

City Plan Commission Agenda
February 13, 2024
Reedsburg City Hall Council Chambers
6:00 PM

DUE TO THE RESTRICTIONS CAUSED BY THE COVID-19 PANDEMIC, SOME VOTING MEMBERS MAY BE PRESENT VIA TELECONFERENCE OR VIDEO CONFERENCE, AS PROVIDED BY THE RECOMMENDATIONS OF THE WISCONSIN DEPARTMENT OF JUSTICE. [HTTPS://WWW.DOJ.STATE.WI.US/NEWS-RELEASES/OFFICE-OPEN-GOVERNMENT-ADVISORY-CORONAVIRUS-DISEASE-2019-COVID-19-AND-OPEN-MEETINGS](https://www.doj.state.wi.us/news-releases/office-open-government-advisory-coronavirus-disease-2019-covid-19-and-open-meetings)

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE MEMBERS OF THE COMMON COUNCIL MAY ATTEND THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THE COMMON COUNCIL HAS DECISION-MAKING AUTHORITY. IF A QUORUM OF THE COMMON COUNCIL ATTENDS THIS MEETING, NO ACTION WILL BE TAKEN BY THE COMMON COUNCIL AT THIS MEETING.

CALL TO ORDER

APPROVAL OF MINUTES

I. APPROVE MINUTES FOR THE MEETING HELD ON NOVEMBER 14, 2023:

THE COMMITTEE WILL RECEIVE INFORMATION ON NON-AGENDA TOPICS BROUGHT BEFORE THE COMMITTEE BY MEMBERS OF THE PUBLIC. THE COMMITTEE WILL NOT DISCUSS THESE TOPICS, AND WILL NOT TAKE ACTION ON ANY OF THEM AT THIS MEETING

I. GENERAL BUSINESS:

- A. Consider ORD 1966-24 recommending rezone of entire parcel to R-2 Residential. Currently the parcel is zoned both R-2 and Agricultural – Vacant SW lot on Eagle Ridge Ct; Parcel # 030-0505-00000 – Shea Geffert
- B. Consider ORD 1967-24 recommending rezone of property from B-1 Business to B-3 Business to allow for residential use. – 340 East Main Street; Parcel 276-0958-00000 – Ramon Vallejo
- C. Consider vacating portion of South Ave – 410 South Ave
- D. Consider Conditional Use Permit for new housing development that would include duplexes, 8-plexes and a clubhouse. – 851 S Albert Ave & 1001 Bindl Dr; Parcel # 276-2537-00000 & 276-2563-30000– JNB Reedsburg Family LP
- E. Consider Site Plan Review for new housing development that would include duplexes, 8-plexes and a clubhouse. – 851 S Albert Ave & 1001 Bindl Dr; Parcel # 276-2537-00000 & 276-2563-30000– JNB Reedsburg Family LP
- F. Consider Great Sauk Trail bike routes

II. ADJOURN:



The City of Reedsburg does not discriminate on the basis of disability in the admissions or access to, or treatment of or employment in, its programs or activities. Disability-related aids or services, including printed information in alternate formats, to enable persons with disabilities to participate in public meetings and programs are available by calling (608) 524-6404. To be able to meet the needs of a request for a different format contact the City Clerk-Treasurer at 134 S. Locust Street, Reedsburg, WI at least 48 hours prior to the commencement of the meeting so that any necessary arrangements can be made to accommodate each request.

Reedsburg Plan Commission

November 14, 2023



Mayor Dave Estes called the meeting of the Reedsburg Plan Commission to order at 6:00 PM in Reedsburg City Hall.

Present: Alder Mike Gargano, Alder Sonny Hyde, Beth DeForge, Steve Zibell, Derek Horkan

Absent: Dan DeBaets

Staff: Tim Becker, Brian Duvalle

Approval of Plan Commission Minutes: Motion by Gargano, seconded by Zibell to approve the 10/10/23 meeting minutes.

Motion approved

Consider site plan review for new 10,640 square foot Dollar General store – Corner of W. Main St/Alexander Ave/City View Dr; Parcel #276-0314-20000 – Mark Bush

Discussion was held on the amount of paving needed, stormwater, and extending the sidewalk along City View Dr. Discussion held on possibly restricting parking on Alexander Ave in the future.

Motion by Gargano, seconded by Hyde to approve the plan as presented with a parking waiver and the condition of adding a new sidewalk along City View Dr for the length of the parcel.

Motion approved

Consider Conditional Use Permit for a new building addition and parking lot to existing funeral business – 312 N Park St; Parcel 276-0838-00000 & 276-0839-00000 – Excel Engineering, Inc (Grasse Funeral Service)

Discussion was held on a new addition to the building with an overhang above the parking lot aisle as well as two light poles facing the existing building. Funeral business will take place offsite for a period of time during construction.

Motion by Gargano, seconded by DeForge to approve the plan as presented with a parking waiver.

Motion approved

Consider Conditional Use Permit for new mini storage units – 2315 E Main St; Parcel #2253 – Ervin Kempf. The previous conditional use permit expired in April 2023.

Discussion held on the plan being the same as the 2021 plan, which expired in April 2023. The new property owner plans to start in summer 2024.

Motion by Zibell, seconded by Hyde to approve the plan as presented.

Motion approved

Motion by Gargano, seconded by DeForge to adjourn at 6:17 PM.

Motion approved

Respectfully submitted,

Brian Duvalle
Planner/Building Inspector

ORDINANCE NO. 1966-24
(Zoning Change – Parcel 030-0505-00000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning property from Agricultural to R-2 Residential in the Town of Reedsburg.

SECTION II: PROVISION AMENDED.

The extraterritorial zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

Parcel 030-0505-00000
Town of Reedsburg, Wisconsin, is hereby zoned R-2 Residential

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 21st day of March, 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

February 12, 2024
February 22 & February 29, 2024
March 11, 2024
March 21, 2024

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Shea Geffert
ADDRESS: E6567 Highview Road **CITY:** Reedsburg **STATE:** WI
ZIP: 53959 **PHONE:** (608) 963-5895 **PARCEL #:** 030-0505-00000
E-MAIL: shea@rucls.net

PROPERTY OWNER: (if different from Applicant) Shea & Krisha Geffert

LOCATION: (if different from address above) CSM on Eagle Ridge Court
9,000 Square Feet of CSM

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☐ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** _____

For *CONDITIONAL USE PERMIT* requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☒ **Rezoning - From:** AG **To:** R-2 **TID #** _____

☐ **Site Plan Review:** (See "B & C" on back page) _____

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

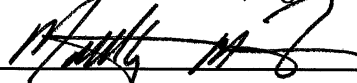
For *VARIANCE* requests, also answer "D" on back page.

☐ **Other or Annexation:** _____

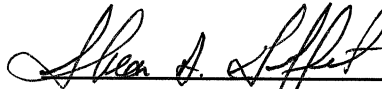
AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

Matthew M Filus, Agent for Owner

 / 12/27/23

Applicant Signature / Date

 / 12-27-23

Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

G:\wpnet\Zoning - Planning\Land Use Appl.doc

Cond Use Permit	\$200	_____
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	_____
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	12-27-23	_____
Receipt #	1-046141	_____

Staff Report

DATE: 1/29/24

APPLICANT: Shea Geffert

LOCATION: Parcel 030-0505-00000

ZONING: Ag to R-2

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider recommending rezoning of entire parcel to R-2 Residential. Currently the parcel is zoned both R-2 and Agricultural

General Findings

SURROUNDING LAND USES:

- North – Golf Course
- West – Golf Course
- South – Golf Course
- East – Single-family residential

ZONING:

- North – A
- West – A
- South – A
- East – R-2

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: Eagle Ridge Ct; 66' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Low density residential

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Staff Comments

The owner increased the lot size by adding land from the adjacent golf course. However that land is zoned Ag while the parent parcel is zoned R-2. So this request would ensure that the lot, with the new dimensions, is entirely zoned R-2.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Monday, January 29, 2024, RADC Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¼-NE¼ AND THE SW¼-NE¼,
SECTION 12, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) BEING LOT 130 OF THE EAGLE ADDITION TO REEDSBURG COUNTRY CLUB AND UNPLATTED LANDS LOCATED IN THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW¼-NE¼) AND THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (SW¼-NE¼) OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 12, T12N, R4E; THENCE S 24°10'13" E, A DISTANCE OF 1419.02 FEET TO THE NORTHEAST CORNER OF LOT 130 AND THE POINT OF BEGINNING;

THENCE S 00°05'35" E, A DISTANCE OF 147.18 FEET ALONG THE EAST LINE OF LOT 130;

THENCE N 89°58'32" W, A DISTANCE OF 44.69 FEET ALONG THE SOUTH LINE OF LOT 130;

THENCE S 26°56'06" W, A DISTANCE OF 46.48 FEET;

THENCE S 89°32'31" W, A DISTANCE OF 77.94 FEET;

THENCE N 64°56'26" W, A DISTANCE OF 82.65 FEET;

THENCE N 24°58'21" W, A DISTANCE OF 73.67 FEET TO THE SOUTH RIGHT-OF-WAY OF "EAGLE RIDGE COURT";

THENCE THE FOLLOWING COURSES ALONG SAID SOUTH RIGHT-OF-WAY:

WITH A CURVE TURNING TO THE LEFT, RADIUS 266.00 FEET, THE CHORD OF WHICH BEARS N 66°33'43" E, A DISTANCE OF 55.21 FEET, A DISTANCE OF 55.31 FEET;

WITH A REVERSE CURVE TURNING TO THE RIGHT, RADIUS 507.20 FEET, THE CHORD OF WHICH BEARS N 71°46'00" E, A DISTANCE OF 209.26 FEET, A DISTANCE OF 210.77 FEET TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 0.75 ACRES OF LAND, MORE OR LESS.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AND RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF SAUK COUNTY, THE TOWN OF REEDSBURG AND THE CITY OF REEDSBURG, WISCONSIN TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF SHEA GEFFERT.

THAT THIS CERTIFICATION APPLIES TO ALL THREE (3) SHEETS OF THIS CERTIFIED SURVEY MAP.

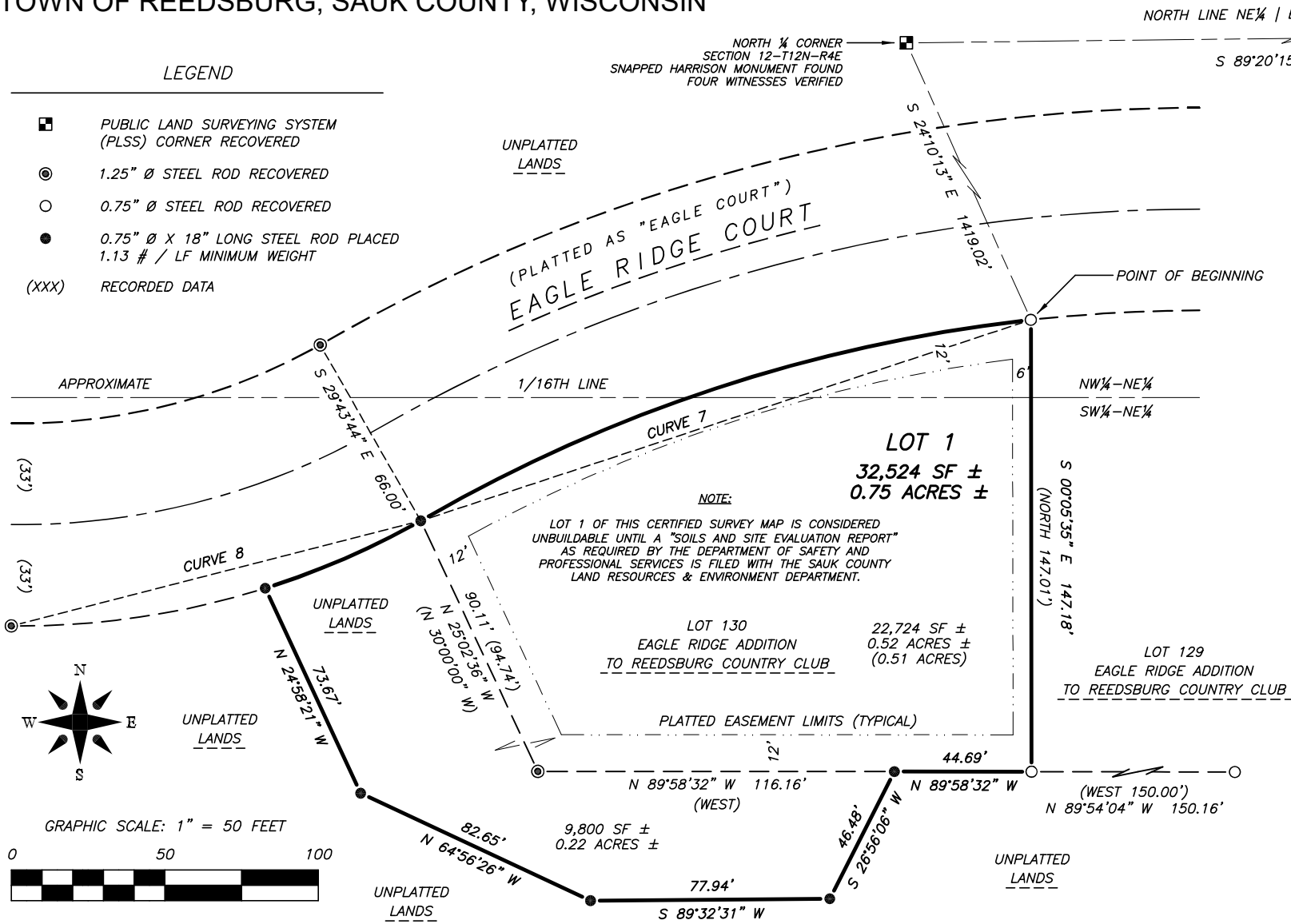
SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
REVIEW COPY	SHEA & KRISHA GEFFERT E6567 HIGHVIEW ROAD REEDSBURG, WI 53959	SHEA & KRISHA GEFFERT & REEDSBURG COUNTRY CLUB CAPITAL PROJECTS CO., LTD.
	PREPARED BY:	
	 MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185 THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 381-6882 E-MAIL: MFILUS@EG-WI.COM WEB: WWW.EG-WI.COM	
DATE: OCTOBER 11TH, 2023	PROJECT NUMBER: 2023-0053	SHEET 1 OF 3 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¹/₄-NE¹/₄ AND THE SW¹/₄-NE¹/₄,
SECTION 12, TOWN 12 NORTH, RANGE 4 EAST,
TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

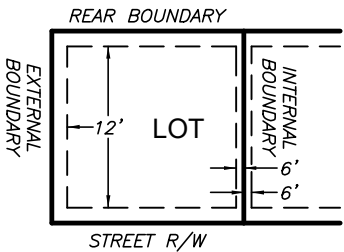
CURVE DATA TABLE							
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
CURVE 8	266.00'	139.28'	137.69'	N 75°36'17" E	29°59'59"	N 60°36'18" E	S 89°23'44" E
PLAT	266.00'	N/A	137.69'	N 75°00'00" E	30°00'00"	N/A	N/A
LANDS	266.00'	83.96'	83.62'	N 81°33'42" E	18°05'08"	N 72°31'08" E	S 89°23'44" E
LOT 1	266.00'	55.31'	55.21'	N 66°33'43" E	11°54'50"	N 60°36'18" E	N 72°31'08" E
CURVE 7	507.20'	210.77'	209.26'	N 71°46'00" E	23°48'35"	N 59°51'43" E	N 83°40'18" E
PLAT	507.20'	N/A	208.96'	N 71°53'15" E	23°46'30"	N/A	N/A

- LEGEND
- PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER RECOVERED
 - ⊙ 1.25" Ø STEEL ROD RECOVERED
 - 0.75" Ø STEEL ROD RECOVERED
 - 0.75" Ø X 18" LONG STEEL ROD PLACED 1.13 # / LF MINIMUM WEIGHT
 - (XXX) RECORDED DATA



UTILITY EASEMENT DETAIL ~ NOT TO SCALE

THIS CERTIFIED SURVEY MAP HEREBY DEDICATES UTILITY EASEMENTS 12 FEET IN WIDTH ALONG THE EXTERIOR BOUNDARIES & ROAD RIGHT-OF-WAYS, AS WELL AS 6 FEET IN WIDTH ADJACENT TO EACH SIDE OF COMMON LOT LINES AS INDICATED UPON THE SKETCH SHOWN BELOW.



REVIEW COPY

MATTHEW M FILUS
WISCONSIN PROFESSIONAL
LAND SURVEYOR 2185

DATE
FIELD WORK COMPLETED
OCTOBER 6TH, 2023

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¼-NE¼ AND THE SW¼-NE¼, SECTION 12, TOWN 12 NORTH,
RANGE 4 EAST, TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, SHEA GEFFERT, KRISHA GEFFERT AND REEDSBURG COUNTRY CLUB CAPITAL PROJECTS CO., LTD., HEREBY CERTIFY THAT THEY HAVE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- ~ TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN
- ~ CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN (EXTRA-TERRITORIAL REVIEW)
- ~ SAUK COUNTY DEPARTMENT OF LAND, RESOURCES & ENVIRONMENT

SHEA GEFFERT DATE

KRISHA GEFFERT DATE

FOR REEDSBURG COUNTRY CLUB CAPITAL PROJECTS CO., LTD.:

SIGNATURE, PRINTED NAME & TITLE DATE

TOWN OF REEDSBURG TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF REEDSBURG, SAUK COUNTY, WISCONSIN, BE AND HEREBY IS APPROVED BY THE TOWN OF REEDSBURG TOWN BOARD.

TOWN OF REEDSBURG TOWN BOARD CHAIRPERSON DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE REEDSBURG TOWN BOARD.

TOWN OF REEDSBURG TOWN CLERK DATE

CITY OF REEDSBURG, WISCONSIN APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF REEDSBURG, WISCONSIN, BE AND HEREBY IS APPROVED BY THE CITY OF REEDSBURG, WISCONSIN AND MADE EFFECTIVE THIS _____ DAY OF _____, 2023.

DAVID ESTES, MAYOR DATE
CITY OF REEDSBURG, WISCONSIN

JACOB CROSETTO, CLERK / TREASURER DATE
CITY OF REEDSBURG, WISCONSIN

SAUK COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF REEDSBURG, BE AND HEREBY IS APPROVED IN COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SAUK COUNTY PLANNING AGENCY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2023.

SAUK COUNTY DEPARTMENT OF LAND RESOURCES & ENVIRONMENT DATE

MATTHEW M FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185



ORDINANCE NO. 1967-24
(Zoning Change – 340 East Main Street; Parcel 276-0958-00000)

The City of Reedsburg, Sauk County, Wisconsin, does hereby ordain as follows:

SECTION I: PURPOSE.

Consider rezoning property from B-1 Business to B-3 Business to allow for residential use.

SECTION II: PROVISION AMENDED.

The zoning map for the City of Reedsburg as set forth in the official map provided for in the Ordinances for the City of Reedsburg is hereby permanently amended so as to zone the territory listed below in the manner set forth below.

SECTION III: PROPERTY ZONING

340 East Main Street; Parcel 276-0958-00000
City of Reedsburg, Wisconsin, is hereby zoned B-3 Business

A property map may be obtained or accessed from the City Clerk at Reedsburg City Hall, 134 S. Locust St, Reedsburg, WI; (608) 524-6404; www.reedsburgwi.gov .

SECTION IV: VALIDITY.

Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION V: CONFLICTING PROVISIONS REPEALED.

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

SECTION VI: EFFECTIVE DATE.

This ordinance shall be in force from and after its introduction and publication as provided by statute.

SECTION VII: PART OF CODE:

This Ordinance becomes part of the City of Reedsburg Code, Chapter 690.

Dated this 21st day of March, 2024.

David G. Estes, Mayor

Jacob Crosetto, Clerk/Treasurer

1st Reading at Council:
Public Hearing Noticed:
2nd Reading at Council/Public Hearing:
Published, Enactment Date:

February 12, 2024
February 22 & February 29, 2024
March 11, 2024
March 21, 2024

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: Ramon Vallejo
ADDRESS: 425 midway dr CITY: Reedsburg STATE: WI
ZIP: 53959 PHONE: 608-495-0298 FAX: _____
E-MAIL: 608-495-9529-call 1st
PROPERTY OWNER: (if different from Applicant) _____

LOCATION: 340 E. main ST. Reedsburg PARCEL #: _____

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

- ☐ Certified Survey Map (CSM): _____
☐ Conditional Use Permit: _____

For *CONDITIONAL USE PERMIT* requests, also answer "A & B" on back page.

- ☐ Preliminary Plat: _____ Final Plat: _____ Name of Plat: _____
☐ Rezoning - From: B1 To: B3
☐ Site Plan Review: (See "B" on back page) _____
☐ Zoning Appeal / Interpretation: _____
☐ Zoning Variance: _____

For *VARIANCE* requests, also answer "C" on back page.

- ☐ Other: _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes.

Ramon Vallejo 12/2/24

Applicant Signature / Date

Ramon Vallejo 12/2/24

Owner Signature / Date

Extraterritorial Committee Date: _____
Plan Commission Date: _____
Board of Zoning Appeals Date: _____
City Council Action & Date: _____

Account #10-461500-00

**The applicant or representative MUST
ATTEND the meeting.**

Conditional Use	\$200	_____
Cond. Use-Agriculture	\$400	_____
Variance	\$125	_____
Zone Change	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Flood Plain Zone	\$189	_____
Site Plan Review	175	_____
Comp Plan Amend	\$200	_____

Date Paid 1-31-24
Receipt # 11.001108

Staff Report

DATE: 2/13/24

APPLICANT: Ramon Vallejo

LOCATION: 340 East Main Street; Parcel 276-0958-00000

PROPOSED LAND USE CHANGE: Rezoning

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider rezoning of property from B-1 to B-3 to allow for residential use.

General Findings

SURROUNDING LAND USES:

- North – Commercial
- West – Commercial
- South – Two-family residential
- East – Commercial

ZONING:

- North – B-1 Business
- West – B-1
- South – B-3 Business
- East – B-1

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: East Main Street; 99' ROW

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial; Downtown Focus

COMMENTS

POLICE:

FIRE:

PUBLIC WORKS:

UTILITIES:

AMBULANCE:

ADMINISTRATOR:

SCHOOL:

Staff Comments

The owner has had trouble selling the property for commercial use (former Mary's Mexican Market) but may be able to as a residential use.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. Tuesday, February 13, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Notice of Public Meeting

**DISCONTINUANCE OF PUBLIC WAY
CHECK LIST
(State Stat. 66.1003)**

LOCATION: _____

- ☐ Petition to vacate is received. Date: _____
- ☐ **Introduction of Resolution** to declare vacating intent is prepared and brought before the governing body. Date: _____
- ☐ **Notice of Pendency to Vacate** is prepared and sent to the appropriate county for recording. Date: _____
- ☐ **Public Hearing Notice** is prepared and posted. Date: _____
(Public Hearing must be at least 40 days after the Introduction of the Resolution.)
Public Hearing at governing body. Date: _____
- ☐ Adjacent property owners are served (or mailed if out of town) Public Hearing Notice at least 30 days before the Public Hearing. Date: _____
- ☐ Per Wis. Stat. § 66.1003(8)(a), a copy of Resolution and Public Hearing Notice must be sent to the Secretary of Transportation, P.O. Box 7910, Madison, WI 53707 **IF** this is within ¼ mile of a State Highway. (Also check railroad crossing). Date: _____
- ☐ Plan Commission review and recommendation, per Wis. Stat. § 62.23(5).
- ☐ Copy of Public Hearing Notice is sent to official newspaper for a Class 3 publication (once a week for 3 weeks). Date: _____
- ☐ Public Hearing is held before governing body. Date: _____
- ☐ **Final Resolution** is prepared and brought before the governing body for approval. Date: _____
- ☐ Certified copy of Final Resolution is sent to the Register of Deeds for recording. Date: _____

**CITY OF REEDSBURG
RESOLUTION NO. 2024 - _____**

**A Preliminary Resolution to Vacate and Discontinue a Portion
of South Avenue abutting Railroad Right of Way**

WHEREAS, Wis. Stat. § 66.1003(4) permits the Common Council of the City of Reedsburg (“City”) to vacate and discontinue any street or portion of a street in the City when the public interest requires it; and,

WHEREAS, the Common Council does, by this Resolution, elect to initiate the vacation and discontinuance of the Portion of South Avenue depicted in a proposed Sauk County Certified Survey dated January 22, 2024, attached as **Exhibit A**; and,

WHEREAS, the Portion of South Avenue to be discontinued lies within one-quarter mile of STH 23/33, is adjacent to Wisconsin Department of Transportation (WisDOT) railroad right of way, and its discontinuance would not create a landlocked parcel of property.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Reedsburg that:

1. The public interest requires that the Portion of South Avenue abutting railroad right of way depicted on **Exhibit A** attached hereto, be vacated and discontinued.
2. A public hearing on the passage of a “Final Resolution to Vacate and Discontinue a Portion of South Avenue” in substantially the form attached as **Exhibit B** hereto shall be scheduled for March 25, 2024 at 5:30 p.m., or as soon thereafter as the Common Council may hear the matter, before the Common Council of the City of Reedsburg at the City Hall located at 134 South Locust Street, Reedsburg.
3. Notice of the public hearing shall be given by a Class 3 notice as required by Wis. Stat. § 66.1003(8)(b) and notice shall be provided to the owner(s) of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued at least 30 days before the hearing as required by Wis. Stat. § 66.1003(4)(b); and, to the Secretary of Transportation and Commissioner of Railroads as required by Wis. Stat. § 66.1003(8).
4. The Plan Commission is directed to review and offer a recommendation on the proposed vacation and discontinuance described herein as required by Wis. Stat. § 62.23(5) prior to the public hearing.
5. The City Attorney is directed to record a *Lis Pendens* against the property described in **Exhibit A** as required by Wis. Stat. §§ 66.1003(9) and 840.11.

Adopted: February _____, 2024.

David Estes, Mayor

ATTEST:

Jacob Crosetto, City Clerk/Treasurer

EXHIBIT B

Form of Final Resolution to Vacate and Discontinue a Portion of South Avenue abutting Railroad Right of Way

WHEREAS, Wis. Stat. § 66.1003(4) permits the Common Council of the City of Reedsburg to vacate and discontinue any street or portion of a street in the City when the public interest requires it;

WHEREAS, it appears to be in the best interest of the public and the City of Reedsburg to vacate and discontinue a portion of South Avenue abutting Railroad Right of Way, as further described below;

WHEREAS, the portion of South Avenue proposed to be discontinued lies within one-quarter mile of a state trunk highway or connecting highway, is adjacent to a railroad right of way, and its discontinuance would not create a landlocked parcel of property;

WHEREAS, a “Preliminary Resolution to Vacate and Discontinue a Portion of South Avenue” was adopted at a Common Council meeting held on February 12, 2024;

WHEREAS, a notice of the proposed vacation and discontinuance was published as a Class 3 notice, and a copy of said notice was served on the owner(s) of all of the frontage of the lots and lands abutting upon the public way sought to be discontinued as required by Wis. Stat. § 66.1003(4)(b); and on the Secretary of Transportation and Commissioner of Railroads.

WHEREAS, the City of Reedsburg Plan Commission met subsequent to the introduction of the preliminary resolution and recommended to the Common Council the adoption of this Final Resolution to Vacate and Discontinue a Portion of South Avenue;

WHEREAS, a public hearing was held on March 25, 2024, pertaining to the proposed vacation and discontinuance;

WHEREAS, the Common Council finds that all of the procedural requirements required by law have been fully complied with;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Common Council of the City of Reedsburg that:

1. The portion of South Avenue more particularly described below and depicted on **Exhibit A**, incorporated herein by reference, shall be and hereby is declared and ordered vacated and discontinued:
2. This Final Resolution together with a copy of the map attached hereto as **Exhibit A** shall be filed in the office of the Register of Deeds for Sauk County, Wisconsin, as required by law.

[NOT FOR EXECUTION – CITY CLERK WILL
PREPARE FINAL RESOLUTION IN RECORDABLE FORM]

**NOTICE OF CONSIDERATION OF A RESOLUTION TO VACATE AND
DISCONTINUE A PORTION OF SOUTH AVENUE ABUTTING RAILROAD
RIGHT OF WAY IN THE CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN**

PLEASE TAKE NOTICE that the Common Council of the City of Reedsburg, Sauk County, Wisconsin, will hold a public hearing on March 25, 2024 at 5:30 p.m. or as soon thereafter as the Common Council may hear the matter, on the proposed adoption of the resolution herein described. Said resolution proposes the discontinuance and vacation of a portion of South Avenue, pursuant to Wis. Stat. § 66.1003(4). A preliminary resolution to this effect was introduced at a Common Council meeting held February 12, 2024.

A final resolution to vacate and discontinue the following described portion of South Avenue will be considered and acted upon at the regular Common Council meeting held on March 25, 2024 at 5:30 p.m.

The portion of South Avenue which is the subject of this hearing and resolution is more particularly described as follows:

See **Exhibit A**

All interested persons will be given an opportunity to be heard at said hearing.

Dated: February ____, 2024

Jacob Crosetto, City Clerk/Treasurer

LIS PENDENS

Document Number

Document Title

Recording Data

NOTICE IS HEREBY GIVEN that a proceeding has been commenced and is now pending before the Common Council of the City of Reedsburg, Sauk County, Wisconsin, upon a preliminary resolution adopted by the Common Council on February 12, 2024. The object of the proceeding is to vacate and discontinue a portion of South Avenue in the City of Reedsburg, Sauk County, Wisconsin, as more fully depicted and described on **Exhibit A** attached hereto.

Atty. Joseph Hasler
Boardman & Clark LLP
P.O. Box 443
Baraboo, WI 53913

276-0481-00000; 276-0480-00000; *

Parcel Identification Number (PIN)

Dated: _____, 2024.

*276-1368-00000; 276-2260-21200

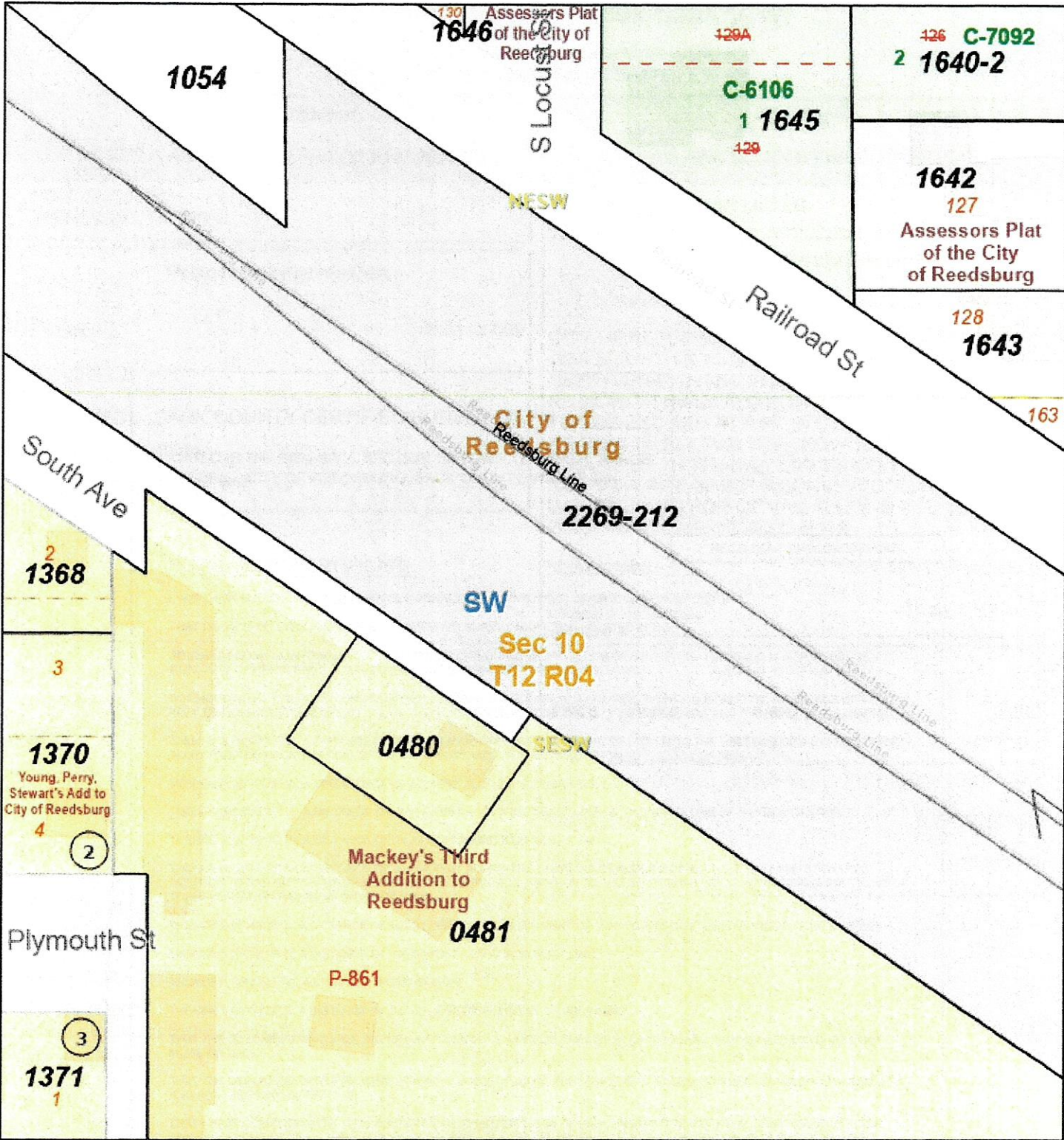
Boardman & Clark LLP

By: _____

Joseph J. Hasler
Attorney for City of Reedsburg
P.O. Box 443
Baraboo, WI 53913-0443

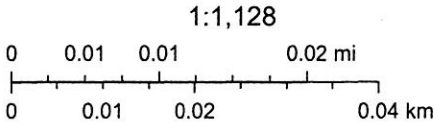
Drafted by:
Joseph J. Hasler
Boardman & Clark LLP

South Avenue Discontinuance



1/24/2024, 8:18:20 AM

- | | | |
|--------------------------|----------------------|---------------------|
| Control Corners | PLSS 1/4 1/4 Section | Road & Railroad ROW |
| Center of Section Corner | PLSS 1/4 Section | Road ROW |
| Meander Corner | PLSS Section Line | Railroad ROW |
| Other | Survey Boundary | Lots |
| Quarter Corner | Certified Survey Map | Subdivision Lot |
| Section Corner | Subdivision | CSM Lot |
| Township Corner | Assessor Plat | Tax Parcels |
| Municipal Boundaries | Survey References | Blocks |
| | | Tie Line |



Esri Community Maps Contributors, County of Sauk, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Sauk County Land Information/GIS

Land Information/GIS
2021

REVIEW COPY		MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185
		THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING 625 GRANITE AVENUE, POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959 PHONE: (608) 747-4363 E-MAIL: SURVEY@EG-WI.COM WEB: WWW.EG-WI.COM
DATE: JANUARY 22ND, 2024	PROJECT NUMBER: 2021-0050	SHEET 1 OF 4 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP

** NOTE **

LOCATED IN THE SE¼-SW¼, SECTION 10, TOWN 12 NORTH, RANGE 4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

SEE SHEET 3 OF 4 SHEETS FOR:

- * DEDICATED UTILITY EASEMENT DETAIL
- * RECORDED COURSE DATA
- * EASEMENT REFERENCES

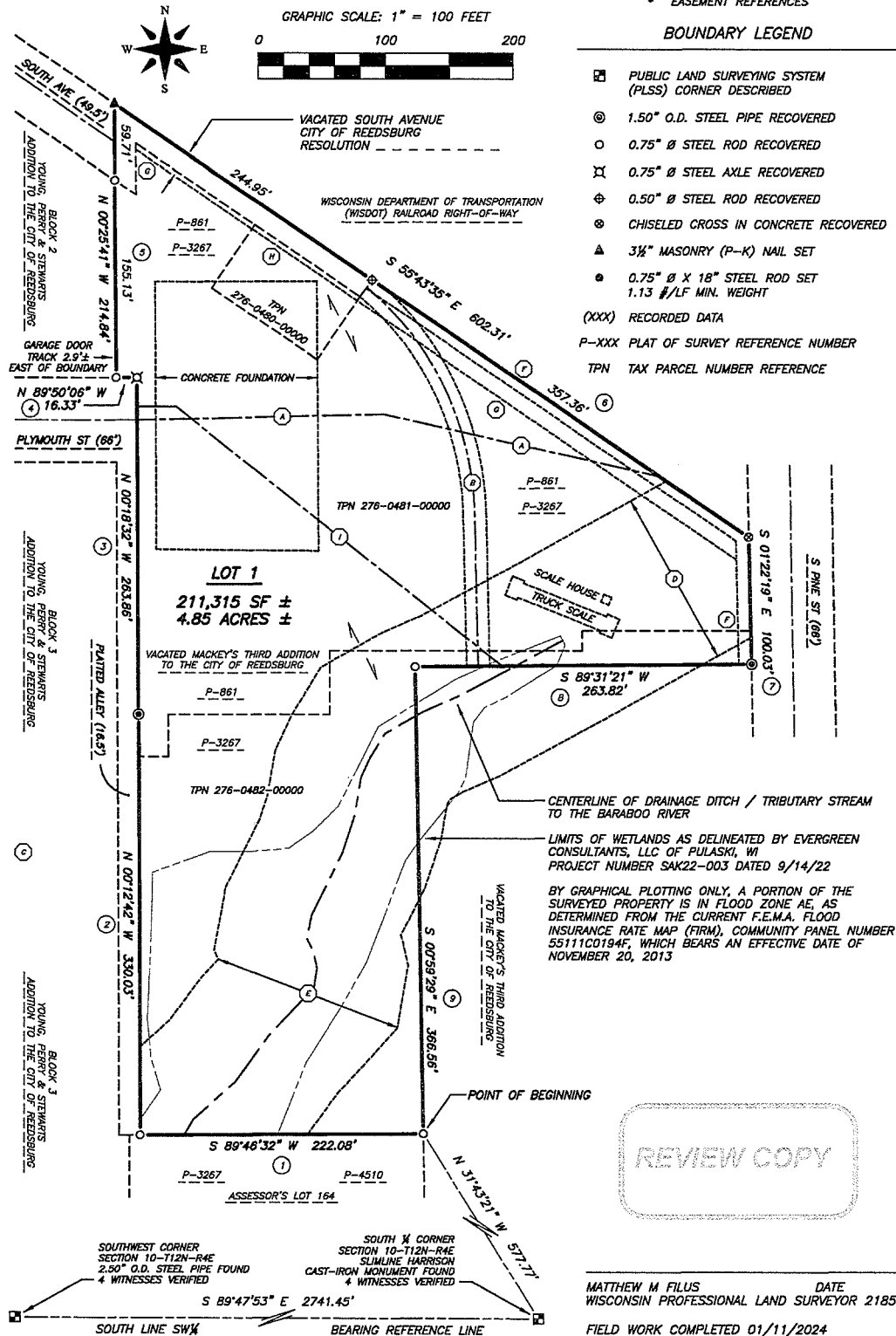
BOUNDARY LEGEND

- ☐ PUBLIC LAND SURVEYING SYSTEM (PLSS) CORNER DESCRIBED
- ⊙ 1.50" O.D. STEEL PIPE RECOVERED
- 0.75" Ø STEEL ROD RECOVERED
- ⊗ 0.75" Ø STEEL AXLE RECOVERED
- ⊕ 0.50" Ø STEEL ROD RECOVERED
- ⊗ CHISELED CROSS IN CONCRETE RECOVERED
- ▲ 3½" MASONRY (P-K) NAIL SET
- 0.75" Ø X 18" STEEL ROD SET 1.13 #/LF MIN. WEIGHT

(XXX) RECORDED DATA

P-XXX PLAT OF SURVEY REFERENCE NUMBER

TPN TAX PARCEL NUMBER REFERENCE



REVIEW COPY

MATTHEW M. FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

FIELD WORK COMPLETED 01/11/2024

DATE: JANUARY 22ND, 2024

PROJECT NUMBER: 2021-0050

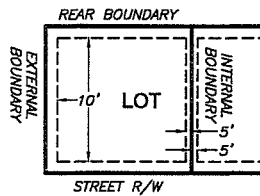
SHEET 2 OF 4 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE SE¼-SW¼, SECTION 10, TOWN 12 NORTH, RANGE
4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

UTILITY EASEMENT DETAIL ~ NOT TO SCALE

THIS CERTIFIED SURVEY MAP HEREBY DEDICATES UTILITY EASEMENTS 10 FEET IN WIDTH ALONG
THE EXTERIOR BOUNDARIES & ROAD RIGHT-OF-WAYS, AS WELL AS 5 FEET IN WIDTH ADJACENT
TO EACH SIDE OF COMMON LOT LINES AS INDICATED UPON THE SKETCH SHOWN BELOW.



RECORDED COURSE DATA:

- ① N 89°54'55" E, 222.13' AS PER PLAT OF SURVEY 4510
- ② N 00°02'56" W, 329.62' AS PER PLAT OF SURVEY 3267
- ③ NORTH, 263.95' AS PER PLAT OF SURVEY 861
- ④ S 89°54'55" W, 16.50' AS PER PLAT OF SURVEY 3267
- ⑤ N 00°19'10" W, 154.84' AS PER PLAT OF SURVEY 3267
- ⑥ S 55°36'24" E, 357.41' AS PER PLAT OF SURVEY 3267
- ⑦ S 00°47'48" E, 100.00' AS PER PLAT OF SURVEY 3267
- ⑧ S 89°41'04" W, 262.90' AS PER PLAT OF SURVEY 3267 | DEED = 264'
- ⑨ S 00°49'42" E, 366.65' AS PER PLAT OF SURVEY 3267

EASEMENT REFERENCES:

- ① AGREEMENT VOLUME 167 OF DEEDS, PAGE 330, AS #242818
-SANITARY SEWER EASEMENT, NO WIDTH STATED, ALIGNMENT PRESUMED TO FOLLOW EXISTING SEWER
- ② WARRANTY DEED VOLUME 250 OF DEEDS, PAGE 219, AS #302159.
-RAILWAY SIDING EASEMENT 18 FEET IN WIDTH
- ③ RIGHT OF WAY AUTHORIZATION VOLUME 389 OF DEEDS, PAGE 414, AS #402259
(VOLUME 306 OF DEEDS, PAGE 137, AS #334711 FOR REFERENCE)
-GENERAL TELEPHONE COMPANY OF WISCONSIN RIGHT-OF-WAY AUTHORIZATION
-DOCUMENT IS LOCATED OUTSIDE OF THE SURVEYED PROPERTY
- ④ STORM WATER DRAINAGE DITCH EASEMENT REEL 126, IMAGE 284, AS #422349.
- ⑤ STORM WATER DRAINAGE DITCH EASEMENT REEL 126, IMAGE 388, AS #422375.
- ⑥ EASEMENT FOR UNDERGROUND ELECTRIC LINE FACILITIES AS #710651.
- ⑦ SANITARY SEWER EASEMENT AGREEMENT AS #895975.
- ⑧ SANITARY SEWER EASEMENT AGREEMENT AS #892254.
- ⑨ CITY OF REEDSBURG WATERMAIN LOCATION - NO EASEMENT IDENTIFIED.

REVIEW COPY

MATTHEW M. FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

DATE: JANUARY 22ND, 2024

PROJECT NUMBER: 2021-0050

SHEET 3 OF 4 SHEETS

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE SE¼-SW¼, SECTION 10, TOWN 12 NORTH, RANGE
4 EAST, CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, THE ROGER A AND ELLEN S FRIEDE REVOCABLE LIVING TRUST AND RIFFEY TRANSLOAD LLC, HEREBY CERTIFY THAT THEY HAVE CAUSED THE LANDS DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

THEY ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING AGENCIES FOR APPROVAL OR OBJECTION:

- CITY OF REEDSBURG, SAUK COUNTY, WISCONSIN

FOR THE ROGER A AND ELLEN S FRIEDE REVOCABLE LIVING TRUST:

ROGER A FRIEDE

DATE

ELLEN S FRIEDE

DATE

FOR RIFFEY TRANSLOAD LLC:

AARON L RIFFEY, REGISTERED AGENT

DATE

CITY OF REEDSBURG, WISCONSIN APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF REEDSBURG, WISCONSIN, BE AND HEREBY IS APPROVED BY THE CITY OF REEDSBURG, WISCONSIN AND MADE EFFECTIVE THIS _____ DAY OF _____, 2024.

DAVID ESTES, MAYOR
CITY OF REEDSBURG, WISCONSIN

DATE

JACOB CROSETTO, CLERK / TREASURER
CITY OF REEDSBURG, WISCONSIN

DATE

REVIEW COPY

MATTHEW M FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

DATE: JANUARY 22ND, 2024

PROJECT NUMBER: 2021-0050

SHEET 4 OF 4 SHEETS

Revised 10/22

City of Reedsburg Land Use Application

134 S. Locust St.
PO Box 490
Reedsburg, WI 53959

Ph: 608-524-6404
Fax: 608-524-8458
bduvalle@ci.reedsburg.wi.us

APPLICANT: JNB Reedsburg Family, LP

ADDRESS: 1621 Progressive Parkway **CITY:** Platteville **STATE:** WI

ZIP: 53818 **PHONE:** 612-849-2036 **PARCEL #:** 2537, 2563, 2563-1, 2563-2, 2563-3

E-MAIL: kent@nungesserdev.com

PROPERTY OWNER: (if different from Applicant) James & Vicki Schulenburg

LOCATION: (if different from address above) 851 S Albert Ave and 1001 Bindl Dr

LAND USE REQUEST

(Please describe one or more as applicable – attach extra pages/maps if necessary)

☒ **Certified Survey Map (CSM):** _____

☐ **Conditional Use Permit:** CUP requested for Parcel 2537 (851 S Albert Ave) for Multifamily Housing and Commercial Use. See attached pages.
For **CONDITIONAL USE PERMIT** requests, also answer "A, B & C" on back page.

☐ **Preliminary Plat:** _____ **Final Plat:** _____ **Name of Plat:** _____

☐ **Rezoning - From:** _____ **To:** _____ **TID #** _____

☒ **Site Plan Review:** (See "B & C" on back page) Site Plan Review for Parcels 2563, 2563-1, 2563-2, and 2563-3 (1001 Bindl Dr)

☐ **Zoning Appeal / Interpretation:** _____

☐ **Zoning Variance:** _____

For **VARIANCE** requests, also answer "D" on back page.

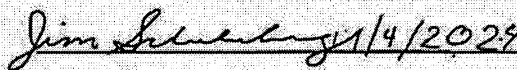
☐ **Other or Annexation:** _____

AFFIDAVIT

I certify that the information and plans submitted are true and accurate to the best of my knowledge. I also give permission to City zoning officials to enter my property for inspection purposes and for a temporary Zoning sign to be placed in my yard prior to the meeting.

 1/4/2024

Applicant Signature / Date

 1/4/2024

Owner Signature / Date

Account #10-461500-00

**The applicant or representative
MUST ATTEND the meeting(s).**

Cond Use Permit	\$200	<u>X</u>
Cond Use-Agriculture	\$400	_____
Variance	\$125	_____
Rezoning	\$200	_____
C.S.M.	\$175	_____
Subdivision Plat	\$610	_____
- w/ Stormwater Plan	\$100	_____
Site Plan Review	\$175	<u>X</u>
Annexation	\$200	_____
Plan Amend	\$200	_____
Date Paid	<u>1-06-2024</u>	
Receipt #	<u>1-040204</u>	

Staff Report

DATE: February 13, 2024

APPLICANT: JNB Reedsburg Family LP

LOCATION: 851 S Albert Ave & 1001 Bindl Dr; Parcel # 276-2537-00000 & 276-2563-30000

ZONING: R-3 Multi-family Residential and B-3 Business Local

DESCRIPTION OF PROPERTY/IMPROVEMENTS: Consider Conditional Use Permit and site plan review for new housing development that would include duplexes, 8-plexes and a clubhouse.

General Findings

SURROUNDING LAND USES:

- North – Residential; Ag
- West – RAHS
- South – Commercial; Residential
- East – Residential

ZONING:

- North – Ag; Government
- West – Government; B-2 Business
- South – Government
- East – R-2 Residential; B-2 Business

TOPOGRAPHY: Flat slopes

STREET R.O.W./TRAFFIC/ACCESS: S Albert Ave; Bindl Dr; Roloff Dr; 66' – 170' ROW;

ENVIRONMENTAL HAZARDS/CONDITIONS: None known

COMPREHENSIVE PLAN DESIGNATION: Commercial & high-density residential

COMMENTS

ADMINISTRATOR:

AMBULANCE:

FIRE:

POLICE:

PUBLIC WORKS:

SCHOOL:

UTILITIES: Water Utility requires disconnection of old water service

OTHER:

Site Plan Review Findings of Fact for Section 690-33(A-G)

Topography and vegetation. The site plan shall be designed so that there is a limited amount of change in the overall natural contours of the site and shall minimize reshaping in favor of designing the project to respect existing features of the site in relation to topography, the size and type of the lot, the character of adjoining property, the minimization of tree and soil removal and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

1. The Board finds that the parcels are currently vacant.
2. The Board finds that the four tax parcels on Bindl Dr were combined with a CSM into one parcel.
3. The Board finds that the development consist of a parcel on Bindl Dr zoned R-3 and one on S Albert Ave (Hwy 23) zoned B-3.
4. The Board finds that there are 16 proposed buildings:
 - One clubhouse
 - Four 8-plexes
 - Eleven duplexes
5. The Board finds that clubhouses proposes 30 parking spaces; parking is based on # of seats.
6. The Board finds that the 8-plexes propose 61 parking spaces; 48 are required.
7. The Board finds that the Hwy parcel is zoned B-3 Business; the Bindl parcel is zoned R-3 Residential.
8. The Board finds that area is considered both a gateway and mixed use area per the 2040 Comprehensive Plan.
9. The Board finds that Southridge plat has a 60' front building setback from Hwy 23.
10. The Board finds that the 8-plexes would be 81' 8" X 65' 8".

Stormwater. Special attention shall be given to proper site drainage so that removal of stormwaters will not adversely affect neighboring properties.

1. The Board finds that a four stormwater ponds are proposed (see attached site plan).

Emergency Services. All buildings shall be so arranged as to permit emergency vehicle access by some practical means.

1. The Board finds that the property is located on S Albert Ave; Bindl Dr; Roloff Dr.
2. The Board finds that all driveways would be located on either Bindl or Roloff.

Exterior lighting shall be arranged as follows:

- It is deflected away from adjacent properties.
 - It does not impede the vision of traffic along adjacent streets.
 - It does not unnecessarily illuminate night skies.
1. The Board finds that lighting would be located at exterior exit doors.
 2. The Board finds that the clubhouse lighting is indicated on the attached clubhouse plans, sheet 15.

Traffic generation, circulation and parking areas. The arrangement of public or common ways for vehicular and pedestrian circulation shall respect the pattern of existing or planned streets and pedestrian or bicycle pathways in the area.

1. The Board finds that the property is located on S Albert Ave; Bindl Dr; Roloff Dr.
2. The Board finds that the site would be accessed from the Hwy via Southridge Blvd.
3. The Board finds that all driveways would be located on either Bindl or Roloff.

4. The Board finds that clubhouses proposes 30 parking spaces; parking is based on # of seats.
5. The Board finds that the 8-plexes propose 61 parking spaces; 48 are required.
6. The Board finds that each duplex would have its own driveway and attached garage.

Architectural plans; existing and proposed structures. The proposed conditional land use shall be designed, constructed, operated, and maintained so to complement the surrounding area. Physical buffers shall be added as needed for neighboring conformance.

1. The Board finds that elevations plans are attached.
2. The Board finds that exterior materials will consist of asphalt shingles, cultured brick and cement board siding.

Consistency with other plans and statutes. Site plans shall conform to all applicable requirements of City, state and federal statutes and the City of Reedsburg Comprehensive Plan, and approval may be conditioned on the applicant receiving necessary City, state and federal permits.

1. The Board finds that future use is high-density residential and commercial.
2. The Board finds that area is considered both a gateway and mixed use area per the 2040 Comprehensive Plan.

Conditional Use Permit Findings of Fact for Section 690-19(A-C)

Proposed operation. No conditional use shall be approved by the Plan Commission unless it finds that the use for which such permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare and will be in harmony with the general purpose of this chapter and will not place demands on fire, police, or other public resources in excess of current capacity.

1. The Board finds that the parcels are currently vacant.
2. The Board finds that the four tax parcels on Bindl Dr were combined with a CSM into one parcel.
3. The Board finds that the development consist of a parcel on Bindl Dr zoned R-3 and one on S Albert Ave (Hwy 23) zoned B-3.
4. The Board finds that there are 16 proposed buildings:
 - One clubhouse
 - Four 8-plexes
 - Eleven duplexes
5. The Board finds that clubhouses proposes 30 parking spaces; parking is based on # of seats.
6. The Board finds that the 8-plexes propose 61 parking spaces; 48 are required.
7. The Board finds that the Hwy parcel is zoned B-3 Business; the Bindl parcel is zoned R-3 Residential.
8. The Board finds that area is considered both a gateway and mixed use area per the 2040 Comprehensive Plan.
9. The Board finds that Southridge plat has a 60' front building setback from Hwy 23.

Character and use of adjoining buildings and those in the vicinity. The proposed conditional land use shall not involve uses, activities, processes, materials, or equipment that would create a substantially negative impact on other conforming properties in the area by reason of traffic, noise, smoke, fumes, glare, and odors.

1. The Board finds that surrounding properties contain single-family residential, duplexes, commercial use, CBRF (Casa de Oakes) and RAHS.
2. The Board finds that the surrounding area is zoned a combination of Ag, R-2, B-2 and Government.

Utilities. The proposed conditional land use will be adequately served by electric, water & sewer facilities and refuse collection & disposal services.

1. The Board finds that utilities are indicated on sheets 8-11 of the attached Utility Plan.

STAFF COMMENTS:

- The 'island' parcel is zoned R-3 making the duplexes a permitted use. The highway parcel is zoned B-3 to accommodate the commercial use. Commercial and multi-family is conditional in B-3.
- The city is currently in discussion with the developer about donating Lot 3 to the city for a public park. If finalized, park impact fees presumably would be waived.
- The site has some unique lot line setbacks, current utilities and utility easements, all of which the site plan indicates it will conform to.
- CUP approval should confirm the brick façade on the 8-plexes and clubhouse.
- The developer should be getting me additional info on landscaping and exterior lighting.

Exhibit List

- A. City of Reedsburg Comprehensive Plan
- B. Zoning Ordinance, City of Reedsburg, Wisconsin
- C. February 13, 2024, Plan Commission Agenda
- D. Land Use Change Application
- E. Staff Report
- F. Request for Review and Comment
- G. Notice of Public Meeting

REEDSBURG FAMILY APARTMENTS 8 PLEX PLANS REEDSBURG, WI

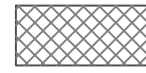
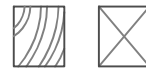
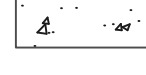
LIST OF ABBREVIATIONS

A.F.F. AC.T. ADDN. A.H.U. ALUM. A.S. APPROX. ARCH.	ABOVE FINISH FLOOR ACCOUSTICAL TILE ADDITIONAL AIR HANDLING UNIT ALUMINUM ANCHOR BOLT APPROXIMATE ARCHITECT ARCHITECTURAL	ENVIR. EQUIP. E.W. EXIST. EXP. EXT. EXH.	EQUIPMENT EACH WAY EXISTING EXPANSION EXTENSION	ENVIRONMENT EXHAUST FAN FLOOR DRAIN FIRE EXTINGUISHER	LAM. LAV. LG. LT.	LAMINATE LAVATORY LOW LIGHT	REQD. ROOM ROUGH OPENING ROD/SHELF
BM. BRG. BLKG. BD. BLDG. B.L. B.	BEAM BEARING BLOCKING BOARD BUILDING BUILDING LINE BRICK	F.D. FDN. F.E.C.	FOUNDATION CABINET FINISH FIXTURE FLEX. FLOOR FLR. FLOUR. F.R. FTG. FURR.	FLUORESCENT FIRE RETARDANT	MAS. MAX. MATL. MECH. MET. MFR. MIN. MI. MISC. M.O. MTD.	MASONRY MAXIMUM MATERIAL MECHANICAL METAL MANUFACTURER MINIMUM MIRROR MISCELLANEOUS MASONRY OPENING MOUNTED	SC. S.C. SCHED. S.D. SECT. SHT. SHTG. SIM. SP. SPEC. SR. S/S S.S. STC.
CAB. CANT. CPT. CLG. C.L. C.T. COL. CONC. CMU	CABINET CANTILEVER CARPET CEILING CENTER LINE CERAMIC TILE C.L. CMB/ CONC. CONC. CMU	GA. GALV. GEN. GL. GWB/ GYP. BO.	GAUGE GALVANIZED GENERAL	GLASS, GLAZED GYPSUM BOARD	N.D. N.C. N.V.	NAPKIN DISPENSOR NOT IN CONTRACT NAPKIN VENDOR	STD. STL. STRUCT. SUSP.
COND. C.J. CONT. CONTR.	CONDENSOR CONTROL JOINT CONTINUOUS CONTRACTOR	H.B. HC. H.C. HD. HORIZ. HOL. H.M. HR. HT. HVAC	HOSE BIB HANDICAP HEAD HARDWARE HORIZONTAL HOLLOW HOLLOW METAL HOLLOW METAL HANDRAIL HEIGHT MECH. UNIT	HOLLOW CORE	PC. PL. P.LAM. PLMG. PNLG. PNT. POLY. P.T. PTD.	PIECE PLATE PLASTIC LAMINATE PLUMBING PANELING PAINT POLYETHYLENE PRESSURE TREATED PAPER TOWEL DISPENSER POLYVINYL CHLORIDE	U.O.N. UNLESS OTHERWISE NOTED
DET. DIA. DIM. DISP. D.F. DN. DS. DWG.	DETAIL DIAMETER DIMENSION DISPENSOR DRINKING FOUNTAIN DOWN DOWNSPOUT DRAWING	I.D. INSUL.	INSULATE, INSULATION	INSIDE DIAMETER	Q.T. QTR.	QUARRY TILE QUARTER	V.B. V.C.T. VERT. VEST. V.W.C.
EA. E.J. ELEC. ELEV. ENAM.	EACH EXPANSION JOINT ELECTRICAL ELEVATION ENAMEL	JAN. JST. JT.	JANITOR JOIST JOINT		R R.D. RE. REINF.	RADIUS, RISER ROOF DRAIN REFER. REINFORCEMENT	W/ WD. WOW. WHL WATER RESISTANT W/R W.W.M.

APPLICABLE CODES:

2015 International Building code adopted and published by the International Code Council
2015 International Existing Building Code adopted and published by the International Code Council
2015 International Fire Code adopted and published by the International Code Council
2018 International Mechanical Code adopted and published by the International Code Council
2012 Uniform Plumbing Code adopted by he International Association of Plumbing and Mechanical Officials.
2016 Iowa State Plumbing Code adopted by the Plumbing and Mechanical systems Board, Iowa Department of Public Health
2020 National Electric Code adopted by the National Electrical Code Committee and published by the National Fire Protection Association, Inc
2015 International Energy Conservation Code adopted and published by the International Code Council
Iowa Administrative Code, including but not limited to the following Chapters: 300 (Administration), 301 (General Provisions), 302 (Accessibility of Buildings), 303 (Energy Conservation), and 350 (State Historic Building), and 25 (State Plumbing Code).
Uniform Federal Accessibility Standards provided in 24 CFR Part 8 and delineated in the American National Standards Institute Standard 2007 A117.1
The Americans with Disabilities Act 1990 provided by the Federal Department of Justice.

LIST OF MATERIALS

	BRICK		STEEL
	CONCRETE BLOCK		WOOD
	EARTH		PLYWOOD
	CONCRETE		BATT INSULATION
	GYPSUM BOARD		RIGID INSULATION
	GRANULAR FILL		

LIST OF SYMBOLS

	INTERIOR ELEVATION		BUILDING SECTION
	DOOR NUMBER		KEY NOTE
	ROOM NUMBER		REVISION NOTE
			ELEVATION

SPECIAL INSPECTIONS

- REFER TO THE STATEMENT OF SPECIAL INSPECTIONS IN PROJECT MANUAL FOR THE LIST OF ELEMENTS OF CONSTRUCTION THAT SHALL REQUIRE SPECIAL INSPECTION PER IBC CODE SECTION 1705. THE OWNER SHALL EMPLOY A SPECIAL INSPECTION AGENCY APPROVED BY THE ARCHITECT (THE PROFESSIONAL IN RESPONSIBLE CHARGE) PRIOR TO THE START OF WORK. COPIES OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD, STRUCTURAL ENGINEER OF RECORD, AND BUILDING INSPECTOR IN A TIMELY MANNER.
- THE SPECIAL INSPECTIONS IDENTIFIED ON THE PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A BUILDING INSPECTOR.
- CONTINUOUS INSPECTION SHALL BE PROVIDED DURING THE PERFORMANCE OF WORK REQUIRING SPECIAL INSPECTION , UNLESS OTHERWISE NOTED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED, IT SHALL BE THE RESPONSIBILITY OF THE AGENT TO EMPLOY A SUFFICIENT NUMBER OF SPECIAL INSPECTORS TO ASSURE THAT ALL WORK IS CONTINUOUSLY INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "N.L.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS COORDINATE WITH THE "OTHER" CONTRACTORS AS REQUIRED.
- CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CITY, STATE AND NATIONAL CODES.
- CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT THE SITE AND THE OWNERS PROPERTY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED FOR CONSTRUCTION.
- PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
B. AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
C. IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
D. AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIREPLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.
- PROTECT ALL TREES WHICH ARE TO REMAIN.
- N/A
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND SECTIONS OR DETAILS.
- SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS.
- PROVIDE A CONTINUOUS SEALANT AROUND ALL PIPE PENETRATIONS THROUGH PARTITIONS.
- ALL TENANT SEPARATION WALLS TO BE 1 HOUR FIRE RATED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL GENERAL NOTES.

LIST OF DRAWINGS

- A-1.0 COVER SHEET
- A-S.1 ARCHITECTURAL SITE PLAN
- A-1.1 SCHEDULES, NOTES
- A-1.2 CONSTRUCTION TYPES
- A-1.3 WALL SECTIONS
- A-1.4 WALL SECTIONS, DETAILS
- A-1.5 DETAILS
- A-1.6 STRUCTURAL DETAILS
- A-1.7 MEP DETAILS, SCHEDULES
- A-1.8 NOT USED
- A-1.9.1 INTERIOR ELEVATIONS – 2 BEDROOM APART
- A-1.9.2 INTERIOR ELEVATIONS– 3 & 4 BEDROOM APART
- A-2.1.1 2 BEDROOM APARTMENT PLANS
- A-2.1.2 2 BEDROOM 8 PLEX OVERALL BUILDING PLAN
- A-2.1.3 2 BEDROOM 8 PLEX EXTERIOR ELEVATIONS
- A-2.2.1 3 BEDROOM APARTMENT PLANS
- A-2.2.2 3 BEDROOM 8 PLEX OVERALL BUILDING PLAN
- A-2.2.3 3 BEDROOM 8 PLEX EXTERIOR ELEVATIONS
- A-2.3.1 4 BEDROOM APARTMENT PLANS
- A-2.3.2 4 BEDROOM 8 PLEX OVERALL BUILDING PLAN
- A-2.3.3 4 BEDROOM 8 PLEX EXTERIOR ELEVATIONS
- A-3.1.1 2 BEDROOM 8 PLEX FOUNDATION PLAN
- A-3.1.2 2 BEDROOM 8 PLEX FLOOR FRAMING PLAN
- A-3.1.3 2 BEDROOM 8 PLEX ROOF FRAMING PLAN
- A-3.2.1 3 BEDROOM 8 PLEX FOUNDATION PLAN
- A-3.2.2 3 BEDROOM 8 PLEX FLOOR FRAMING PLAN
- A-3.2.3 3 BEDROOM 8 PLEX ROOF FRAMING PLAN
- A-3.3.1 4 BEDROOM 8 PLEX FOUNDATION PLAN
- A-3.3.2 4 BEDROOM 8 PLEX FLOOR FRAMING PLAN
- A-3.3.3 4 BEDROOM 8 PLEX ROOF FRAMING PLAN
- A-3.7 BREEZEWAY DETAILS
- A-3.8 STAIR FRAMING & DETAILS

- E-1.1 2 BEDROOM APARTMENT ELECTRICAL PLAN
- E-1.2 3 BEDROOM APARTMENT ELECTRICAL PLAN
- E-1.3 4 BEDROOM APARTMENT ELECTRICAL PLAN
- E-1.4 BREEZEWAY ELECTRICAL PLAN
- E-1.5 ELECTRICAL DETAILS, SCHEDULES

- P-1.1 2 BEDROOM APARTMENT PLUMBING PLAN
- P-1.2 3 BEDROOM APARTMENT PLUMBING PLAN
- P-1.3 4 BEDROOM APARTMENT PLUMBING PLAN

- M-1.1 2 BEDROOM APARTMENT HVAC PLAN
- M-1.2 3 BEDROOM APARTMENT HVAC PLAN
- M-1.3 4 BEDROOM APARTMENT HVAC PLAN

Structural Criteria

2015 IBC

Use (IBC 310): R2

Type of Construction (IBC table 601): 5A

Structural Loads:

Roof: Snow 25 psf (35 psf total)
Floors: Corridor / Public 100 psf
Apartments 40 psf

Wind:

Occupancy Class II
Roof Thermo Factor 1
Basic windo speed 90 mph
Wind pressure 25.11 psf

Seismic: ASCE7-02 "Equivalent Lateral Force Procedure"

Site Class C
Occupancy Class II
Seismic Use Group I
Seismic Design Category C
Fa – 1.20
Fv – 1.65
S_{d1} – .016
S_{ds} – 0.37

REVISIONS

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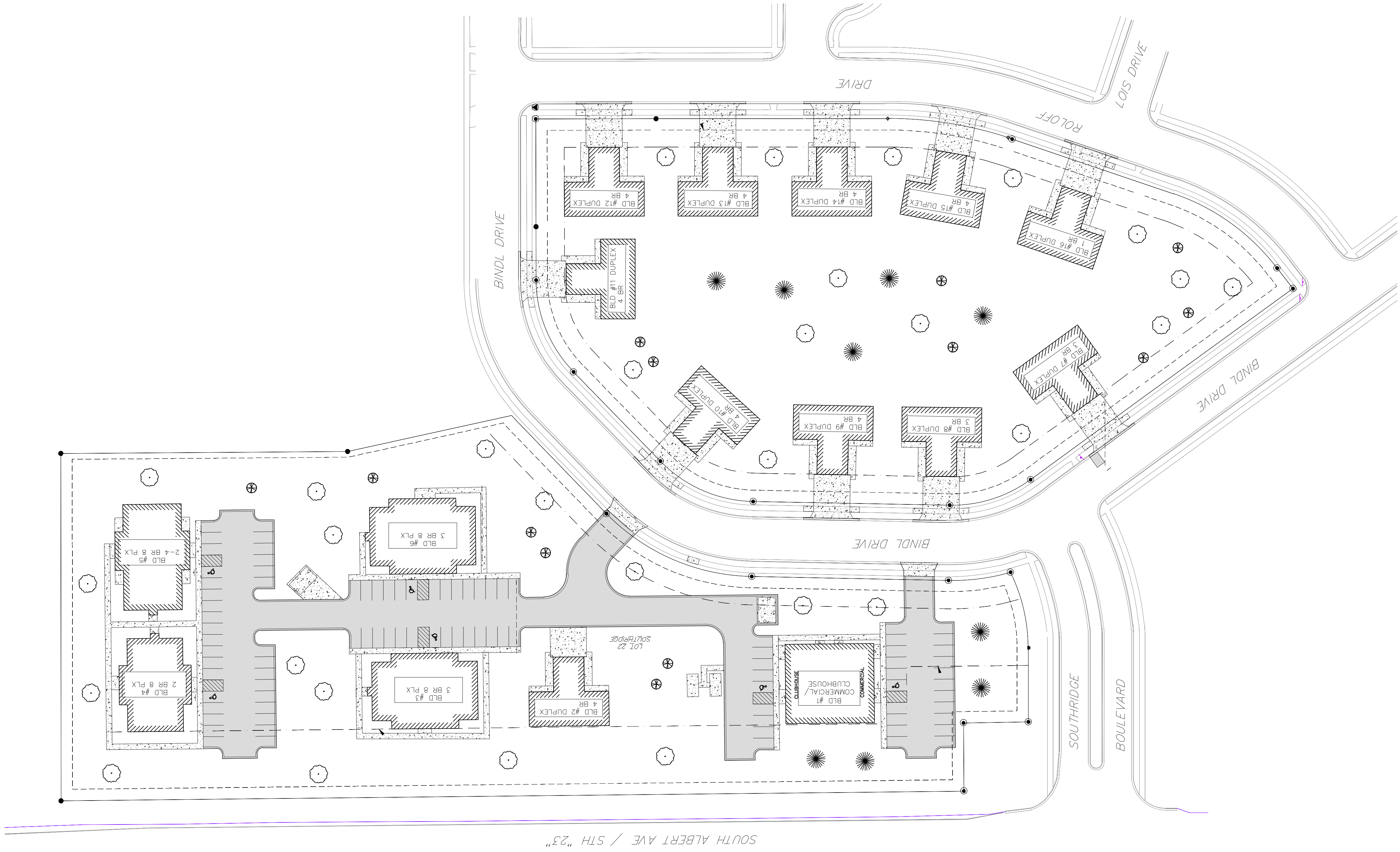
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COVER SHEET

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DRAWN BY: MS

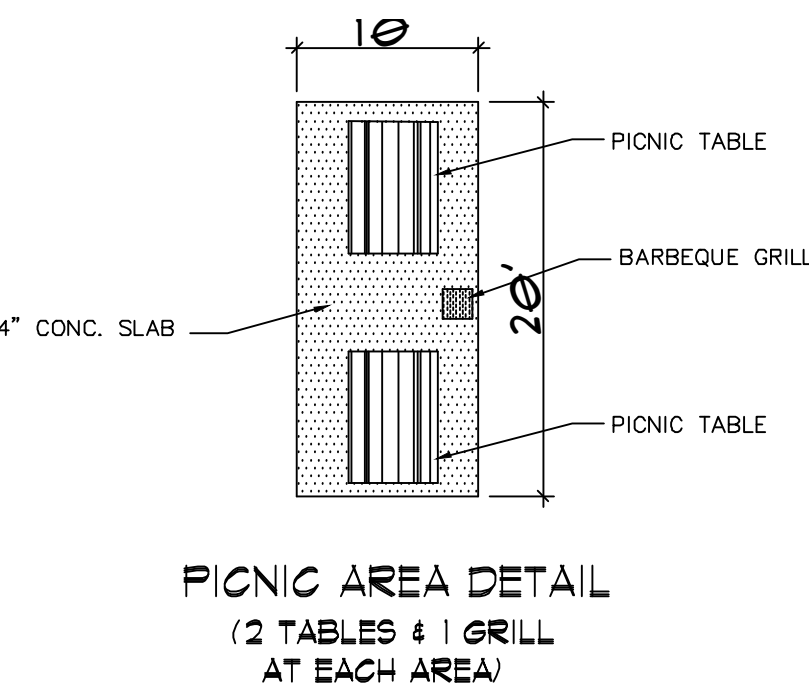
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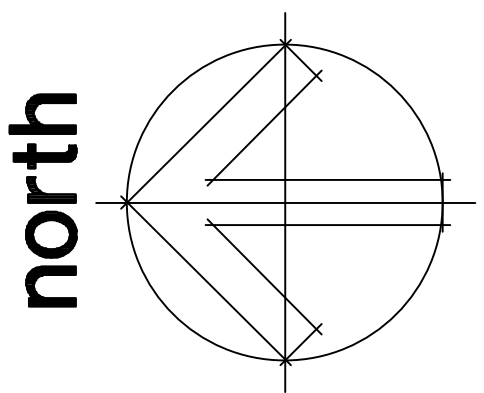


DEVELOPMENT NOTES:

- BUILDINGS:**
 (1) 1 BEDROOM TOWNHOUSE DUPLEX BUILDING
 (2) 3 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
 (8) 4 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
 (1) 2 BEDROOM TWO STORY 8 PLEX BUILDING
 (2) 3 BEDROOM TWO STORY 8 PLEX BUILDINGS
 (1) 2 1/4 BEDROOM TWO STORY 8 PLEX BUILDING
 (2) CLUBHOUSE / COMMERCIAL BUILDING.



LANDSCAPE SCHEDULE			
KEY	NAME	SIZE (AT TIME OF PLANTING)	COMMENT
	HARD MAPLE	2 1/2" DIA - 5' TALL +/-	B & B
	AUSTRIAN PINE	2 1/2" DIA - 5' TALL +/-	B & B
	PURPLE LEAF PLUM	2 1/2" DIA - 5' TALL +/-	B & B
	MUGO PINE	24"	POTTED

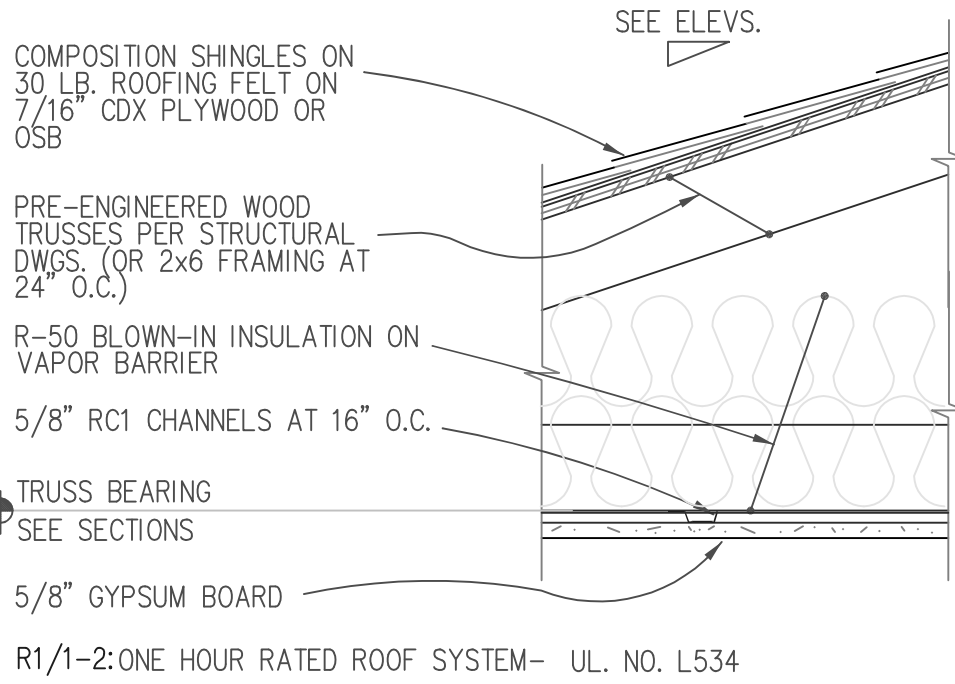


ARCHITECTURAL SITE PLAN
 SCALE: 1" = 50'-0"

AS 1	REEDSBURG APARTMENTS REEDSBURG, WI	REV 06SEP23  MECO A/E, LLC ARCHITECTURE & ENGINEERING 14240 WEST ASHLEY ROAD BOONVILLE, MO 65233 660-865-6326
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CONSTRUCTION TYPE NOTES

- 01000-78
- 1W. WHERE A WALL TYPE HAS MULTIPLE REFERENCE BUBBLES AT TITLE, ALL NOTES APPLY TO ALL APPLICABLE WALL TYPES UNLESS SPECIFICALLY NOTED OTHERWISE (I.E. WALL TYPE W---):-
- 2W. CONTRACTOR SHALL CO-ORDINATE WITH PLAN/SCHEDULES FOR ALL FLOOR, WALL AND CEILING FINISH MATERIALS.
- 3W. CONTRACTOR SHALL CO-ORDINATE PLACEMENT OF ALL BLOCKING IN WALL FOR SUPPORT OF MILLWORK.
- 4W. FOR EXTERIOR WALL TYPES, REFER TO WALL SECTIONS FOR A COMPLETE SECTION THRU WALL.
- 5W. REFER TO PLANS FOR LOCATIONS OF ONE HOUR WALLS.
- 6W. SEE DIVISION 6 OF SPECIFICATIONS FOR PLATE ANCHORAGE.
- 7W. REFER TO FLOOR PLANS FOR LOCATION OF HANDRAILS ON WALLS.
- 8W. SEE "GYPSUM BOARD NOTE" FOR ALL GYPSUM WALLBOARD.

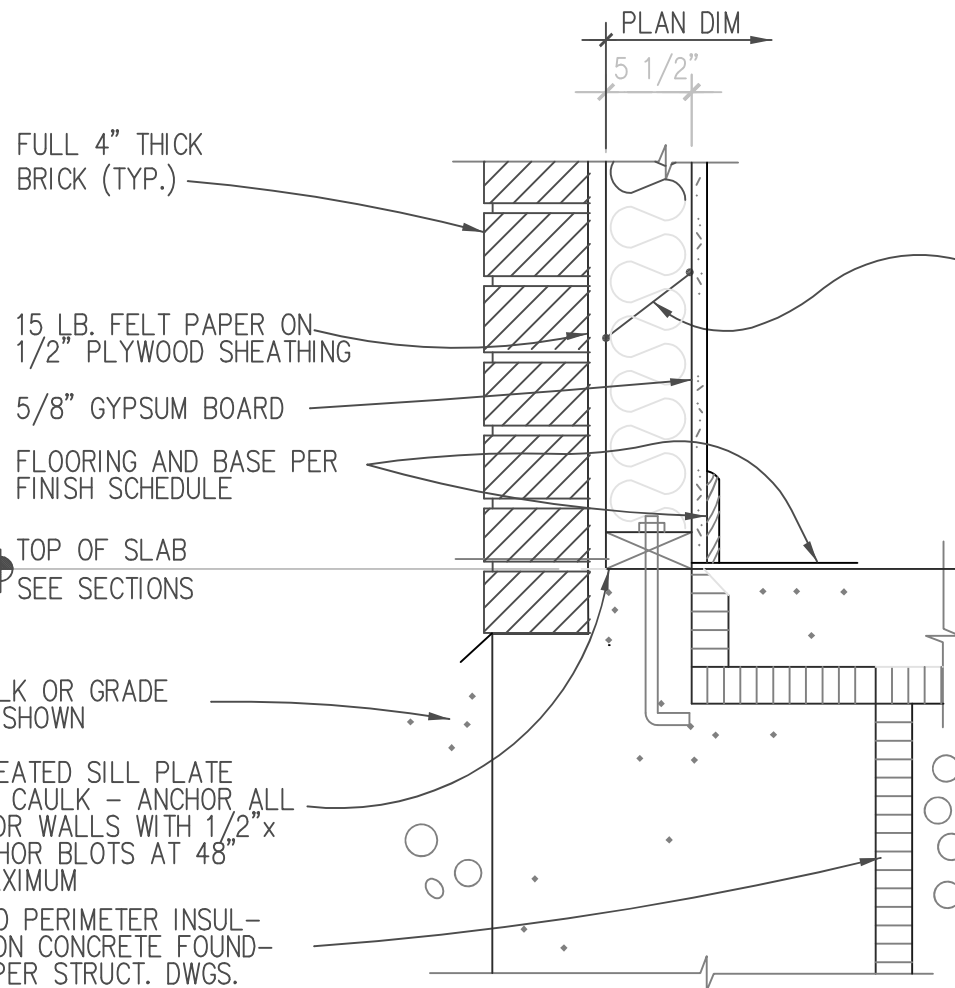


ROOF/CEILING TYPE

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

07310-10

- R2 1-2 SAME AS ROOF TYPE R1 BUT WITH NO BATT INSULATION. NON-VENTED ALUMINUM SOFFIT TO BE INSTALLED ONTO GYPSUM BOARD.



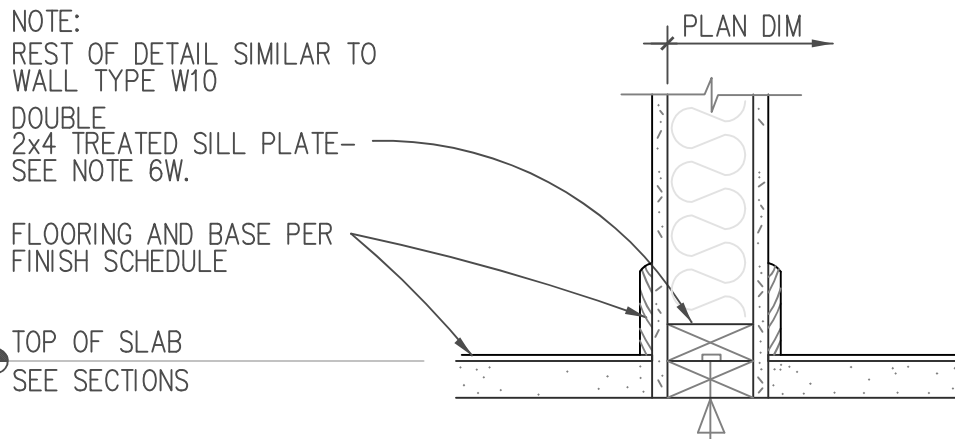
EXTERIOR WALL TYPE

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

07460-9

- W2 1-2 SAME AS WALL TYPE W1 BUT WITH 5/8" TYPE "X" GYPSUM SHEATHING OVER 3/4" THERMAX SHEATHING. ONE HOUR RATED WALL- UL. NO. 314

CONSTRUCTION TYPES

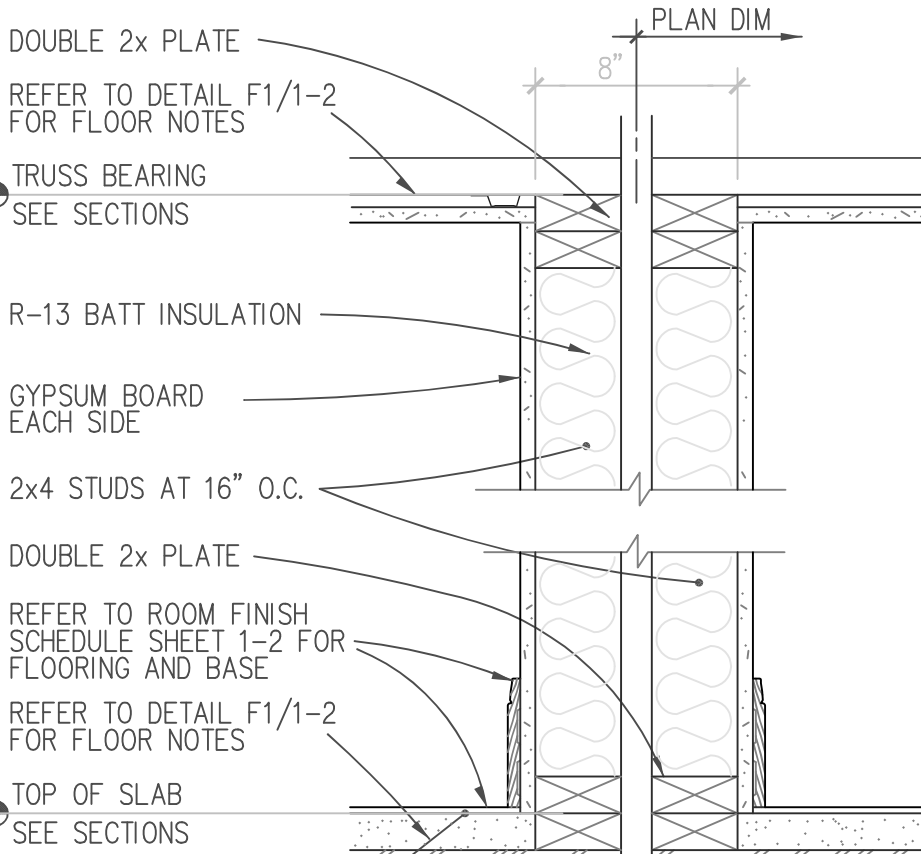


INTERIOR WALL TYPE

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

09250183

- W13 1-2 SAME AS WALL TYPE W12 BUT WITH NO INSULATION.



ONE HOUR RATED WALL- UL. NO. 314

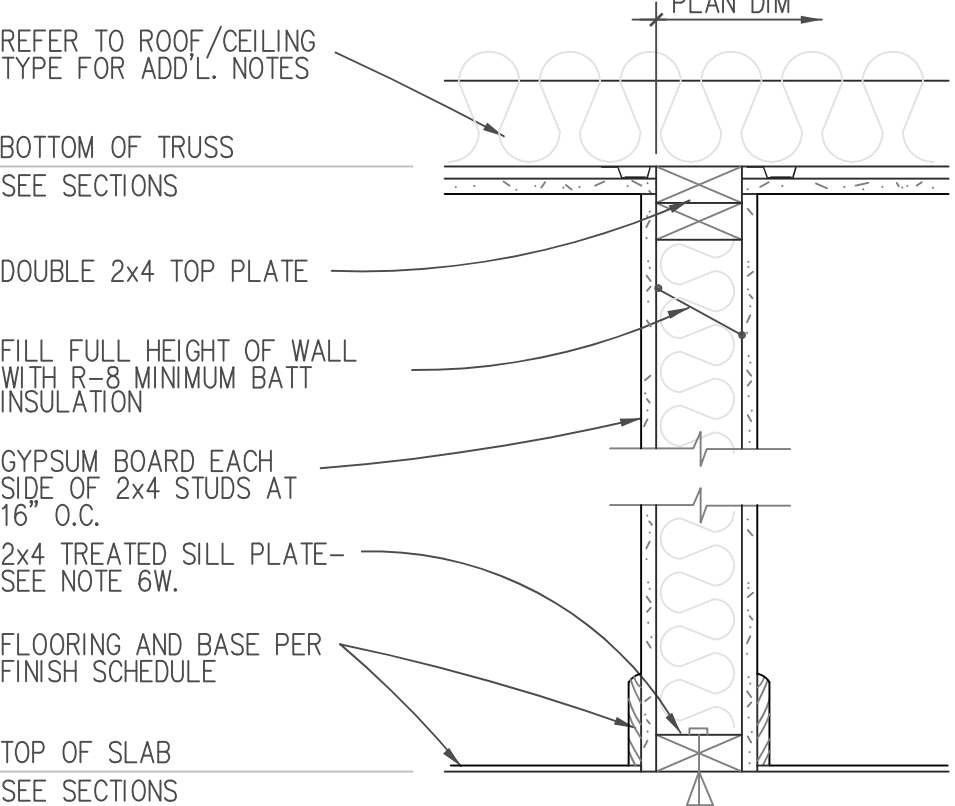
INTERIOR WALL TYPE

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

09250183

EXTERIOR WALL TYPE

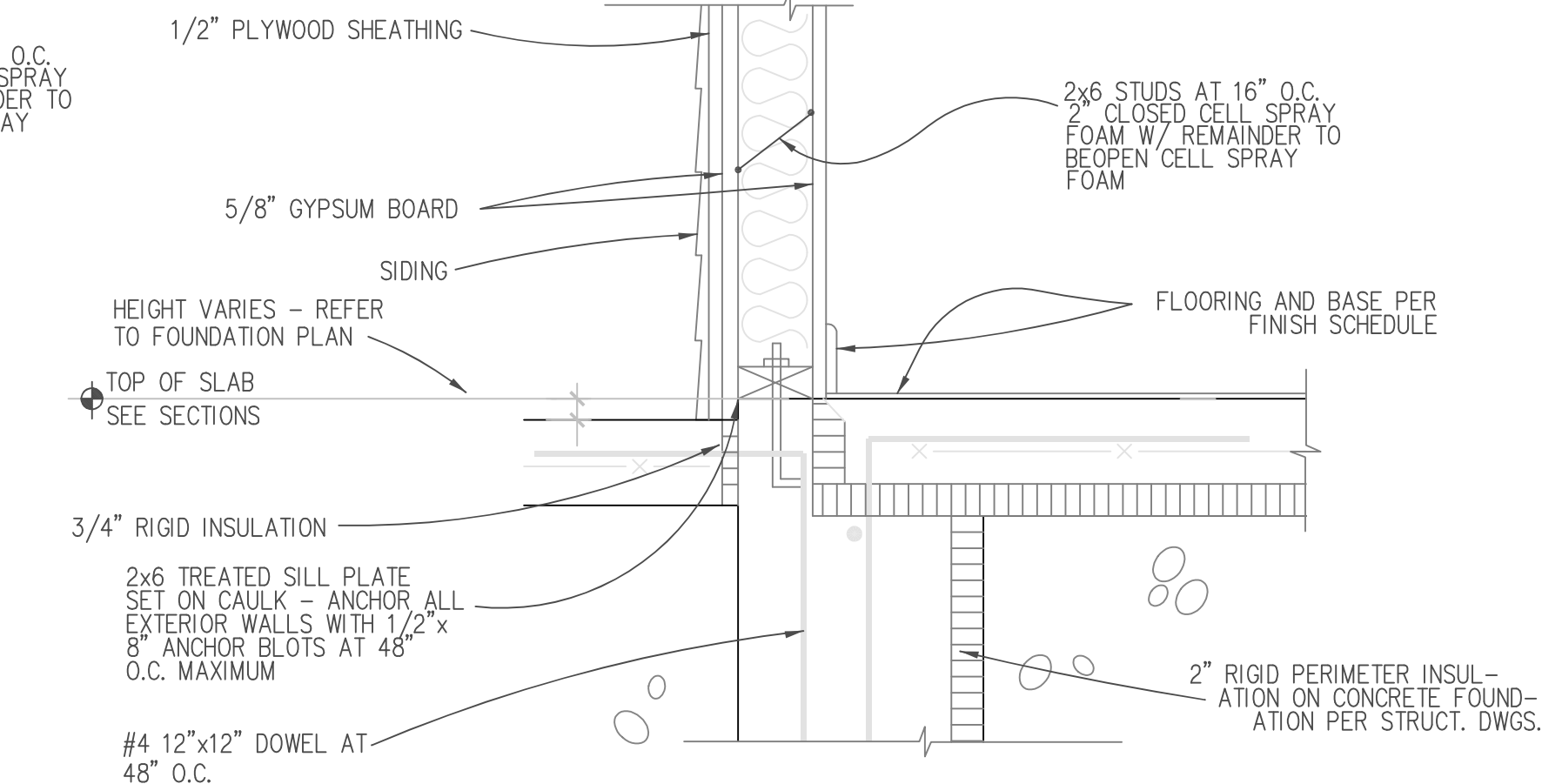
SCALE: 1 1/2"=1'-0"



INTERIOR WALL TYPE

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

09250182

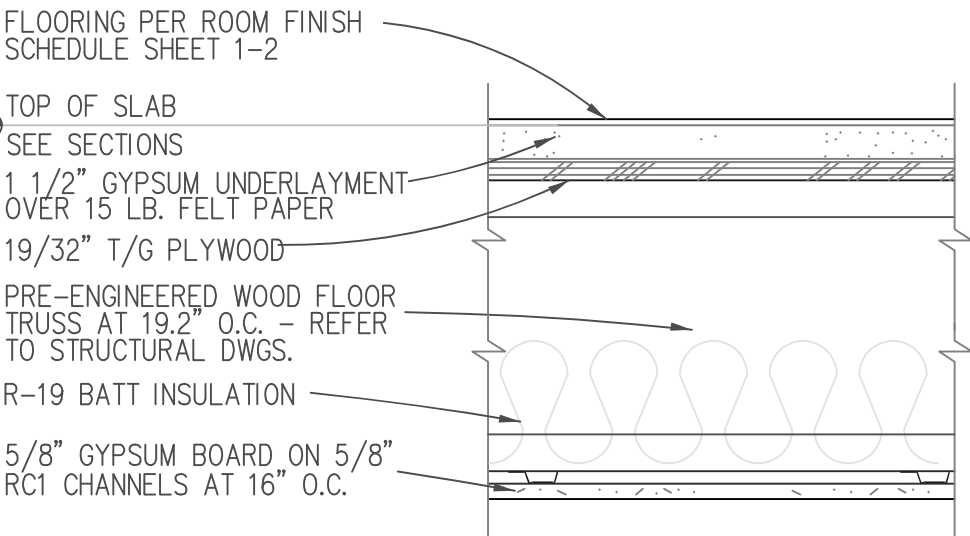


BREEZEWAY / APT WALL

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

09250187

- W17 1-2 SAME AS WALL TYPE W10 BUT ONE HOUR RATED. ONE HOUR RATED WALL- UL. NO. 314

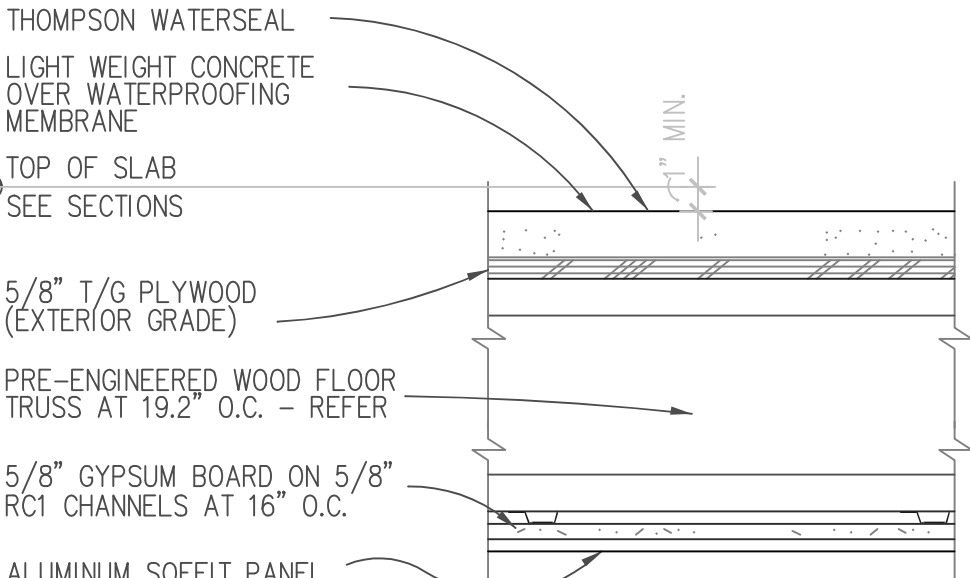


ONE HOUR RATED FLOOR/CEILING SYSTEM: UL. NO. L528

FLOOR TYPE

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

09250185



FLOOR TYPE

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

09250186

GYPSUM BOARD NOTE:
1/2" THICK GYPSUM BOARD ON INTERIOR WALLS (EXCEPT AT PARTY WALLS AND LOWER LEVEL BEARING WALLS) AND 5/8" THICK FIREGUARD GYPSUM WALLBOARD ON PARTY WALLS, LOWER LEVEL BEARING WALLS, LAUNDRY/STORAGE WALLS, EXTERIOR WALLS AND ALL CEILINGS.

VINYL SIDING NOTE:
ALL SIDING PANELS TO BE NAILED SECURELY.

WOOD RAILING/STAIRS NOTE:
ONLY GALVANIZED SCREWS TO BE USED - NO NAILING.

