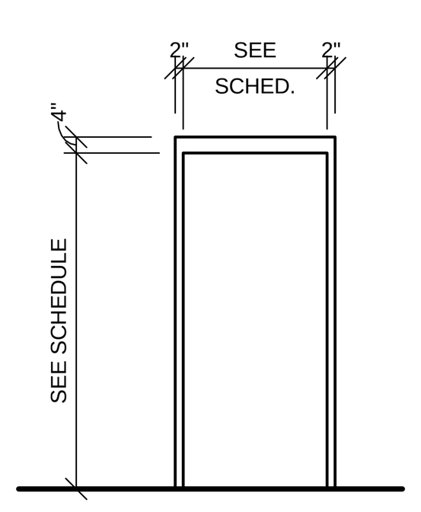
350 MEDIUM STILE ALUMINUM DOOR
INTERIOR GLAZING: GL-2
EXTERIOR GLAZING: IG-2

ALUMINUM DOOR ELEVATIONS
NOT TO SCALE



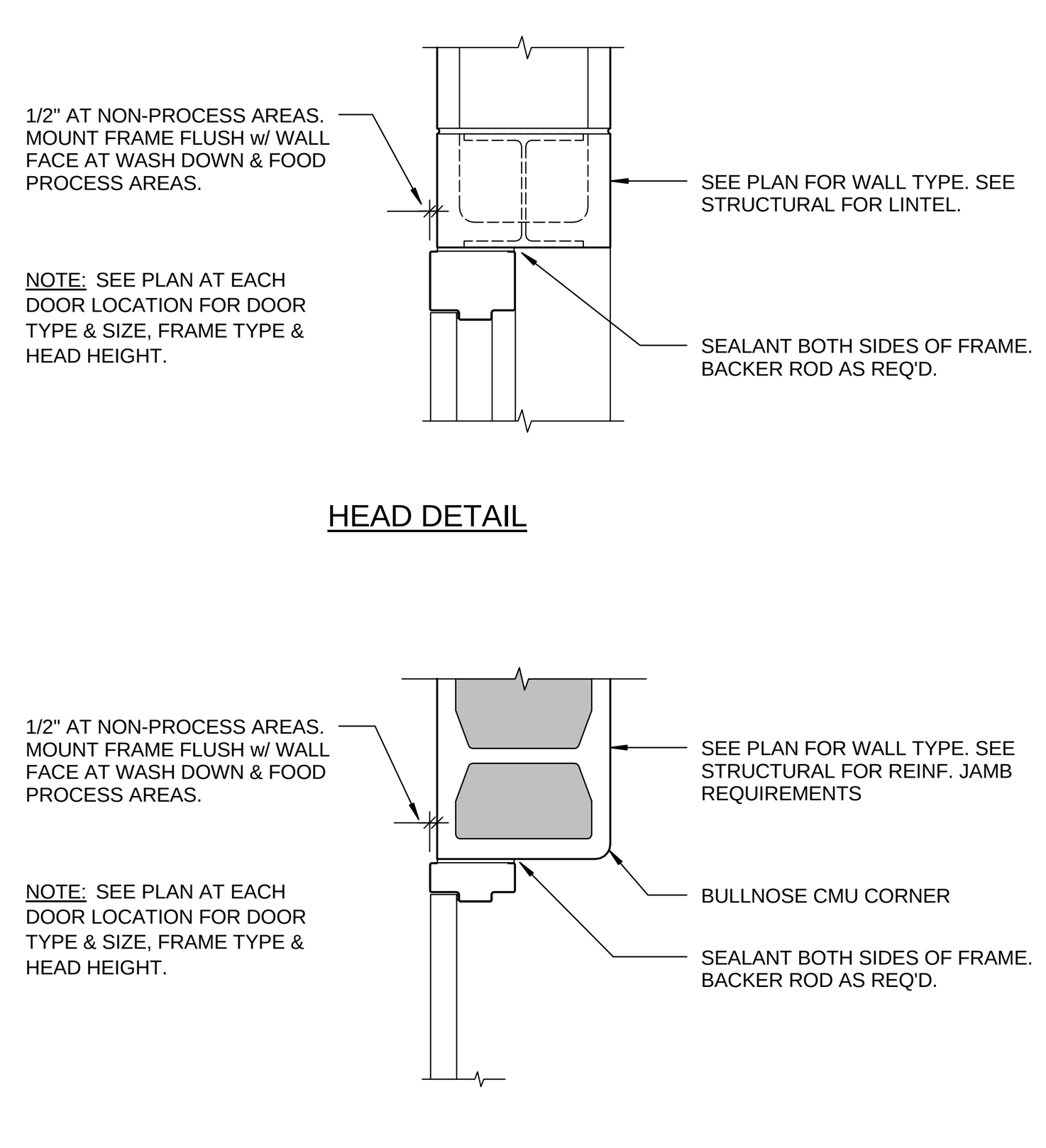
HM1 HM2

HOLLOW METAL FRAME ELEVATIONS
NOT TO SCALE

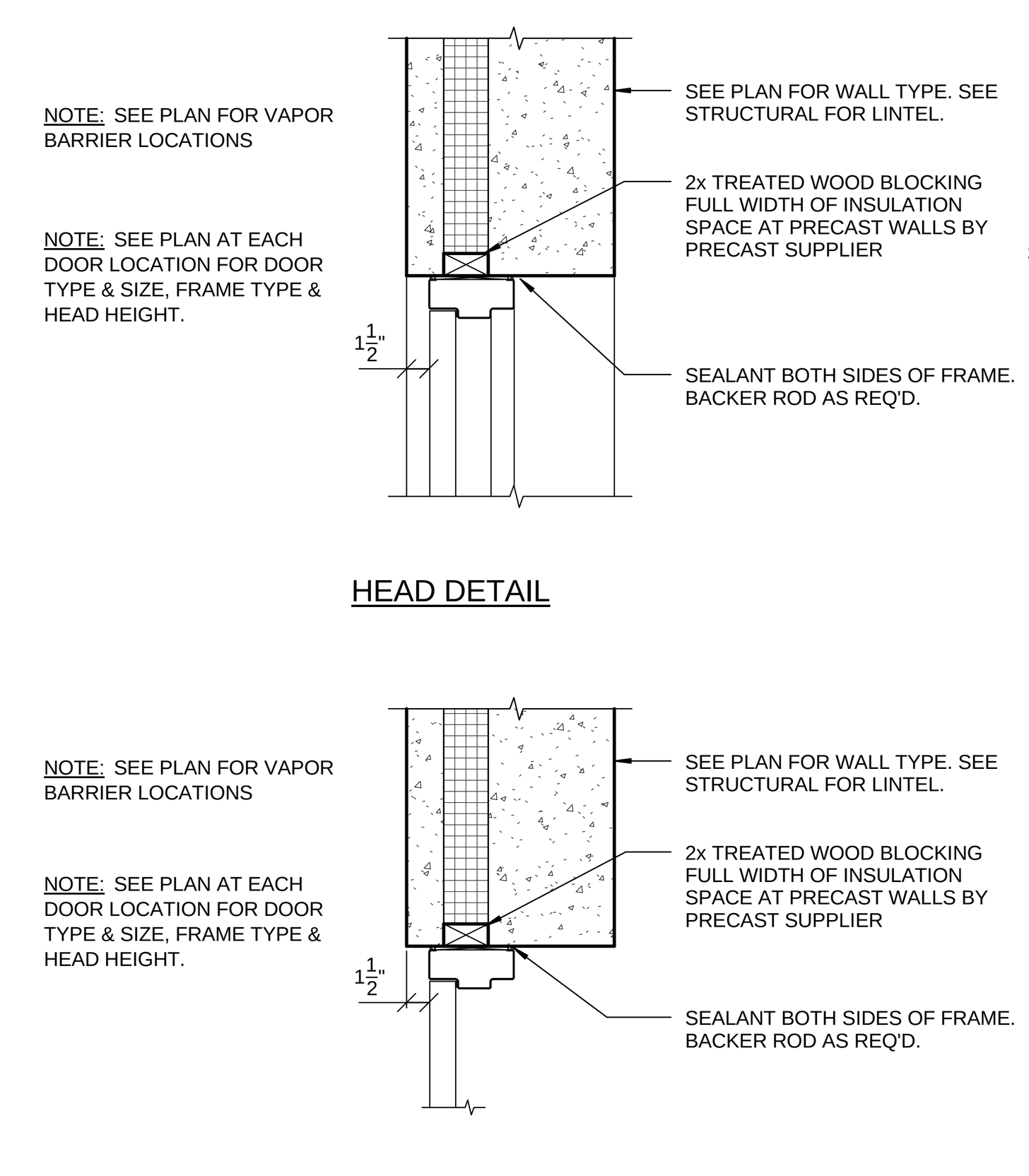


AF1

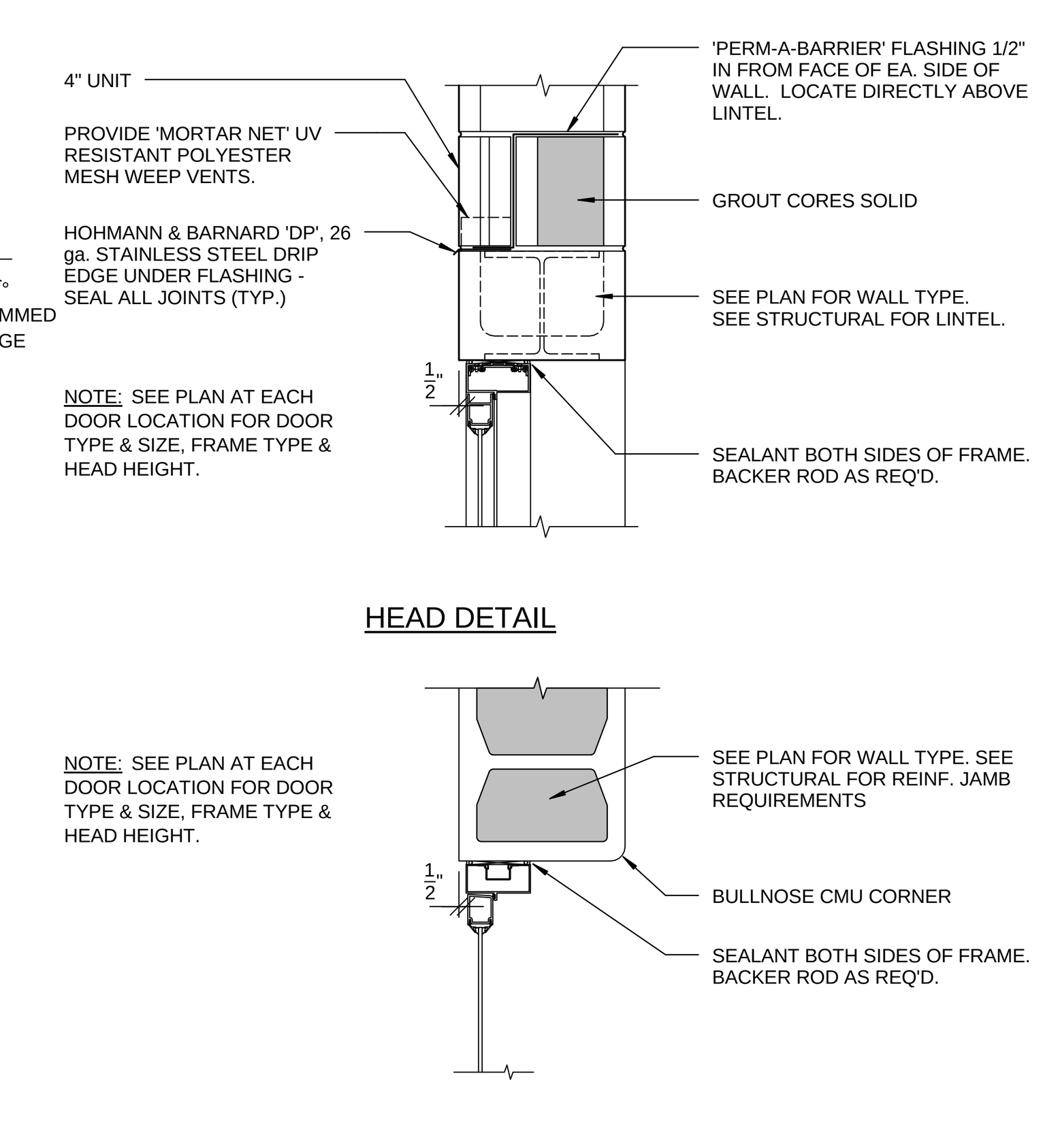
ALUMINUM FRAME ELEVATIONS
NOT TO SCALE



METAL - INT. MASONRY WALL
NOT TO SCALE



METAL - PRECAST WALL
NOT TO SCALE



ALUM - EXT. MASONRY WALL
NOT TO SCALE

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

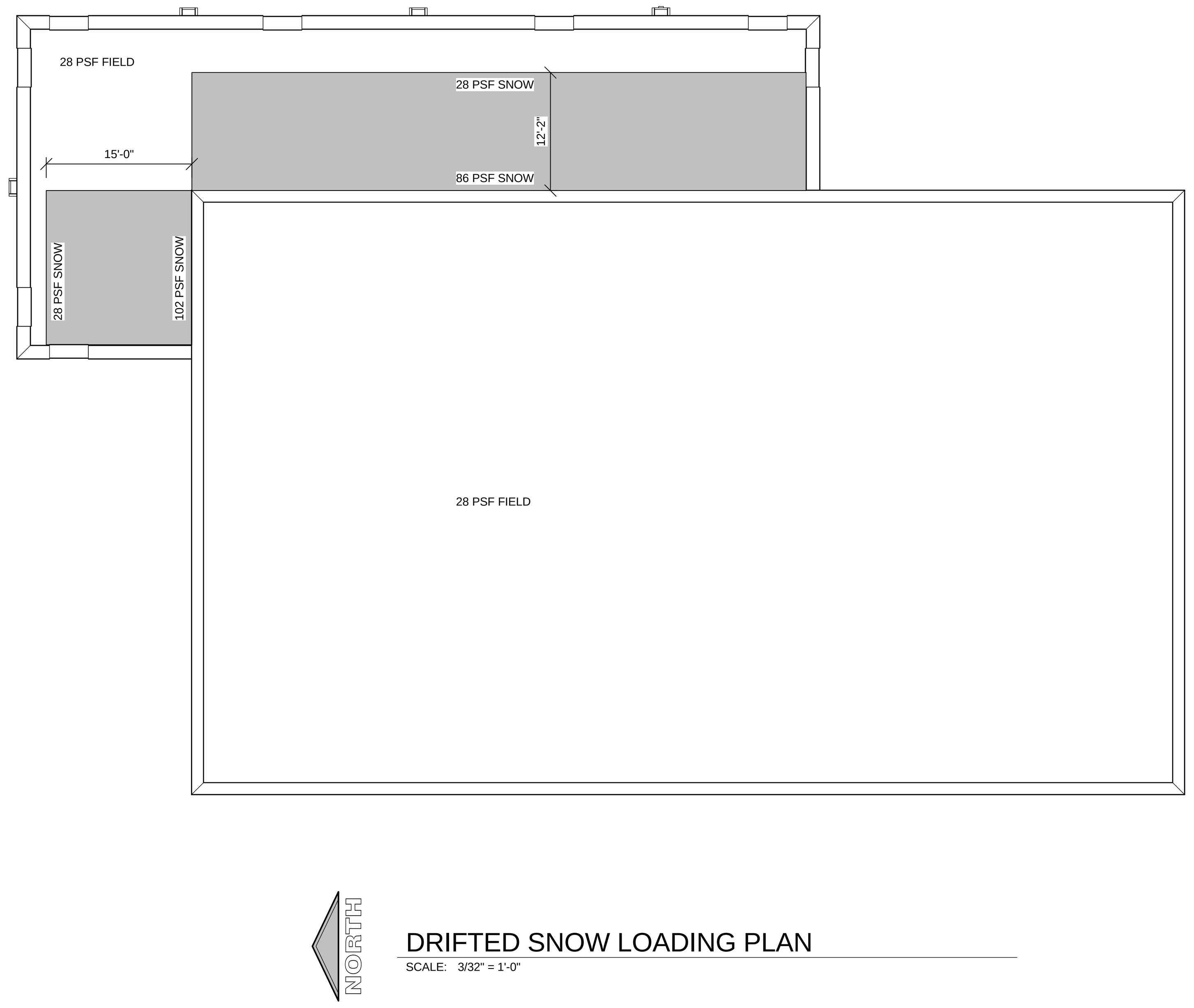
PROJECT INFORMATION
PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