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14241 WEST WASHLEY ROAD
KNOXVILLE, TN 37922
615-660-8865

REVISIONS

NO.	DESCRIPTION

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APARTMENTS
REEDSBURG, WI

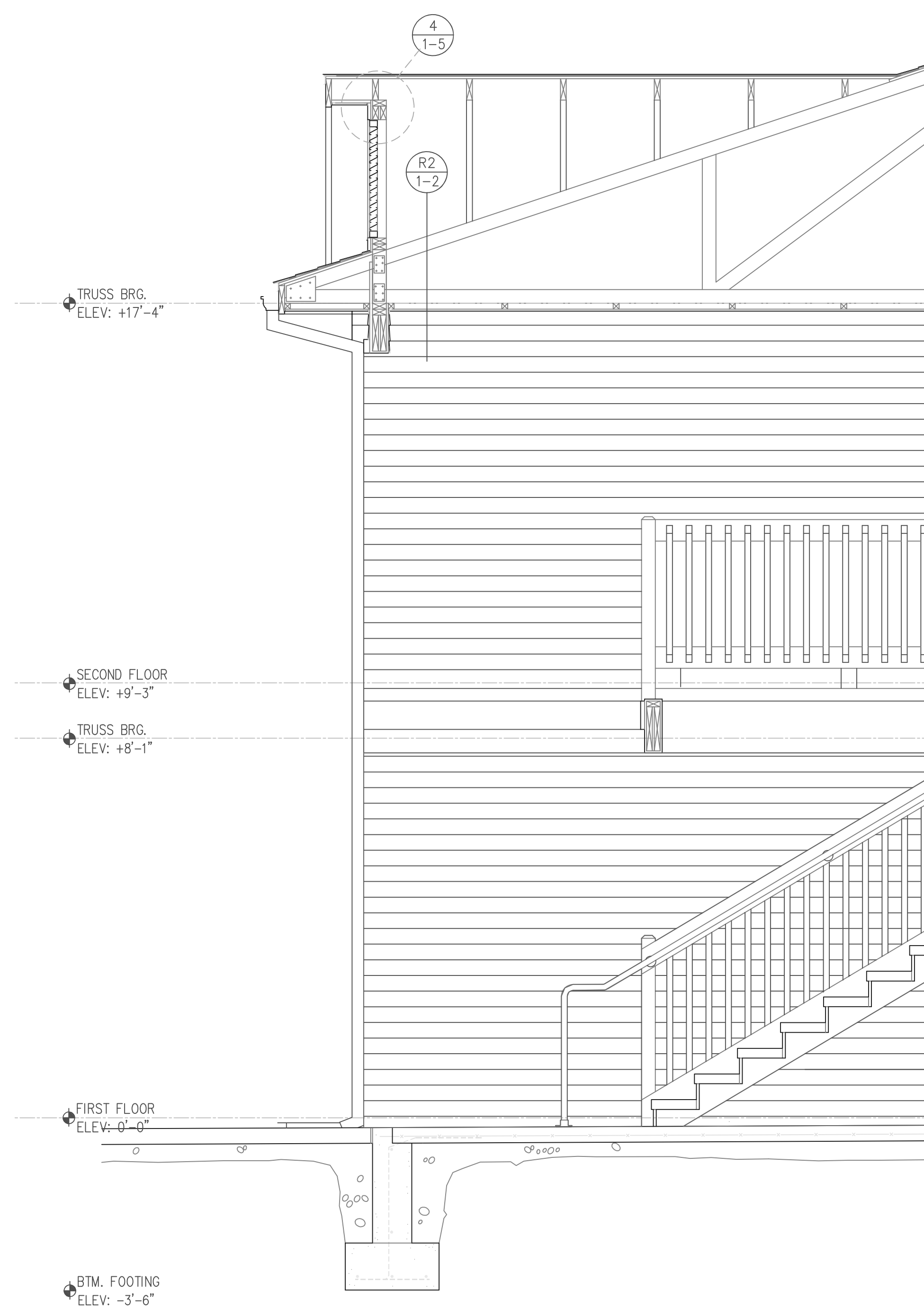
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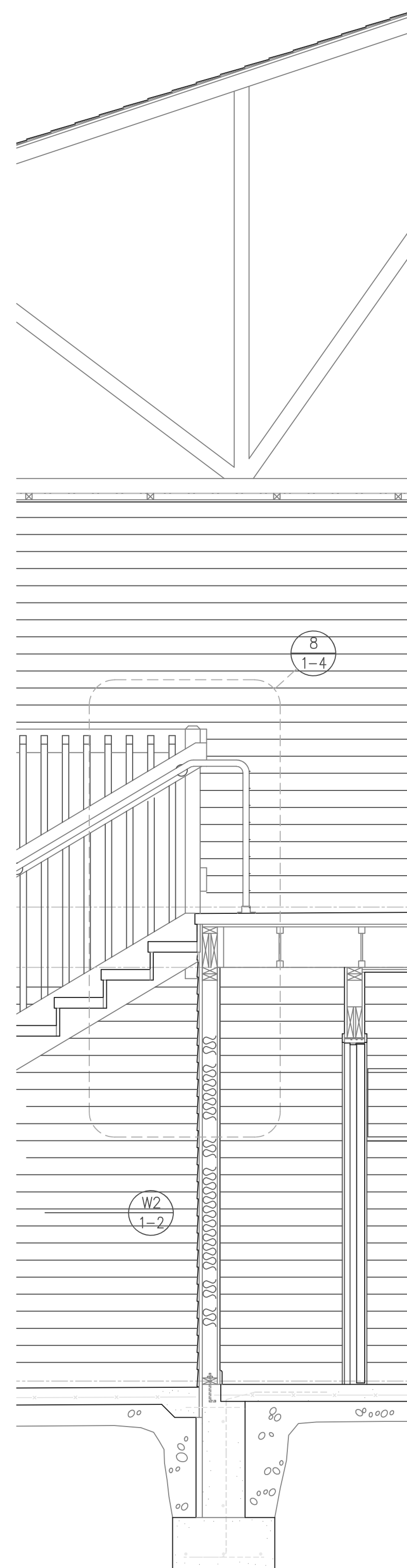
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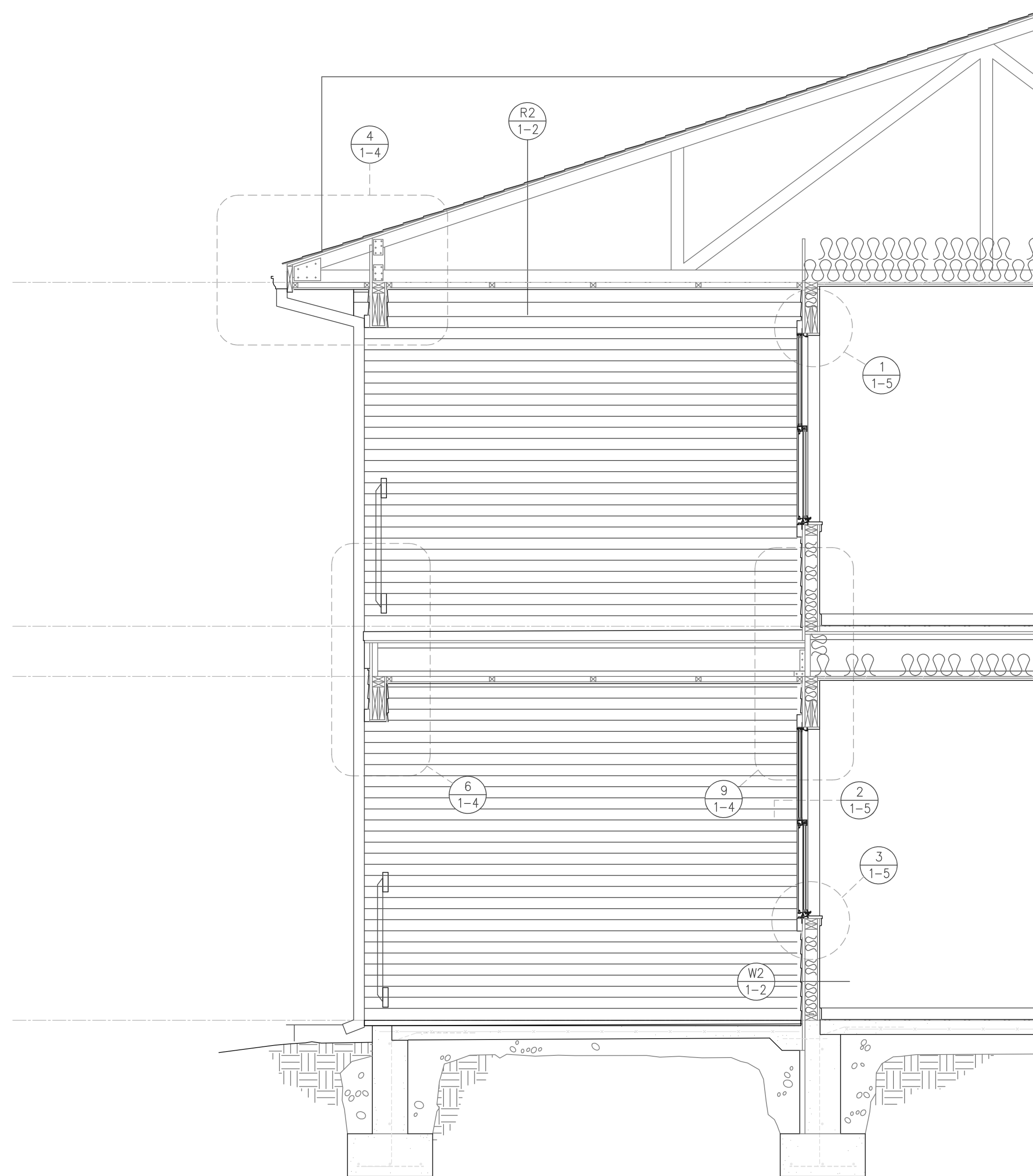
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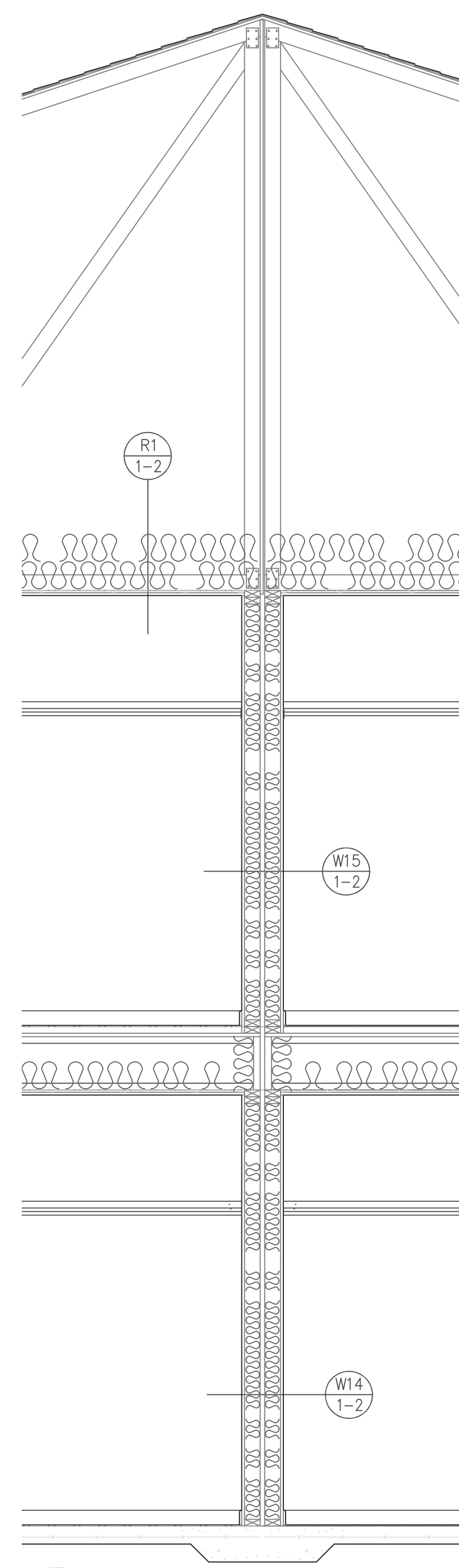
1 WALL SECTION
1-3 SCALE: 1/2" = 1'-0"



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



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



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

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

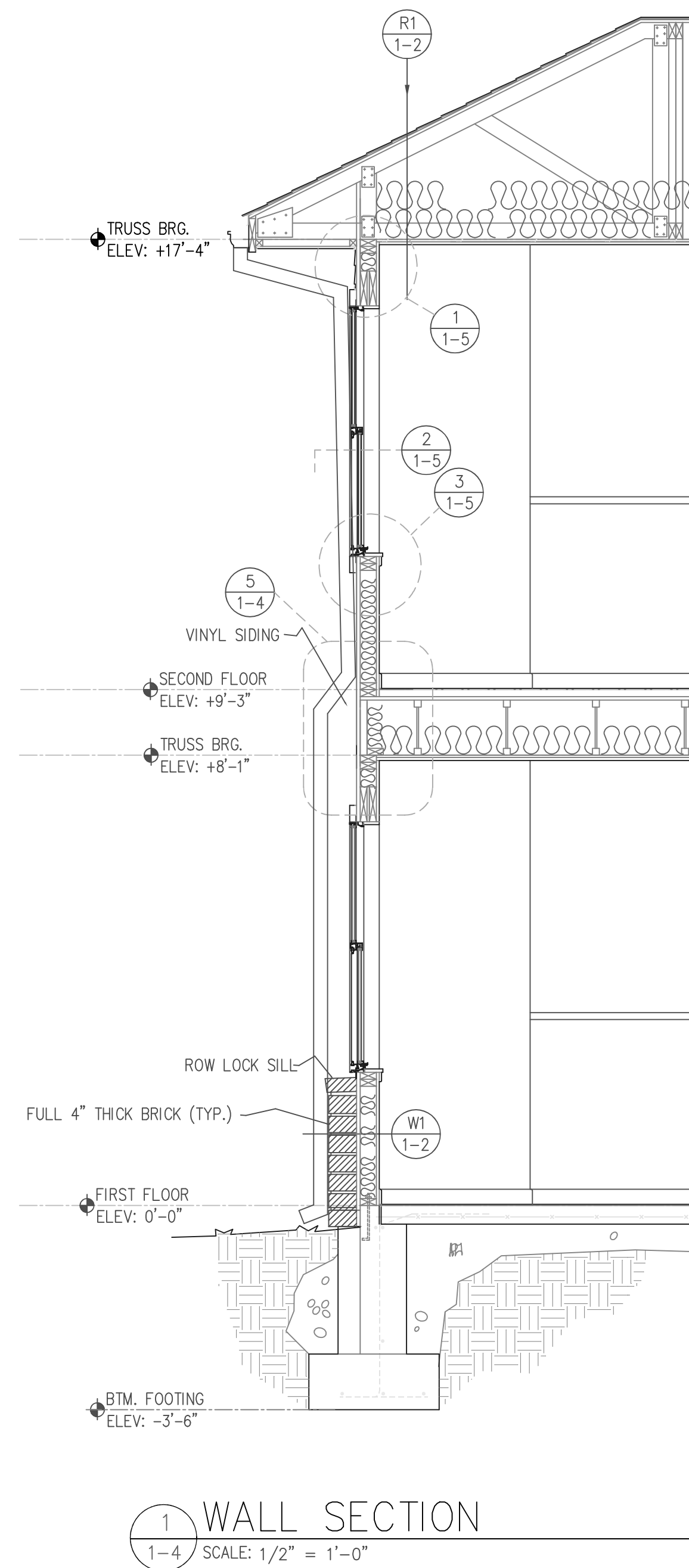
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TYPICAL WALL
SECTIONS

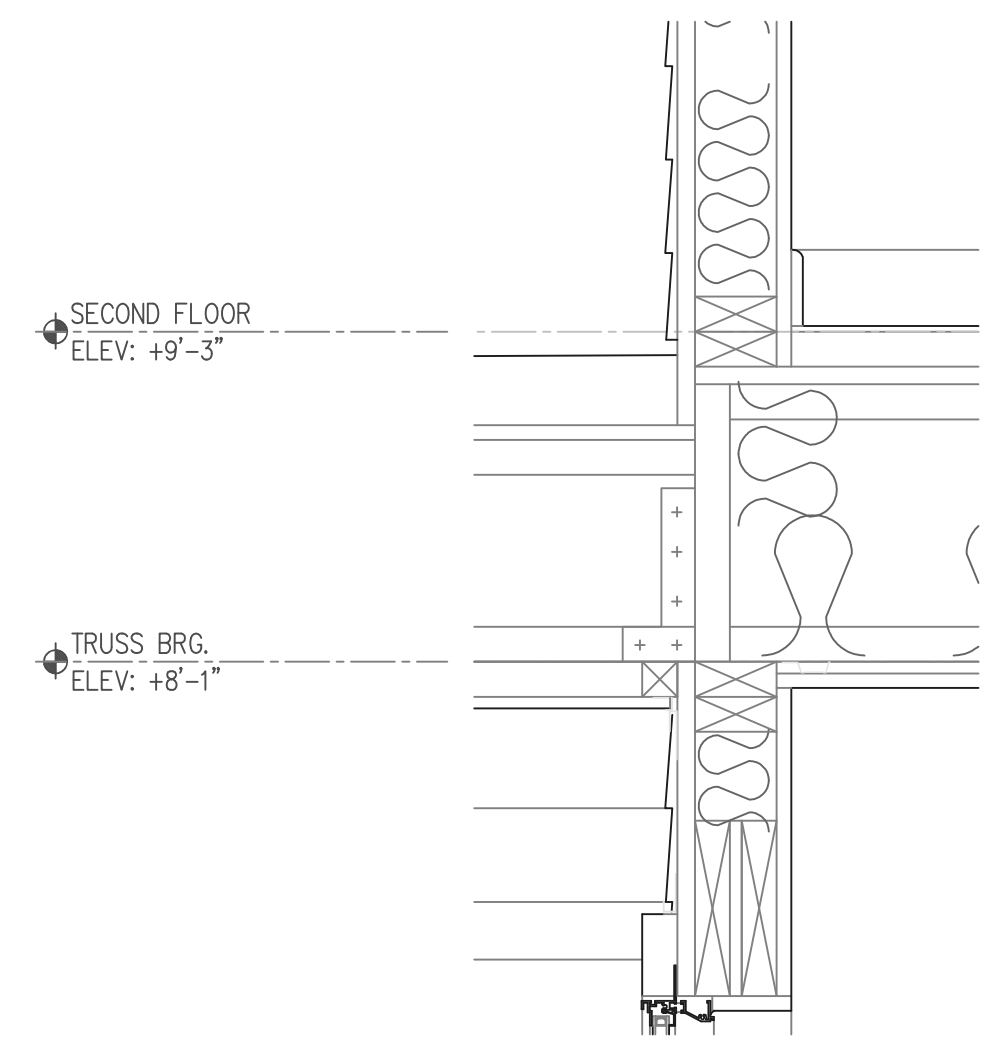
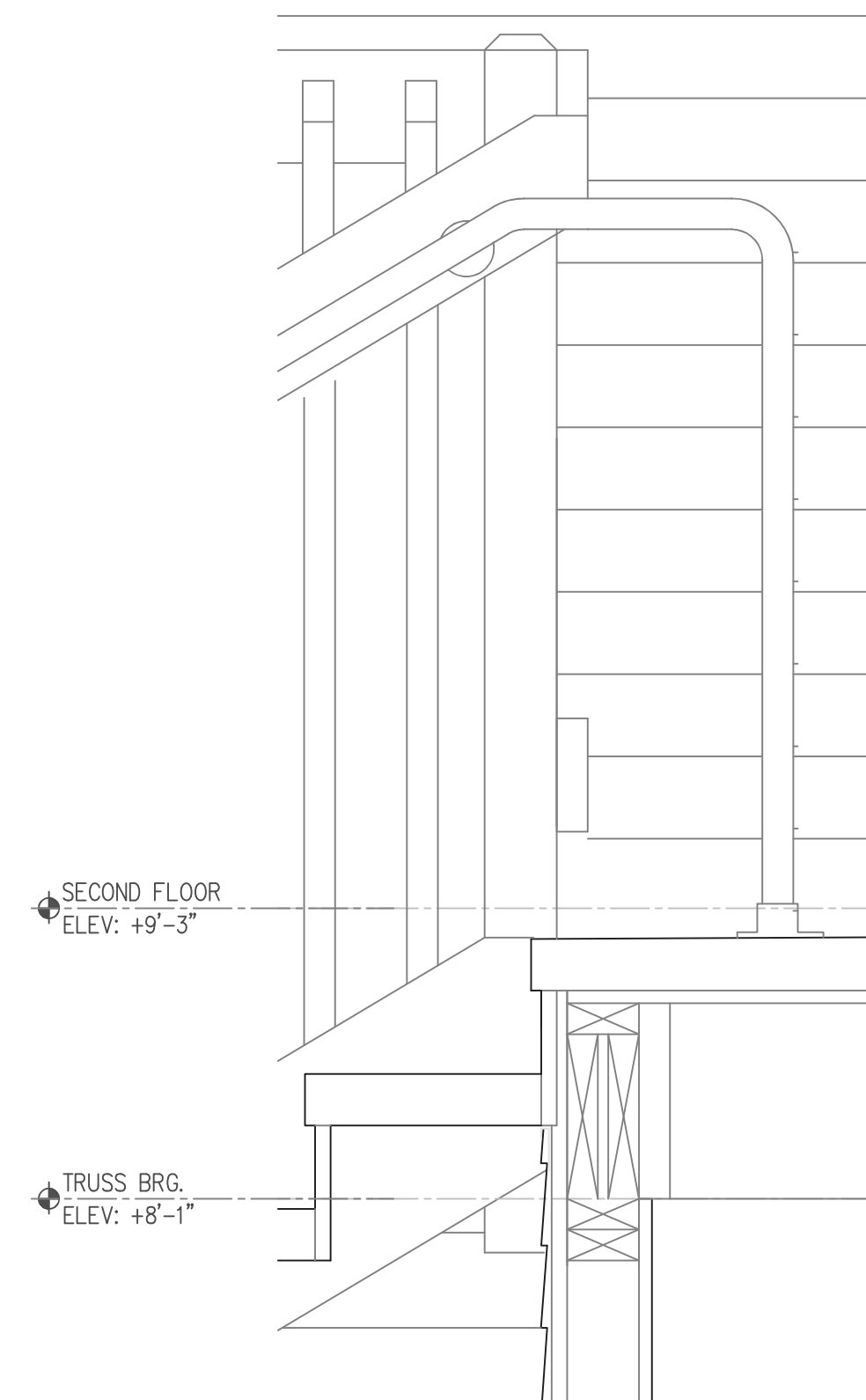
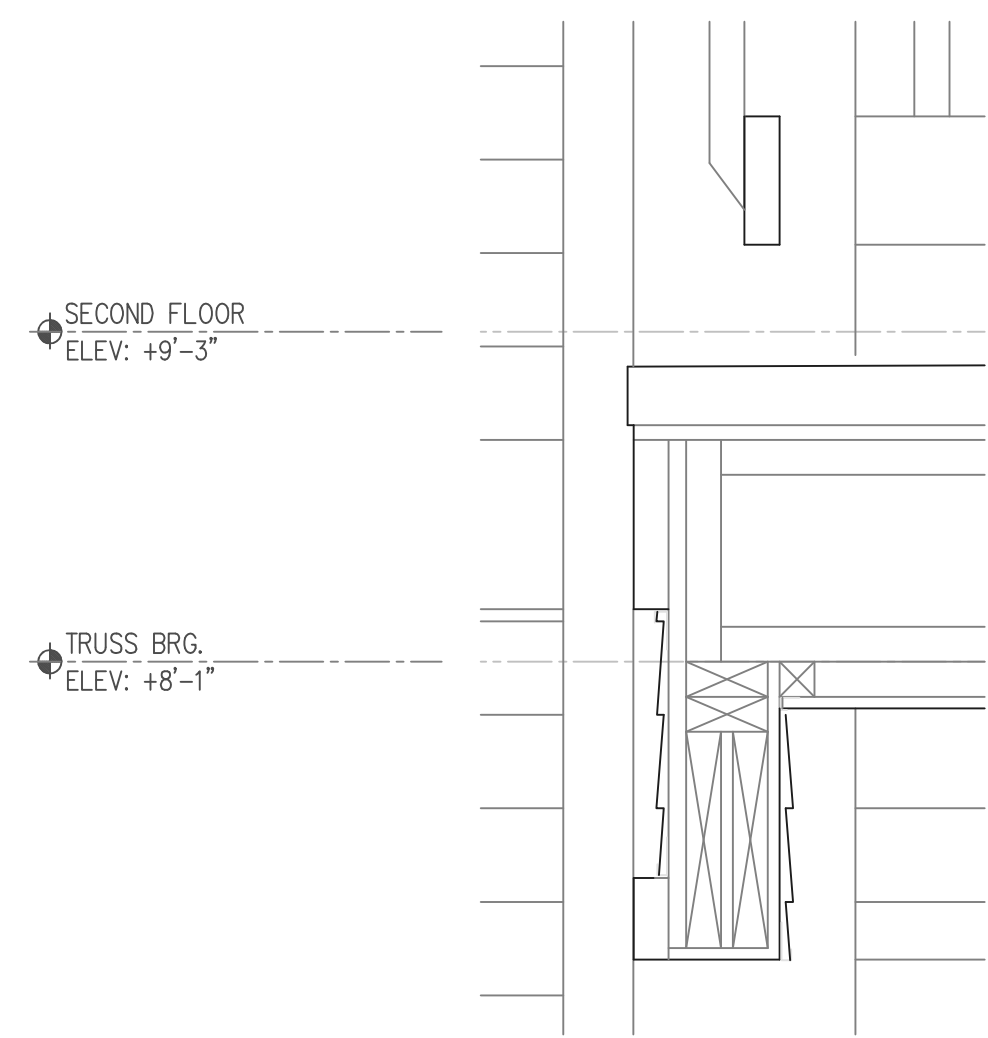
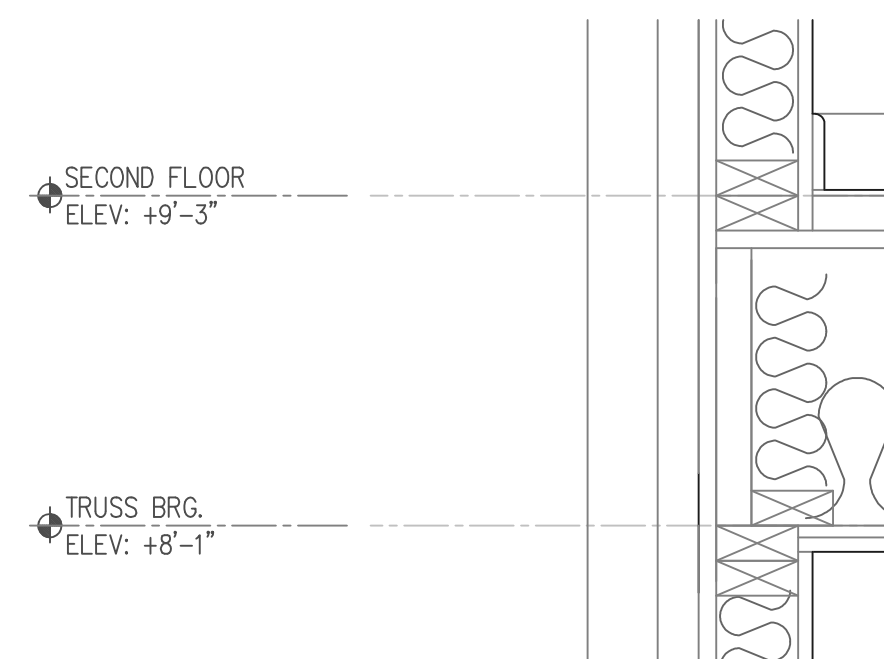
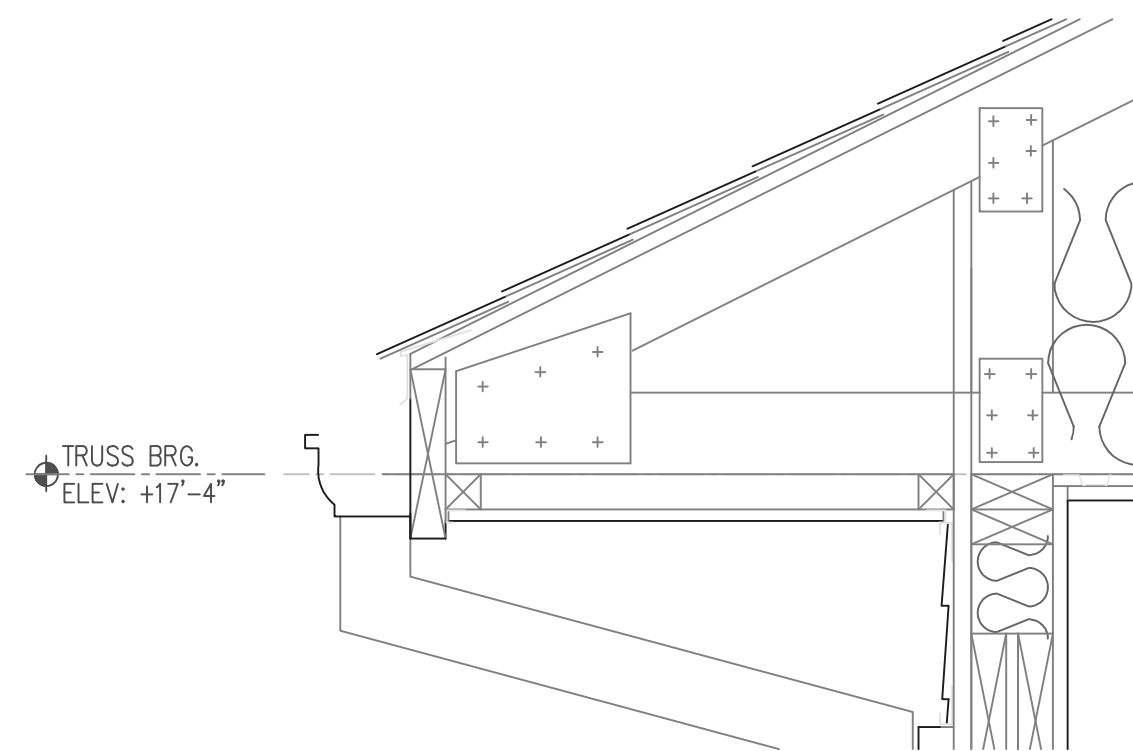
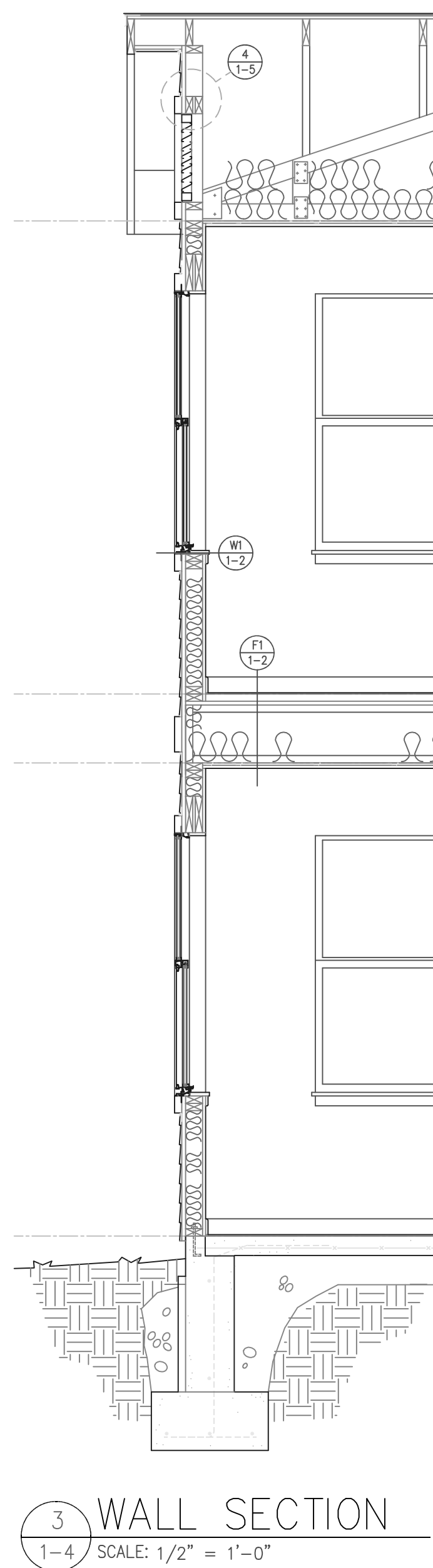
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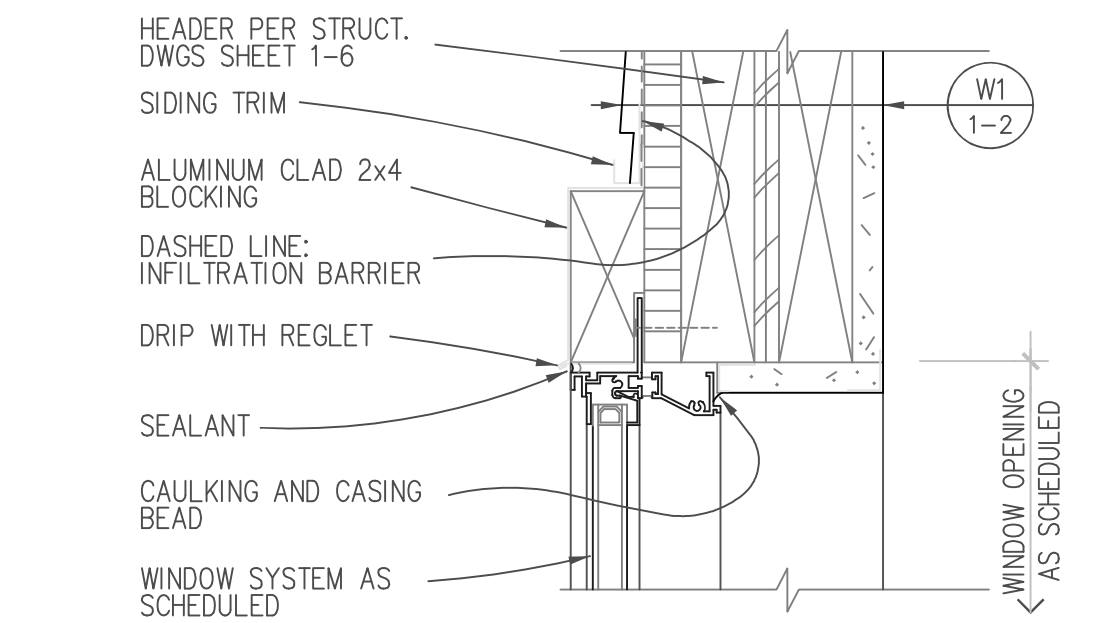
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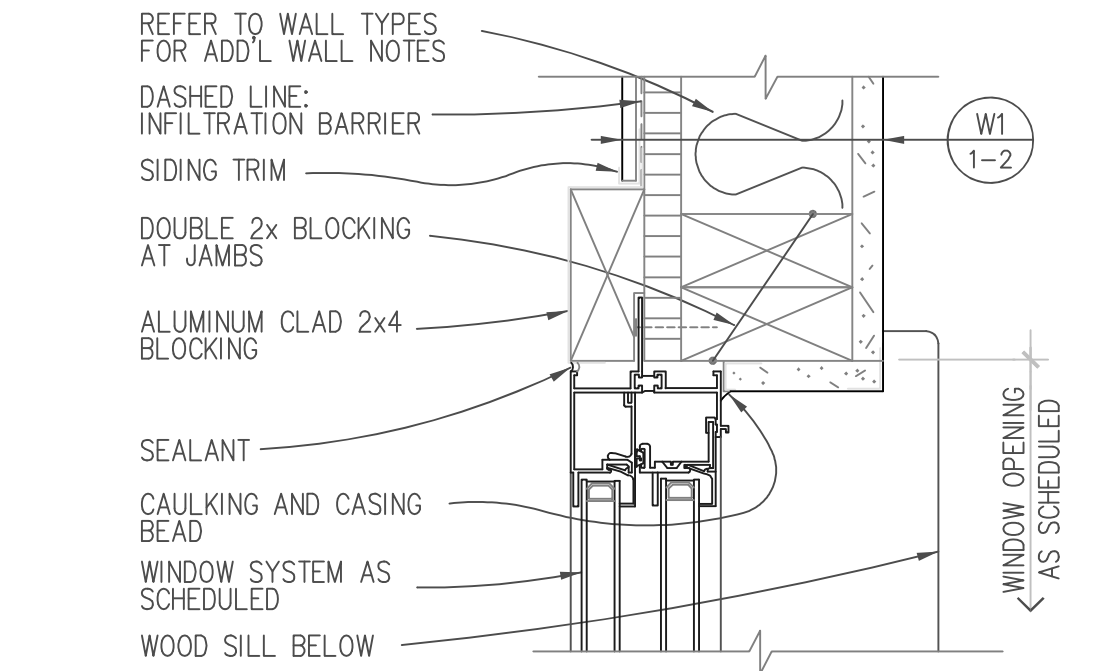


2 N/A
1-4

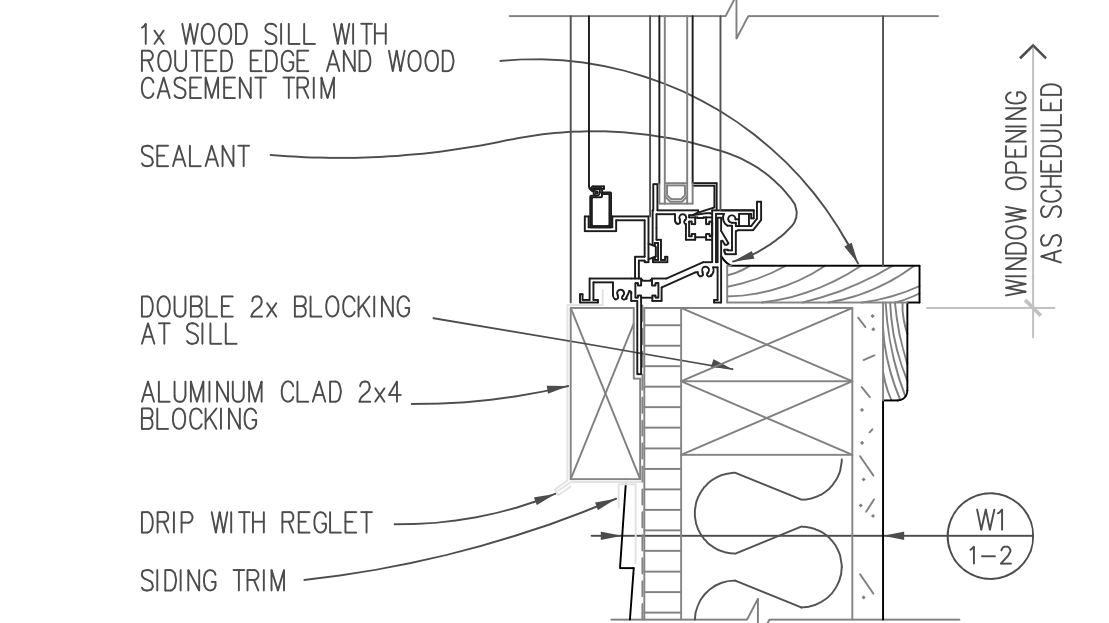




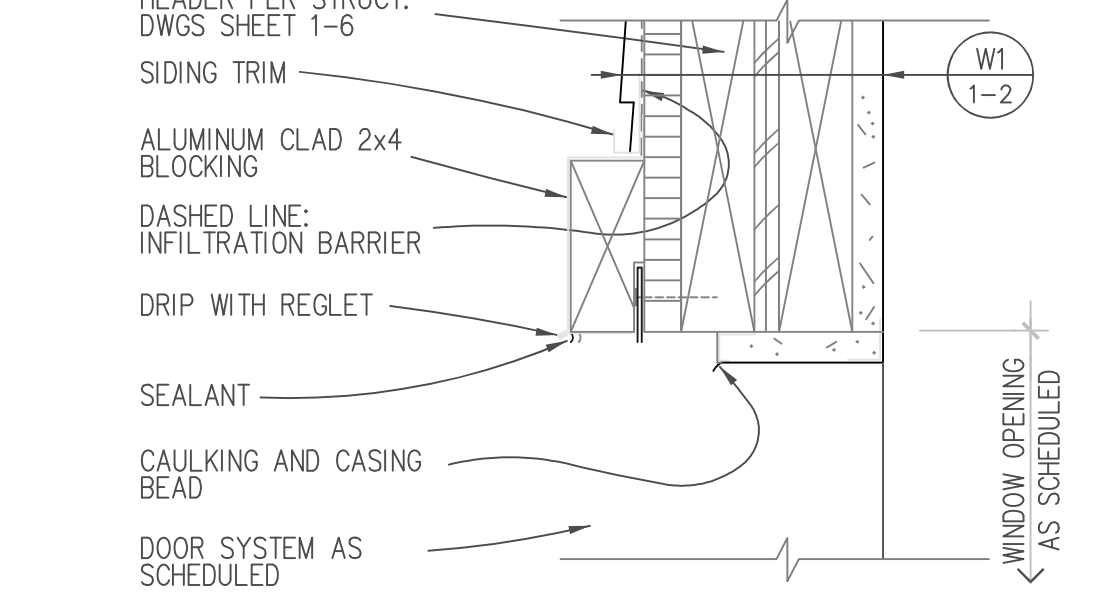
1 WINDOW HEAD
1-5 SCALE: 3"=1'-0" 08500167



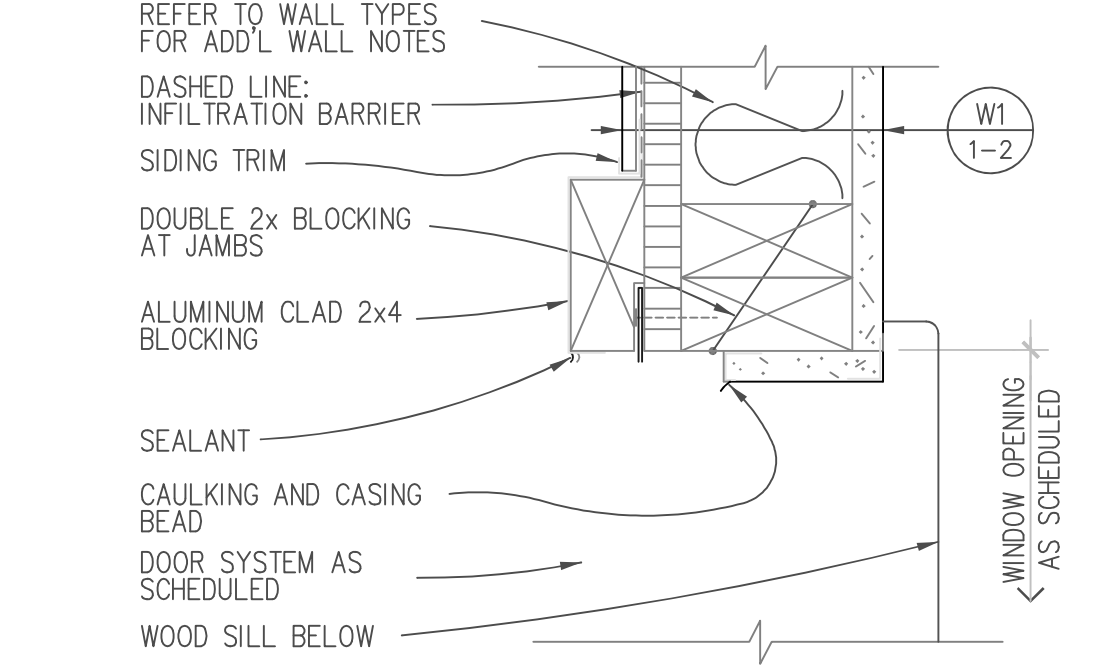
2 WINDOW JAMB
1-5 SCALE: 3"=1'-0" 08500168



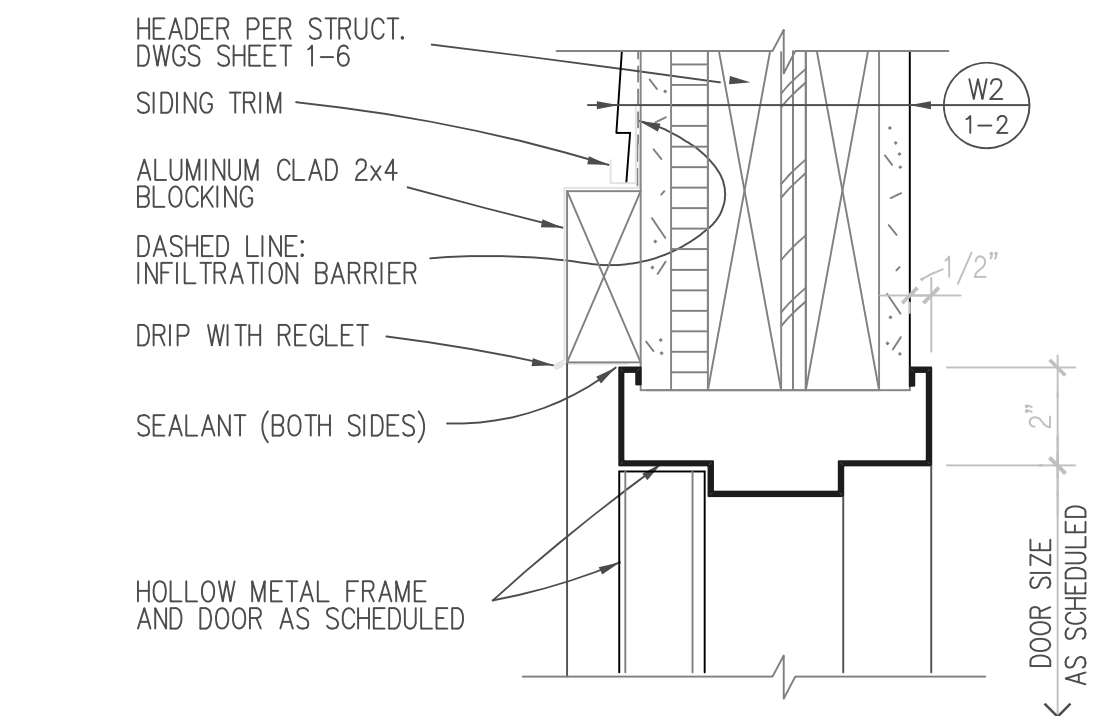
3 WINDOW SILL
1-5 SCALE: 3"=1'-0" 08500169



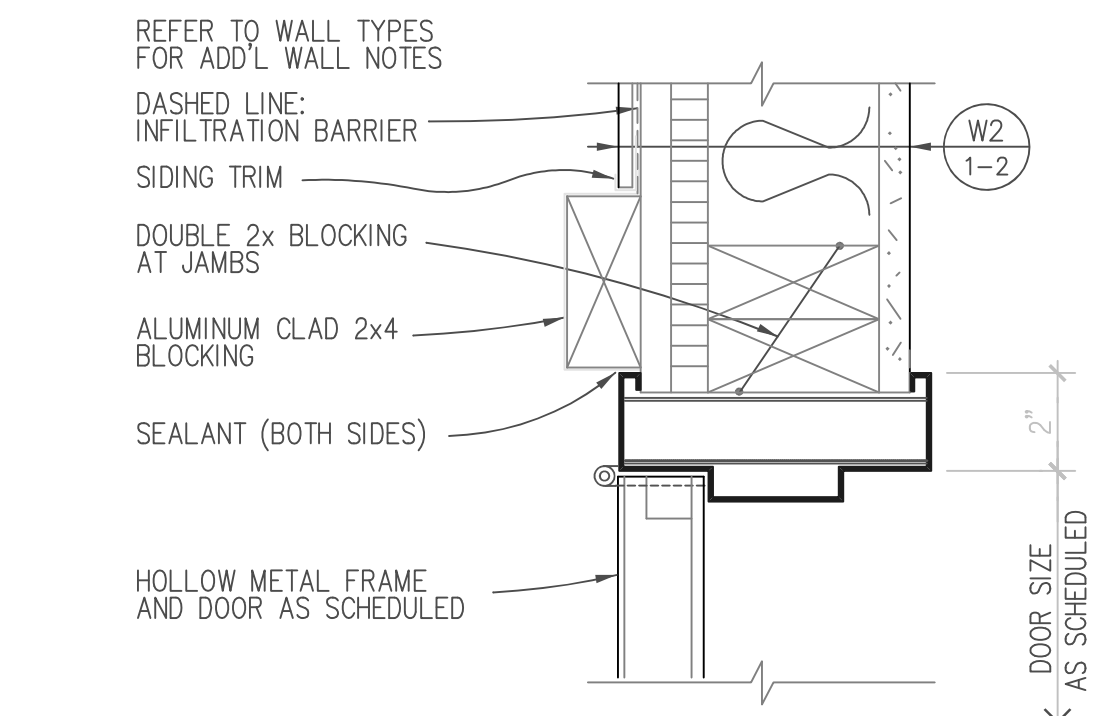
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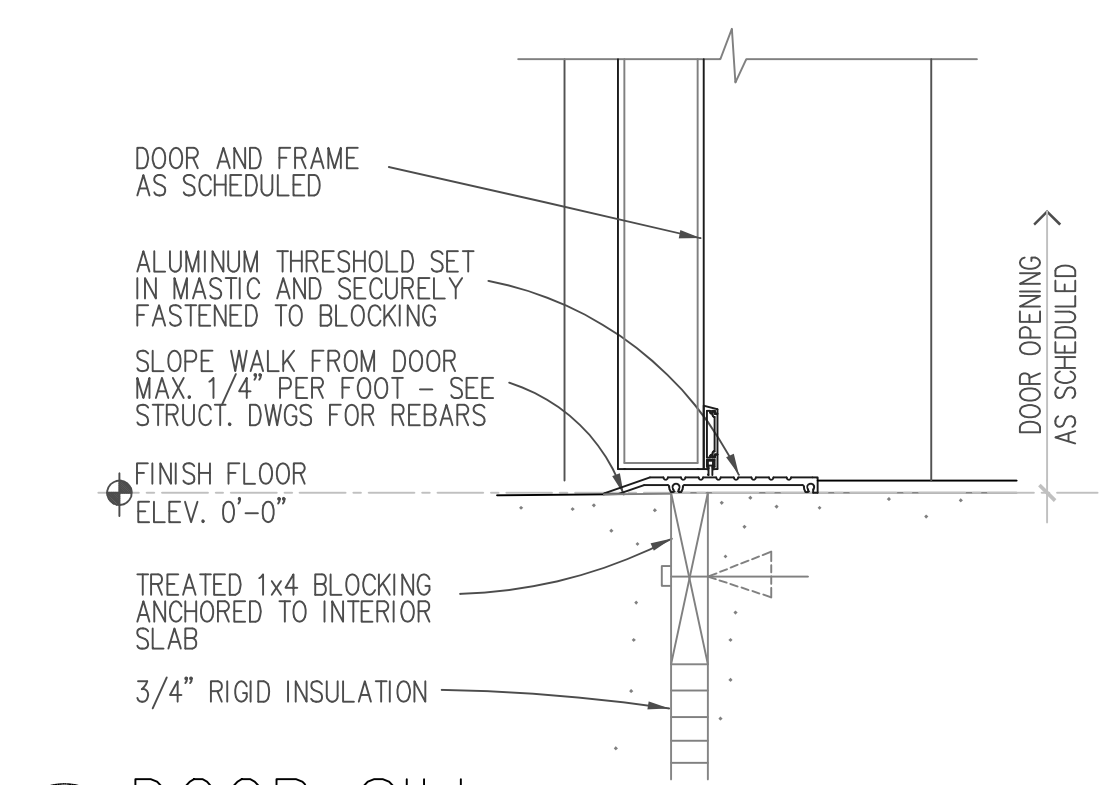
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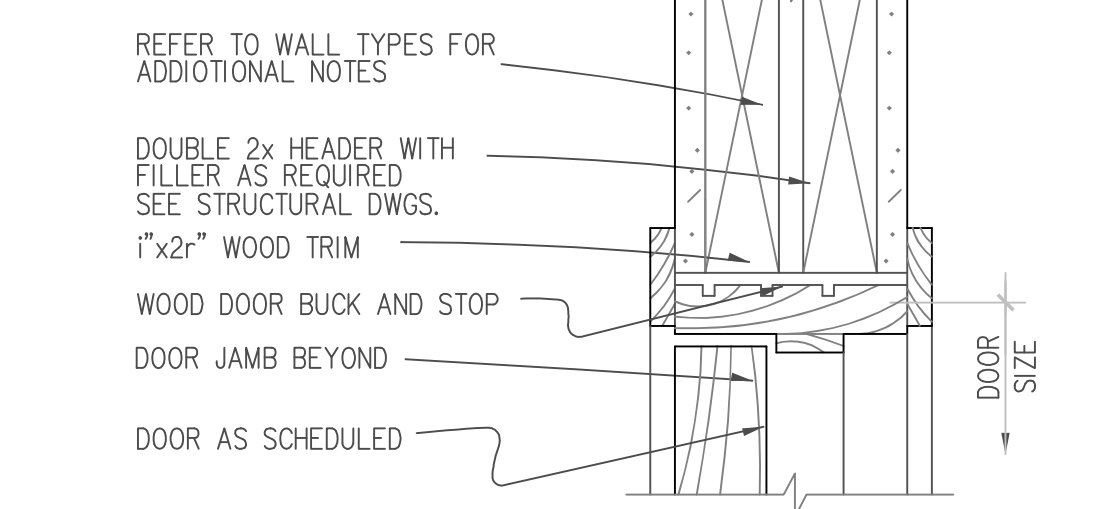
6 DOOR HEAD
1-5 SCALE: 3"=1'-0" 08100335



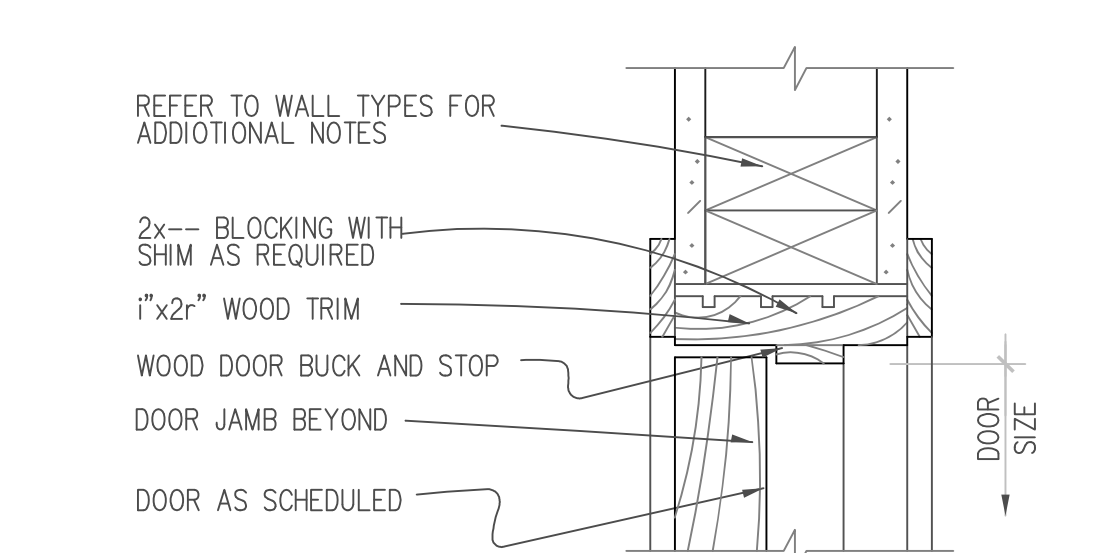
7 DOOR JAMB
1-5 SCALE: 3"=1'-0" 08100336



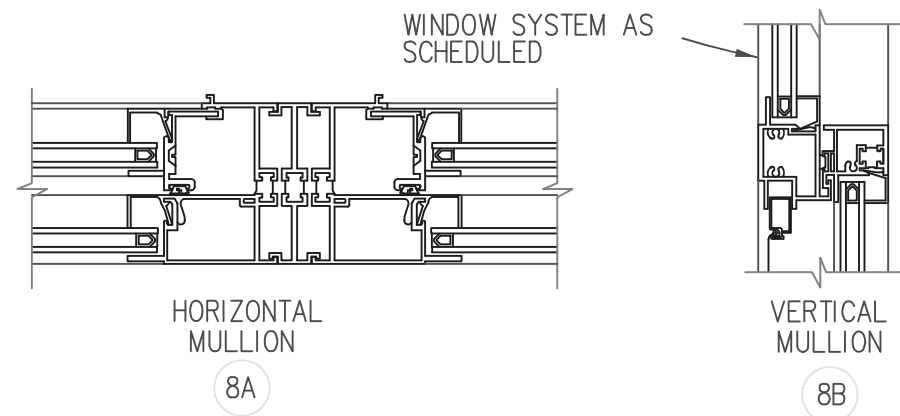
8 DOOR SILL
1-5 SCALE: 3"=1'-0" 08100337



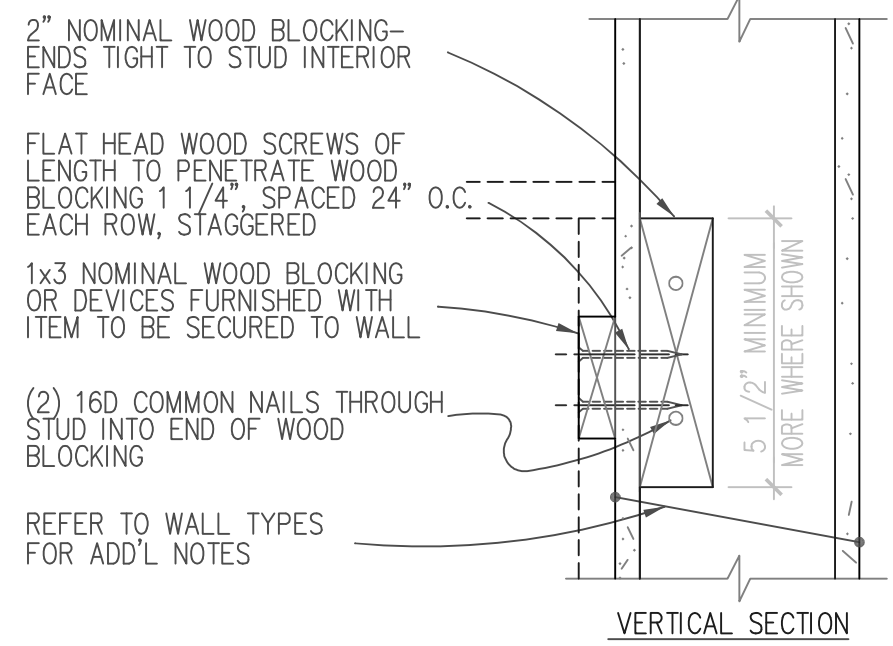
9 DOOR HEAD
1-5 SCALE: 3"=1'-0" 08100338



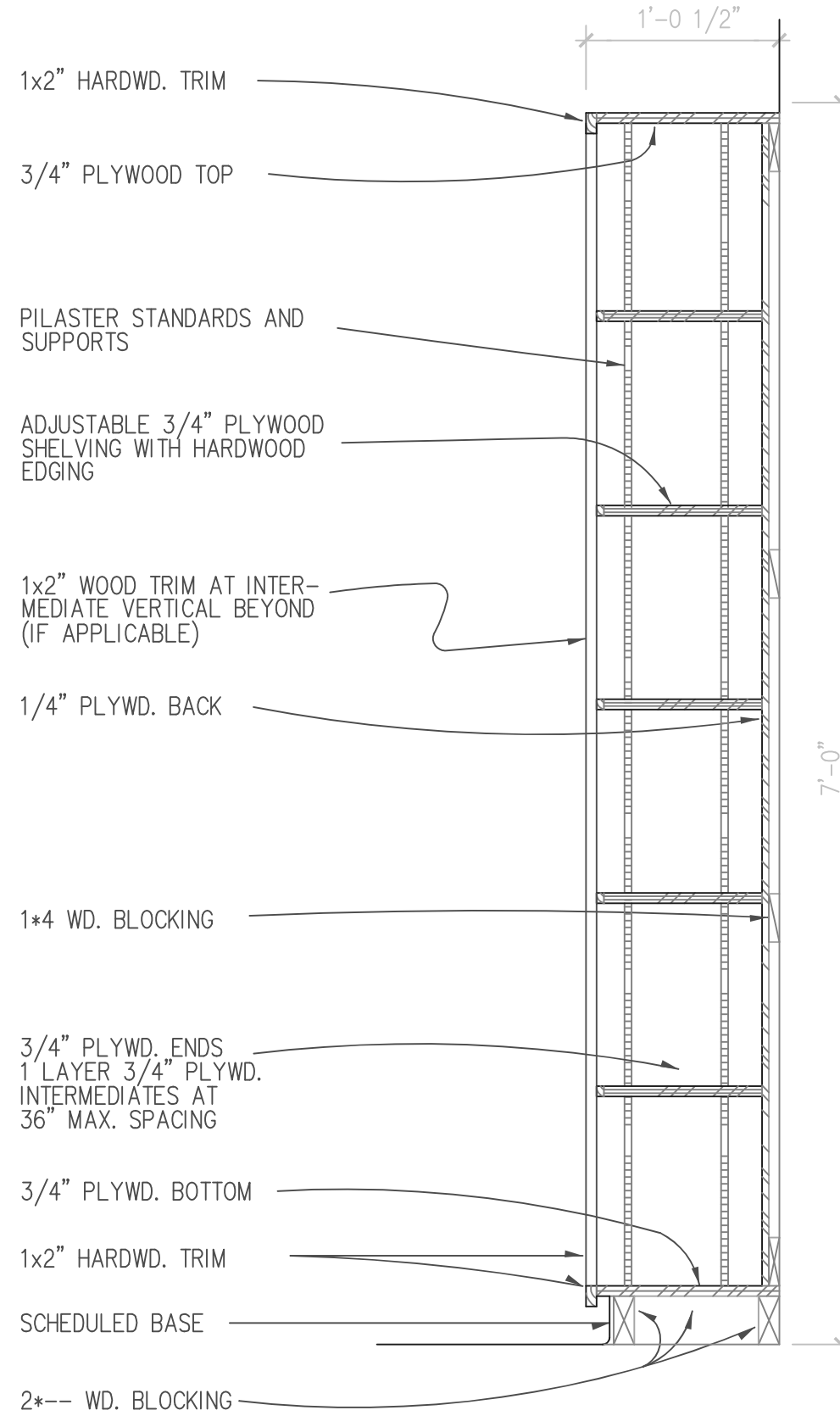
10 DOOR JAMB
1-5 SCALE: 3"=1'-0" 08100339



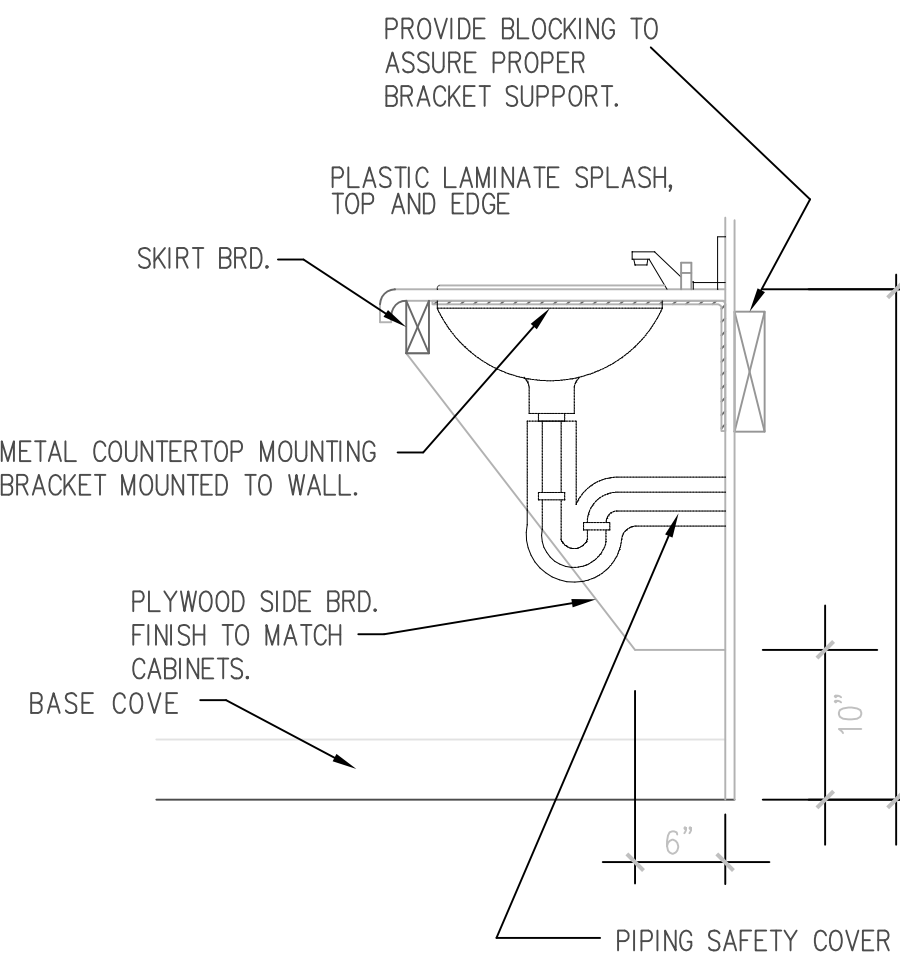
11 WINDOW MULLIONS
1-5 SCALE: 3"=1'-0" 08500150



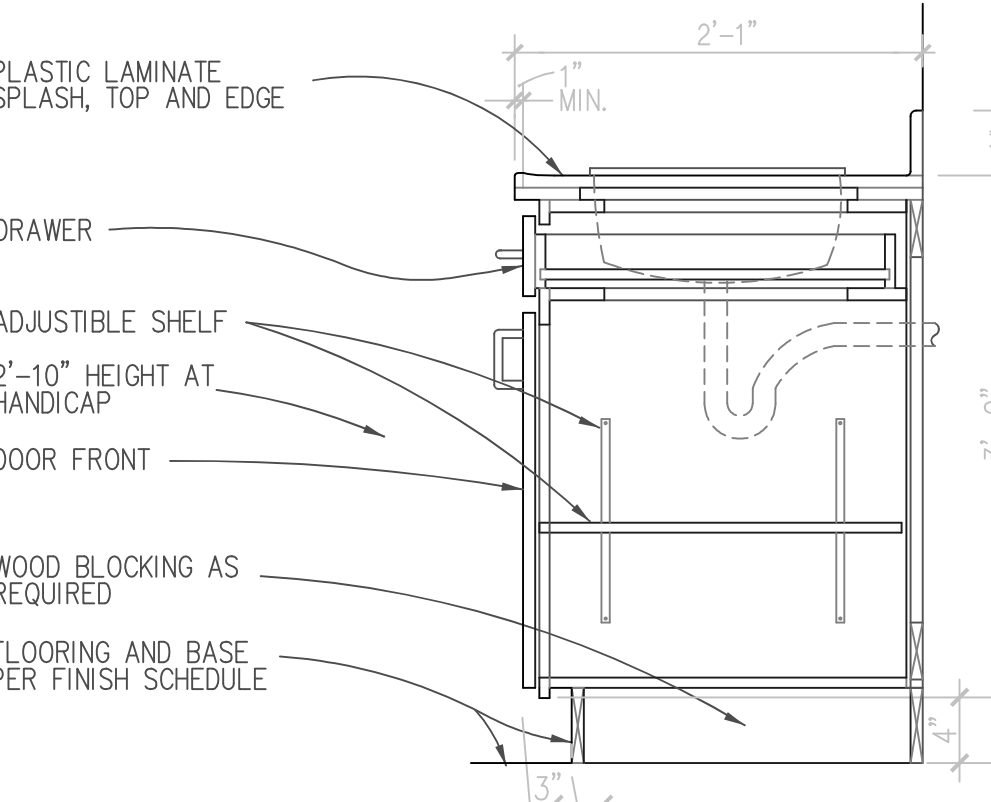
16 BLOCKING DETAIL
1-5 SCALE: 3"=1'-0" 06220190



17 OPEN SHELVING
1-5 SCALE: 1"=1'-0" 06220202



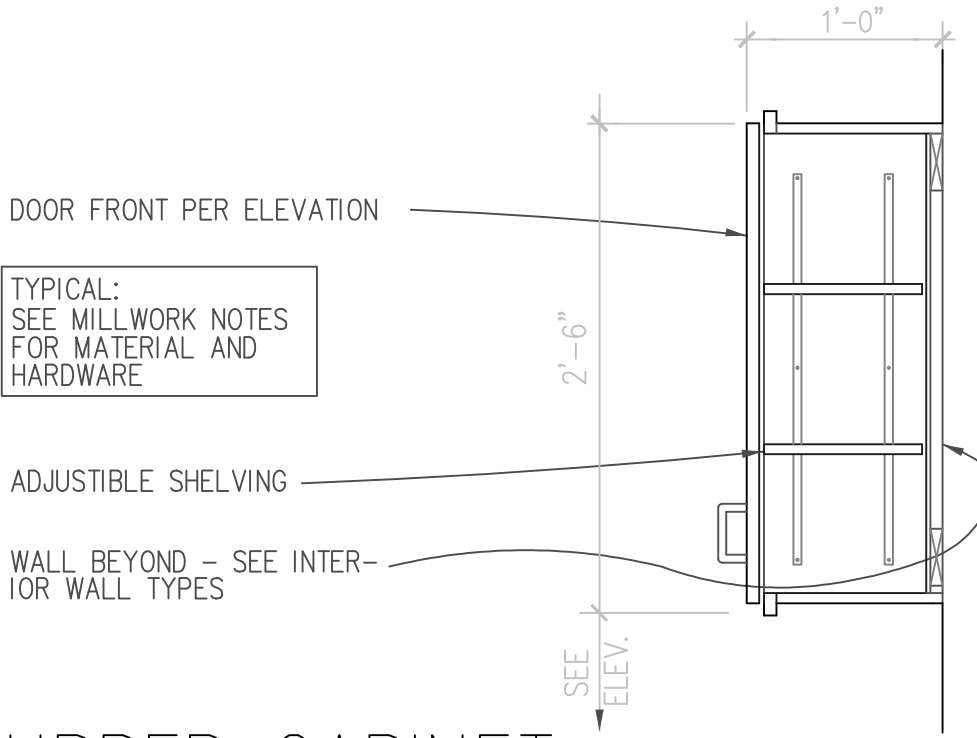
23 BASE CABINET w/ FRONT REMOVED
1-5 SCALE: 1"=1'-0" 06220203



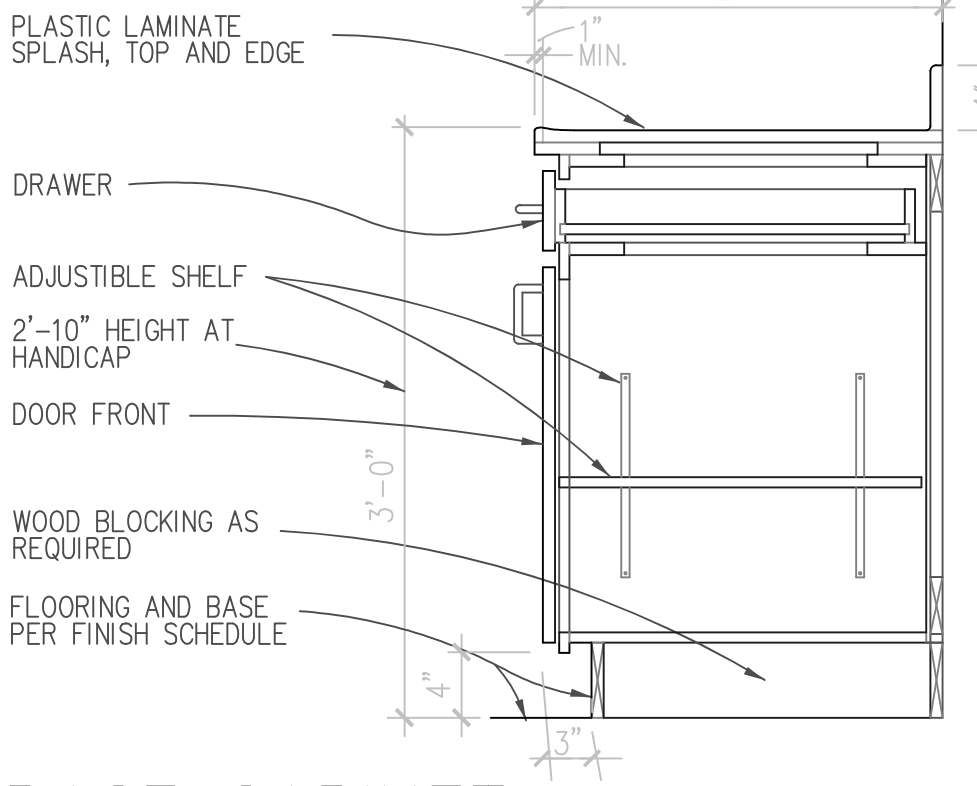
22 BASE CABINET @ SINK
1-5 SCALE: 1"=1'-0" 06220204

MILLWORK NOTES

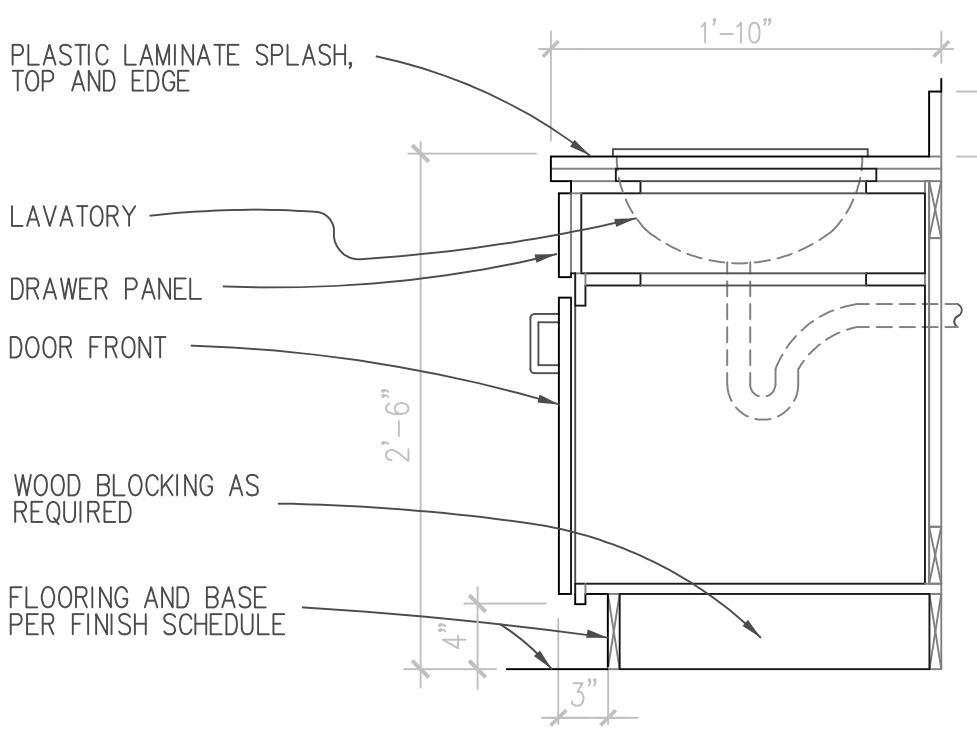
- ALL CABINETS SHOWN TO BE PRE-ASSEMBLED MILLWORK AS MANUFACTURED BY WOODSTAR CABINETS OR EQUAL. CABINETS ARE BASED UPON VISTA LAMINATE CABINET TYPES WITH SIZES INDICATED ON DRAWINGS (TO BE VERIFIED DURING CONSTRUCTION). PROVIDE PLASTIC LAMINATE TOPS AND SPLASHES AS INDICATED ON THE DRAWINGS. PROVIDE ALL INSTALLATION, TRIM, CLOSURE PIECES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION. PROVIDE BLOCKING IN THE WALL AS REQUIRED TO ATTACH CABINETS. CARAMEL OR NORDIC FINISH TO BE SELECTED BY TENANT.
- ADJUST CABINET WORK AND HARDWARE SO THAT DOORS AND DRAWERS OPERATE SMOOTHLY WITHOUT WARP OR BIND. LUBRICATE OPERATING HARDWARE AS RECOMMENDED BY MANUFACTURER.
- ALL STEEL BRACKETS ARE TO BE SECURED TO STUDS OR BLOCKING AND NOT MOLLY BOLTED TO GYPSUM BOARD.
- ALL MILLWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO COMMENCING WORK. SOME DIMENSIONS WILL VARY DEPENDING ON EXISTING CONDITIONS AND ALIGNMENT OF NEW WORK.
- ALL EXPOSED WOOD SHALL RECEIVE LIGHT OIL STAIN WITH TWO COATS SATIN VARNISH TO MATCH EXISTING.
- INSULATE OR CONCEAL ALL EXPOSED DRAIN PIPES OR HOT WATER LINES BELOW CABINETS OR WALL HUNG LAVATORIES. REFER TO SHEET 1-2 FOR ADDITIONAL HANDICAP NOTES.



19 UPPER CABINET
1-5 SCALE: 1"=1'-0" 06220199



20 BASE CABINET
1-5 SCALE: 1"=1'-0" 06220200



21 VANITY CABINET
1-5 SCALE: 1"=1'-0" 06220201

REVISIONS

NO.	DESCRIPTION

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE MADE BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR IN THE PROJECT TO WHICH THIS PAGE REFERS.

REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

TYPICAL DETAILS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-1.5

SHEET No.

PAD PREPARATION

- WITHIN AND FOR A DISTANCE OF 3 FEET OUTSIDE THE BUILDING LINE REMOVE ALL ORGANICS, I.E. ROOTS, TREES, GRASS AND OTHER HUMUS MATERIALS. FURTHER, REMOVE ALL THE SURFICIAL, MODERATE REDDISH BROWN, SANDY, FAT CH-CLAY AND SC-CLAY. REMOVE AT LEAST 12 INCHES OF SURFICIAL SOIL MATERIALS IN OTHER AREAS.
- SCARIFY AND RECOMPACT THE EXPOSED SOIL SUBGRADE TO 95% OF THE MAXIMUM DRY DENSITY.
- BACKFILL TO GRADE WITH SELECT MATERIAL CONFORMING TO SECTION 02200 – EARTHWORK OF THE SPECIFICATIONS.
- COMPACT THE SELECT MATERIAL TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY.
- WITH PROPER CARE AND DISPOSAL OF THE REMOVED MATERIAL, EXCAVATE BEAM TRENCHES TO MEET PLANNED DIMENSIONS.
- ON TOP OF THE COMPACTED SELECT FILL, PLACE A CAPILLARY MOISTURE BARRIER/DRAINAGE LAYER (MINIMUM THICKNESS OF 4 INCHES) OF FREE DRAINING, CLEAN, CRUSHED STONE WITH SIZES RANGING FROM BETWEEN 1/4 AND 1/2 INCH. A MATERIAL CONFORMING TO ASTM C53, GRADE 67, IS SUGGESTED IF IT IS READILY AVAILABLE IN THE PROJECT AREA. ON TOP OF THE CLEAN, CRUSHED STONE, PLACE A VAPOR BARRIER. A MATERIAL EQUIVALENT TO A REINFORCED PAPER PRODUCT KNOWN AS MOISTOP 395, MANUFACTURED BY THE FORTIFIBER CORPORATION, IS SUGGESTED. PLACE THE VAPOR BARRIER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PLACE VAPOR BARRIER BELOW ENCLOSED SPACE ONLY. DO NOT INSTALL AT CARPORT.
- THE FINAL GRADE OF THE COMPACTED FILL AND CLEAN CRUSHED STONE LAYER SHOULD BE AT LEAST 12" ABOVE THE SURROUNDING AREAS TO AFFORD DRAINAGE AWAY FROM THE FOUNDATION. THE COMBINED THICKNESS OF THE SELECT FILL AND CLEAN, CRUSHED STONE LAYER SHOULD BE AT LEAST 18 INCHES

CONCRETE NOTES

- TOP OF SLAB SHALL BE A MINIMUM OF 8" ABOVE GRADE. ALL FINISH GRADES SHALL SLOPE AWAY FROM BUILDING.
- CONCRETE SHALL BE NORMAL WEIGHT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 POUNDS PER SQUARE INCH (UNLESS NOTED OTHERWISE).
- ALL CONCRETE WORK TO BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE'S "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (A.C.I. 318).
- CONCRETE SHALL BE PROPERLY VIBRATED DURING CONCRETE PLACEMENT TO INSURE PROPER DISTRIBUTION OF THE CONCRETE IN THE FORMS.
- REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL BARS IN ACCORDANCE WITH A.S.T.M. SPECIFICATION A615 GRADE 60
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL.
- PROVIDE 2-#4 x 4'-0" CORNER BARS TOP AND BOTTOM AT ALL CORNERS AND "T" INTERSECTIONS OF FOUNDATION BEAMS.
- LAP CONTINUOUS REINFORCING STEEL 36 BAR DIAMETERS.
- ALL HOOKS AND BENDS SHALL CONFORM TO A.C.I. STANDARDS UNLESS SHOWN OTHERWISE ON DRAWINGS.
- TACK WELDING ON REINFORCING STEEL SHALL NOT BE PERMITTED.
- REINFORCING STEEL IN FOOTINGS SHALL HAVE A MINIMUM OF 3" OF CLEAR COVER AGAINST THE EARTH. SLAB REINFORCING STEEL SHALL BE PLACED AT MID-DEPTH.
- PROVIDE A CONTINUOUS LAYER OF 6 MIL. POLYETHYLENE (OR EQUAL) VAPOR BARRIER UNDER SLAB AS SHOWN ON DETAILS.
- FOUNDATIONS HAVE BEEN DESIGNED ASSUMING AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. FOOTING SHALL BE INSTALLED ON ORIGINAL GRADE OR ENGINEERED FILL. PROVIDE ARCHITECT WITH SOIL BORINGS OR OTHER ENGINEERING DATA. FOOTINGS TO BE INSPECTED PRIOR TO POUR TO ASSURE THAT THEY WILL BE ON FIRM SOIL, OR PROVIDE OTHER ENGINEERING DATA.

SITE PLAN NOTES

- NOT USED.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO WORKING IN AREA AFFECTED BY THE NEW WORK.
- ACCESS TO UTILITIES, FIRE HYDRANTS, STREET LIGHTING, ETC., SHALL REMAIN UNDISTURBED, UNLESS COORDINATED WITH RESPECTIVE UTILITY.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO AN EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE OF CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- SOILS TO BE MINIMUM BEARING PRESSURE OF 2000 P.S.F. BORINGS TO BE FURNISHED BY OWNER, IF DEMAED NECESSARY.
- IF ANY ADVERSE CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR IS TO OBTAIN APPROVAL/CLARIFICATION FROM OWNER OR ARCHITECT.
- FINISH GRADE TO BE 1/10 OF A FOOT MINIMUM SLOPE. SLOPE FINISH GRADE DOWN AND AWAY FROM STRUCTURE.
- REFER TO SITE PLANS FOR DIMENSIONS OF SIDEWALKS.
- WHEN RELOCATING EXISTING FIRE HYDRANT, SERVICE CAN BE SHUT DOWN TEMPORARILY, BUT MUST BE RESTORED AS SOON AS POSSIBLE. (IF APPLICABLE)

PLYWOOD NOTES

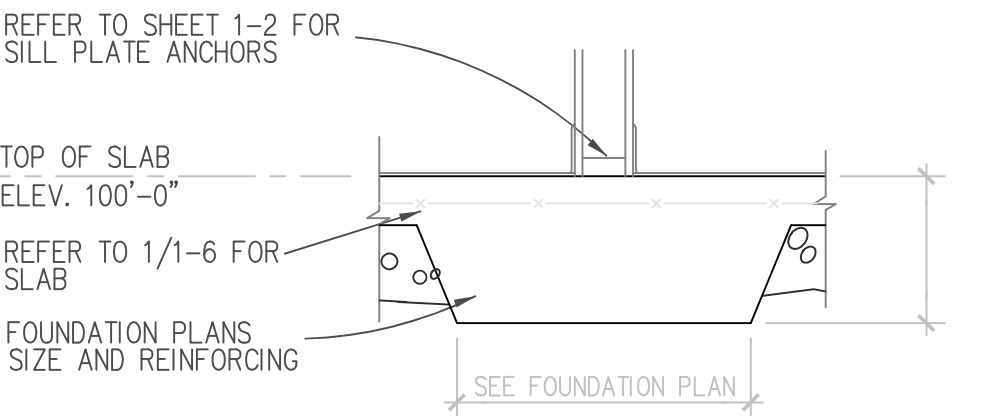
- ALL OUTSIDE CORNERS SHALL BE BRACED WITH 5/8" CDX PLYWOOD ON EACH SIDE OF THE CORNER OF THE EXTERIOR FACE. PROVIDE A 4'-0" WIDE LAYER OF THE PLYWOOD EACH SIDE OF EACH CORNER (FULL LENGTH OF CORNER WALLS LESS THAN 16'-0" LONG). SHEATHING SHALL EXTEND FROM THE BOTTOM PLATE TO THE TOP PLATE OF THE WALL. SEE PLANS FOR ADDITIONAL PLYWOOD. PROVIDE 8D NAILS @ 12" @ 4" TO THE BACK-UP FRAMING AT ALL PANEL EDGES AND @ 12" @ 12" AT INTERIOR SUPPORTS. ALL PLYWOOD EDGES SHALL BE NAILED TO STUDS OR BLOCKING.
- ALL PLYWOOD FLOOR AND ROOF DECKING SHALL BE INSTALLED WITH THE FACE GRAIN ORIENTED PERPENDICULAR TO THE SPAN OF THE SUPPORTING MEMBER. ALL PLYWOOD SHALL BE RATED AND STAMPED BY APA OR TECO.
- PROVIDE 5/8" CDX PLYWOOD RATED FOR 24" SUPPORT SPACING AT ROOF SHEATHING. ALLOW 1/8" SPACE @ EACH PANEL END AND EDGE. FASTEN WITH 8D NAILS @ 6" O.C. @ PERIMETER SUPPORTS AND @ 12" O.C. @ INTERIOR SUPPORTS. USE APPROVED SPACERS.
- O.S.B. (ORIENTED STRAND BOARD) IS NOT AN ACCEPTABLE SUBSTITUTE FOR PLYWOOD.

WOOD FRAMING NOTES

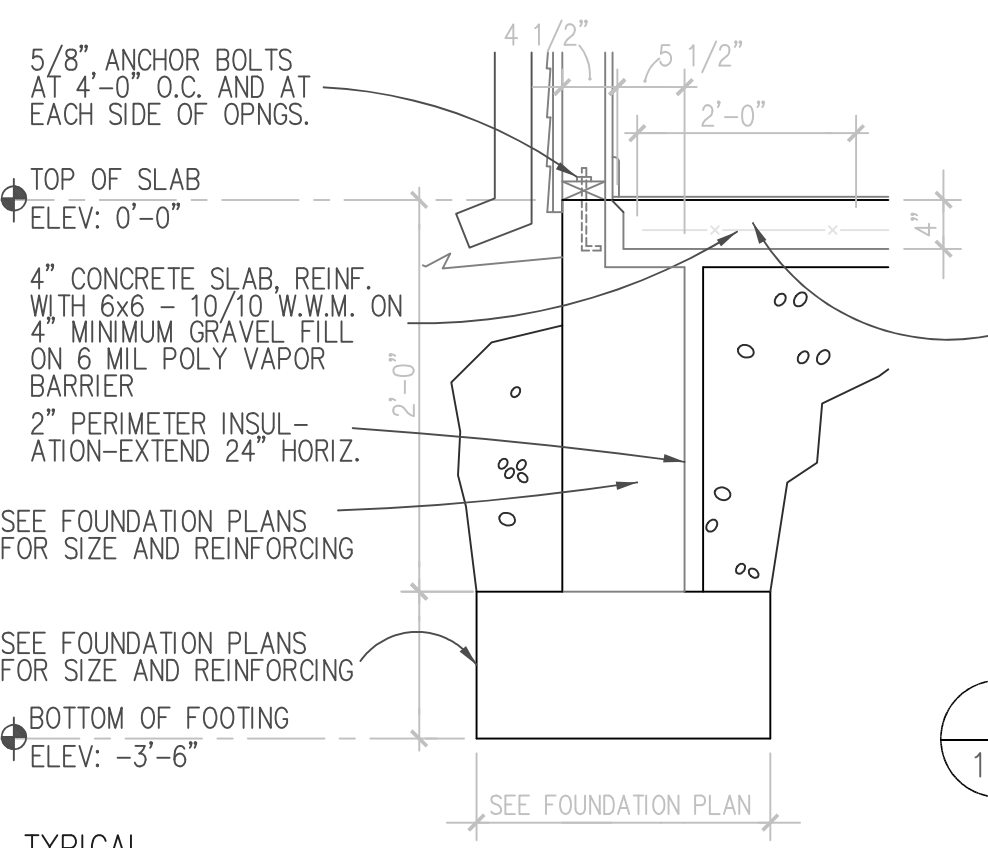
- ALL WOOD FRAMING MEMBERS SHALL BE #2 SOUTHERN YELLOW PINE OR DOUGLAS FIR. ALL WOOD FRAMING MEMBERS SHALL HAVE AN ALLOWABLE EXTREME FIBER BENDING STRESS OF 1200 PSI OR GREATER (SINGLE MEMBER USE).
- PROVIDE 2 X 4 STUDS AT 16" O.C. AT ALL WALLS LESS THAN 10'-0" U.N.O. PROVIDE 2X6 STUDS AT 16" O.C. AT WALLS 10'-0" TO 14'-0" U.N.O. PROVIDE 2X4 BLOCKING @ 4'-0" IN ALL UNSHEATHED WALLS.
- THE STUDS IN THE WALLS SHALL BE CONTINUOUS FROM THE FLOOR TO THE NEXT LEVEL OF FRAMING (ROOF, CEILING OR FLOOR JOISTS).
- PROVIDE SOLID STUDS BELOW THE FULL WIDTH OF THE TRUSSES AT EACH BEARING POINT OF ALL WOOD TRUSS GIRDERS (SUPPORTING OTHER TRUSSES). STUDS/BLOCKING SHALL BE CONTINUOUS TO THE CONCRETE FLOOR.
- STUDS SHALL BE DOUBLED AT CORNERS AND EACH SIDE OF AN OPENING LESS THAN 8'-0" WIDE. PROVIDE 3 STUDS EACH SIDE OF OPENINGS 8'-0" AND WIDER. TWO OF THE FOUR STUDS SHALL BE BELOW THE HEADER AND THE TWO REMAINING STUDS SHALL BE ADJACENT AND CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF FRAMING ABOVE.
- PROVIDE WOOD OR METAL BLOCKING BETWEEN STUDS AT THE INSIDE FACE OF ALL WALLS AT EACH LOCATION WHERE CURTAIN RODS, RAILS, RACKS, ETC. WILL BE ATTACHED AFTER INSTALLATION OF SHEET-ROCK.
- PLACE A DOUBLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL EXTERIOR STUD WALLS. 2X" SILL PLATES SHALL BE BOLTED TO THE GRADE BEAM AT 4'-0" O.C. THE BOLTS SHALL BE 1/2" DIAM. X 8' LONG WITH 2" HOOK (10" TOTAL LENGTH).
- THE FOLLOWING MATERIALS SHALL BE TREATED MATERIAL WITH A MANUFACTURER'S GUARANTEE AGAINST DECAY OR ROT OF 20 YEARS OR MORE.
 - A) THE BOTTOM PLATE IN CONTACT WITH THE FOUNDATION CONCRETE.
 - B) ALL EXTERIOR FRAMING.
 - C) ALL FRAMING IN CONTACT WITH OR WITHIN 6" OF THE GRADE.
- PROVIDE BLOCKING OR BAND BOARDS AT ALL JOISTS AND RAFTER BEARING LOCATIONS AND IN THE CENTER OF ALL SPANS OVER 8'-0". MAXIMUM DISTANCE BETWEEN BRIDGING AND BEARING SHALL BE 8'-0"
- UNLESS OTHERWISE DETAILED, PROVIDE FLUSH TYPE METAL CONNECTIONS FOR OR ROOF JOIST CONNECTIONS TO SUPPORTING MEMBERS. THE CONNECTION HANGERS SHALL BE TYPE LU AS MANUFACTURED BY SIMPSON COMPANIES. THE HANGER USED SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE SIZE JOIST SUPPORTED.
- CONNECTIONS OF MAJOR STRUCTURAL WOOD MEMBERS AT LOCATIONS SIMILAR TO THOSE DETAILED ON THE DRAWINGS SHALL BE MADE WITH PREFABRICATED METAL FRAMING CLIPS OF A SIZE AND TYPE REQUIRED TO RESIST ALL APPLIED LOADS. "TOE NAILING" OF MAJOR STRUCTURAL MEMBERS WILL NOT BE PERMITTED.
- PROVIDE HOT DIP GALVANIZED NAILS AND BOLTS AT ALL EXTERIOR FRAMING.

TRUSS NOTES

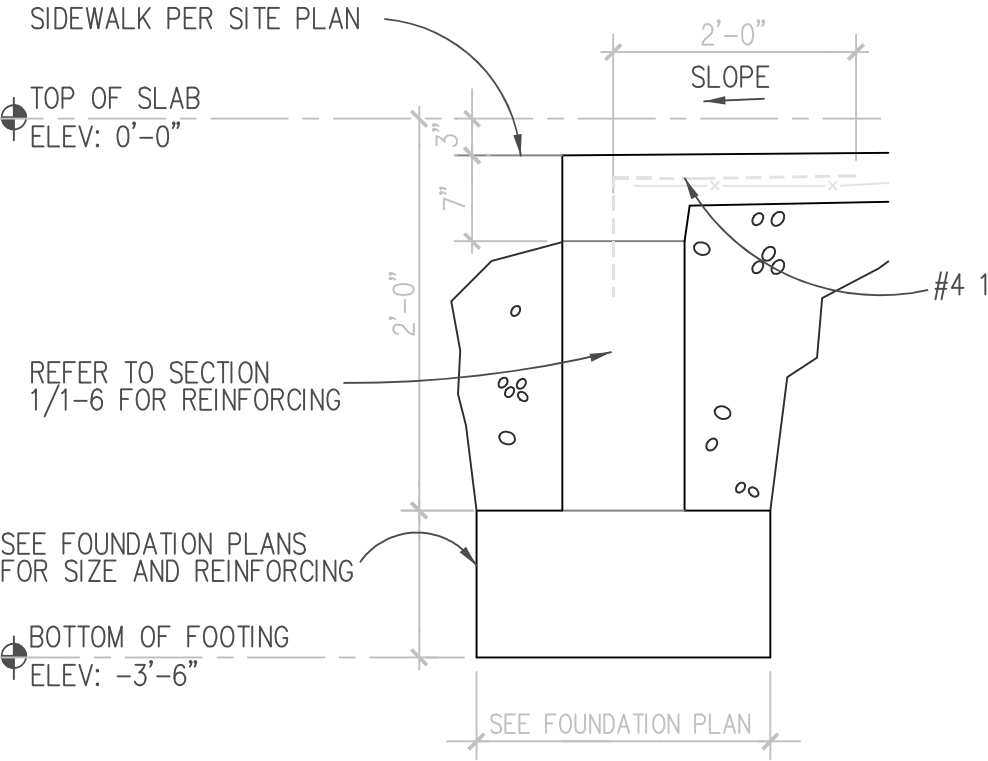
- PREFABRICATED WOOD TRUSSES SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES/TFP-85" PUBLISHED BY THE TRUSS PLATE INSTITUTE.
- TRUSS MEMBERS AND CONNECTIONS SHALL BE PROPORTIONED TO RESIST THE FOLLOWING LOADS:
 - ROOF LIVE LOADS 20 PSF
 - ROOF DEAD LOADS 12 PSF
 - CEILING LOADS 10 PSF
 - FLOOR LOADS N/ATHE DESIGNER MAY UTILIZE A MAXIMUM ALLOWABLE STRESS INCREASE OF 15% FOR MEMBERS SUPPORTING ROOF LIVE LOADS.
- THE TRUSS MANUFACTURER SHALL ONLY USE PLATES PRODUCED BY A MEMBER OF THE TRUSS PLATE INSTITUTE AND TESTED BY I.C.B.O.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, PRIOR TO FABRICATION, A LAYOUT PLANS OF THE TRUSSES AND A SUMMARY DESIGN SHEET FOR EACH TRUSS SHOWING MEMBER SIZES, GRADES OF WOOD, PLATE SIZES, PLATE ORIENTATION AND LOCATION AT JOINT, LOADS, END REACTIONS AND SPLICE LOCATIONS. EACH TRUSS DESIGN SHEET SHALL BE SEALED, SIGNED, AND DATED BY A STRUCTURAL ENGINEER REGISTERED IN THE APPLICABLE STATE.
- ALL WOOD MATERIAL IN THE TRUSS SHALL BE #2 K.D. OR BETTER. #3 IS NOT ACCEPTABLE AT ANY LOCATION.
- TOP CHORDS SHALL BE DESIGNED TO RESIST BENDING INDUCED BY THE SPECIFIED FLOOR/ROOF LOADS. USE 2 X 6 MINIMUM FOR TOP CHORD OF ALL ROOF TRUSSES.
- DEFLECTIONS DUE TO LIVE LOADS SHALL BE LIMITED TO L/360
- BOTTOM CHORDS SHALL NOT BE SPLICED WITHIN THE MIDDLE THIRD OF THE SPAN.
- TRUSS MANUFACTURER SHALL DESIGN DESIGN THE END BEARING FOR THE TRUSSES ON WOOD PLATES WITH A MAXIMUM ALLOWABLE COMPRESSIVE STRESS PERPENDICULAR TO GRAIN OF 520 PSI.
- TRUSS MANUFACTURER SHALL PROVIDE CONTRACTOR WITH ALL PERMANENT BRACING REQUIREMENTS FOR THE TRUSS WEB MEMBERS.
- TRUSS MANUFACTURER SHALL DESIGN AND PROVIDE ALL TRUSS TO TRUSS CONNECTIONS. U.N.O. THE CONNECTIONS SHALL BE WITH METAL "JOIST-HANGERS" AND/OR SHEAR PLATES/ANGLES AS REQUIRED. "TOE NAILING" IS NOT ALLOWED.
- THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED FOR THE TRUSSES DURING ERECTION. THE MINIMUM BRACING SHALL CONFORM TO T.P.I. "HIB-91", HANDLING, INSTALLING, AND BRACING METAL PLATE CONNECTED WOOD TRUSSES.