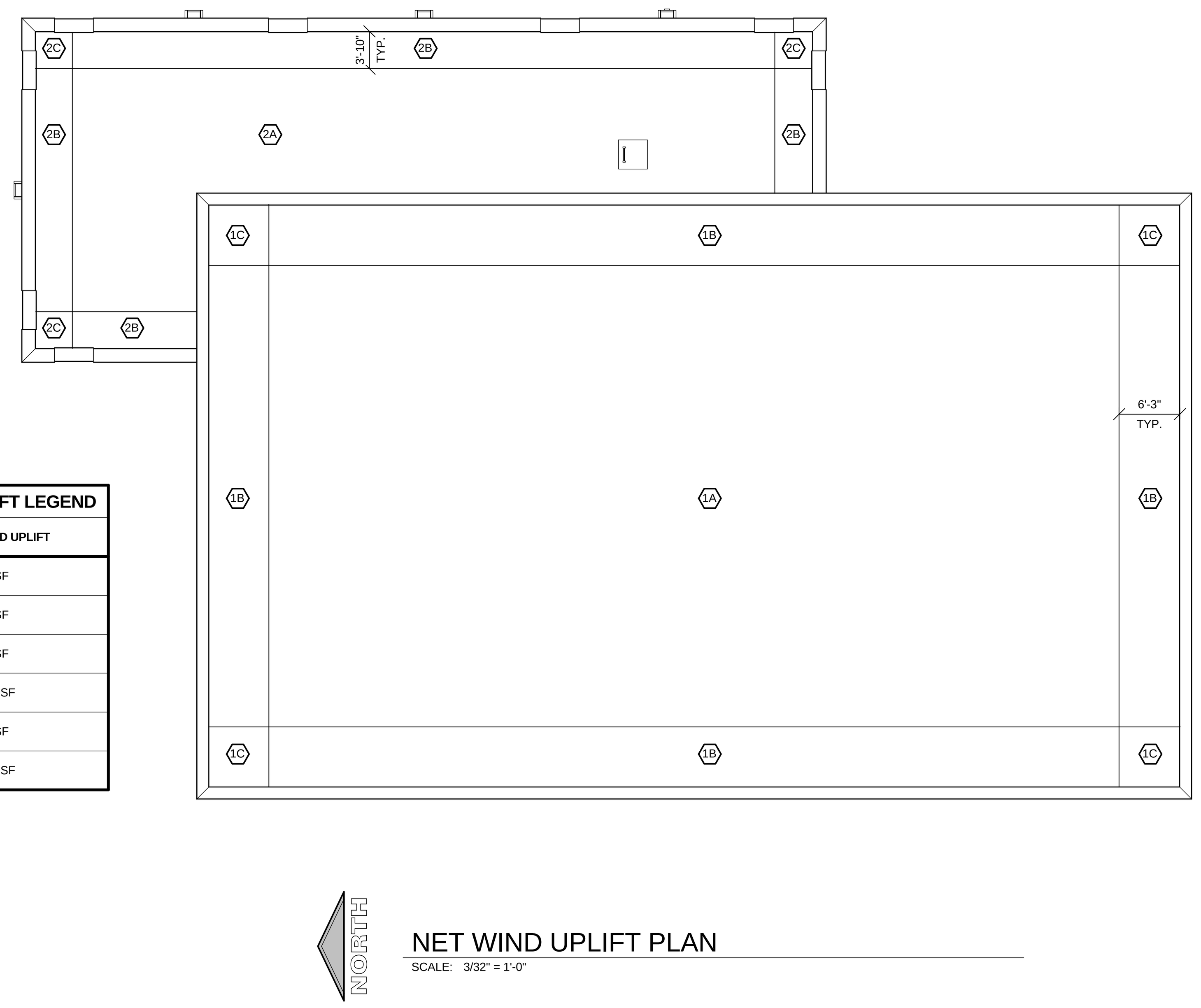
PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JUNE 14, 2017
REVISIONS

SHEET INFORMATION
DOOR SCHEDULE
SHEET NUMBER
A6.0



DRIFTED SNOW LOADING PLAN
SCALE: 3/32" = 1'-0"



NET WIND UPLIFT LEGEND	
ZONE	NET WIND UPLIFT
1A	7.4 PSF
2A	7.4 PSF
1B	9.8 PSF
2B	10.0 PSF
1C	9.8 PSF
2C	10.2 PSF

NET WIND UPLIFT PLAN
SCALE: 3/32" = 1'-0"

GOVERNING CODES:

2011 WISCONSIN COMMERCIAL BUILDING CODE (USING THE 2009 IBC)
ALL LOADS SHOWN ON PLANS ARE UNFACTORED FOR ALLOWABLE STRESS DESIGN (ASD) LOAD COMBINATIONS
LOAD COMBINATION UTILIZED ARE FROM ASCE 7-05

ROOF SNOW LOAD (PER SECTION 1608 AND ASCE 7-05 SECTION 7)

GROUND SNOW LOAD (Pg) (PER FIGURE 1608.2)	40 PSF
FLAT ROOF SNOW LOAD (Pf)	28 PSF
SLOPED ROOF SNOW LOAD (Ps)	28 PSF
SNOW EXPOSURE FACTOR (Ce)	1.0
SNOW IMPORTANCE FACTOR (Is)	1.0 (OCCUPANCY CATEGORY II)
THERMAL FACTOR (Ct)	1.0
UNBALANCED SNOW LOADING PER WISCONSIN BUILDING ALTERNATE PER SPS 362.1608 (1)	
SNOW DRIFT PER ASCE 7-05, (SECTIONS 7.7 AND 7.8)	
SLIDING SNOW LOADING PER ASCE 7-05, (SECTION 7.9)	

ROOF LIVE LOAD

MINIMUM ROOF LIVE LOAD PER SECTION 1607.11	20 PSF

ROOF DEAD LOADS AND DEFLECTION REQUIREMENTS

STEEL BAR JOISTS	DEAD LOAD (UNBALLASTED)	15 PSF
	COLLATERAL (INCLUDED IN DEAD LOAD)	5 PSF
	R.T.U. LOADS PER FRAMING PLANS	
	ROOF DEFLECTION REQUIREMENTS	L/240 LL L/180 TL

LATERAL

WIND LOADS	ANALYTICAL PROCEDURE PER ASCE 7-05 SECTION 6.5		
	BASIC WIND SPEED = 90 MPH		
	WIND IMPORTANCE FACTOR = 1.00 (OCCUPANCY CATEGORY II)		
	WIND EXPOSURE = "B"		
	INTERNAL PRESSURE COEFFICIENT = + OR - 0.18		
	COMPONENT AND CLADDING PRESSURES/SUCTIONS FOR EFFECTIVE AREAS <= 10 S.F. AS FOLLOWS:		
		PRECAST BUILDING HIGH ROOF	EDGE STRIP (A) = 6.25 FT
			ROOF ZONE 1 PRESSURE= 10.0 PSF, SUCTION= -14.6 PSF
			ROOF ZONE 2 PRESSURE= 10.0 PSF, SUCTION= -24.5 PSF
			ROOF ZONE 3 PRESSURE= 10.0 PSF, SUCTION= -36.8 PSF
			WALL ZONE 4 PRESSURE= 14.6 PSF, SUCTION= -15.8 PSF
			WALL ZONE 5 PRESSURE= 14.6 PSF, SUCTION= -19.5 PSF
		OFFICE BUILDING LOW ROOF	EDGE STRIP (A) = 3.8 FT
			ROOF ZONE 1 PRESSURE= 10.0 PSF, SUCTION= -14.6 PSF
			ROOF ZONE 2 PRESSURE= 10.0 PSF, SUCTION= -24.5 PSF
			ROOF ZONE 3 PRESSURE= 10.0 PSF, SUCTION= -36.8 PSF
			WALL ZONE 4 PRESSURE= 14.6 PSF, SUCTION= -15.8 PSF
			WALL ZONE 5 PRESSURE= 14.6 PSF, SUCTION= -19.5 PSF
	PRESSURES/SUCTIONS MAY BE REDUCED FOR AREAS > 10 S.F. PER ASCE 7-05, SECTION 6.5.12.4		
	MINIMUM WIND LOADS PER ASCE 7-05 SECTIONS 6.4.2.1.1 AND 6.4.2.2.1		
		MWFRS: 10.0 PSF ON HORIZONTAL AND VERTICAL PROJECTION	
		COMPONENT AND CLADDING: + OR - 10.0 PSF NORMAL TO SURFACE.	
EARTHQUAKE DESIGN DATA	SEISMIC IMPORTANCE FACTOR = 1.00 (OCCUPANCY CATEGORY II)		
	SPECTRAL RESPONSE COEFFICIENT	S(DS) = 0.074	S(D1) = 0.053
	SITE CLASS = D (ASSUMED)		
	SEISMIC DESIGN CATEGORY = A		
	ANALYSIS PROCEDURE: SDC A PER ASCE 7-05 SECTION 11.7		
STABILITY LOADS	INTERIOR PARTITIONS 5 PSF		

ALLOWABLE SOIL BEARING PRESSURE

FOUNDATIONS SHALL NOT BE PLACED PRIOR TO CONFIRMATION OF SOIL TYPE BELOW THE BOTTOM OF THE FOOTING. THE CONTRACTOR SHALL ADVISE EXCEL ENGINEERING, INC. OF ANY DEVIATION FROM SOIL CLASS PRIOR TO POURING FOOTINGS. THE PRESUMED SOIL BEARING CAPACITY IS 2,000 PSF.
THE PRESUMED SOIL CLASSIFICATION PER SECTION 1806, TABLE 1806.2 IS (4) SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY GRAVEL.

STRUCTURAL SUBMITTAL REQUIREMENTS

BOXES MARKED WITH AN "X" ARE ANTICIPATED SUBMITTALS.

- [X] CONCRETE MIX DESIGN(S)
- [X] SLAB/TOPPING CONTROL JOINT LAYOUT
- [X] CONCRETE REINFORCING
- [ ] COLUMN ANCHOR BOLT LAYOUT & DETAILS
- [X] STRUCTURAL STEEL
- [X] MISC. STEEL (TO INCLUDE STAIRS, GUARDRAILS, BOLLARDS, EQUIP. SUPPORT FRAMES, ETC.)
- [X] STEEL JOIST, JOIST GIRDERS, & DECK
- [X] FINAL, APPROVED JOIST/GIRDER LAYOUT PLAN AND DESIGN CALCULATIONS
- [X] PRECAST WALL PANELS (TO INCLUDE ANCHORAGE DETAILS, SHEARWALL CALCULATIONS, ETC.)
- [ ] PRECAST PLANK/DOUBLE TEEs (TO INCLUDE DIAPHRAGM CALCULATIONS.)
- [ ] LIGHT GAUGE FRAMING (TRUSSES, BRG. STUDS, CONNECTIONS, ETC.)
- [ ] WOOD FLOOR TRUSSES
- [ ] WOOD FLOOR/ROOF "I" JOIST
- [ ] WOOD ROOF TRUSSES
- [ ] METAL BUILDING REACTIONS - PRELIMINARY (TO INCLUDE ANCHOR BOLT SIZES AND LAYOUTS.)
- [ ] METAL BUILDING REACTIONS - FINAL (TO INCLUDE ANCHOR BOLT SIZES AND LAYOUTS.)
- [X] CONCRETE MASONRY UNITS (CMU'S)
- [X] CMU REINFORCING
- [ ] INSULATED METAL PANELS (WALLS, ROOF, CEILING, CONNECTIONS, ETC.)

NOTES:

SUBMIT ALL SHOP DRAWINGS LISTED ABOVE TO EXCEL ENGINEERING, INC. (A/E) FOR REVIEW PRIOR TO FABRICATION. DESIGN DRAWINGS SHALL NOT BE USED AS SHOP DRAWINGS. SHOP DRAWINGS SHALL NOT UTILIZE A SHEET SIZE ANY LARGER THAN ARCHITECTURAL DRAWINGS. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO A/E. CONTRACTOR SHALL ADDRESS ALL "FIELD VERIFY" ISSUES (DIMENSIONS, ETC.) BEFORE SUBMITTING DRAWINGS TO A/E. UNREVIEWED AND UNSTAMPED DRAWINGS WILL NOT BE REVIEWED BY EXCEL AND WILL BE RETURNED FOR CONTRACTOR REVIEW.

THE CONTRACTOR SHALL PREPARE A SCHEDULE OF ALL ITEMS TO BE SUBMITTED FOR A/E REVIEW. SCHEDULE SHALL SHOW ITEMS TO BE SUBMITTED AND ANTICIPATED DATE OF SUBMISSION. THIS SUBMITTAL SCHEDULE SHALL BE GIVEN TO THE A/E WITHIN 20 DAYS OF AWARD OF CONTRACT.

CONTRACTOR SHALL ALLOW 10 WORKING DAYS IN SCHEDULE FOR A/E TO REVIEW SHOP DRAWINGS. IF SHOP DRAWINGS REQUIRE AN EXPEDITED REVIEW PROCESS, CONTACT A/E PRIOR TO SUBMITTING THE SHOP DRAWINGS TO MAKE THE APPROPRIATE ARRANGEMENT.

IF CHANGES ARE MADE TO A PREVIOUSLY REVIEWED SUBMITTAL, DENOTE ALL REVISED AREAS WITH REVISION CLOUDS AND TAGS.

STRUCTURAL AND ARCHITECTURAL PLANS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS. SHOP DRAWING DETAILERS AND SUPPLIERS ARE RESPONSIBLE FOR THE DETERMINATION OF ALL DIMENSIONS, PITCHES, ELEVATIONS, ETC., BEYOND THOSE NOTED ABOVE AS NECESSARY TO THOROUGHLY DETAIL/FABRICATE THEIR WORK. CONTACT A/E WITH ANY DISCREPANCIES FOUND.