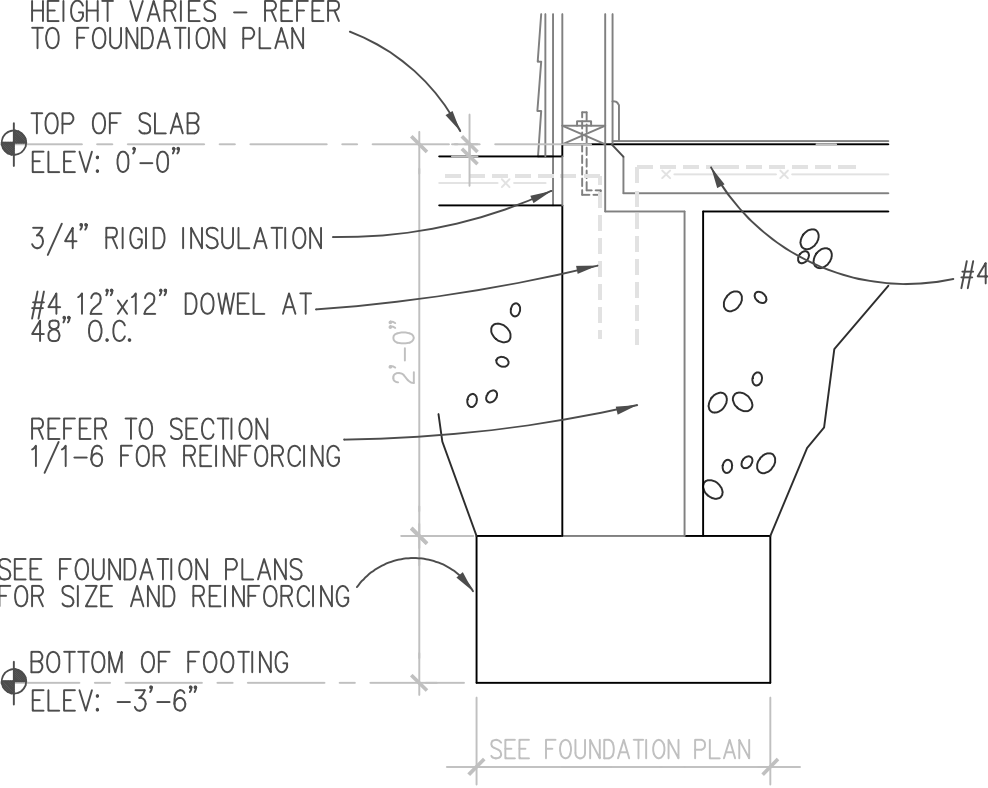
THICKENED SLAB FOOTING SECTION



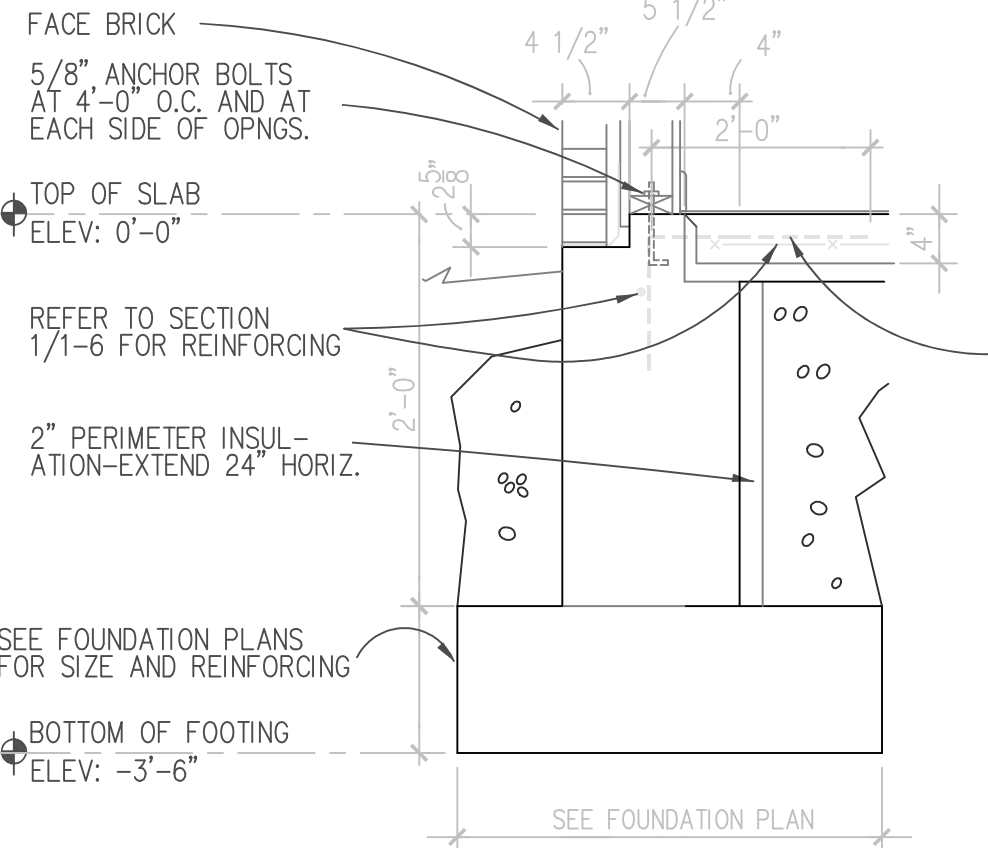
TYPICAL FOOTING SECTION



FOOTING SECTION



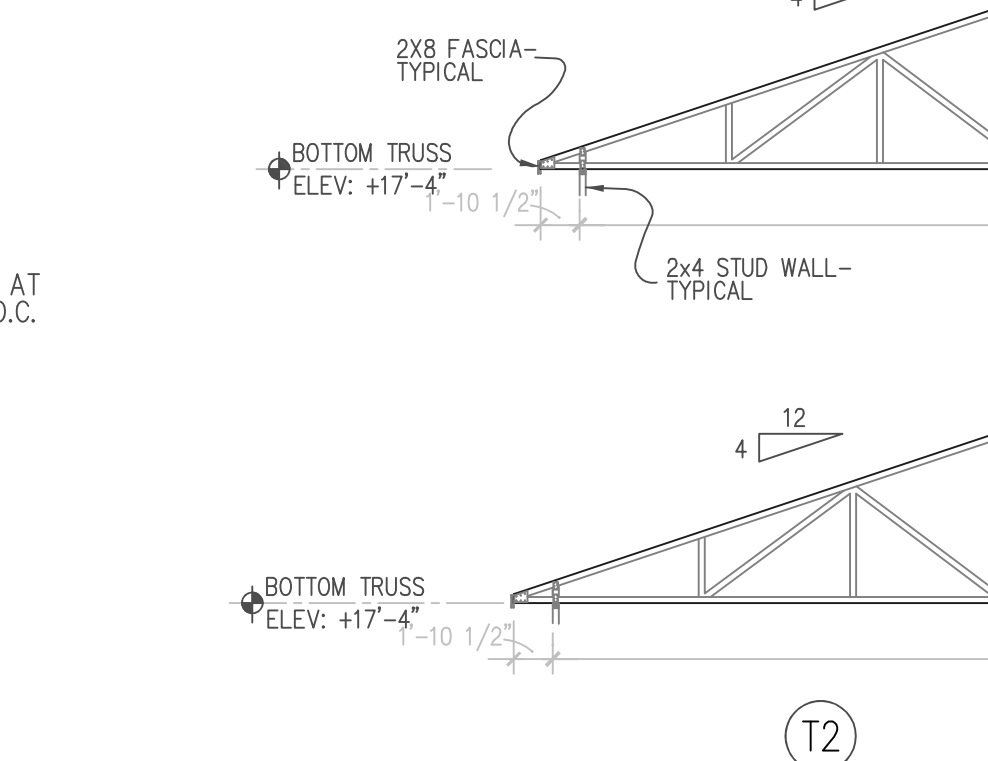
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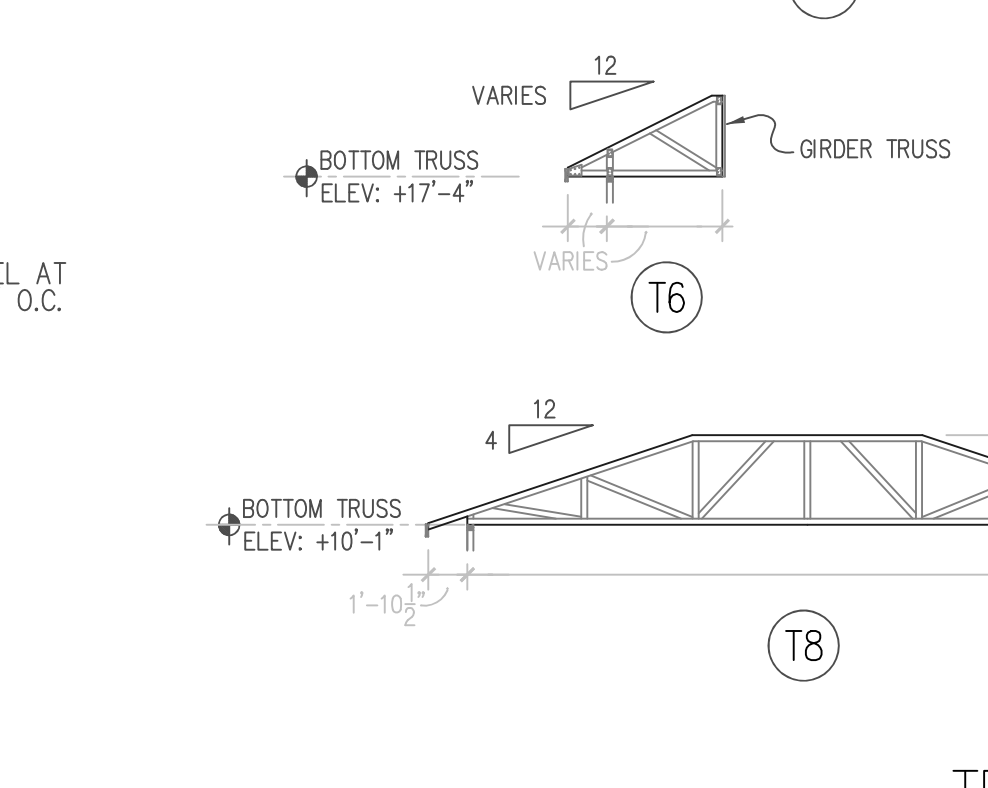
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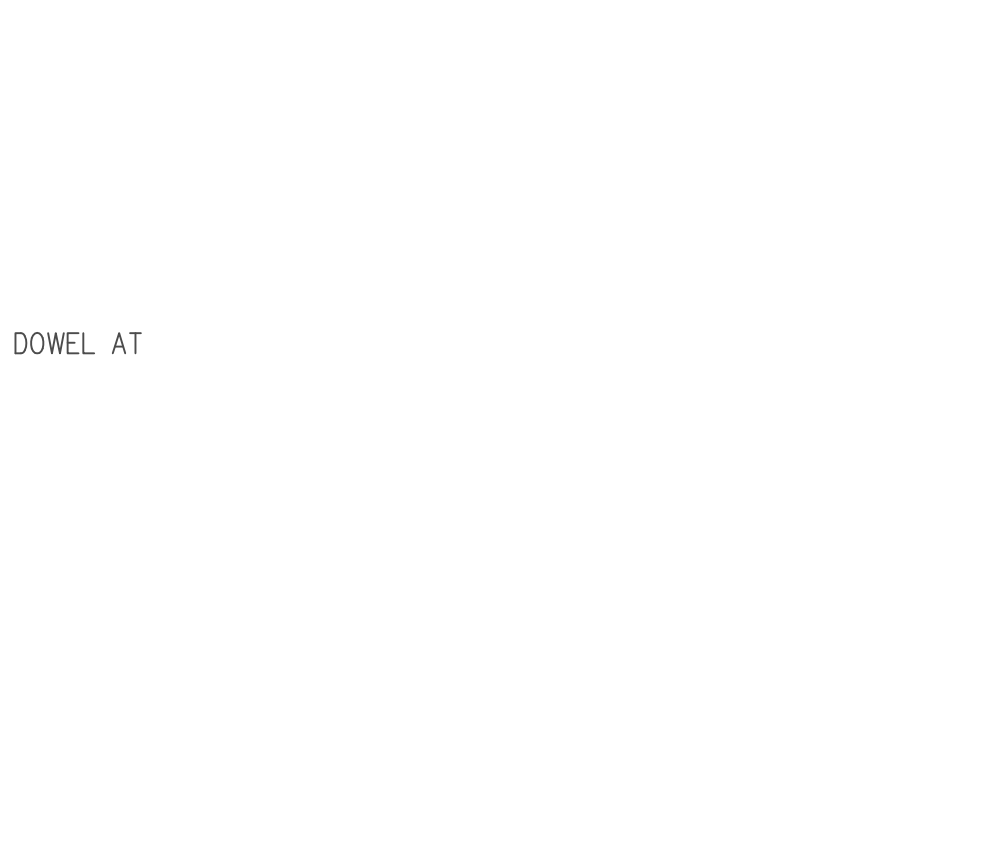
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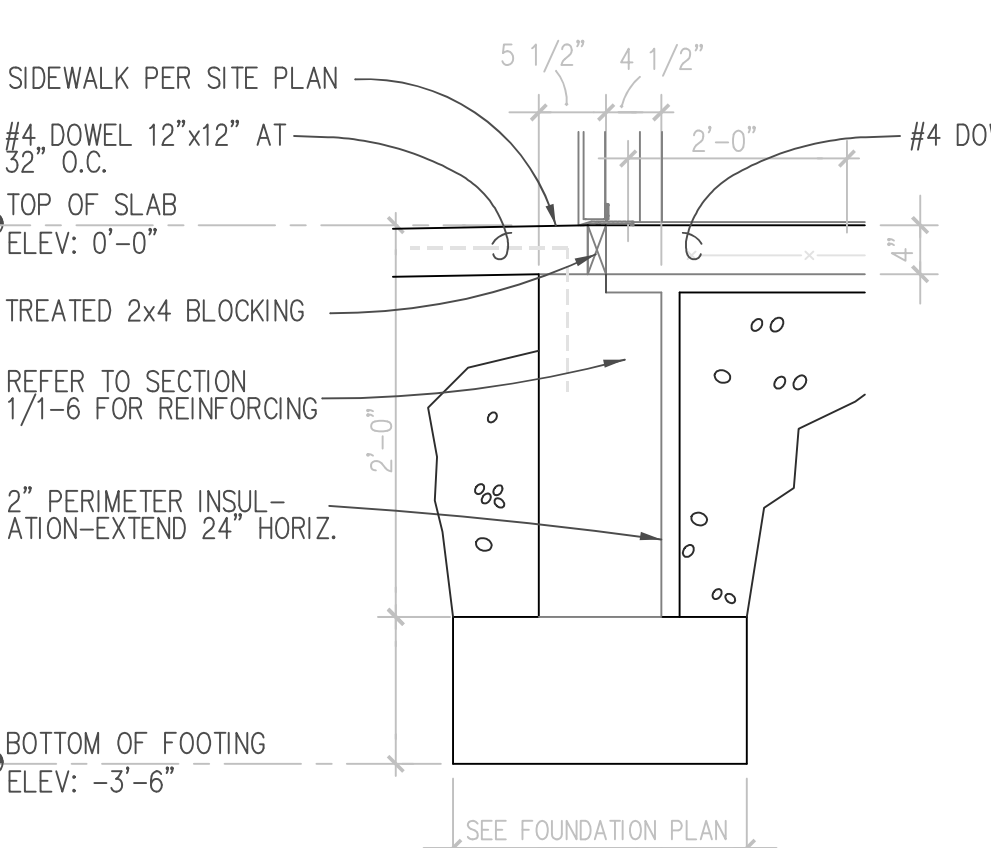
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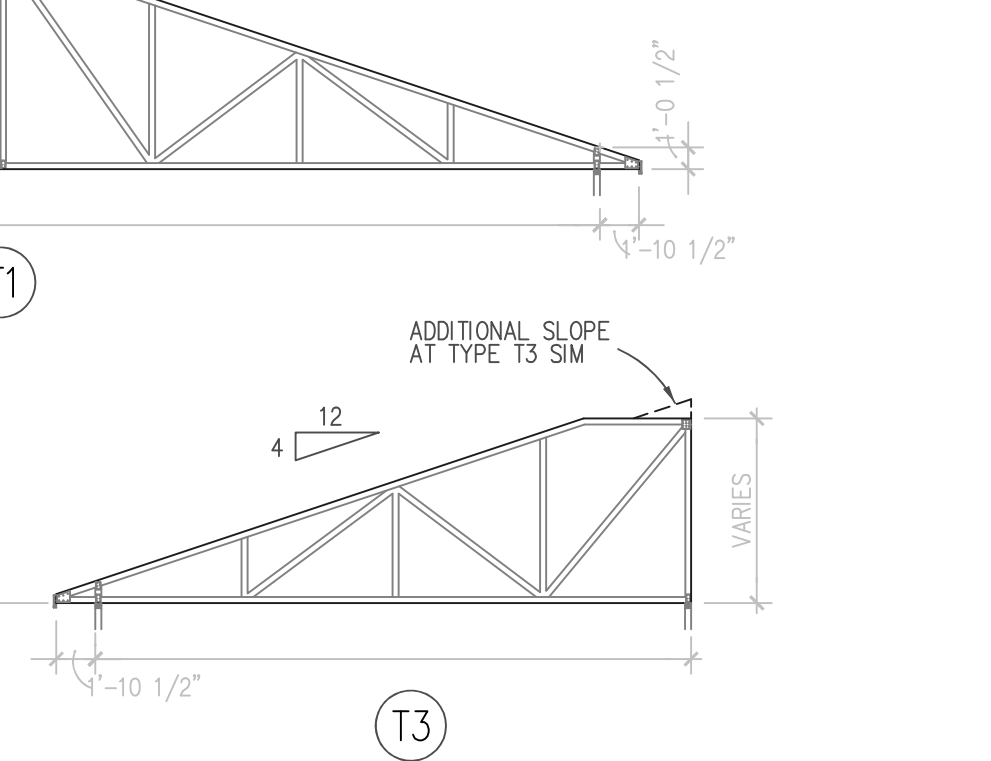
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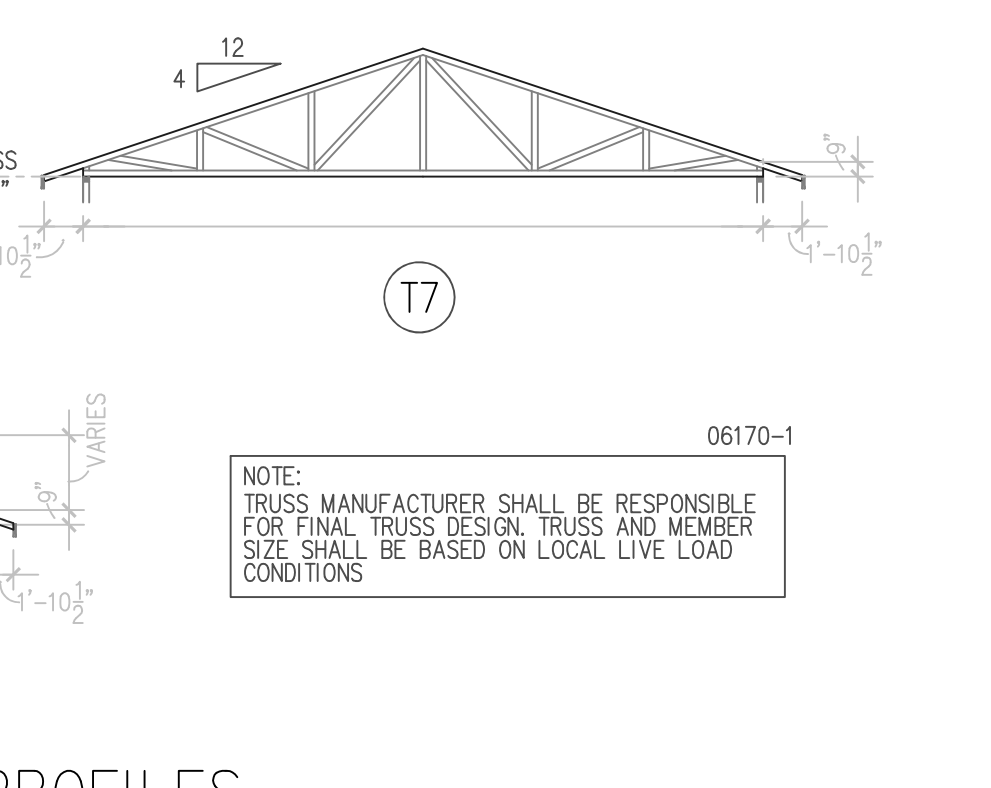
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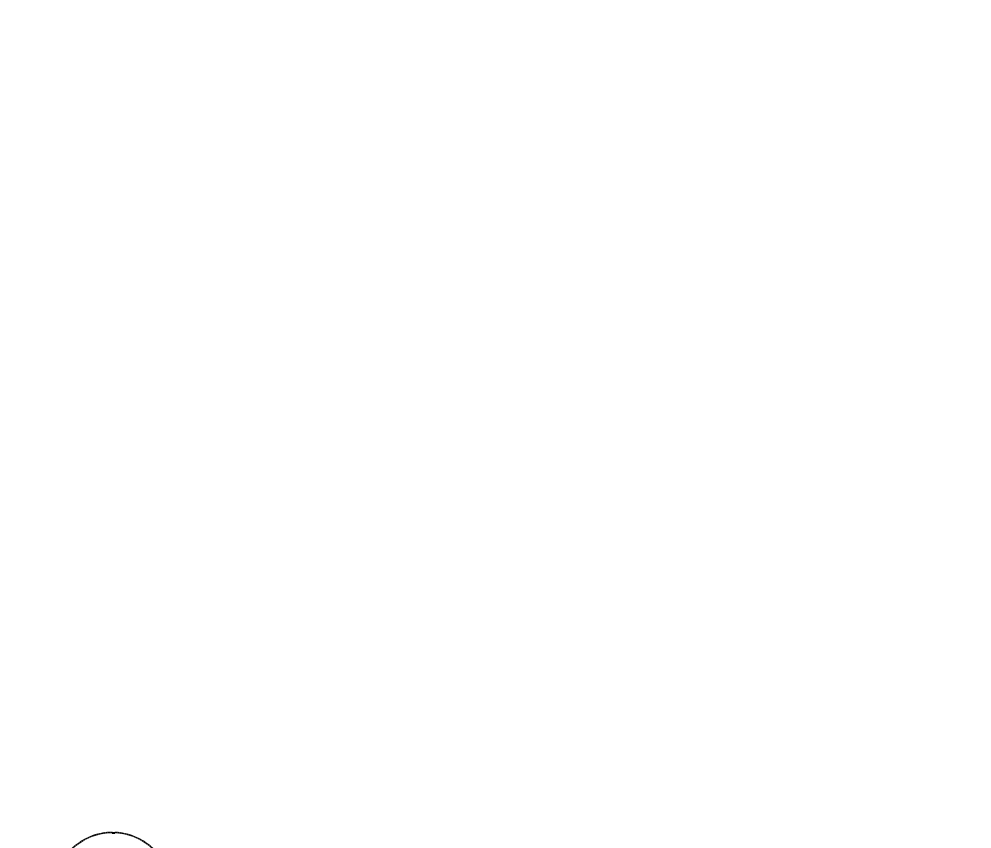
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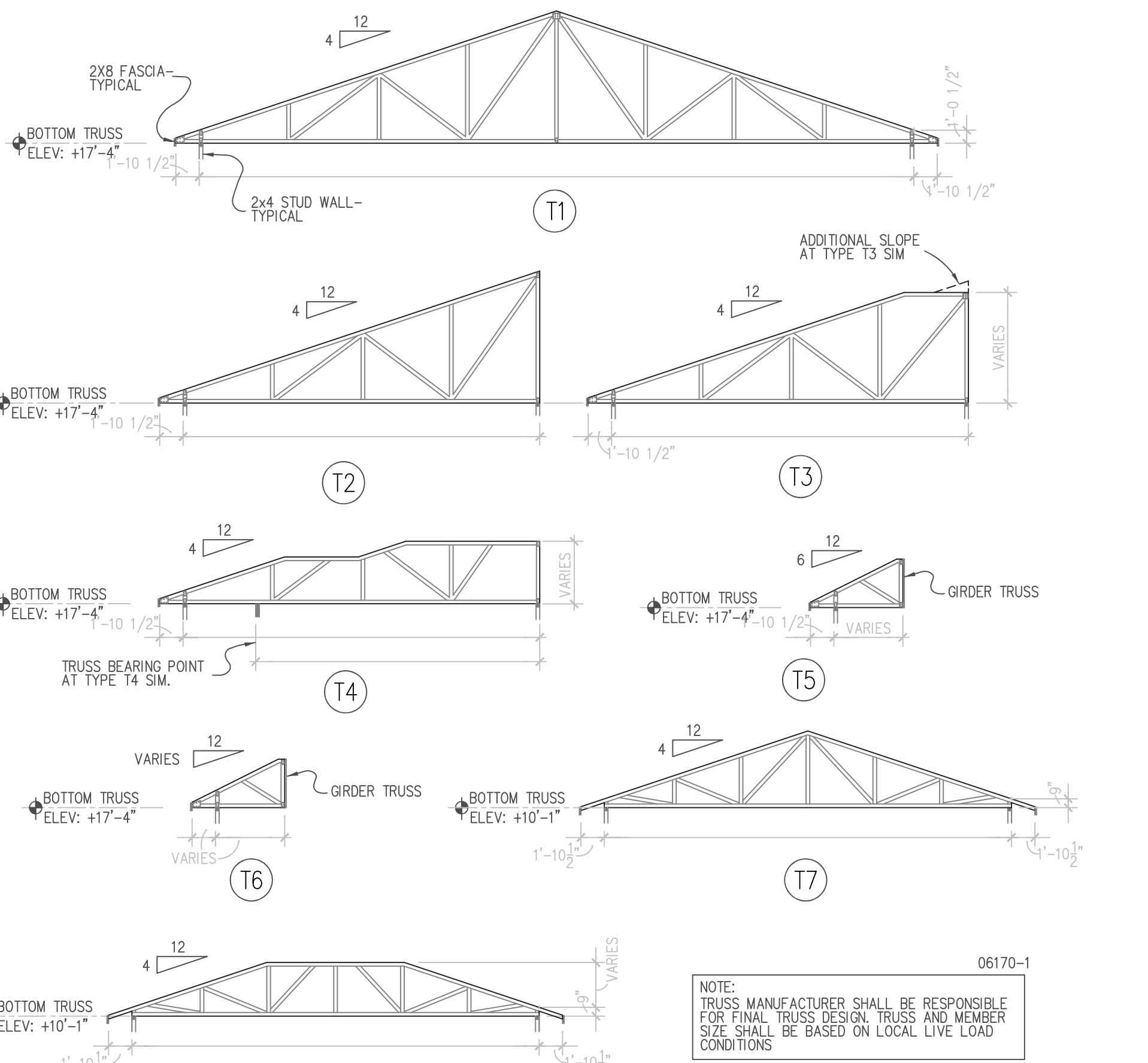
FOOTING SECTION



FOOTING SECTION



FOOTING SECTION



TRUSS PROFILES

SCALE: 1/8"=1'-0"
*TRUSS MANUFACTURER SHALL CONFIRM ALL DIMENSIONS, CONFIGURATIONS, AND TRUSS LAYOUTS.

REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET HAS REVIEWED THIS DRAWING FOR ACCURACY AND COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ANY APPEARANCE ON THIS PAGE, AND DISCLOSURES ANYWHERE ON THIS DRAWING, SHALL BE THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, ARCHITECT, OR OTHER PROFESSIONAL WHOSE SIGNATURE AND SEAL APPEARS ON THIS SHEET. THE UNDERSIGNED PROFESSIONAL RELATES TO OR WITH THE PROJECT TO WHICH THIS PAGE REFERS.

TYPICAL
STRUCTURAL
DETAILS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

** ALL PLUMBING FIXTURES SHALL BE "SENSE" LABELED.

15000-36

15000-38

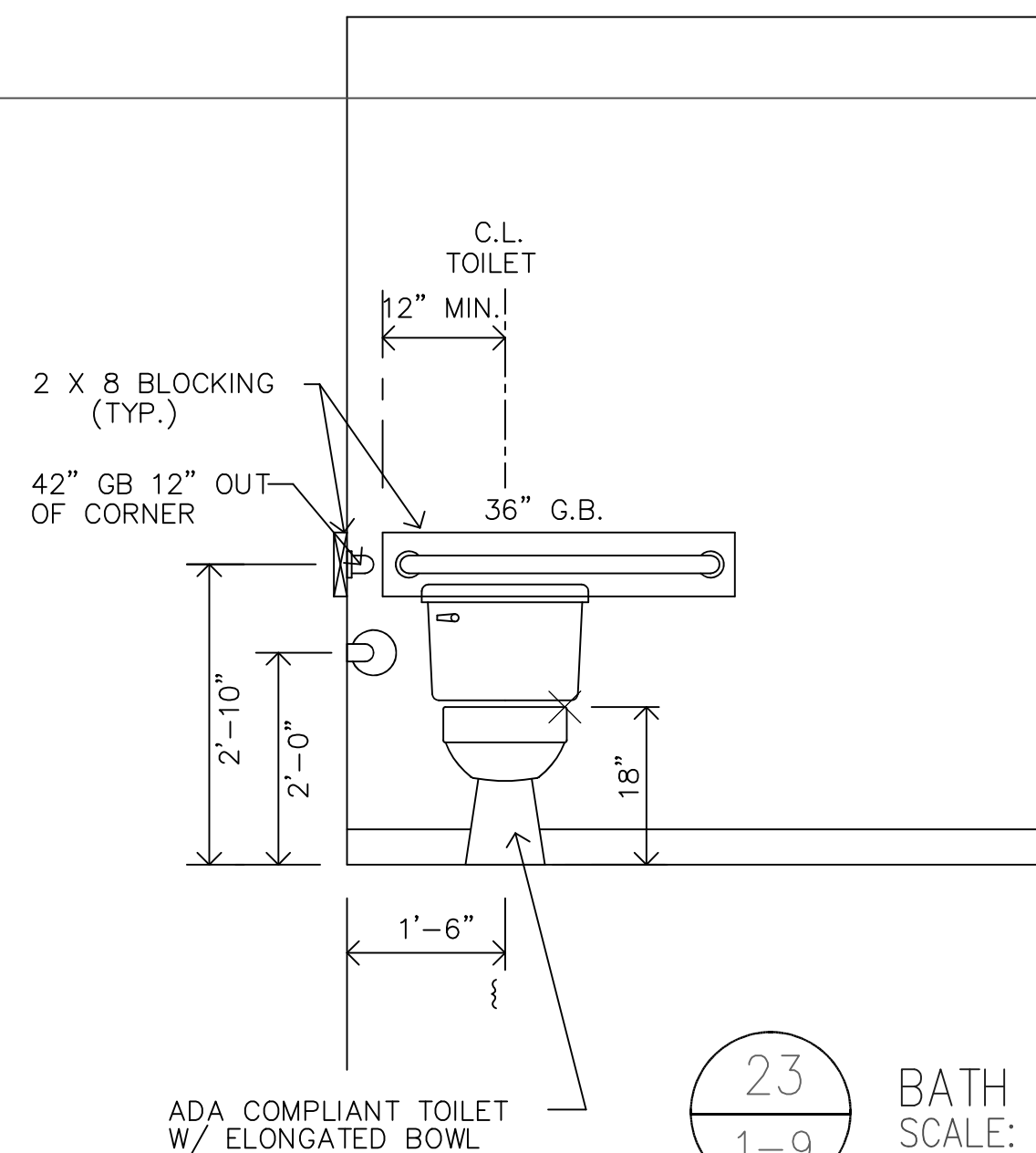
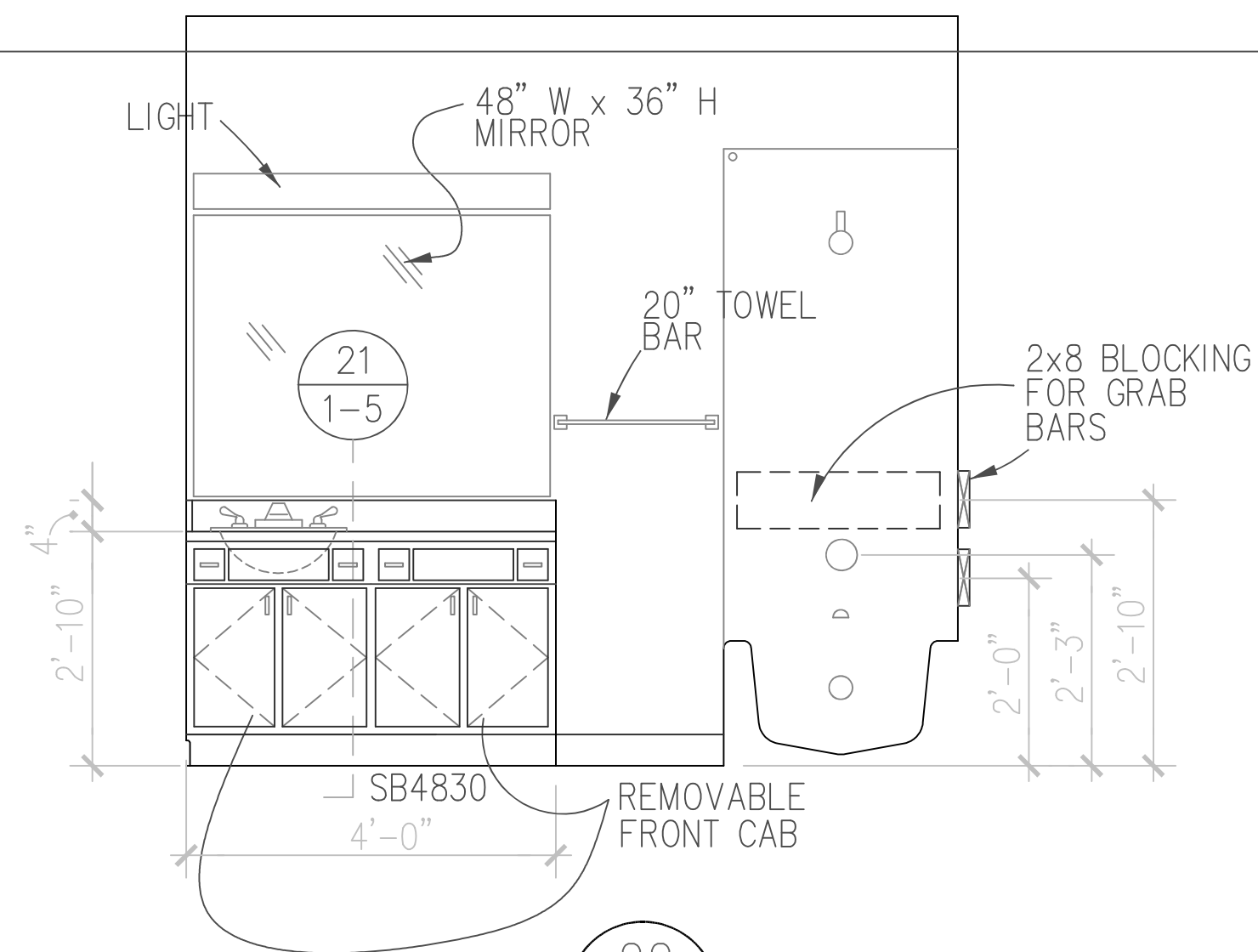
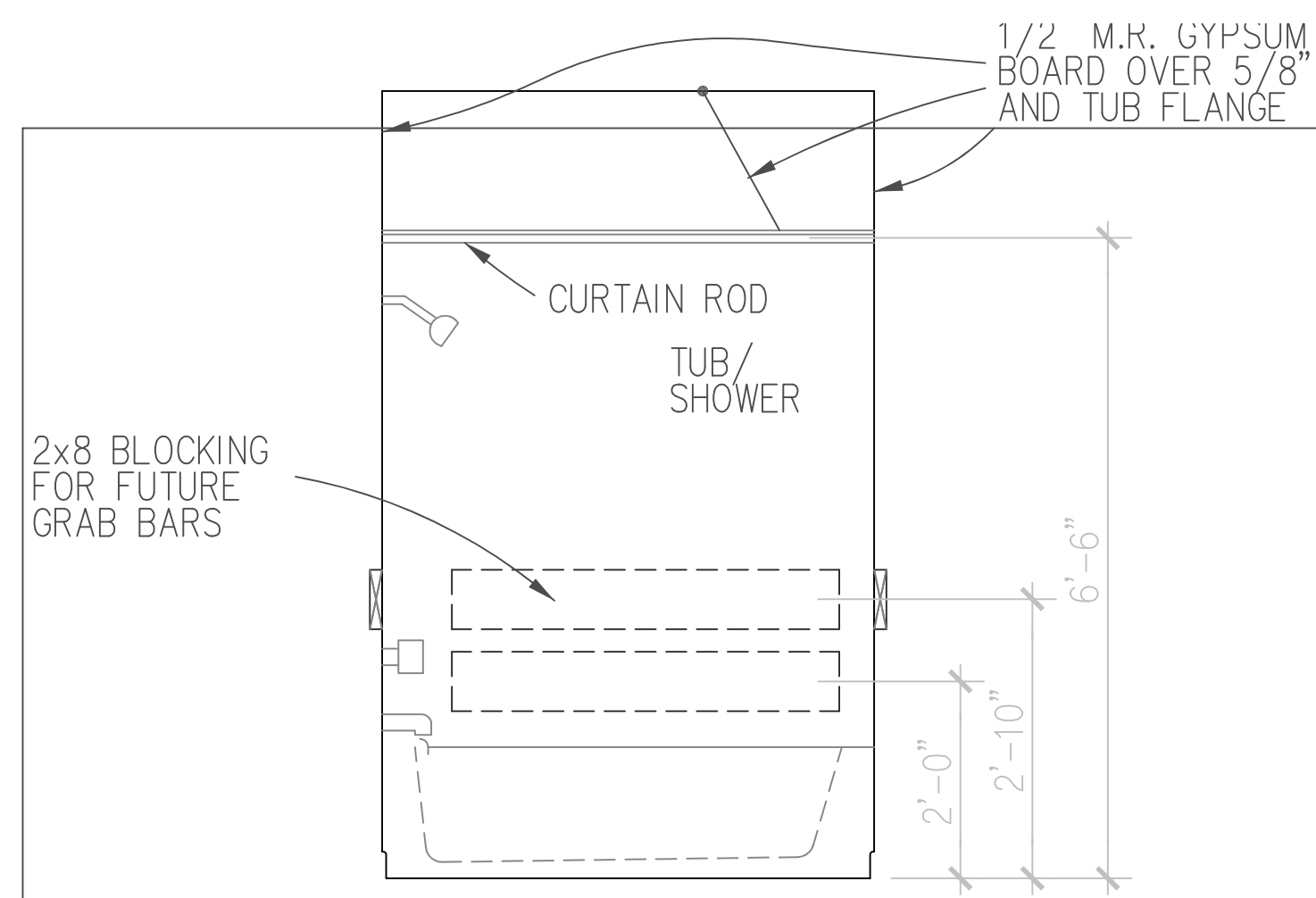
16000-28

16000-30

15000-35

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16000-27



NOTE:

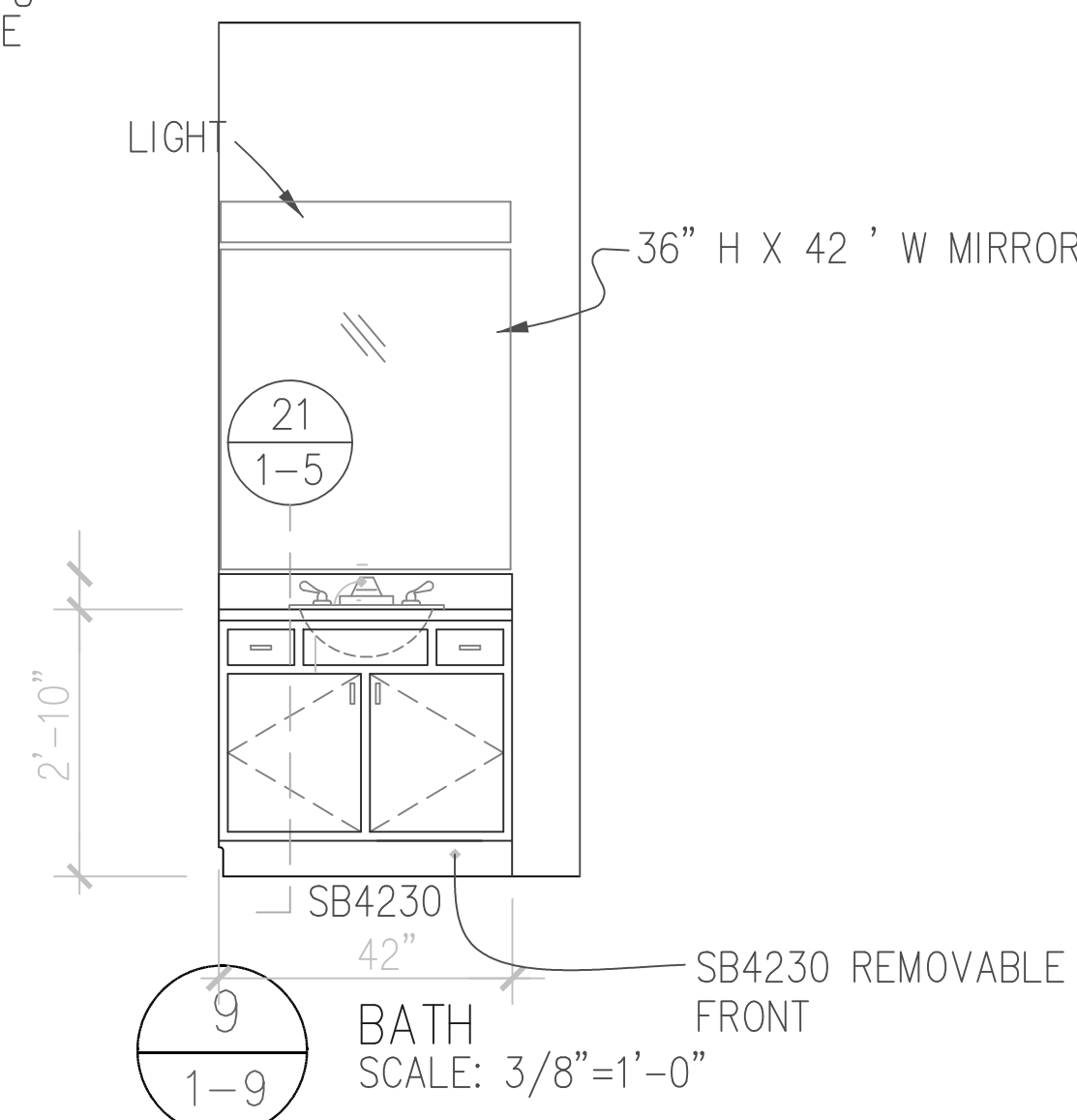
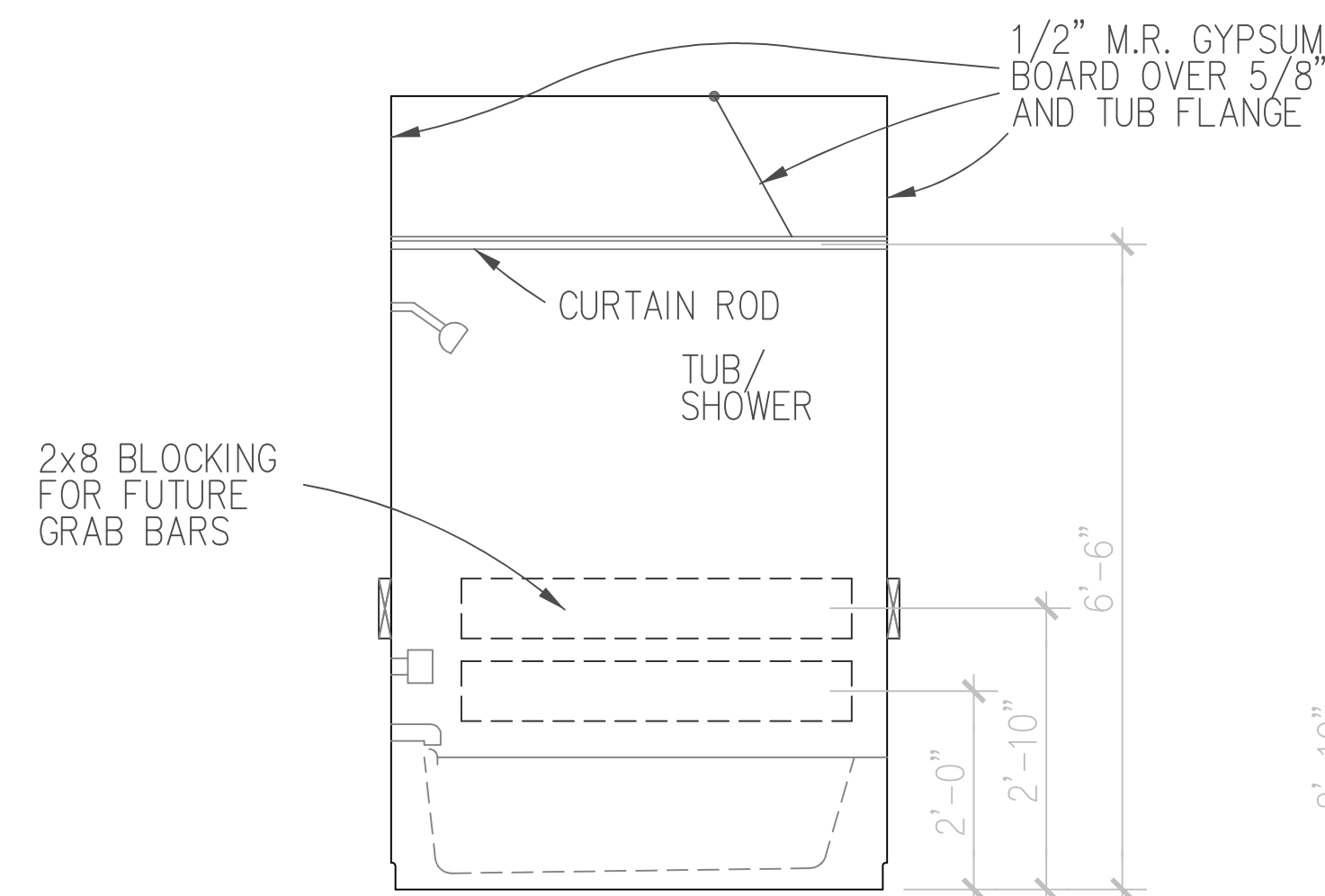
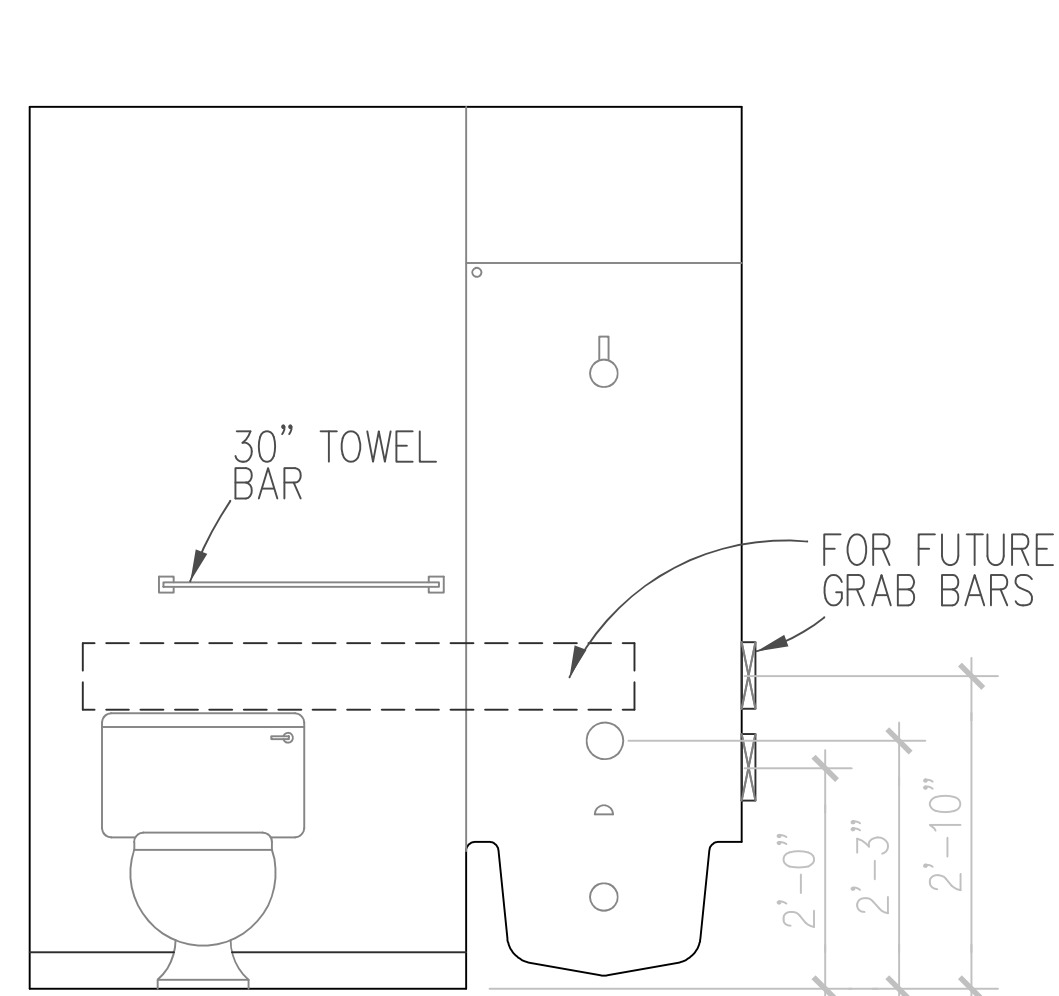
1) MOUNT A SECOND ROBE HOOK AT 48" AFF IN ALL ROOMS FOR ACCESSABILITY. (MEETS ANSIA117.1 2003).

2) ADD VERTICAL GRAB BARS TO THE SHOWER STALLS IN ALL ROOMS.

3) TWO HORIZONTAL GRAB BARS SHALL BE PROVIDED ON BACK WALL, ONE COMPLYING WITH SECTION 609.4 AND THE OTHER 9 NICHES ABOVE THE RIM OF THE BATHTUB. EACH GRAB BAR SHALL BE 24 INCHES MINIMUM IN LENGTH, LOCATED 24 INCHES MAXIMUM FROM THE HEAD AND WALL AND EXTEND TO 12 INCHS MAXIMUM FROM THE CONTROL END WALL.

4) HAND CONTROLS, OTHER THAN DRAIN STOPPERS, SHALL BE PROVIDED ON AN END WALL, LOCATED BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE MIDPOINT OF THE WIDTH OF THE BATHTUB.

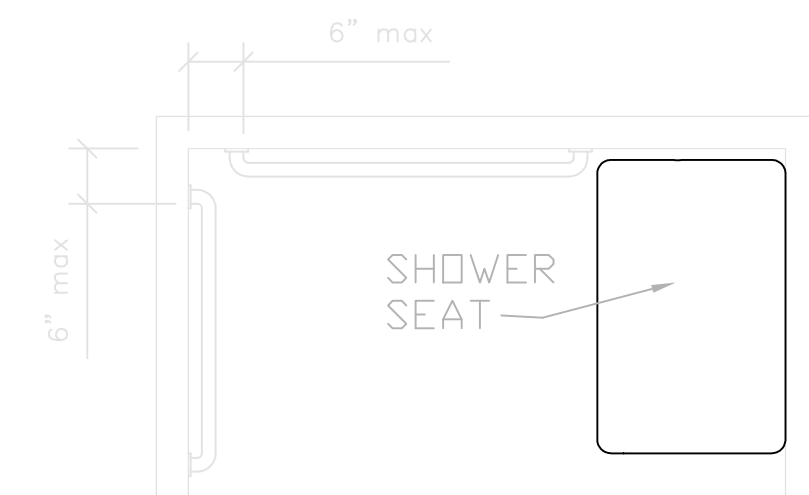
5) A HAND SHOWER WITH A HOSE 60 INCHES MINIMUM IN LENGTH. THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED.



HAND SHOWERS NOTES:

1) A HAND SHOWER WITH A HOSE 60 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.

3) IN STANDARD ROLL-IN SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED 38 INCHES MINIMUM AND 48 INCH MAXIMUM ABOVE THE SHOWER FLOOR. IN STANDARD ROLL-IN SHOWERS WITH SEATS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE BACK WALL, NO MORE THAN 27 INCHES MAXIMUM FROM THE END WALL BEHIND THE SEAT.

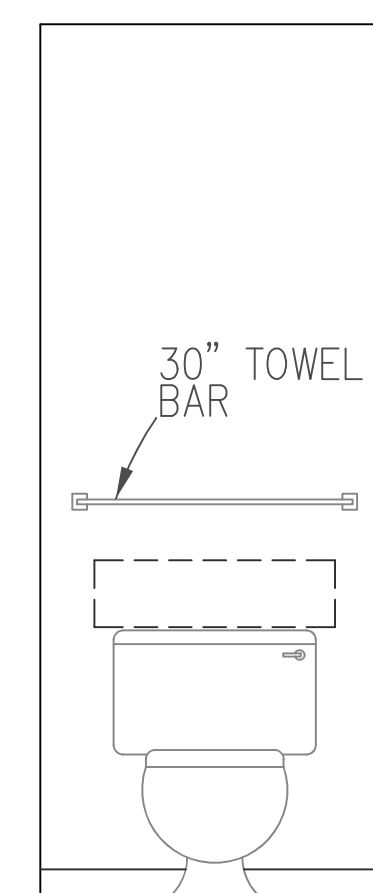
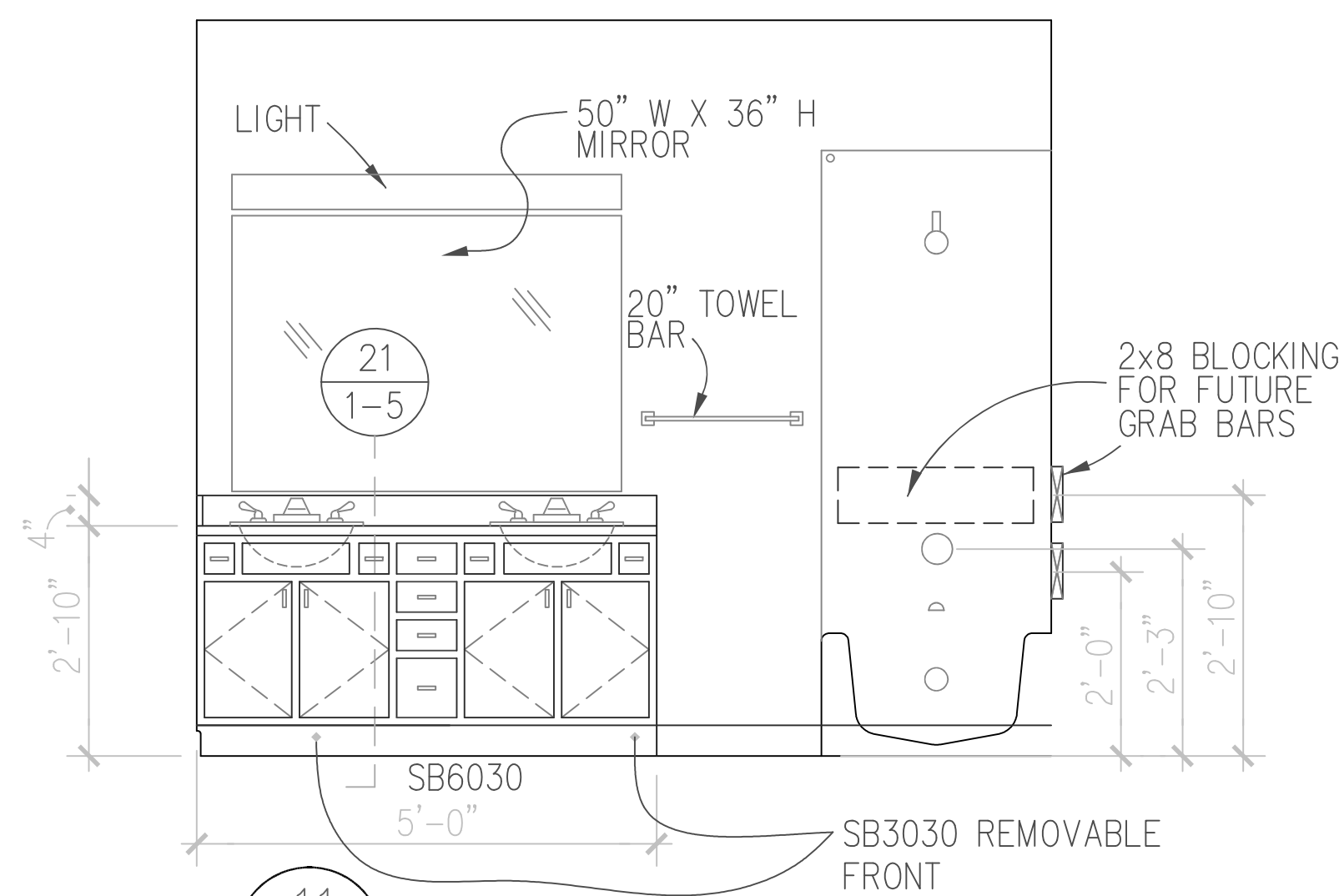
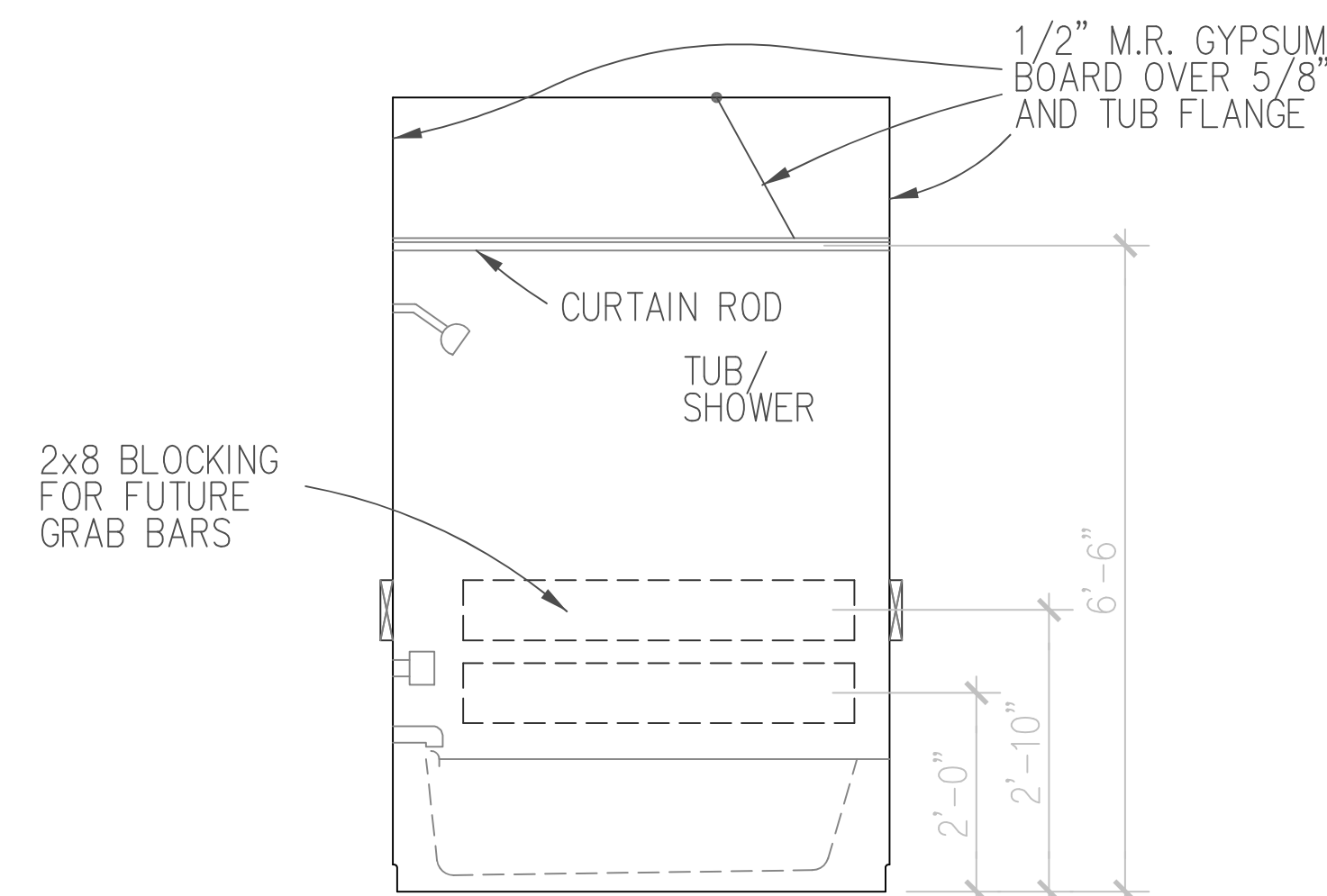


WITHOUT SEAT

WITH SEAT

NOTE:

*CONTRACTOR SHALL ASSURE THAT ALL GRAB BAR BLOCKING IS
INSTALLED SO THAT IT IS FLUSH TO THE BACK OF THE TUB AND/OR
TUB/SHOWER UNTIS.



2 BED ROOM MASTER BATH

2 BED ROOM MASTER BATH

2 BED ROOM MASTER BATH

[illegible]

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ADJUSTED ACCORDINGLY

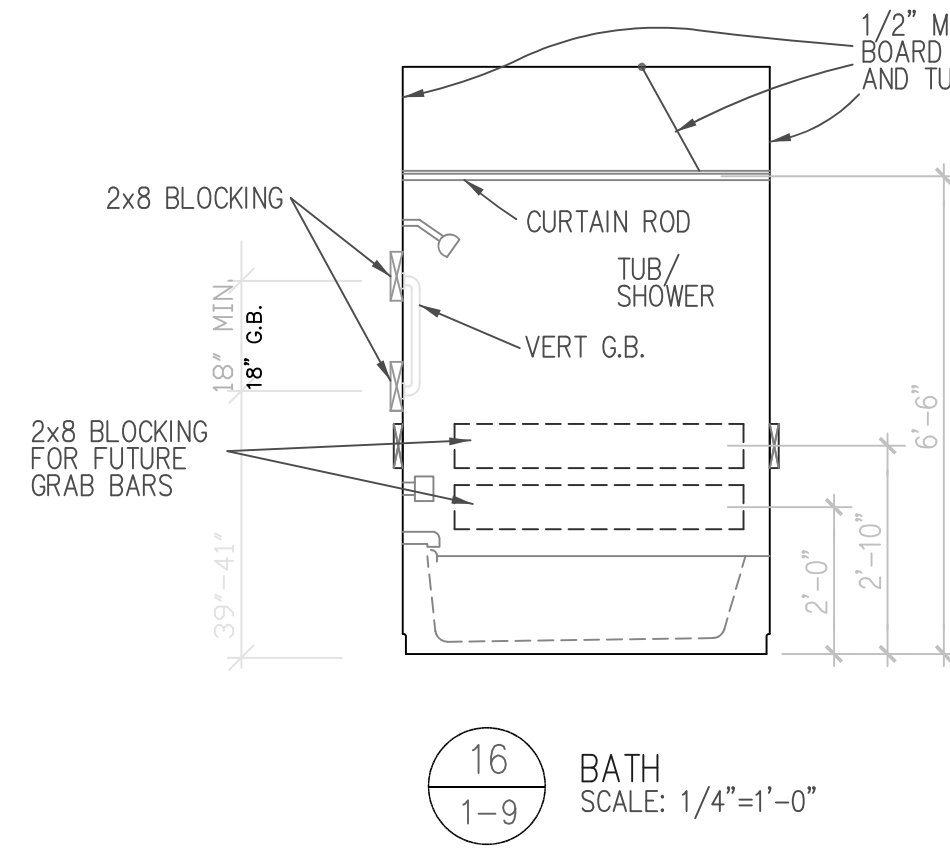
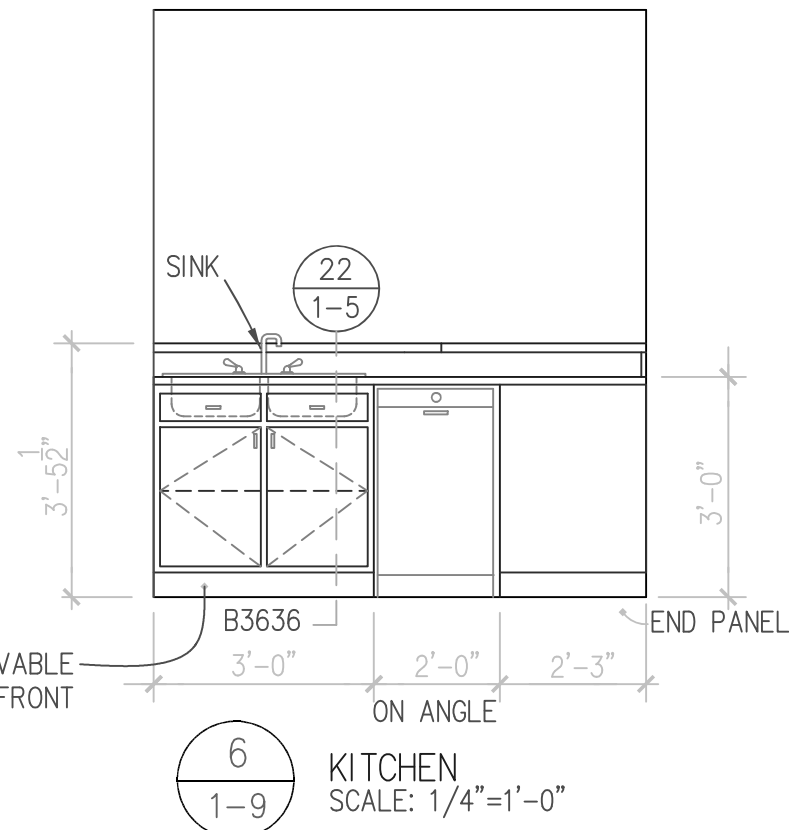
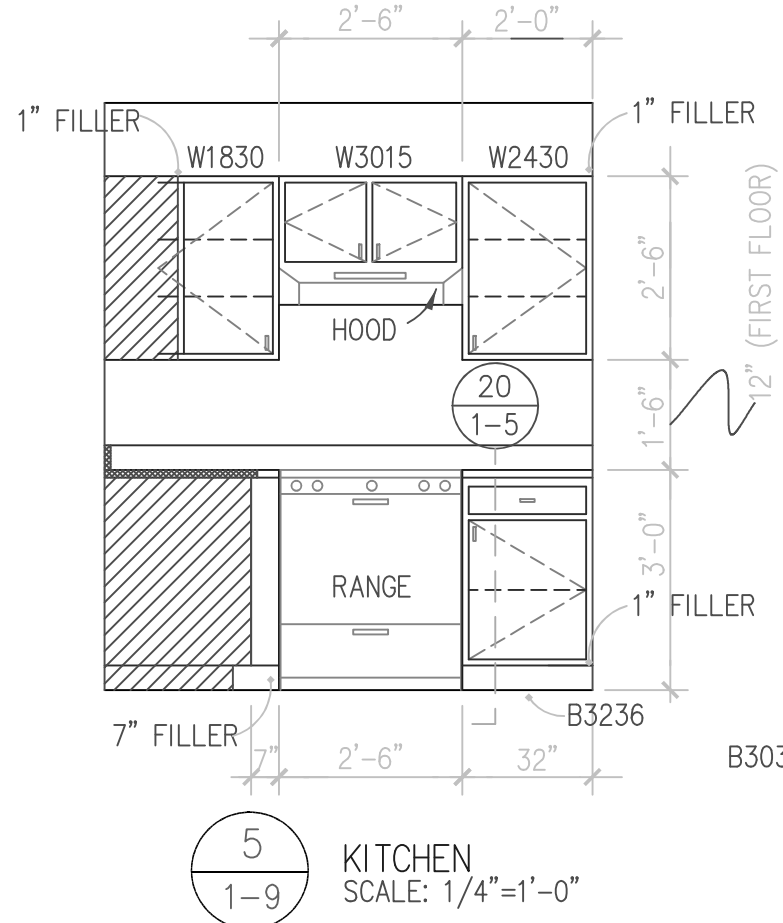
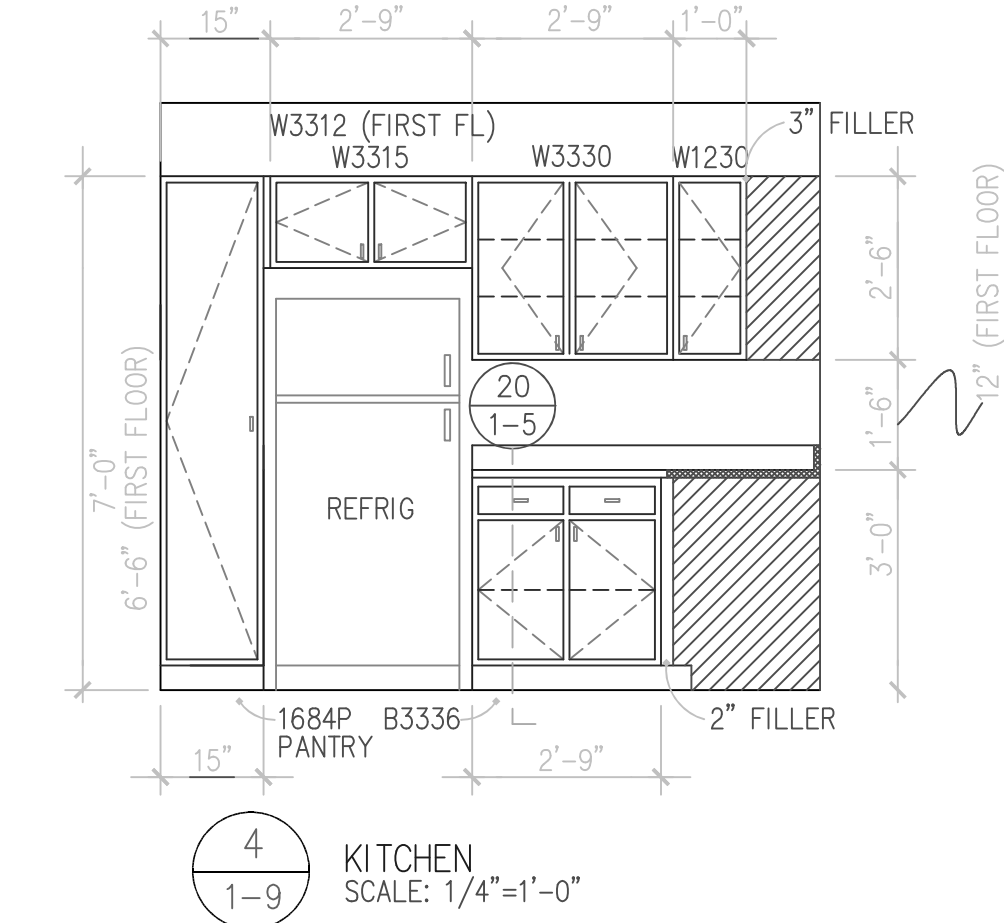
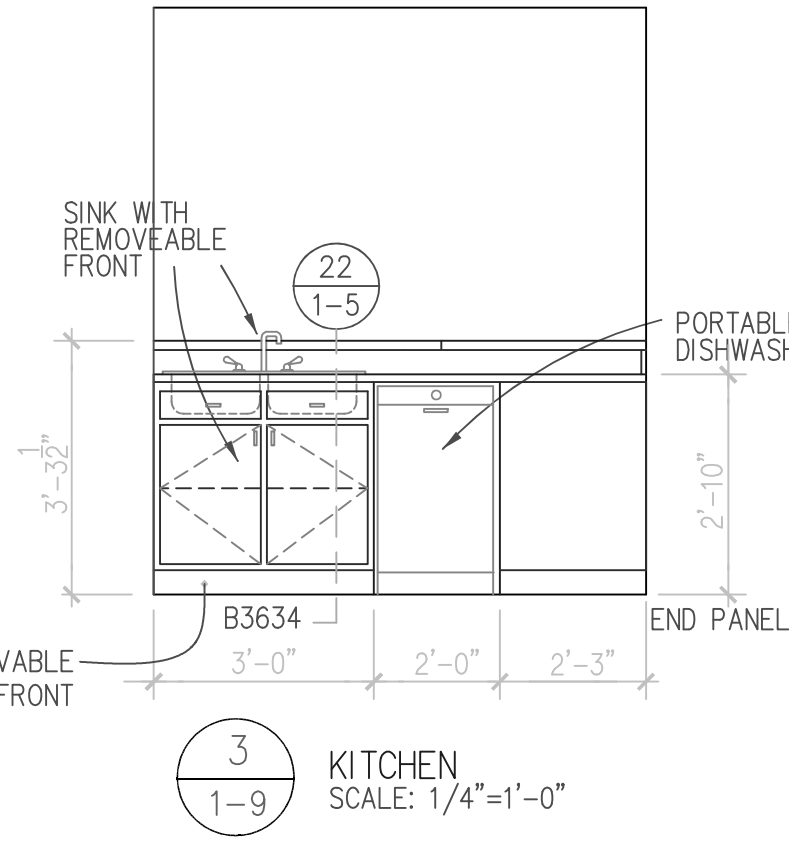
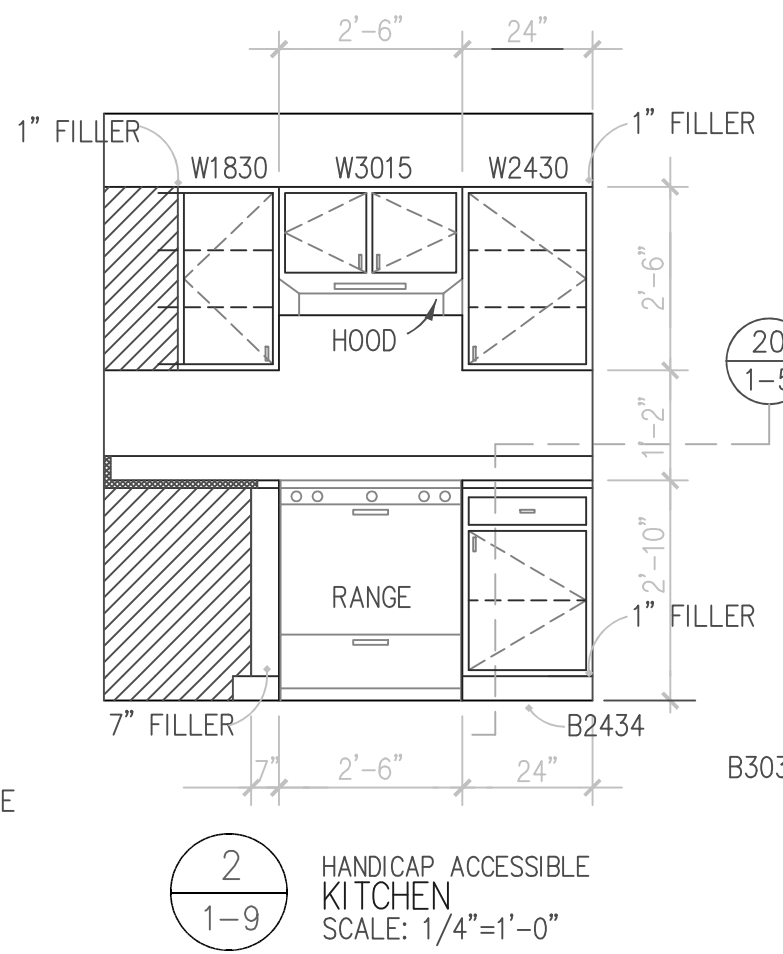
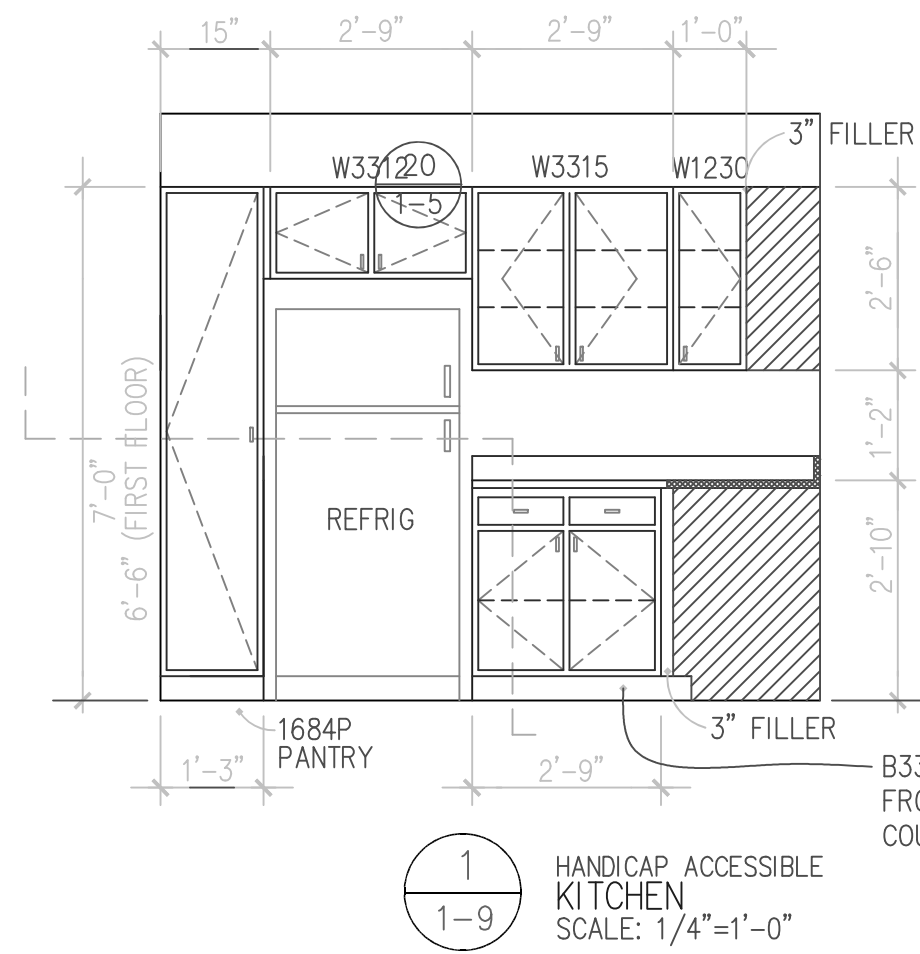
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REEDSBURG FAMILYS
APARTMENTS
REEDSBURG, WI

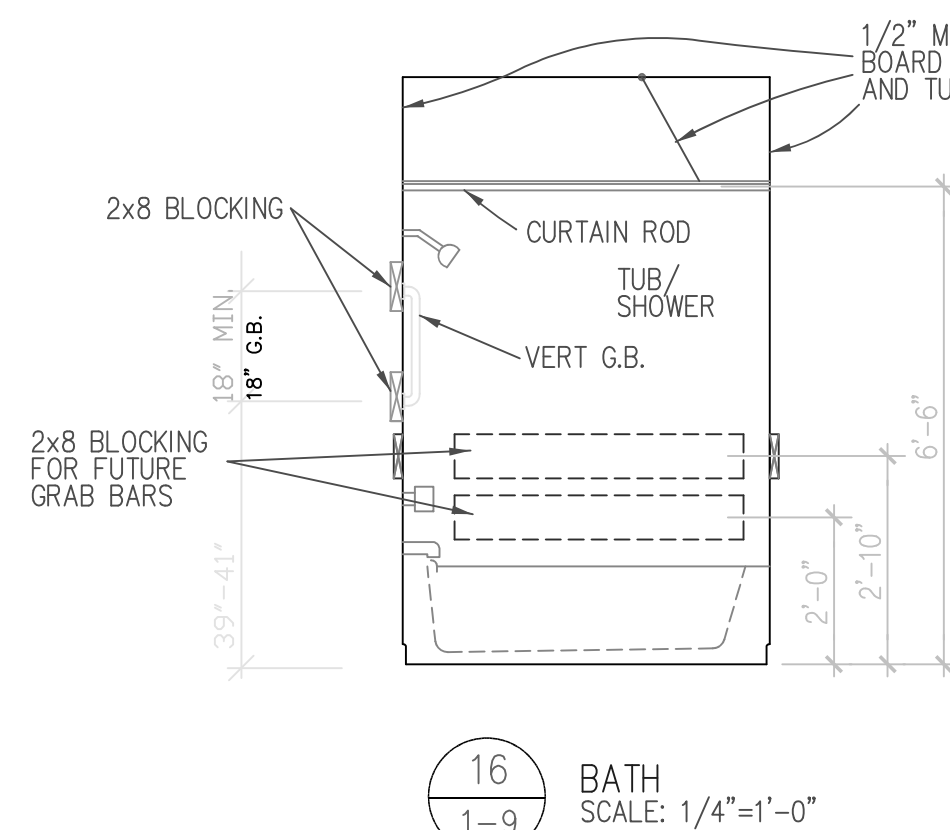
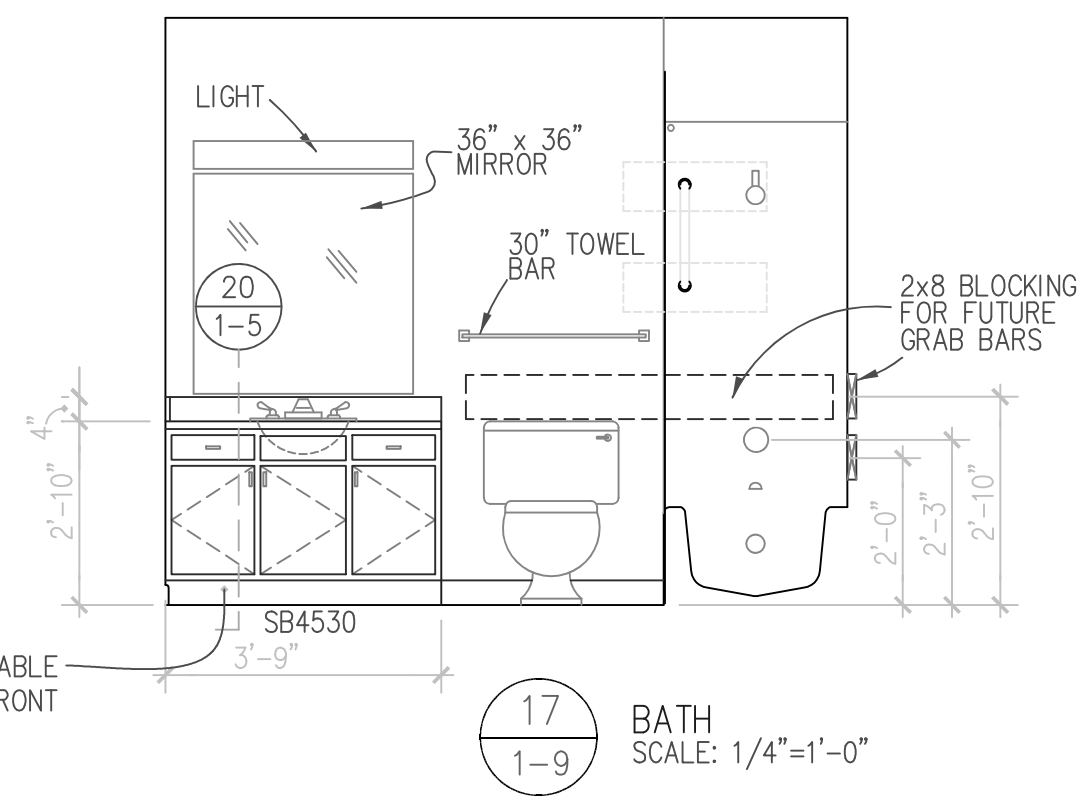
INTERIOR
ELEVATIONS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

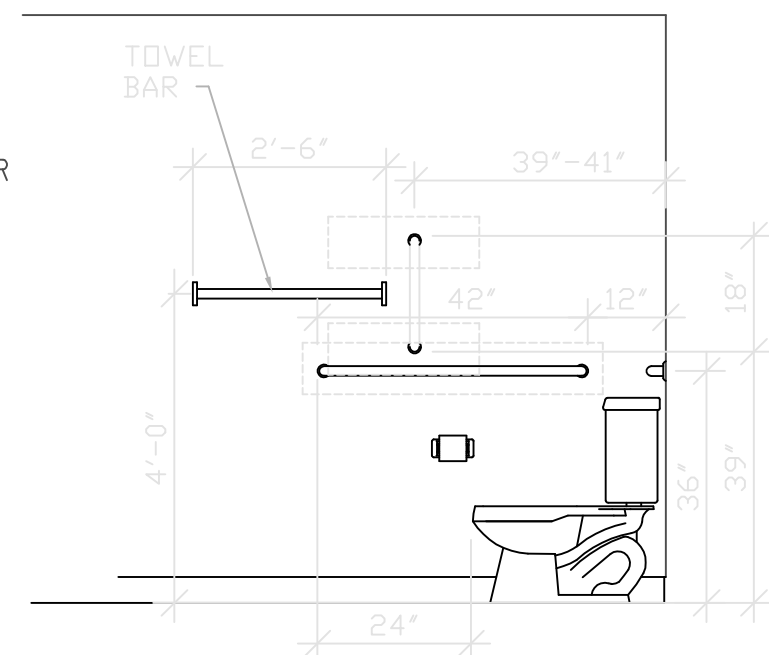
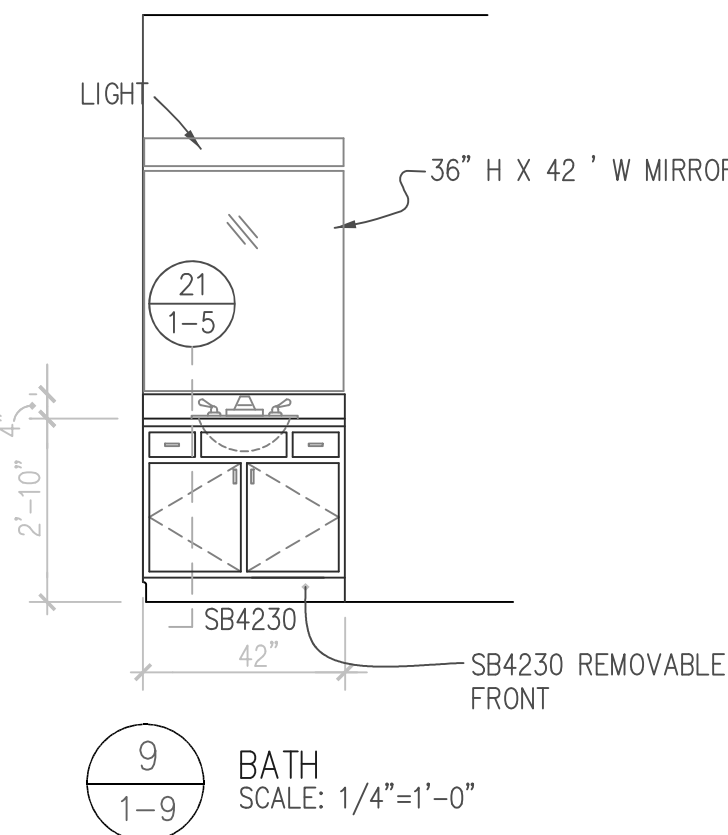
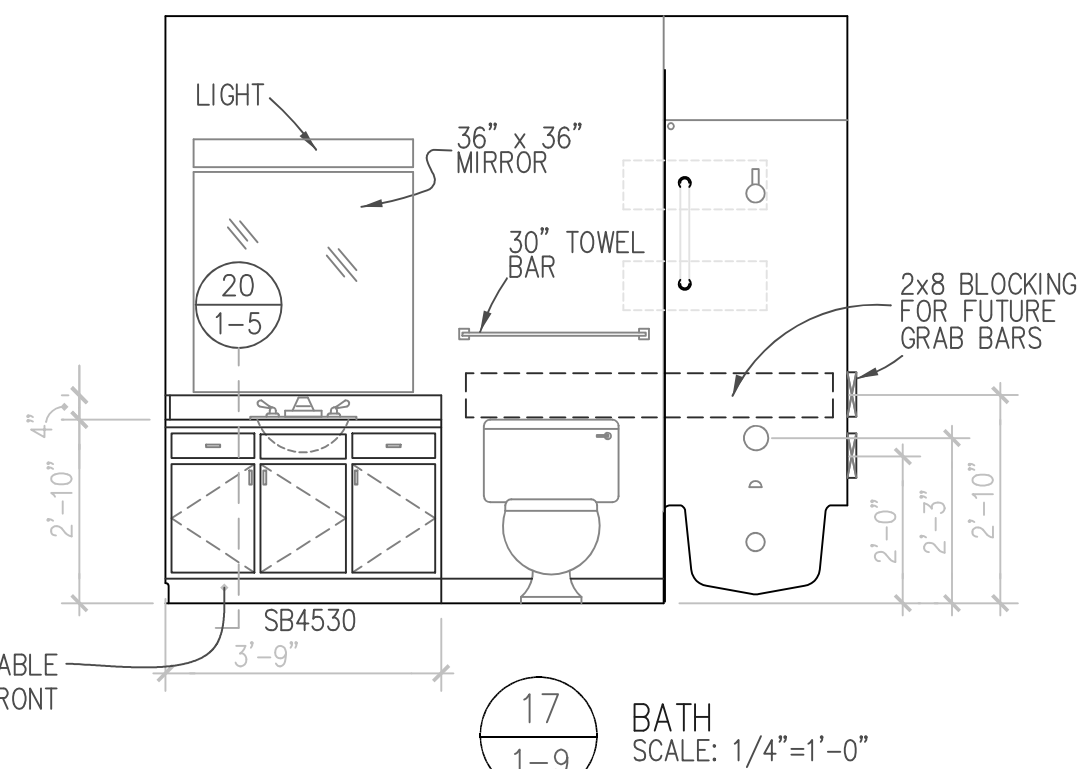
A-1.9.1



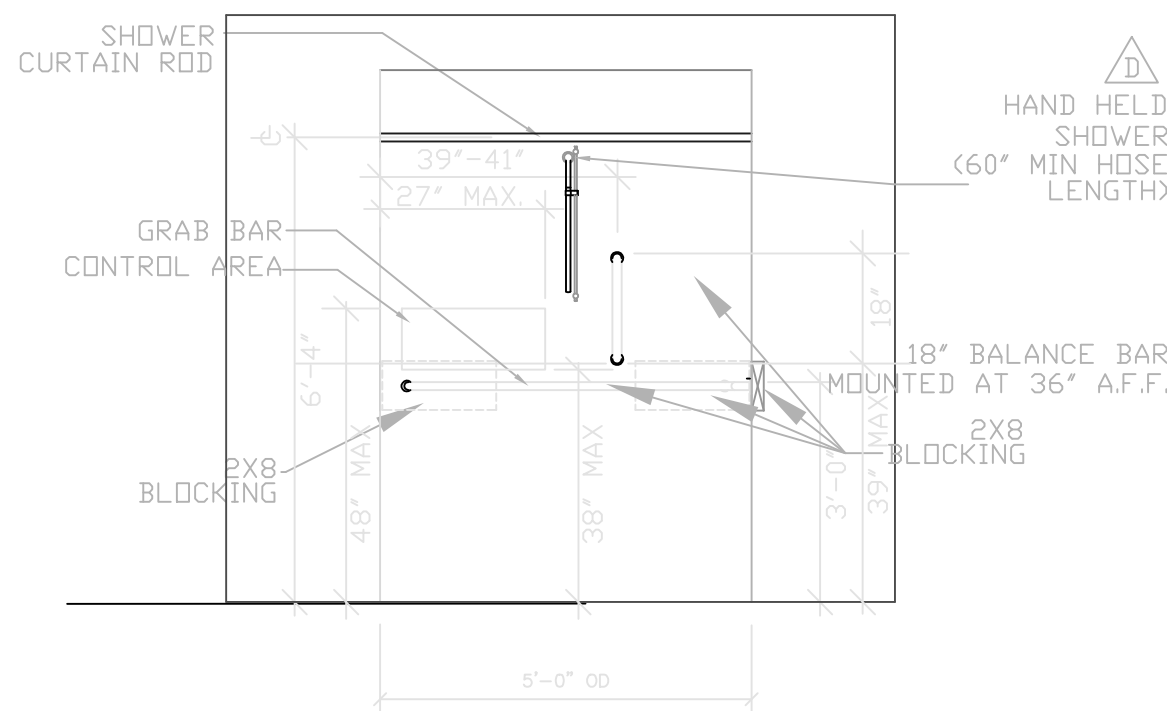
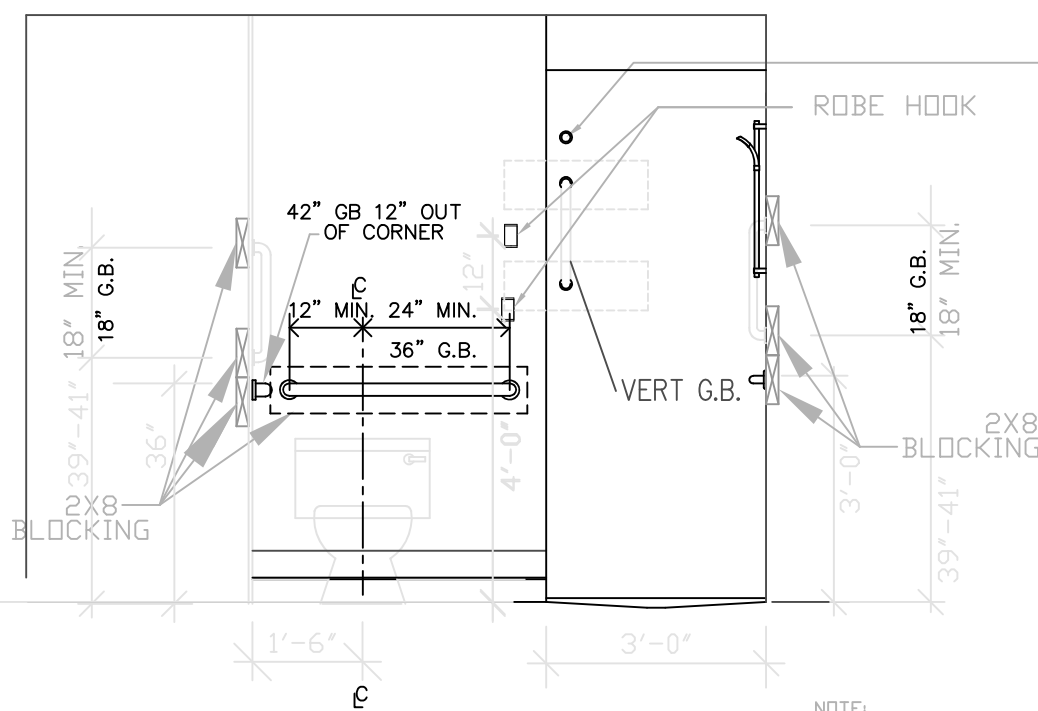
3 & 4 BED ROOM BATH



3 & 4 BED ROOM BATH ACCESSIBLE

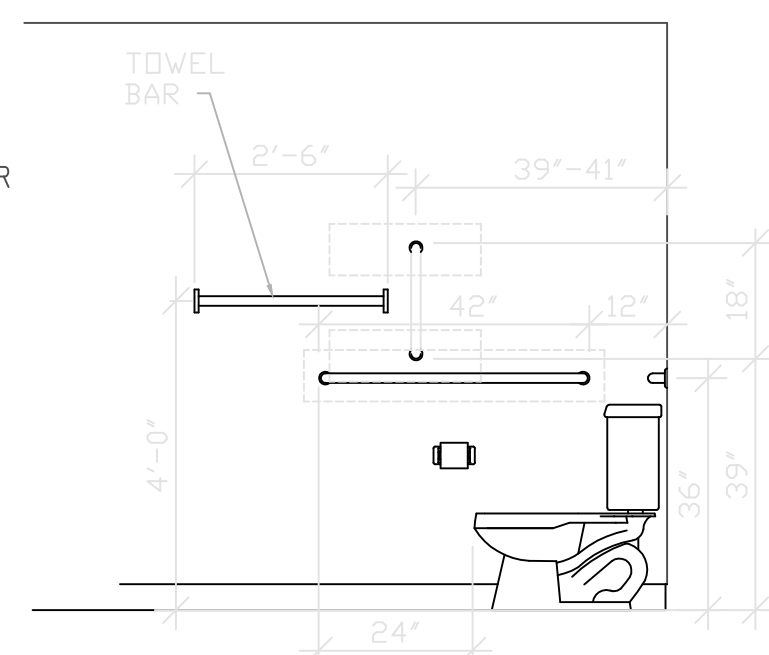
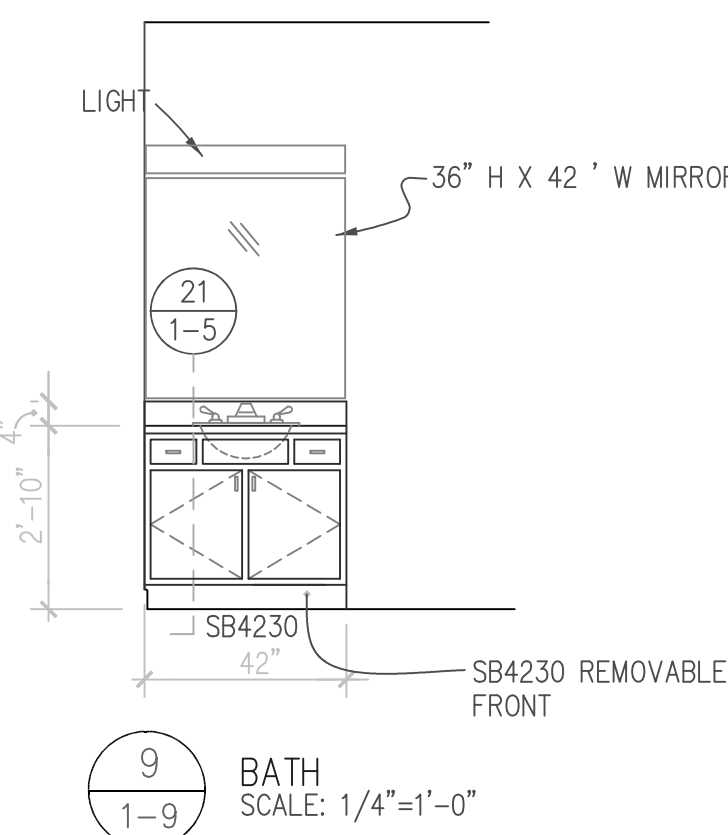


2 BED ROOM MASTER BATH

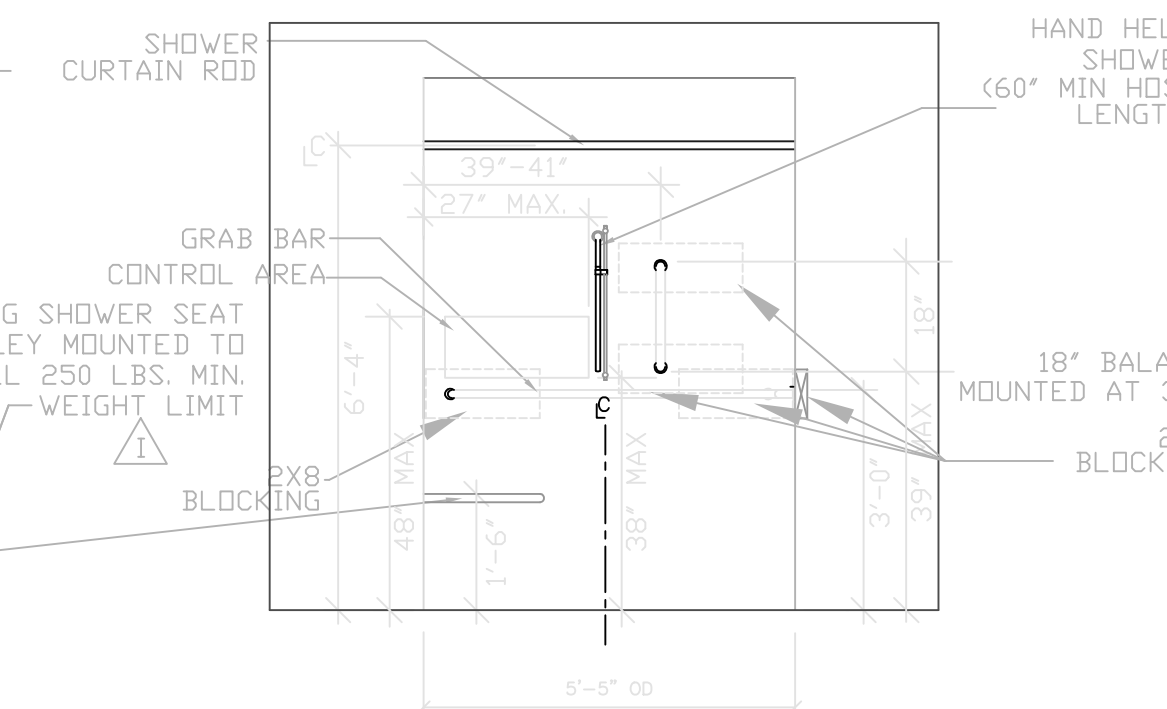
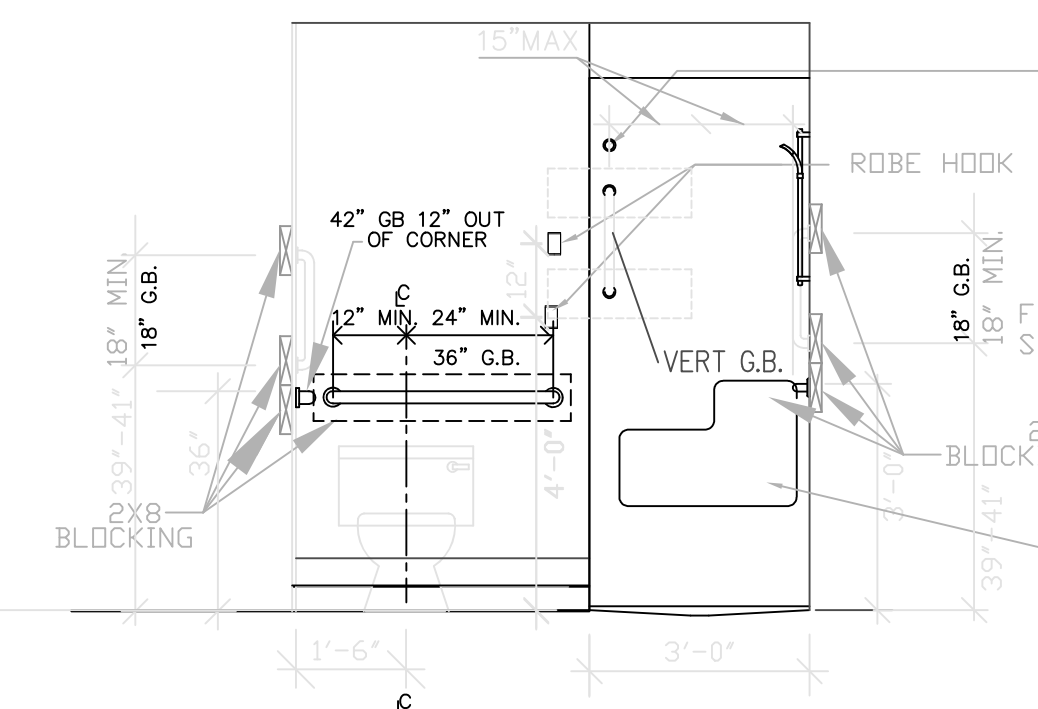


- NOTE:
- 1) MOUNT A SECOND ROBE HOOK AT 48" AFF IN ALL ROOMS FOR ACCESSIBILITY. (MEETS ANSI117.1 2003).
 - 2) ADD VERTICAL GRAB BARS TO THE SHOWER STALLS IN ALL ROOMS.
 - 3) 7 1/2" THRESHOLD (TS-1)

*CONTRACTOR SHALL ASSURE THAT ALL GRAB BAR BLOCKING IS INSTALLED SO THAT IT IS FLUSH TO THE BACK OF THE TUB AND/OR TUB/SHOWER UNITS.