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

SEE SHEET T2.0 FOR ADDITIONAL SUBMITTAL REQUIREMENTS.

GENERAL STRUCTURAL NOTES

MISCELLANEOUS STRUCTURAL NOTES:

IN THE FOLLOWING NOTES, THE TERM "CONTRACTOR" REFERS TO ALL CONTRACTORS, SUBCONTRACTORS, AND SUPPLIERS ENGAGED IN THE EXECUTION OF WORK SHOWN ON THESE PLANS. THE TERM "A/E" REFERS TO EXCEL ENGINEERING, INC.

CONTRACTOR SHALL CROSS CHECK WITH ARCHITECTURAL, HVAC AND PLUMBING PLANS FOR ADDITIONAL DETAILS, DIMENSIONS, ELEVATIONS, OPENINGS, INSERTS, BRICK LEDGES, ETC. NOTIFY A/E OF ANY CONFLICTS BEFORE BEGINNING WORK.

IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE IN ORDER TO INSURE THE SAFETY OF THE BUILDING, WORKMEN, AND OCCUPANTS DURING CONSTRUCTION (MEANS & METHODS OF CONSTRUCTION). THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF SHORING, UNDERPINNING, AND TEMPORARY BRACING, AS NECESSARY. A/E MAY BILL CONTRACTOR ON A TIME AND EXPENSE BASIS FOR ADDITIONAL WORK, FOR ALL NEW SKETCHES, AND FOR ALL ADDITIONAL REVIEW TIME RELATED TO MEANS & METHODS.

WHERE DETAILS ARE CALLED FOR IN ONE AREA OF THE BUILDING THEY SHALL BE DUPLICATED AT SIMILAR CONDITIONS, UNLESS SHOWN OTHERWISE.

IN THE EVENT OF ANY CONFLICT BETWEEN PLANS, DETAILS, STRUCTURAL NOTES, STRUCTURAL AND ARCHITECTURAL DRAWINGS, AND SPECIFICATIONS, CONTRACTOR SHALL BRING THE CONFLICT TO THE A/E'S ATTENTION. CONTRACTOR SHALL BID THE MOST EXPENSIVE INSTALLATION CALLED OUT.

CONTRACTOR SHALL SURVEY THE EXISTING BUILDING FOR ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS NEEDED TO PERFORM THE WORK SHOWN ON THESE PLANS. THIS INCLUDES VERIFYING DIMENSIONS, ELEVATIONS, & CONDITIONS SHOWN ON THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL REPORT ANY NON-CONFORMANCE WITH DESIGN DRAWINGS TO THE A/E IMMEDIATELY.

ALL MEMBERS/WORK SHOWN ARE NEW UNLESS SPECIFICALLY NOTED "EXISTING"

REMOVE AND REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ELECTRICAL, MECHANICAL, HVAC, STRUCTURAL, ARCHITECTURAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THESE DRAWINGS.

THESE STRUCTURAL PLANS DEPICT A STRUCTURAL FRAMING SYSTEM AND THE MAJOR COMPONENTS OF THAT SYSTEM. MINOR ITEMS SUCH AS POURSTOPS, DECK SUPPORT ANGLES AT COLUMNS, FRAMES AT FLOOR AND ROOF DECK OPENINGS, ETC, SHALL BE SUPPLIED BY THE CONTRACTOR AS NEEDED TO PROVIDE A COMPLETE SYSTEM.

PROVIDE OVERFLOW DRAINS AND/OR SCUPPERS SUFFICIENT TO LIMIT DEPTH OF STANDING WATER TO 2" AT DRAINS, IN THE EVENT THAT THE PRIMARY ROOF DRAINS ARE NOT FUNCTIONING. IN NO CASE SHALL BOTTOM OF SCUPPER BE LOCATED MORE THAN 1/2" ABOVE MAIN ROOF MEMBRANE ELEVATION (NOT CANT) AT EXTERIOR WALL OF BUILDING.

BOTTOM OF FOOTING ELEVATION SHALL BE A MINIMUM OF 4'-0" BELOW ADJACENT EXTERIOR GRADE. NOTIFY A/E OF ANY FOOTING ELEVATION CHANGE REQUIRED IN ORDER TO PROVIDE 4'-0" FROST PROTECTION BEFORE PLACING FOOTINGS.

FOUNDATION SHORING AND/OR UNDERPINNING SHALL BE DESIGNED BY THE CONTRACTOR TO LIMIT HORIZONTAL AND VERTICAL MOVEMENT OF EXISTING CONSTRUCTION TO 3/16".

POST-INSTALLED ANCHORS:

CONTRACTOR SHALL PROVIDE EXCEL ENGINEERING WITH SPECIFICATIONS AND DESIGN INFORMATION FOR ALL ALTERNATE ANCHORS. CONTRACTOR SHALL MAKE ARRANGEMENTS TO COMPENSATE EXCEL ENGINEERING FOR THE EXTRA WORK INVOLVED.

CLEAN SURFACES THOROUGHLY PRIOR TO INSTALLATION. PREPARE SURFACES USING THE METHODS RECOMMENDED BY THE MANUFACTURER FOR ACHIEVING THE BEST RESULTS FOR THE SUBSTRATE UNDER THE PROJECT CONDITIONS.

DO NOT BEGIN INSTALLATION UNTIL SUBSTRATES HAVE BEEN PROPERLY PREPARED. IF SUBSTRATE PREPARATION IS THE RESPONSIBILITY OF ANOTHER INSTALLER, NOTIFY CONTRACTOR OF UNSATISFACTORY PREPARATION BEFORE PROCEEDING.

INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND AS REQUIRED BY APPLICABLE CODE.

APPLY ANCHOR ITEMS NEATLY, WITH ANCHORS MOUNTED PLUMB AND LEVEL UNLESS OTHERWISE INDICATED.

EXCEL ENGINEERING RESERVES THE RIGHT TO REQUIRE THE ANCHOR MANUFACTURER'S REPRESENTATIVE TO DEMONSTRATE PROPER INSTALLATION PROCEDURES FOR POST-INSTALLED ANCHORS AND TO OBSERVE CONTRACTOR'S INSTALLATION PROCEDURES, AT NO EXTRA COST TO OWNER.

EXCEL ENGINEERING RESERVES THE RIGHT TO REQUIRE PULLOUT OR SHEAR TESTS TO DETERMINE ADEQUACY OF ANCHORS, AT NO EXTRA COST TO OWNER.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1700940