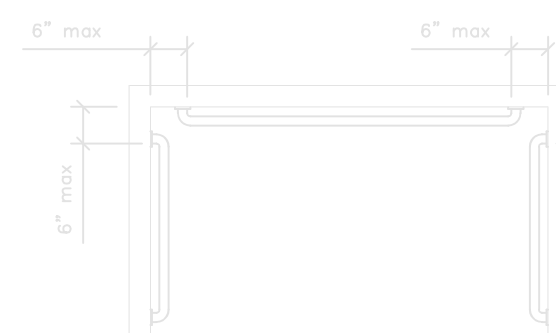
3 & 4 BED ROOM MASTER BATH ACCESSIBLE



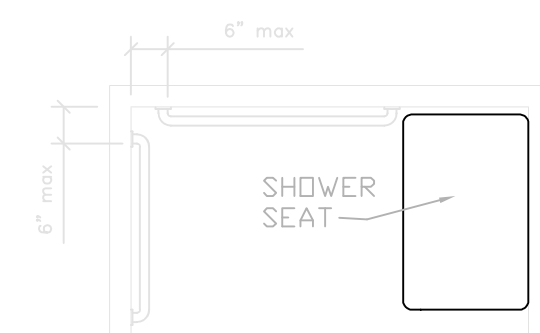
- NOTE:
- 1) MOUNT A SECOND ROBE HOOK AT 48" AFF IN ALL ROOMS FOR ACCESSIBILITY. (MEETS ANSI117.1 2003).
 - 2) ADD VERTICAL GRAB BARS TO THE SHOWER STALLS IN ALL ROOMS.
 - 3) 3/4" THRESHOLD (TS-2)

HAND SHOWERS NOTES:

- 1) A HAND SHOWER WITH A HOSE 60 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
- 2) IN TRANSFER TYPE SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE CONTROL WALL OPPOSITE THE SEAT, 38 INCH MINIMUM AND 48 INCH MAXIMUM ABOVE THE SHOWER FLOOR, WITHIN 15 INCHES, LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT.
- 3) IN STANDARD ROLL-IN SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED 38 INCHES MINIMUM AND 48 INCH MAXIMUM ABOVE THE SHOWER FLOOR. IN STANDARD ROLL-IN SHOWERS WITH SEATS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE BACK WALL, NO MORE THAN 27 INCHES MAXIMUM FROM THE END WALL BEHIND THE SEAT.



WITHOUT SEAT



WITH SEAT

REVISIONS

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SHEET DESCRIPTION

INTERIOR
ELEVATIONS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

REVISIONS

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REEDSBURG FAMILY
APARTMENTS, WI

SHEET DESCRIPTION
TWO
BEDROOM
APARTMENT
PLANS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-2.1.1

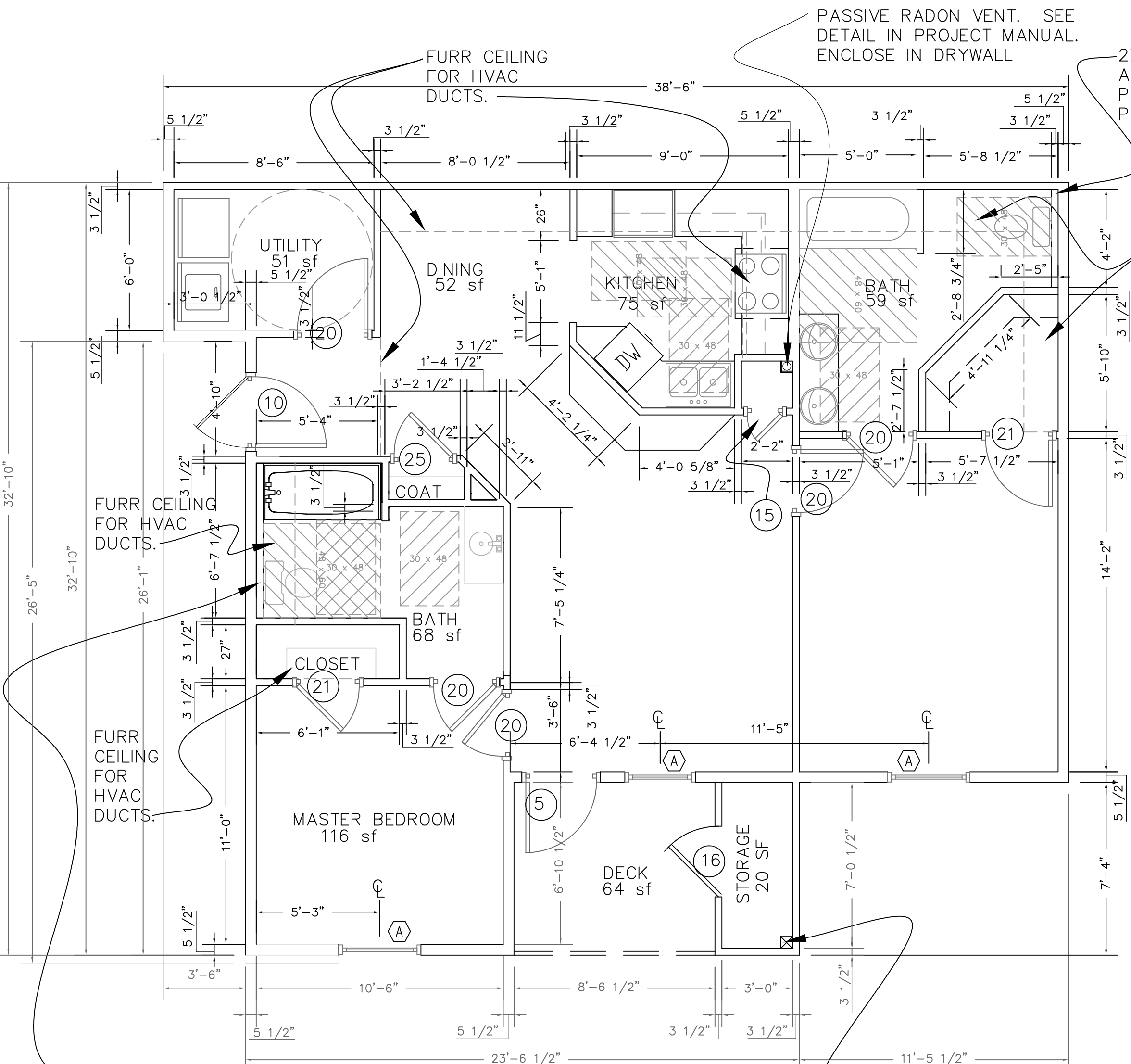
SHEET No.

TYPICAL CLEAR FLOOR AREAS

48" X 60" TOILET AREA

30" X 48" SHOWER AREA

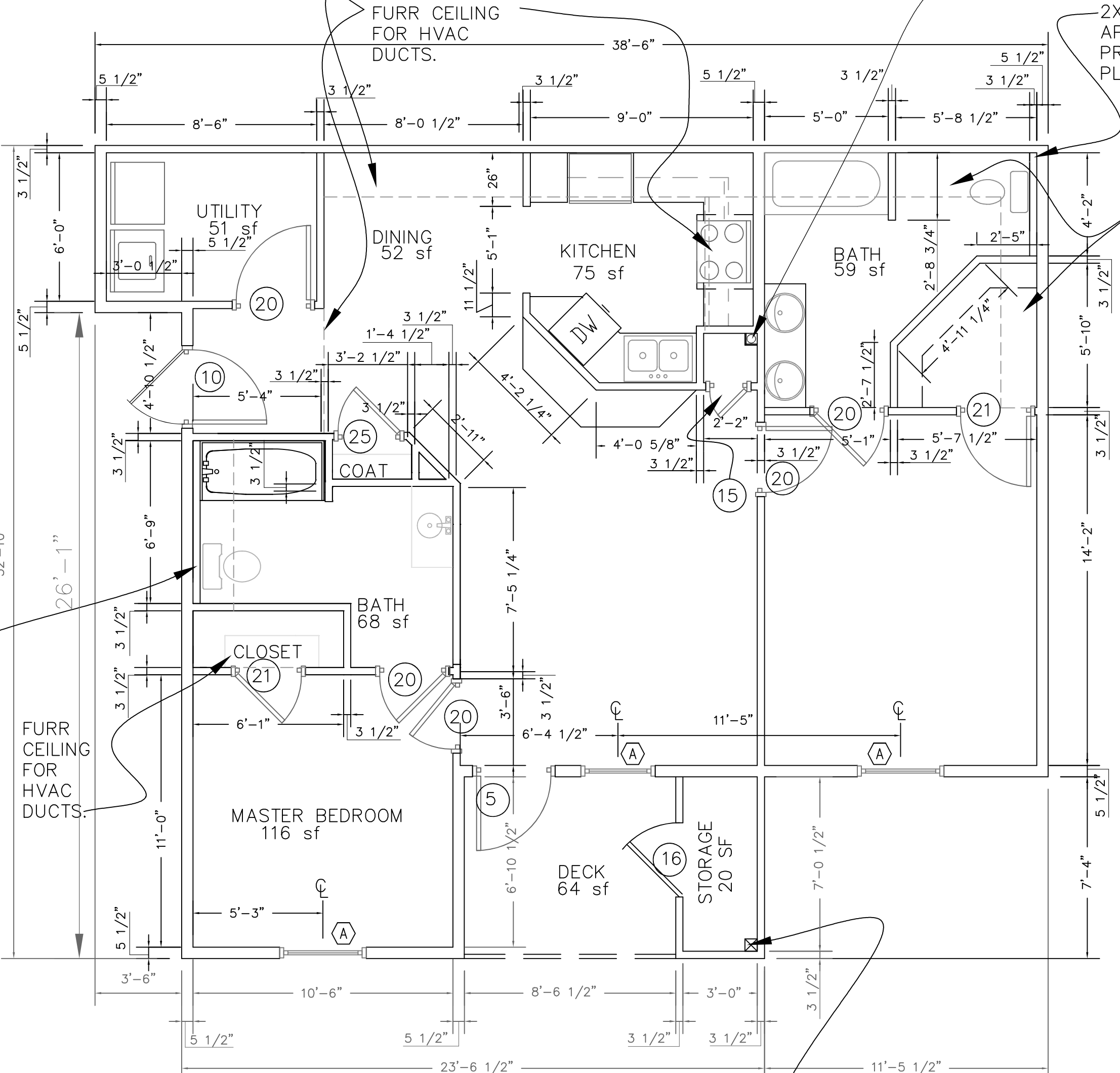
30" X 48" APPLIANCE AREA



APARTMENT PLAN

2 BEDROOM-2 BATH
941 sf net / 1,000 sf gross

6X6 WOOD COLUMN W/ 2X4 STUD WALL
SURROUND, 1/2"PLYWOOD SHEATHING, AND VINYL
SIDING.

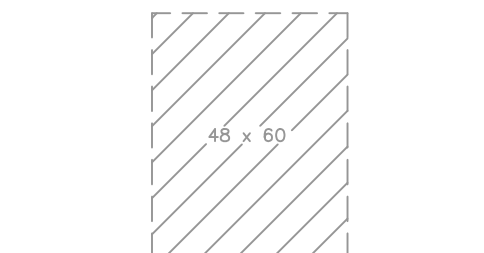


APARTMENT PLAN

2 BEDROOM-2 BATH
941 sf net / 1,000 sf gross

6X6 WOOD COLUMN W/ 2X4 STUD WALL
SURROUND, 1/2"PLYWOOD SHEATHING, AND VINYL
SIDING.

TYPICAL CLEAR FLOOR AREAS



48" X 60" TOILET AREA
2X4 STUD WALL BUILT AROUND ROLL IN SHOWER.
30" X 48" SHOWER AREA

30" X 48" APPLIANCE AREA

2X4 STUD WALL BUILT INSIDE APT EXTERIOR WALL TO PROTECT WATER CLOSED PLUMBING FROM FREEZING.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

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FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

APARTMENT PLAN

3 BEDROOM 2 BATH ACCESSIBLE
1,070 sf net / 1,133 sf gross

PASSIVE RADON VENT. SEE DETAIL IN PROJECT MANUAL. ENCLOSE IN DRYWALL

FURR CEILING FOR HVAC DUCTS.

2X4 STUD WALL BUILT AROUND ROLL IN SHOWER.

2X4 STUD WALL BUILT INSIDE APT EXTERIOR WALL TO PROTECT WATER CLOSED PLUMBING FROM FREEZING.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

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FURR CEILING FOR HVAC DUCTS.

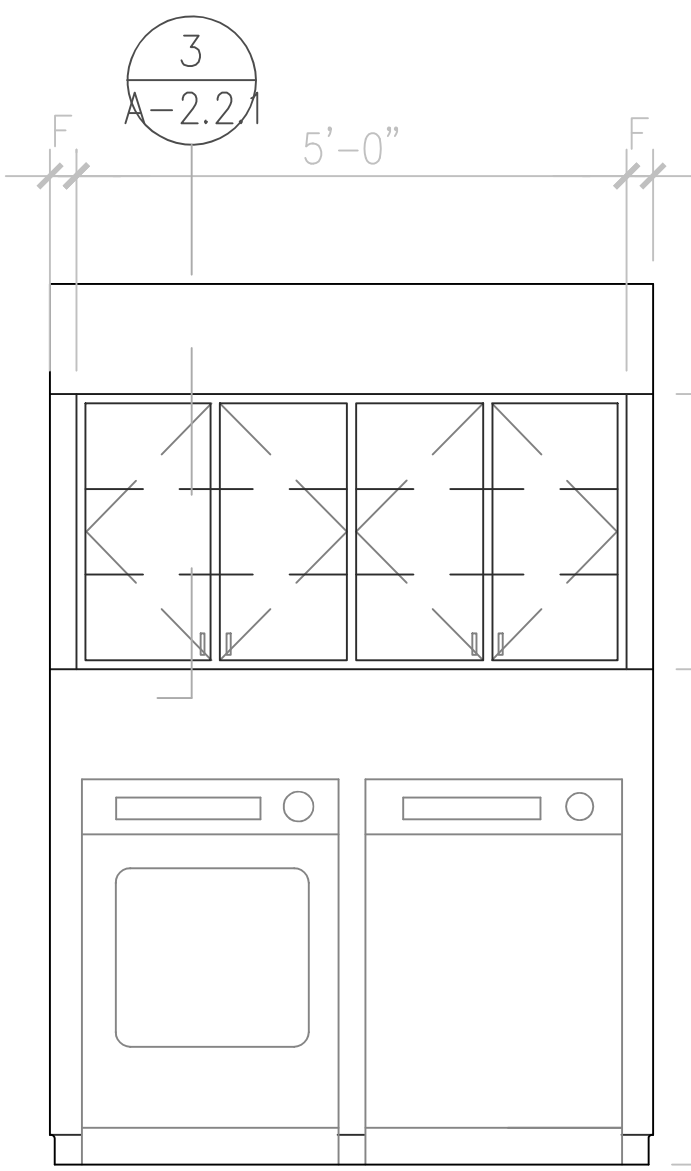
FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

FURR CEILING FOR HVAC DUCTS.

6X6 WOOD COLUMN W/ 2X4 STUD WALL SURROUND, 1/2"PLYWOOD SHEATHING, AND VINYL SIDING.



INTERIOR ELEVATIONS
UTILITY ROOM

SCALE: 3/8" = 1'-----0"

APARTMENT PLAN

3 BEDROOM 2 BATH
1,070 sf net / 1,133 sf gross

PASSIVE RADON VENT. SEE DETAIL IN PROJECT MANUAL. ENCLOSE IN DRYWALL

FURR CEILING FOR HVAC DUCTS.

6X6 WOOD COLUMN W/ 2X4 STUD WALL SURROUND, 1/2"PLYWOOD SHEATHING, AND VINYL SIDING.

REVISIONS

NO.	DESCRIPTION

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

THREE
BEDROOM
APARTMENT
PLANS

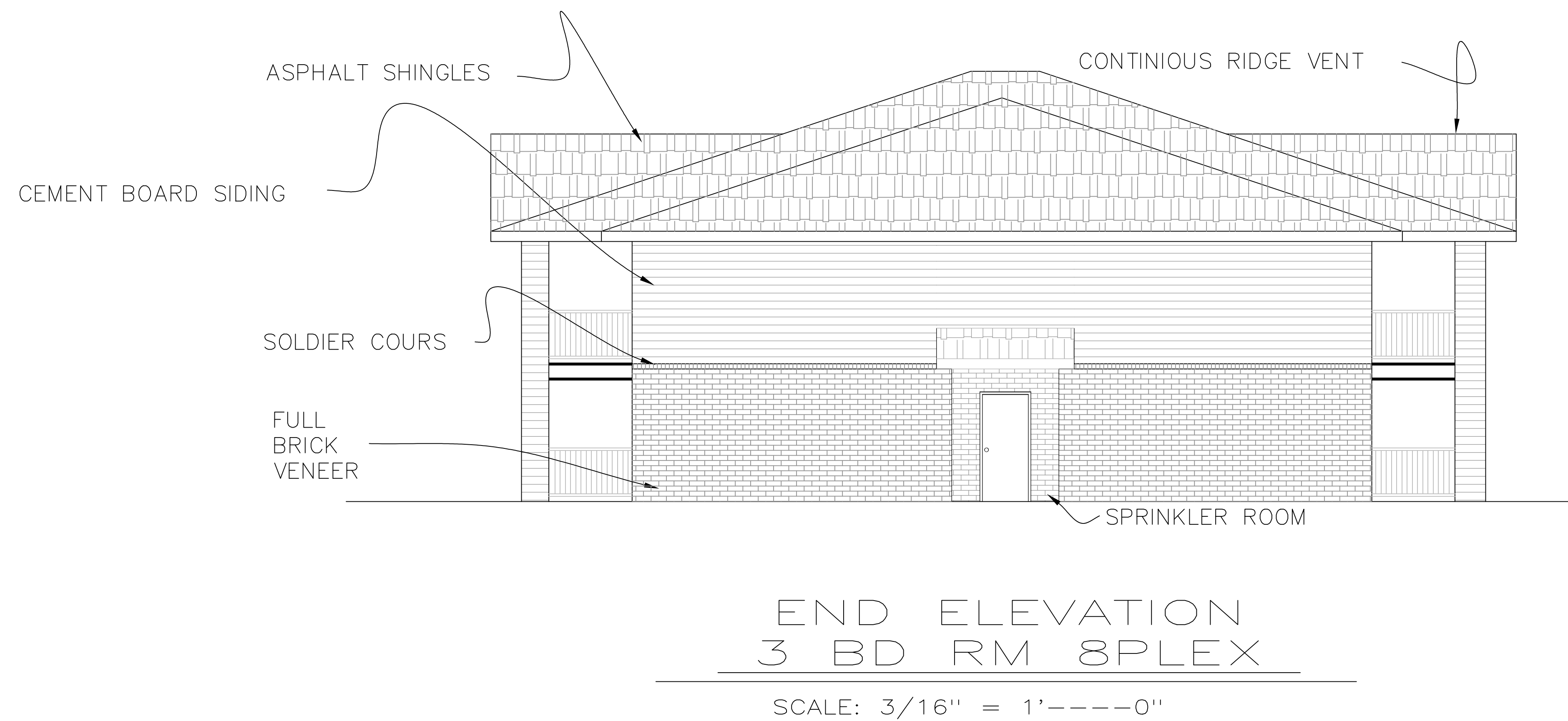
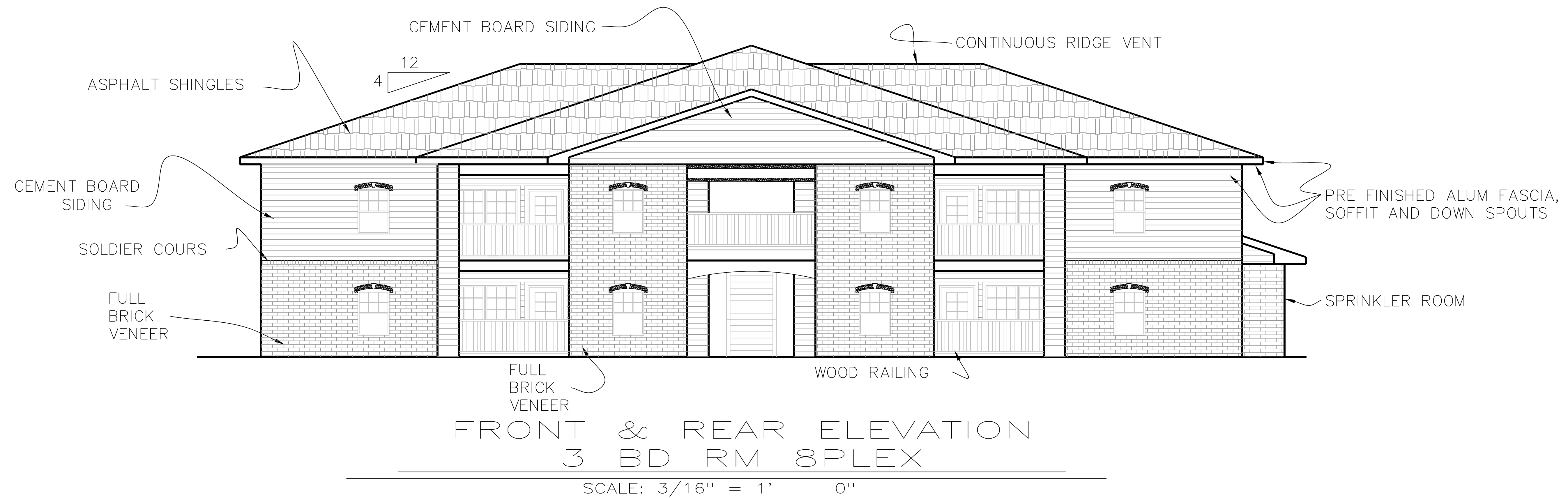
JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-2.2.1

SHEET No.

-
- This architectural floor plan illustrates a two-story building with a symmetrical layout. The overall dimensions are 92'-5" in width and 65'-8" in depth. The plan includes various rooms such as offices, a central corridor, restrooms, and a kitchen area. Key features include:
- Dimensions:** The building is 92'-5" wide and 65'-8" deep. Room dimensions are specified throughout the plan, such as 16'-8", 12'-1 1/2", 11'-5", and 12'.
 - Rooms and Layout:** The plan shows a central corridor (A-1.3) connecting various rooms. On the left side, there are rooms labeled 1 (A-1.4), 2 (A-1.3), 3 (A-1.3), 4 (A-1.3), and 5 (A-1.2). On the right side, there are rooms labeled 6 (A-1.2), 7 (A-1.3), 8 (A-1.4), 9 (A-1.3), and 10 (A-1.2). The kitchen area is located in the center-right, featuring a sink, stove, and refrigerator (REF.).
 - Annotations:** The plan includes numerous annotations for doors, windows, and furniture. For example, "W-14 A-1.2" indicates a window in room 14, and "A-1.3" indicates a door in room 13. Other annotations include "DW" (double window), "REF." (refrigerator), "PAN" (pantry), and "SINK".
 - Staircases:** There are two staircases located in the central corridor, one on the left and one on the right.
 - Entrances:** The plan shows two main entrances, one on the left and one on the right, both leading into the central corridor.

SCALE: $3/16" = 1' - - - - 0"$



REVISIONS

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REDSBURG FAMILY
APARTMENTS
REDSBURG, WI

SHEET DESCRIPTION
BUILDING
EXTERIOR
ELEVATIONS.
3 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-2.2.3

SHEET No.

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

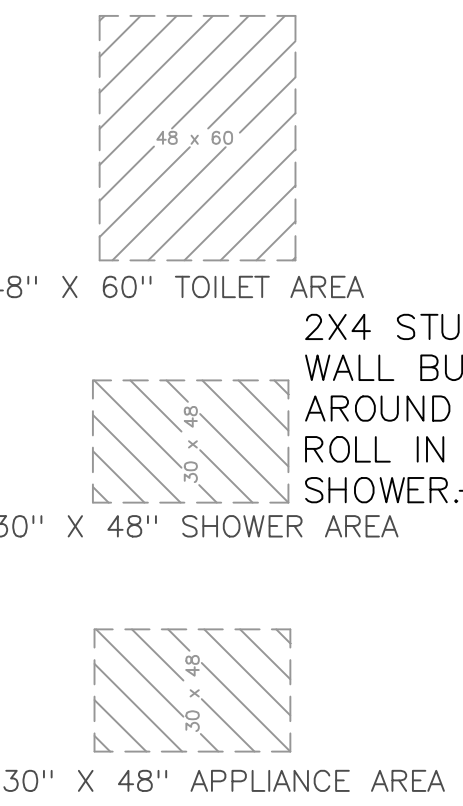
SHEET DESCRIPTION
FOUR
BEDROOM
APARTMENT
PLANS

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-2.3.1

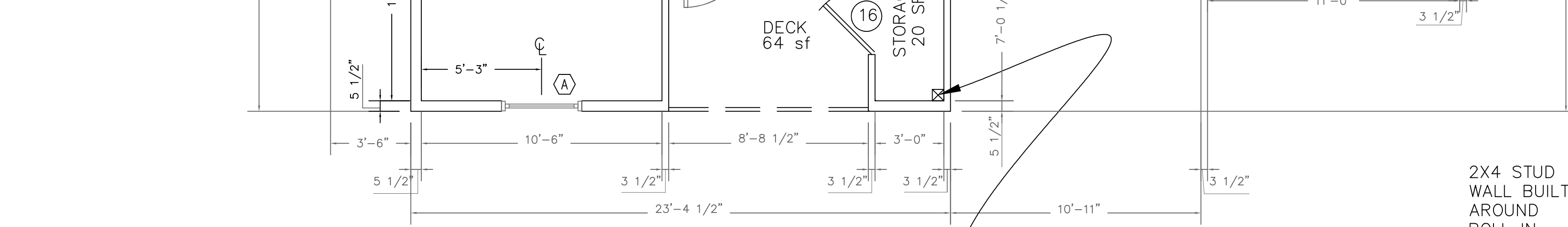
SHEET No.

TYPICAL CLEAR FLOOR AREAS



2X4 STUD WALL BUILT INSIDE APT EXTERIOR WALL TO PROTECT WATER CLOSED PLUMBING FROM FREEZING.

FURR CEILING FOR HVAC DUCTS.

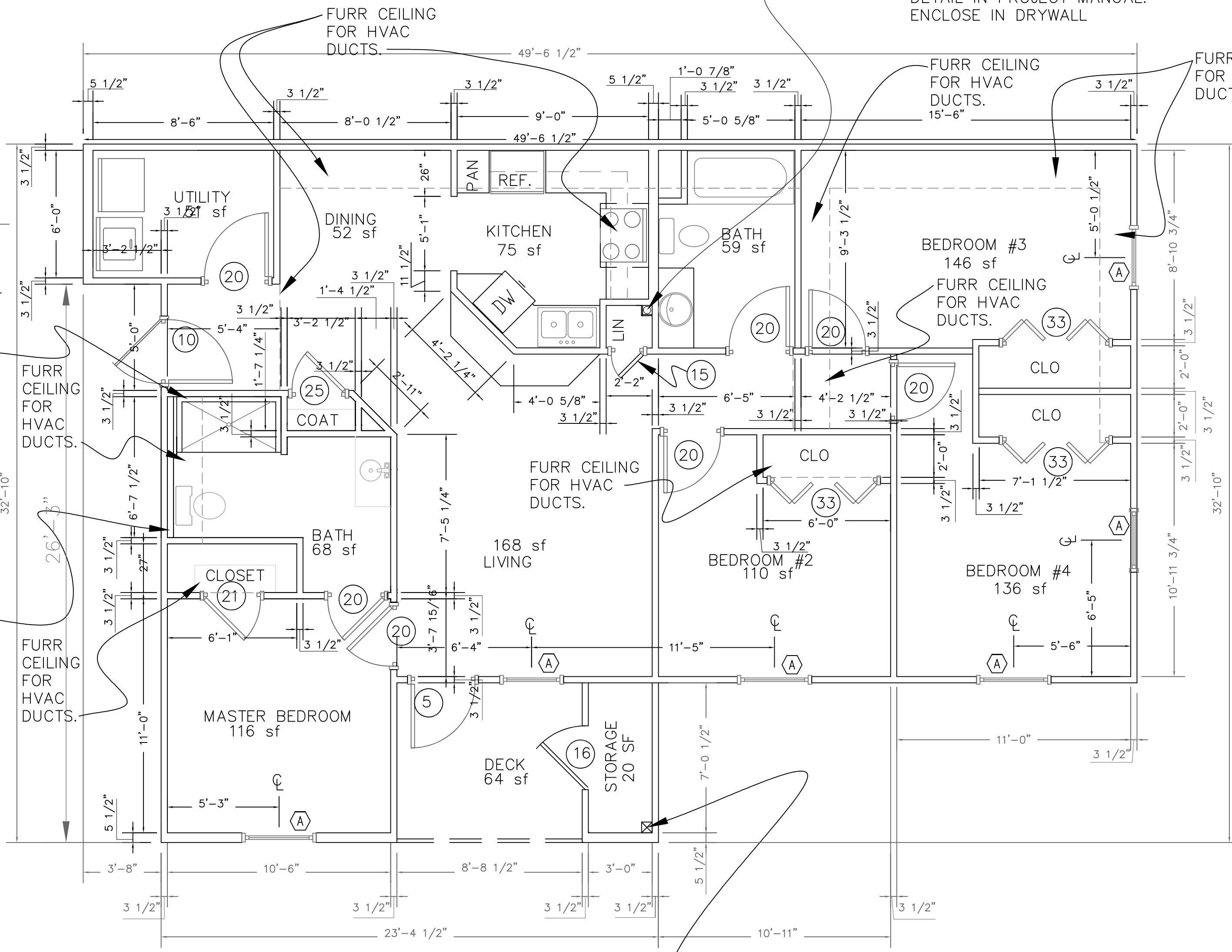


APARTMENT PLAN

4 BEDROOM 2 BATH ACCESSIBLE
1,219 sf net / 1,267 sf gross

6X6 WOOD COLUMN W/ 2X4 STUD WALL SURROUND, 1/2\"/>

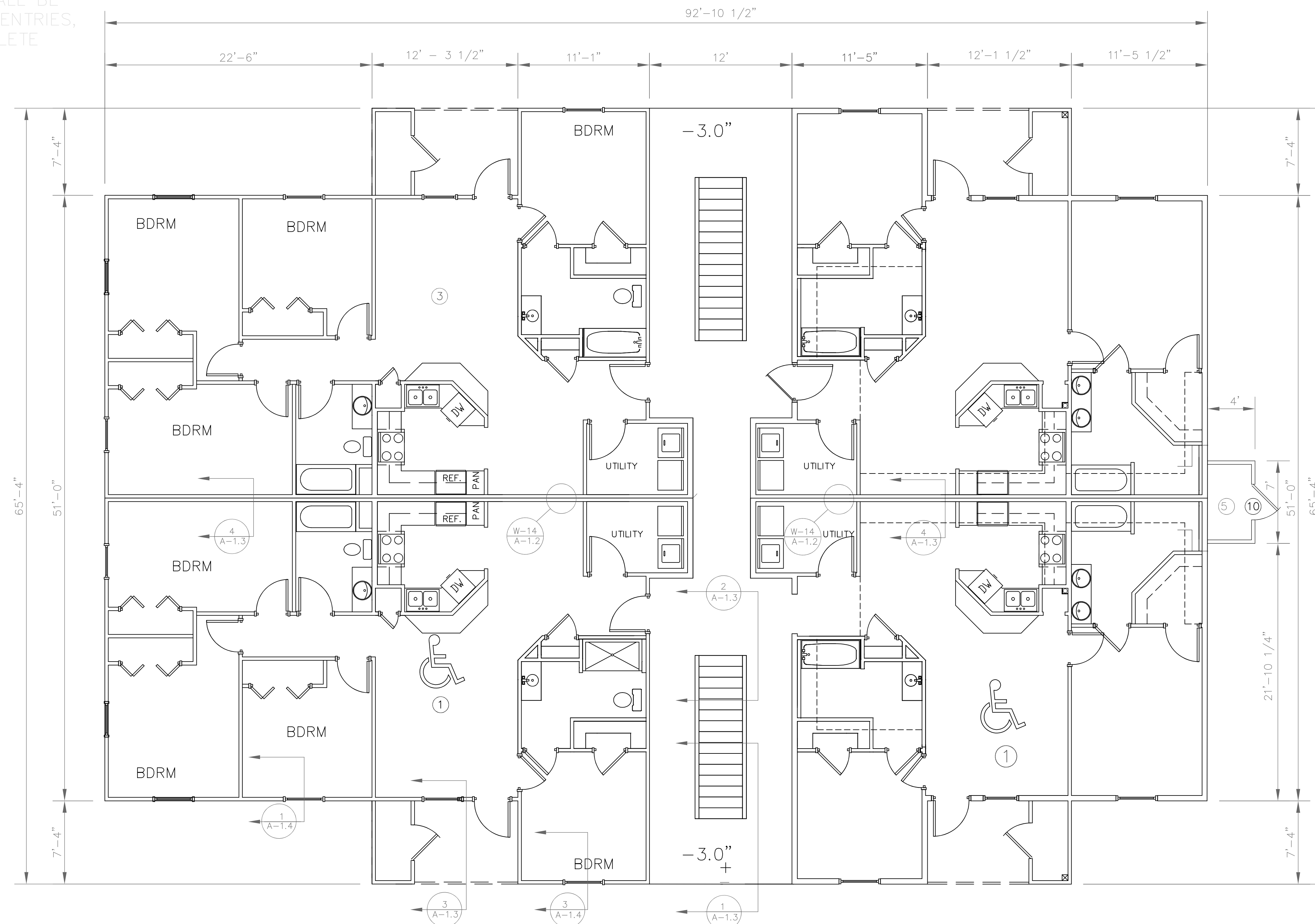
2X4 STUD WALL BUILT INSIDE APT EXTERIOR WALL TO PROTECT WATER CLOSED PLUMBING FROM FREEZING.



APARTMENT PLAN

4 BEDROOM 2 BATH
1,219 sf net / 1,267 sf gross

6X6 WOOD COLUMN W/ 2X4 STUD WALL SURROUND, 1/2\"/>



2/4 BD RM 8 PLEX BUILDING #2 BUILDING PLAN

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

[illegible]

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

OVERALL
BUILDING
PLAN.
2/4 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-2.3.2

SHEET No.

* FOUNDATION PLANS ARE BASED ON
2000 PSF SOIL BEARING



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

1240 WEST ASHLEY ROAD
BOONVILLE, MO 65233
660-665-6326

[illegible]

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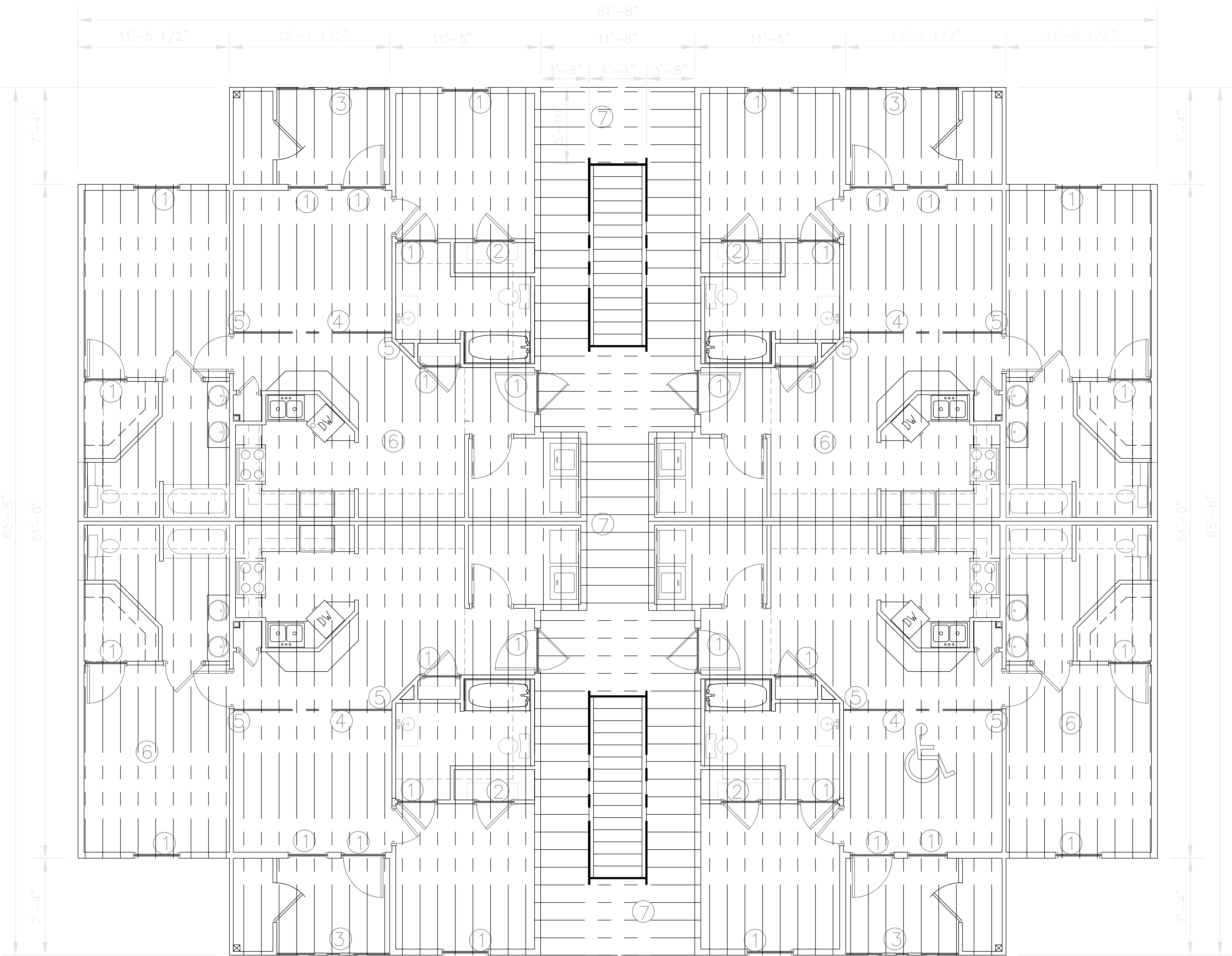
REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

FOUNDATION
PLAN
2 BD RM
8 PLEX

A-3.1.1

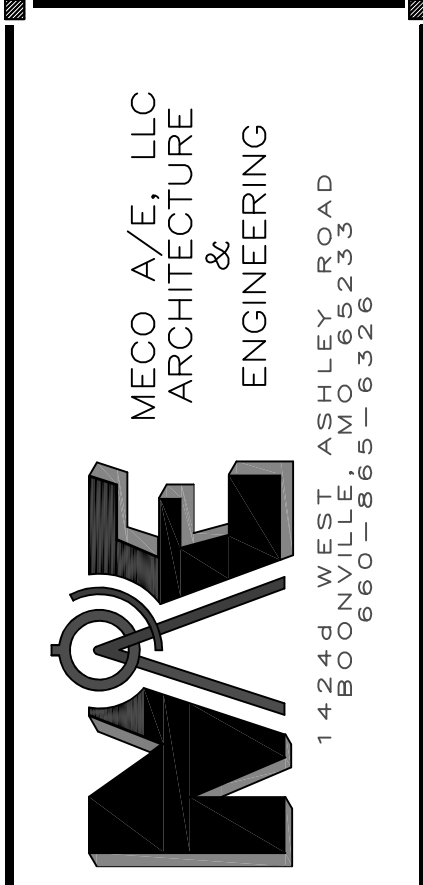
CALL OUT NOTES:

- ① DOUBLE 2X10 HEADER
- ② (2) 1.25 X 9.25 LVL
- ③ (2) 2 X 12
- ④ (3) 1.25 X 9.25 LVL
- ⑤ (4) 2 X 4 STUD COLUMN
- ⑥ 16" FLOOR TRUSSES @ 16'-0" O.C.
- ⑦ 2X8 BREEZEWAY JOISTS @ 16" O.C.



FLOOR FRAMING PLAN.
2 BD RM 8 PLEX

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



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14249 WEST ASHLEY ROAD
BLOOMINGTON, MO 63233
660-665-6326

REVISIONS
--

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

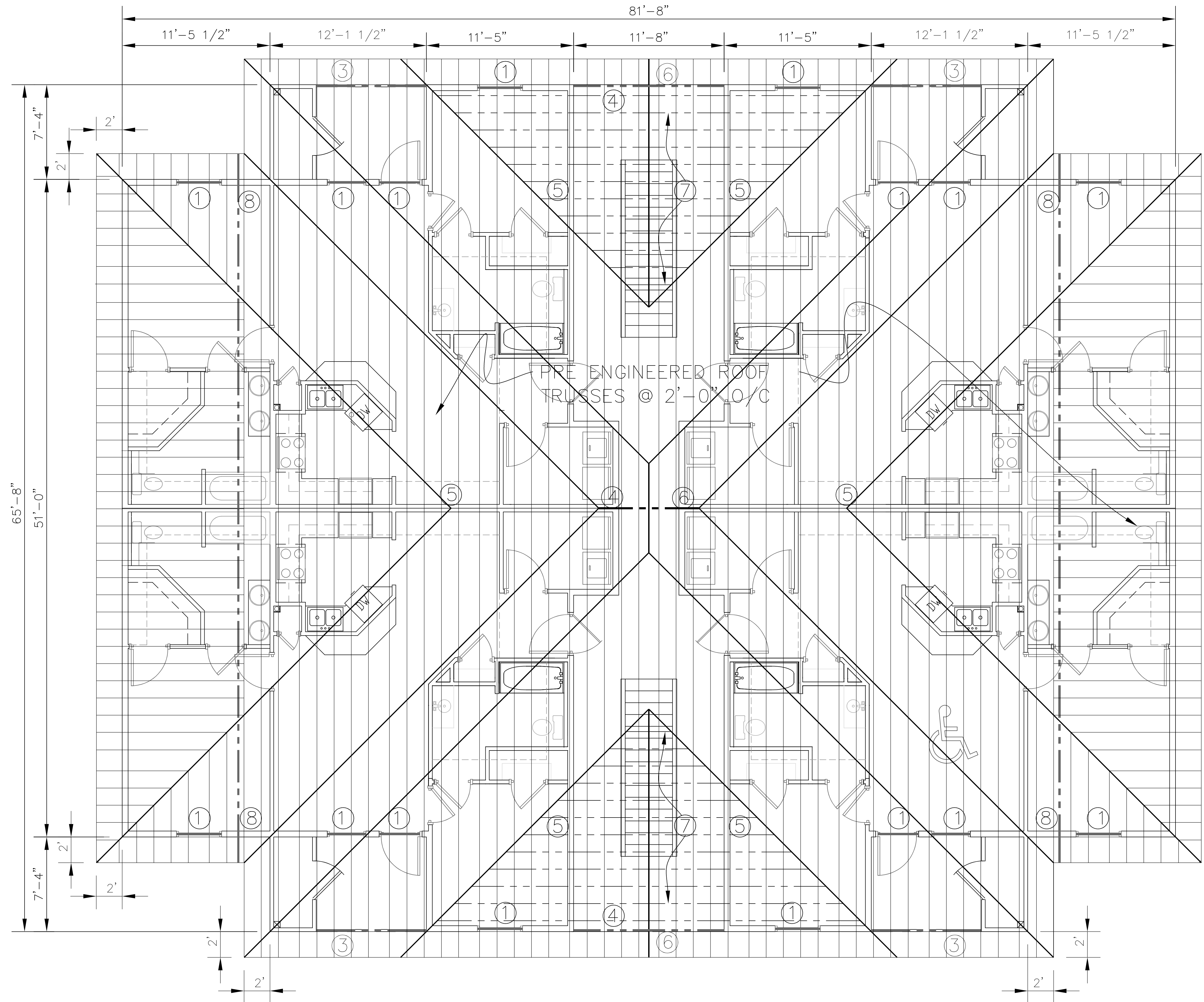
SHEET DESCRIPTION
FLOOR FRAMING PLAN. 2 BD RM 8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.1.2

SHEET No.

⑧ GIRDER TRUSS SHALL
NOT BEAR OVER WINDOW
OR OTHER OPENING



ROOF FRAMING PLAN.
2 BD RM 8 PLEX

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VISIONS

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APARTMENTS
REEDSBURG, WI

DESCRIPTION
ROOF
FRAMING
PLAN.
2 BD RM
8 PLEX

NO.: 1028.001
: 10JAN23
/N BY: MS

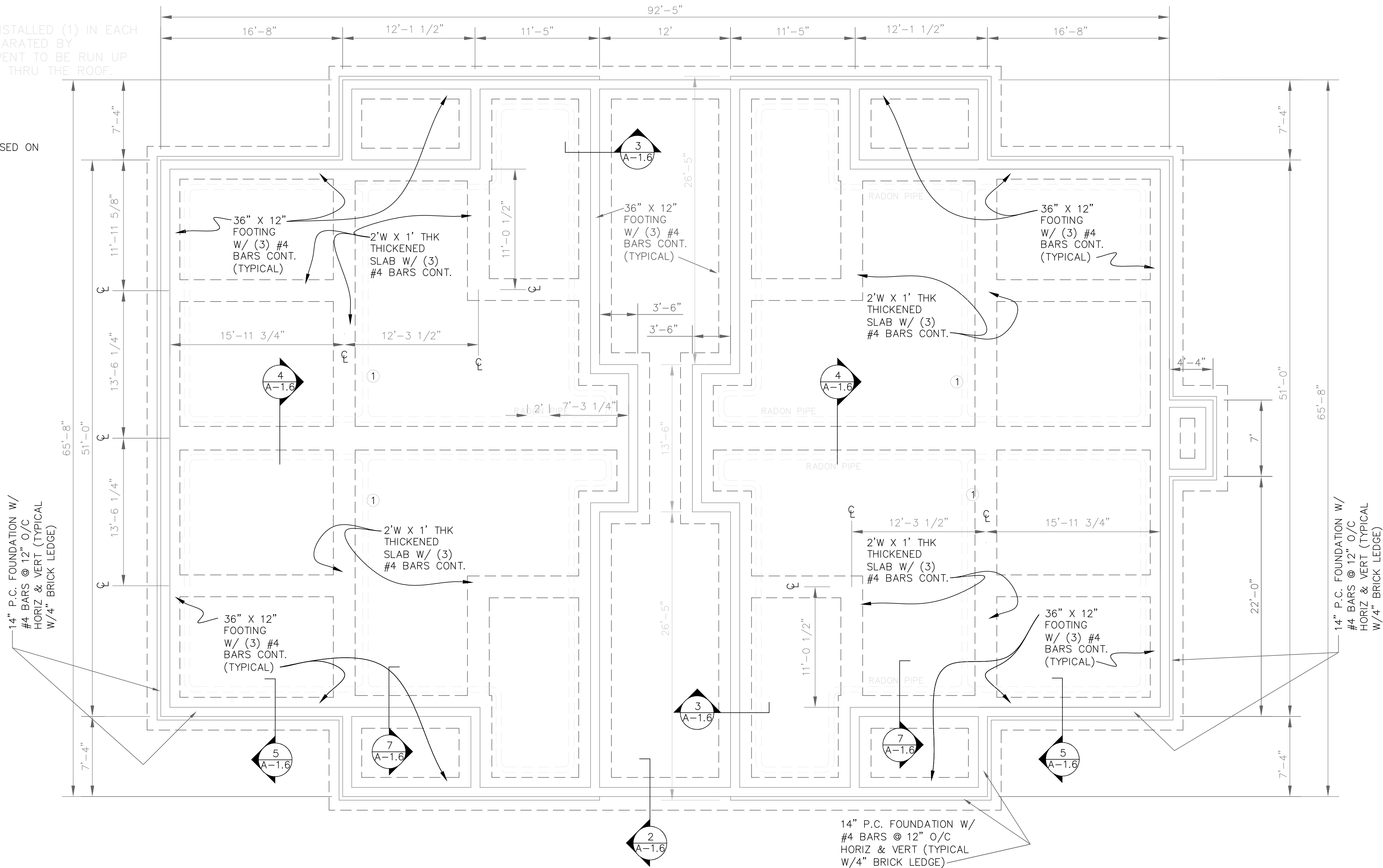
– 3.1.3

CALL NOTES:

1) RADON VENTS SHALL BE INSTALLED (1) IN EACH SEGMENT OF FOUNDATION SEPARATED BY FOUNDATION WALLS. RADON VENT TO BE RUN UP THRU MECH. RM. AND VENTED THRU THE ROOF.

NOTE:

* FOUNDATION PLANS ARE BASED ON 2000 PSF SOIL BEARING



FOUNDATION PLAN
3 BD RM 8 PLEX

SCALE: 3/16" = 1'-----0"

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

FOUNDATION
PLAN
3 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.2.1

SHEET No.

CALL OUT
NOTES:

① DOUBLE
2X10 HEADER

② (2) 1.25
X 9.25 LVL

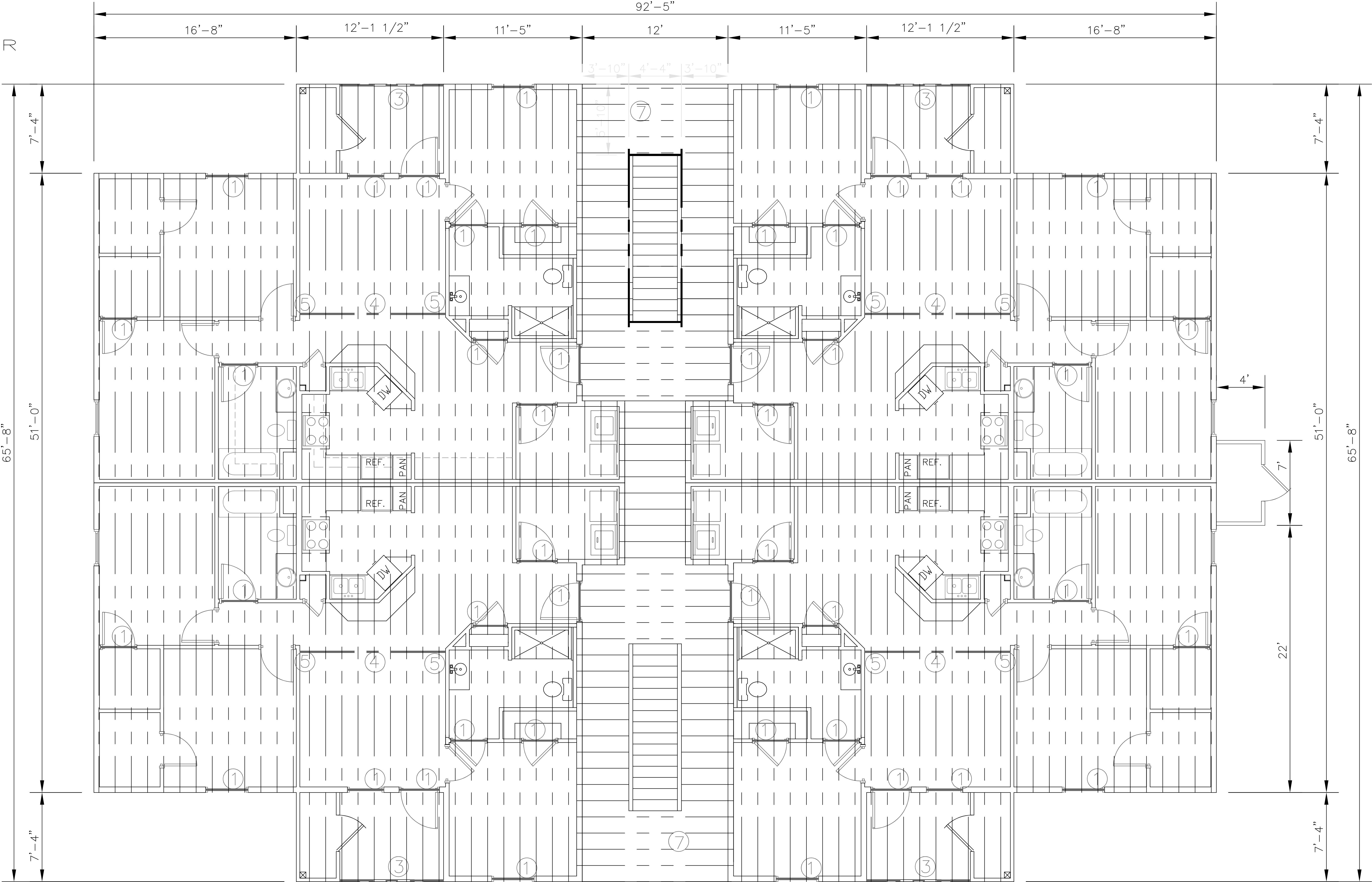
③ (2) 2 X
12

④ (3) 1.25
X 9.25 LVL

⑤ (4) 2 X
4 STUD
COLUMN

⑥ 16"
FLOOR
TRUSSES
@ 16'-0"
O.C.

⑦ 2X8
BREEZE-
WAY
JOISTS @
16" O.C.



FLOOR FRAMING PLAN.
3 BD RM 8 PLEX

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

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REDSBURG FAMILY
APARTMENTS
REDSBURG, WI

SHEET DESCRIPTION
FLOOR
FRAMING
PLAN.
3 BD RM
8 PLEX

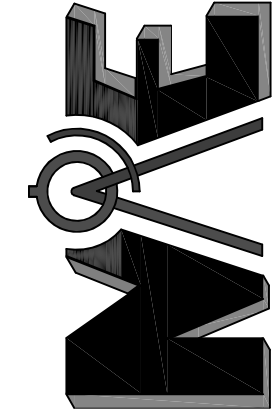
JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.2.2

SHEET No.

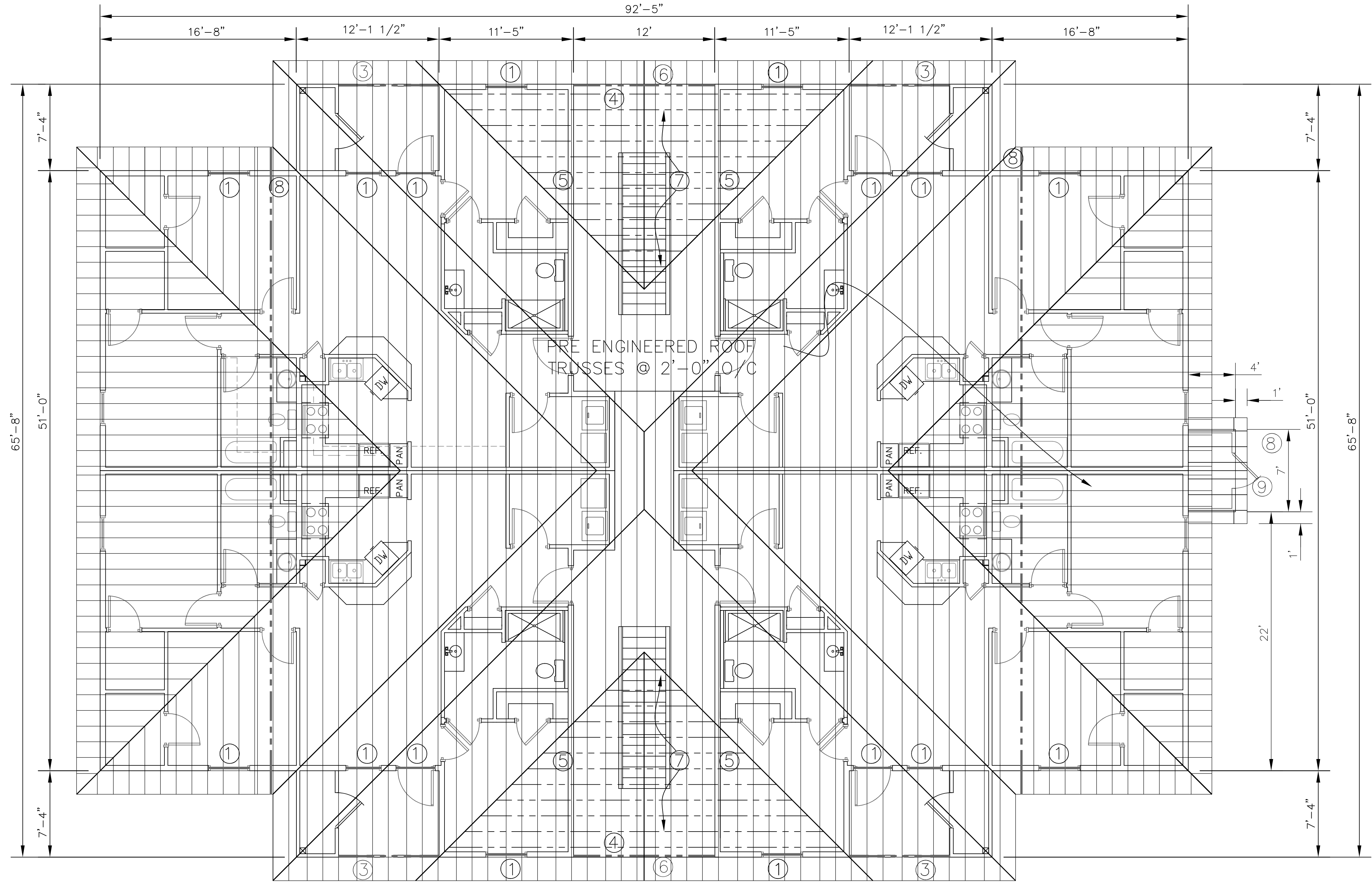
REVISIONS

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14244 WEST ASHLEY ROAD
MILWAUKEE, WI 53233
660-865-6326



CALL OUT
NOTES:

- 1 DOUBLE 2X10 HEADER
2 (2) 1.25 X 9.25 LVL
3 (2) 2 X 12
4 (2) 1.25 X 12 LVL
5 DRAFT STOP IN ATTIC
— 1/2" GYP BOARD FROM
CEILING LINE TO UNDER
SIDE OF ROOF DECK
6 BEAM TO BE WRAPPED
W/5/8" TYPE "X" GYP
BD. AND COVERED W/
PRE-FIN ALUM.
7 DORMER — STICK
FRAME OVER MAIN
ROOF
8 GIRDER TRUSS SHALL
NOT BEAR OVER WINDOW
OR OTHER OPENING



ROOF FRAMING PLAN.
3 BD RM 8 PLEX

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

REVISIONS

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SIZE, IT IS A REDUCED PLOT. SCALE SHOULD BE
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IS THE PROJECT TO WHICH THIS PAGE REFERS.

REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
ROOF
FRAMING
PLAN.
3 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.2.3

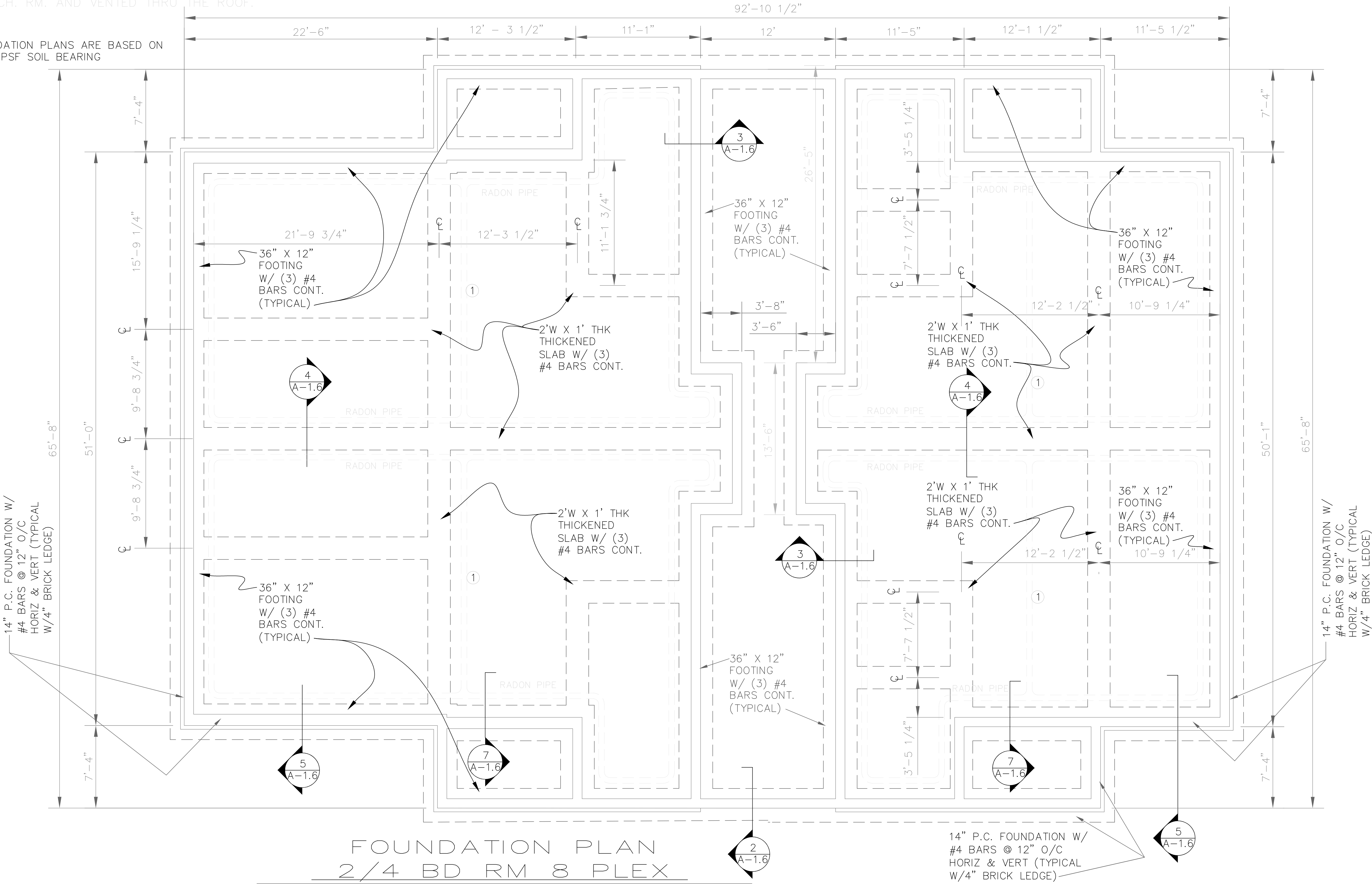
SHEET No.

CALL NOTES:

1) RADON VENTS SHALL BE INSTALLED (1) IN EACH SEGMENT OF FOUNDATION SEPARATED BY FOUNDATION WALLS. RADON VENT TO BE RUN UP THRU MECH. RM. AND VENTED THRU THE ROOF.

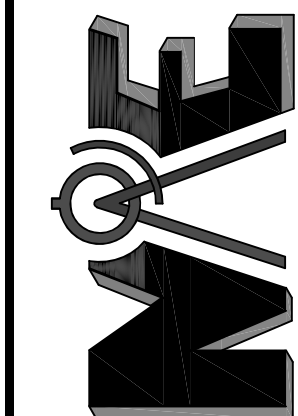
NOTE:

- * FOUNDATION PLANS ARE BASED ON 2000 PSF SOIL BEARING



FOUNDATION PLAN
2/4 BD RM 8 PLEX

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



MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
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660-665-6326

REVISIONS
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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
FOUNDATION PLAN.
2/4 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.3.1

SHEET No.

CALL OUT
NOTES:

① DOUBLE
2X10 HEADER

② (2) 1.25
X 9.25 LVL

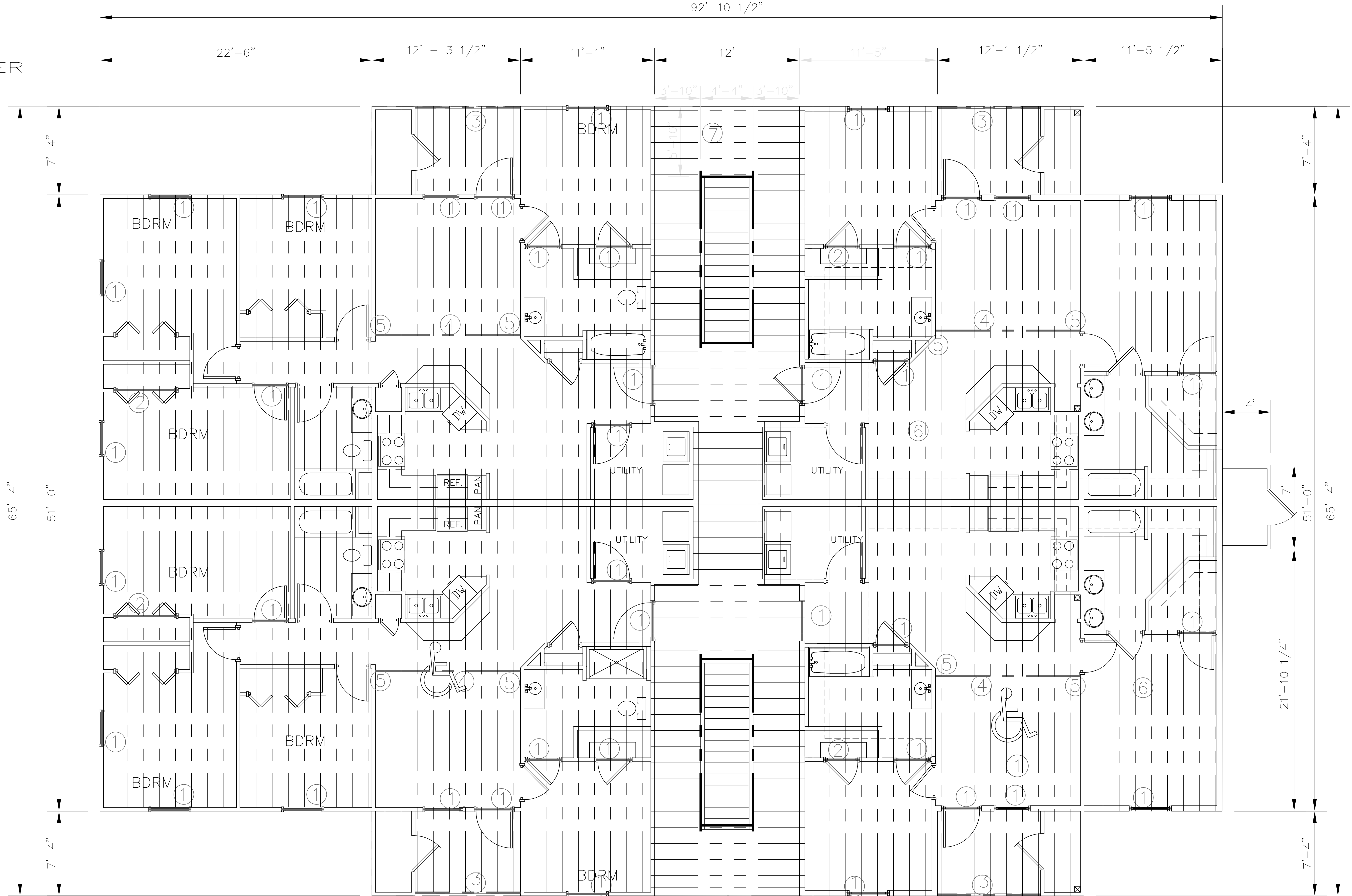
③ (2) 2 X
12

④ (3) 1.25
X 9.25 LVL

⑤ (4) 2 X
4 STUD
COLUMN

⑥ 16"
FLOOR
TRUSSES
@ 16'-0"
O.C.

⑦ 2X8
BREEZE-
WAY
JOISTS @
16" O.C.



FLOOR FRAMING PLAN.
2/4 BD RM 8 PLEX

SCALE: 3/16" = 1'-----0"

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

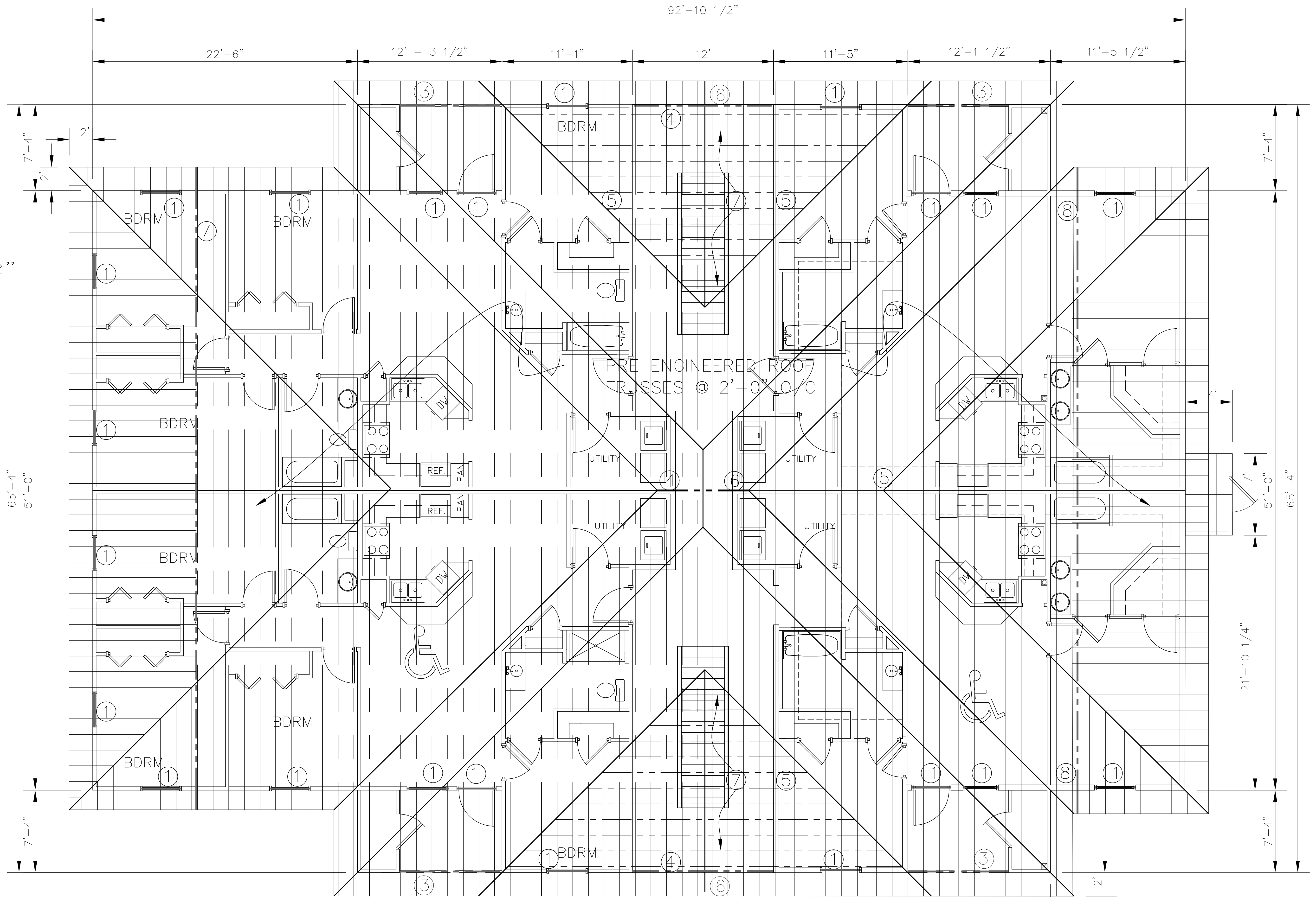
SHEET DESCRIPTION
FLOOR
FRAMING
PLAN.
2/4 BD RM
8 PLEX

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

A-3.3.2

SHEET No.

⑧ GIRDER TRUSS SHALL NOT BEAR OVER WINDOW OR OTHER OPENING



ROOF FRAMING PLAN.
2/4 BD RM 8 PLEX

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

VISIONS

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APARTMENTS
REEDSBURG, WI

DESCRIPTION
ROOF
FRAMING
PLAN.
4 BD RM
8 PLEX

NO.: 1028.001
: 10JAN23
VN BY: MS

– 3.3.3



- ① (2) 2x10 HEADER
- ② 11 7/8" TJI @ 19.2" O/C
- ③ (1) 1.75" x 11.25" LVL
- ④ (2) 1.75" x 11.25" LVL
- ⑤ (3) 2X6 SUPPORT COLUMN
- ⑥ BREEZEWAY & ALL EXTERIOR WALLS ARE SHEATHED WITH PLYWOOD AND THEREFORE ARE SHEAR WALLS. NAILING TO BE: 10^d NAILS AT 2" O/C AROUND THE PERIMETER AND 3" O/C IN THE FIELD.



MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

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BOONVILLE, MO. 65233
660-665-6326

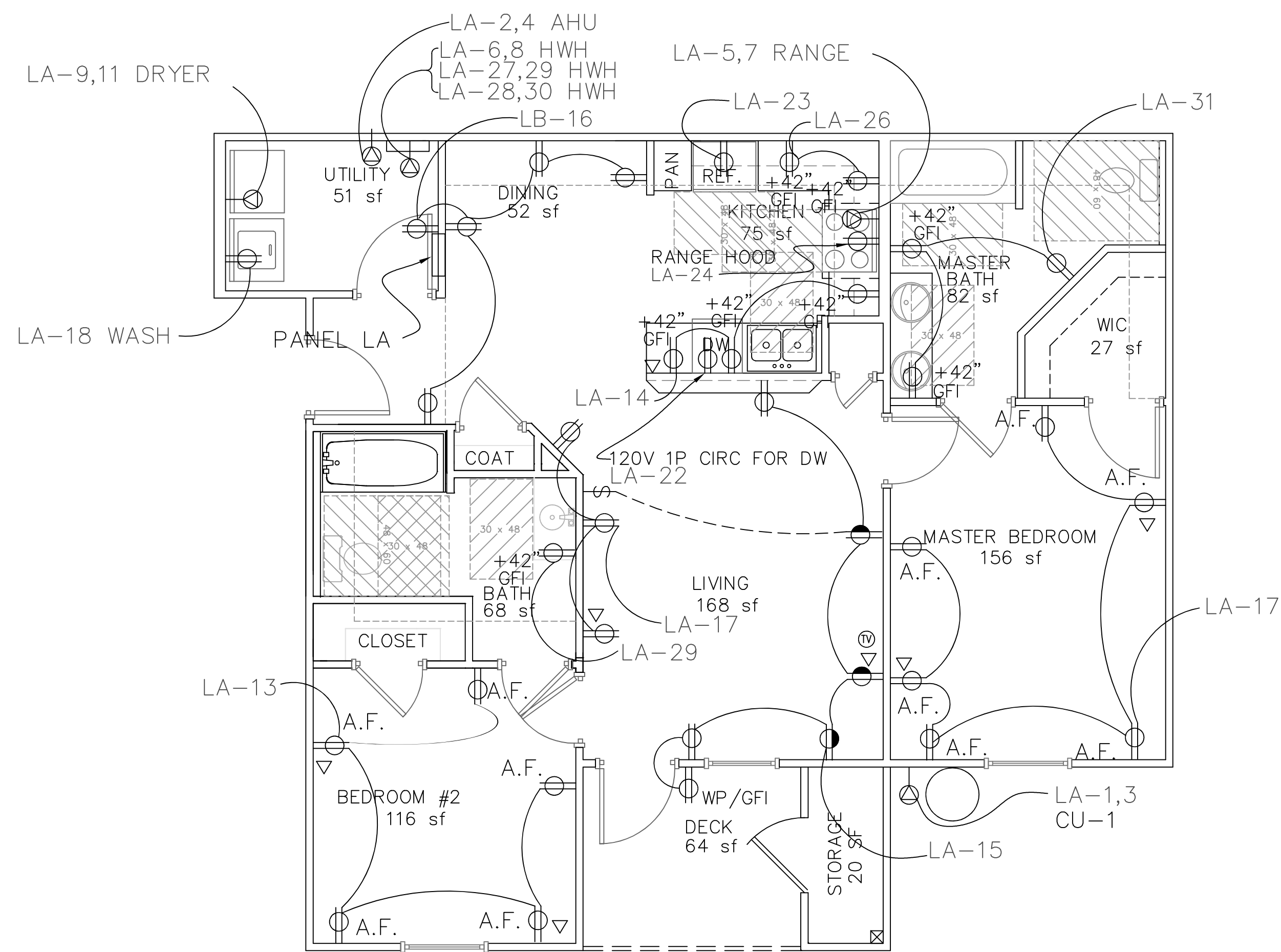
SHEET DESCRIPTION

**BREEZEWAY
FRAMING &
DETAILS**

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

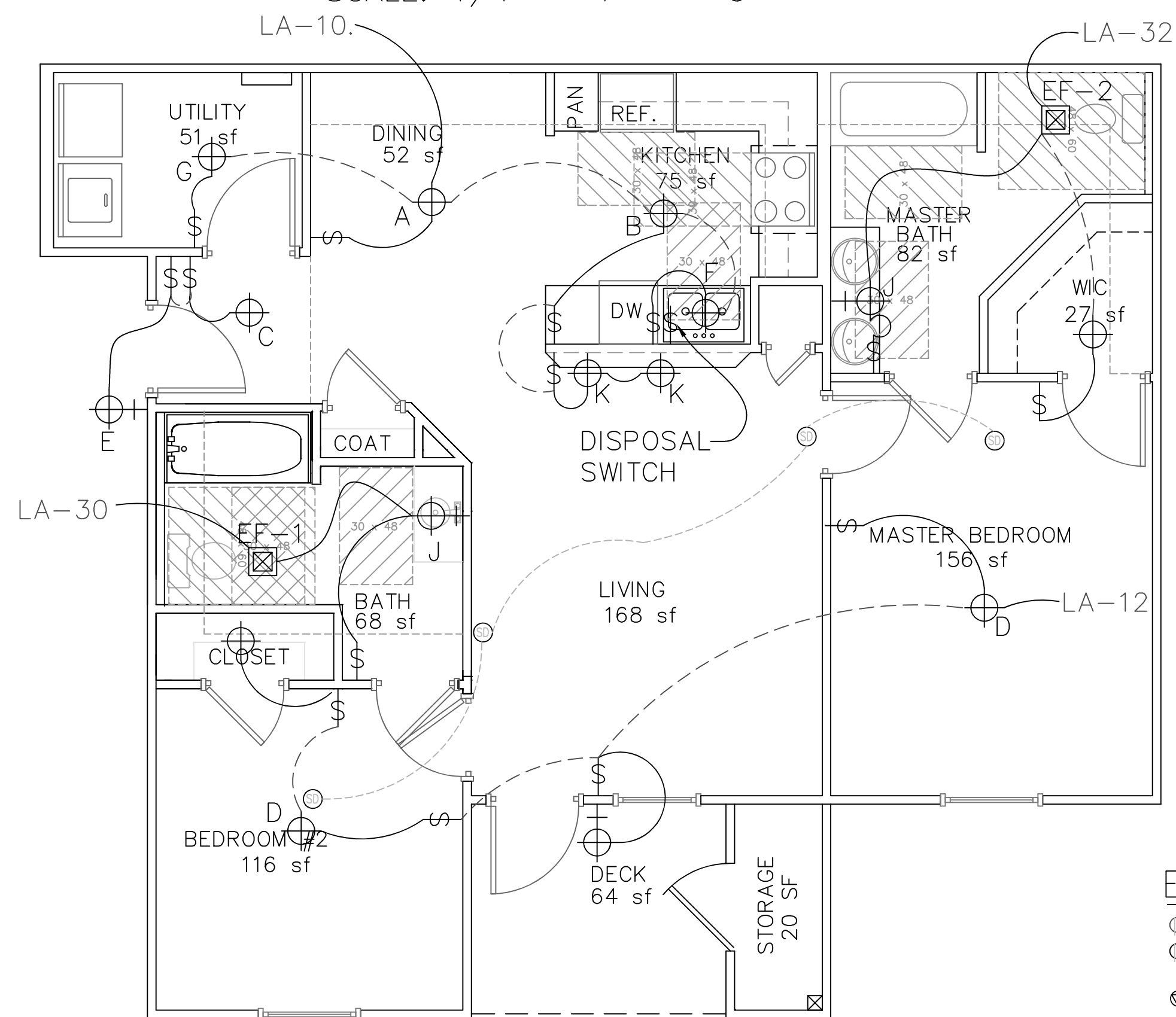
A-3.7

SHEET No.



POWER PLAN
2 BEDROOM / 2 BATH APT

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



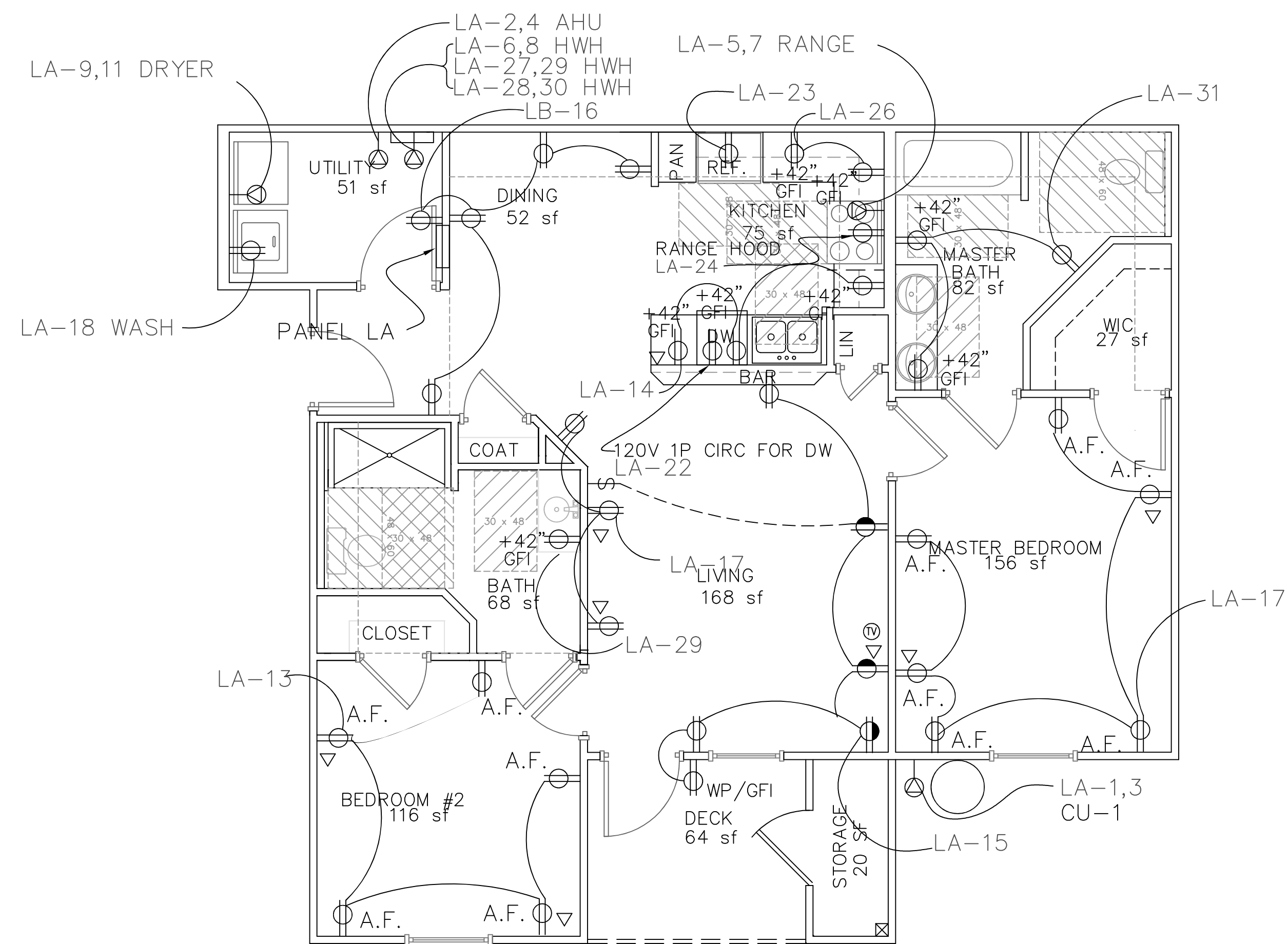
LIGHTING PLAN
2 BEDROOM / 2 BATH APT

SCALE: $\frac{1}{4}'' = 1' - 0''$
1008 sf

ELECTRICAL LEGEND

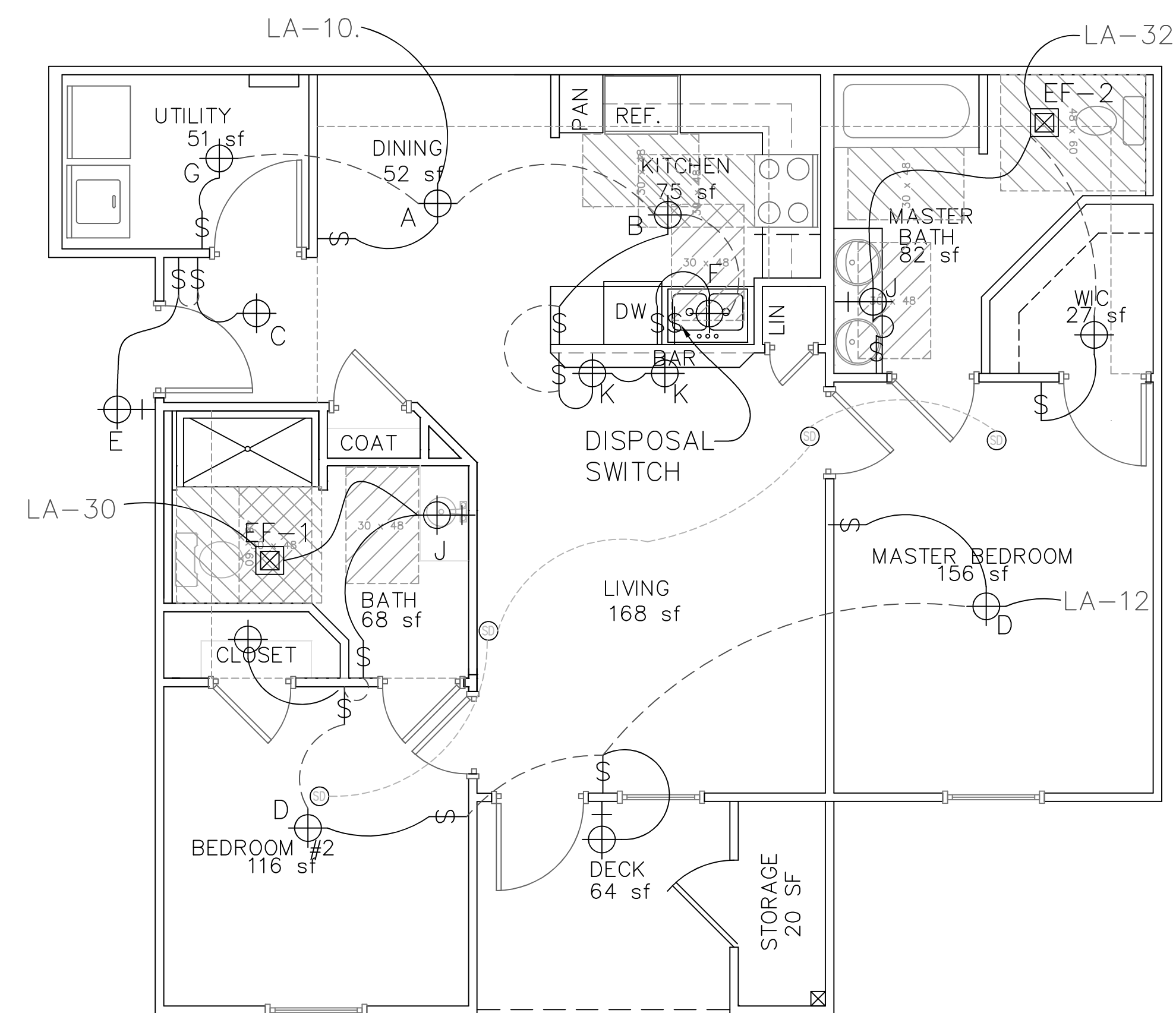
- | | | | |
|---|-------------------------------------|---|---|
|  | 110 VOLT RECEPTACLE |  | ONE WAY SWITCH |
|  | 110 VOLT RECEPTACLE
1/2 SWITCHED |  | THREE WAY SWITCH |
|  | 220 VOLT RECEPTACLE |  | CIRCUIT TO PANEL |
|  | CEILING MOUNTED LIGHT |  | SMOKE/CARBON MONOXIDE DETECTOR:
120 V W/ BATTERY BACKUP, INTERCONNECTED
WITH OTHER DETECTORS WITHIN APT.
KIDDE I12010SCD OR EQUAL. |
|  | WALL MOUNTED LIGHT |  | EXHAUST FAN |
|  | MOTOR |  | HORN |
|  | JUNCTION BOX |  | DISCONNECT SWITCH |
|  | THERMOSTAT |  | CABLE TELEVISION |
|  | BELL |  | EXIT LIGHT |
|  | TELEPHONE |  | SECURITY CAMERA |
|  | TOILET RM EXHAUST FAN | | |
|  | EMERGENCY LIGHT | | |

REFER TO SHEETS A-1.7 AND E-1.5 FOR ELECTRICAL SCHEDULES AND NOTES.



2 BEDROOM / 2 BATH ACCESSIBLE APT

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



LIGHTING PLAN
2 BEDROOM / 2 BATH ACCESSIBLE APT

SCALE: $1/4" = 1' - - - - 0'$
1008 sf

NOTE:

- 1) ALL KITCHEN COUNTER TOP RECEPTACLES SHALL BE GFI PROTECTED
- 2) ALL BATH OUTLETS SHALL BE GFI PROTECTED.
- 3) ALL SLEEPING ROOM OUTLETS SHALL BE ARC FAULT PROTECTED.
- 4) SEE SHEET A-1.7 FOR ELECTRICAL GENERAL NOTES.
- 5) SEE SHEET A-1.1 HANDICAP UNIT NOTES.
- 6) ALL APTS TO BE WIRED FOR HIGH SPEED INTERNET. CONFIRM WITH OWNER FOR WIRE TYPE TO BE INSTALLED.

REVISIONS

[illegible]

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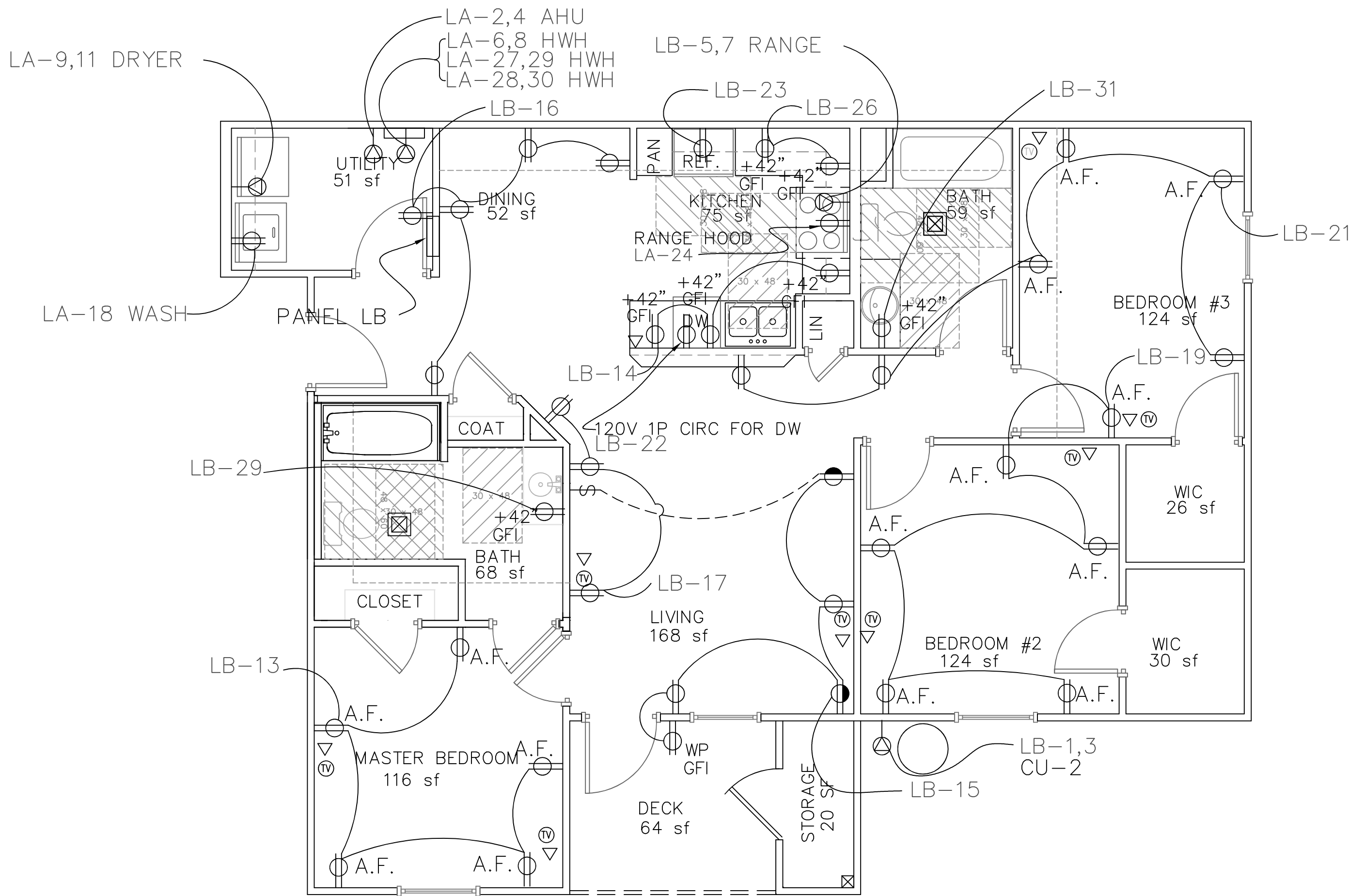
REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

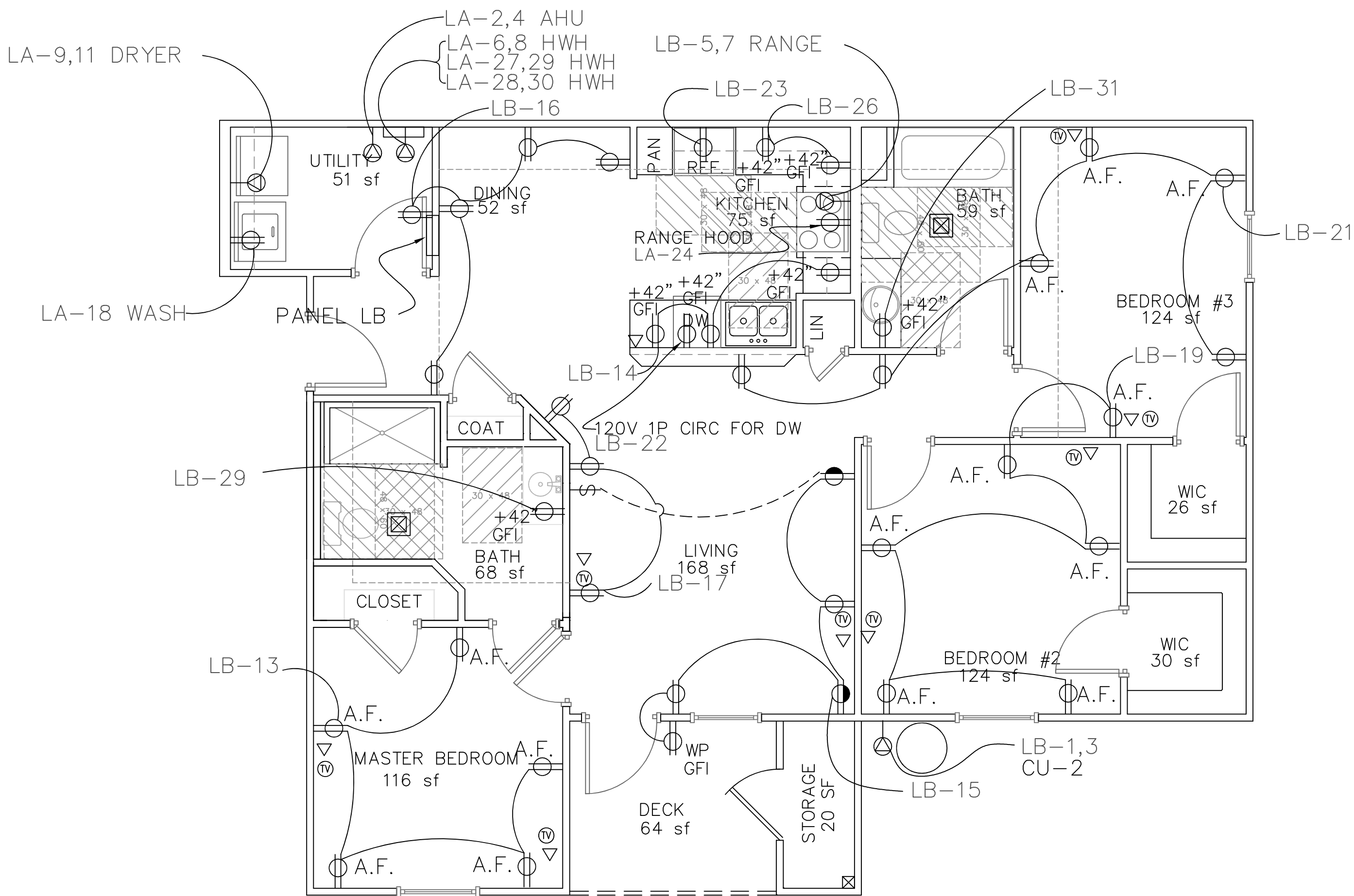
TWO BEDROOM
APARTMENT
ELECTRICAL PLAN

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

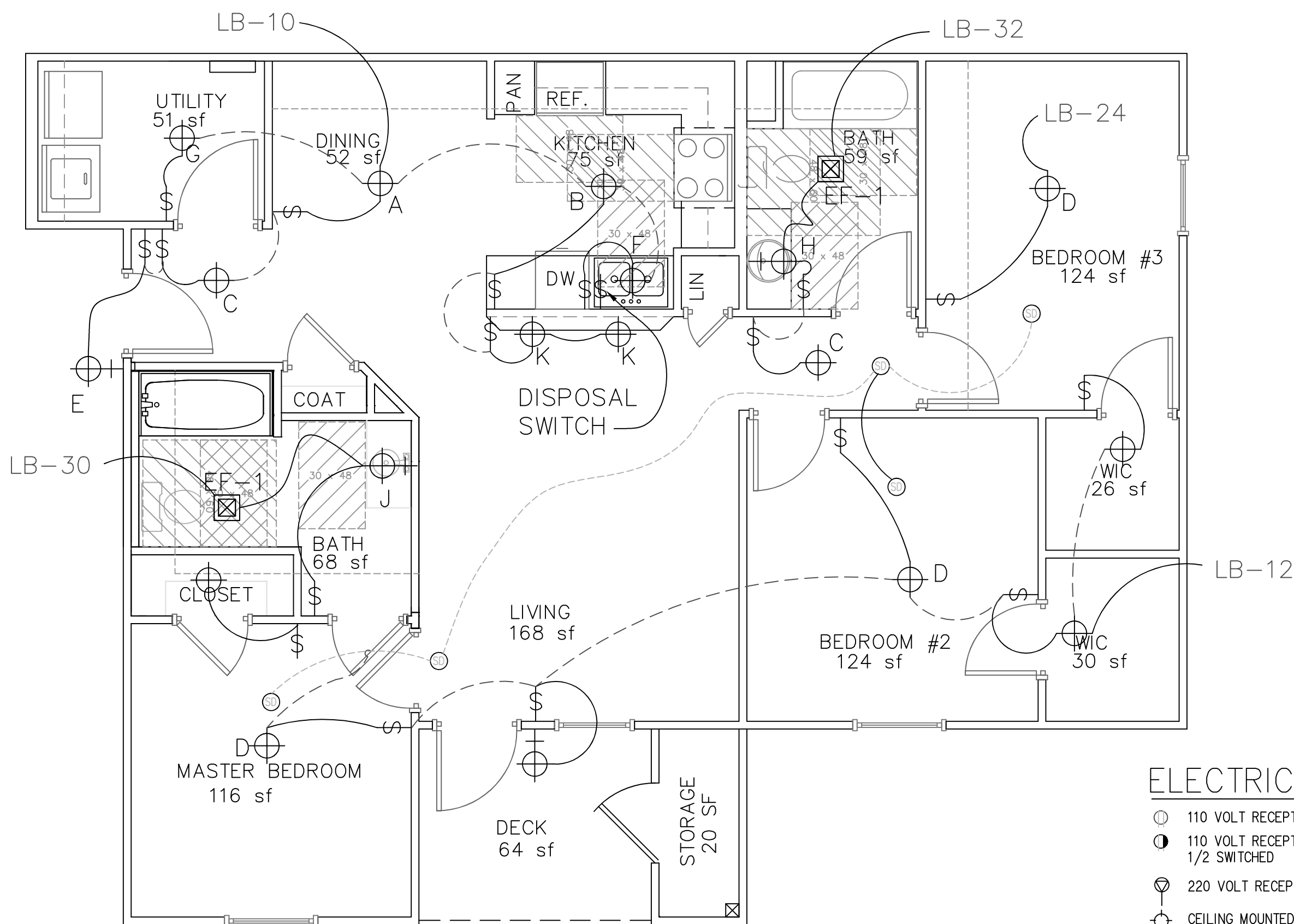
E-1.1



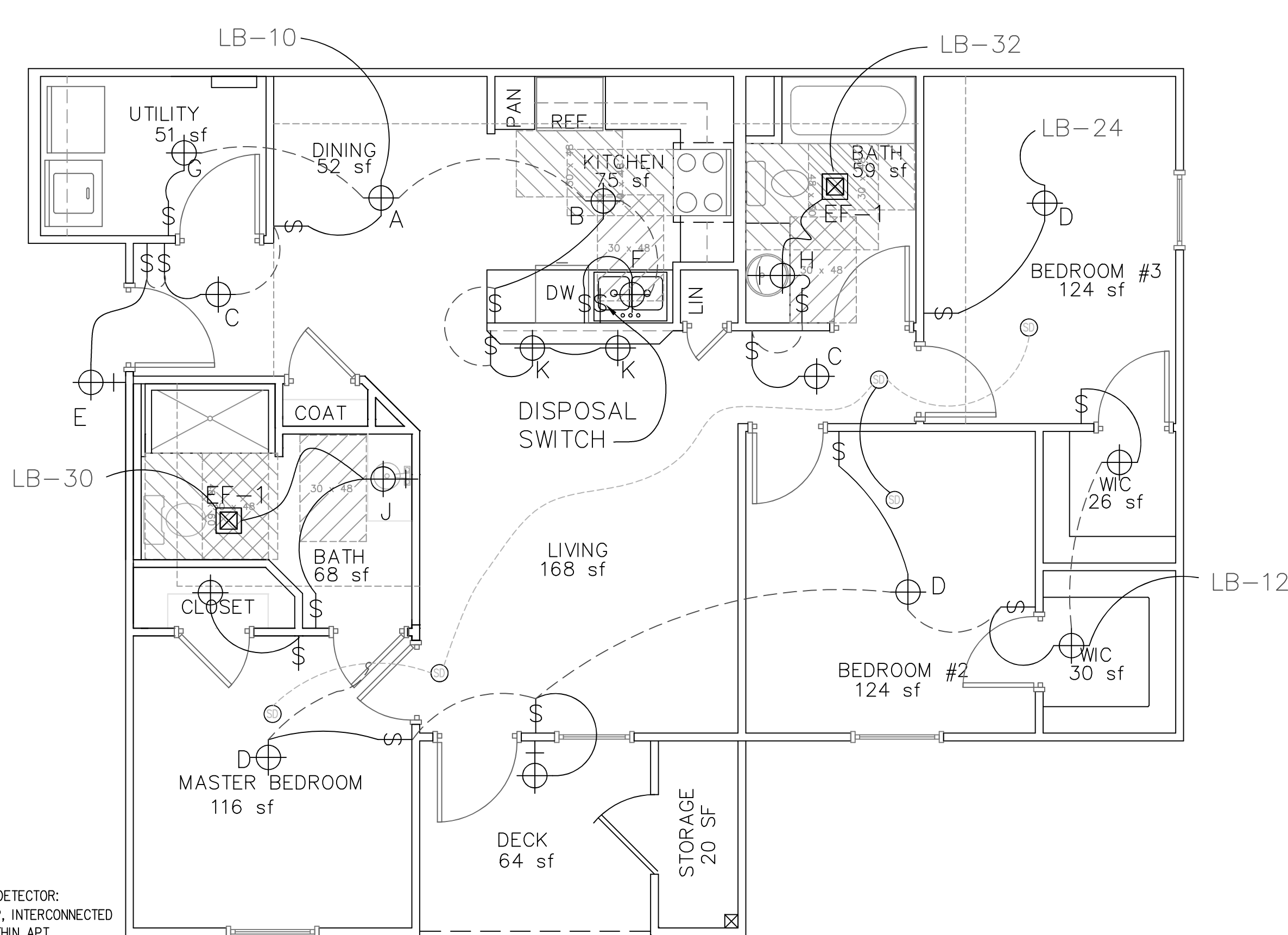
POWER PLAN
3 BEDROOM / 2 BATH APT
SCALE: 1/4" = 1'-0"



POWER PLAN
3 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 1/4" = 1'-0"



LIGHTING PLAN
3 BEDROOM / 2 BATH APT
SCALE: 1/4" = 1'-0"
1008 sf



LIGHTING PLAN
3 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 1/4" = 1'-0"
1008 sf

NOTE:

- 1) ALL KITCHEN COUNTER TOP RECEPTACLES SHALL BE GFI PROTECTED
- 2) ALL BATH OUTLETS SHALL BE GFI PROTECTED.
- 3) ALL SLEEPING ROOM OUTLETS SHALL BE ARC FAULT PROTECTED.
- 4) SEE SHEET A-1.7 FOR ELECTRICAL GENERAL NOTES.
- 5) SEE SHEET A-1.1 HANDICAP UNIT NOTES.
- 6) ALL APTS TO BE WIRED FOR HIGH SPEED INTERNET. CONFIRM WITH OWNER FOR WIRE TYPE TO BE INSTALLED.

ELECTRICAL LEGEND

- 110 VOLT RECEPTACLE
 - 110 VOLT RECEPTACLE 1/2 SWITCHED
 - ⦿ 220 VOLT RECEPTACLE
 - ⦿ CEILING MOUNTED LIGHT
 - ⦿ WALL MOUNTED LIGHT
 - ⦿ MOTOR
 - ⦿ JUNCTION BOX
 - ⦿ THERMOSTAT
 - ⦿ BELL
 - ⦿ TELEPHONE
 - ⦿ TOILET RM EXHAUST FAN
 - ⦿ EMERGENCY LIGHT
 - ⦿ ONE WAY SWITCH
 - ⦿ THREE WAY SWITCH
 - ⦿ CIRCUIT TO PANEL
 - ⦿ SMOKE/CARBON MONOXIDE DETECTOR: 120 V W/ BATTERY BACKUP, INTERCONNECTED WITH OTHER DETECTORS WITHIN APT. KIDDE I12010SC0 OR EQUAL.
 - ⦿ EXHAUST FAN
 - ⦿ HORN
 - ⦿ DISCONNECT SWITCH
 - ⦿ CABLE TELEVISION
 - ⦿ EXIT LIGHT
 - ⦿ SECURITY CAMERA
- REFER TO SHEETS A-1.7 AND E-1.5 FOR ELECTRICAL SCHEDULES AND NOTES.

REVISIONS

NO.	DESCRIPTION

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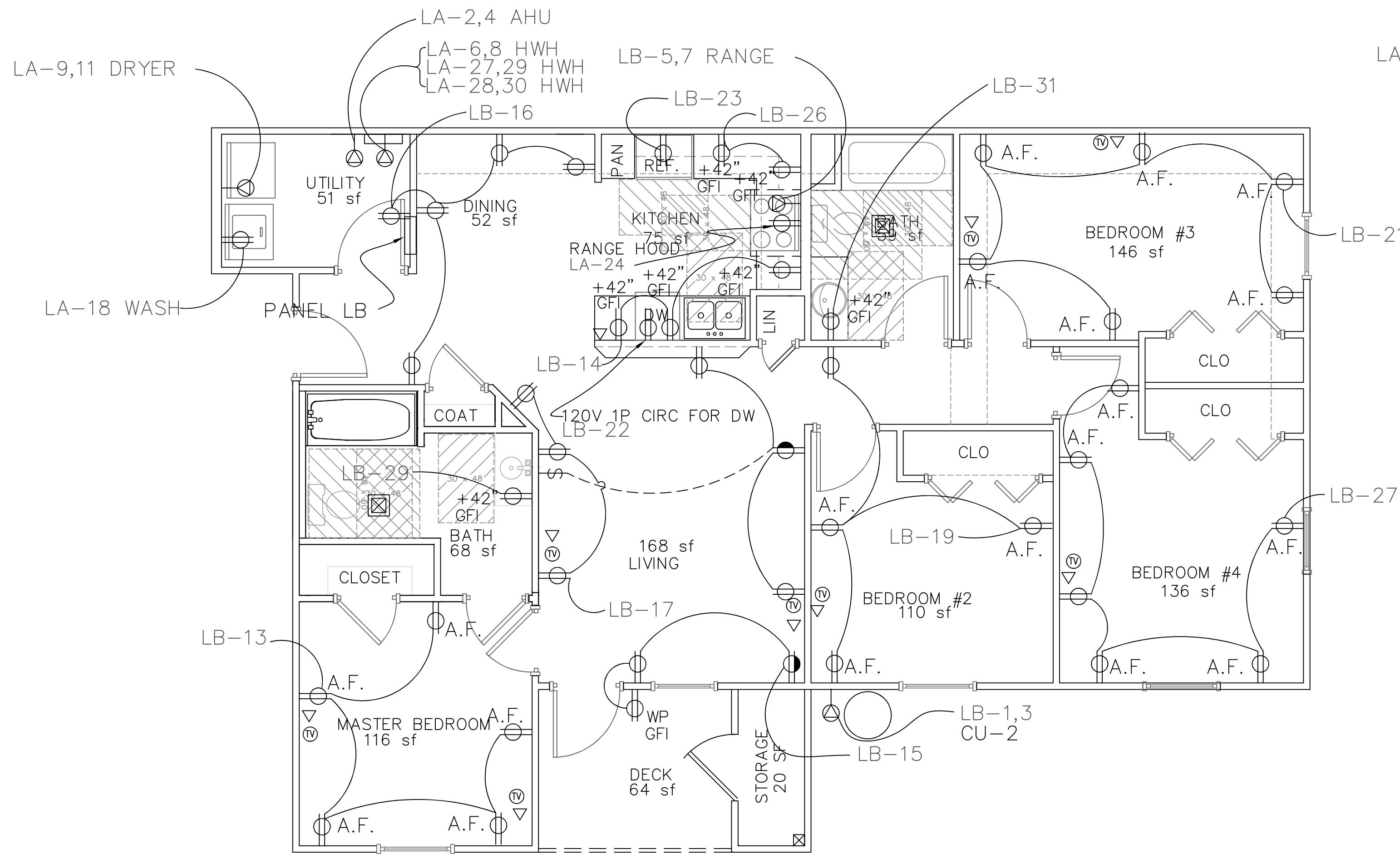
REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

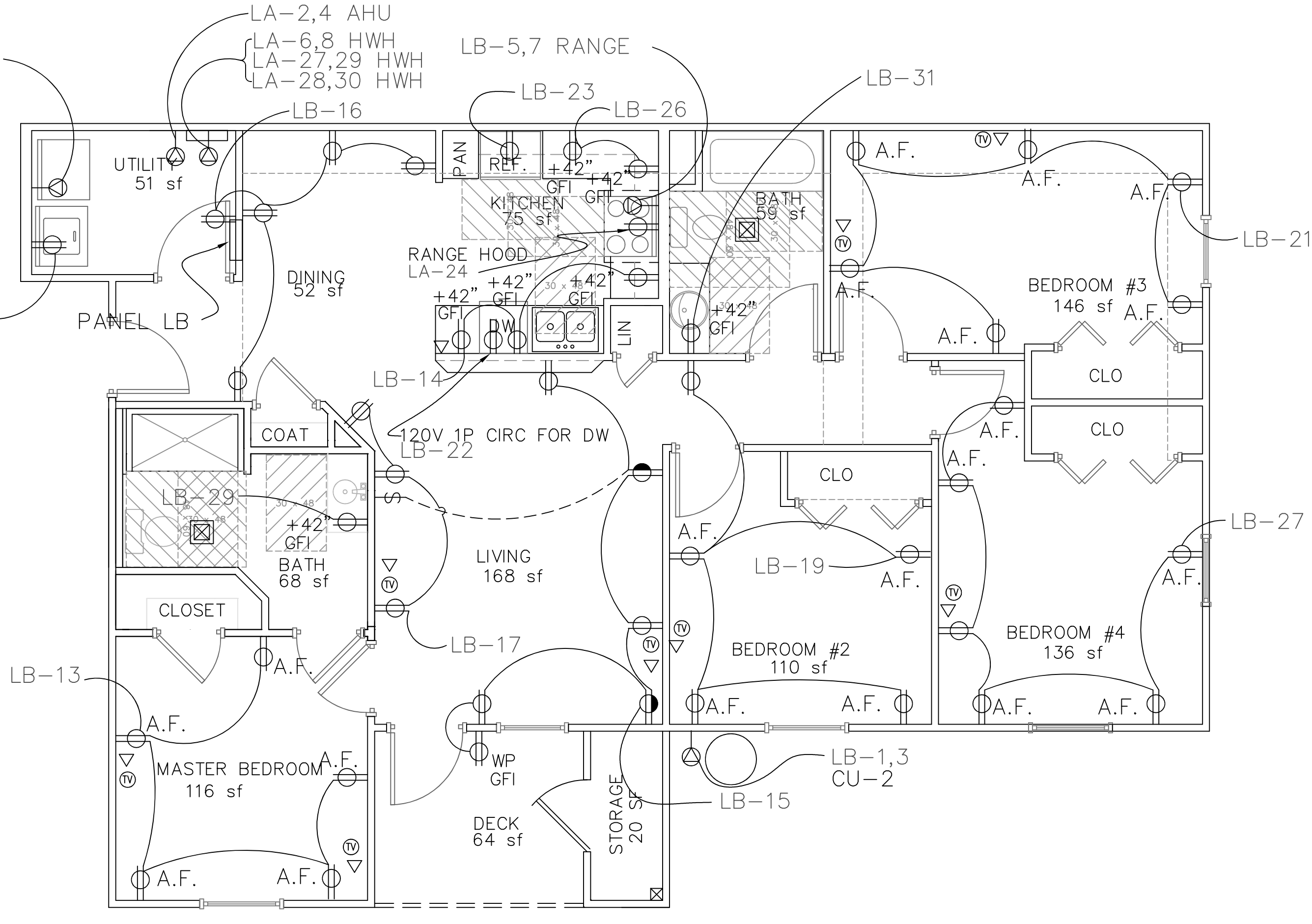
THREE BEDROOM
APARTMENT
ELECTRICAL PLAN
JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

E-1.2

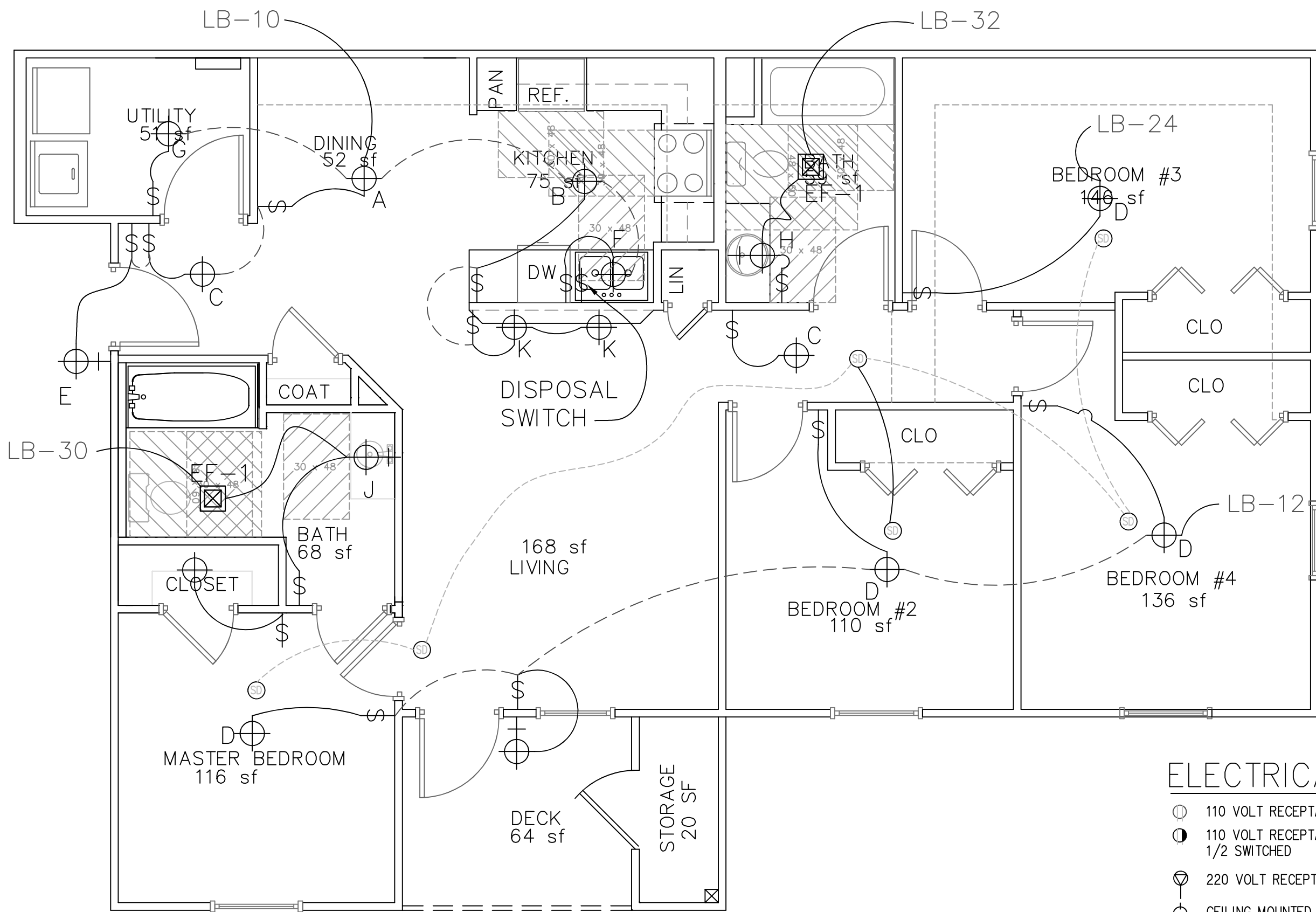
SHEET No.



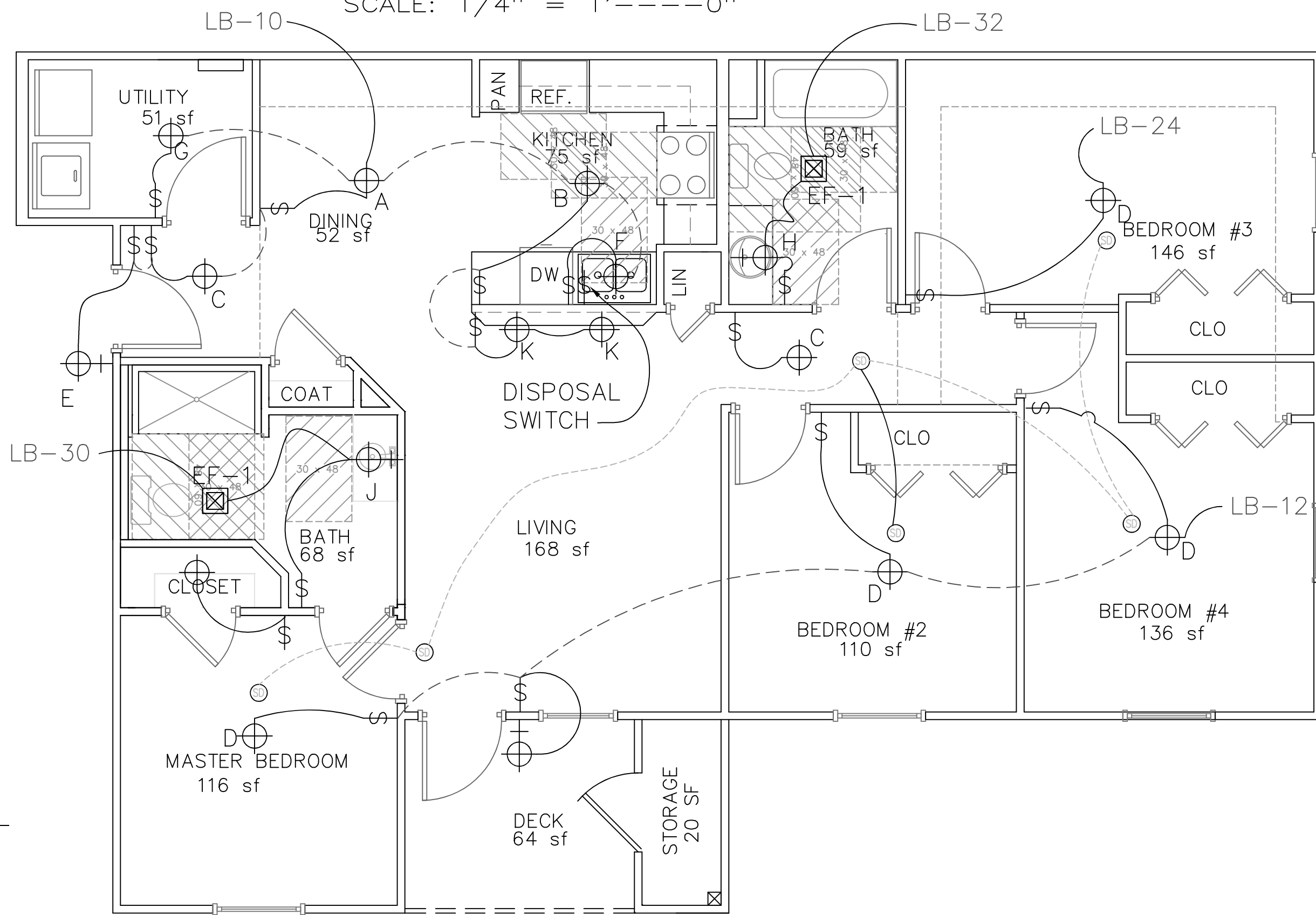
POWER PLAN
4 BEDROOM / 2 BATH APT
SCALE: 1/4" = 1'-0"



POWER PLAN
4 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 1/4" = 1'-0"



LIGHTING PLAN
4 BEDROOM / 2 BATH APT
SCALE: 1/4" = 1'-0"
1008 sf



LIGHTING PLAN
4 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 1/4" = 1'-0"
1008 sf

ELECTRICAL LEGEND

- | | |
|------------------------------------|--|
| ○ 110 VOLT RECEPTACLE | \$ ONE WAY SWITCH |
| ● 110 VOLT RECEPTACLE 1/2 SWITCHED | \$3 THREE WAY SWITCH |
| ○ 220 VOLT RECEPTACLE | → CIRCUIT TO PANEL |
| ⊙ CEILING MOUNTED LIGHT | ○ SMOKE/CARBON MONOXIDE DETECTOR: 120 V W/ BATTERY BACKUP, INTERCONNECTED WITH OTHER DETECTORS WITHIN APT. KIDDE I12010SC0 OR EQUAL. |
| ⊙ WALL MOUNTED LIGHT | ⊠ EXHAUST FAN |
| ⊙ MOTOR | ⊠ HORN |
| ⊙ JUNCTION BOX | ⊠ DISCONNECT SWITCH |
| ⊙ THERMOSTAT | ⊠ CABLE TELEVISION |
| ⊙ BELL | ⊠ EXIT LIGHT |
| ⊙ TELEPHONE | ⊠ SECURITY CAMERA |
| ⊠ TOILET RM EXHAUST FAN | |
| ⊠ EMERGENCY LIGHT | |
- REFER TO SHEETS A-1.7 AND E-1.5 FOR ELECTRICAL SCHEDULES AND NOTES.

NOTE:

- 1) ALL KITCHEN COUNTER TOP RECEPTACLES SHALL BE GFI PROTECTED
- 2) ALL BATH OUTLETS SHALL BE GFI PROTECTED.
- 3) ALL SLEEPING ROOM OUTLETS SHALL BE ARC FAULT PROTECTED.
- 4) SEE SHEET A-1.7 FOR ELECTRICAL GENERAL NOTES.
- 5) SEE SHEET A-1.1 HANDICAP UNIT NOTES.
- 6) ALL APTS TO BE WIRED FOR HIGH SPEED INTERNET. CONFIRM WITH OWNER FOR WIRE TYPE TO BE INSTALLED.

REVISIONS

NO.	DESCRIPTION

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

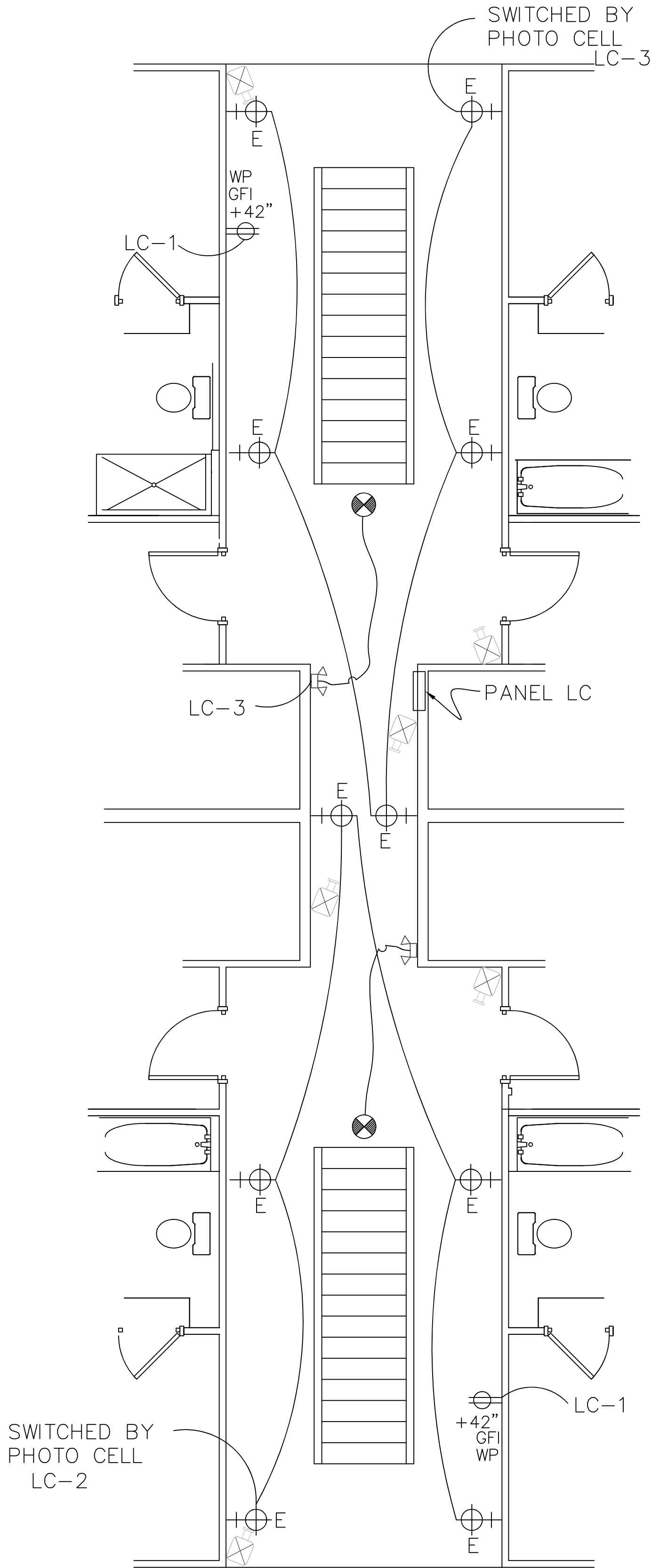
FOUR BEDROOM
APARTMENT
ELECTRICAL PLAN

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

E-1.3

SHEET No.

NOTES:
1) CIRCUITS AS NECESSARY
FOR SITE LIGHTING. SEE SITE
PLAN FOR LIGHTING LOCATIONS.
2) FIRE SRINKLER ROOM AT
END OF EACH BUILDING:
PROVIDE ONE UTILITY LITE, ONE
DUPLEX OUTLET, AND ONE
1500 WATT ELECTIC
BASEBOARD HEATER



BREEZEWAY ELECTRICAL PLAN

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

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REVISIONS
--

ME

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

1424d WEST ASHLEY ROAD
BOONVILLE, MO 65233
660-665-6326

REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
BREEZEWAY ELECTRICAL PLAN
JOB NO.: 1028.001 DATE: 10JAN23 DRAWN BY: MS
E-1.4
SHEET No.

PANEL LA – TWO BEDROOM						120/240V – 1Ø – 3W	125 AMP	16000–33
CKT. NO.	BRKR.	LOAD	SERVICE	SERVICE	LOAD	BRKR.	CKT. NO.	
1	50A		CU-2	AHU-2	50A		2	
3	2P		↓	↓	2P		4	
5	40A		RANGE	WATER HEATER	40A		6	
7	2P		↓	↓	2P		8	
9	30A		DRYER	LIGHTS	20A		10	
11	2P		↓	LIGHTS	20A		12	
13	20A		RECEPT.	RECEPT.	20A		14	
15	20A		RECEPT.	RECEPT.	20A		16	
17	20A		RECEPT.	WASHING MACHINE	20A		18	
19	20A		RECEPT.	LIGHTS	20A		20	
21	20A		SPACE	DISHWASHER	20A		22	
23	20A		REFRIG	RANGE HOOD	20A		24	
25	20A		RANGE HOOD	RECEPT.	20A		26	
27	40A		WATER HEATER	WATER HEATER	40A		28	
29	2P		↓	↓	2P		30	
31	20A		BATHROOM RECEPTS	BATHROOM LIGHTS	20A		32	

PANEL LB – THREE BEDROOM						120/240V – 1Ø – 3W	125 AMP	16000–33
CKT. NO.	BRKR.	LOAD	SERVICE	SERVICE	LOAD	BRKR.	CKT. NO.	
1	50A		CU-4	AHU-4	50A		2	
3	2P		↓	↓	2P		4	
5	40A		RANGE	WATER HEATER	40A		6	
7	2P		↓	↓	2P		8	
9	30A		DRYER	LIGHTS	20A		10	
11	2P		↓	LIGHTS	20A		12	
13	20A		RECEPT.	RECEPT.	20A		14	
15	20A		RECEPT.	RECEPT.	20A		16	
17	20A		RECEPT.	WASHING MACHINE	20A		18	
19	20A		RECEPT.	RECEPT.	20A		20	
21	20A		RECEPT	DISH WASHER	20A		22	
23	20A		REFRIG	LIGHTS	20A		24	
25	20A		RANGE HOOD	RECEPT.	20A		26	
27	40A		WATER HEATER	WATER HEATER	40A		28	
29	2P		↓	↓	2P		30	
31	20A		BATHROOM RECEPTS	BATHROOM LIGHTS	20A		32	

PANEL LB – FOUR BEDROOM						120/240V – 1Ø – 3W	125 AMP	16000–33
CKT. NO.	BRKR.	LOAD	SERVICE	SERVICE	LOAD	BRKR.	CKT. NO.	
1	50A		CU-4	AHU-4	50A		2	
3	2P		↓	↓	2P		4	
5	40A		RANGE	WATER HEATER	40A		6	
7	2P		↓	↓	2P		8	
9	30A		DRYER	LIGHTS	20A		10	
11	2P		↓	LIGHTS	20A		12	
13	20A		RECEPT.	RECEPT.	20A		14	
15	20A		RECEPT.	RECEPT.	20A		16	
17	20A		RECEPT.	WASHING MACHINE	20A		18	
19	20A		RECEPT.	RECEPT.	20A		20	
21	20A		RECEPT	DISH WASHER	20A		22	
23	20A		REFRIG	LIGHTS	20A		24	
25	20A		RANGE HOOD	RECEPT	20A		26	
27	40A		WATER HEATER	WATER HEATER	40A		28	
29	2P		↓	↓	2P		30	
31	20A		BATHROOM RECEPTS	BATHROOM LIGHTS	20A		32	

PANEL LC – BUILDING SERVICES						120/240V – 1Ø – 3W	125 AMP	16000–33
CKT. NO.	BRKR.	LOAD	SERVICE	SERVICE	LOAD	BRKR.	CKT. NO.	
1	20A		RECEPT	LIGHTS	20A		2	
3	20A		EMERG. LIGHTS	STREET LIGHTS	20A		4	
5	20A		STREET LIGHTS	STREET LIGHTS	20A		6	
7	20A		FIRE ALARM / SMOKE DETECTORS		20A		8	
9							10	
11							12	
13							14	
15							16	
17							18	
19							20	
21							22	
23							24	
25							26	
27							28	
29							30	
							32	

PANEL LC TO HAVE LOCKING COVER. PANEL TO BE LOCATED AT GROUND FLOOR IN ONE BREEZEWAY PER BUILDING. SEE SHEET 4–3.2 FOR LOCATION.

ELECTRICAL LOAD CALCS

TWO BEDROOM APARTMENT – 964 SQ. FT.

GENERAL LIGHTING = 964 SQ. FT. AT 3 VOLT-AMP/SQ. FT. = 2.9 KVA
SMALL APPLIANCES = 3.0 KVA
RANGE = 8.0 KVA
DISH WASHER = 1.2 KVA
WATER HEATER = 4.5 KVA
TOTAL = 19.6 KVA

AIR CONDITIONING LOAD = 10.0 KVA

FIRST 10 KVA AT 100% = 10.0 KVA
REMAINDER AT 40% A/C LOAD = 10.0 KVA
TOTAL = 23.8 KVA

23.8 x 1000 =23,800 /240 V = 99.2 AMP

THREE BEDROOM APARTMENT – 1101 SQ. FT.

GENERAL LIGHTING = 1101 SQ. FT. AT 3 VOLT-AMP/SQ. FT. = 3.3 KVA
SMALL APPLIANCES = 3.0 KVA
RANGE = 8.0 KVA
DISH WASHER = 1.2 KVA
WATER HEATER = 4.5 KVA
TOTAL = 20.0 KVA

AIR CONDITIONING LOAD = 10.0 KVA

FIRST 10 KVA AT 100% = 10.0 KVA
REMAINDER AT 40% A/C LOAD = 4.0 KVA
TOTAL = 24.0 KVA

24.0 x 1000 =24,000 /240 V = 100 AMP

FOUR BEDROOM APARTMENT – 1267 SQ. FT.

GENERAL LIGHTING = 1267 SQ. FT. AT 3 VOLT-AMP/SQ. FT. = 3.8 KVA
SMALL APPLIANCES = 3.0 KVA
RANGE = 8.0 KVA
DISH WASHER = 1.2 KVA
WATER HEATER = 4.5 KVA
TOTAL = 20.5 KVA

AIR CONDITIONING LOAD = 10.0 KVA

FIRST 10 KVA AT 100% = 10.0 KVA
REMAINDER AT 40% A/C LOAD = 4.2 KVA
TOTAL = 24.2 KVA

24.2 x 1000 =24,200 /240 V = 101 AMP

WIRE SIZE SCHEDULE

ELECTRICAL CIRCUITS – 120/240V, SINGLE PHASE (1)

DESCRIPTION	VOLTAGE	MIN. BREAKER SIZE	MIN. COPPER WIRE SIZE
MAIN (2)	240V	125A MLO	3 #1 W/G SER

KITCHEN SMALL APPLIANCE CIRCUITS (2) AND COMMON AREA CONVENIENCE OUTLET CIRCUITS	120V	20A	2 #12 W/G
--	------	-----	-----------

LIGHTING, CONVENIENCE OUTLET AND MISC. CIRCUITS	120V	20A	2 #14 W/G (3)
---	------	-----	---------------

INDOOR UNIT SINGLE POINT CONNECTION ONE BEDROOM TWO/THREE BEDROOM	240V 240V	45A 60A	2 #6 W/G (4) 2 #4 W/G (4)
---	-----------	---------	---------------------------

WATER HEATER CIRCUIT	240V 240V	30A 40A	2 #6 W/G (5) 2 #6 W/G (5)
----------------------	-----------	---------	---------------------------

RANGE CIRCUIT	240V	50A	2 #6 W/G
---------------	------	-----	----------

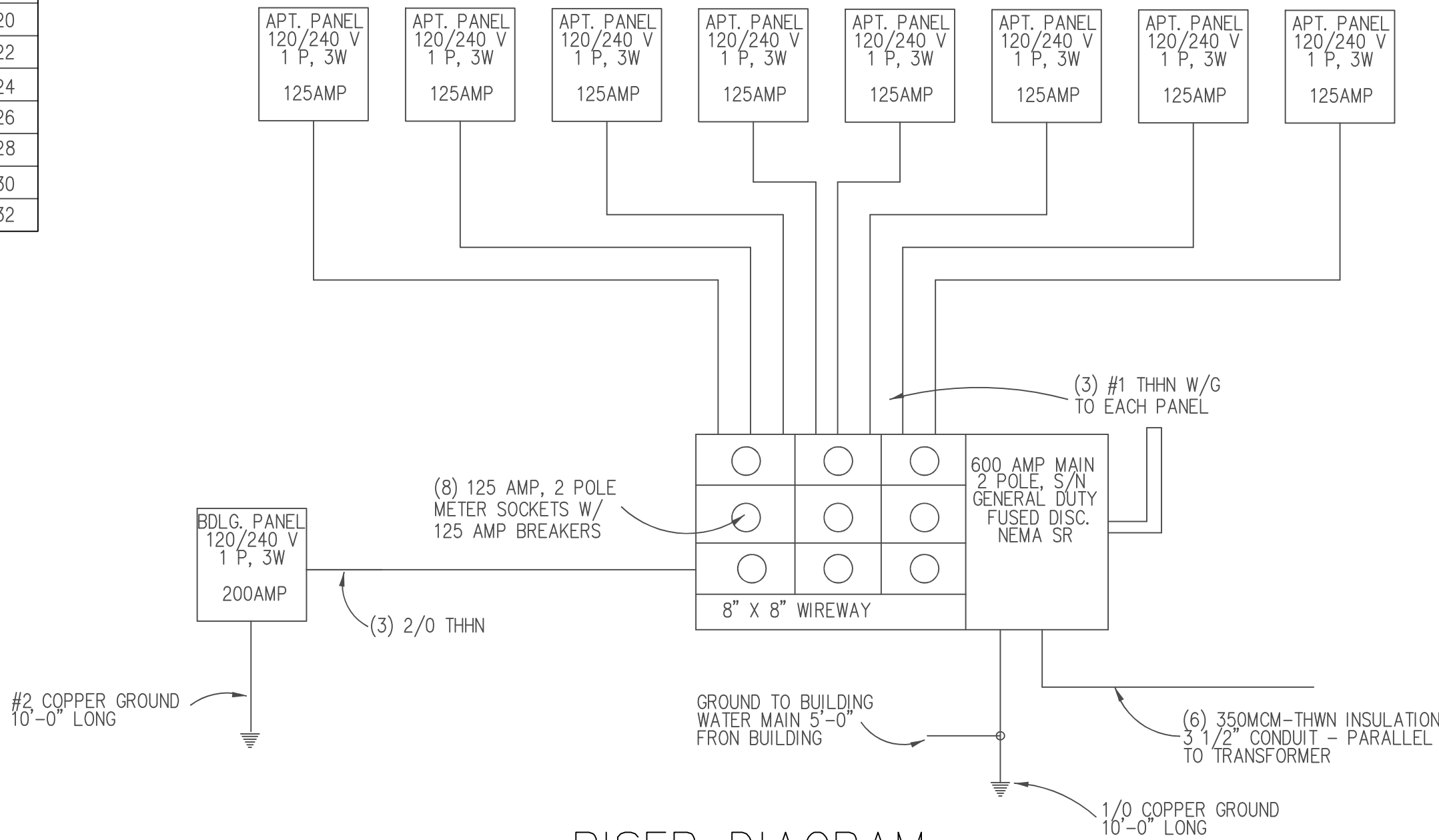
OUTDOOR UNIT	240V	15A	2 #10 W/G
--------------	------	-----	-----------

WASHER CIRCUIT	120V	20A	2 #12 W/G
----------------	------	-----	-----------

DRYER CIRCUIT	240V	30A	2 #10 W/G
---------------	------	-----	-----------

NOTES:

- (1) NUMBER OF CIRCUITS AND BREAKDOWN OF CIRCUITS SHALL COMPLY WITH N.E.C. AND ALL LOCAL AND STATE CODES
- (2) MAIN SIZE AND SERVICE CONDUCTOR SIZE SHOWN IS FOR STANDARD APARTMENT. THIS AND OTHER MAINS SHALL COMPLY WITH N.E.C. (SMALLER WIRING SHALL BE ACCEPTABLE IF PER N.E.C. BY TYPE).
- (3) SMALL APPLIANCE CIRCUIT IN KITCHEN AND OTHER 120V DESIGNATED CIRCUITS SHALL BE 20A WITH (2) #12 WITH GROUND (W/G).
- (4) BREAKER AND WIRE SIZE DETERMINED BY AMPACITY OF HEATERS CONNECTED.
- (5) USE 30A CIRCUIT FOR 4500 WATT NON-SIMULTANEOUS ELEMENT OPERATION AND 40A CIRCUIT FOR 2-4500 WATT SIMULTANEOUS OPERATION, DEPENDING ON OPERATION OF SPECIFIC WATER HEATER APPROVED FOR USE.



RISER DIAGRAM POWER DISTRIBUTION

SCALE: NONE
*ONE SERVICE THUS FOR 8 PLEX, TWO FOR 16 PLEX.

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

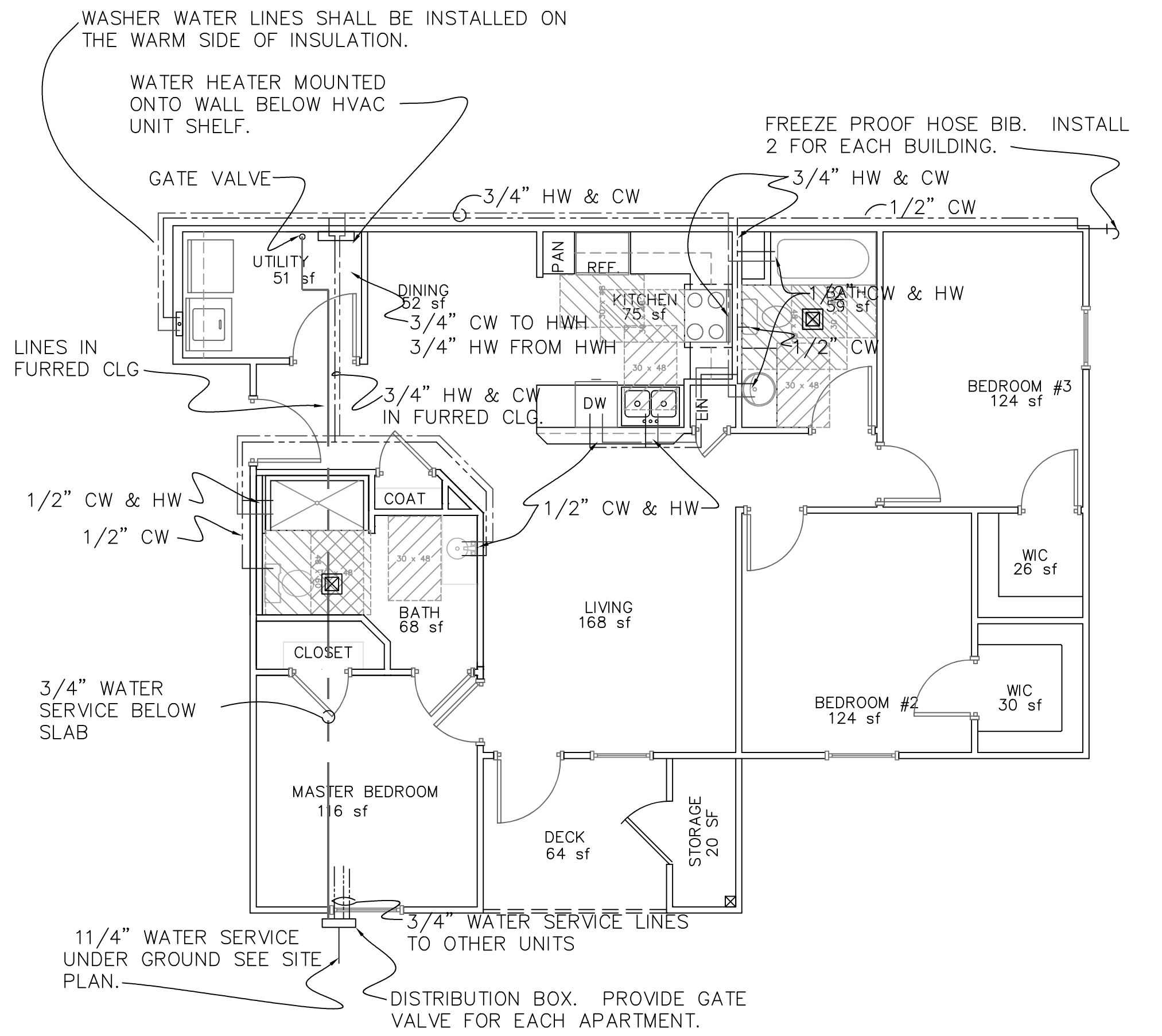
SHEET DESCRIPTION

ELECTRICAL
DETAILS &
SCHEDULES

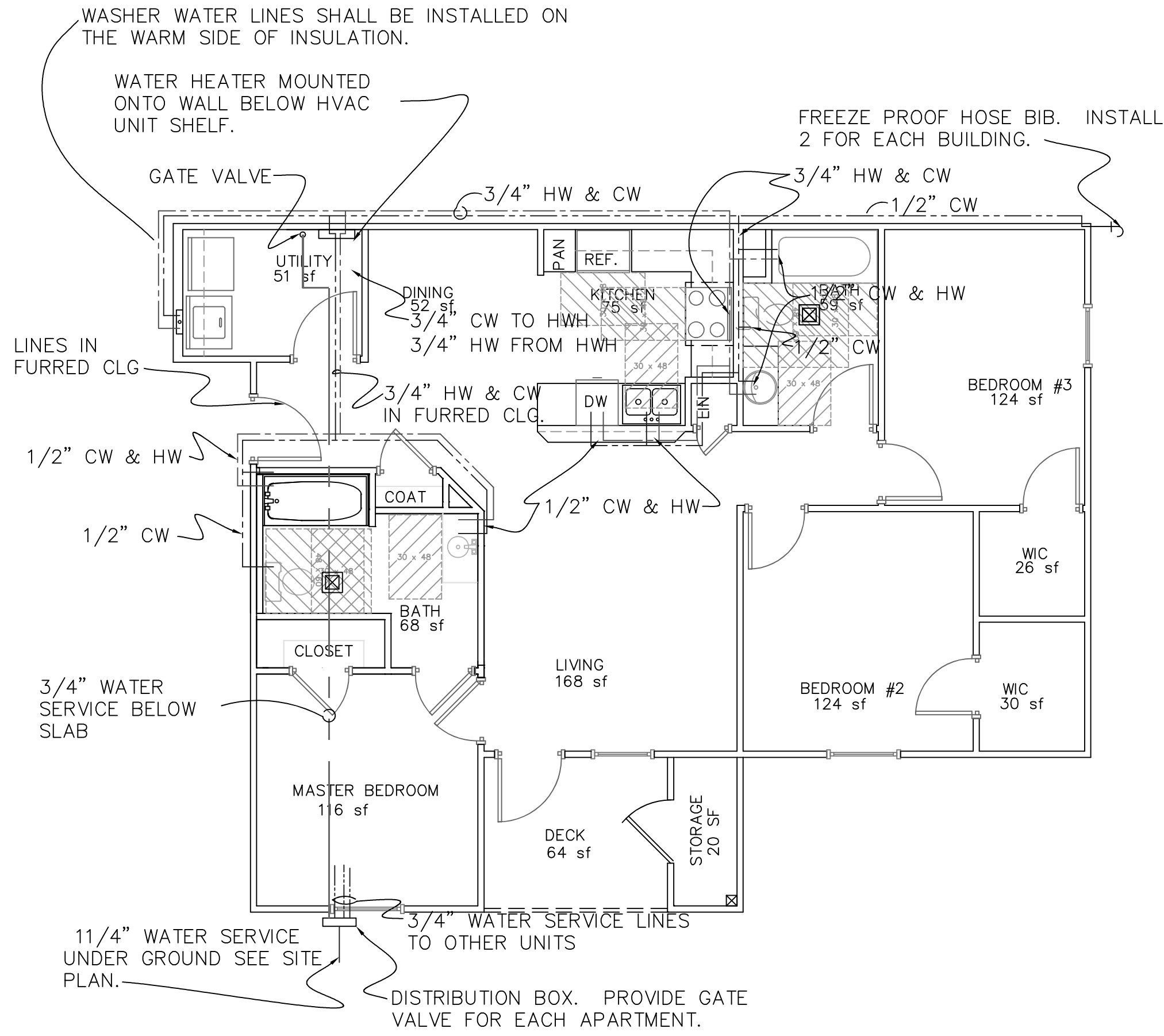
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E–1.5

SHEET No.



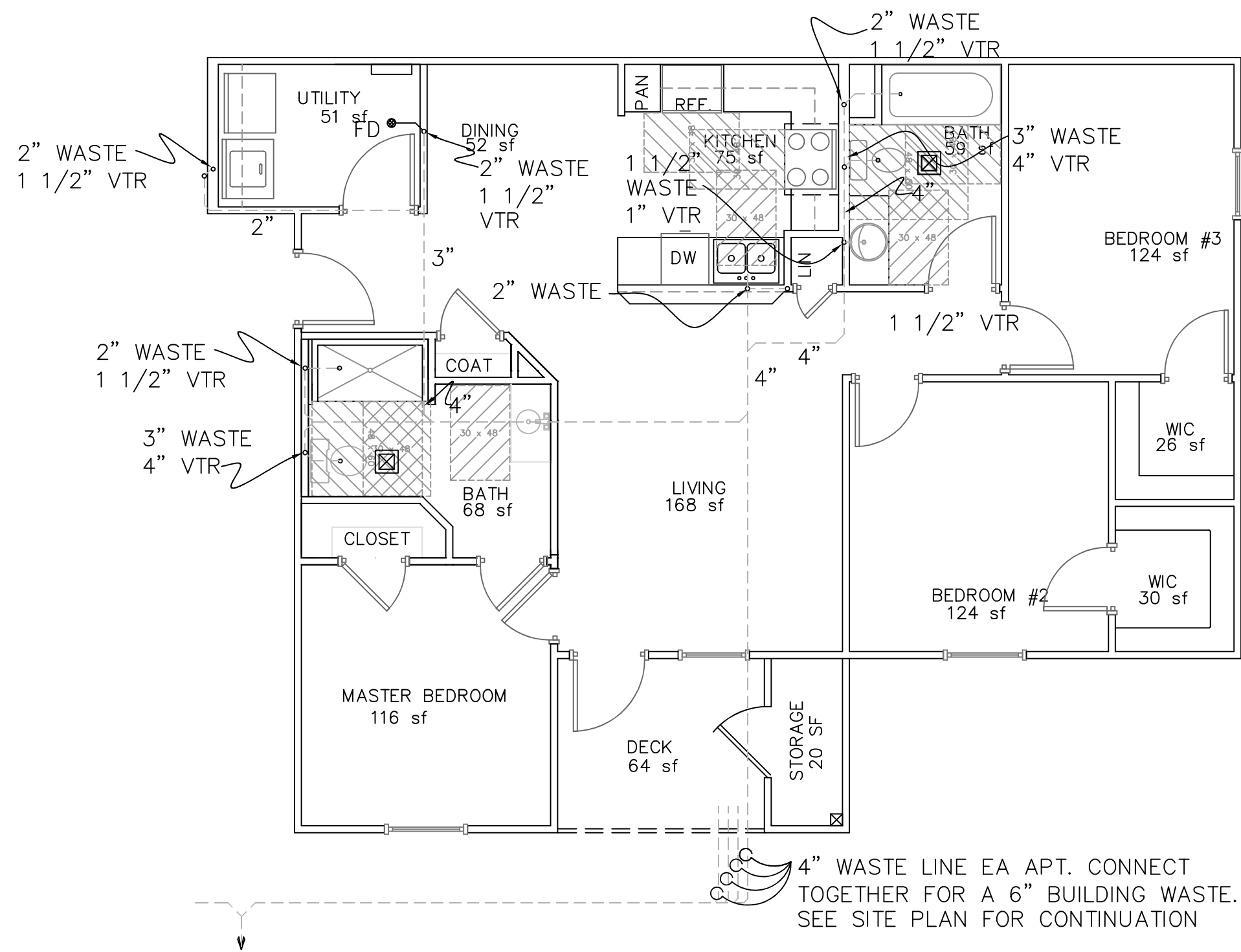
SUPPLY PLUMBING PLAN
3 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 3/16" = 1'-0"



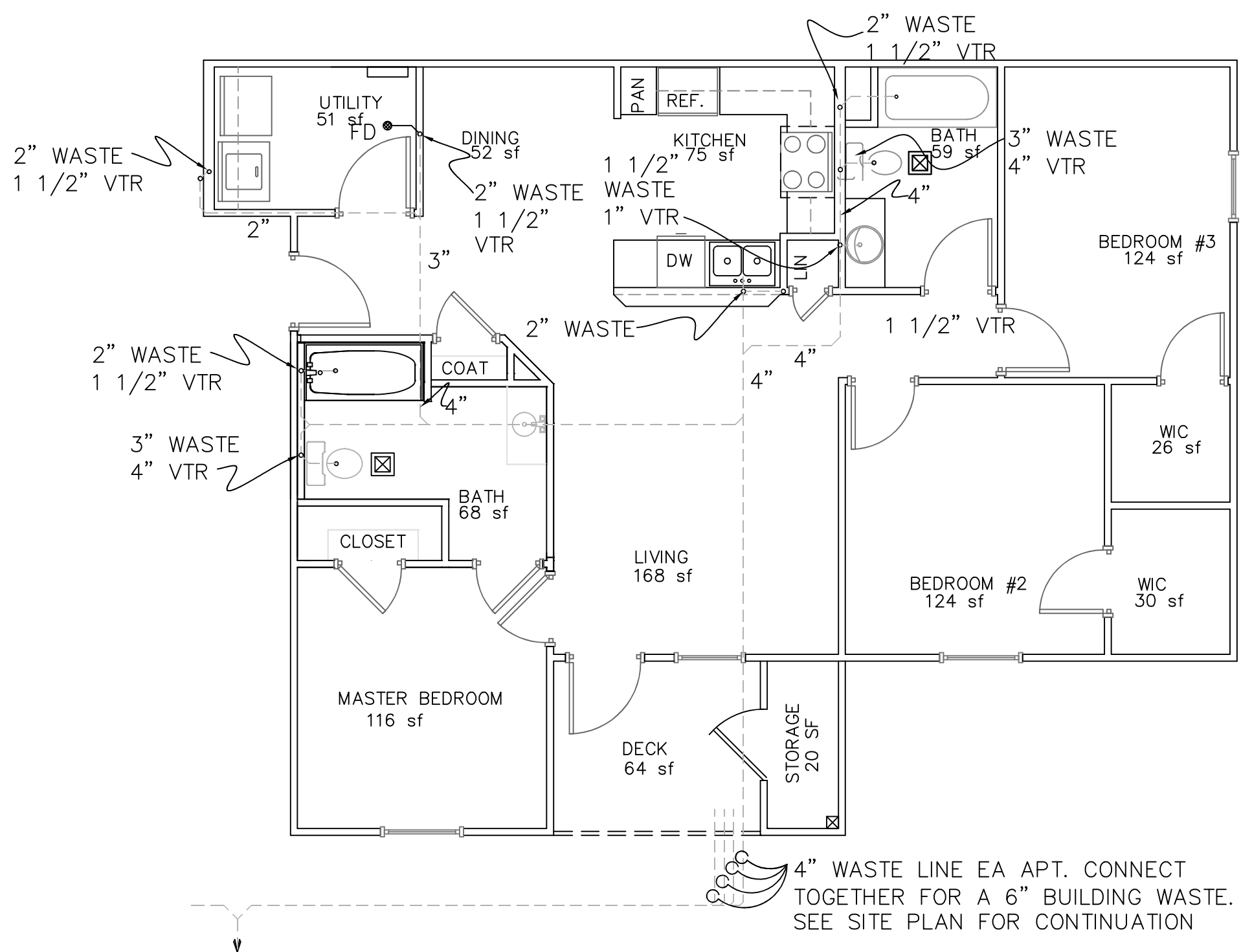
SUPPLY PLUMBING PLAN
3 BEDROOM / 2 BATH APT
SCALE: 3/16" = 1'-0"

NOTE:

* ALL 8 PLEX BUILDINGS SHALL
BE SPRINKLED WITH TYPE 13R
SPRINKLER SYSTEM.



WASTE PLUMBING PLAN
3 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 3/16" = 1'-0"



WASTE PLUMBING PLAN
3 BEDROOM / 2 BATH APT
SCALE: 3/16" = 1'-0"

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REDSBURG FAMILY
APARTMENTS
REDSBURG, WI

SHEET DESCRIPTION

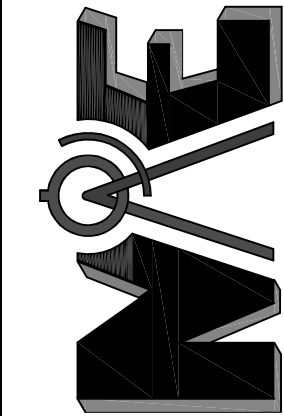
THREE BEDROOM
APARTMENT
PLUMBING PLAN

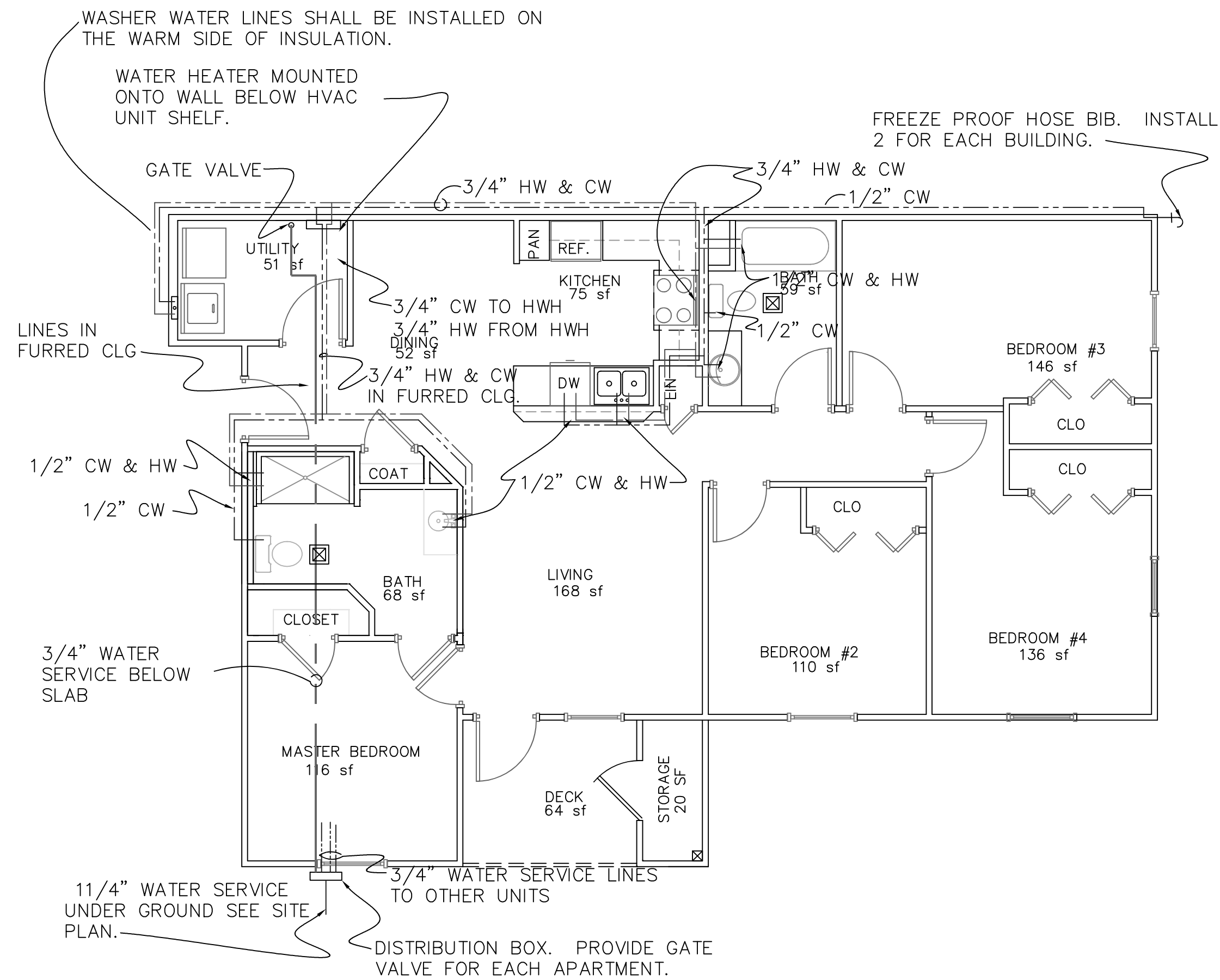
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P-1.2

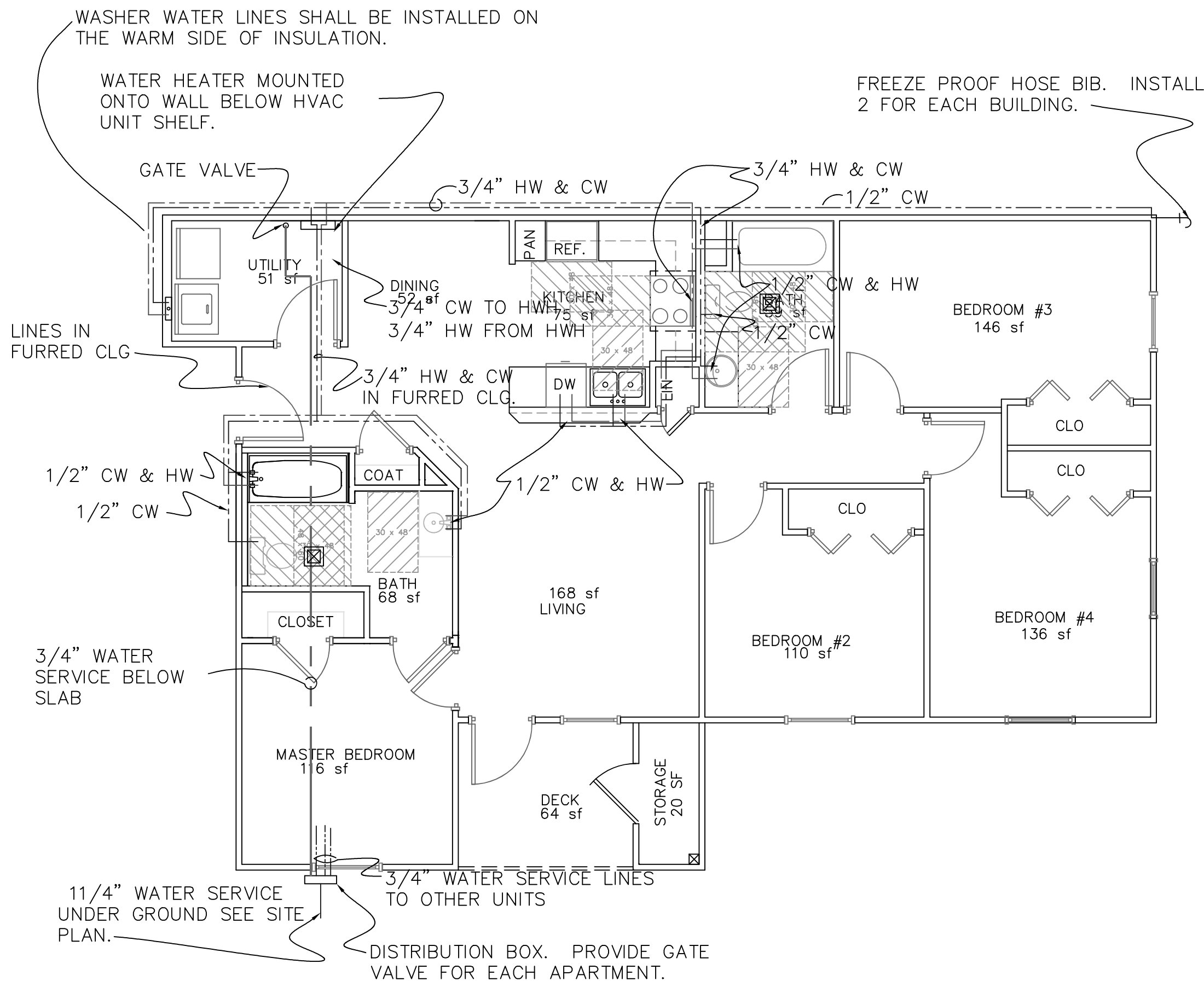
SHEET No.

MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
14244 WEST ASHLEY ROAD
MILWAUKEE, WI 53233
TEL: 414-660-8650 FAX: 414-660-8651





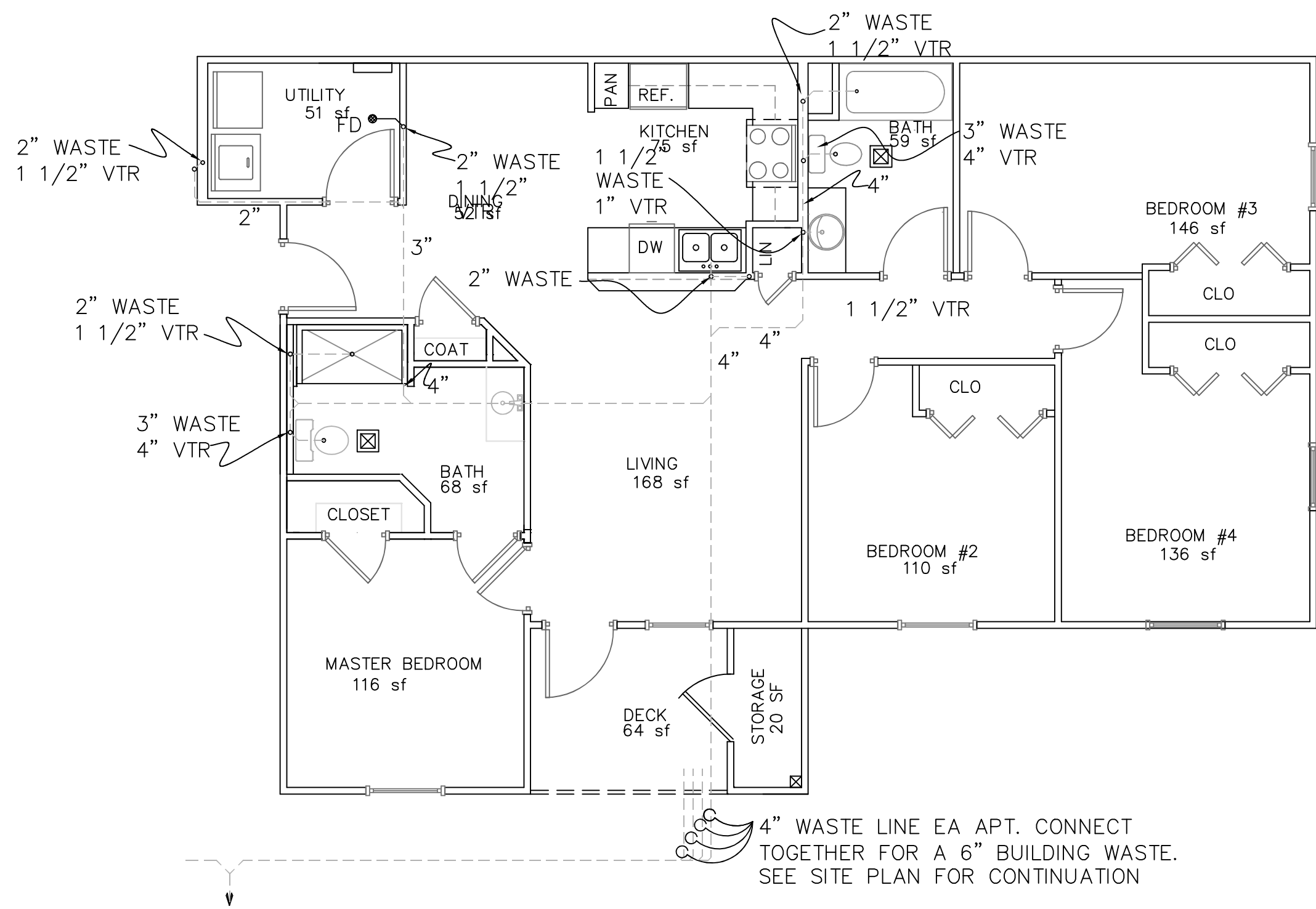
SUPPLY PLUMBING PLAN
4 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 3/16" = 1'-----0"



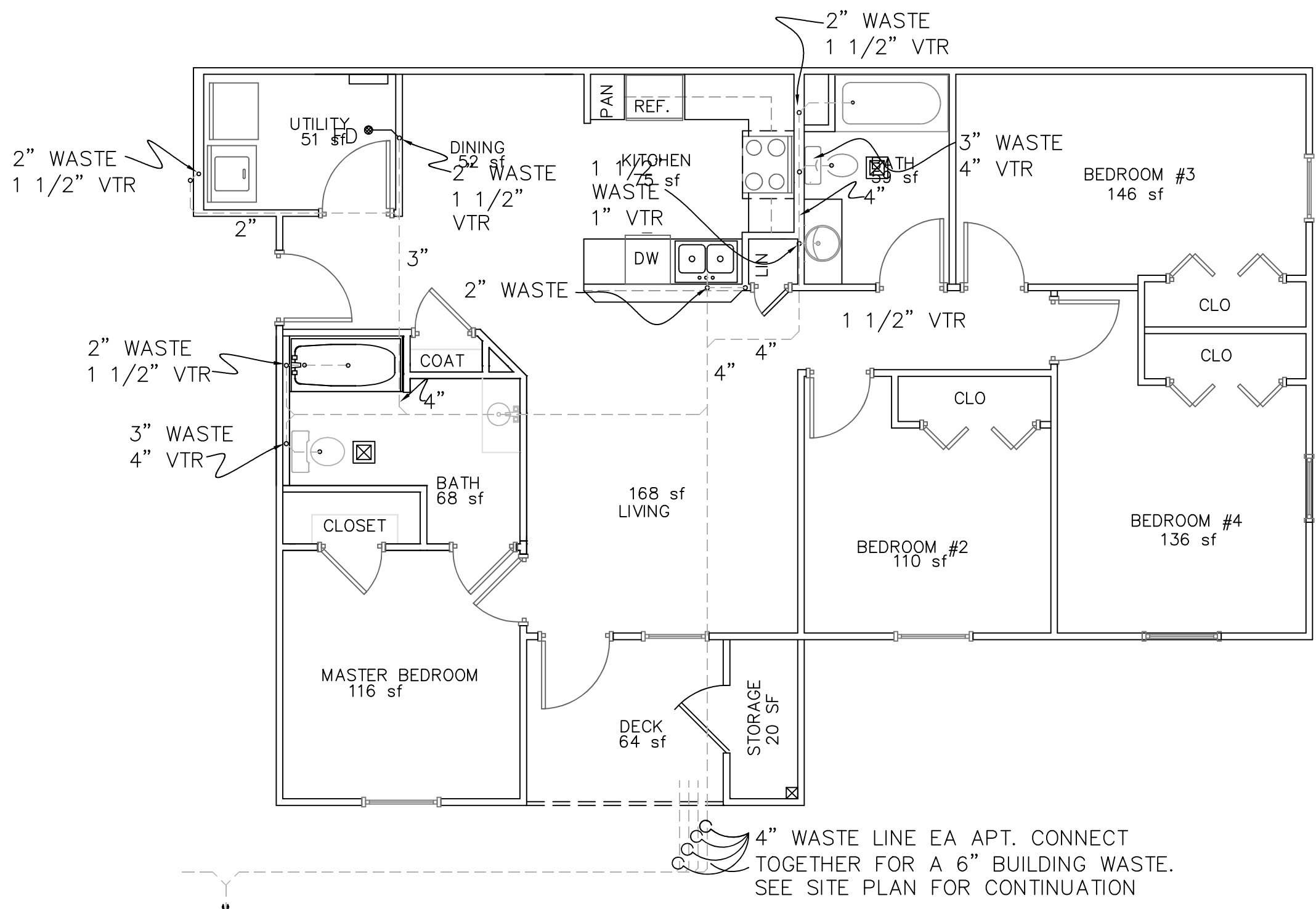
SUPPLY PLUMBING PLAN
4 BEDROOM / 2 BATH APT
SCALE: 3/16" = 1'-----0"

NOTE:

* ALL 8 PLEX BUILDINGS SHALL
BE SPRINKLED WITH TYPE 13R
SPRINKLER SYSTEM.



WASTE PLUMBING PLAN
4 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 3/16" = 1'-----0"



WASTE PLUMBING PLAN
4 BEDROOM / 2 BATH APT
SCALE: 3/16" = 1'-----0"

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REDSBURG FAMILY
APARTMENTS
REDSBURG, WI

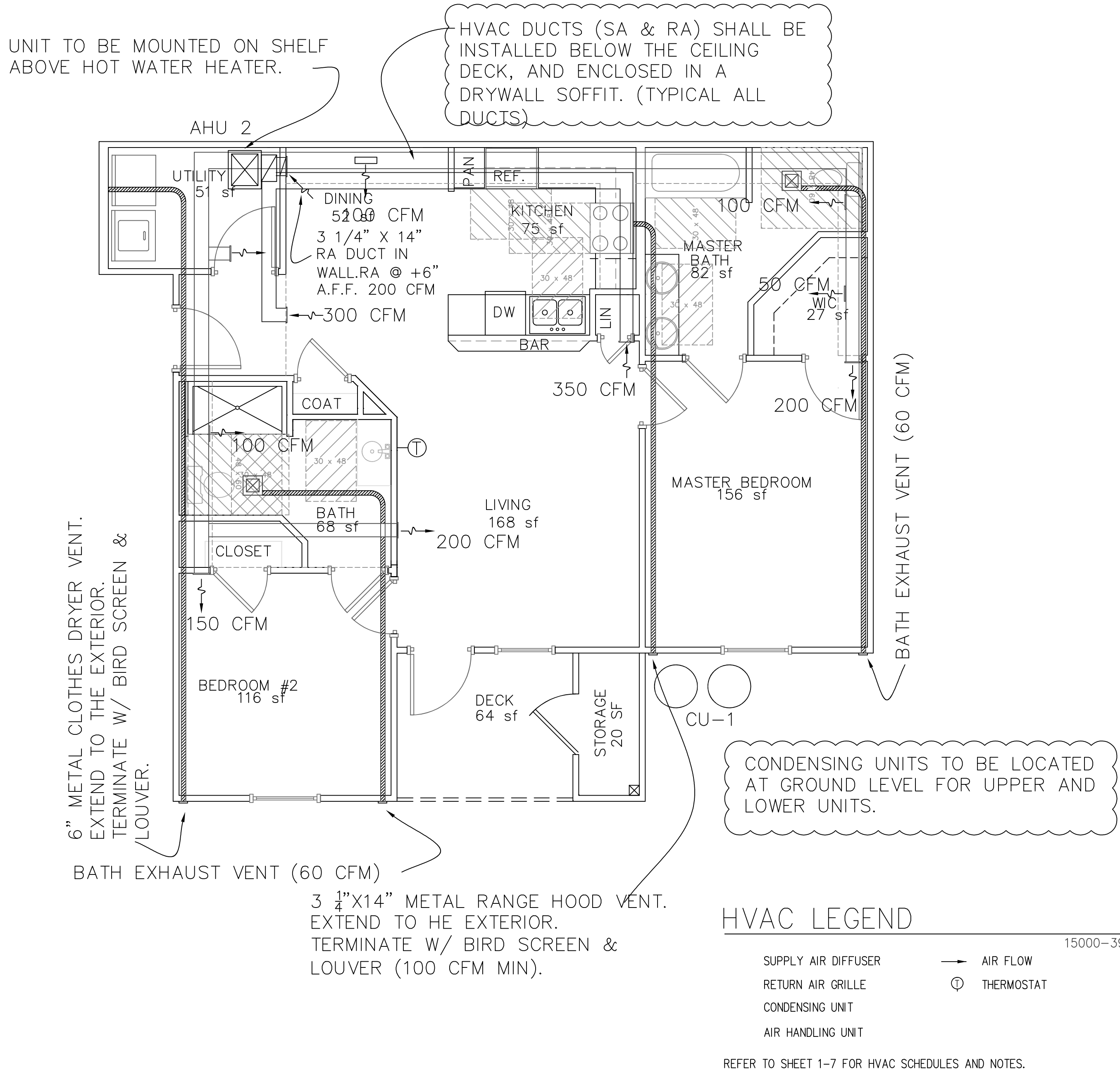
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FOUR BEDROOM
APARTMENT
PLUMBING PLAN

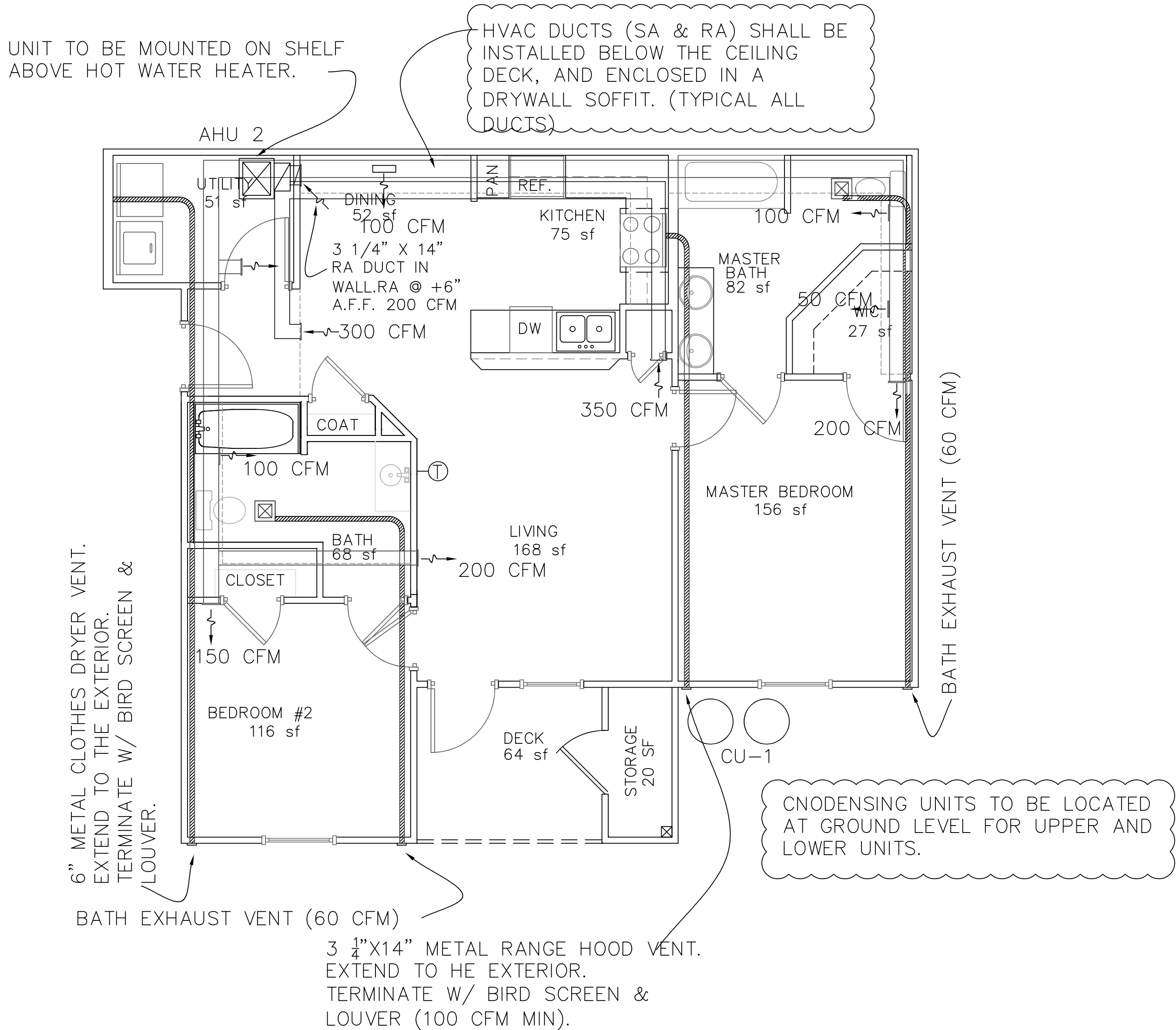
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P-1.3

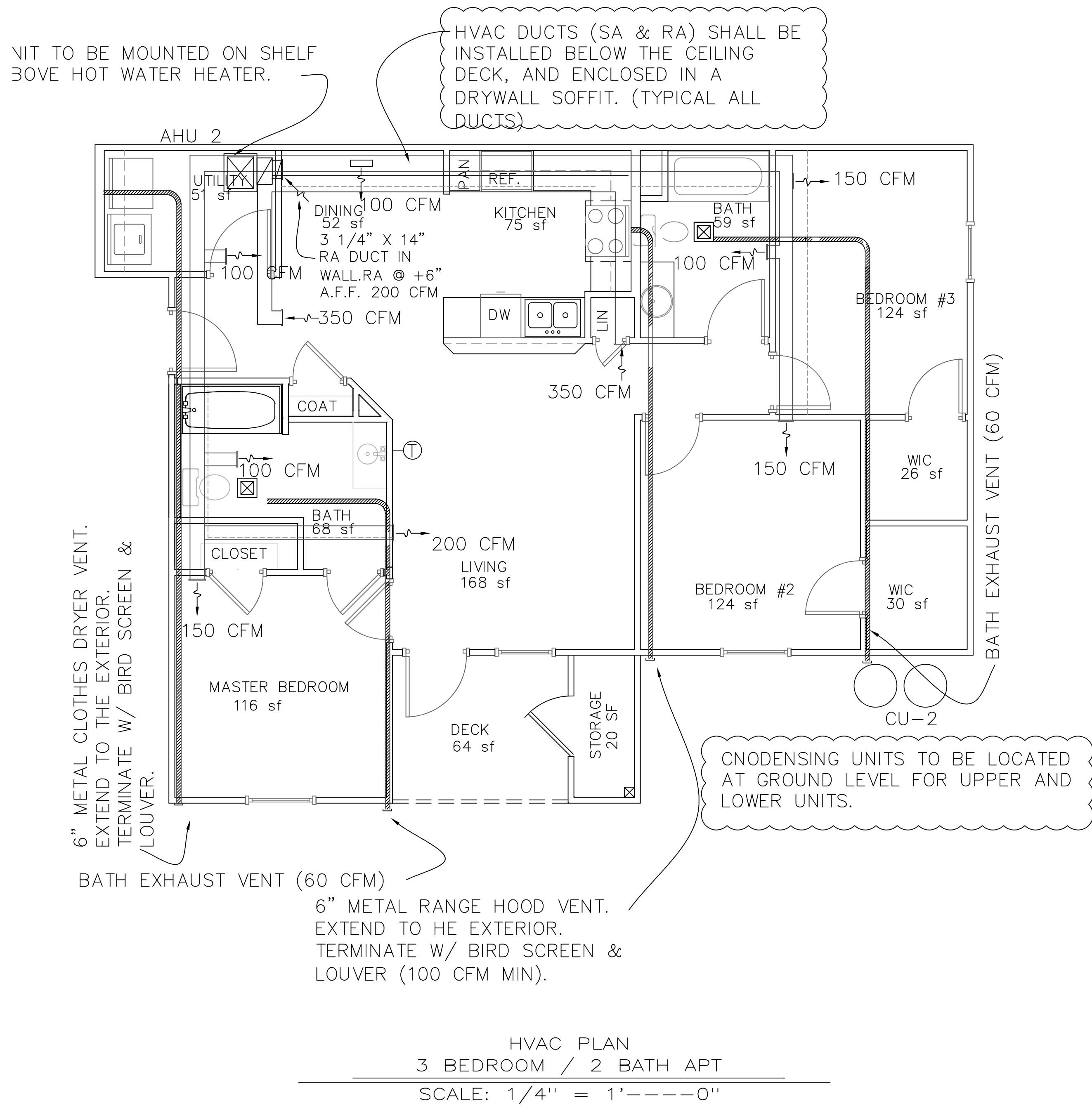
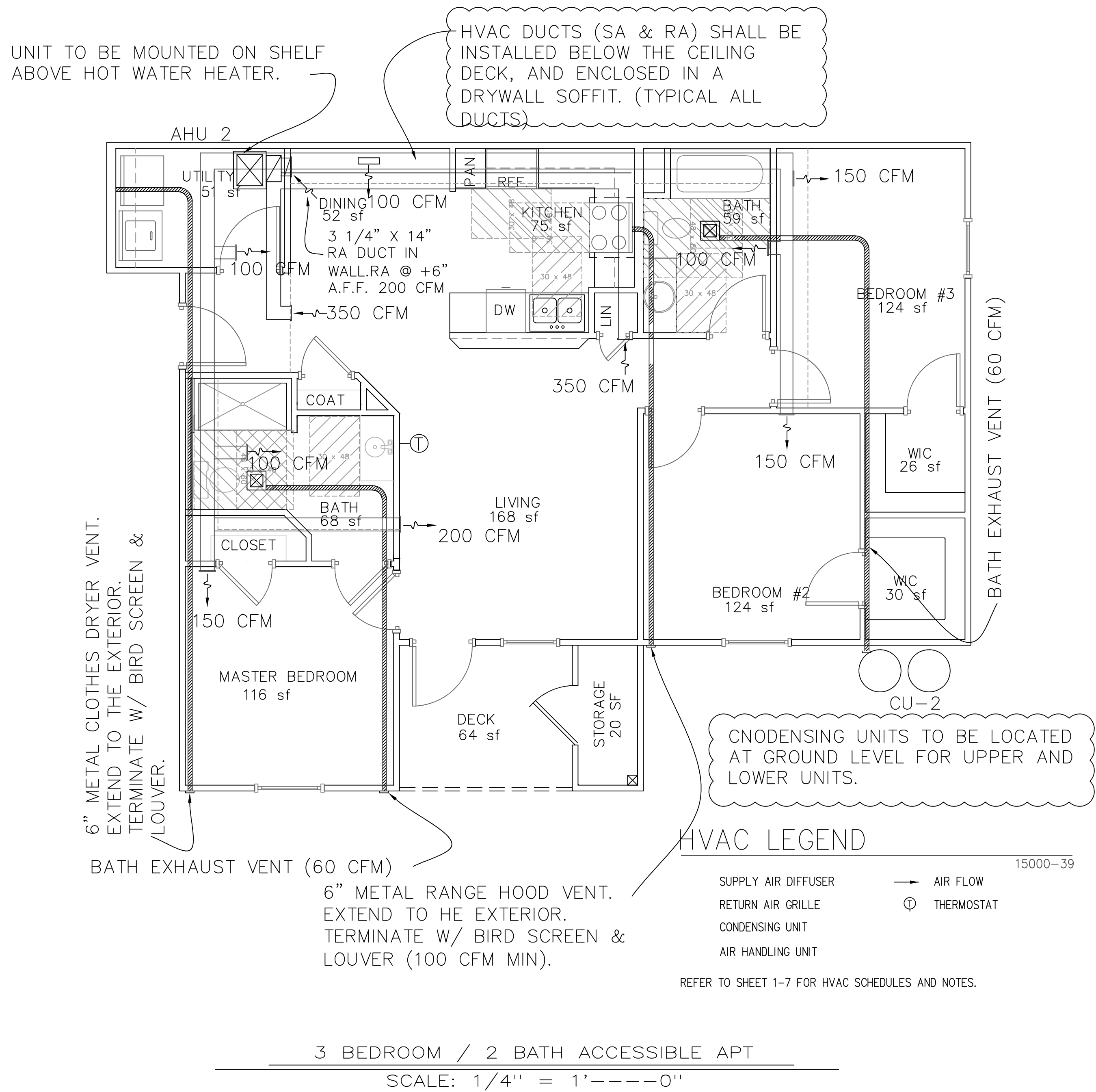
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2 BEDROOM / 2 BATH ACCESSIBLE APT
SCALE: 1/4" = 1'-0"



HVAC PLAN
2 BEDROOM / 2 BATH APT
SCALE: 1/4" = 1'-0"



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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

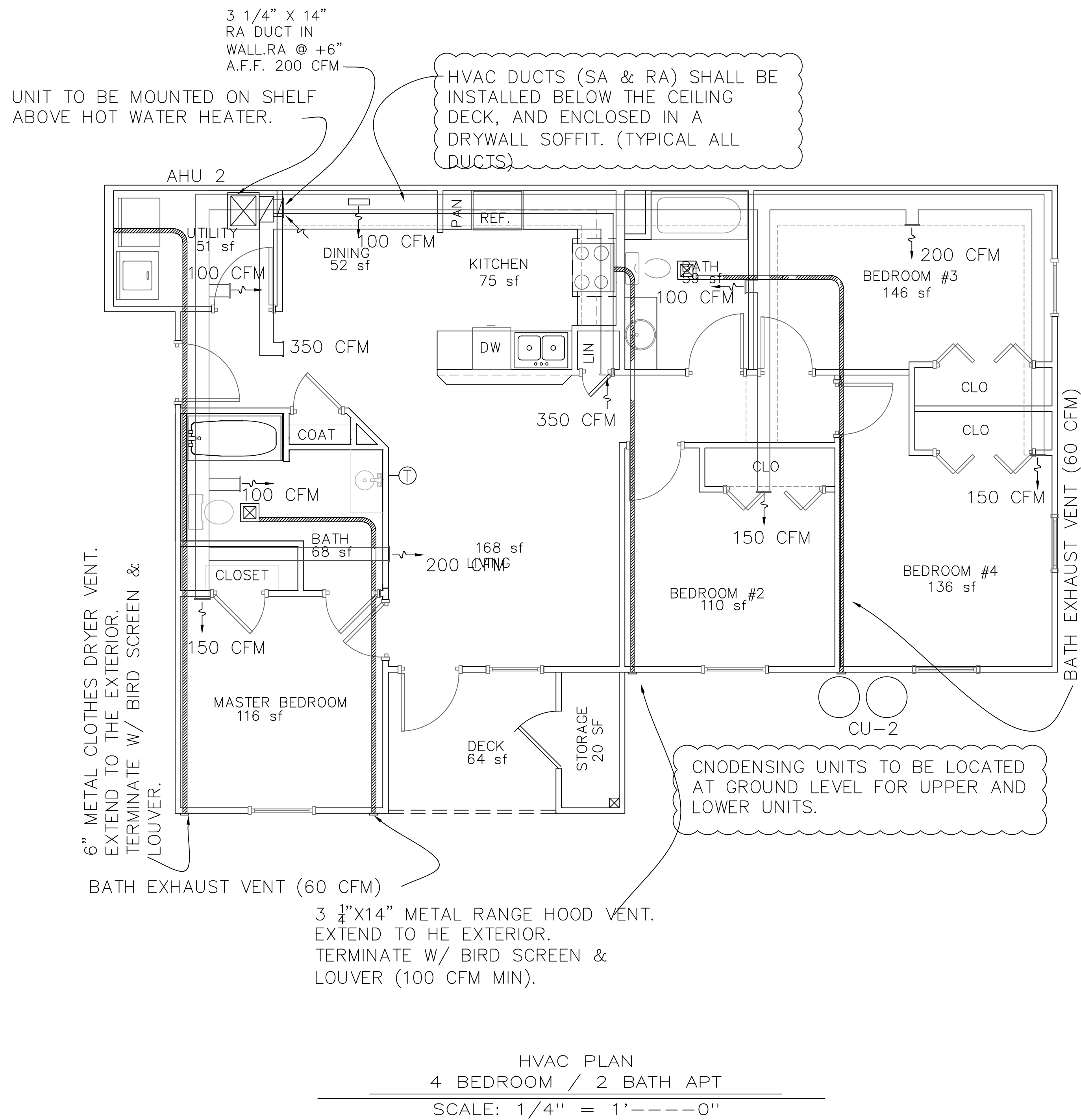
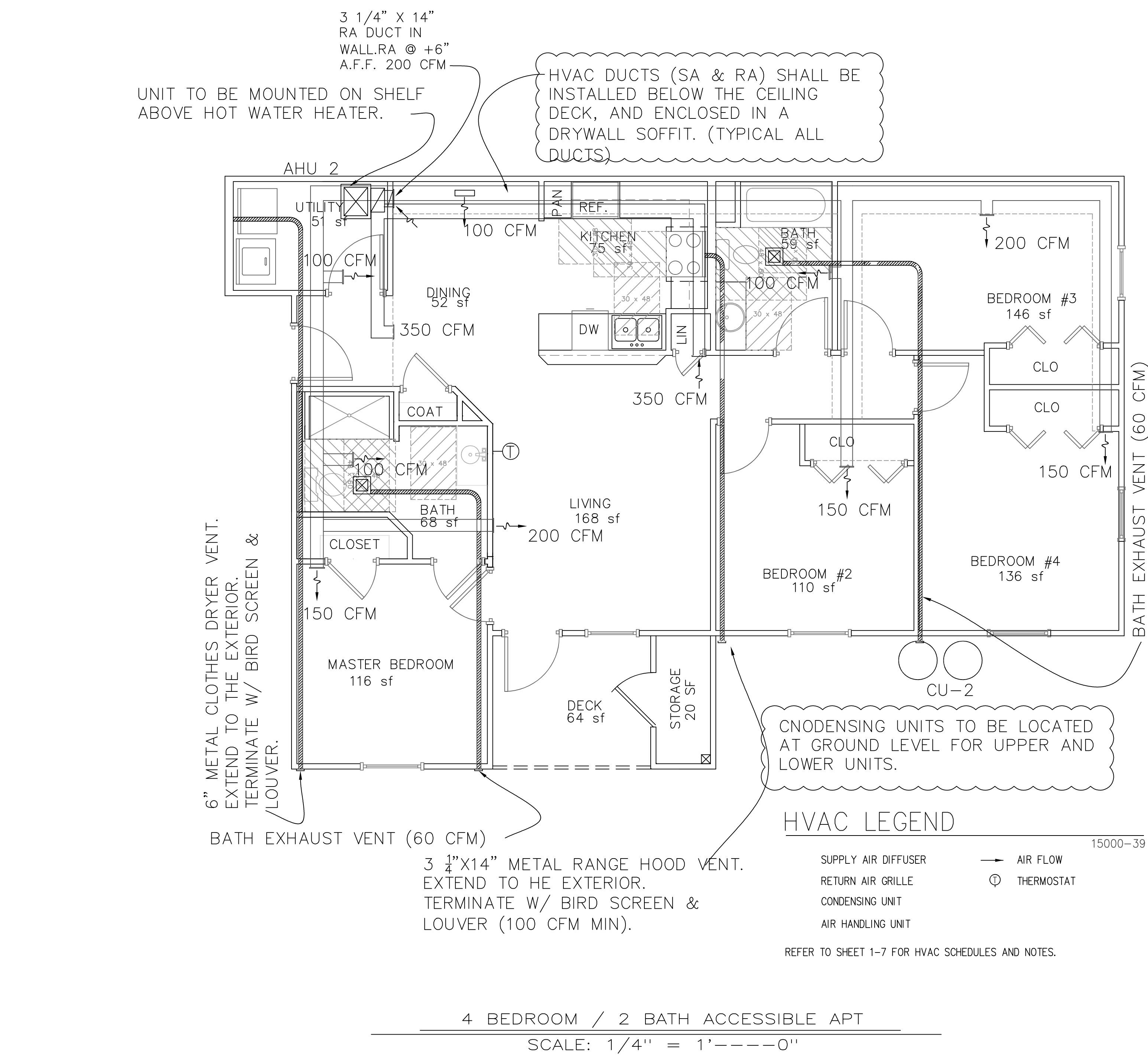
SHEET DESCRIPTION

THREE BEDROOM
APARTMENT
HVAC PLANS

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DATE: 10JAN23
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M-1.2

SHEET No.