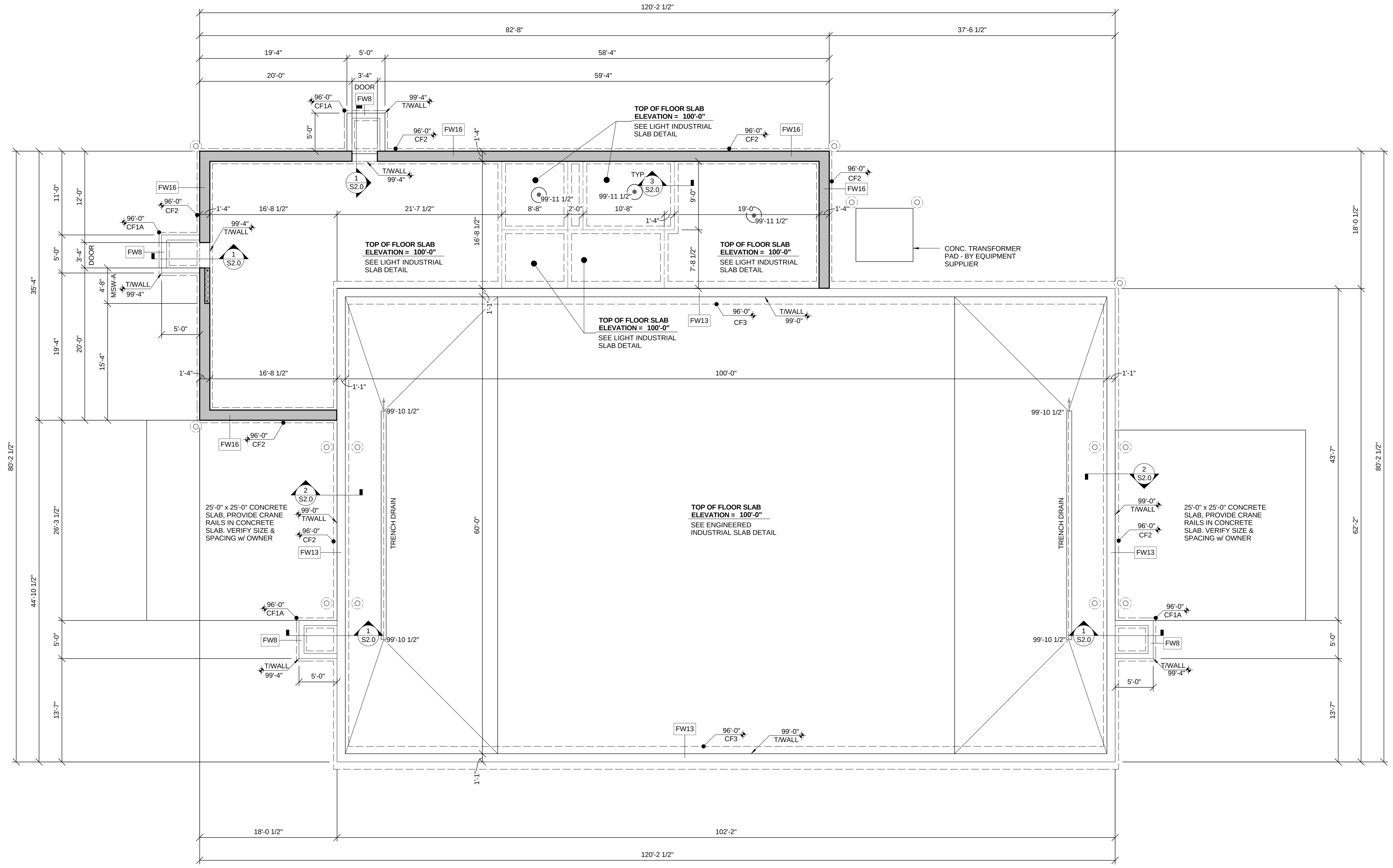
PROPOSED CRANE SHOP FOR:
MIRON CONSTRUCTION
RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE JUNE 14, 2017
REVISIONS