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REVISIONS

REDSBURG FAMILY
APARTMENTS
REDSBURG, WI

SHEET DESCRIPTION
FOUR BEDROOM
APARTMENT
HVAC PLANS

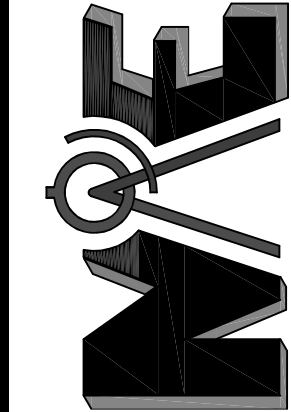
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M-1.3

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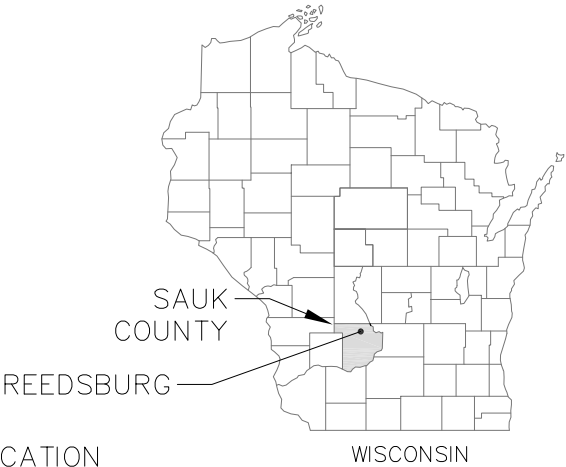
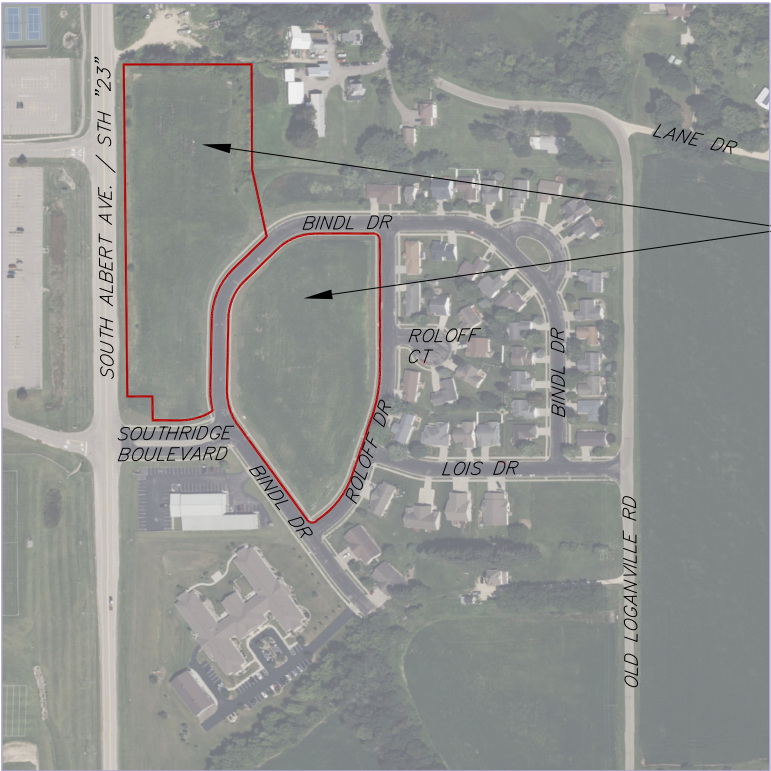
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14243 WEST ASHLEY ROAD
MILWAUKEE, WI 53233
660-6326



REEDSBURG FAMILY HOUSING DEVELOPMENT

JNB REEDSBURG FAMILY, LP
REEDSBURG, WI



SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	LEGEND & GENERAL NOTES
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5-7	SITE PLAN
8	OVERALL UTILITY PLAN
9-11	UTILITY PLAN & PROFILE
12	OVERALL GRADING & EROSION CONTROL PLAN
13-15	SPOT GRADING & EROSION CONTROL PLAN
16-18	STORMWATER BASIN DETAILS
19-24	DETAILS

SITE BENCHMARKS

	PK NAIL NORTHING=578178.6820 EASTING=256397.9320 ELEV = 895.101		PK NAIL NORTHING=577287.4810 EASTING=256360.5030 ELEV = 900.438		TOP OF HYDRANT NORTHING=255898.0180 EASTING=577803.1890 ELEV = 905.277
	PK NAIL NORTHING=578188.5540 EASTING=256094.4190 ELEV = 895.084		PK NAIL NORTHING=577433.3670 EASTING=256804.5700 ELEV = 895.899		
	PK NAIL NORTHING=577971.6320 EASTING=255599.6530 ELEV = 903.964		TOP OF HYDRANT NORTHING=256272.3630 EASTING=577509.6190 ELEV = 904.884		
	PK NAIL NORTHING=577442.7880 EASTING=255820.0510 ELEV = 907.779		TOP OF HYDRANT NORTHING=256723.2480 EASTING=577508.7020 ELEV = 900.299		



THE LOCATION OF EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

CALL DIGGER'S HOTLINE
1-800-242-8511

NOT FOR CONSTRUCTION

ISSUED DATE: 12/14/2023

TITLE SHEET
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE
1	12/14/23		
DATE DECEMBER 2023		DRAFTER LHAN	
		CHECKED NPFA	
		PROJECT NO. 230204	
		SHEET 1 OF 24	

TOPOGRAPHIC SYMBOL LEGEND

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

TOPOGRAPHIC LINEWORK LEGEND

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

GRADING LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- DITCH CENTERLINE
- SILT FENCE
- DISTURBED LIMITS
- BERM
- DRAINAGE DIRECTION
- PROPOSED SLOPE ARROWS
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- STONE WEEPER
- VELOCITY CHECK
- INLET PROTECTION
- EROSION MAT CLASS I, TYPE A
- EROSION MAT CLASS II, TYPE B
- EROSION MAT CLASS III, TYPE C
- EROSION MAT CLASS II, TYPE A
- TRACKING PAD
- RIP RAP

ABBREVIATIONS

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

SURVEY LEGEND

- BENCHMARK
- FOUND CHISELED "X"
- PUBLIC LAND CORNER AS NOTED
- FOUND NAIL
- FOUND 1" Ø IRON PIPE
- FOUND 2" Ø IRON PIPE
- FOUND P.K. NAIL
- FOUND 1 1/4" Ø IRON ROD
- FOUND 3/4" Ø IRON ROD
- FOUND RAILROAD SPIKE
- SET CHISELED "X"
- SET NAIL
- SET P.K. NAIL
- SET 1 1/4" Ø IRON ROD
- SET 3/4" Ø IRON ROD
- SET RAILROAD SPIKE
- GENERAL CONTROL POINT

GENERAL NOTES:

INSTALL A 50'L x 20'W x 1.5'D ANTI TRACKING PAD AT ENTRANCES TO THE PROJECT. ANTI TRACKING PAD SHALL BE REPLACED AS NECESSARY TO ACCOMMODATE UTILITY CONSTRUCTION.

CONTRACTOR SHALL HAVE A MECHANICAL BROOM ON SITE ON A DAILY BASIS AND SHALL SWEEP THE STREET PAVEMENT OF ADJACENT STREETS DAILY OR MORE AS NEEDED. INSTALL FRAMED INLET PROTECTION IN EXISTING CURB INLETS AND WI DOT TYPE A IN FIELD INLETS.

ELEVATIONS ON PLAN ARE APPROXIMATE. UTILITY STRUCTURES SHALL BE SET TO FINAL ELEVATIONS AFTER THE CURB AND GUTTER AND BASE COURSE HAVE BEEN INSTALLED.

THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS. REPORTS SHALL BE SUBMITTED TO ENGINEER WEEKLY.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER, PRIOR TO PLACING ORDER OF ANY SUCH ITEM

R.O.W. AND PROPERTY LINES ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTATION. ANY MONUMENTS DISTURBED BY CONTRACTOR SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SANITARY SEWER AND WATER MAIN PRIOR TO CONSTRUCTION TO ENSURE PROPER CLEARANCE OF THE NEW UTILITIES. CONTRACTOR MUST TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THE EXISTING UTILITIES AND ANY REPAIRS NEEDED AS A RESULT OF THE DAMAGE SHALL BE AT THE EXPENSE OF THE CONTRACTOR REGARDLESS OF THE LOCATION MARKED IN THE FIELD OR SHOWN ON THE PLANS.

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON FIELD OBSERVATIONS AND/OR PLAN OF RECORD. CONTRACTOR SHALL VERIFY TOPOGRAPHIC INFORMATION PRIOR TO STARTING CONSTRUCTION.

ALL FINAL GRADES FOR HYDRANTS ARE FINISHED GRADES AT BASE (FLANGE EL) OF HYDRANT.

CONTRACTOR SHALL DISPOSE OF TREES AND STUMPS OFF SITE. NO TREES ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE CITY OR ENGINEER.

CONTRACTOR SHALL COORDINATE WITH DRY UTILITY COMPANY'S REGARDING ANY POTENTIAL CONFLICTS AND COORDINATE RELOCATIONS AS MAY BE REQUIRED.

COST OF COORDINATION SHALL BE INCIDENTAL TO CONSTRUCTION, INCLUDING ANY SCHEDULING CONFLICTS CONTRACTOR SHALL COORDINATE AND COOPERATE WITH THE CITY OF REEDSBURG, WDNR, WIDOT AND LOCAL AUTHORITIES. COST OF COOPERATION AND COORDINATION SHALL BE INCIDENTAL TO THE CONTRACT AND SHALL NOT BE A CAUSE FOR ANY EXTRA COMPENSATION FOR TIME EXTENSION AND NO EXTRA COST TO THE OWNER.

CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF REMOVED PIPE, ASPHALT, CONCRETE AND EXCESS MATERIAL OFF SITE.

ALL WATER MAIN FITTING (BENDS, TEES, REDUCERS, CROSSES, ETC.) WILL NOT BE PAID FOR SEPARATELY, BUT WILL BE CONSIDERED INCIDENTAL TO THE WATER MAIN. CONTRACTOR SHALL COORDINATE W/ PROPERTY OWNERS/RESIDENTS REGARDING ACCESS TO DRIVEWAYS AND UTILITY SHUT-OFFS.

WHEN THE CONTRACT USES LUMP SUM PAYMENT FOR EXCAVATION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE QUANTITY TO THEIR SATISFACTION PRIOR TO BIDDING. NO ADDITIONAL PAYMENT WILL BE MADE FOR COMMON EXCAVATION BID AS A LUMP SUM

GRADING AND SITE WORK MAY BE OCCURRING BY OTHERS IN LOT AREAS THAT ARE ABUTTING THE PROJECT AREA. IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE CONSTRUCTION ACTIVITIES AND PHASING WITH OTHERS. ACCESS TO ALL LOTS UNDER CONSTRUCTION MUST BE MAINTAINED AND CONSTRUCTION SEQUENCING MUST ALLOW FOR OTHERS TO ACCESS THEIR SITES. COORDINATION WITH OTHER CONTRACTORS SHALL BE INCIDENTAL TO CONSTRUCTION.

AGENCIES

EMERGENCY – FIRE, RESCUE, AMBULANCE, POLICE
DIAL 911

CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
REEDSBURG, WI 53959
608-524-6404
szibell@ci.reedsburg.wi.us

BRETT SCHUPPNER, GENERAL MANAGER
REEDSBURG UTILITY COMMISSION
501 UTILITY COURT
REEDSBURG, WI 53959
608-524-4381
bretts@rucls.net

UTILITIES

GAS
ALLIANT ENERGY
MICHAEL LONG
520 COMMERCE AVENUE
BARABOO, WI 53913
608-356-0608
michaelong@alliantenergy.com

TELEVISION
CHARTER COMMUNICATIONS
GLEN JAKUSZ
E10704 STATE HIGHWAY 33
608-209-3202
glen.jakusc@charter.com

FIBER OPTIC
REEDSBURG UTILITY COMMISSION
BRETT SCHUPPNER
501 UTILITY COURT
REEDSBURG, WI 53959
608-524-6404
bretts@rucls.net

TELEPHONE
FRONTIER
CHRIS BLUMER
100 COMMUNICATION DRIVE
SUN PRARIE, WI 53590
608-622-3807
christopher.blumer@ftr.com

ELECTRIC, CABLE, WATER
REEDSBURG UTILITY COMMISSION
501 UTILITY COURT
REEDSBURG, WI 53959
608-768-1000
ruc@rucls.net

SANITARY SEWER
CITY OF REEDSBURG
STEVE ZIBELL, DIRECTOR OF PUBLIC WORKS
134 S. LOCUST ST
REEDSBURG, WI 53959
608-524-6404
szibell@ci.reedsburg.wi.us

HIGH PRESSURE GAS LINE PIPELINE
EMERGENCY
NORTHERN NATURAL GAS
DAN MASCHKA
402-398-7443

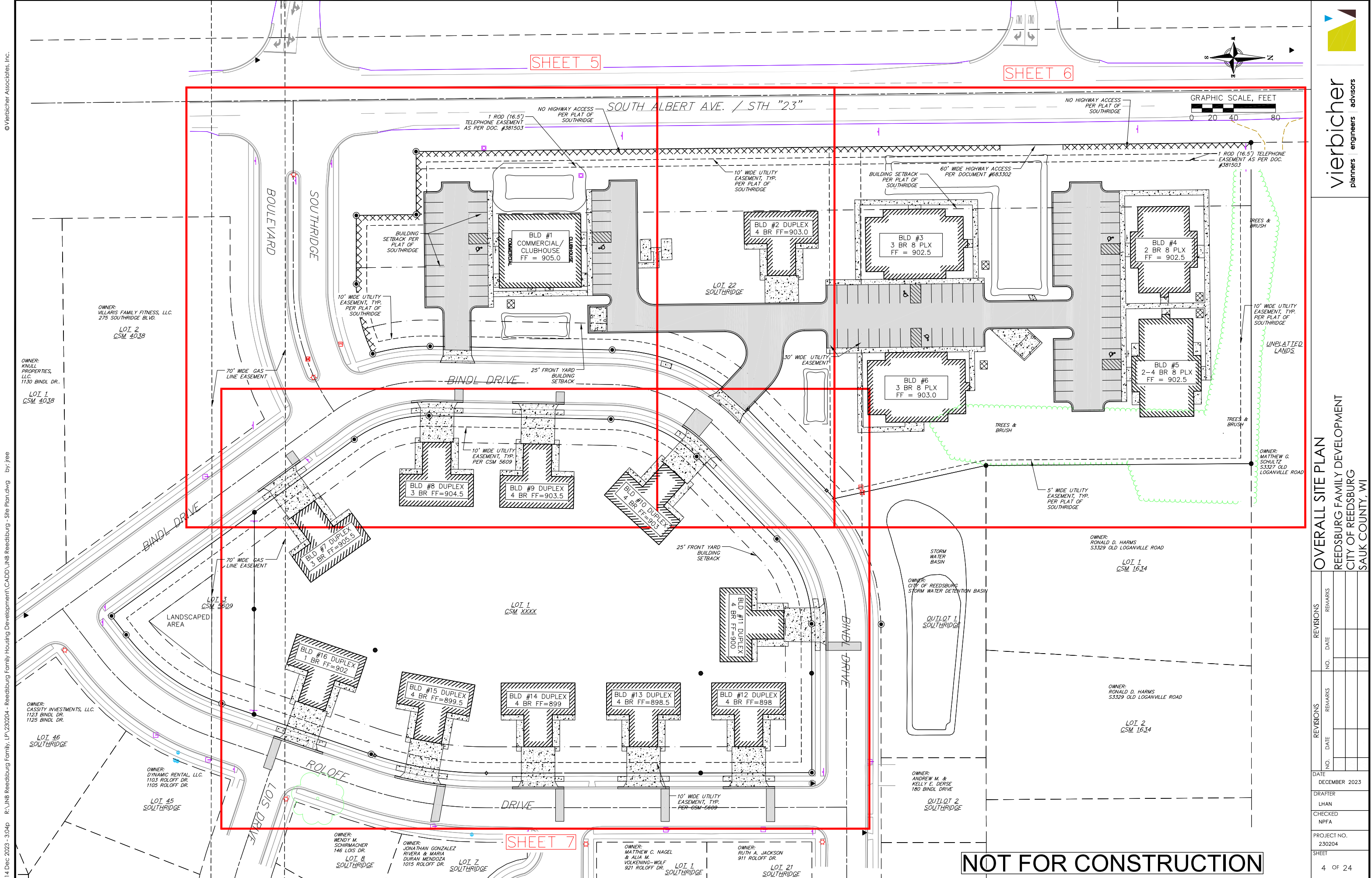
GENERAL NOTES

REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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OVERALL SITE PLAN
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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DECEMBER 2023

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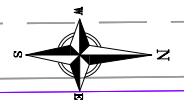
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SOUTH ALBERT AVE. / STH "23"



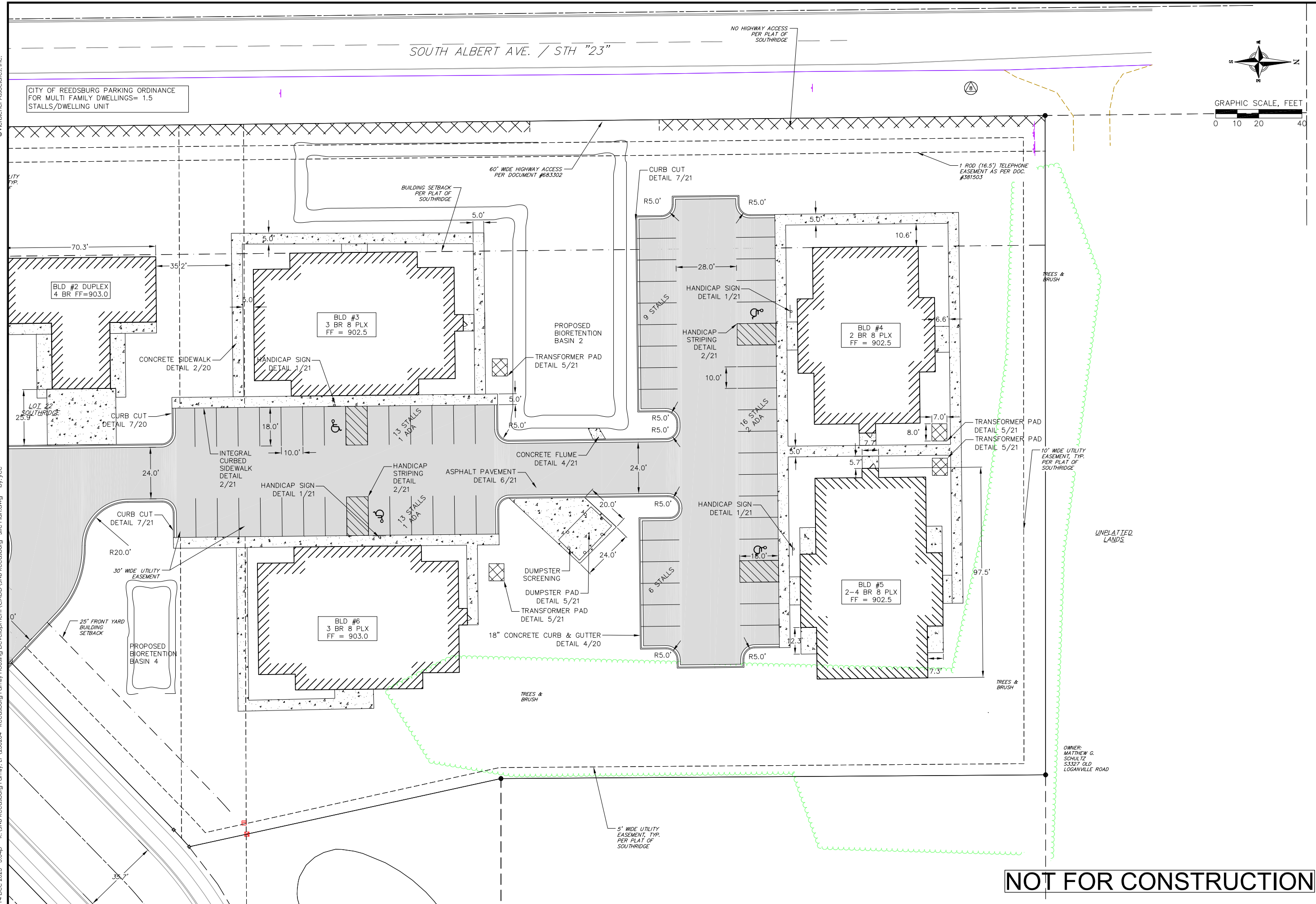
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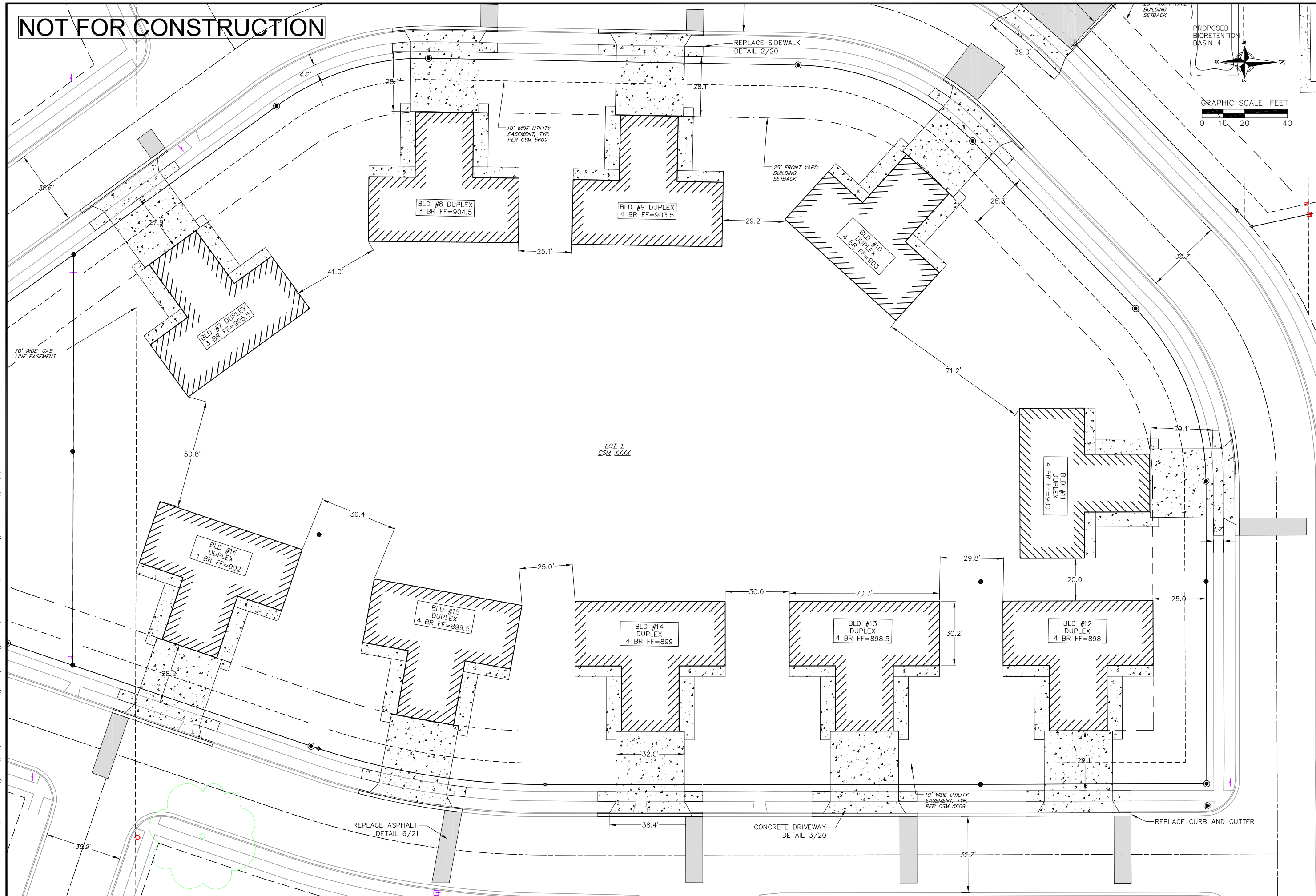


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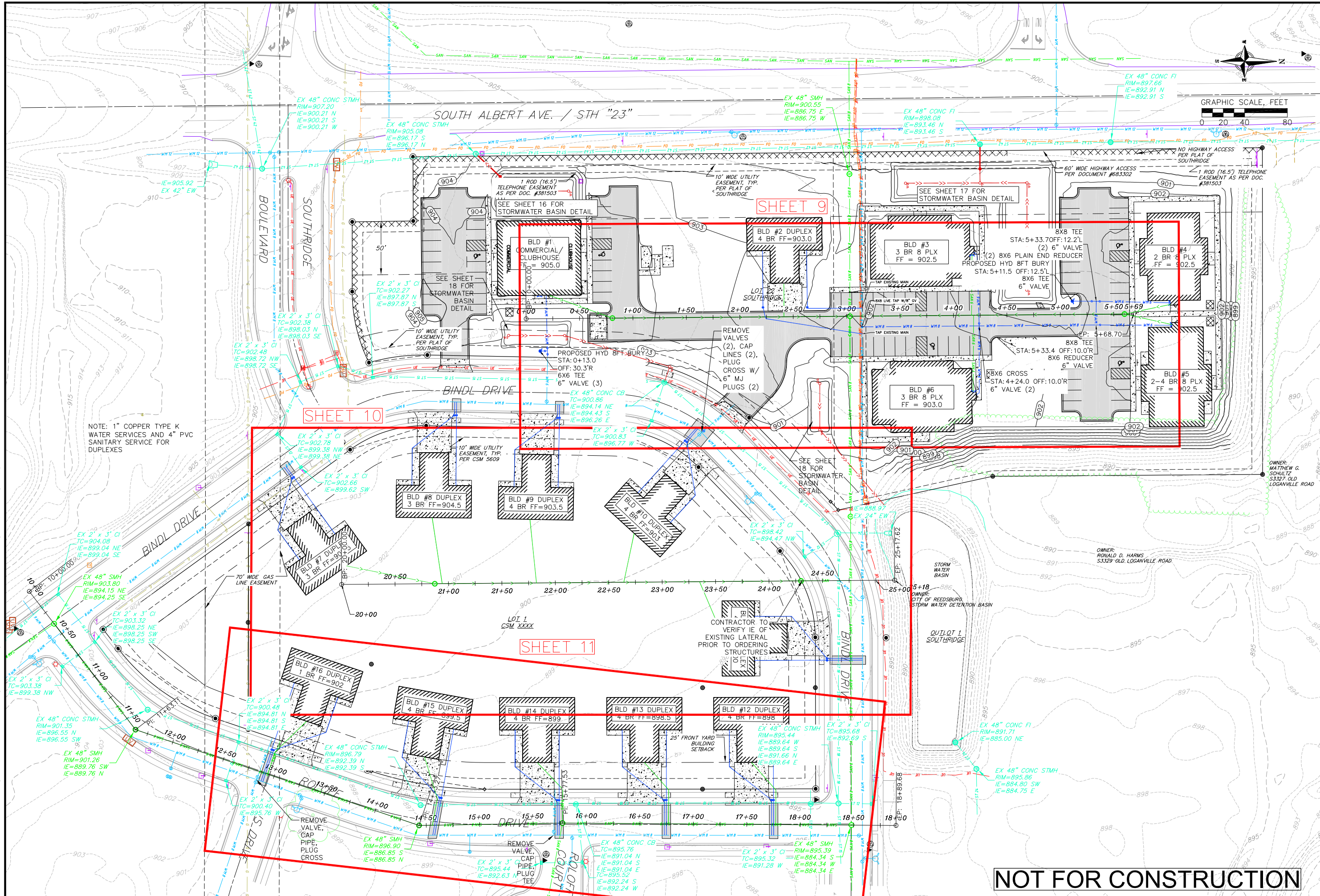


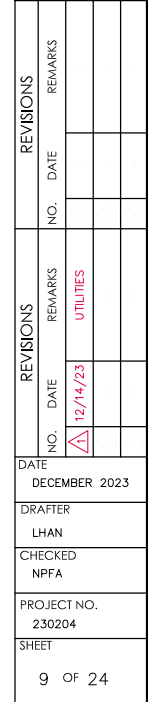
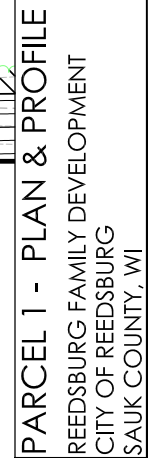
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SITE PLAN

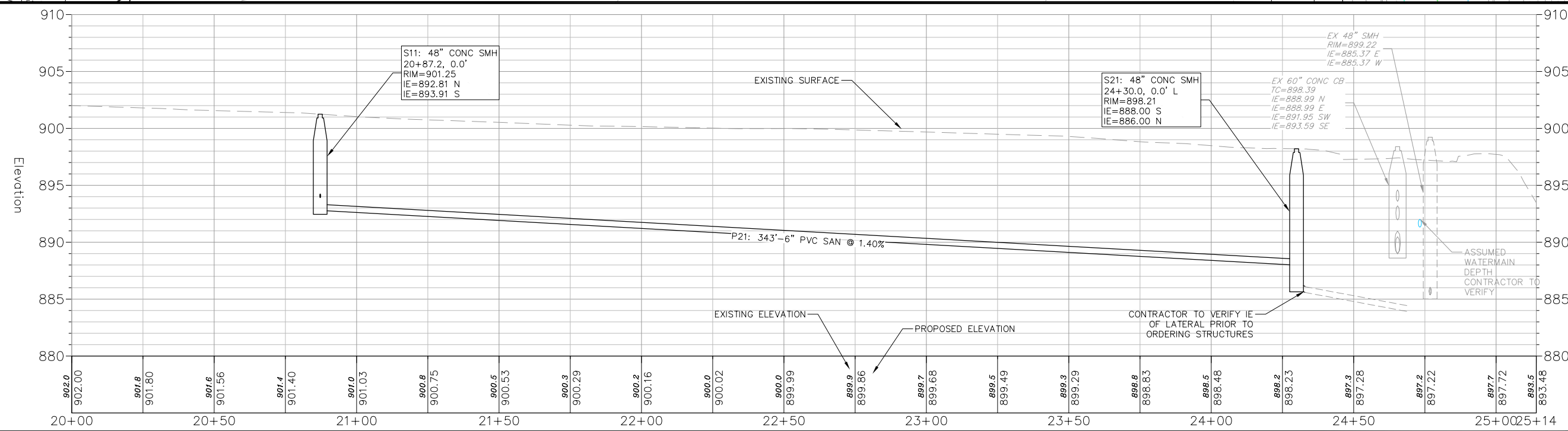
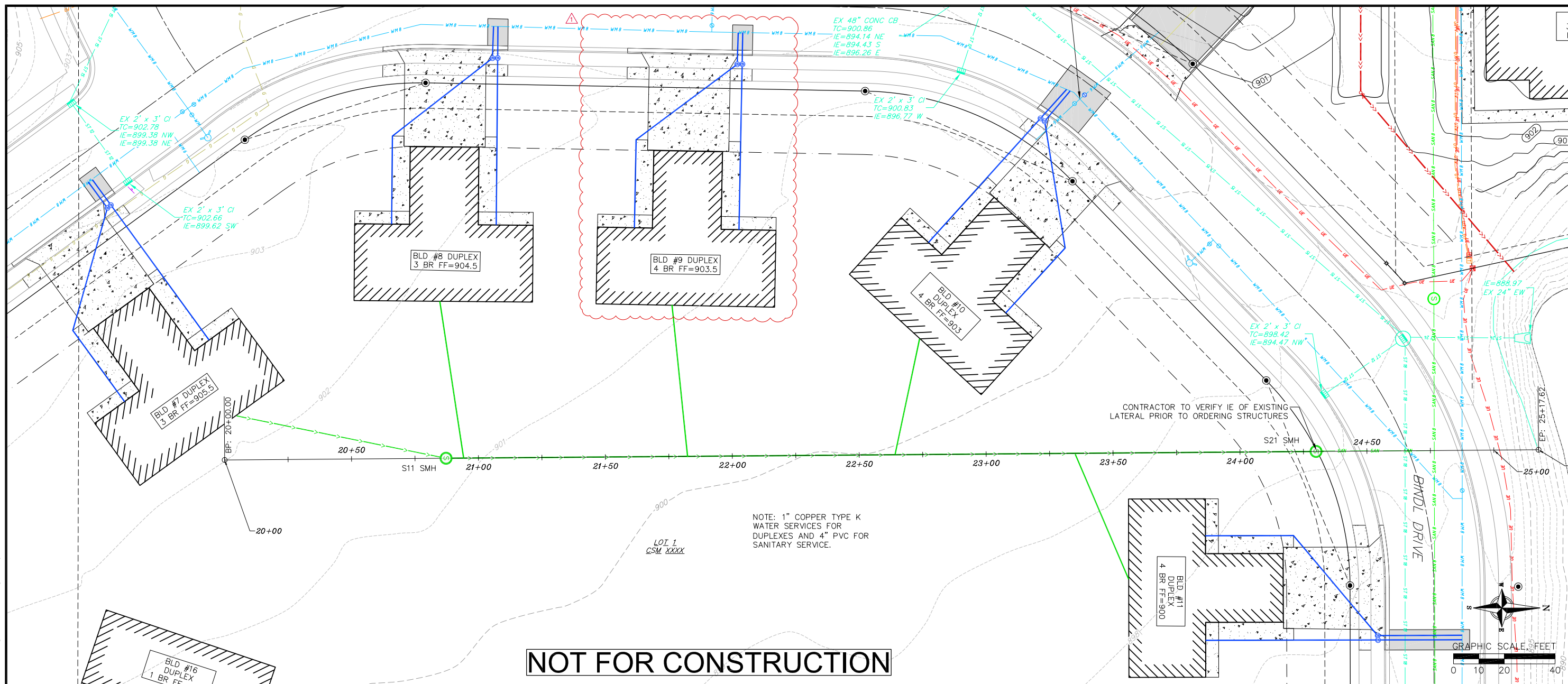
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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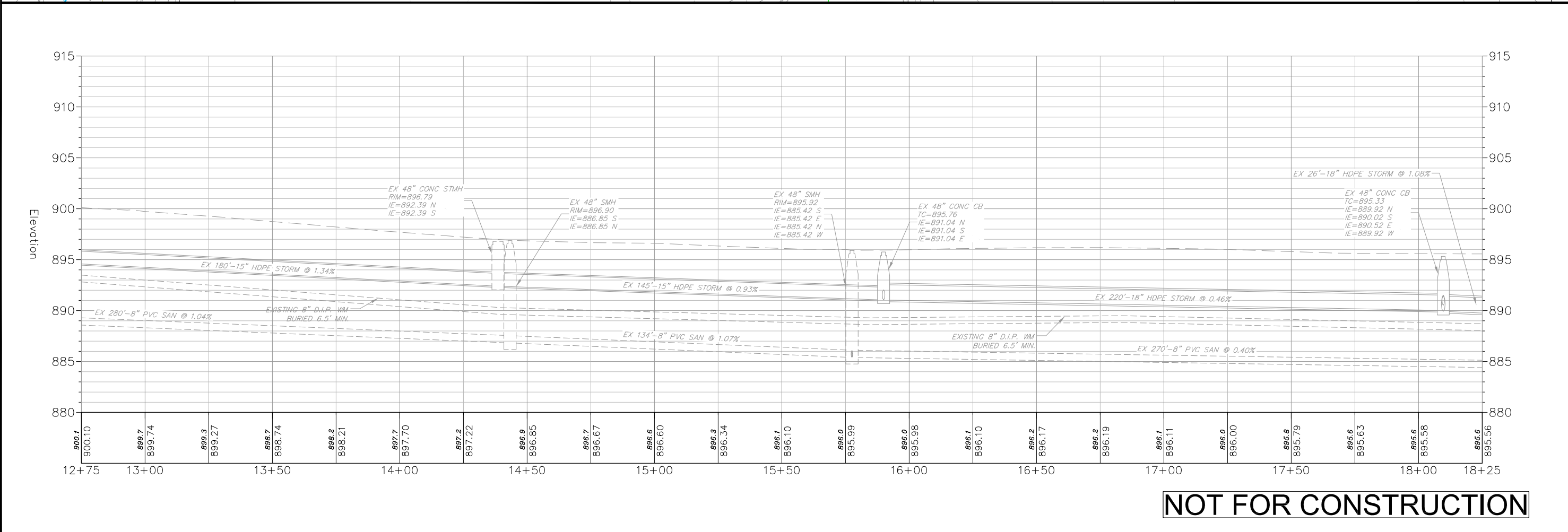
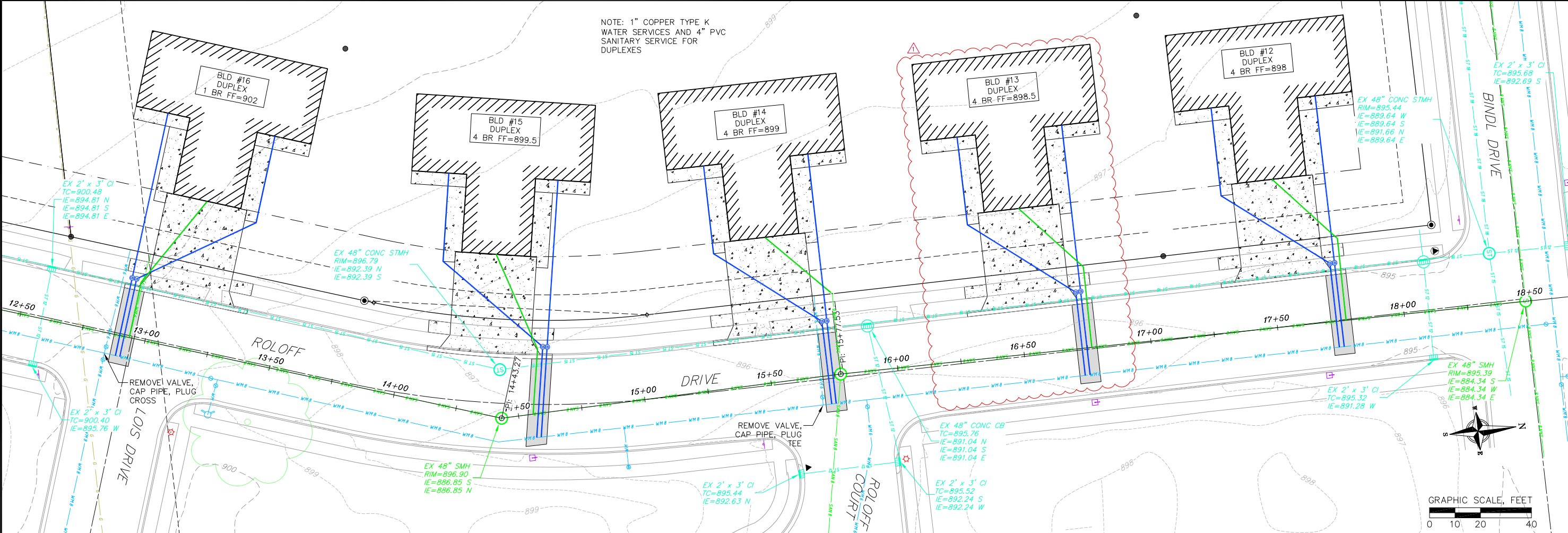




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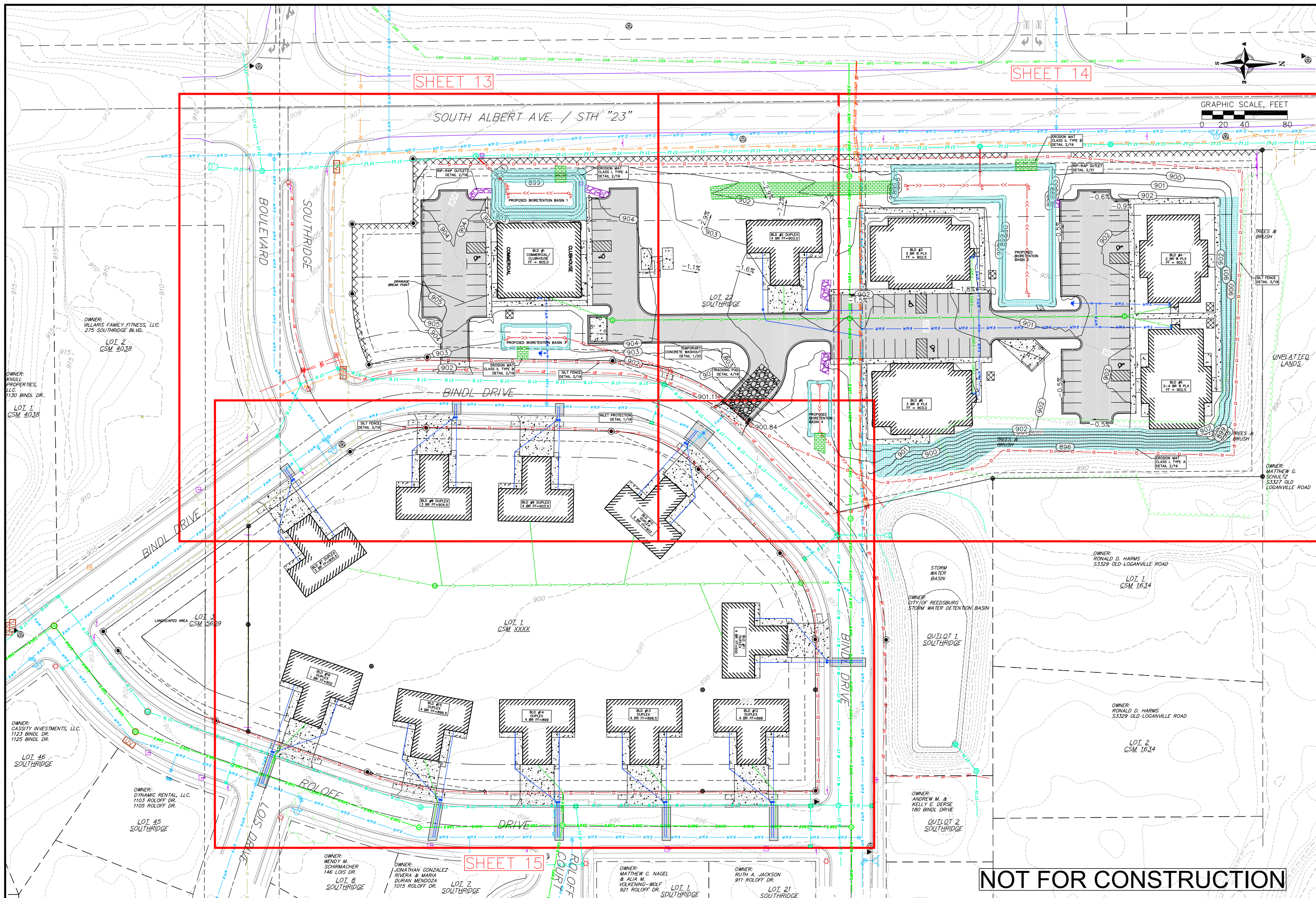
REEDSBURG FAMILY DEVELOPMENT

CITY OF REEDSBURG

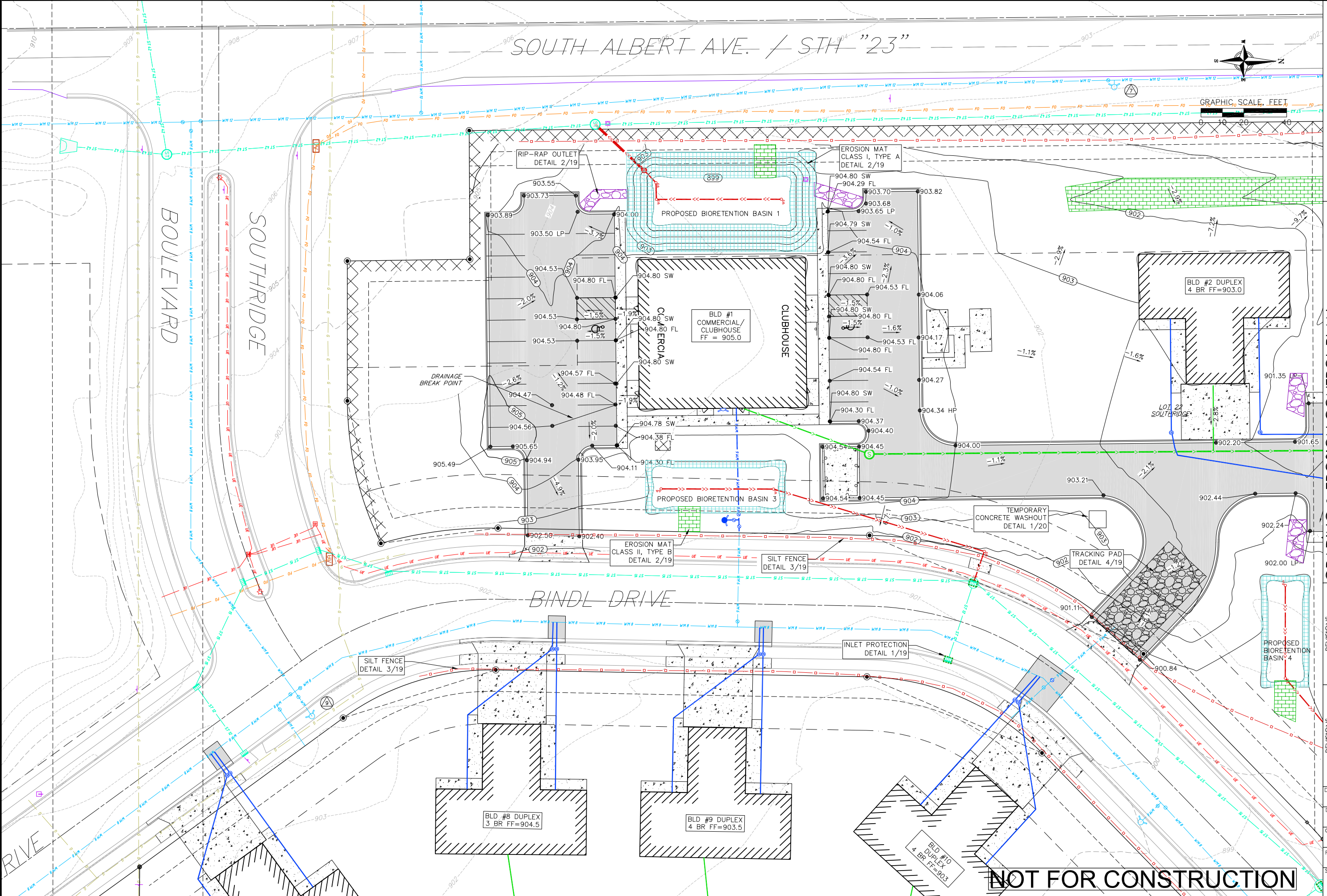
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GRADING & EROSION CONTROL PLAN
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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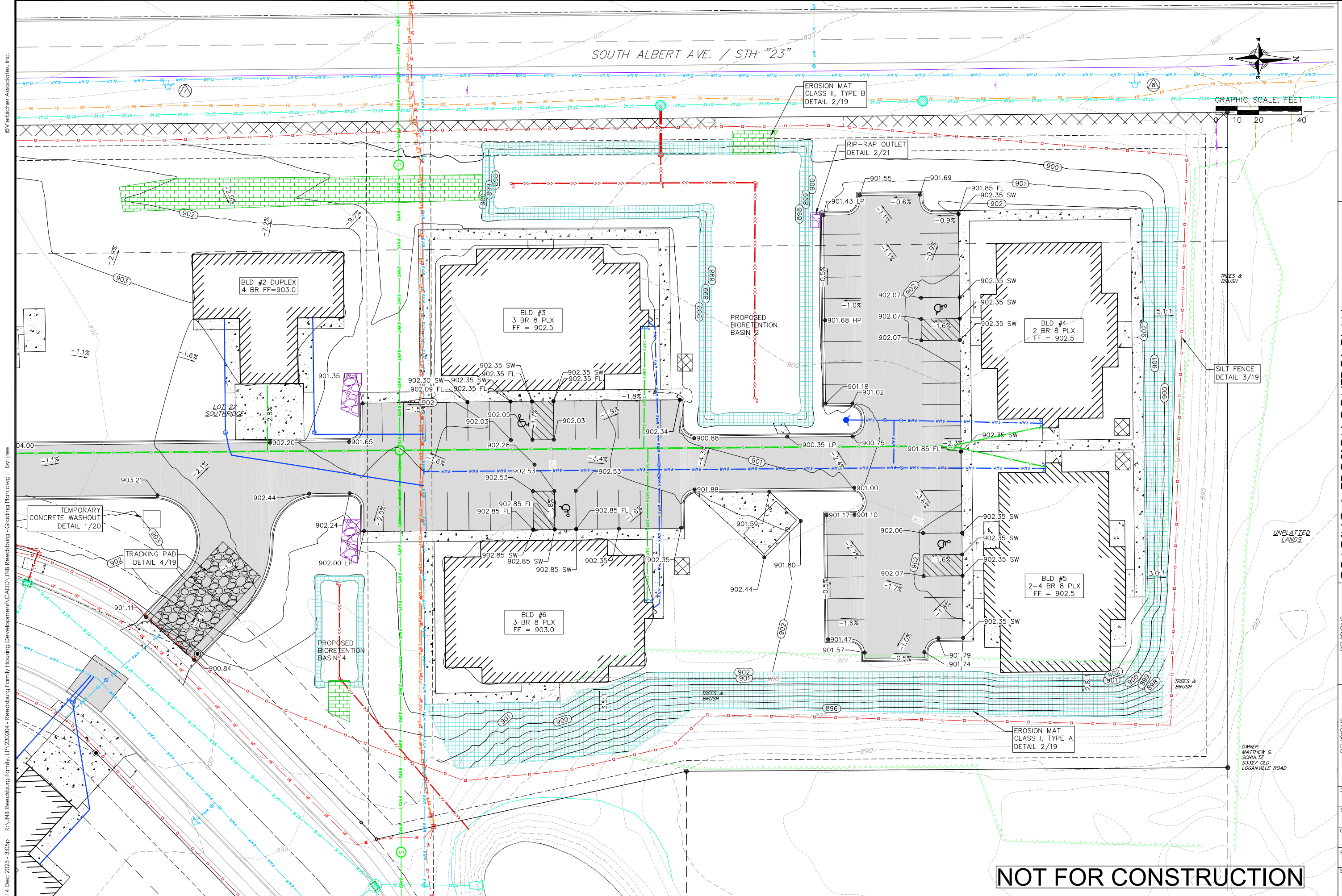
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GRADING & EROSION CONTROL PLAN
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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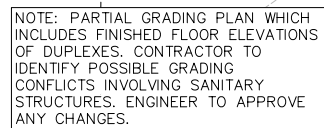
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GRADING & EROSION CONTROL PLAN

REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

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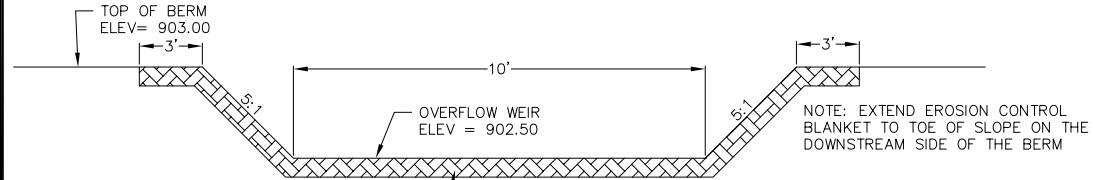
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RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):
1. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
2. FERTILIZER -SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE STANDARD, CRITICAL AREA PLANTING (342) OR WDNR TECHNICAL STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
3. MULCH OR EROSION MAT -MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR TECHNICAL STANDARD MULCHING FOR CONSTRUCTION SITES (1058). EROSION MAT SHALL BE CLASS II AND PLACED ON THE SURFACE OF THE INFILTRATION AREA.
4. WATER AS NECESSARY, DEPENDING ON WEATHER. RE-MULCH VOID AREAS, TREAT DISEASED OR DISTRESSED PLANTS, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS, REMOVE DEBRIS AND LITTER, AND INSPECT AND REPAIR ERODED AREAS, AS NEEDED.

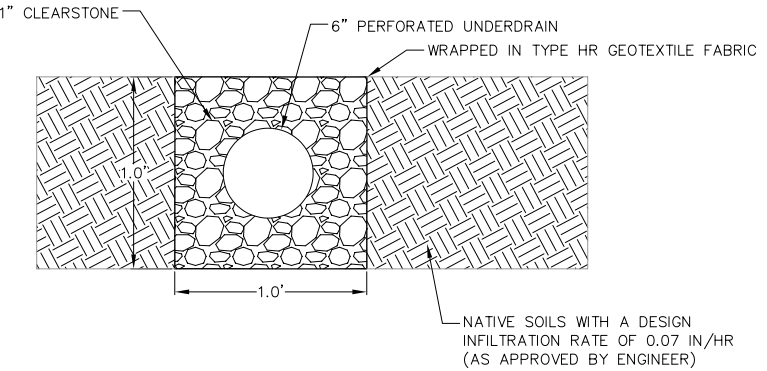
CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):
1. OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER REQUIRED PER DETAIL. NATIVE LAYER OF DEVICE TO BE VISUALLY INSPECTED BY DESIGN ENGINEER IN THE FIELD AFTER THE AREA IS EXCAVATED.
2. CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
3. PLACE GRANULAR FILL, DEPTH AS REQUIRED BY DETAIL, AND UNDERDRAIN COMPONENTS.
4. PLACE ENGINEERED SOIL IN MAXIMUM 12" LIFTS (OVERFILL BY 2" TO ALLOW FOR SETTLING), COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (PER DNR TECHNICAL STANDARD S100)
5. SEED, MULCH/EROSION MAT, WATER, AND MAINTAIN AS DIRECTED ABOVE. LEAVE UNDERDRAIN DRAWDOWN OPEN UNTIL PLANT ESTABLISHMENT.

LONG-TERM MAINTENANCE OF INFILTRATION AREA:
1. REFER TO DNR TECHNICAL STANDARD 1003

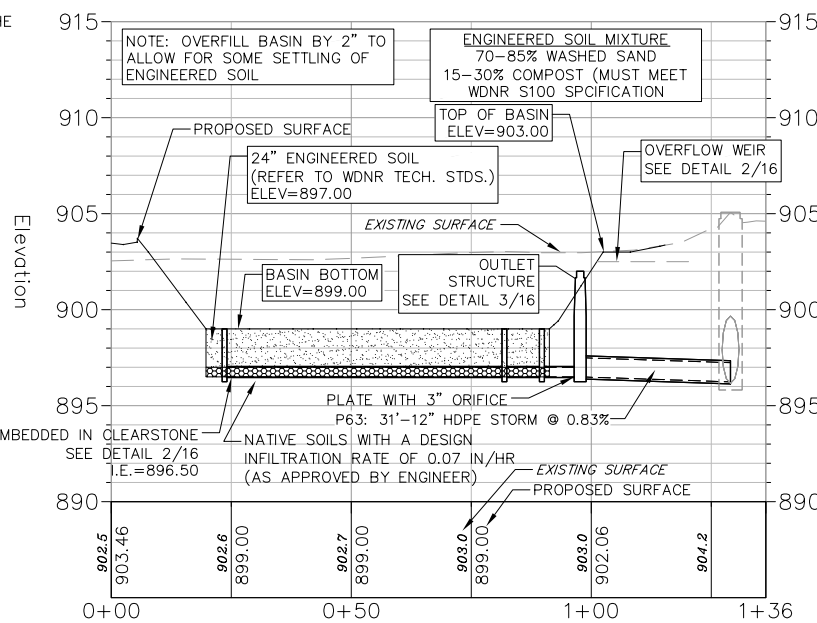
INFILTRATION AREA SPECIFICATIONS:
INFILTRATION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1003 (INFILTRATION BASIN).
HEAVY EQUIPMENT SHALL NOT BE ALLOWED ON AREA OF INFILTRATION DURING CONSTRUCTION OPERATIONS. INFILTRATION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED; OTHERWISE, CONSTRUCTION SITE RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY FROM INFILTRATION DEVICE. DO NOT ALLOW SURROUNDING SOILS TO ERODE INTO BASINS ONCE ENGINEERED SOIL AND PLANTINGS HAVE BEEN INSTALLED.
NATIVE SEEDING -NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS.
CONTRACTOR IS RESPONSIBLE FOR PREPARING VEGETATION PLAN, ENSURING PLANT ESTABLISHMENT, INITIAL MAINTENANCE (SEE BELOW), AS WELL AS MAINTAINING PROPER INFILTRATION RATES OVER INFILTRATIVE SURFACE (I.E. NO PONDED WATER 24 HOURS AFTER RAIN EVENT) THROUGHOUT WARRANTY PERIOD AND ONE COMPLETE GROWING SEASON, OR UNTIL ACCEPTANCE BY THE OWNER (WHICHEVER IS SOONER).



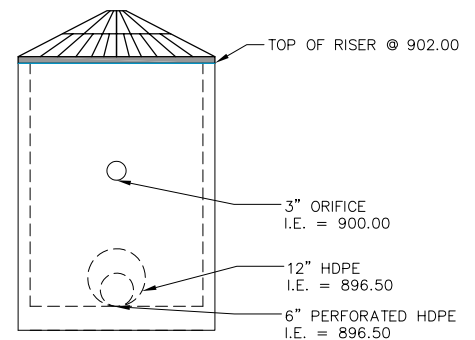
1 OVERFLOW WEIR
NOT TO SCALE



2 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
NOT TO SCALE



3 OUTLET STRUCTURE
NOT TO SCALE



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STORMWATER BASIN DETAILS
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
DECEMBER 2023

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PROJECT NO.
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SHEET
16 OF 24

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RESTORATION AND INITIAL MAINTENANCE NOTES (DURING FIRST GROWING SEASON):

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CONSTRUCTION NOTES (NOT INCLUDING SIDESLOPES):

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LONG-TERM MAINTENANCE OF INFILTRATION AREA:

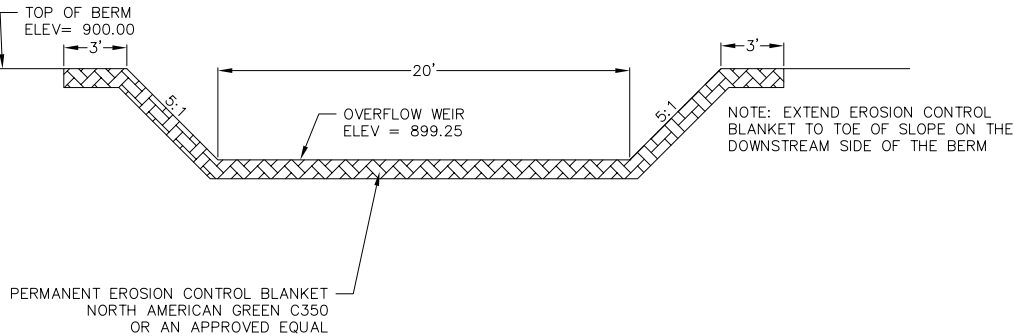
1. REFER TO DNR TECHNICAL STANDARD 1003

INFILTRATION AREA SPECIFICATIONS:
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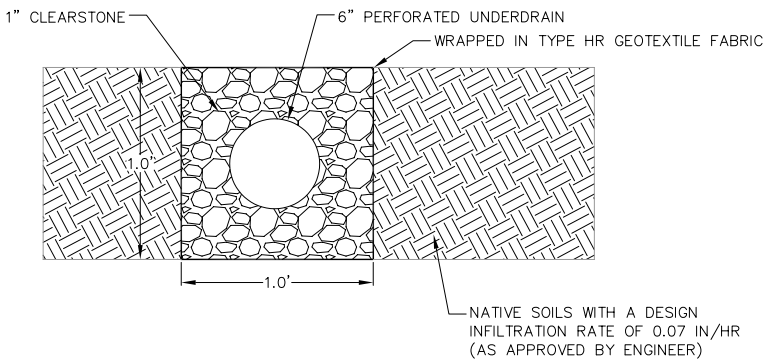
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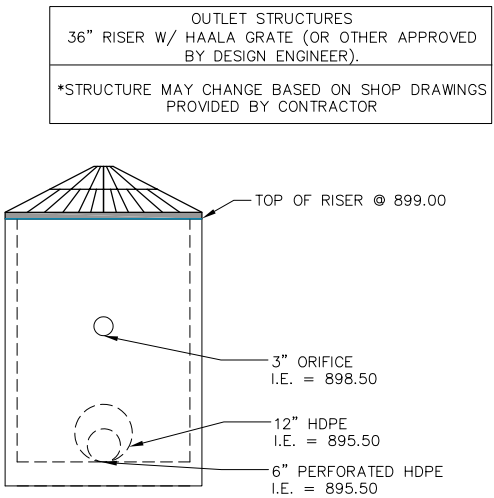
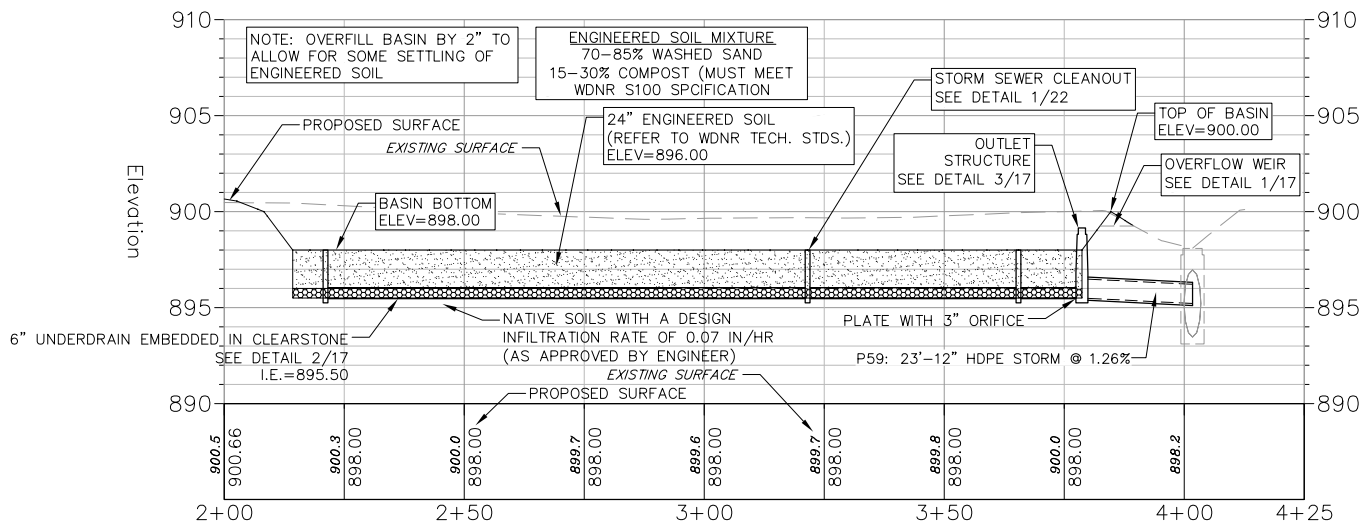
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1 OVERFLOW WEIR
NOT TO SCALE



2 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
NOT TO SCALE



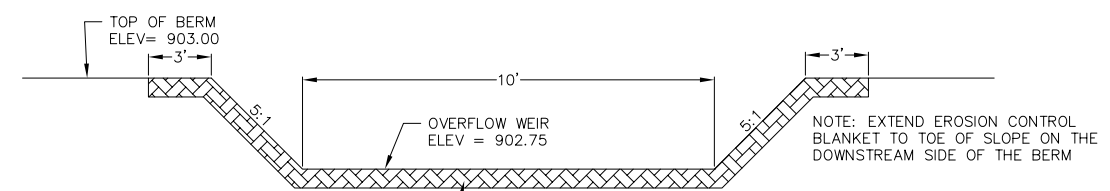
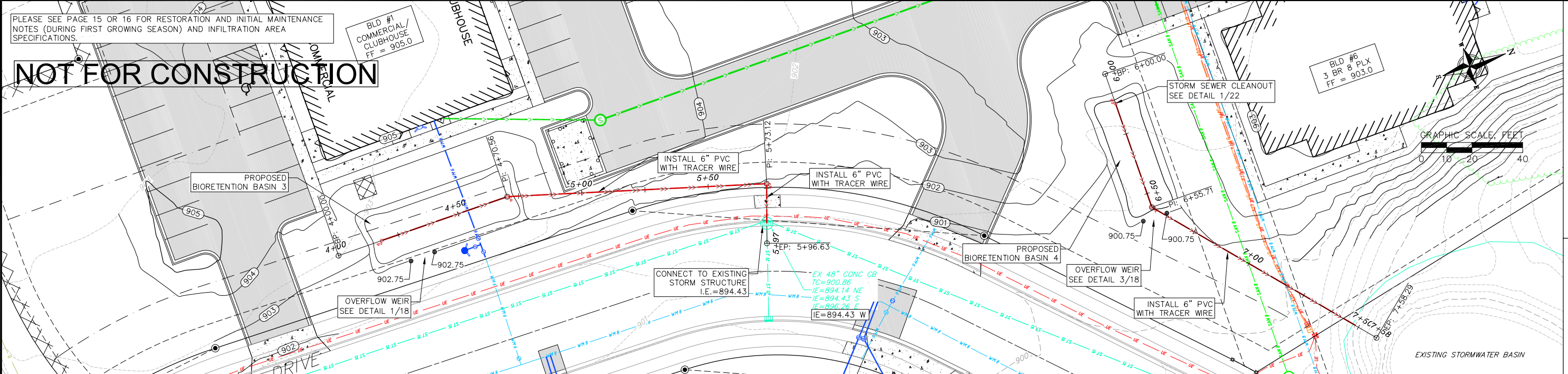
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NOT TO SCALE

NOT FOR CONSTRUCTION

STORMWATER BASIN DETAILS
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

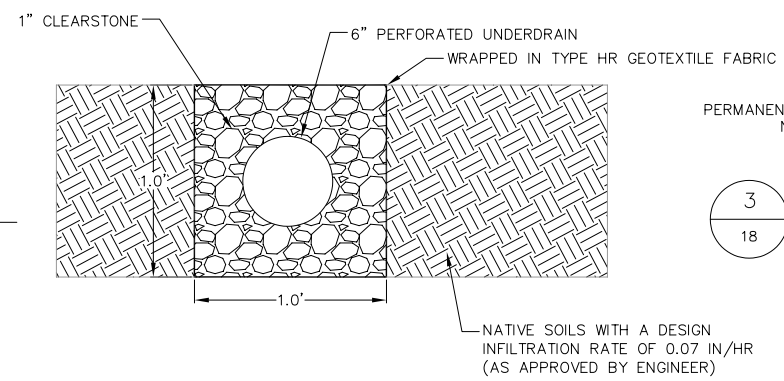
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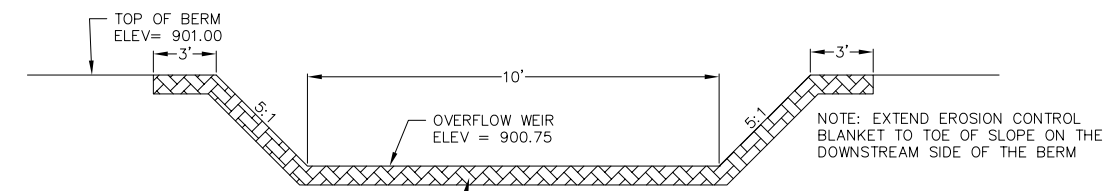


PERMANENT EROSION CONTROL BLANKET
NORTH AMERICAN GREEN C350
OR AN APPROVED EQUAL

1 OVERFLOW WEIR
18 NOT TO SCALE

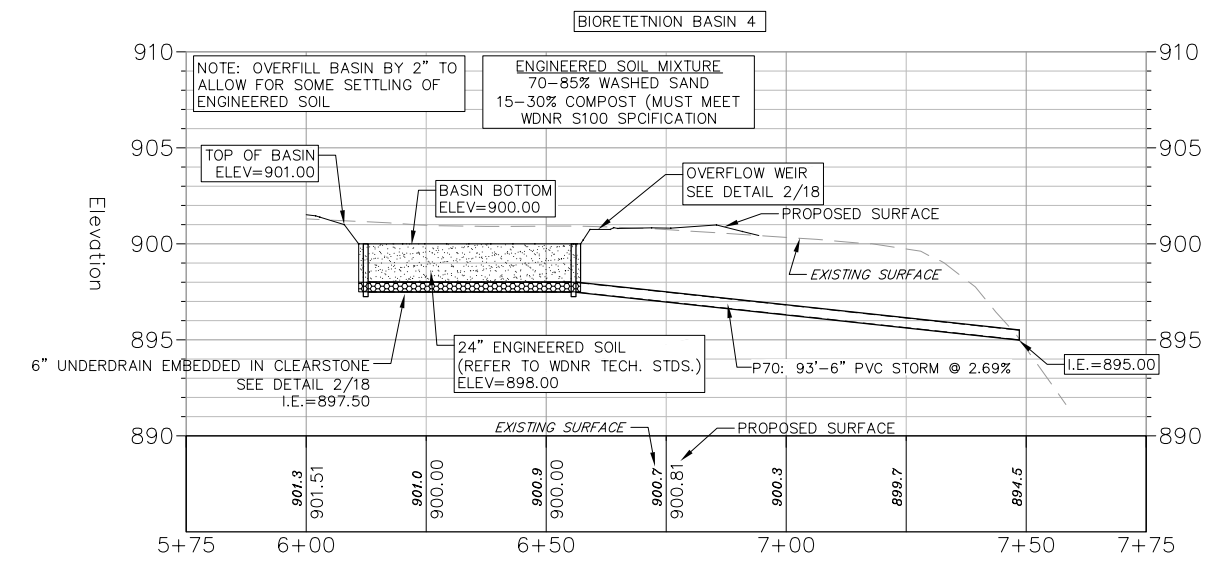
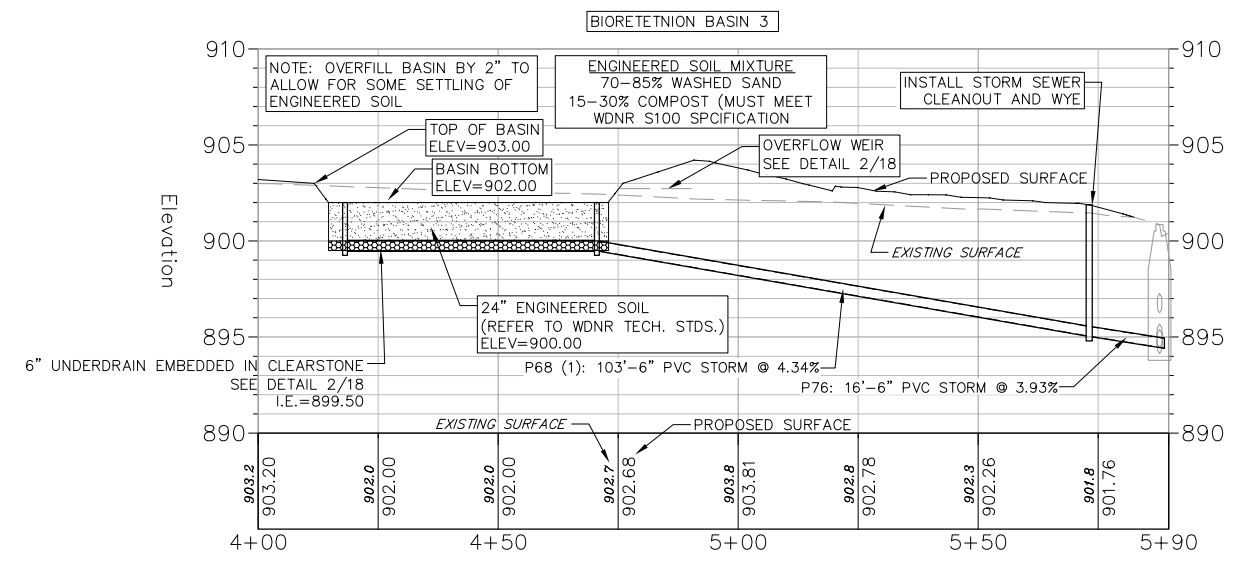


2 6" PERFORATED UNDERDRAIN EMBEDDED IN CLEARSTONE
18 NOT TO SCALE



PERMANENT EROSION CONTROL BLANKET
NORTH AMERICAN GREEN C350
OR AN APPROVED EQUAL

3 OVERFLOW WEIR
18 NOT TO SCALE



vierbicher
planners engineers advisors

STORMWATER BASIN DETAILS
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		NO.	DATE	REMARKS

DATE
DECEMBER 2023

DRAFTER
LHAN

CHECKED
NPFA

PROJECT NO.
230204

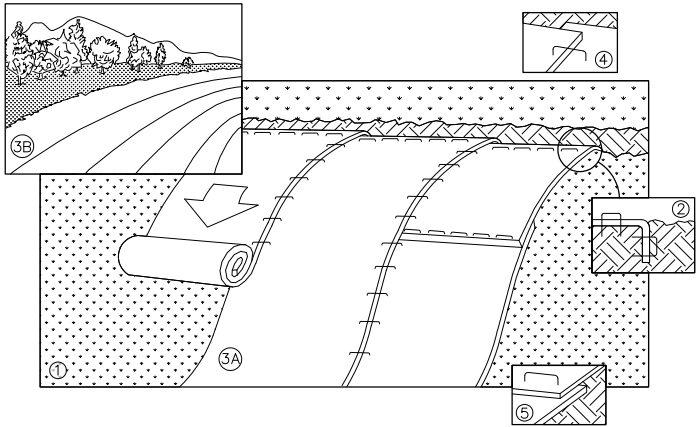
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18 OF 24

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EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF REEDSBURG EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (<http://dnr.wi.gov/runoff/stormwater/techstds.htm>) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, SEDIMENT BASINS, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WisDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25-FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN OR AS DIRECTED BY ENGINEER BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET FILTERS ARE TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (TYPE I CLASS A PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- EROSION MAT (TYPE I, CLASS B PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER AFTER EACH RAINFALL AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- THE CITY AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- ROLL THE BLANKETS <A> DOWN, OR HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

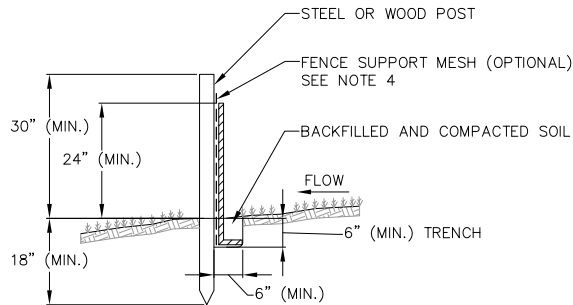
TEMPORARY AND PERMANENT:

- USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

MULCHING RATES:

TEMPORARY AND PERMANENT:

- USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION



NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.

POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)

POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

BAG TO BE CONSTRUCTED USING GEOTEXTILE FABRIC, WisDOT TYPE FF.

DIMENSIONS OF TOP OPENING OF BAG TO MATCH INLET GRATE.

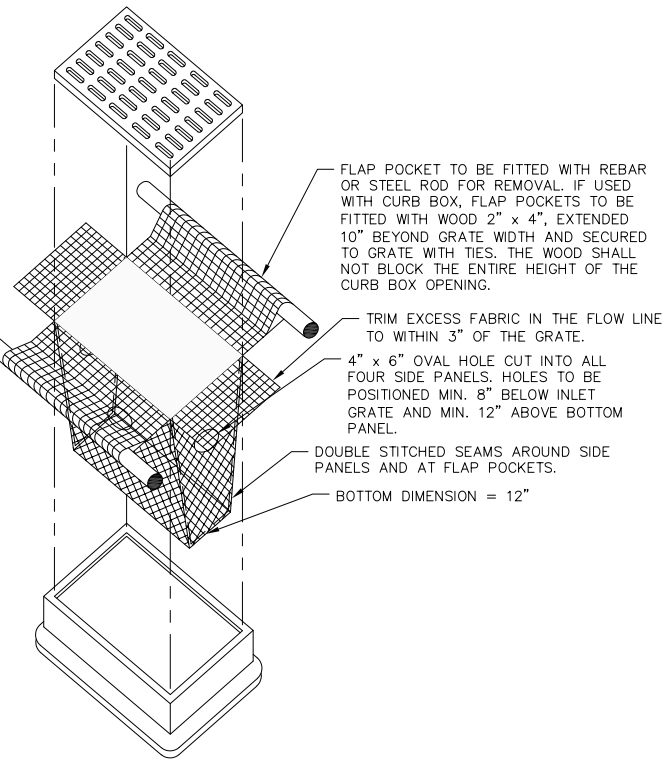
FRONT, BACK AND BOTTOM PANEL TO BE MADE FROM SINGLE PIECE OF FABRIC (NO SEAMS).

INSTALLED BAG SHALL HAVE A MIN. SIDE CLEARANCE OF 3" FROM THE INLET WALLS, MEASURED AT THE HOLES. IF NECESSARY, CONTRACTOR SHALL CINCH THE BAG (MAX. 4" FROM BAG BOTTOM) TO ACHIEVE CLEARANCE.

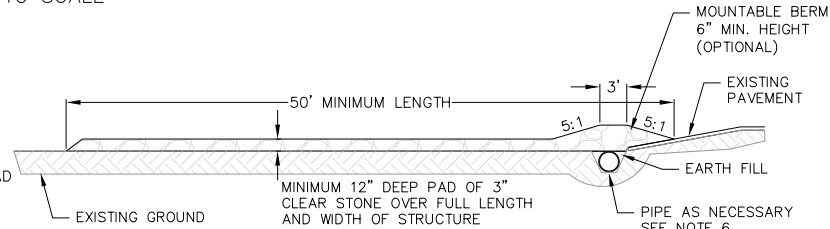
INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.

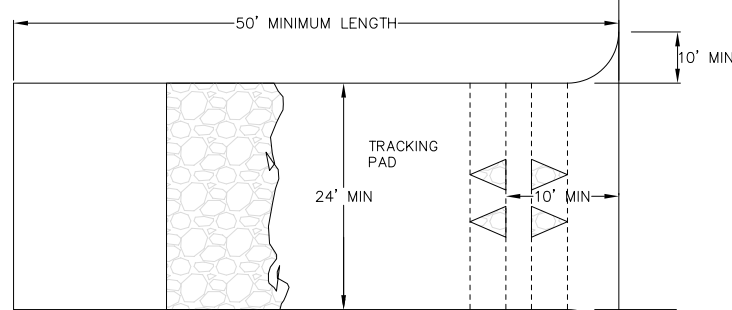
IF INLET DEPTH FROM TOP OF GRATE TO BOTTOM OF INLET IS LESS THAN 30", CONTRACTOR SHALL SUBSTITUTE WisDOT TYPE C INLET PROTECTION.



1 INLET PROTECTION TYPE D 19 NOT TO SCALE



PROFILE VIEW



PLAN VIEW

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE AND TRACKING PAD
- STRIP TOPSOIL-DETENTION BASINS
- ROUGH GRADE TEMPORARY BASINS
- TEMPORARY SEED TEMPORARY BASINS
- STRIP TOPSOIL-STREETS & LOTS
- ROUGH GRADE STREETS & LOTS
- SEED LOT AREAS
- CONSTRUCT UNDERGROUND UTILITIES
- INSTALL INLET PROTECTION
- CONSTRUCT ROADS (STONE BASE, CURB & GUTTER, AND SIDEWALK). REMOVE DRIVE-OVER VELOCITY CHECKS WHEN BASE COURSE IS PLACED
- RESTORE TERRACES
- AFTER DISTURBED AREAS ARE ESTABLISHED FINISH BASINS PER DETAILS
- REMOVE TRACKING PAD, SILT FENCE AND DIVERSION BERM MEASURES AFTER DISTURBED AREAS ARE RESTORED

1. FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.

2. LENGTH - MINIMUM OF 50'.

3. WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.

4. ON SITES WITH A HIGH GROUND WATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRICSHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WISDOT TYPE-HR GEOTEXTILE FABRIC.

5. STONE - CRUSHED 3" CLEAR STONE SHALL BE PLACED AT LEAST 12" DEEP OVER THE ENTIRE LENGTH AND WIDTH OF ENTRANCE.

6. SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.

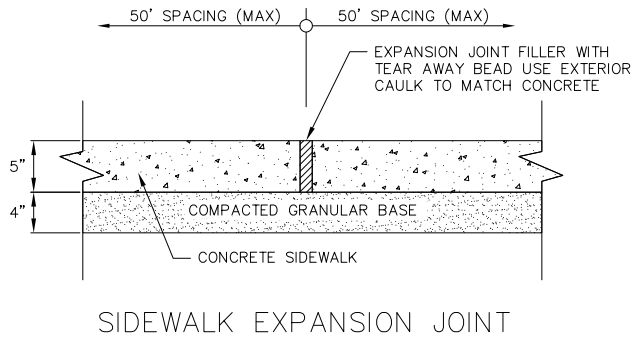
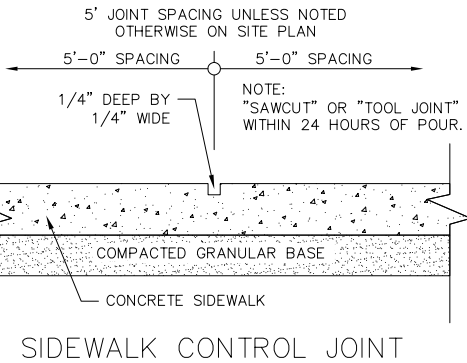
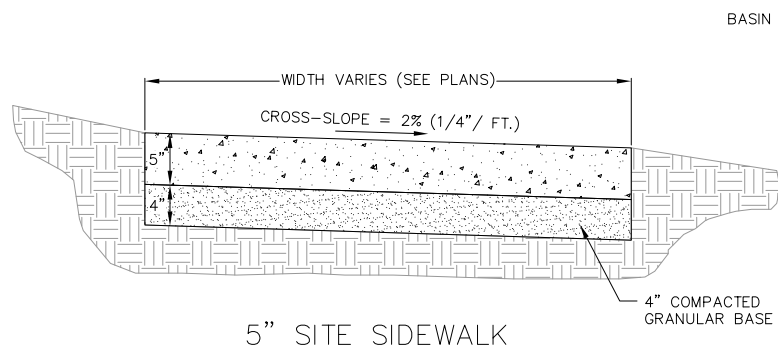
7. LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

4 TRACKING PAD 19 NOT TO SCALE

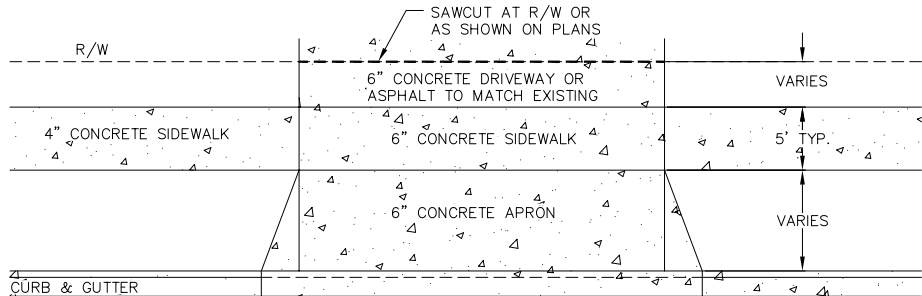
2 EROSION MAT 19 NOT TO SCALE

3 SILT FENCE 19 NOT TO SCALE

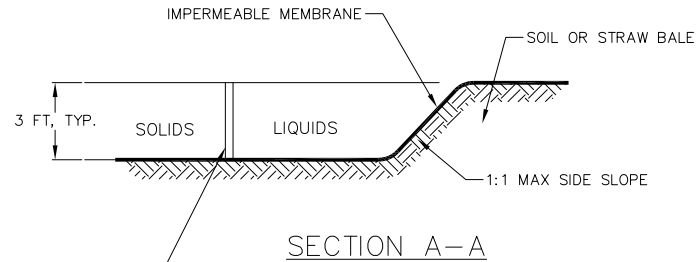
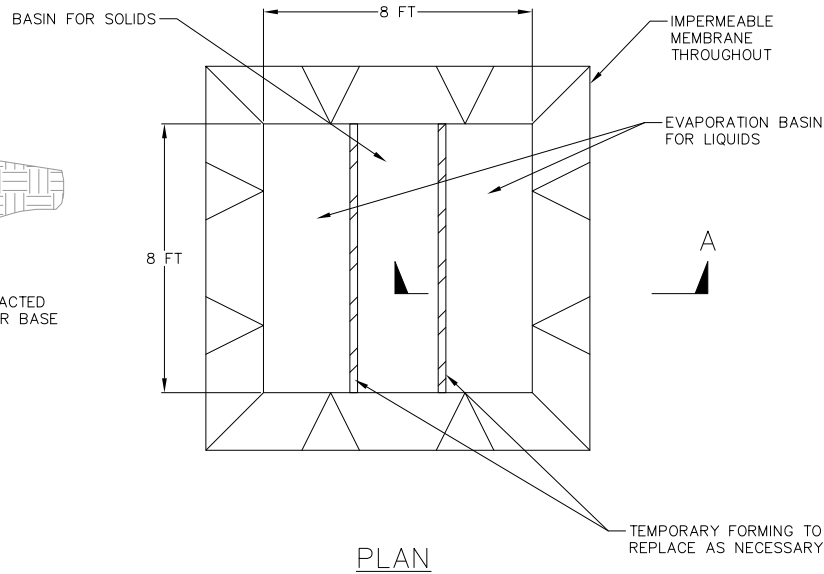
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2 5" CONCRETE SIDEWALK
20 NOT TO SCALE



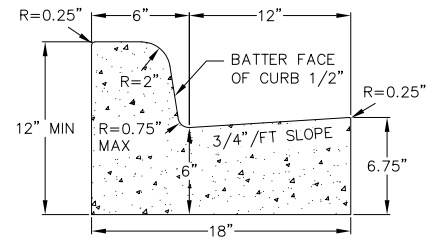
3 DRIVEWAY DETAIL
20 NOT TO SCALE



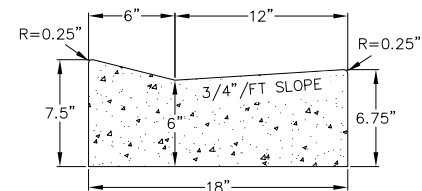
1 TEMPORARY CONCRETE WASHOUT
20 NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

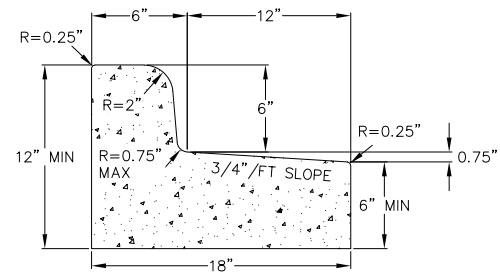
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
3. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.



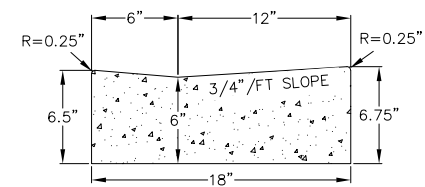
CURB AND GUTTER
CROSS SECTION



DRIVEWAY GUTTER
CROSS SECTION

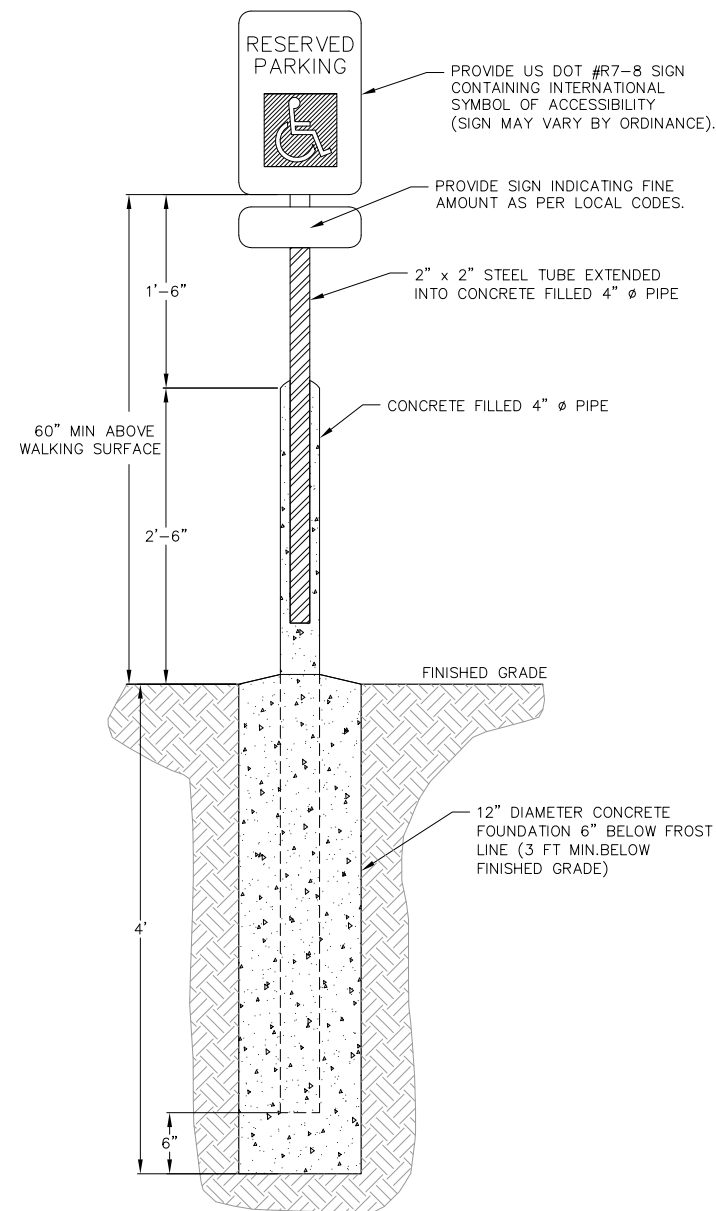


CURB AND GUTTER
REJECT SECTION

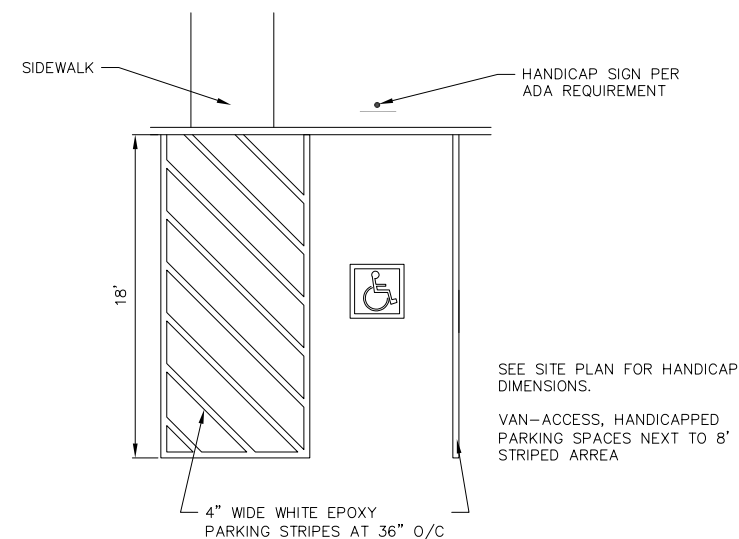


HANDICAP RAMP
GUTTER CROSS SECTION

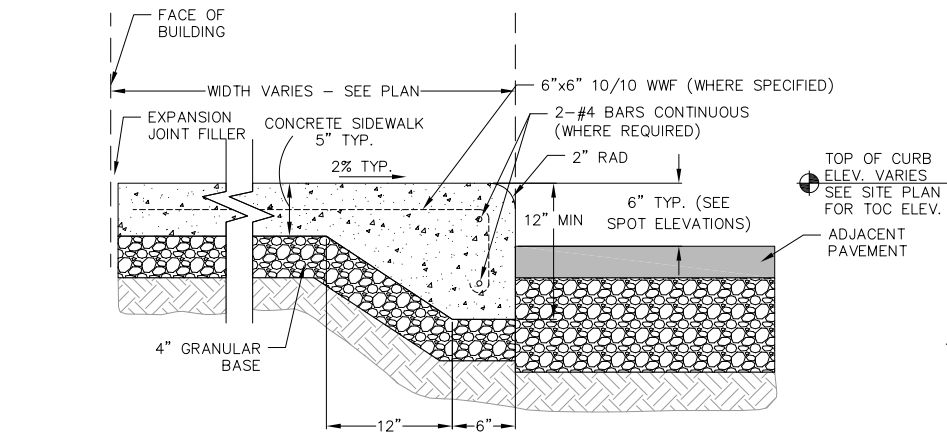
4 18" CONCRETE CURB AND GUTTER
20 NOT TO SCALE



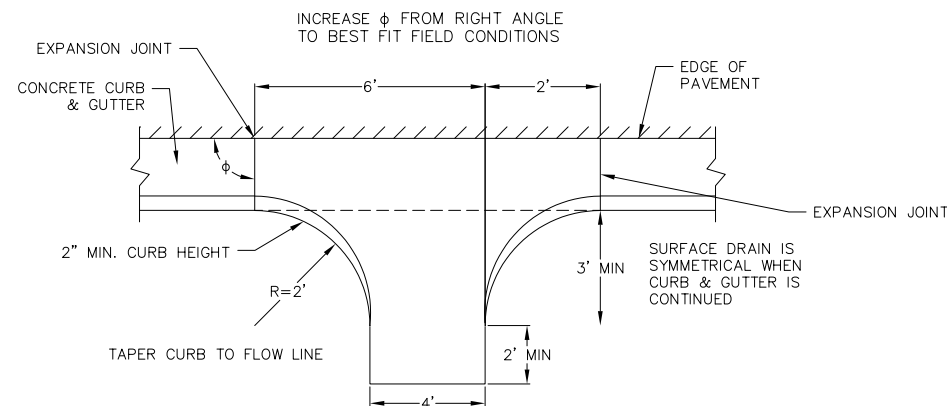
1 HANDICAP SIGN DETAIL



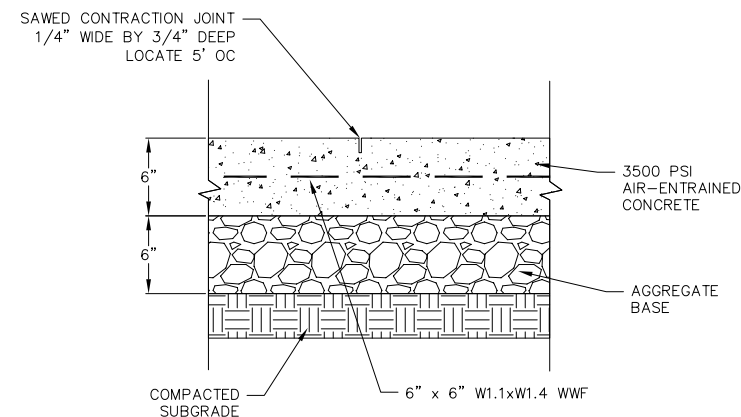
2 HANDICAP STRIPING
21 NOT TO SCALE



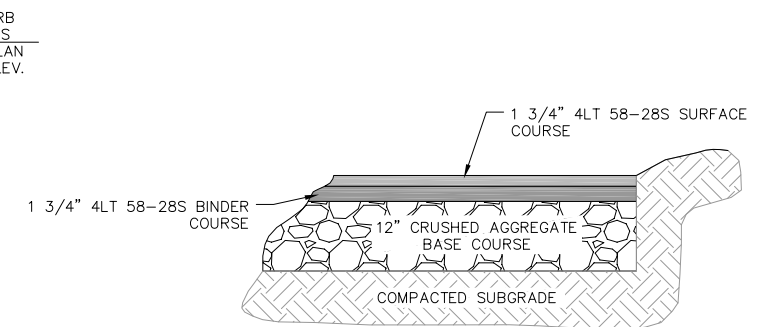
3 CURBED SIDEWALK DETAIL
21 NOT TO SCALE



4 CONCRETE FLUME
21 NOT TO SCALE

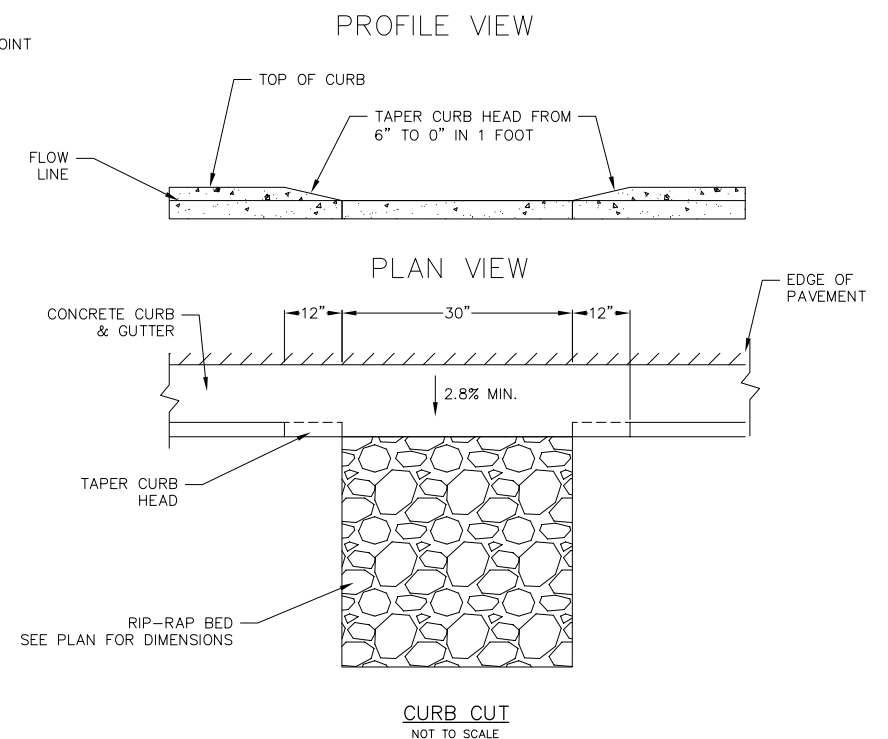


5 CONCRETE PAD
21 NOT TO SCALE



BITUMINOUS PAVEMENT

6 SITE PAVEMENT
21 NOT TO SCALE



7 CURB CUT
21 NOT TO SCALE



SITE DETAILS 2
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

RETURN			RETURN		
NO.	DATE	REMARKS	NO.	DATE	REMARKS

DATE
DECEMBER 2023

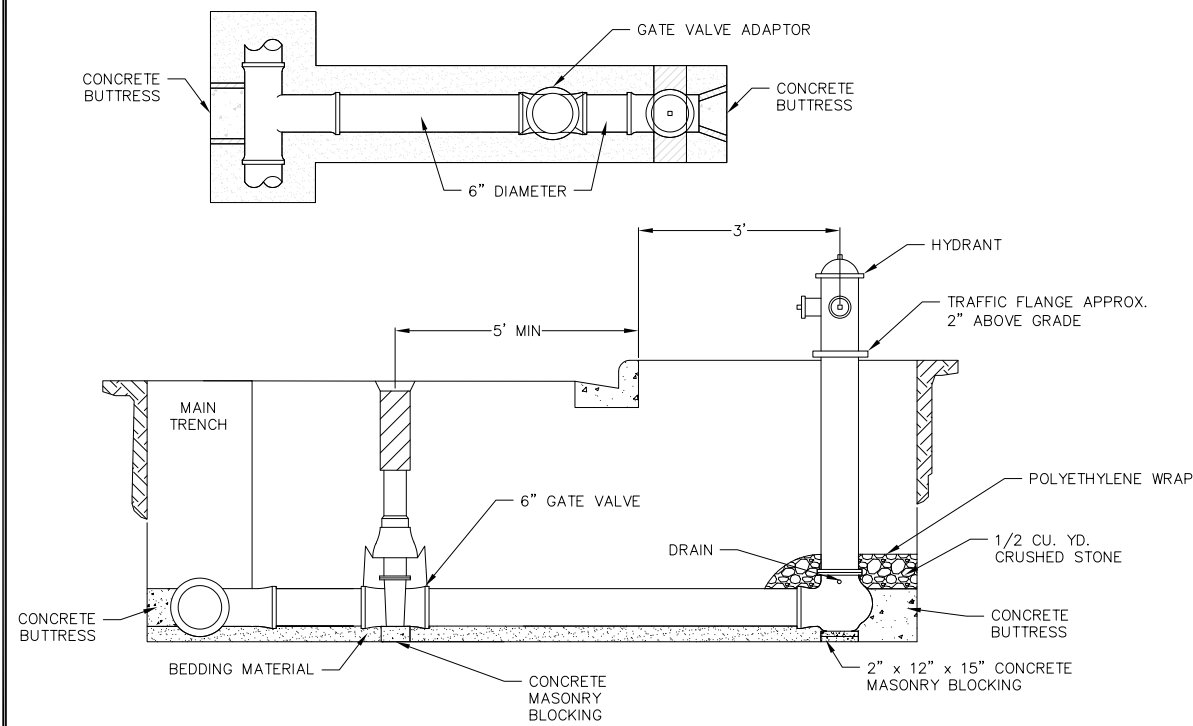
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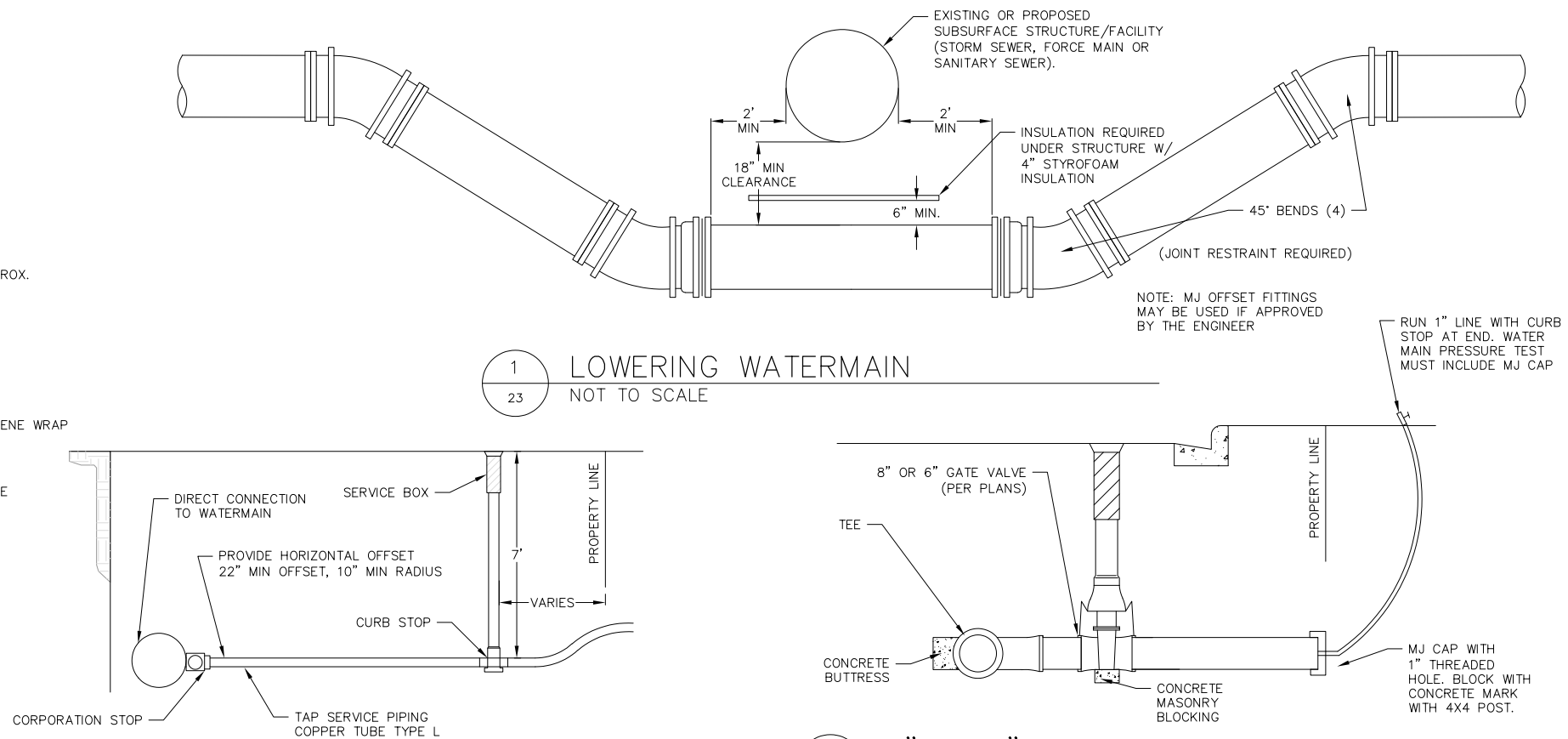
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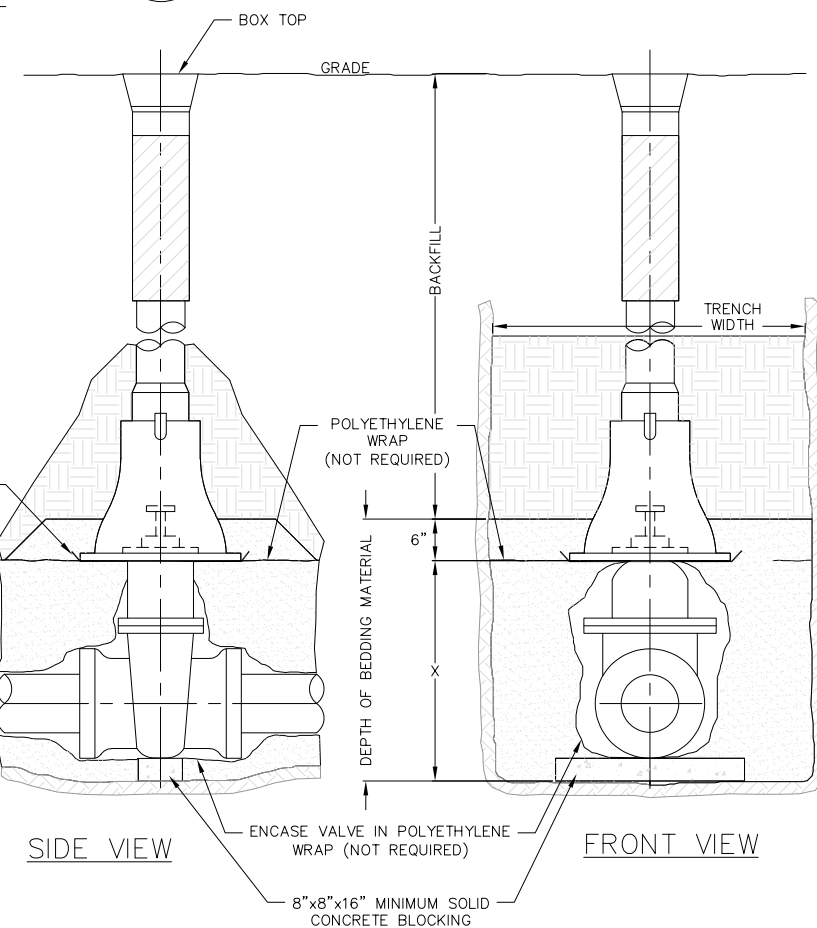


2 STANDARD HYDRANT SETTING
23 NOT TO SCALE

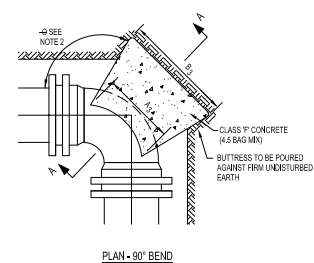


1 LOWERING WATERMAIN
23 NOT TO SCALE

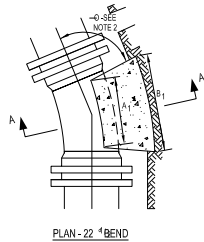
4 6" or 8" WATER SERVICE
23 NOT TO SCALE



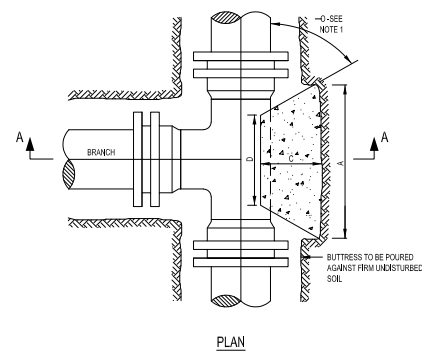
STANDARD GATE VALVE BOX SETTING



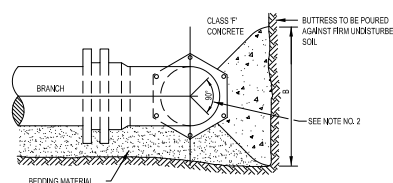
PLAN - 90° BEND



PLAN - 22 4 BEND



PLAN



SECTION A-A

BUTTRUSS DIMENSIONS								
PIPE SIZE	22 1/2" BENDS			35" BENDS			90° BENDS	
	B ₁	D ₁	B ₂	D ₂	B ₃	D ₃	B ₄	D ₄
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-4"	1'-6"
12"	1'-4"	1'-4"	1'-4"	1'-10"	1'-10"	2'-4"	2'-4"	2'-3"
18"	1'-10"	1'-8"	2'-6"	2'-6"	2'-10"	3'-0"	2'-10"	2'-10"
20"	2'-4"	2'-0"	3'-8"	2'-10"	3'-0"	3'-4"	3'-4"	3'-4"
24"	2'-10"	2'-4"	4'-0"	4'-0"	4'-4"	4'-4"	4'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	5'-4"	5'-4"	5'-4"	5'-4"	5'-4"

NOTES

1. DIMENSIONS IN TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI AND ON EARTH RESISTANCE OF 2 TONS PER SQUARE FOOT.
2. DIMENSION C1 C2 C3 SHOULD BE LARGE ENOUGH TO MAKE ANGLE Ø EQUAL TO OR LARGER THAN 45°
3. DIMENSION A1 A2 A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J. BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

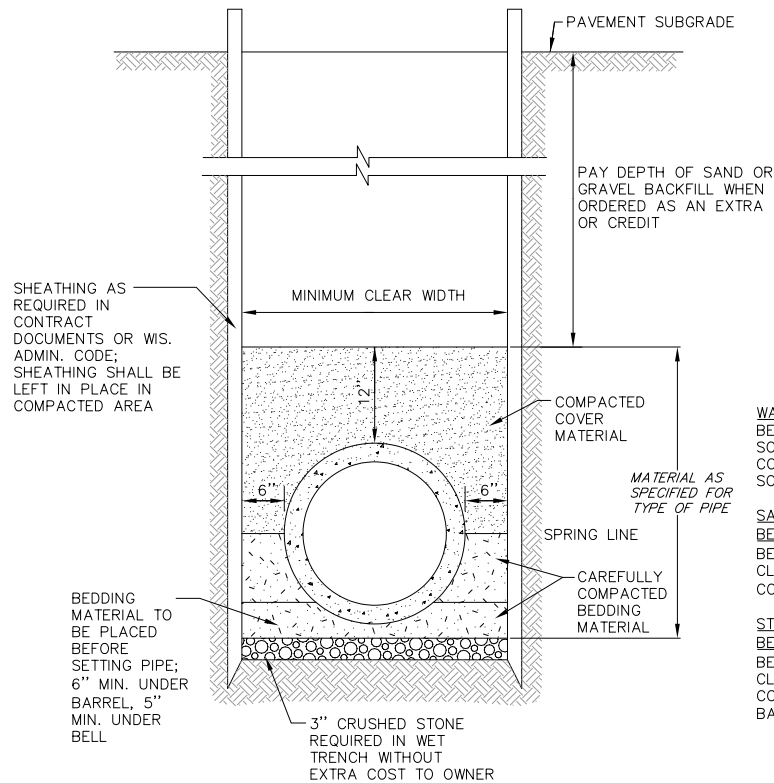
B.D.	A	B	C	D
6"	1'-3"	1'-0"		
8"	1'-6"	1'-4"		
12"	2'-3"	2'-0"		
16"	3'-2"	2'-6"		
20"	4'-0"	3'-0"		
24"	5'-3"	3'-4"		
32"	6'-3"	4'-3"		

B.D. = BRANCH DIAMETER

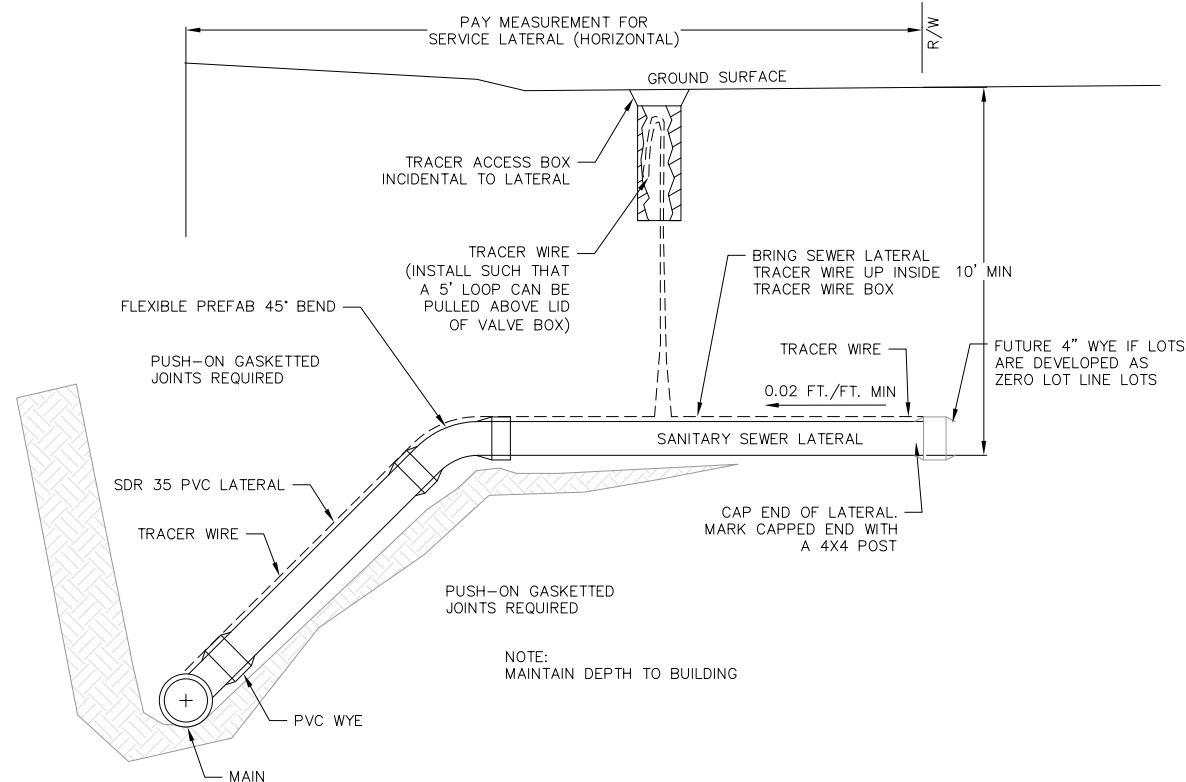
NOTES

3. DIMENSION 'C' SHOULD BE LARGE ENOUGH TO MAKE ANGLE EQUAL TO OR LARGER THAN 45°
2. CONCRETE SHOULD BEAR ON THIS QUADRANT OF PIPE AS A MINIMUM.
3. DIMENSION 'D' SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 psi.
5. ALL IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.

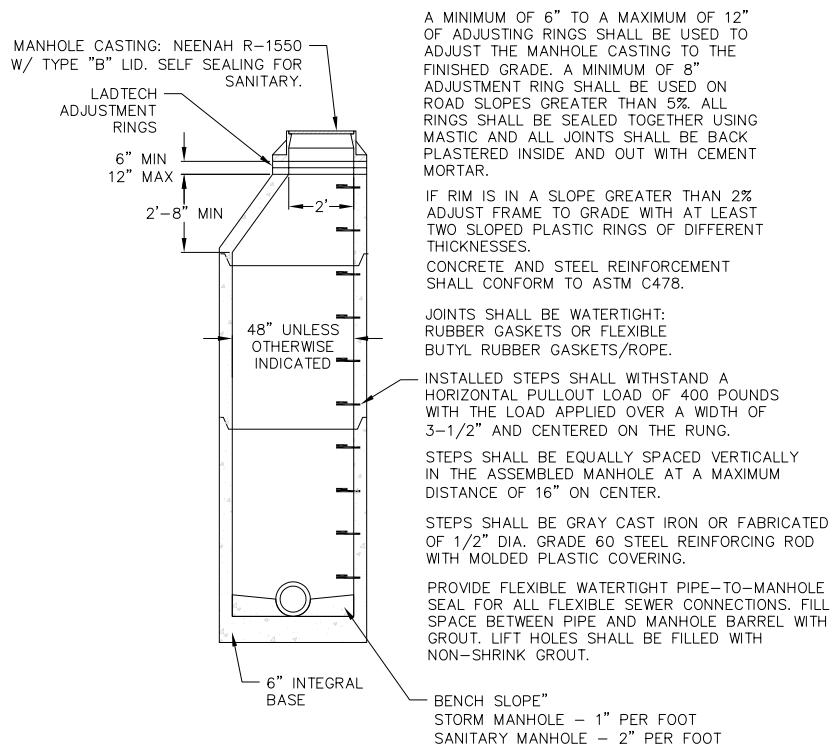
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
12	21
16	30



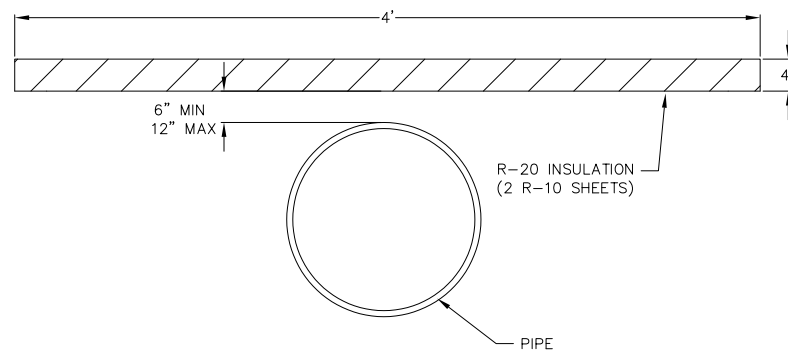
1 STANDARD TRENCH SECTION
24 NOT TO SCALE



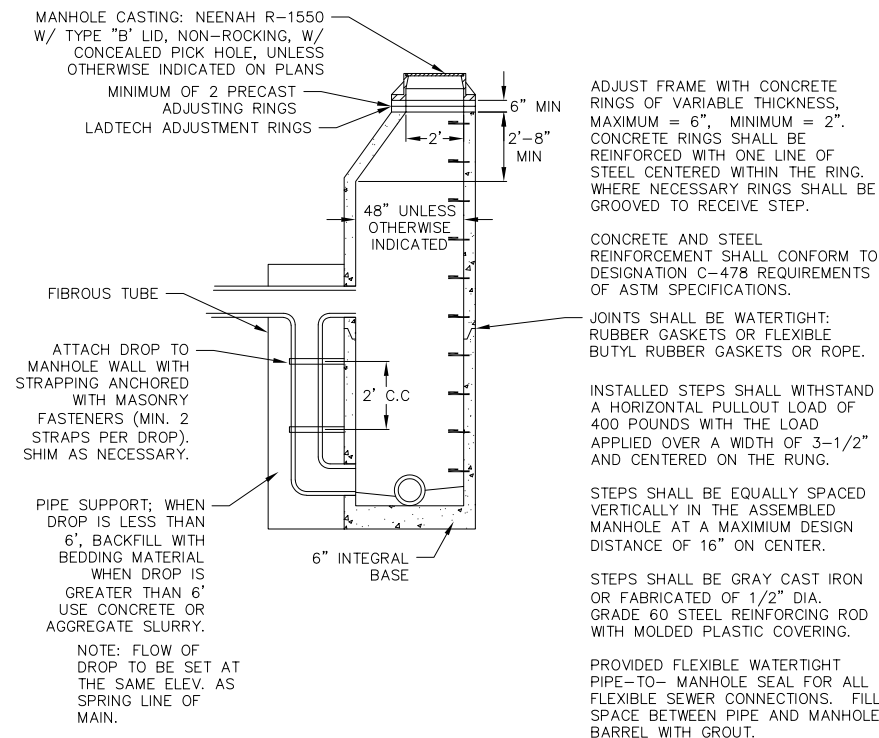
2 SANITARY SEWER LATERAL
24 NOT TO SCALE



3 PRECAST CONCRETE MANHOLE
24 NOT TO SCALE



4 SANITARY & WATER SERVICE INSULATION DETAIL
23 NOT TO SCALE



5 OUTSIDE DROP MANHOLE
24 NOT TO SCALE



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planners engineers advisors

SANITARY DETAILS
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	REMARKS
NO.	DATE	NO.	DATE

DATE
DECEMBER 2023

DRAFTER
LHAN

CHECKED
NPFA

PROJECT NO.
230204

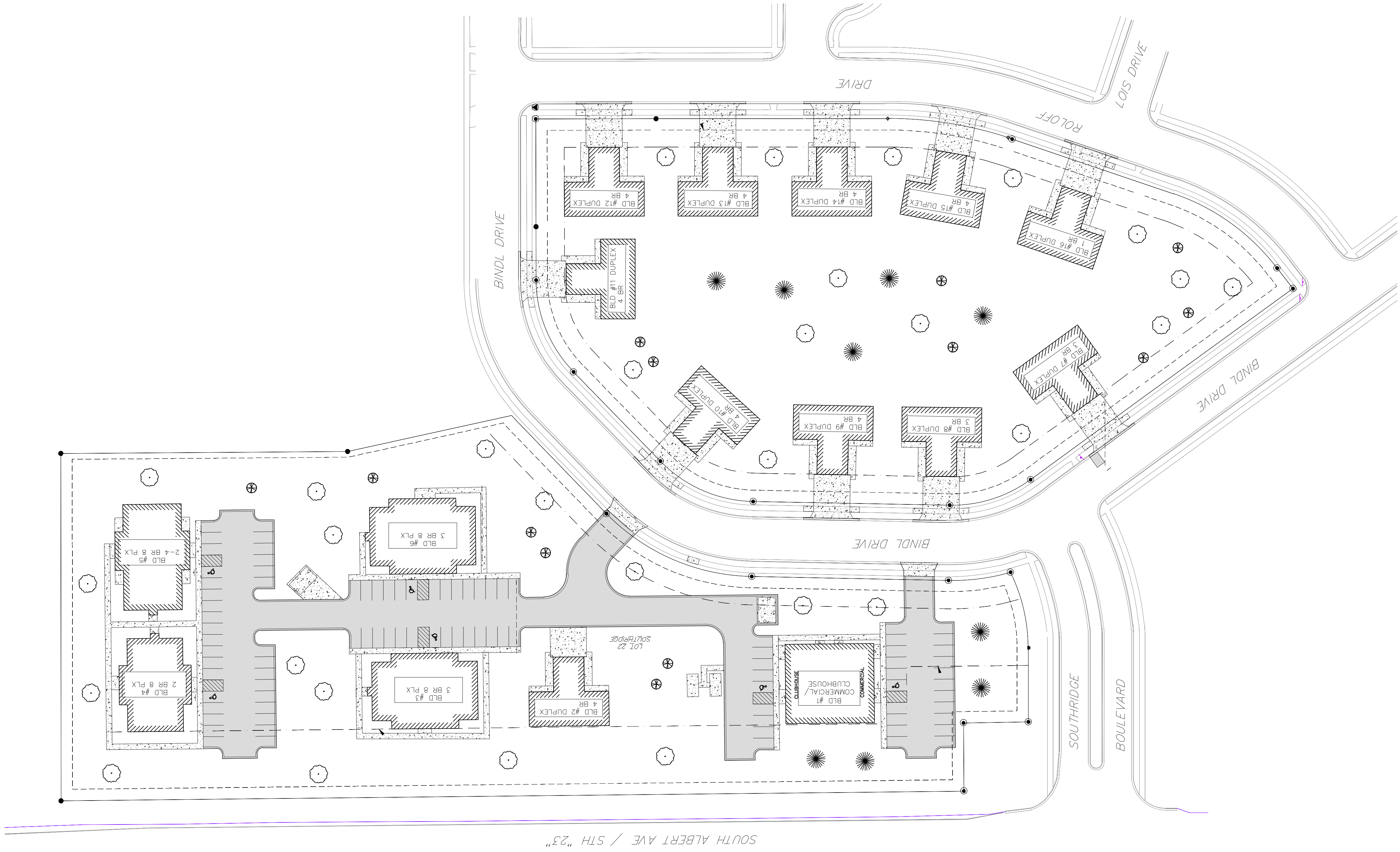
SHEET

24 OF 24

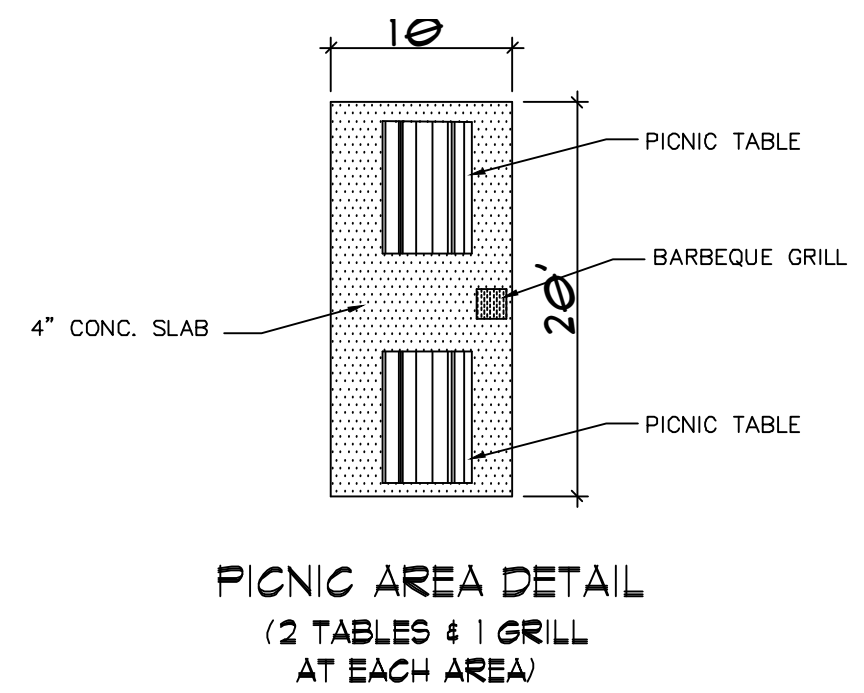
MECA A/E, LLC
ARCHITECTURE
&
ENGINEERING

1425 20th Ave. Suite 100
New York, NY 10011
Tel: 212 691 1000
Fax: 212 691 1001
www.meca-a-e.com

Page 97 of 148



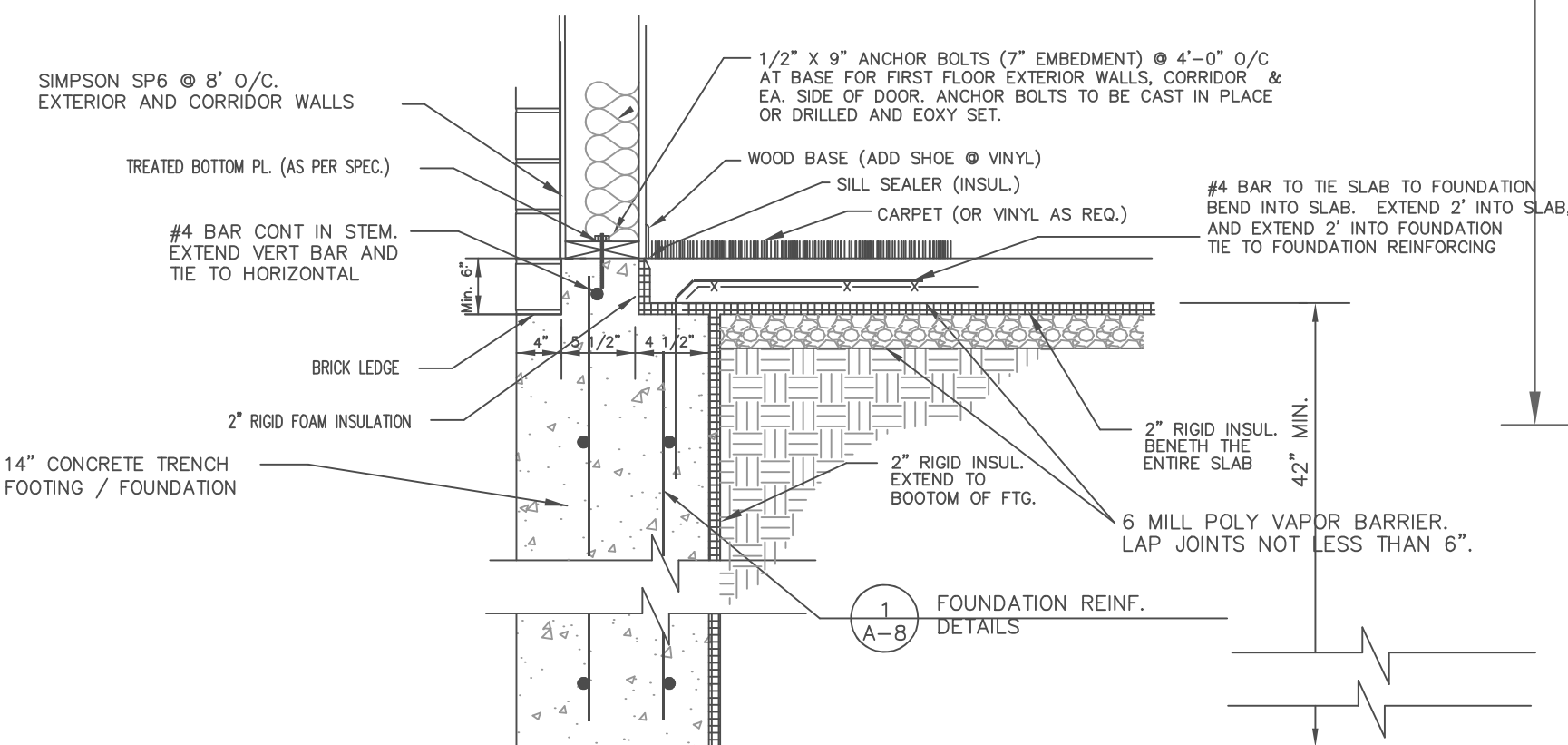
- DEVELOPMENT NOTES:**
- BUILDINGS:**
- (1) 1 BEDROOM TOWNHOUSE DUPLEX BUILDING
 - (2) 3 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
 - (8) 4 BEDROOM TOWNHOUSE DUPLEX BUILDINGS
 - (1) 2 BEDROOM TWO STORY 8 PLEX BUILDING
 - (2) 3 BEDROOM TWO STORY 8 PLEX BUILDINGS
 - (1) 2 1/4 BEDROOM TWO STORY 8 PLEX BUILDING
 - (2) CLUBHOUSE / COMMERCIAL BUILDING.



LANDSCAPE SCHEDULE			
KEY	NAME	SIZE (AT TIME OF PLANTING)	COMMENT
	HARD MAPLE	2 1/2" DIA - 5' TALL +/-	B & B
	AUSTRIAN PINE	2 1/2" DIA - 5' TALL +/-	B & B
	PURPLE LEAF PLUM	2 1/2" DIA - 5' TALL +/-	B & B
	MUGO PINE	24"	POTTED

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 50'-0"

AS 1	REEDSBURG APARTMENTS REEDSBURG, WI	 MECO A/E, LLC ARCHITECTURE & ENGINEERING 14240 WEST ASHLEY ROAD BOONVILLE, MO 65233 660-865-6326 REV 06SEP23
------	--	--



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



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

REVISIONS

[illegible]

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

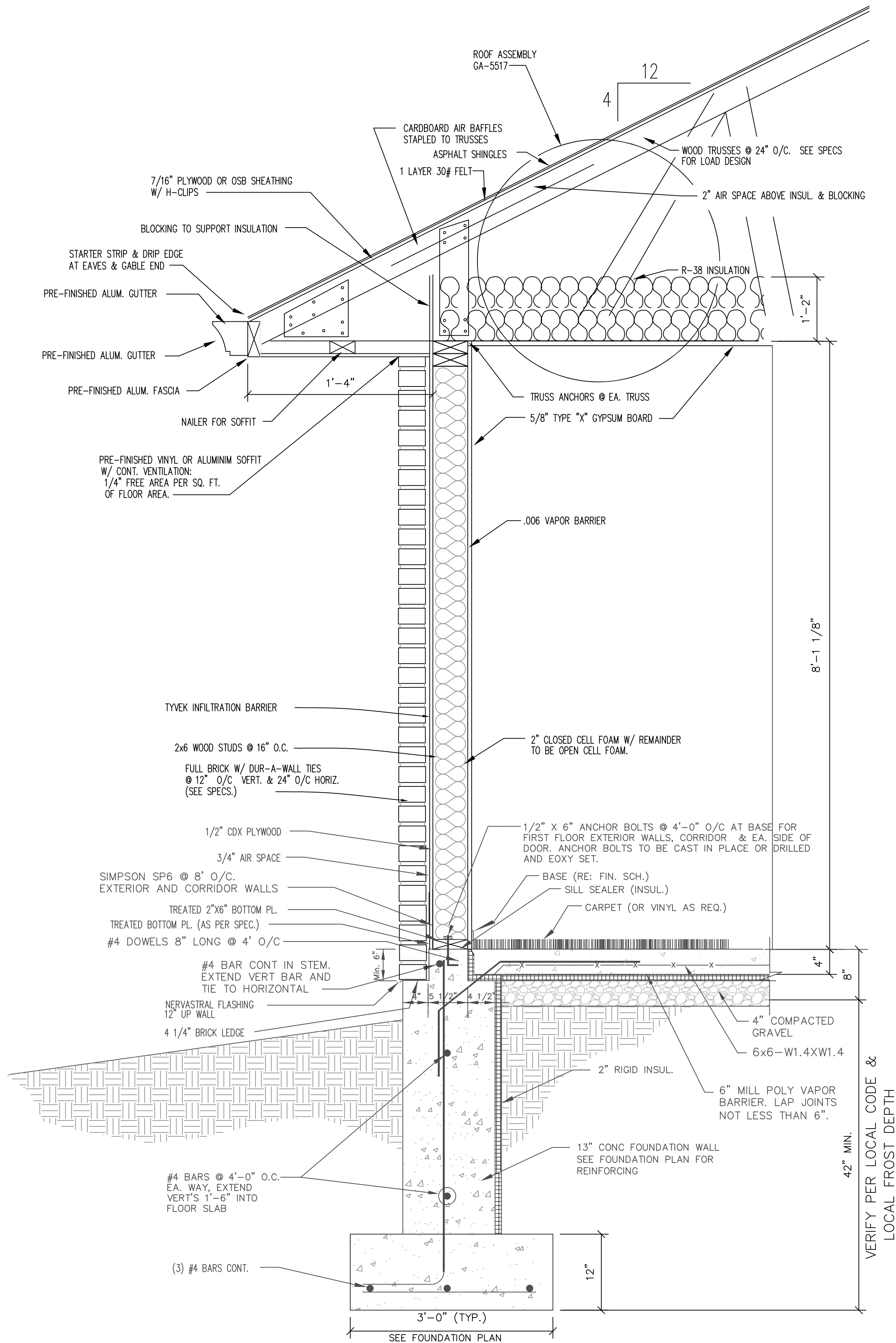
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FOUNDATION
PLAN

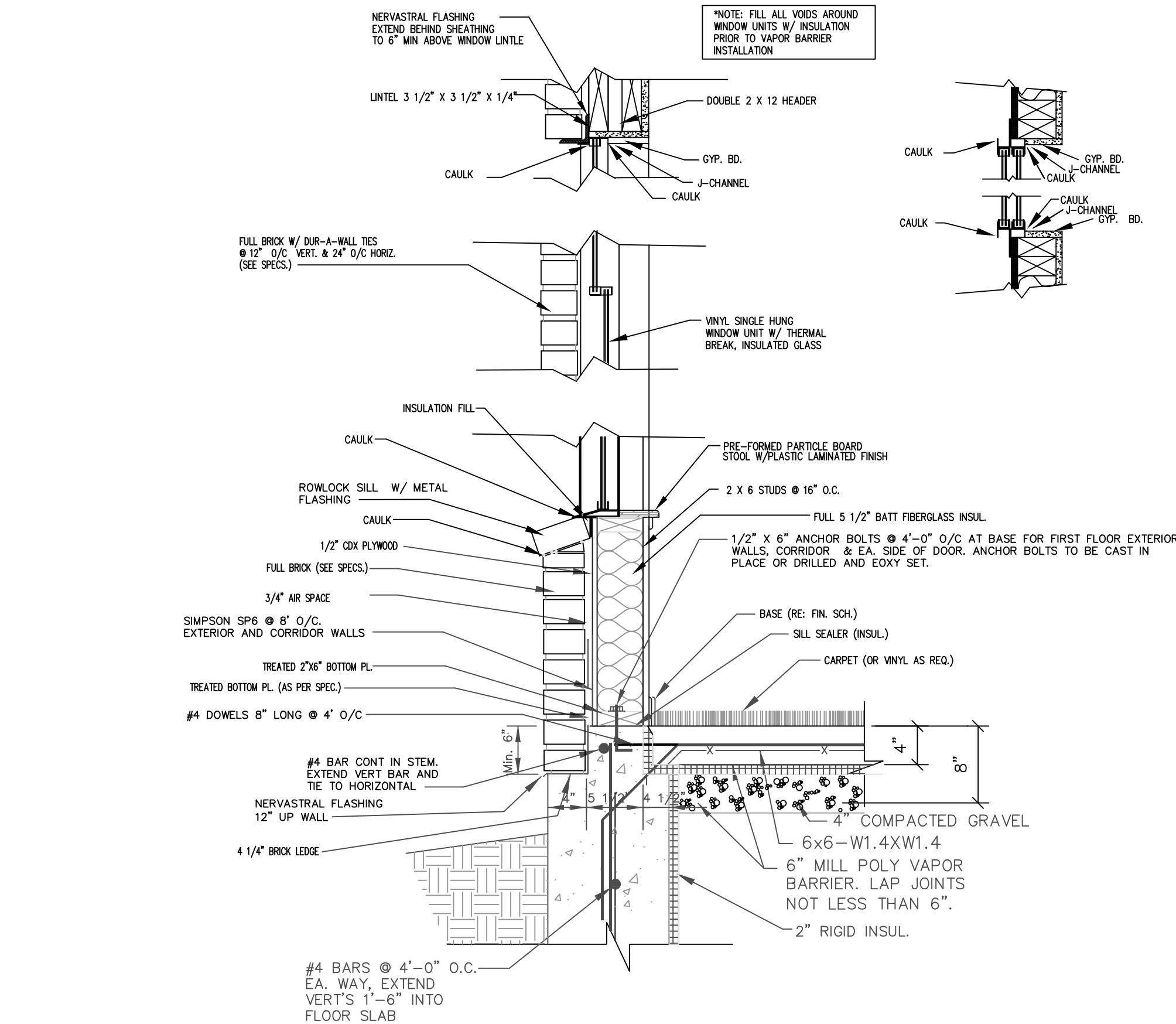
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DATE: 10JAN23
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$$1 - 1$$

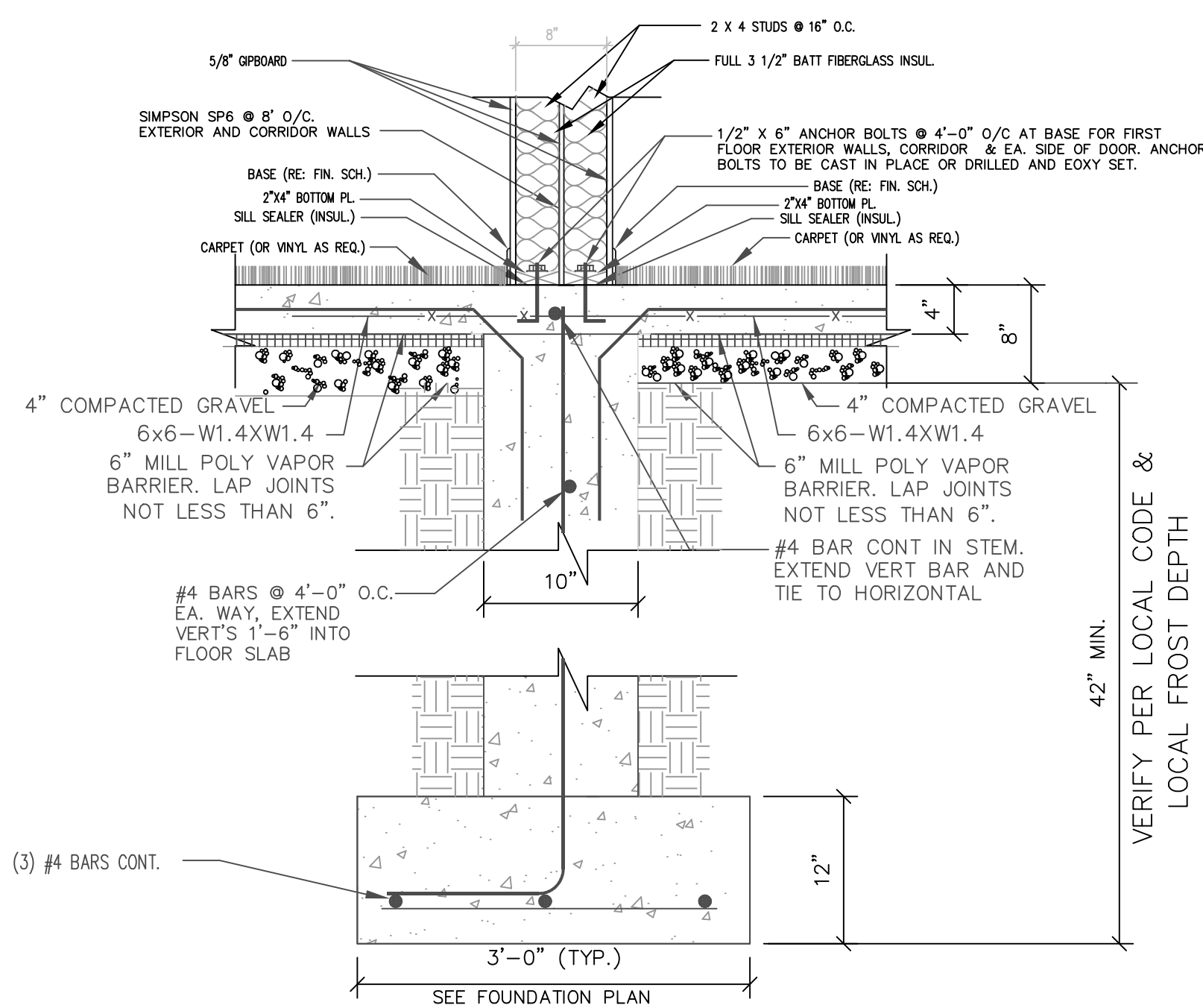
SHEET No.



1
1-2
TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



2
1-2
TYPICAL SECTION @ WINDOW
SCALE: 1" = 1'-0"



3
1-2
TYPICAL SEPARATION WALL SECTION
SCALE: 1" = 1'-0"

NOTES

1) ALL EXTERIOR WALLS ARE SHEATHED WITH PLYWOOD AND ARE THEREFORE SHEAR WALLS. NAILING TO BE: 10d NAILS AT 2" O/C AROUND THE PERIMETER AND 3" O/C IN THE FIELD

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

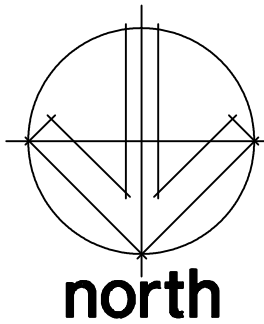
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WALL SECTIONS

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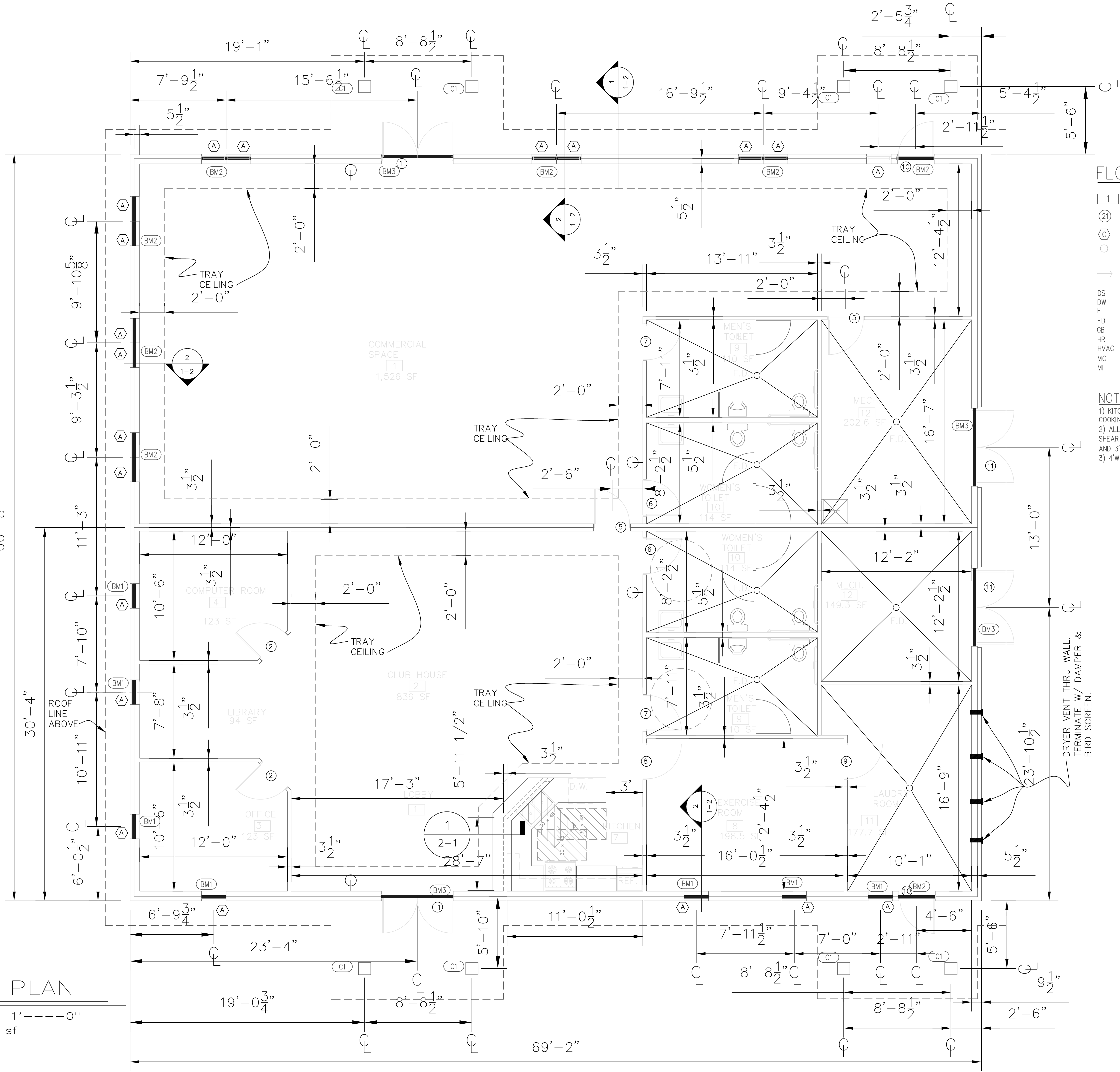
1-2

SHEET No.



FLOOR PLAN

SCALE: 1/4" = 1'-0"
4,110 sf



FLOOR PLAN LEGEND

- 1 ROOM NUMBER - SEE ROOM FINISH SCHEDULE SHEET 2-3.
21 DOOR NUMBER - SEE DOOR SCHEDULE SHEET 2-3.
C WINDOW TYPE - SEE WINDOW SCHEDULE SHEET 2-3.
FIRE EXTINGUISHER.
SLOPE DOWN
- | | | | |
|------|------------------|-----|---------------------|
| DS | DOWNSPOUT | REF | REFRIGERATOR |
| DW | DISHWASHER | R/S | ONE ROD/ONE SHELF |
| F | CABINET FILLER | SH | SHELF (S) |
| FD | FLOOR DRAIN | SR | SHOWER CURTAIN ROD |
| GB | GRAB BAR | SV | SHEET VINYL |
| HR | HANDRAIL | TB | TOWEL BAR |
| HVAC | AIR HANDLER | TP | TOILET PAPER HOLDER |
| MC | MEDICINE CABINET | WH | WATER HEATER |
| MI | MIRROR | | |

NOTES

- 1) KITCHEN RANGE IS INTENDED FOR WARMING & PREP. THERE SHALL BE NO COOKING THAT WILL PRODUCE GREASE LADEN VAPORS.
2) ALL EXTERIOR WALLS ARE SHEATHED WITH PLYWOOD AND ARE THEREFORE SHEAR WALLS. NAILING TO BE: 10d NAILS AT 2" O/C AROUND THE PERIMETER AND 3" O/C IN THE FIELD.
3) 4'W X 3'H FIXED GLASS WINDOW LOOKING FROM OFFICE TO COMMUNITY ROOM

REVISIONS

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000
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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

FLOOR PLAN

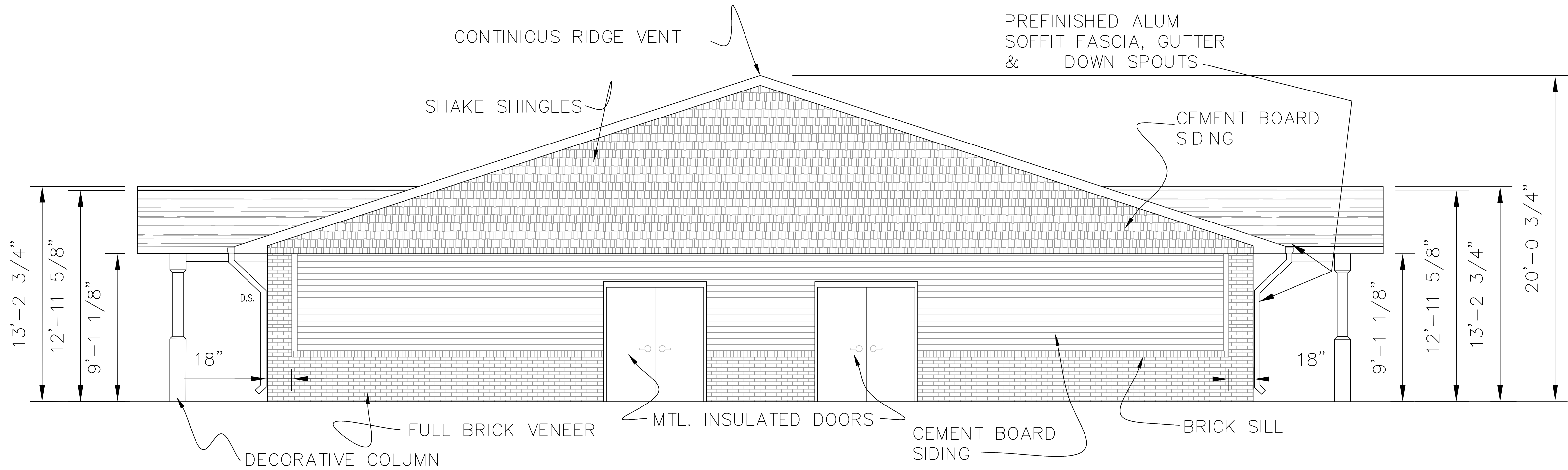
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DATE: 10JAN23
DRAWN BY: MS

2-1

SHEET NO.

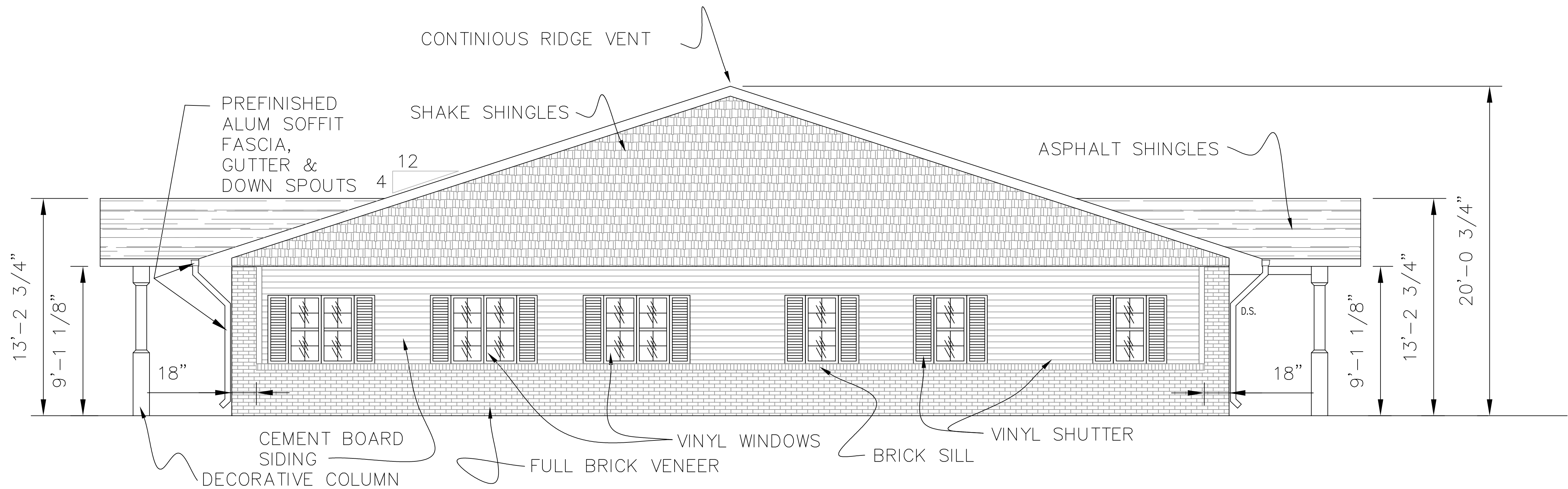
MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING

14244 WEST ASHLEY ROAD
BOONVILLE, MO 64623
660-665-6326



WEST ELEVATION

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



EAST ELEVATION

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

REVISIONS

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

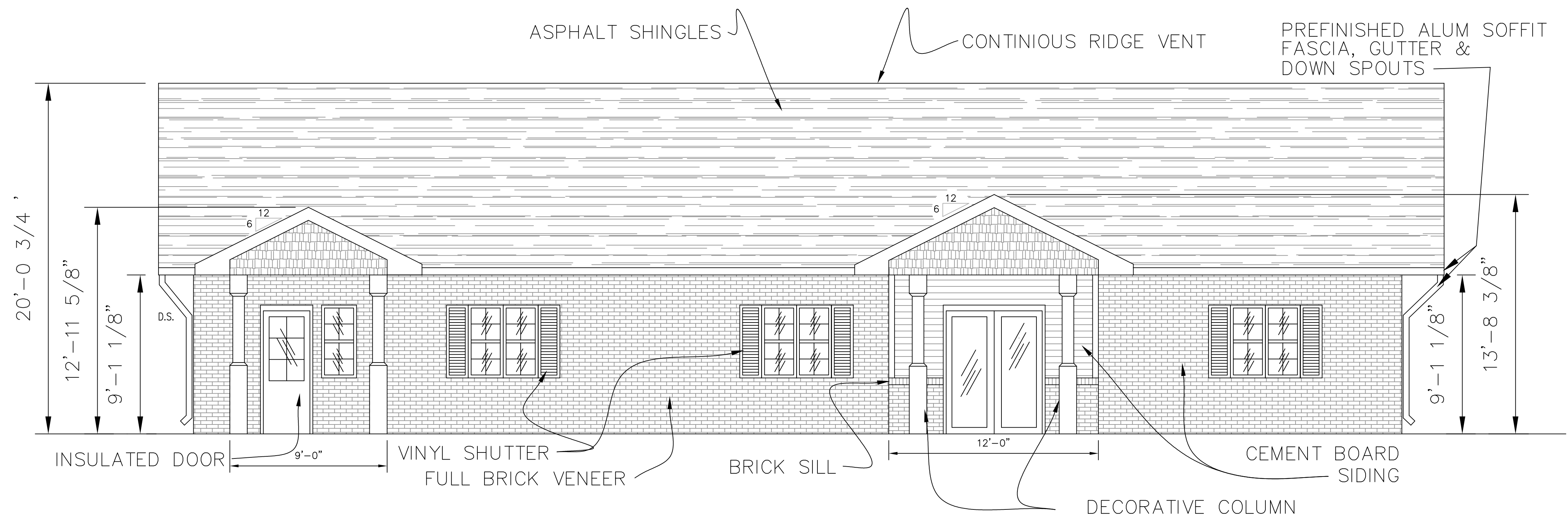
SHEET DESCRIPTION

EXTERIOR
ELEVATIONS

JOB NO.: 1028.001
DATE: 10JAN23
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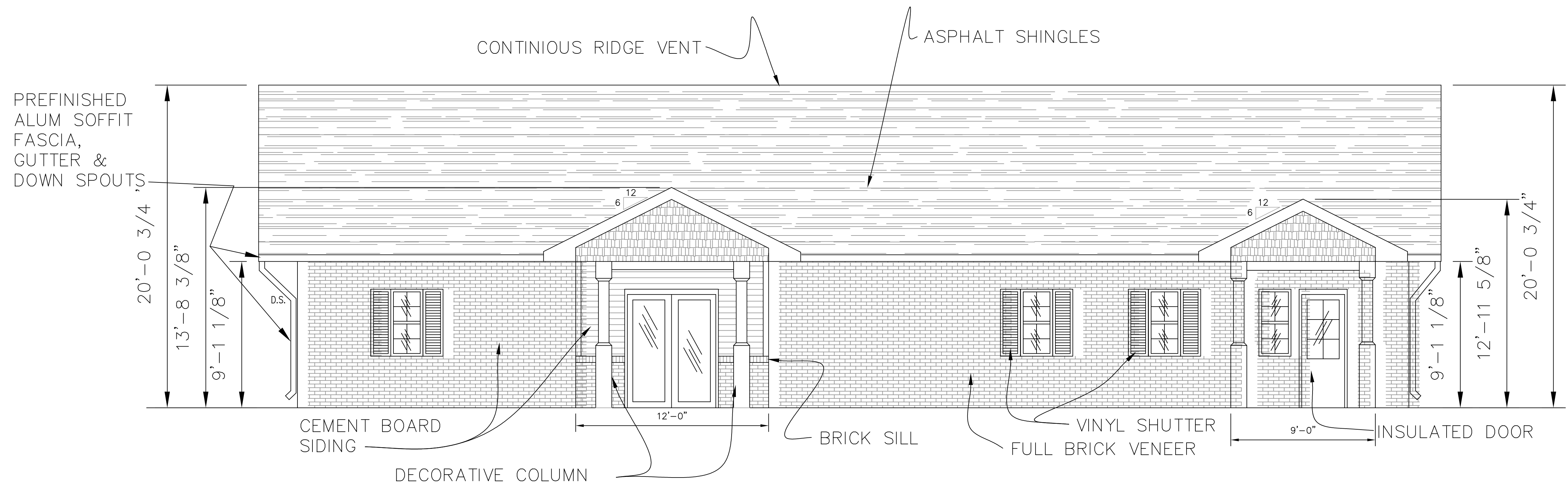
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SHEET No.



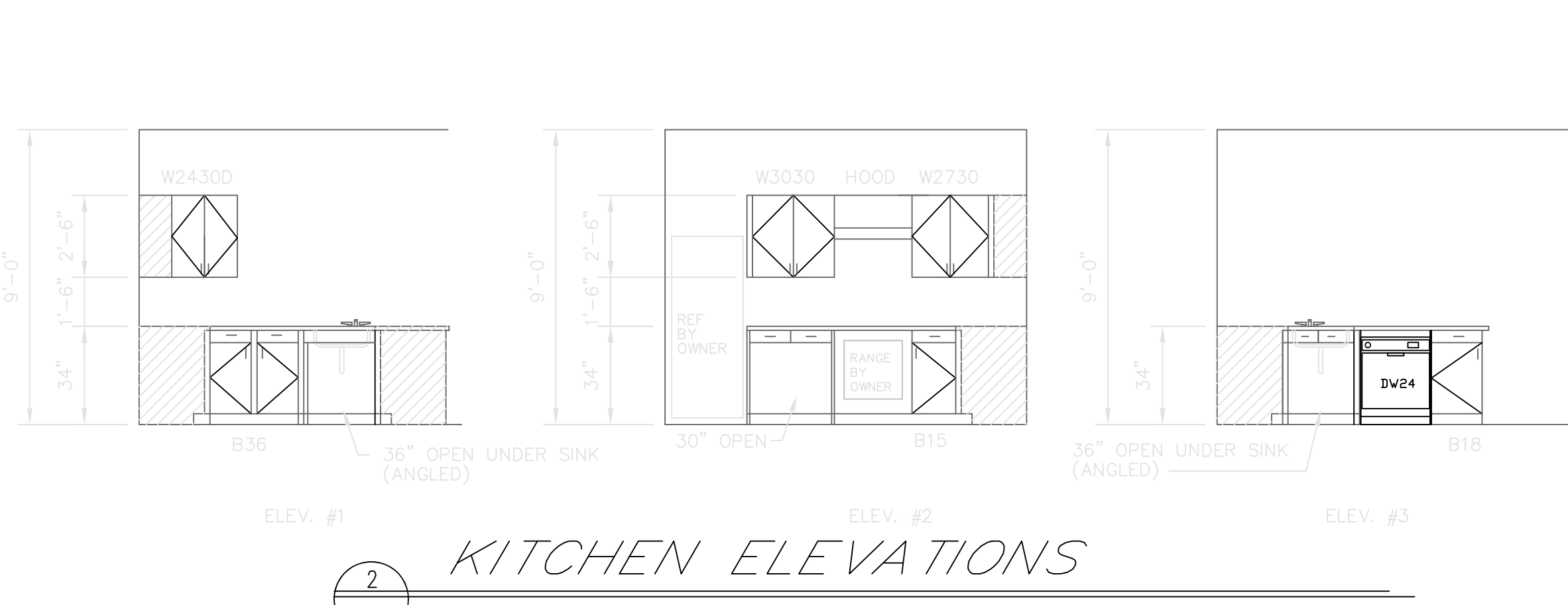
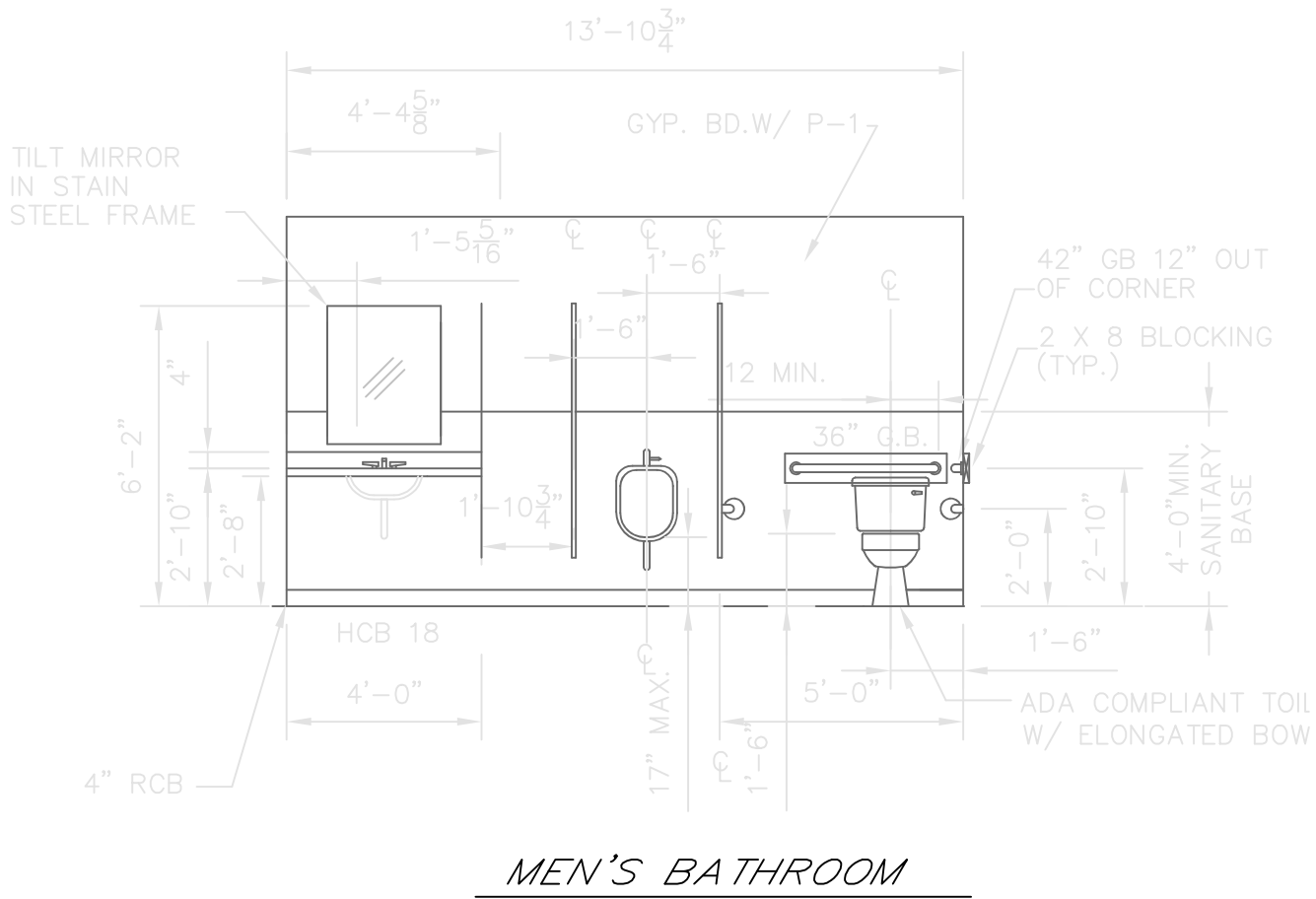
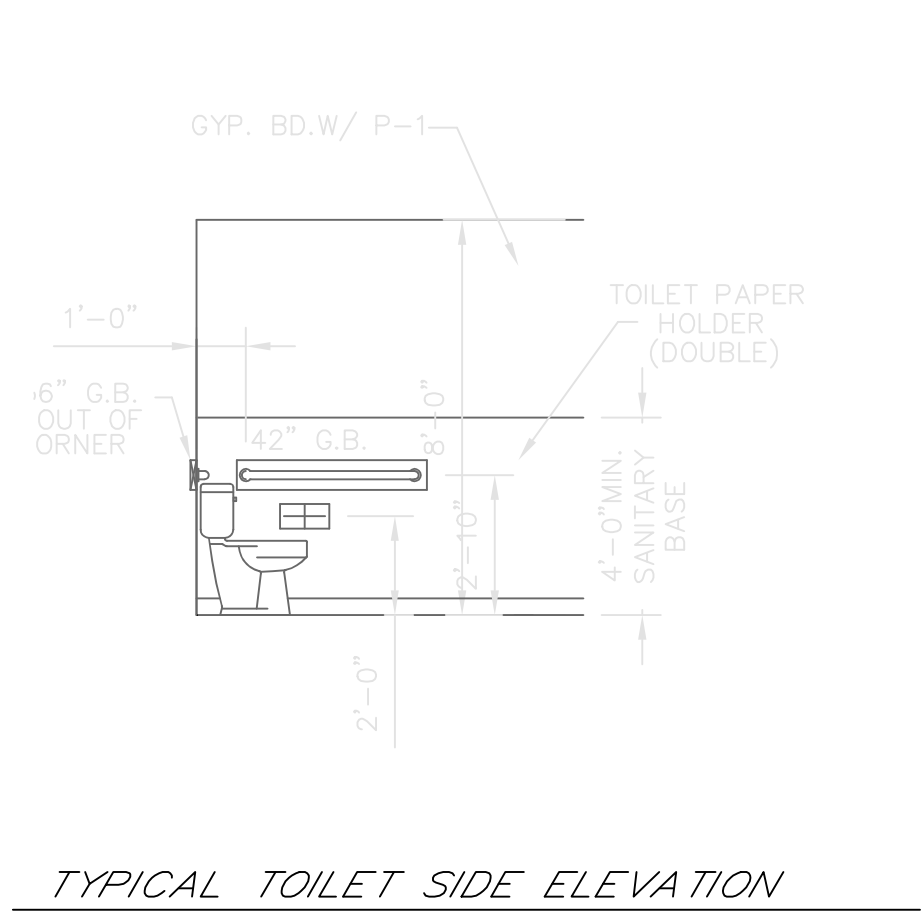
NORTH/COMMERCIAL ELEVATION

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



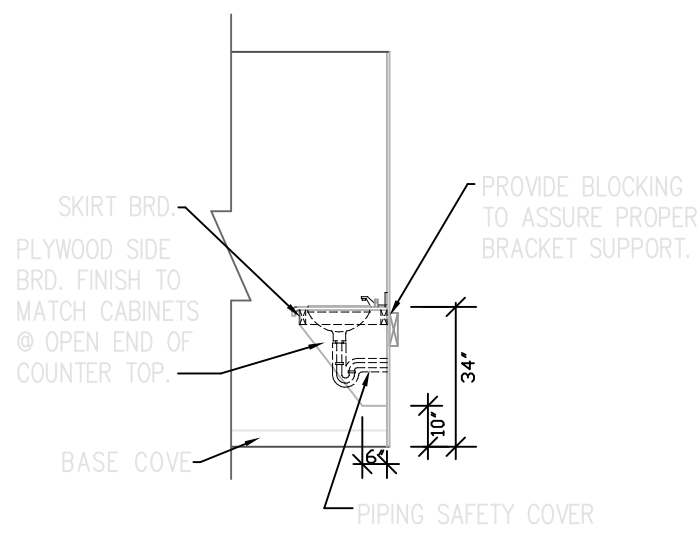
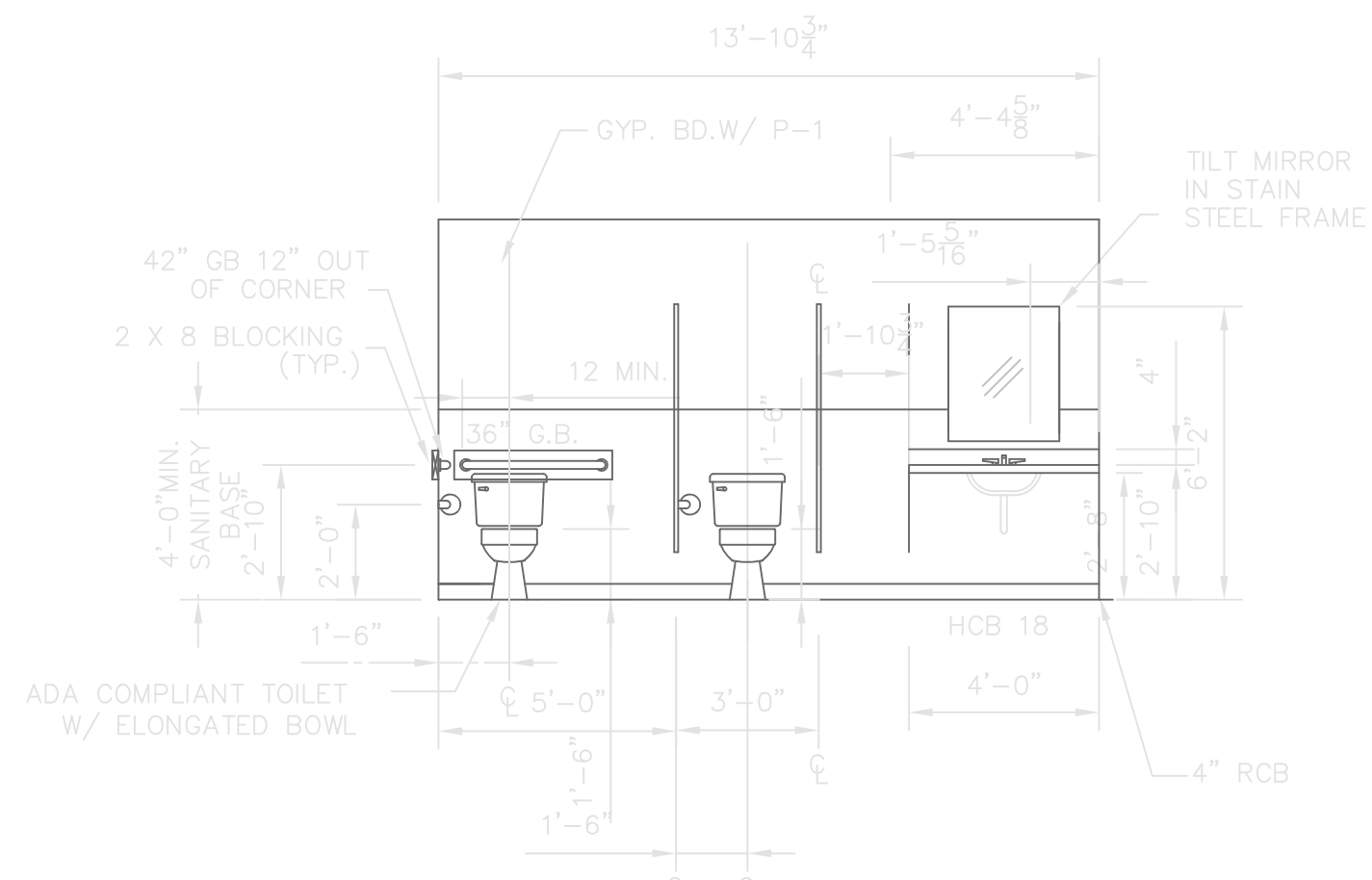
SOUTH/CLUB HOUSE ELEVATION

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

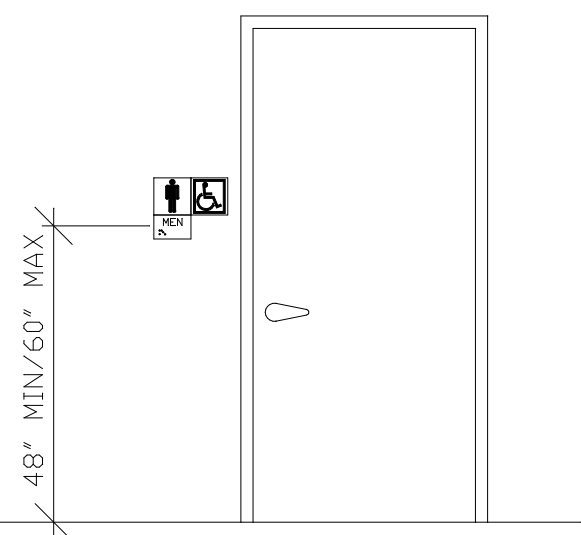


KITCHEN ELEVATIONS

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



**ROOM SIGNAGE SHALL COMPLY WITH IAC 400.310U & ADA 703. SIGNS SHALL BE MOUNTED SUCH THAT THE TACTILE CHARACTERS ARE LOCATED 48" MIN ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER (ADA 703.4.1).



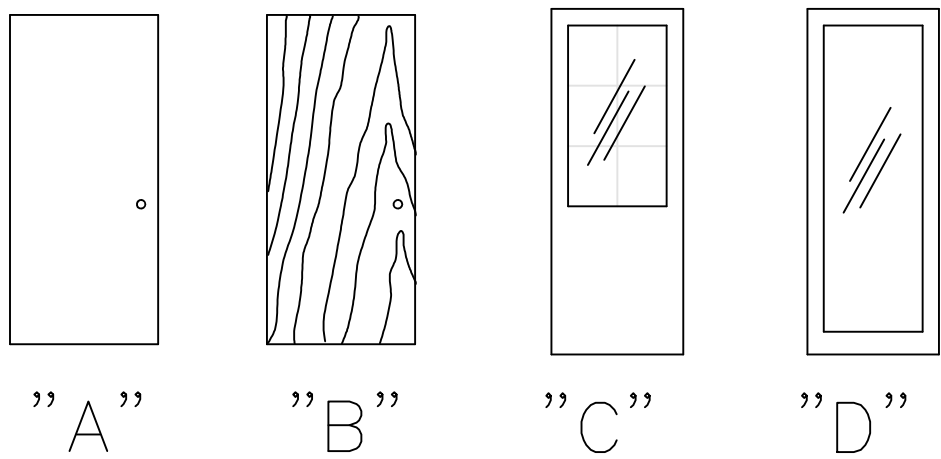
BATHROOM ELEVATIONS

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

ACCESSABLE TOILET RM. SIGNAGE

SCALE: 3/8"=1'-0"

O DOOR SCHEDULE – UNIT #1					
#	SIZE	DESCRIPTION	TYPE	GLAZING	REMARKS
1	(2) 3'-0" X 6'-8" X 1 3/4"	ALUM STORE FRONT	"D"	FULL VIEW TEMPERED	ALUMINUM THERMAL BREAK THRESHOLD & WEATHERSTRIPPING, CLOSERS, PANIC HARDWARE, SCHLAGE CO-200-CY40-PR-RHO CARD DOOR LOCK
2	3'-0" X 6'-8" X 1 3/4"	WOOD HOLLOW CORE FLUSH PANEL – INTERIOR	"B"	NONE	LEVER HANDLE, LOCKSET.
3	N/A				
4	N/A				
5	3'-0" X 6'-8" X 1 3/4"	"C" LABEL METAL DOOR & FRAME WITH FOMED URETHANE CORE & MAGNETIC WEATHER STRIPPING	"C"	DIVDED LIGHT	ALUMINUM THERMAL BREAK THRESHOLD & MAGNETIC WEATHERSTRIPPING SPRING HINGES
6	3'-0" X 6'-8" X 1 3/4"	WOOD HOLLOW CORE FLUSH PANEL – INTERIOR	"B"	NONE	LEVER HANDLE, CLOSER.
7	3'-0" X 6'-8" X 1 3/4"	WOOD HOLLOW CORE FLUSH PANEL – INTERIOR	"B"	NONE	LEVER HANDLE, CLOSER.
8	3'-0" X 6'-8" X 1 3/4"	WOOD HOLLOW CORE FLUSH PANEL – INTERIOR	"B"	NONE	LEVER HANDLE, LOCKSET, CLOSER.
9	3'-0" X 6'-8" X 1 3/4"	WOOD HOLLOW CORE FLUSH PANEL – INTERIOR	"B"	NONE	LEVER HANDLE, LOCKSET.
10	3'-0" X 6'-8" X 1 3/4"	"C" LABEL METAL DOOR & FRAME WITH FOMED URETHANE CORE & MAGNETIC WEATHER STRIPPING	"C"	DIVDED LIGHT	ALUMINUM THERMAL BREAK THRESHOLD & MAGNETIC WEATHERSTRIPPING, CLOSERS, LEVER HANDLES, SCHLAGE CO-200-CY40-PR-RHO CARD DOOR LOCK
11	6'-0" X 6'-8" X 1 3/4"	"C" LABEL METAL DOOR & FRAME WITH FOMED URETHANE CORE & MAGNETIC WEATHER STRIPPING	"A"	NONE	ALUMINUM THERMAL BREAK THRESHOLD & MAGNETIC WEATHERSTRIPPING, CLOSERS, LEVER HANDLES, LOCKSET



Entry doors and interior doors to have lever handle knobs, and thresholds to be a maximum of 1/2" high.

FINISH SCHEDULE UNIT #1						
#	ROOM	FLOOR	BASE	WALLS	CEILING	REMARKS
1	COMMUNITY RM	CARPET	WOOD	PAINTED GYP	ACUST. ON GYP	COMMUNITY/GAME CRAFT/DINING
3	LIBRARY	CARPET	WOOD	PAINTED GYP	ACUST. ON GYP	
4	COMPUTER	CARPET	WOOD	PAINTED GYP	ACUST. ON GYP	
5	OFFICE	CARPET	WOOD	PAINTED GYP	ACUST. ON GYP	
6	N/A					
7	KITCHEN	CERAMIC	VINYL	PAINTED GYP	ACUST. ON GYP	FLOORING TILE TO BE "NO-SLIP".
8	EXERCISE RM	CARPET	WOOD	PAINTED GYP	ACUST. ON GYP	
9	MEN'S TOILET	CERAMIC	VINYL	PAINTED GYP	ACUST. ON GYP	FLOORING TILE TO BE "NO-SLIP".
10	WOMEN'S TOILET	CERAMIC	VINYL	PAINTED GYP	ACUST. ON GYP	FLOORING TILE TO BE "NO-SLIP".
11	LAUNDRY RM	CERAMIC	VINYL	PAINTED GYP	ACUST. ON GYP	
12	MECHANICAL RM	CONCRETE	RCB	PAINTED GYP	ACUST. ON GYP	FLOOR TO BE BROOM FINISH TO LIMIT SLIP.
NOTE: SHELVS IN CLOSETS AND STORAGE ROOMS TO BE PAINTED OF PRE-FINISHED						
NOTE: CONTRACTOR TO SUBMITT EVIDENCE OF THE FOLLOWING: THE "SMOKE – DEVELOPED" RATING FOR ALL INTERIOR FINISHES TO BE 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84. ALL INTERIOR FINISHES TO HAVE A FLAME SPREAD III CLASSIFICATION WHEN TESTED IN IN ACCORDANCE WITH ASTM E84.						

WINDOW SCHEDULE			
#	NOMINAL SIZE	ROUGH OPENING	EGRESS AREA
A	23 1/2" x 47 1/2"	2'-0" x 4'-0"	NA

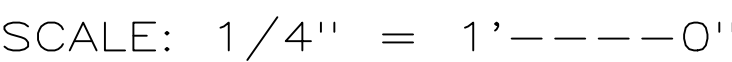
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SHEET DESCRIPTION

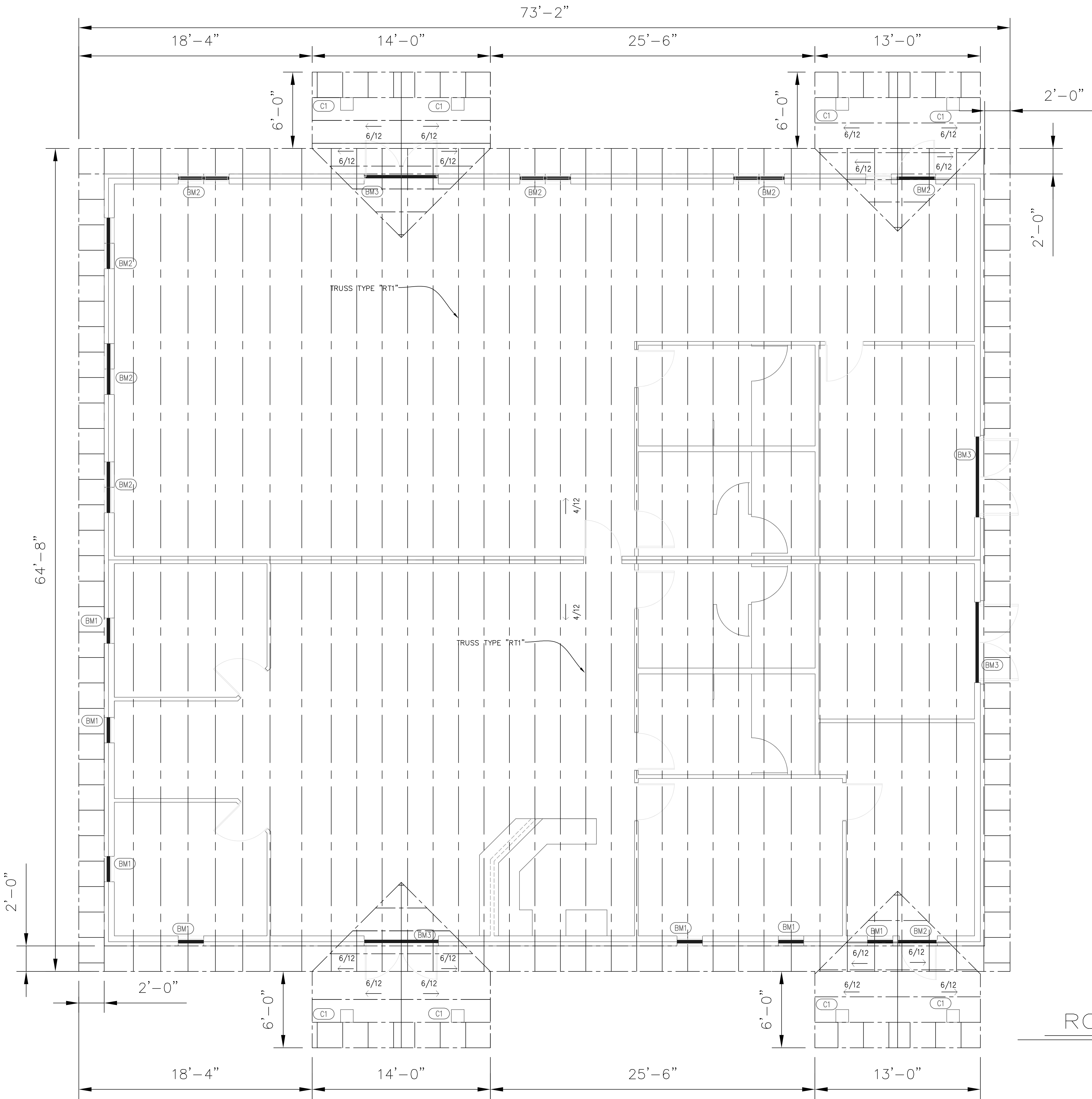
DETAILS & SCHEDULES

JOB NO.: 1028.001
DATE: 10JAN23
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RF1	2x6 ROOF JOISTS AT 24" O.C.
RF2	2x8 FASCIA BOARD
RF3	2x4 BLOCKING AT RIDGE OR VALLEY
RT1	PRE-MANUFACTURED ROOF TRUSS AT 24" O.C.
RT2	N/A
RT3	N/A
C1	6X6 WOOD COLUMN W/ DECORATIVE ENCLOSURE

SHEET No.



NOTE:
TRUSS MANUFACTURER SHALL BE RESPONSIBLE
FOR FINAL TRUSS DESIGN. TRUSS AND MEMBER
SIZE SHALL BE BASED ON LOCAL LIVE LOAD
CONDITIONS.
REFER TO SHEET 1-6 FOR TRUSS PROFILES.