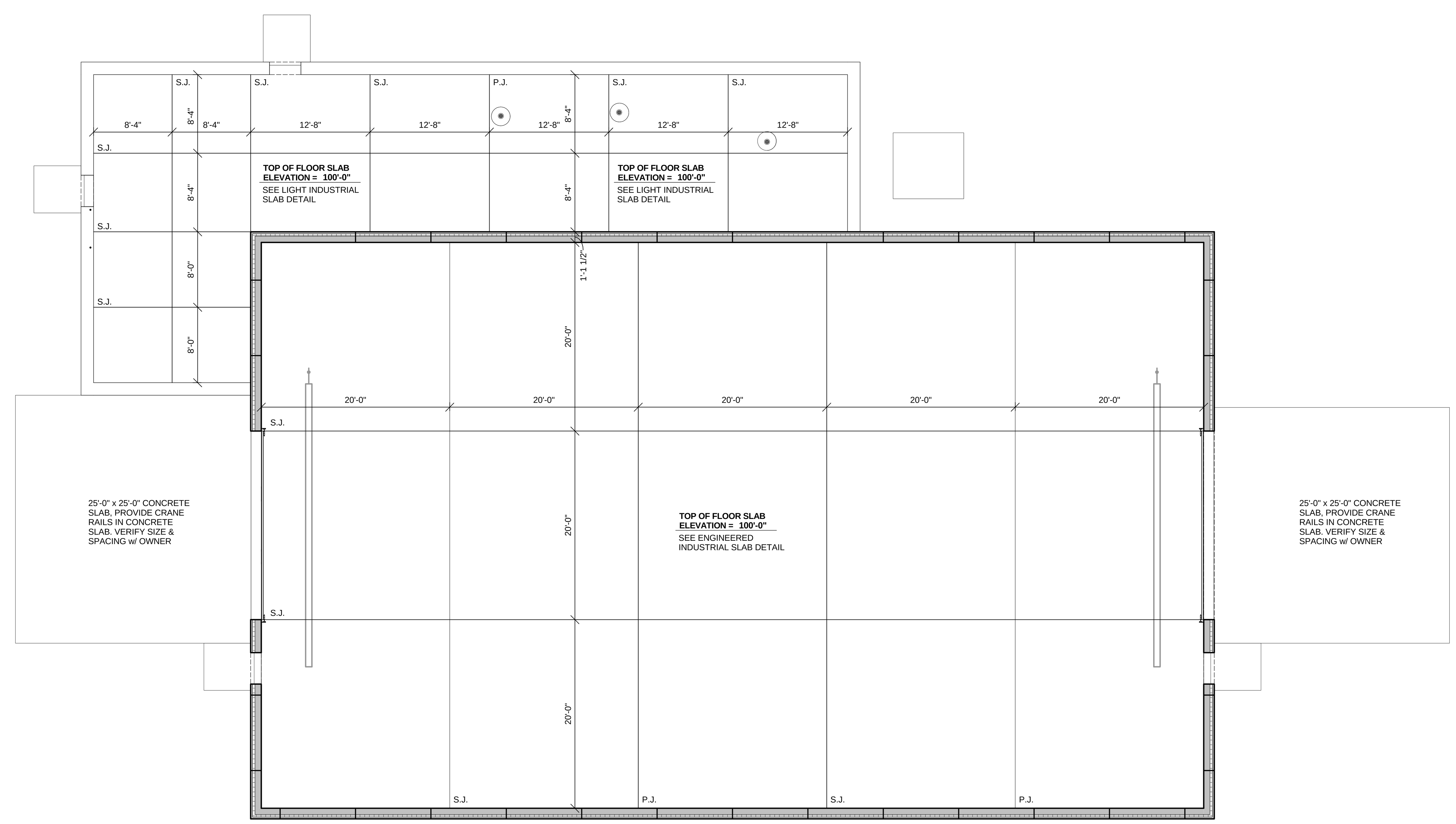
SHEET INFORMATION
STRUCTURAL DESIGN CRITERIA
SHEET NUMBER
S0.0

C:\Users\JesseH\Documents\1700940_Arch_Central_JordanE.rvt
6/14/2017 9:46:26 AM



FOUNDATION PLAN

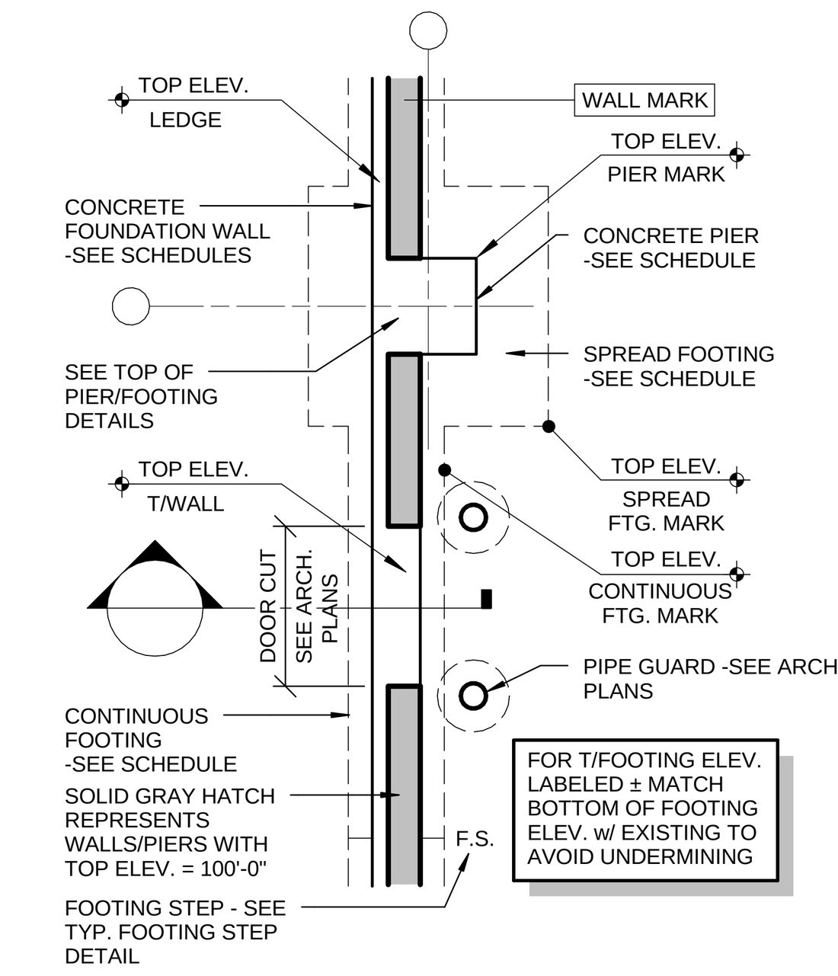
SCALE: 1/8" = 1'-0"



SLAB JOINT PLAN

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

FOUNDATION PLAN SYMBOLS



FOUNDATION NOTES

- SEE DESIGN LOADS ON SHEET S0.0 FOR ALL DESIGN LOADS NOT SHOWN ON PLANS.
- SEE GENERAL BUILDING SPECIFICATIONS ON T2 SHEETS AND GENERAL STRUCTURAL NOTES ON SHEET S0.0 FOR ADDITIONAL MATERIAL SPECIFICATIONS.
- PERIMETER FOUNDATION INSULATION SHALL BE SQUARE EDGE RIGID INSULATION (MIN. R-10)
- COORDINATE AND VERIFY ALL UNDERGROUND WORK PRIOR TO POURING CONCRETE FLOOR SLAB.
- SEE SITE PLANS FOR ADDITIONAL CONCRETE WORK.
- SEE ARCHITECTURAL FLOOR PLANS FOR TAGS OF ALL GUARDPOSTS. GUARDPOST SCHEDULE & DETAILS LOCATED ON SHEET A4.1 SHEET
- CMU SHEAR WALL DOWELS ARE A PART OF THIS FOUNDATION DESIGN AND MUST BE PLACED IN COORDINATION w/ THE FOOTINGS AND FOUNDATION WALLS PRIOR TO POURING FOUNDATIONS. (THESE DOWELS RUN FROM THE FOOTING UP INTO THE CMU SHEAR WALLS.) CONTRACTORS MUST HAVE A CLEAR UNDERSTANDING OF WHAT IS REQUIRED PRIOR TO BEGINNING FOUNDATION WORK. CONTRACTORS ARE TO REVIEW THE CMU SHEAR WALL SCHEDULE AND DETAIL FOR DOWEL INFORMATION AND IDENTIFY ALL LOCATIONS PRIOR TO POURING. CONTACT EXCEL ENGINEERING, INC. WITH ANY QUESTIONS YOU MAY HAVE PRIOR TO BEGINNING WORK.

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1700940

PROPOSED CRANE SHOP FOR: MIRON CONSTRUCTION

RACINE ROAD • MENASHA, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE JUNE 14, 2017

REVISIONS

SHEET INFORMATION

FOUNDATION PLAN

SHEET NUMBER

S1.1

MEMORANDUM

To: Plan Commission

From: Community Development Department/SS

Date: March 6, 2018

Re: Downtown Vision Plan

On January 9, 2018 a public hearing was held at the Plan Commission meeting where the public provided input and was generally in support of the efforts laid out in the plan and the public involvement process. The Commission furthered discussed the materials presented in the plan and ultimately made a motion to recommend approval of the Downtown Vision Plan to the Common Council as an advisory tool for future development.

Due to conflicting schedules with the Consultants, this plan was not brought forward to the Common Council until February 19, 2018. In addition to some of the noted concerns at the Plan Commission meeting, further concerns arose of the plan prior to being presented at the Common Council. These concerns primarily centered around showing a change in future land uses where there are currently healthy and thriving businesses. With these concerns in mind, the consultant submitted a memo (attached) to the Common Council for consideration which included adding a preface to the plan and changes to two of the policies listed under the land use principles (also attached).

Following the public hearing, a motion was called and seconded to approve the Downtown Vision Plan as an advisory tool for future development, with the added recommendations from consultants noted in their memorandum adding a preface to the document address the concerns of industrial properties and eminent domain and changing the suggested land use principles, in addition to removing the specified future land uses for Sonoco, Coveris, and Saint Patrick's Church. Following this motion general discussion ensued with added concerns that the proposed changes on the floor were never review by the Plan Commission. A second motion was made taking precedence to refer the Downtown Vision Plan with the associated documents to the Plan Commission for your consideration. This motion was carried.

Following further discussion, staff recommends the Plan Commission recommend approval of the Downtown Vision Plan to the Common Council as an advisory plan for future development removing the designated future land use of Sonoco and Coveris from the future land use map as well as incorporate the suggested changes noted within the consultants memorandum adding a preface to the plan addressing the concerns of the industrial properties and use of eminent domain and change the two noted land use principles.

PLACE DYNAMICS LLC
3090 S. Country Lane ▪ New Berlin ▪ Wisconsin ▪ 53146 ▪ Ph. (262) 510-2131 ▪ www.placedynamics.com

MEMORANDUM

5 February 2018

TO: City of Menasha Common Council

FROM: Michael Stumpf, Place Dynamics

RE: Potential changes to the draft Downtown Vision Plan

During the Plan Commission meeting when the draft Downtown Vision Plan was recommended to the Common Council, there was some discussion concerning the working of some of the Land Use Policies in the document. Since that meeting, there has been public concern about the potential use of eminent domain, or the City "forcing" industries to leave the downtown area. To help alleviate these concerns, we are proposing two edits to the document.

1. Addressing concerns about eminent domain or forcing businesses to leave the downtown.

It has never been the intention of this plan to compel industries to leave, and use of eminent domain was never contemplated during the planning process. To make this clear, we propose to add a preamble to the document to state these intentions:

Change is inevitable. The intent of this plan is to look forward, anticipate change, and be prepared to respond in a way that produces the most favorable outcomes for Menasha and its citizens. The Downtown Vision Plan accomplishes this by recommending land uses, an urban form, public improvements, and policies that will lead to a vision determined by community residents.

The industries in the downtown have been a part of the community's history and continue to play an important role in its economy and culture. Still, the trend in the Fox Valley shows clearly that riverfront industrial uses are leaving, and in most cases, those vacated properties are being converted to alternative uses. The Downtown Vision Plan creates a framework to respond to those changes, if or when they occur. It does not recommend using the City's eminent domain authority or other regulatory powers as tools to cause those changes.

The City will play a proactive role in constructing infrastructure and amenities, creating a consistent and easily negotiated regulatory environment, and providing financial and technical resources to encourage or shape change. Private property redevelopment will be initiated by the property owner.

2. Changes to the Land Use Policies.

Changes are proposed to two of the Land Use Policies. These are the first two policies under "AT LEAST HALF OF THE NEW HOUSING UNITS ADDED IN THE DOWNTOWN WILL BE OWNER OCCUPIED. THESE WILL BE DISTRIBUTED THROUGHOUT THE DISTRICT." The new policies better address the intent that the City reserve its limited resources for projects that

create the highest value and contribute to the goal of 50 percent owner occupied housing. The first two policies are proposed to be replaced with the following:

POLICY: In its review of any proposed housing development in the downtown, the City will consider the degree to which the proposed project will affect the balance of owner and rental housing in the subarea in which the project is located, and the ability to meet the goal of 50 percent owner occupied housing. The City may refuse to approve proposals that will significantly increase the percentage of rental units in the subarea above 50 percent, or hamper the future ability to create more owner occupied housing in the subarea.

POLICY: The City of Menasha will not provide TIF or other incentives, or support state funding applications (such as Low Income Housing Tax Credits), for any proposed housing development project with more than 20 units, if that development will raise the percentage of rental housing units in the downtown sub-area to over 65 percent of the total housing units in the sub-area.

AT LEAST HALF OF THE NEW HOUSING UNITS ADDED IN THE DOWNTOWN WILL BE OWNER OCCUPIED. THESE WILL BE DISTRIBUTED THROUGHOUT THE DISTRICT.

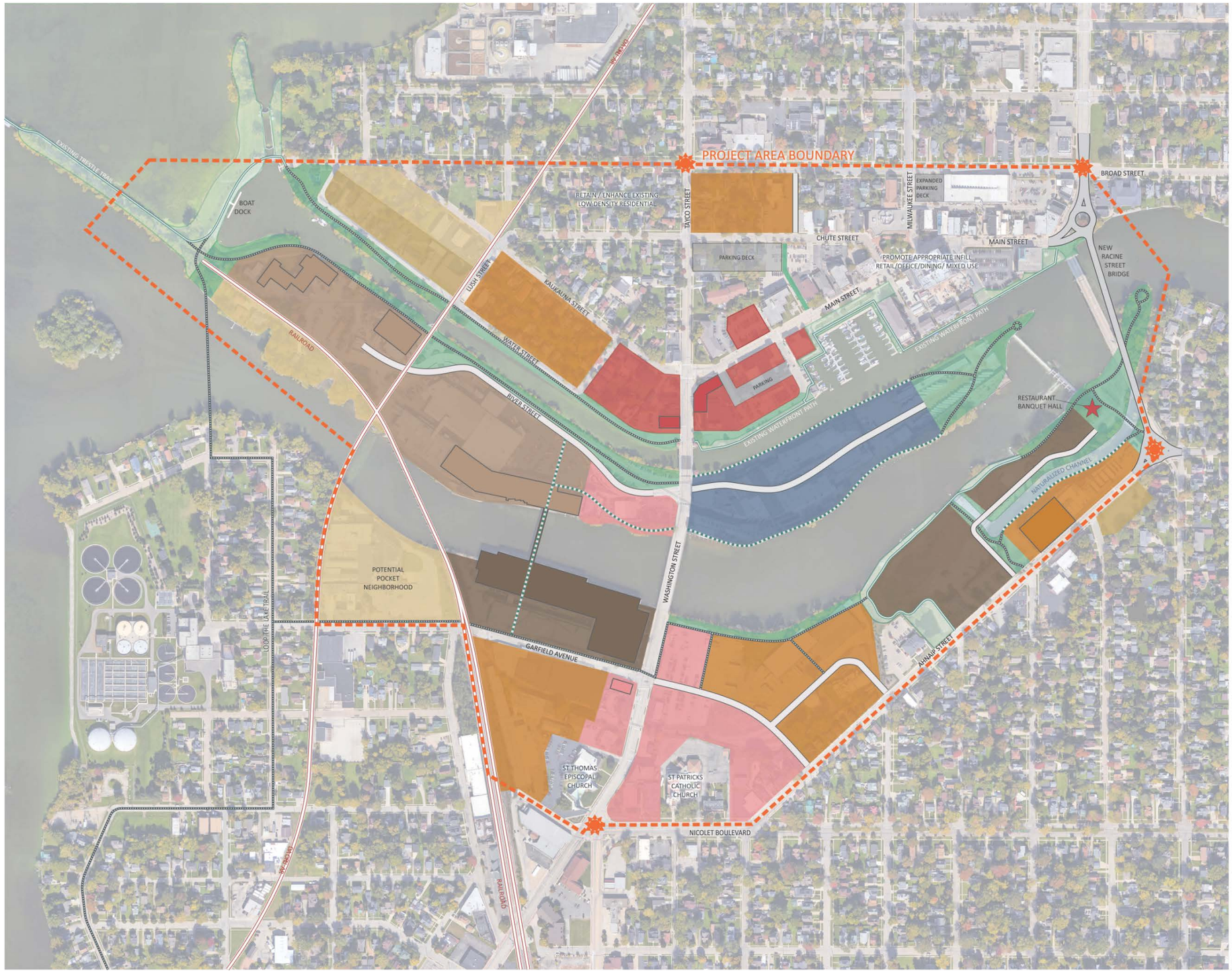
Menasha recognizes market demand for owner occupied rowhouse and condominium style housing built on the waterfront. Downtown development sites are well suited to the use in either renovated industrial buildings or new construction. In addition to meeting the housing needs of residents, this policy will result in higher assessed values, generating taxes to support public investment in the downtown through mechanisms such as tax incremental financing. In 2015 the US Census estimated that 63 percent of existing housing in the city was owner occupied.

POLICY: ~~Any development with 40 or more residential units will be required to provide a minimum of 20 percent of the units are made available for sale as owner occupied housing.~~ In its review of any proposed housing development in the downtown, the City will consider the degree to which the proposed project will affect the balance of owner and rental housing in the subarea in which the project is located, and the ability to meet the goal of 50 percent owner occupied housing. The City may refuse to approve proposals that will significantly increase the percentage of rental units in the subarea above 50 percent, or hamper the future ability to create more owner occupied housing in the subarea.

POLICY: ~~The City of Menasha will not provide TIF or other incentives, or support state grant applications, for any proposed project with 20 or more units, unless at least 30 percent of the units are made available for sale as owner occupied housing.~~ The City of Menasha will not provide TIF or other incentives, or support state funding applications (such as Low Income Housing Tax Credits), for any proposed housing development project with more than 20 units, if that development will raise the percentage of rental housing units in the downtown sub-area to over 65 percent of the total housing units in the sub-area.

POLICY: The City of Menasha will require that at least 50 percent of the units constructed on property controlled by the City, and made available for private development, will be owner occupied.

FUTURE LAND USE



- TRADITIONAL "MAIN STREET" MIXED USE
- LOW DENSITY COMMERCIAL
- HIGH DENSITY MIXED USE
- OFFICE OR OFFICE PARK
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- ROWHOUSE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- NO CHANGE IN LAND USE
- PUBLIC PARK OR GREENWAY
- POTENTIAL TO REUSE PRESERVED BUILDING
- EXISTING PUBLIC PATH
- PROPOSED PUBLIC PATH
- PROPOSED PRIVATE PATH / PUBLIC ACCESS
- GATEWAY