FRAMING LEGEND

- (RB1) 11 7/8" RIM BOARD
- (RB2) 9 1/2" RIM BOARD
- (HG1) SIMPSON HANGER
- (TJ1) 11 7/8" TJI JOIST AT 19.2" O.C.- REFER TO FLOOR TYPE F1/1-2
- (TJ2) 9 1/2" TJI JOIST AT 19.2" O.C. - REFER TO FLOOR TYPE F2/1-2
- (BM1) (2) 2X10 HEADER
- (BM2) (2) 2X12 HEADER
- (BM3) (2) 1.75 X 11 LVL HEADER
- (CL1) 8x8 FRAMED COLUMN
- (RF1) 2x6 ROOF JOISTS AT 24" O.C.
- (RF2) 2x8 FASCIA BOARD
- (RF3) 2x4 BLOCKING AT RIDGE OR VALLEY
- (RT1) PRE-MANUFACTURED ROOF TRUSS AT 24" O.C.
- (RT2) N/A
- (RT3) N/A
- (C1) 6X6 WOOD COLUMN W/ DECORATIVE ENCLOSURE

ROOF FRAMING PLAN

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

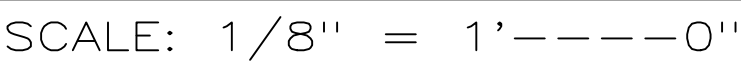
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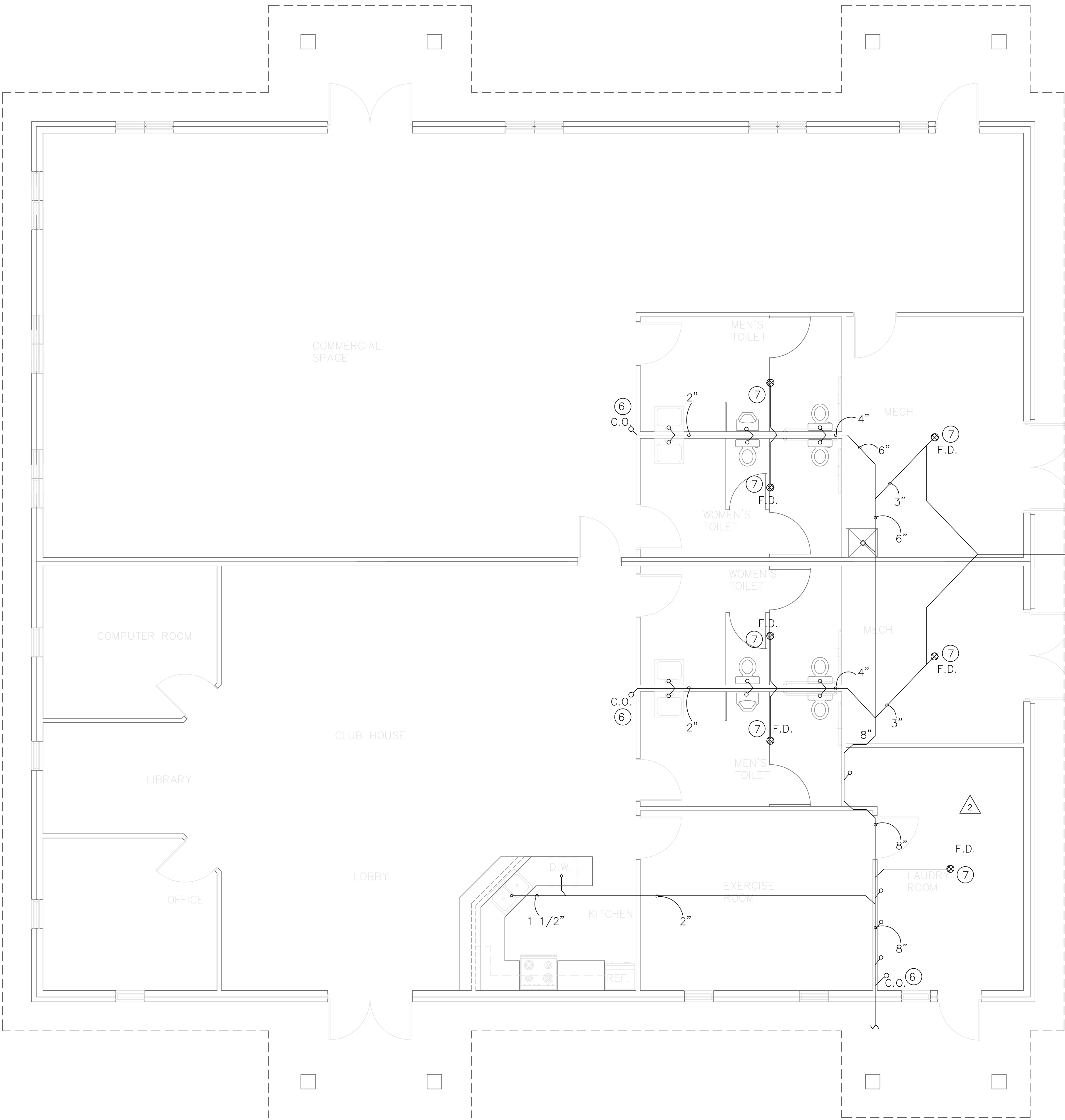
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APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
ROOF FRAMING PLAN
JOB NO.: 1028.001 DATE: 10JAN23 DRAWN BY: MS
3-1
SHEET No.





WASTE & VENT PLAN

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

PLUMBING FIXTURE SCHEDULE

** ALL PLUMBING FIXTURES SHALL BE "SENSE" LABELED.

- TS-1 AQUA BATH MODEL AB 6031TS 2" SHALL MEET ANSI 124.1 CERTIFIED, POP-UP DRAIN & SUPPLY. DELTA T17478-SS BRILLIANCE STAINLESS LELAND MONITOR 17 SERIES DUAL FUNCTION PRESSURE BALANCED TUB SHOWER TRIM PACKAGE W/TOUCH CLEAN SHOWER HEAD AND INTEGRATED VOLUME CONTROL. (OR BETTER) Delta 1.5 GPM Hand Shower Flow Regulator Washer. (sold separately)
- WC-1 WATER CLOSET - Kohler K-5299-RA. Biscuit Wellworth Pressure Lite elongated 1.1 gpf toilet with flush lever located on the open side of the toilet., KOHLER #SB1175 SEAT
- WC-2 WATER CLOSET - Kohler K-5229-RA. Biscuit Wellworth Pressure Lite elongated 1.1 gpf toilet with flush lever located on the open side of the toilet., KOHLER #SB1175 SEAT
- LAV-1 LAVATORY - FERGUSON ENTERPRISES PF194R - 19" ROUND. DROP IN VITREOUS GALA FAUCET, 19" DIA. FIBERGLASS SINK. Delta Foundations B2510LF Two Handle Centerset Lavatory Faucet, Chrome. (Order seperatly the RP19754 for 1.0 gpm aerator)
- LAV-2 LAVATORY - KILGORE MODEL NO. ASPEN 305, 20" X 18" WALL-HUNG VITREOUS CHINA 4 1/2" BACKSPLASH, Delta Foundations B2510LF Two Handle Centerset Lavatory Faucet, Chrome. (Order seperatly the RP19754 for 1.0 gpm aerator)
- F.D. FLOOR DRAIN - CRESTLINE SCHEDULE 40 PVC FLOOR DRAIN W/ ROUND PVC GRATE, 2" WASTE W/ DEEP SEAL TRAP, BACKWATER VALVE & CONCEALED CLEANOUT
- C.O. CLEANOUTS-ZURN OR EQUAL, FULL SIZE OF WASTE LINE INSTALLED IN RECESSED PLUGS
- S.C. CLEANOUTS-ZURN OR EQUAL, FULL SIZE OF WASTE LINE INSTALLED IN RECESSED PLUGS
- W.B. WASHBOX - GUY GRAY MODEL NO. B200, RECESSED INTO WALL. PROVIDE BLOCKING IN WALL FOR SUPPORT
- H.B. WOODFORD MODEL 27 FREEZE PROOF HOSE BIBB WITH BACKFLOOW PROTECTION. THE MODEL 27 INCLUDES A MODEL 50 VACUUM BREAKER.
- MOP SINK - MUSTEE 24 in. x 24 in. x 10 in. Service Mop Basin for 3 in. DWV in White. @ HOME DEPOT Model # 63M. Store SO SKU # 1000947767.
- Mop Sink Faucet - MOEN Commercial 2-Handle Wall Mount Service Faucet in Chrome. @ HOME DEPOT Model # 8230. Store SKU # 1000939840.

- NOTE:
- 1. ALL PLUMBING VENTS TO BE 2" DIA.,
 - 2. ALL 2" DRAINS TO BE WITHIN 4' OF VENT
 - 3. ALL 4" DRAINS TO BE WITHIN 6' OF VENT

PLUMBING NOTES:

- 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE AND STATE CODES.
- 2. 18" HIGH AIR CHAMBERS SHALL BE INSTALLED ON ALL PLUMBING FIXTURES.
- 3. PLUMBING CONTRACTOR SHALL WORK WITH OTHER TRADES AND SHALL VERIFY ALL WATER AND SEWER LOCATIONS.
- 4. SEWER LINES SHALL RUN ADJACENT TO THICKENED SLAB AREAS WHEN REQUIRED.
- 5. VENT LINES SHALL BE OFFSET TO THE BACK OF THE RIDGE OF ROOF.
- 6. ALL PLUMBING FIXTURES, STOPS, SHOWER HEADS, AND CONTROL VALVES HAVE ADDITIONAL BLOCKING BEHIND THEM.
- 7. WATER SUPPLY LINES INTO THE BUILDING SHALL BE TYPE "K" COPPER, AND SHALL BE RUN UP THROUGH WALL AS SHOWN ON THE DRAWINGS. WATER SUPPLY LINES ABOVE SLAB SHALL BE TYPE "L" COPPER. TYPE "M" COPPER IS NOT ALLOWED.
- 8. ALL WATER LINES INSIDE BUILDING SHALL BE AS CALLED FOR IN THE SPECIFICATIONS.
- 9. 10'-0" MINIMUM HORIZONTAL AND 18" MINIMAL VERTICAL CLEARANCE BETWEEN UNDERGROUND DOMESTIC WATER PIPING AND SANITARY SEWER PIPING.
- 10. PROVIDE ACCESS PANEL BEHIND WASHER FROM EXERCISE RM.

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14243 WEST KASHLEY ROAD
KANSAS CITY, MO 64133
866-861-6328

REVISIONS

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APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION

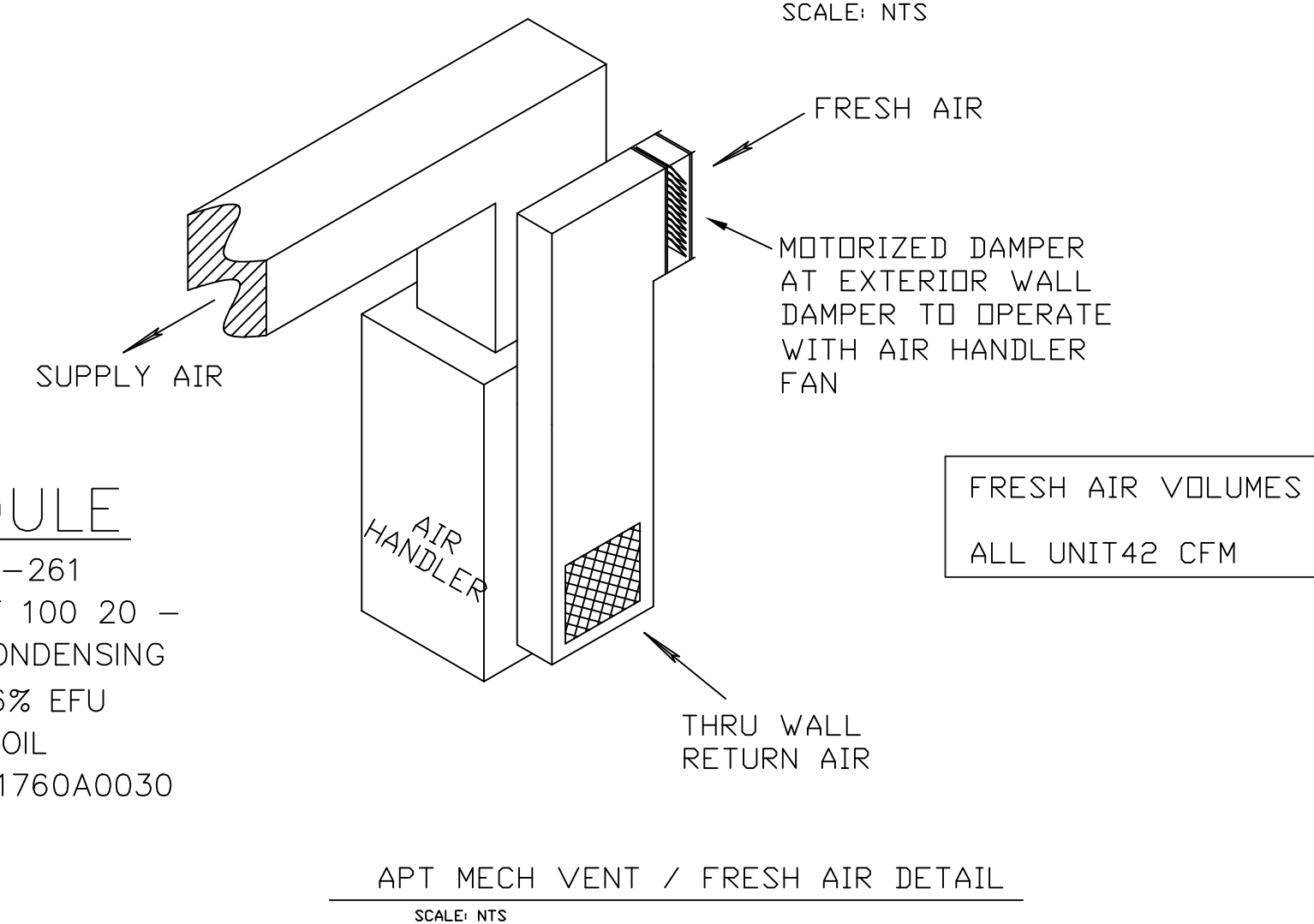
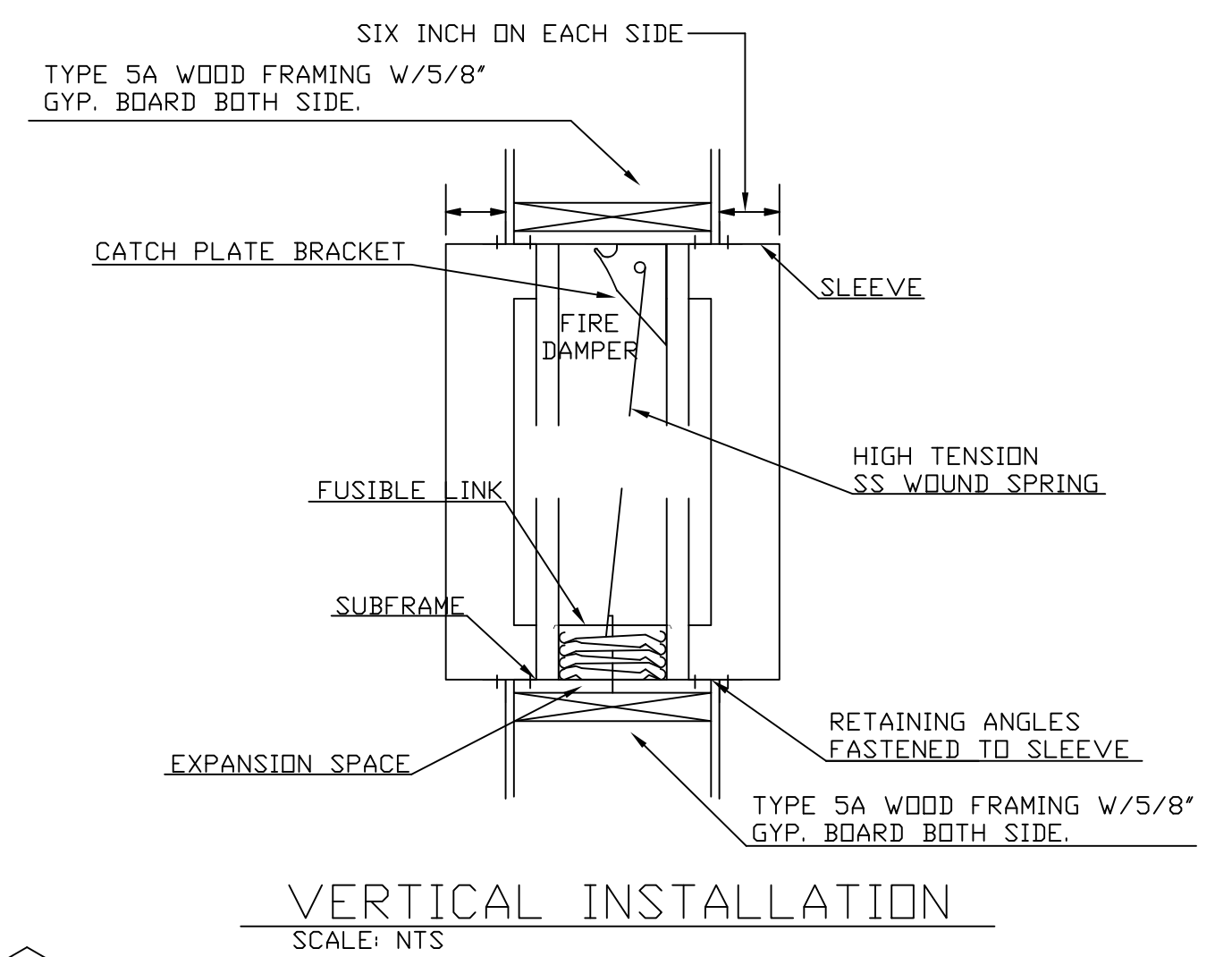
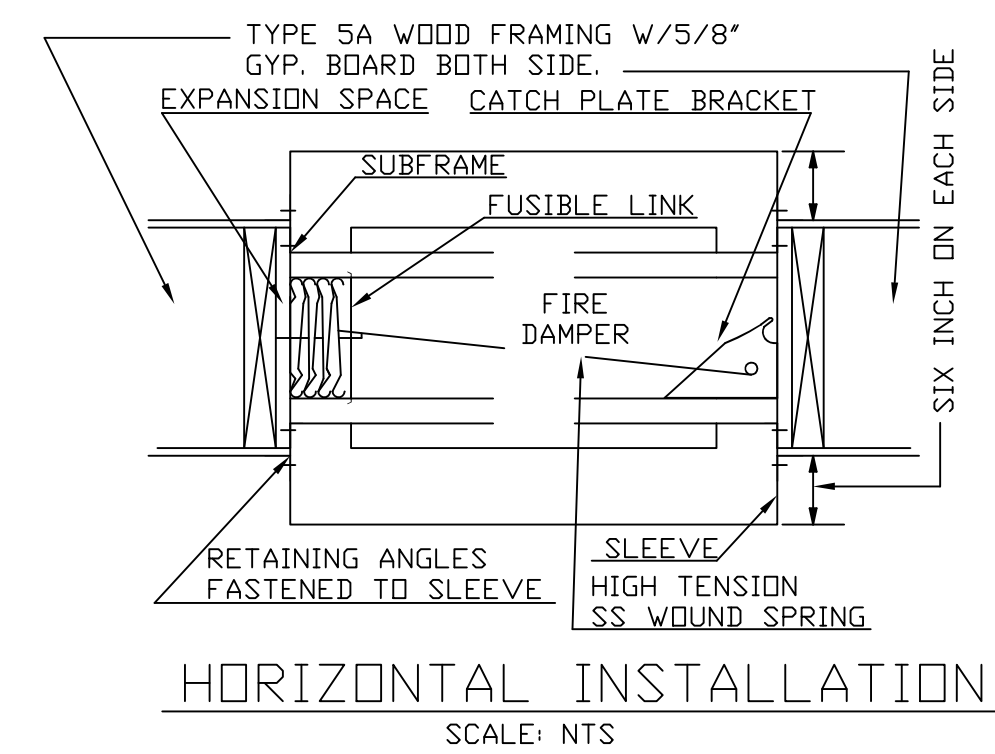
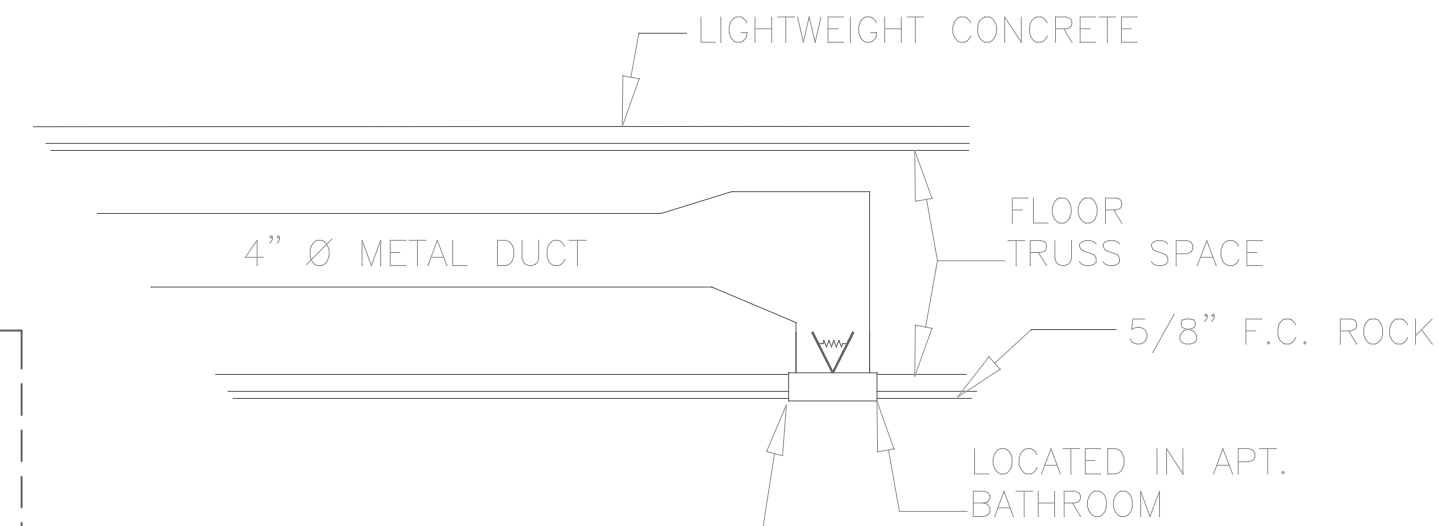
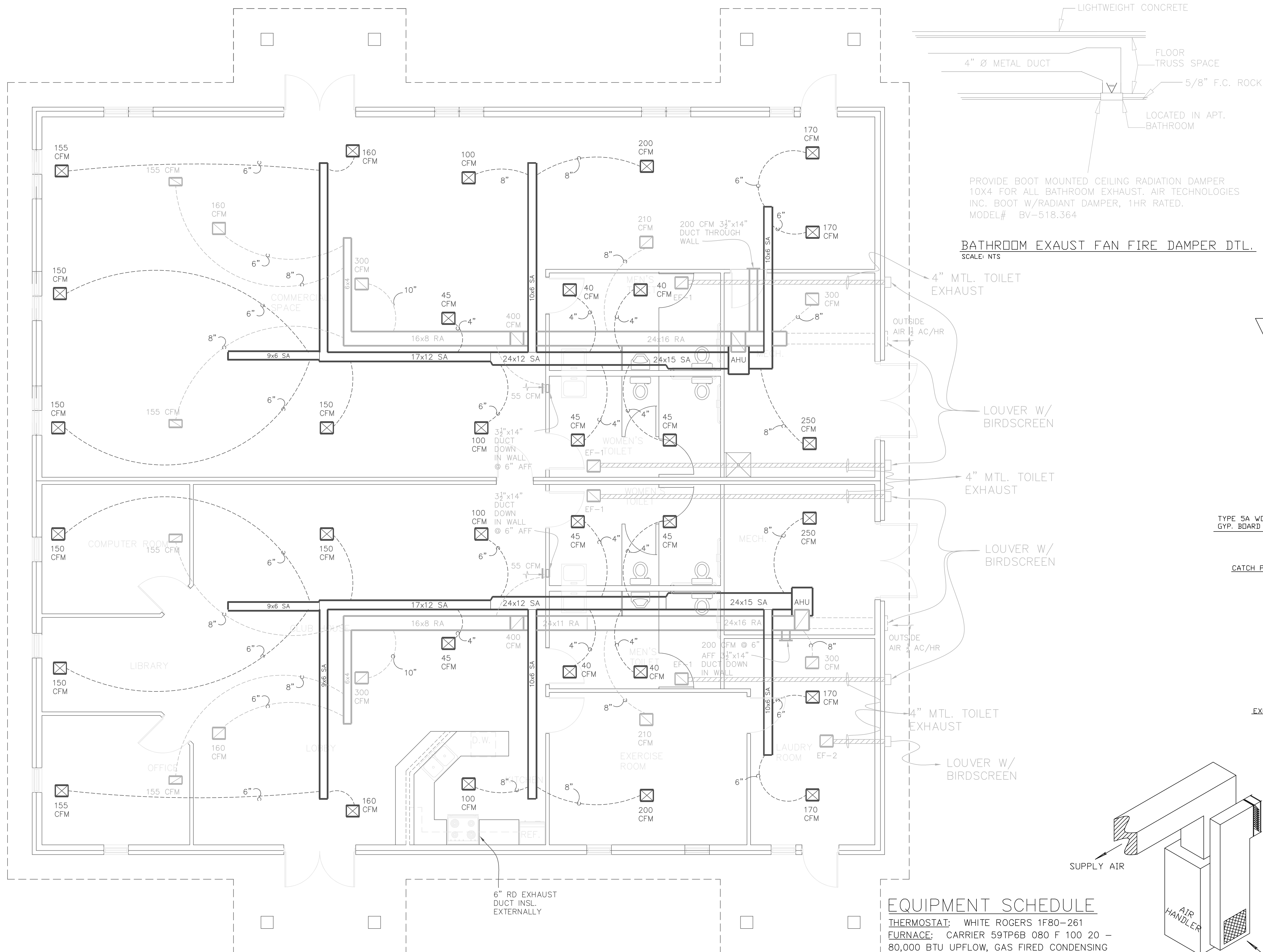
WASTE & VENT
PLAN

JOB NO.: 1028.001
DATE: 10JAN23
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4-2

SHEET No.

Page 108 of 148



GENERAL NOTES:

1. ALL ROUND DUCTS TO BE RIGID MTL.
2. FLEX DUCT MAY BE USED FOR REGISTER CONNECTIONS ONLY.
3. EXHAUST DUCTS FROM RANGE HOOD AND BATHROOM EXHAUST FANS TO RUN IN THE ATTIC AND VENT THROUGH SOFFIT. INSTALL GRILL IN SOFFIT. CONFORM TO ALL CODES.
4. CLG. SUPPLY GRILLS TO BE HART & COOLEY SERIES 24 W/ SERIES 22 BUTTERFLY DAMPER.
5. CLG. RETURN GRILLS TO BE HART & COOLEY SERIES 24 W/ SERIES 21 FRAME.
6. WALL MOUNTED ARE SERIES 650.
7. ROUND DUCTS SHALL BE A MAXIMUM LENGTH OF 15'-0".
8. ALL RECTANGULAR DUCTWORK SHALL BE FIBERGLASS DUCT BOARD TYPE AND SHALL HAVE TURNING VANES AND DAMPERS AS REQUIRED.
9. ALL EQUIPMENT, DUCTWORK, EXHAUST FANS AND MAKE-UP AIR SHALL BE INSTALLED PER ASURA STANDARDS AND ALL CODES.
10. EF-1: Q MARK SERIES 7150, WHITE FINISH, 4" DUCT, 10 $\frac{1}{2}$ "x11 $\frac{1}{2}$ " R.O., 1.7 AMPS, 150 CFM
11. EF-2: Q MARK SERIES SUPER Q FAN PERFORMANCE, CV8 LOW SPEED, 1050 MOTOR RPM

[illegible]

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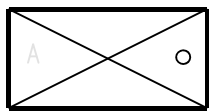
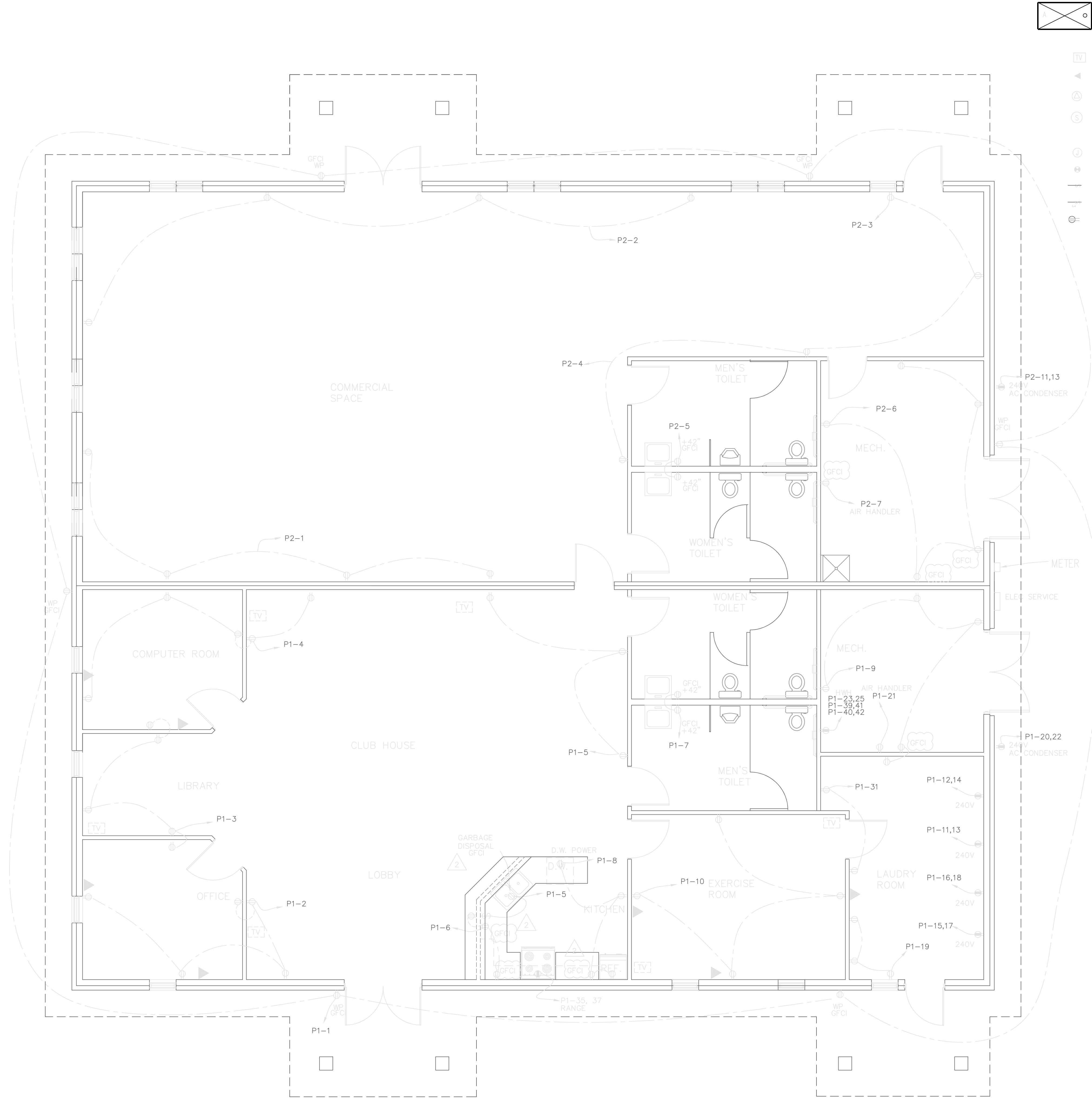
REEDSBURG APARTMENTS
REEDSBURG, WI

MECHANICAL
PLAN

JOB NO.: 1028.001
DATE: 10JAN23
DRAWN BY: MS

5-1

HEET No.



2x4 RECESSED FLUORESCENT LIGHT FIXTURE



TV OUTLET



TELEPHONE OUTLET



SPECIALTY OUTLET



120 V SMOKE/CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP, INTERCONNECTED TO OTHERS WITHIN CLUBHOUSE. KIDDE 12010SCD OR EQUAL



JUNCTION BOX



EXIT LIGHT



SINGLE POLE SWITCH, SURFACE MOUNTED



3-WAY SWITCH, SURFACE MOUNTED



240V SURFACE MOUNTED RECEPTACLE



EMERGENCY LIGHTING



SURFACE MOUNTED DUPLEX RECEPTACLE-HALF SWITCHED



SURFACE MOUNTED DUPLEX RECEPTACLE



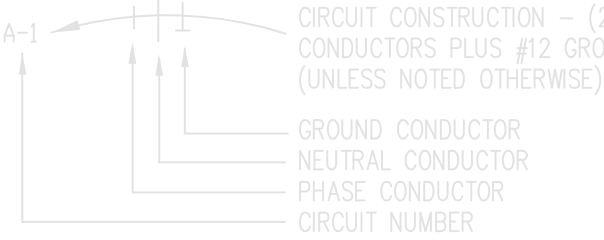
GROUND FAULT CIRCUIT INTERRUPTER



PANELBOARD



10 PAIR CABLE (5 LINE) TELEPHONE RECEPTACLE



1. PROVIDE WIRING AND SWITCHING FOR GARBAGE DISPOSAL (NO GARBAGE DISPOSAL UNIT TO BE SUPPLIED).
2. PROVIDE ELEC. TO RANGE HOOD. TYPICAL ALL APARTMENTS
3. EXHAUST DUCTS FROM RANGE HOOD AND BATHROOM EXHAUST FANS TO RUN IN THE ATTIC AND VENT THROUGH SOFFIT. INSTALL GRILL IN SOFFIT. CONFORM TO ALL CODES.
4. FURNACE TO HAVE VERTICAL CONCENTRIC EXHAUST DUCT.
5. INSTALL AN EMPTY 1/2" CONDUIT FROM THE WATER METER LOCATION TO THE REAR EXTERIOR OF THE BUILDING FOR WATER METER REMOTE READ UNITS.

DESIGNATION: LOCATION: FRAME: MAIN BREAKER:	P1 CLUBHOUSE PANEL 200A 200A	STYLE: SERVICE: MOUNTING: FEED:				42 CIRCUITS 240/120V, 1PH, 3W RECESSED UTILITY		
DESIGNATION	WIRE SIZE	BKR. TRIP / POLES	CKT. NO. PHASE		CKT. NO.	BKR. TRIP / POLES	WIRE SIZE	DESIGNATION
OUTLETS	# 12	20A/1P	1	A	2	20A/1P	# 12	OUTLETS
OUTLETS	# 12	20A/1P	3	B	4	20A/1P	# 12	OUTLETS
OUTLETS	# 12	20A/1P	5	A	6	20A/1P	# 12	OUTLETS
OUTLETS	# 12	20A/1P	7	B	8	20A/1P	# 12	OUTLETS
OUTLETS	# 12	30A/2P	9	A	10	20A/1P	# 12	OUTLETS
DRYER	# 10	30A/2P	11	B	12	30A/2P	# 10	DRYER
DRYER	# 10	30A/2P	13	A	14	30A/2P	# 10	DRYER
			15	B	16			
WASHER OUTLETS	# 12	20A/1P	17	A	18	40A/2P	# 8	A/C
			19	B	20			
AIR HANDLER	# 12	20A/1P	21	B	22	20A/1P	# 12	SITE LIGHTS
WATER HEATER	# 8	40A/2P	23	A	24			
LIGHTS	# 12	20A/1P	25	B	26	20A/1P	# 12	LIGHTS
			27	A	28	20A/1P	# 12	LIGHTS
LIGHTS	# 12	20A/1P	29	B	30	20A/1P	# 12	SITE LIGHTS
WASHER OUTLETS	# 12	20A/1P	31	A	32	20A/1P	# 12	LIGHTS
LIGHTS	# 12	20A/1P	33	B	34	20A/1P	# 12	LIGHTS
RANGE	# 6	50A/2P	35	A	36	20A/1P	# 12	SITE LIGHTS
WATER HEATER	# 8	40A/2P	37	B	38	20A/1P	# 12	SITE LIGHTS
			39	A	40	40A/2P	# 8	WATER HEATER
			41	B	42			

* PROVIDE GFI CIRCUIT BREAKER

DESIGNATION:	P2	STYLE:				42 CIRCUITS		
LOCATION:	COMMERCIAL PANEL	SERVICE:				240/120V, 1PH, 3W		
FRAME:	200A	MOUNTING:				RECESSED		
MAIN BREAKER:	200A	FEED:				UTILITY		
DESIGNATION	WIRE SIZE	BKR. TRIP / POLES	CKT. NO.	PHASE	CKT. NO.	BKR. TRIP / POLES	WIRE SIZE	DESIGNATION
OUTLETS	# 12	20A/1P	1	A	2	20A/1P	# 12	OUTLETS
OUTLETS	# 12	20A/1P	3	B	4	20A/1P	# 12	OUTLETS
OUTLETS	# 12	20A/1P	5	A	6	20A/1P	# 12	OUTLETS
AIR HANDLER	# 12	20A/1P	7	B	8	20A/1P	# 12	SITE LIGHTS
LIGHTS	# 12	20A/1P	9	A	10	20A/1P	# 12	LIGHTS
40A/2P	# 8	A/C	11	B	12	20A/1P	# 12	LIGHTS
			13	A	14	20A/1P	# 12	LIGHTS
LIGHTS	# 12	20A/1P	15	B	16	20A/1P	# 12	LIGHTS
			17	A	18			
			19	B	20			

REVISIONS

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REEDSBURG FAMILY APARTMENTS REEDSBURG, WI

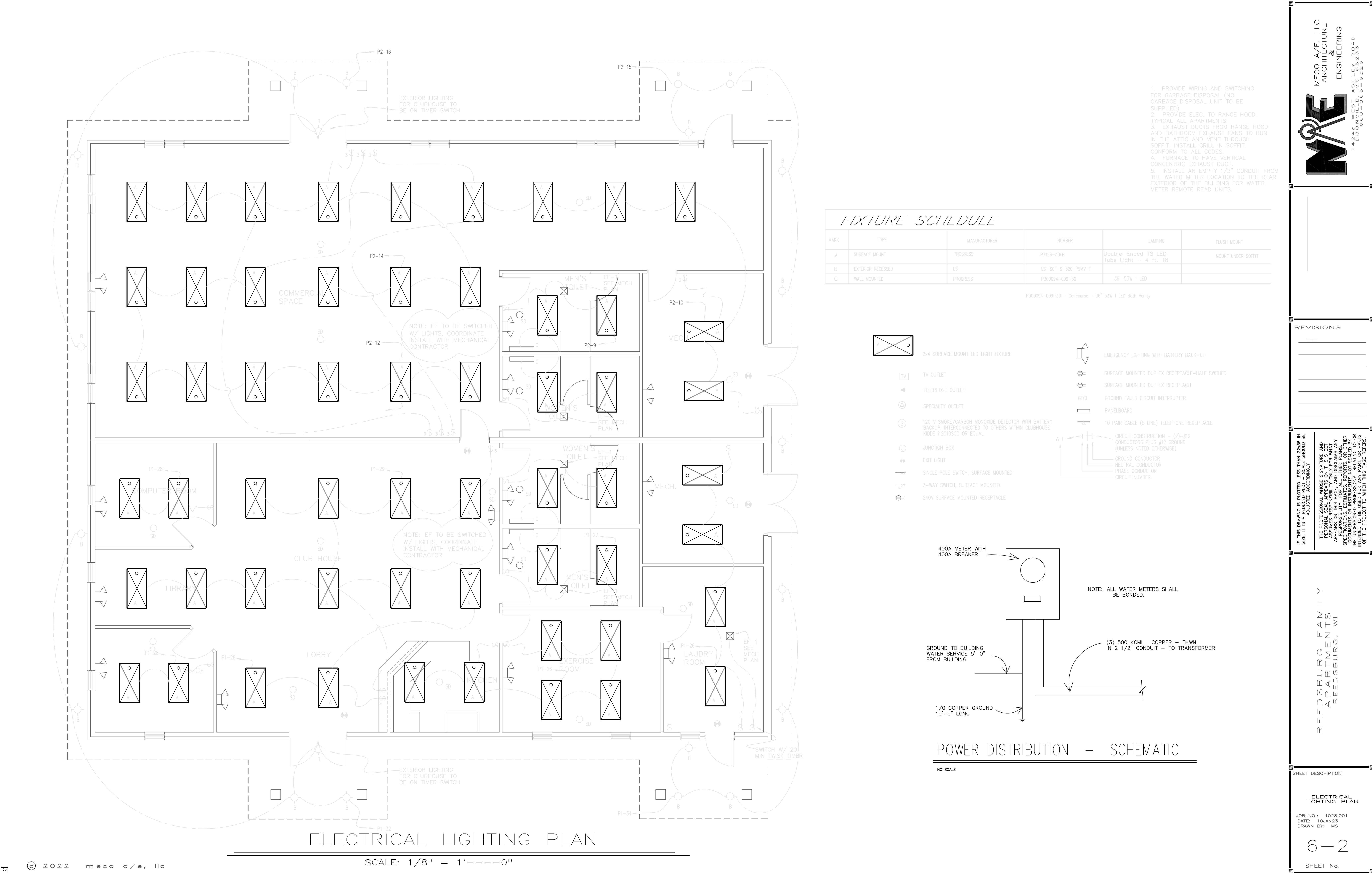
SHEET DESCRIPTION

ELECTRICAL POWER PLAN

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REEDSBURG FAMILY APARTMENTS

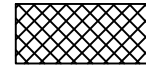
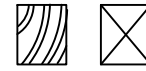
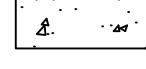
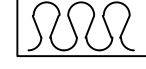
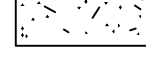
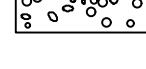
REEDSBURG, WI

2 STORY 3 & 4 BEDROOM DUPLEX

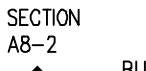
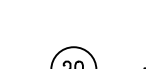
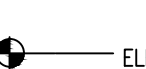
LIST OF ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	ENVR.	EQUIP.	ENVIRONMENT	LAM.	LAMINATE	REQD.	REQUIRED
AC.T.	ACCOUSTICAL TILE	EQUIP.	EACH WAY		LAV.	LAVATORY	RM.	ROOM
ADDN.	ADDITIONAL	EXP.	EXIST.		LG.	LONG	R.O.	ROUGH OPENING
A.H.U.	AIR HANDLING UNIT	EXT.	EXPANSION		LT.	LIGHT	R/S	ROD/SHELF
ALUM.	ALUMINUM	EXH.	EXTENSION	EXHAUST FAN	MAS.	MASONRY	SC.	SCALE
A.B.	ANCHOR BOLT	F.D.	FOUNDATION	FLOOR DRAIN	MAX.	MAXIMUM	S.C.	SOLID CORE
APPROX.	APPROXIMATE	F.E.C.	FIN.	FIRE EXTINGUISHER	MATL.	MATERIAL	SCHED.	SCHEDULE
ARCH.	ARCHITECTURAL	F.F.C.	FINISH		MCH.	MECHANICAL	S.D.	SECTION
			FINX.		MET.	METAL	SHT.	SHEET
BM.	BEAM		FLEX.		MFR.	MANUFACTURER	SHTG.	SHEATHING
BRG.	BEARING		FLR.		MIN.	MINIMUM	SIM.	SIMILAR
BLK.	BLOCKING		FLR.		MISC.	MISCELLANEOUS	SP.	SPACE
BD.	BOARD		FLR.	FLUORESCENT	M.O.	MASONRY OPENING	SPEC.	SPECIFICATIONS
BLD.	BUILDING		FLR.	FIRE RETARDANT	MTD.	MOUNTED	SR	CURTAIN ROD
B.L.	BUILDING LINE		F.F.C.		N.D.	NAPKIN DISPENSOR	S/S	STAINLESS STEEL
B.	BRICK		FURR.		N.I.C.	NOT IN CONTRACT	S.S.	SERVICE SINK
					N.V.	NAPKIN VENDOR	STD.	SOUND TRANSMISSION
CAB.	CABINET				O.C.	ON CENTER	STD.	STANDARD
CANT.	CANTILEVER				O.D.	OUTSIDE DIAMETER	STL.	STEEL
CLG.	CENTER LINE	GA.	GAUGE	GLASS, GLAZED	OFF.	OFFICE	STRUCT.	STRUCTURAL
C.L.	CERAMIC TILE	GEN.	GENERAL	GYPSUM BOARD	OPNG.	OPENING	SUSP.	SUSPENDED
C.C.	CONCRETE	CL.	CL.		OPP.	OPPOSITE	TB	TOWEL BAR
COL.	COLUMN	G/WB/	G/WB/				TELE.	TELEPHONE
CONC.	CONCRETE	GYP. BD.	GYP. BD.				THLD.	THRESHOLD
CONU.	CONDENSOR UNIT						TOL.	TOILET
C.J.	CONTROL JOINT	H.B.	HOSE BIB	HOLLOW CORE	PC.	PIECE	TYP.	TYPICAL
CONT.	CONTINUOUS	HC.	HANDICAP		P.L.	PLATE		
CONTR.	CONTRACTOR	HD.	HEAD		P.LAM.	PLASTIC LAMINATE		
		HDW.	HARDWARE	HOLLOW METAL	PLNG.	PLUMBING		
DET.	DETAIL	HOL.	HORIZONTAL		PNT.	PAINT		
DIA.	DIAMETER	H.M.	HANDRAIL		POLY.	POLYETHYLENE		
DISP.	DIMENSION	HR	HEIGHT		P.T.	PRESSURE TREATED		
D.F.	DRINKING FOUNTAIN	HVAC	MECH. UNIT		PTD	PAPER TOWEL		
DN.	DOWN				PVC	POLYVINYL CHLORIDE		
DS.	DOWNSPOUT				Q.T.	QUARRY TILE		
DWG.	DRAWING	INSUL.	INSULATE, INSULATION	INSIDE DIAMETER	QTR.	QUARTER		
EA.	EACH				R.	RADIUS, RISER	W/	WITH
E.J.	EXPANSION JOINT	JAN.	JANITOR		R.D.	ROOF DRAIN	WD.	WOOD
ELEC.	ELECTRICAL	JST.	JOIST		RE.	REFER	W.H.	WATER HEATER
ELEV.	ELEVATION				REINF.	REINFORCEMENT	W/R	WATER RESISTANT
ENAM.	ENAMEL						W.W.M.	WELDED WIRE MESH

LIST OF MATERIALS

	BRICK		STEEL
	CONCRETE BLOCK		WOOD
	EARTH		PLYWOOD
	CONCRETE		BATT INSULATION
	GYPSUM BOARD		RIGID INSULATION
	GRANULAR FILL		

LIST OF SYMBOLS

	INTERIOR ELEVATION		BUILDING SECTION
	DOOR NUMBER		KEY NOTE
	ROOM NUMBER		REVISION NOTE
			ELEVATION

SPECIAL INSPECTIONS

- REFER TO THE STATEMENT OF SPECIAL INSPECTIONS IN PROJECT MANUAL FOR THE LIST OF ELEMENTS OF CONSTRUCTION THAT SHALL REQUIRE SPECIAL INSPECTION PER IBC CODE SECTION 1705. THE OWNER SHALL EMPLOY A SPECIAL INSPECTION AGENCY APPROVED BY THE ARCHITECT (THE PROFESSIONAL IN RESPONSIBLE CHARGE) PRIOR TO THE START OF WORK. COPIES OF ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD, STRUCTURAL ENGINEER OF RECORD, AND BUILDING INSPECTOR IN A TIMELY MANNER.
- THE SPECIAL INSPECTIONS IDENTIFIED ON THE PLANS ARE IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A BUILDING INSPECTOR.
- CONTINUOUS INSPECTION SHALL BE PROVIDED DURING THE PERFORMANCE OF WORK REQUIRING SPECIAL INSPECTION, UNLESS OTHERWISE NOTED. WHEN WORK IN MORE THAN ONE CATEGORY OF WORK REQUIRING SPECIAL INSPECTION IS TO BE PERFORMED SIMULTANEOUSLY, OR THE GEOGRAPHIC LOCATION OF THE WORK IS SUCH THAT IT CANNOT BE CONTINUOUSLY OBSERVED, IT SHALL BE THE RESPONSIBILITY OF THE AGENT TO EMPLOY A SUFFICIENT NUMBER OF SPECIAL INSPECTORS TO ASSURE THAT ALL WORK IS CONTINUOUSLY INSPECTED IN ACCORDANCE WITH THOSE PROVISIONS.

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS COORDINATE WITH THE "OTHER" CONTRACTORS AS REQUIRED.
- CONSTRUCTION IS TO COMPLY WITH ALL APPLICABLE CITY, STATE AND NATIONAL CODES.
- CARE SHOULD BE TAKEN AT ALL TIMES TO PROTECT THE SITE AND THE OWNERS PROPERTY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL FEES AND PERMITS REQUIRED FOR CONSTRUCTION.
- PROVIDE FIRESTOPPING IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL.
 - AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.
 - IN CONCEALED SPACES AT STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
 - AT OPENINGS AROUND VENTS, PIPES, CHIMNEYS AND FIREPLACES, AT CEILING AND FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS.
- PROTECT ALL TREES WHICH ARE TO REMAIN.
- N/A
- ALL DIMENSIONS, NOTES, FINISHES AND FIXTURES SHOWN ON TYPICAL FLOOR PLANS, SECTIONS OR DETAILS SHALL APPLY TO ALL SIMILAR, SYMMETRICAL OR OPPOSITE HAND SECTIONS OR DETAILS.
- SUBMIT TO THE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO CONSTRUCTION, ALL REQUIRED SHOP DRAWINGS.
- PROVIDE A CONTINUOUS SEALANT AROUND ALL PIPE PENETRATIONS THROUGH PARTITIONS.
- ALL TENANT SEPARATION WALLS TO BE 1 HOUR FIRE RATED.
- REFER TO SPECIFICATIONS FOR ADDITIONAL GENERAL NOTES.

LIST OF DRAWINGS

INDEX OF SHEETS:

A0-1 DRAWING INDEX & PROJECT CODE SHEET

STRUCTURAL

S1-1 FOUNDATION PLAN AND DETAILS (TYPICAL)
S2-2 ROOF FRAMING PLAN (TYPICAL)
S3-2 FLOOR FRAMING

ARCHITECTURAL

A2-4 4-BED/3-BATH FIRST FLOOR PLAN
A2-4B 3-BED/3-BATH FIRST FLOOR PLAN
A2-5 4-BED/3-BATH SECOND FLOOR PLAN
A2-5B 3-BED/3-BATH SECOND FLOOR PLAN
A2-6D 3 \$ 4-BED-3-BATH ACCESSIBLE/ADA 1ST FLOOR
A2-8B 3 & 4-BED ADA UNIT ROOF PLAN
A5-1 INTERIOR ELEVATIONS
A6-1 DOOR, WINDOW AND FINISH SCHEDULES & DETAILS
A7-1 EXTERIOR ELEVATIONS
A7-2 EXTERIOR ELEVATIONS
A7-3 EXTERIOR ELEVATIONS
A8-1 BUILDING SECTION & DETAILS
A8-2 BUILDING SECTION & DETAILS

MEP

M1.0 MECHANICAL SPECIFICATION & TECHNICAL SCHEDULES
M2.0 AP-3 & 4BEDROOM MECHANICAL PLAN
M3.0 MECHANICAL INSTALLATION DETAILS
E1.0 ELECTRICAL ONE-LINE DIAGRAM
E1.0B ELECTRICAL ONE-LINE DIAGRAM
E2.0 AP-3 & 4BEDROOM TYPICAL LIGHTING PLAN
E3.0 AP-3 & 4BEDROOM TYPICAL POWER PLAN
P1.0 PLUMBING NOTES & LEGEND
P1.1 PLUMBING FIXTURE & SCHEDULE
P2.0 SANITARY SEWER BUILDING PLAN
P2.1 STORM DRAINAGE ROOF PLAN
P3.0 DOMESTIC WATER BUILDING PLAN
P4.0 PLUMBING RISERS & DETAILS
P5.0 AP-3 & 4BEDROOM TYPICAL PLUMBING PLAN

Structural Criteria

2018 IBC

Use (IBC 310): R2

Type of Construction (IBC table 601): 5A

Structural Loads:

Roof: Snow 25 psf (35 psf total)
Floors: Corridor / Public 100 psf
Apartments 40 psf

Wind:

Occupancy Class II
Roof Thermo Factor I
Basic wind speed 90 mph
Wind pressure 25.11 psf

Seismic: ASCE7-02 "Equivalent Lateral Force Procedure"

Site Class C
Occupancy Class II
Seismic Use Group I
Seismic Design Category C
Fa = 1.20
Fv = 1.65
S_{dl} = .016
S_{ds} = 0.37

APPLICABLE CODES:

2018 International Building code adopted and published by the International Code Council
2018 International Existing Building Code adopted and published by the International Code Council
2018 International Fire Code adopted and published by the International Code Council
2018 International Mechanical Code adopted and published by the International Code Council
2018 International Plumbing Code adopted and published by the International Code Council
2020 National Electric Code adopted by the National Electrical Code Committee and published by the National Fire Protection Association, Inc
2018 International Energy Conservation Code adopted and published by the International Code Council
Uniform Federal Accessibility Standards provided in 24 CFR Part 8 and delineated in the American National Standards Institute Standard 2007 A117.1
The Americans with Disabilities Act 1990 provided by the Federal Department of Justice.

REVISIONS

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IF THIS DRAWING IS PLOTTED, LESS THAN 24 IN. IN SIZE, IT IS A REQUIRED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY.
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SHEET DESCRIPTION COVER SHEET

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* ALL OPENINGS, GAPS, AND JOINTS IN THE FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALL GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.

PLAN NOTES:
1. THIS DRAWING PROVIDES THE LOCATION AND SIZE OF GRADE BEAM AND REINFORCING ONLY. VERIFY ALL DIMENSIONS, DROPS, BRICK LEDGES AND DOOR LOCATIONS WITH ARCHITECTURAL DRAWINGS BEFORE COMMENCING WORK. SET FORMS WITH ARCHITECTURAL DRAWINGS ONLY.
2. FOLLOW ALL SITE PREPARATION RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT. INFORMATION IN THE GEOTECHNICAL REPORT SUPERCEDES ALL FOUNDATION NOTES.
3. SITE PREPARATION BENEATH THE FOUNDATIONS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. ALL FOUNDATION CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH LATEST EDITION OF APPLICABLE INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF THE LATEST ACI CODES, AND ALL LOCAL BUILDING CODES.

- CONCRETE:
- CONCRETE SHALL BE SUPPLIED AND CONSTRUCTED IN ACCORDANCE WITH ACI-318 (LATEST ADDITION), AND SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS
 - CONCRETE SHALL BE TYPE I OR TYPE II UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. USE NORMAL WEIGHT AGGREGATES HAVING A MINIMUM AGGREGATE SIZE OF 1½". THE SLUMP SHALL NOT EXCEED 6 IN. UNLESS SPECIFIC HIGH RANGE WATER REDUCERS OR OTHER ADDITIVES ARE USED.
 - CALCIUM CHLORIDE OR OTHER MATERIALS CONTAINING CHLORIDES IN ANY FORM SHALL NOT BE USED. WHERE FLY ASH IS USED, ONLY TYPE "C" FLY ASH SHALL BE ACCEPTED.
 - WATER SHALL NOT BE ADDED TO CONCRETE AT THE JOB SITE UNLESS APPROVED BY THE ENGINEER. IF MORE WORKABILITY IS NEEDED, THE CONTRACTOR SHALL SPECIFY REQUIRED SLUMP ON THE JOB ORDER. THE CONCRETE PLAN CAN INCREASE WORKABILITY BY ADDING UP TO 5% AIR ENTRAINMENT, ADDITIONAL CEMENT OR ADMIXTURES.
 - CONCRETE SHALL NOT BE PLACED AT TEMPERATURES BELOW 40 DEGREES FAHRENHEIT, IN RAINY WEATHER OR IN OTHER ADVERSE WEATHER CONDITIONS.
 - CONCRETE SHALL BE CONSOLIDATED, ESPECIALLY IN THE VICINITY OF TENDON ANCHORAGE.
 - A LAPPED AND TAPED 6 MIL POLYETHYLENE VAPOR RETARDER SHALL BE PLACED IN ACCORDANCE WITH THE CONSTRUCTION AND MAINTENANCE MANUAL FOR POST-TENSIONED SLAB-ON-GRADE FOUNDATIONS, THIRD EDITION.
 - FORMS SHALL BE STRIPPED NOT LESS THAN 24 HOURS AND NOT MORE THAN 6 DAYS AFTER PLACEMENT OF CONCRETE.
 - CURING OF CONCRETE FOUNDATION SLAB SURFACE PER ACI-308R-01 IS RECOMMENDED TO REDUCE THE PROBABILITY OF CURING OR SHRINKAGE OF CONCRETE CAN BE EXPECTED AND DO NOT AFFECT THE PERFORMANCE OF THE FOUNDATION.
 - BUILDER SHALL VERIFY ALL DIMENSIONS, DROP OFFSETS, BRICK LEDGES, INSERTS AND OPENINGS WITH ARCHITECTURAL DRAWINGS.
 - THE WOOD SOLE PLATE AND WOOD SILL PLATE AT EXTERIOR WALLS SHALL BE ANCHORED TO THE FOUNDATION WITH ½" DIA. BY 10" LONG ANCHOR BOLTS WITH 7" MINIMUM EMBEDDED OR SIMPSON MASA OR MASAP MUDSILL ANCHOR PER MANUFACTURER'S SPECIFICATIONS. ANCHOR BOLTS SHALL BE PLACED A MINIMUM OF 6'-0" O.C. FOR 2-STORY STRUCTURES. THERE SHALL BE A MINIMUM OF 2 BOLTS PER PLATE SECTION WITH 1 BOLT LOCATED NOT MORE THAN 12" OR NOT LESS THAN 7 BOLT DIAMETER FROM EACH END OF THE PLATE SECTION.

- REINFORCING STEEL:
- REINFORCING STEEL SHALL BE 60 KSI MINIMUM, BE IN ACCORDANCE WITH ASTM A615, HAVE DEFORMATIONS IN ACCORDANCE WITH ASTM A305, AND SHALL BE DETAILED IN ACCORDANCE WITH ACI-318 (LATEST EDITION).
 - WELDED WIRE FABRIC SHALL BE 6X6 - W2.9 WWF (6 GAGE) IN ACCORDANCE WITH ASTM A185, AND SHALL BE PLACED IN ACCORDANCE WITH PLANS AND DETAILS.
 - IF SPLICING IS NECESSARY, CONTINUOUS REINFORCING BARS SHALL BE LAPPED A MINIMUM OF 30 TIMES THE DIAMETER OF THE BAR.
 - PROVIDE 2-#5'S X 5'-0" AT ALL RE-ENTRANT CORNERS OF THE FOUNDATION. (DIAGONAL, SEE FOUNDATION PLAN).
 - ALL REBAR REINFORCEMENT MUST BE SUPPORTED BRICK OR CHAIR ONLY.
 - DO NOT APPLY DUCT TAPE TO LIVE END OF TENDONS.

- FASTENERS:
- INTERIOR SHEAR WALLS - NON WINDSTORM AREAS ALL RESIDENTIAL STRUCTURES REQUIRE INTERIOR FOUNDATION ANCHORAGE FOR EACH BRACING SEGMENT. ALL BRACING SEGMENTS SHALL BE ANCHORED WITHIN 6" FROM EACH END. ACCEPTABLE ANCHORAGE WOULD INCLUDE THE FOLLOWING:
 - 0.157" x 2½" HILTI X-U FASTENER EMBEDDED A MIN. 1½" INTO FOUNDATION AND SPACED AT 12" O.C.
 - 0.157" x 2½" HILTI X-CP FASTENER EMBEDDED A MIN. 1½" INTO FOUNDATION AND SPACED 8" O.C.
 - ½" x 5" SIMPSON TITEN-HD CONCRETE SCREW W/ (3) ¼" WASHERS EMBEDDED 2½" INTO THE FOUNDATION AND SPACED AT 4'-0" O.C.
 - ½" x 4½" WEDGE BOLT ANCHORS W/ (2) ¼" WASHERS EMBEDDED 2½" INTO THE FOUNDATION AND SPACED AT 4'-0" O.C.
 - COLD WEATHER CONCRETING PRECAUTIONS AS SPECIFIED IN ACI STANDARD 306R-88 SHALL BE USED WHEN PLACING CONCRETE DURING COLD WEATHER PERIODS AS DESCRIBED IN THE ACI STANDARDS.
 - THE SLAB THICKNESS SHALL BE AT ANY INDIVIDUAL LOCATION OR AVERAGE THICKNESS.

REVISIONS

28JUL22
13SEP22

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SHEET DESCRIPTION
FOUNDATION
PLAN

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DATE: 15NOV23
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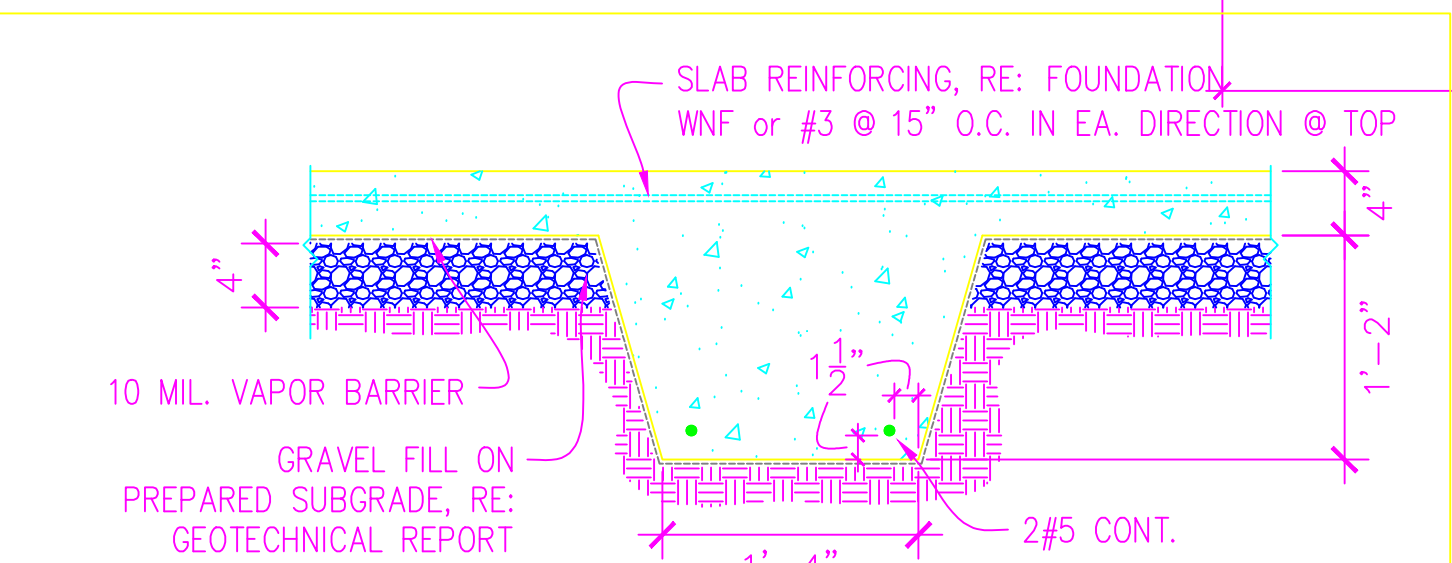
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NOTICE:
CONFIRM SHOWER LOCATIONS WITH ARCHITECTURAL FLOOR PLANS.

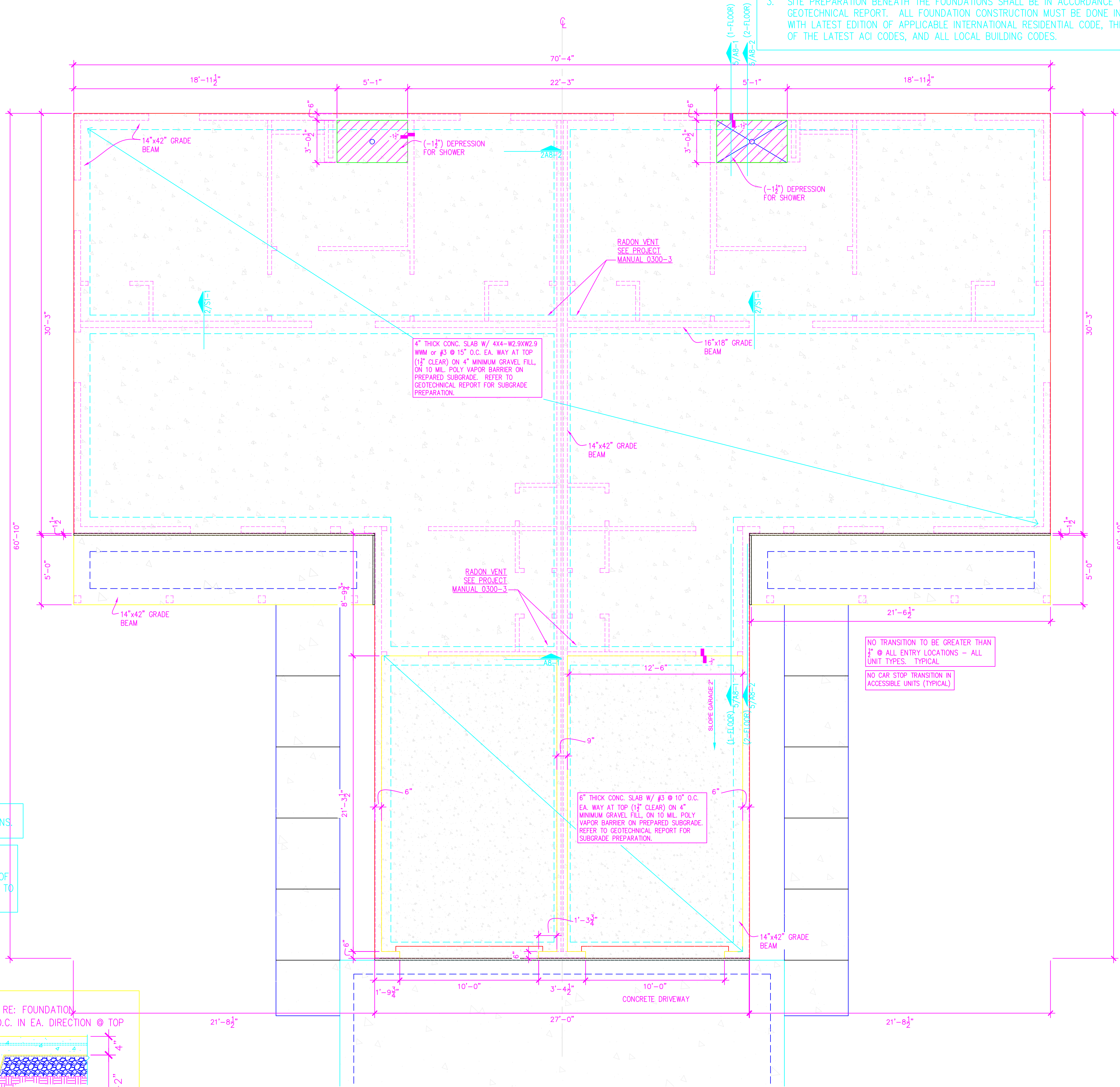
CALL NOTES:
1) RADON VENTS SHALL BE INSTALLED (1) IN EACH SEGMENT OF FOUNDATION SEPARATED BY FOUNDATION WALLS. RADON VENT TO BE RUN UP THRU MECH. ROOM AND VENTED THRU THE ROOF.



SCALE: 1"=1'-0"

FOUNDATION DETAIL

2

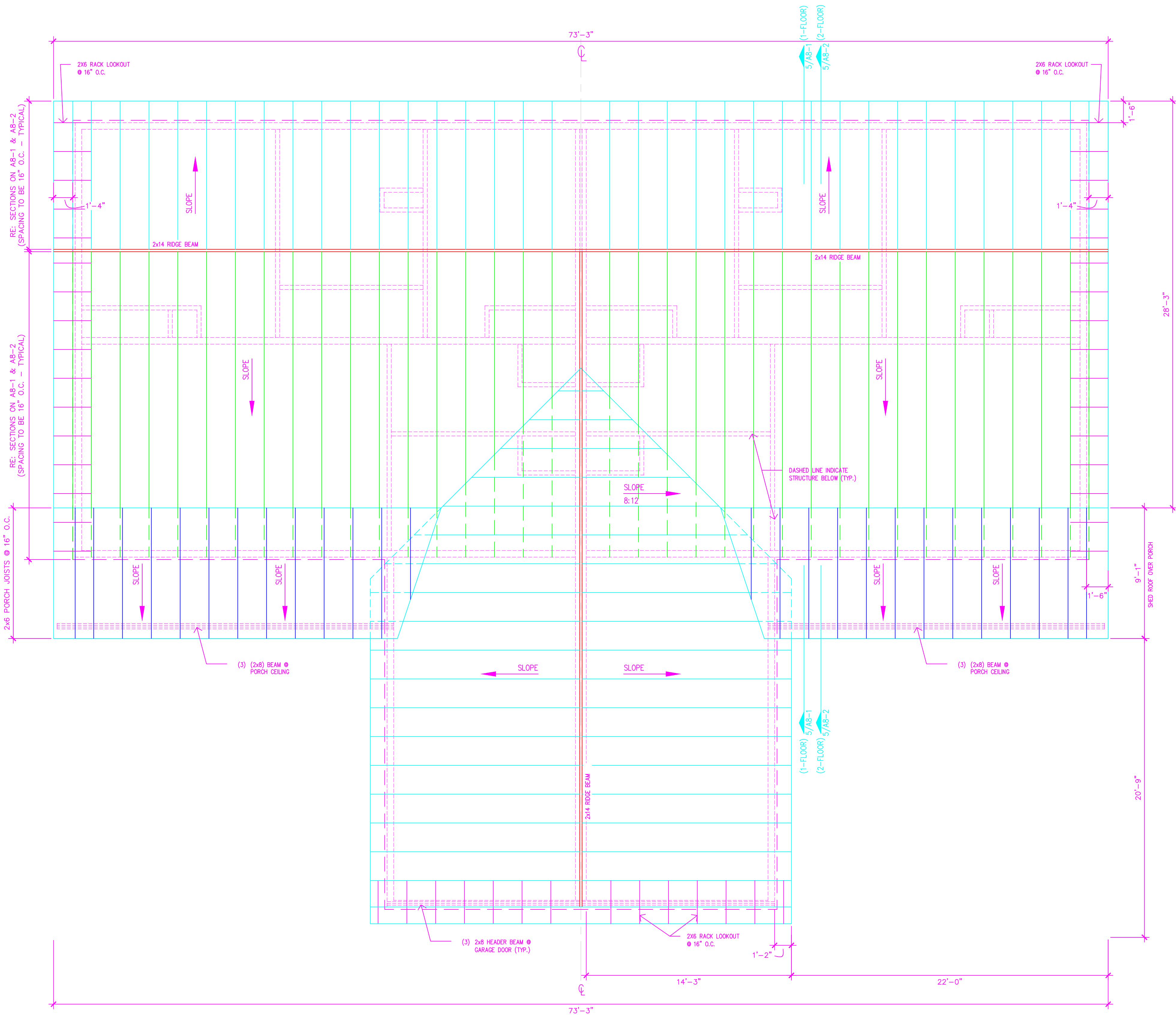


SCALE: 1/4"=1'-0"

FOUNDATION PLAN

1/4"=1'-0"

1



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

FRAMING PLAN ROOF (TYPICAL)

- CONVENTIONAL 2x FRAMING:
- LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 - MATERIALS FOR EXTERIOR WALLS, INTERIOR BEARING WALLS AND SHEARWALLS SHALL BE STUD GRADE DOUGLAS FIR LARCH (MC19).
 - LUMBER FOR HEADERS, BEAMS AND OTHER FRAMING MEMBERS SHALL BE #3 DOUGLAS-FIR (MC19). TOP & BOTTOM PLATES SHALL BE DOUGLAS-FIR (MC19). #2 GRADE.
 - ALL OTHER WALL CONSTRUCTION SHALL BE EITHER CONSTRUCTION GRADE OR UTILITY HEADER AND OTHER MISCELLANEOUS FLEXURAL MEMBERS SHALL BE NO. 2 SYP (MC19 OR BETTER U.N.O.).
 - MATERIALS MUST BE GRADE MARKED.
 - BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
 - A HOLE GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY NOT BE BORED IN ANY WOOD STUD. BORED HOLES IN DIAMETER EQUAL TO 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-LOAD BEARING PARTITIONS OR WALLS WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS OCCUR.
 - EDGE OF A BORED HOLE SHALL NOT BE WITHIN 5/8 INCH OF THE STUD EDGE. BORED HOLES SHALL NOT BE LOCATED AT A CUT OR NOTCH IN THE STUD.
 - TREATED WOOD SHALL BE MANUFACTURED AS FOLLOWS: WOOD IN CONTACT WITH SLAB ON GRADE..... 0.40 ACQ or MCQ

- DECKING AND SHEATHING:
- DECKING FOR ROOF DECK SHALL BE 1 3/8" THICK PLYWOOD OR OSB STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE WITH PANEL SPAN RATING OF 31/ 16.
 - DECKING FOR FLOORS SHALL BE 1 3/8" THICK T&G APA RATED PLYWOOD STANDARD C-D INTERIOR WITH EXTERIOR GLUE OR ORIENTED STRAND BOARD (OSB) (STURDY FLOOR) BY ADVANTER.
 - WOOD SHEATHING AT EXTERIOR WALLS SHALL BE APA RATED PLYWOOD STANDARD C-D INTERIOR WITH EXTERIOR GLUE OR OSB GRADE WITH MINIMUM THICKNESS OF 1 5/8"

- WOOD FASTENERS AND HARDWARE:
- EXPANSION ANCHORS SHALL BE HILTI "KWIK BOLTS" OR AN APPROVED EQUAL.
 - ADHESIVE ANCHORS SHALL BE HILTI "HVA ANCHORS" OR AN APPROVED EQUAL.
 - POWDER ACTUATED FASTENERS SHALL BE HILTI "DS SERIES FASTENERS" OR AN APPROVED EQUAL.
 - ALL WOOD FASTENERS AND HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. ALTERNATES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.
 - HOLDDOWNS, STRAPS AND HURRICANE CLIP SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 - NAILING INSTALLATION AND MATERIALS ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND APPLICABLE BUILDING CODE REQUIREMENTS.
 - GUN NAILS SHALL BE USED IN LIPS AND NAILING. GUN NAIL SIZES SHALL BE AS FOLLOWS:
- | MEMBER | MIN. PEN. | MIN. DIA. |
|--------|-----------|-----------|
| 8d | 0.113" | 0.123" |
| 10d | 0.123" | 0.123" |
| 12d | 0.123" | 0.133" |
| 16d | 0.133" | 0.133" |

8. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
9. EDGE DISTANCE FOR ALL NAILS SHALL BE A MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
10. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON.

SHEATHING AND SHEAR WALL NOTES:

ALL EXTERIOR SHEATHING FOR ALL STRUCTURES IS 1 5/8" THICK EXTERIOR GRADE OSB. INTERIOR SHEATHING AT SHEAR WALLS SHALL BE 1 5/8" THICK INTERIOR GRADE OSB.

ALL EXTERIOR WALLS ARE SHEAR WALLS. NAIL ALL BOUNDARY EDGES WITH 10d @ 4" O.C. AND ALL FIELD NAILING SHALL BE 10d @ 12" O.C. PROVIDE H2.5 CLIPS AT ALL ROOF AND FLOOR FRAMING MEMBERS CONNECTING TO EXTERIOR WALLS. INTERIOR SHEAR WALLS ARE IDENTIFIED ON PLANS AND SHALL BE SHEATHED AND NAILED AS NOTED PREVIOUSLY FOR EXTERIOR SHEAR WALLS. PROVIDE H2.5 AT ROOF TO WALL CONNECTIONS AT ALL TRUSS FRAMING LOCATIONS. ALSO NAIL FLOOR DECK TO TOP OF SHEAR WALLS WITH 10d @ 4" O.C.

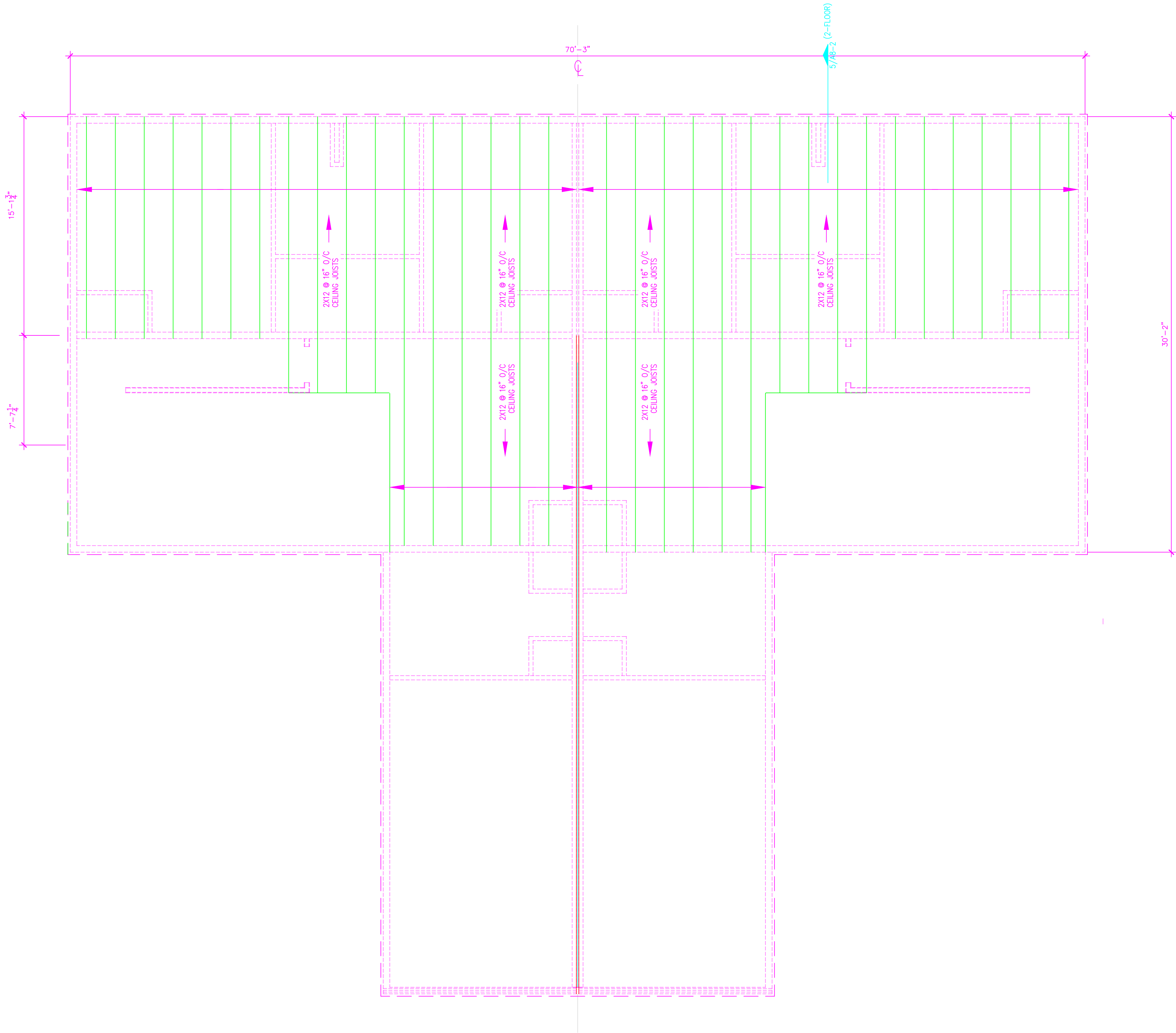
USE HD3B HOLD-DOWNS AT EACH SHEAR WALL END AT GROUND FLOOR AND CS 16x48 STRAPS AT SHEAR WALL ENDS AT SECOND FLOOR. PROVIDE A35 FRAMING CLIPS AT 24" O.C. AT ROOF LEVEL.

REVISIONS	
28 JUL 22	
13 SEP 22	

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SHEET DESCRIPTION	
FRAMING PLAN	
JOB NO. (1) 22-001	
DATE: 15NOV23	
DRAWN BY: MS	



- CONVENTIONAL 2x FRAMING:
1. LUMBER AND ITS FASTENINGS, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS OF STRESS-GRADE LUMBER AND ITS FASTENINGS, LATEST EDITION, AS RECOMMENDED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.
 2. MATERIALS FOR EXTERIOR WALLS, INTERIOR BEARING WALLS AND SHEARWALLS SHALL BE STUD GRADE DOUGLAS FIR LARCH (MC19).
 3. LUMBER FOR HEADERS, BEAMS AND OTHER FRAMING MEMBERS SHALL BE #3 DOUGLAS-FIR (MC19).
 4. TOP & BOTTOM PLATES SHALL BE DOUGLAS-FIR (MC19). #2 GRADE.
 5. ALL OTHER WALL CONSTRUCTION SHALL BE EITHER CONSTRUCTION GRADE OR UTILITY HEADER AND OTHER MISCELLANEOUS FLEXURAL MEMBERS SHALL BE NO. 2 SYP (MC19 OR BETTER U.N.O.)
 6. MATERIALS MUST BE GRADE MARKED.
 7. BOLTS THROUGH WOOD SHALL BE FITTED WITH STANDARD WASHERS AT HEAD AND NUT ENDS.
 8. A HOLE GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH MAY NOT BE BORED IN ANY WOOD STUD. BORED HOLES IN DIAMETER EQUAL TO 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NON-LOAD BEARING PARTITIONS OR WALLS WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLE STUDS OCCUR.
 9. EDGE OF A BORED HOLE SHALL NOT BE WITHIN $\frac{5}{8}$ INCH OF THE STUD EDGE. BORED HOLES SHALL NOT BE LOCATED AT A CUT OR NOTCH IN THE STUD.
 10. TREATED WOOD SHALL BE MANUFACTURED AS FOLLOWS: WOOD IN CONTACT WITH SLAB ON GRADE..... 0.40 ACQ or MCQ

- DECKING AND SHEATHING:
1. DECKING FOR ROOF DECK SHALL BE 1 $\frac{3}{8}$ " THICK PLYWOOD OR OSB STANDARD C-D INTERIOR GRADE WITH EXTERIOR GLUE WITH PANEL SPAN RATING OF 31/ 16.
 2. DECKING FOR FLOORS SHALL BE 1 $\frac{3}{8}$ " THICK T&G APA RATED PLYWOOD STANDARD C-D INTERIOR WITH EXTERIOR GLUE OR ORIENTED STRAND BOARD (OSB) (STURDY FLOOR) BY ADVANTER.
 3. WOOD SHEATHING AT EXTERIOR WALLS SHALL BE APA RATED PLYWOOD STANDARD C-D INTERIOR WITH EXTERIOR GLUE OR OSB GRADE WITH MINIMUM THICKNESS OF $\frac{1}{2}$ "

- WOOD FASTENERS AND HARDWARE:
1. EXPANSION ANCHORS SHALL BE HILTI "KWIK BOLTS" OR AN APPROVED EQUAL.
 2. ADHESIVE ANCHORS SHALL BE HILTI "HVA ANCHORS" OR AN APPROVED EQUAL.
 3. POWDER ACTUATED FASTENERS SHALL BE HILTI "DS SERIES FASTENERS" OR AN APPROVED EQUAL.
 4. ALL WOOD FASTENERS AND HARDWARE SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE. ALTERNATES SHALL BE SUBMITTED TO ENGINEER FOR REVIEW.
 5. HOLDDOWNS, STRAPS AND HURRICANE CLIP SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
 6. NAILING INSTALLATION AND MATERIALS ARE TO BE IN COMPLIANCE WITH A.I.T.C., NDS AND APPLICABLE BUILDING CODE REQUIREMENTS.
 7. GUN NAILS MAY BE USED IN LIEU OF HAND NAILING. GUN NAIL SIZES SHALL BE AS FOLLOWS:

PENNY WEIGHT	GUN NAIL DIAMETER
8d	0.113"
10d	0.123"
12d	0.123"
16d	0.133"

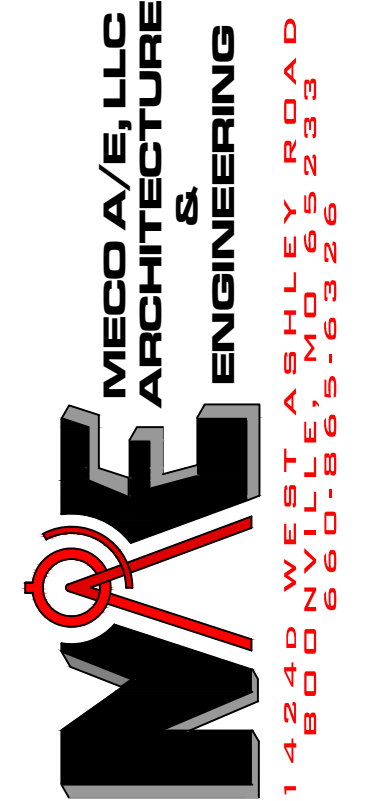
8. NAILS SHALL HAVE A MINIMUM PENETRATION OF 6 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
9. EDGE DISTANCE FOR ALL NAILS SHALL BE A MINIMUM OF 2 TIMES THE WIRE DIAMETER UNLESS OTHERWISE NOTED ON PLANS.
10. ALL NAILS SHOWN IN NAILING SCHEDULE SHALL BE COMMON.

SHEATHING AND SHEAR WALL NOTES:

ALL EXTERIOR SHEATHING FOR ALL STRUCTURES IS $\frac{1}{2}$ " THICK EXTERIOR GRADE OSB. INTERIOR SHEATHING AT SHEAR WALLS SHALL BE $\frac{1}{2}$ " THICK INTERIOR GRADE OSB.

ALL EXTERIOR WALLS ARE SHEAR WALLS. NAIL ALL BOUNDARY EDGES WITH 10d @ 4" O.C. AND ALL FIELD NAILING SHALL BE 10d @ 12" O.C. PROVIDE H2.5 CLIPS AT ALL ROOF AND FLOOR FRAMING MEMBERS CONNECTING TO EXTERIOR WALLS. INTERIOR SHEAR WALLS ARE IDENTIFIED ON PLANS AND SHALL BE SHEATHED AND NAILED AS NOTED PREVIOUSLY FOR EXTERIOR SHEAR WALLS. PROVIDE H2.5 AT ROOF TO WALL CONNECTIONS AT ALL TRUSS FRAMING LOCATIONS. ALSO NAIL FLOOR DECK TO TOP OF SHEAR WALLS WITH 10d @ 4" O.C.

USE HD3B HOLD-DOWNS AT EACH SHEAR WALL END AT GROUND FLOOR AND CS 16x48 STRAPS AT SHEAR WALL ENDS AT SECOND FLOOR. PROVIDE A35 FRAMING CLIPS AT 24" O.C. AT ROOF LEVEL.



REVISIONS
28JUL22
13SEP22

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REDBURG FAMILY
APARTMENTS
REDBURG, WI

SHEET DESCRIPTION
FRAMING PLAN
FLOOR (3 & 4 BEDROOM)

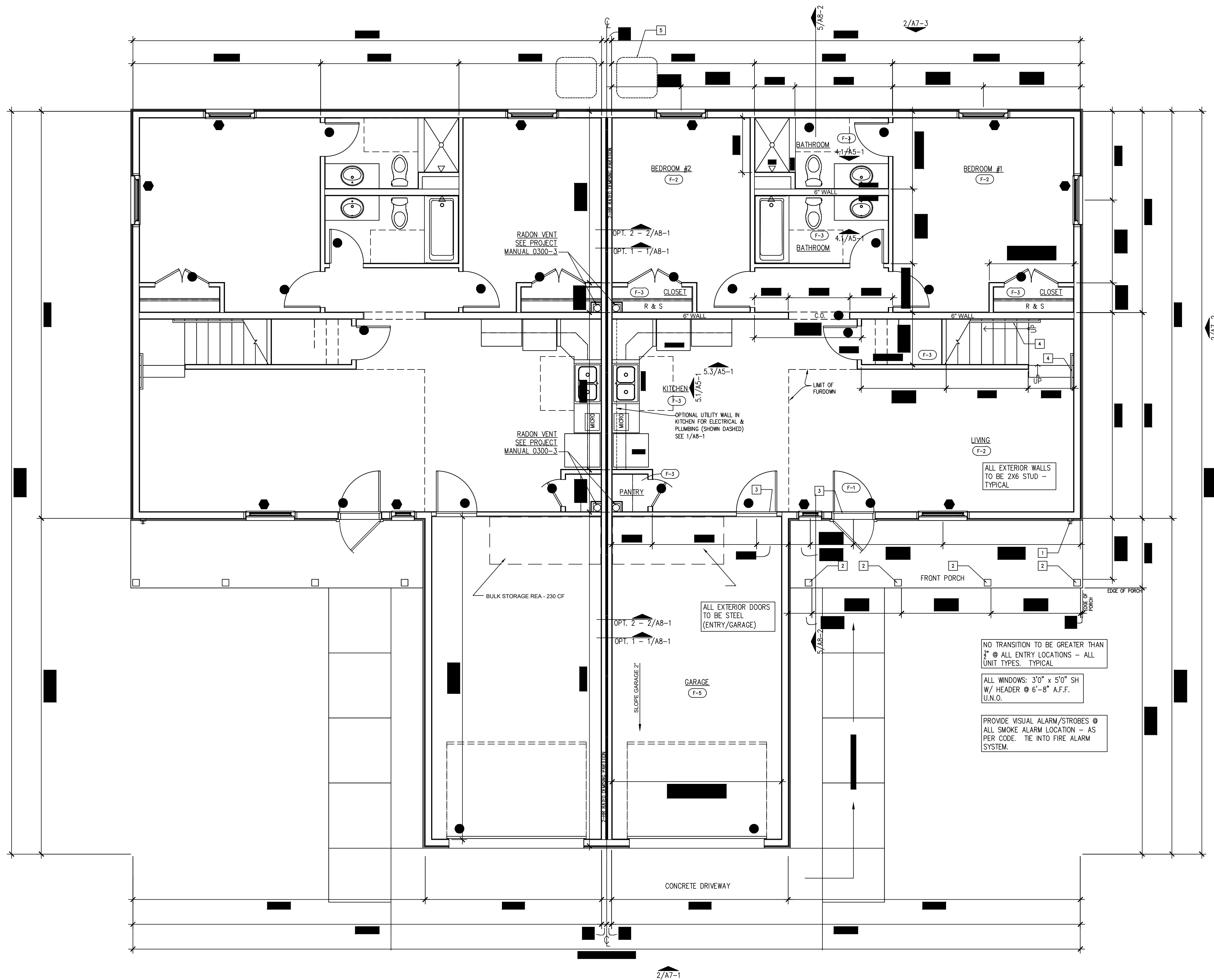
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

S3-2

SHEET No.

FRAMING PLAN FLOOR (3 & 4 BEDROOM)

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

MAIN FLOOR PLAN: 4 BEDROOM

1/4" = 1'-0"

- WINDOW TYPE CALLOUT - SEE A6-1
- DOOR TYPE CALLOUT - SEE A6-1
- KEYED NOTE
- FINISH TYPE CALLOUT - SEE A6-1

SHEET LEGEND

- HOSE BIBB (FREEZE RESISTANT) - SEE PLUMBING
- TRTD. WOOD COLUMN - 6X6
- THRESHOLD, MAX. ALLOWED TRANSITION 1/2" (TYPICAL ALL UNITS).
- 1 1/2" Ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
- AIR CONDITIONER COMPRESSOR - SEE MECHANICAL

KEYED NOTES (THIS SHEET)

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

- INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
- INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
- ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
- PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
- PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR - TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

GENERAL:

- NO TRANSITION TO BE GREATER THAN 1/2" @ ALL ENTRY DOORS - TYPICAL ALL UNITS.
- ALL EXTERIOR DOORS TO BE STEEL.
- SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
- CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPIABLE ROOMS IN ALL OCCUPIABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL PER ASHRAE 62.1 - LATEST ED.

GENERAL NOTES

1ST FLOOR SQUARE FOOTAGE = 997 SF
2ND FLOOR SQ FT = 680
GARAGE SQ FT = 335 SF
UNIT TOTAL NET SQ FT = 2,012 SF
UNIT TOTAL GROSS SQ FT = 2,096 SF

UNIT SQUARE FOOTAGE

REVISIONS

28JUL22	
13SEP22	

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READSBURG, FAMILY
READSBURG, WI

SHEET DESCRIPTION
UNIT TYPE:
4 BEDROOM 1ST FLR
JOB NO.: 1028.001
DATE: 19NOV23
DRAWN BY: MS

A2-4

SHEET NO.

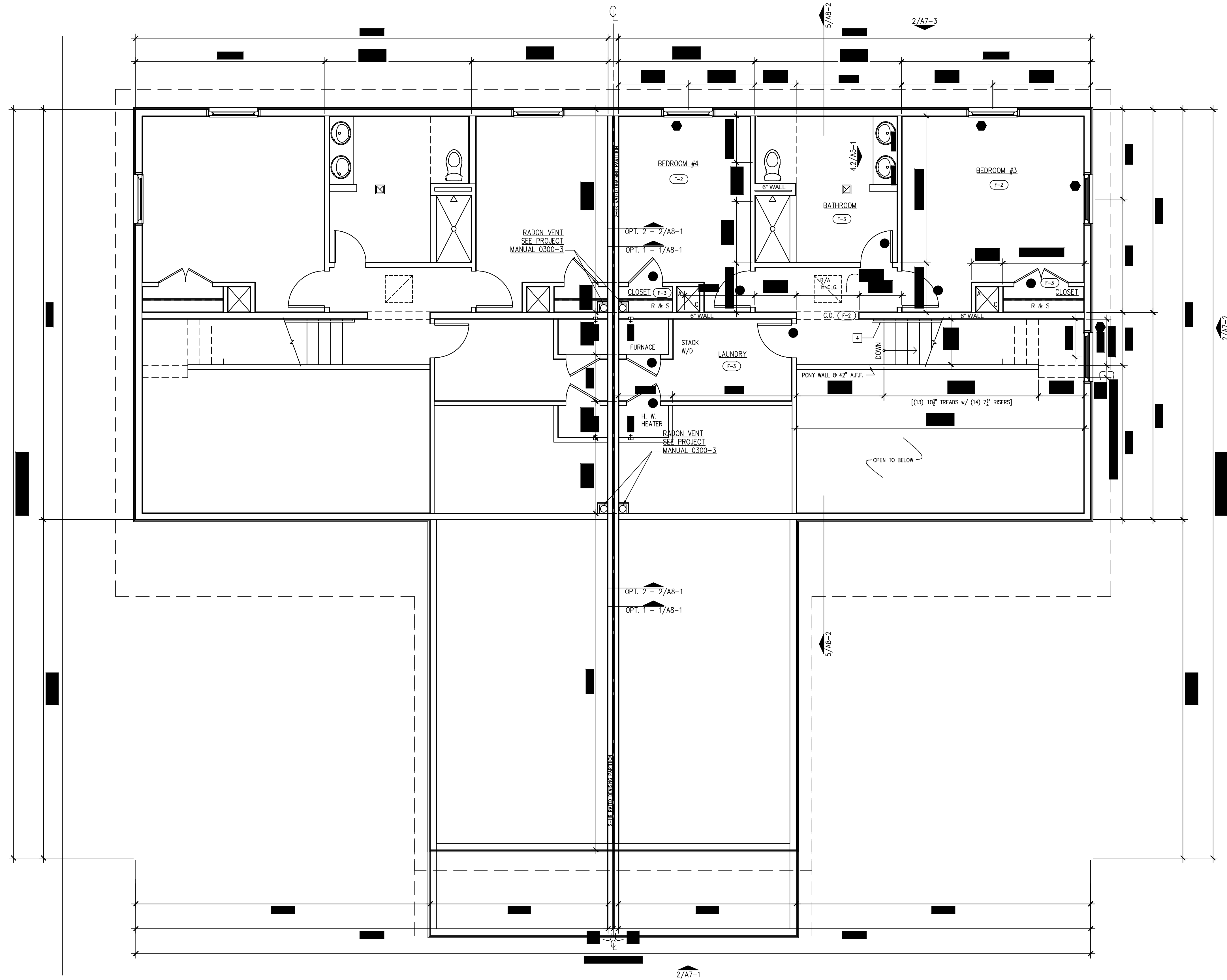
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MECO A/E, LLC
ARCHITECTURE
& ENGINEERING
142400 WEST ASHLEY ROAD
VALLEJO, CA 94590
TEL: 925-635-2620



1

Page 117 of 148



- WINDOW TYPE CALLOUT – SEE A6-1
- DOOR TYPE CALLOUT – SEE A6-1
- KEYED NOTE
- FINISH TYPE CALLOUT – SEE A6-1

SHEET LEGEND

- HOSE BIBB (FREEZE RESISTANT) – SEE PLUMBING
- TRTD. WOOD COLUMN – 6X6
- THRESHOLD, MAX. ALLOWED TRANSITION $\frac{1}{2}$ " (TYPICAL ALL UNITS).
- $1\frac{1}{2}$ " ϕ (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
- AIR CONDITIONER COMPRESSOR – SEE MECHANICAL

KEYED NOTES (THIS SHEET)

- FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:**
- INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
 - INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
 - ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
 - PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

- STANDARD FINISH NOTES:**
- PROVIDE $\frac{1}{2}$ " MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
 - PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

- GENERAL:**
- NO TRANSITION TO BE GREATER THAN $\frac{1}{2}$ " @ ALL ENTRY DOORS – TYPICAL ALL UNITS.
 - ALL EXTERIOR DOORS TO BE STEEL.
 - ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD.
 - SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES, PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
 - CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPIABLE ROOMS IN ALL OCCUPIABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL PER ASHRAE 62.1 – LATEST ED.

GENERAL NOTES

1ST FLOOR SQUARE FOOTAGE =	997 SF
2ND FLOOR SQ FT =	680
GARAGE SQ FT =	335 SF
UNIT TOTAL NET SQ FT =	2,012 SF
UNIT TOTAL GROSS SQ FT =	2,096 SF

UNIT SQUARE FOOTAGE

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

SECOND FLOOR PLAN: 4 BEDROOM

1/4" = 1'-0"

1

REVISIONS

28JUL22	
13SEP22	

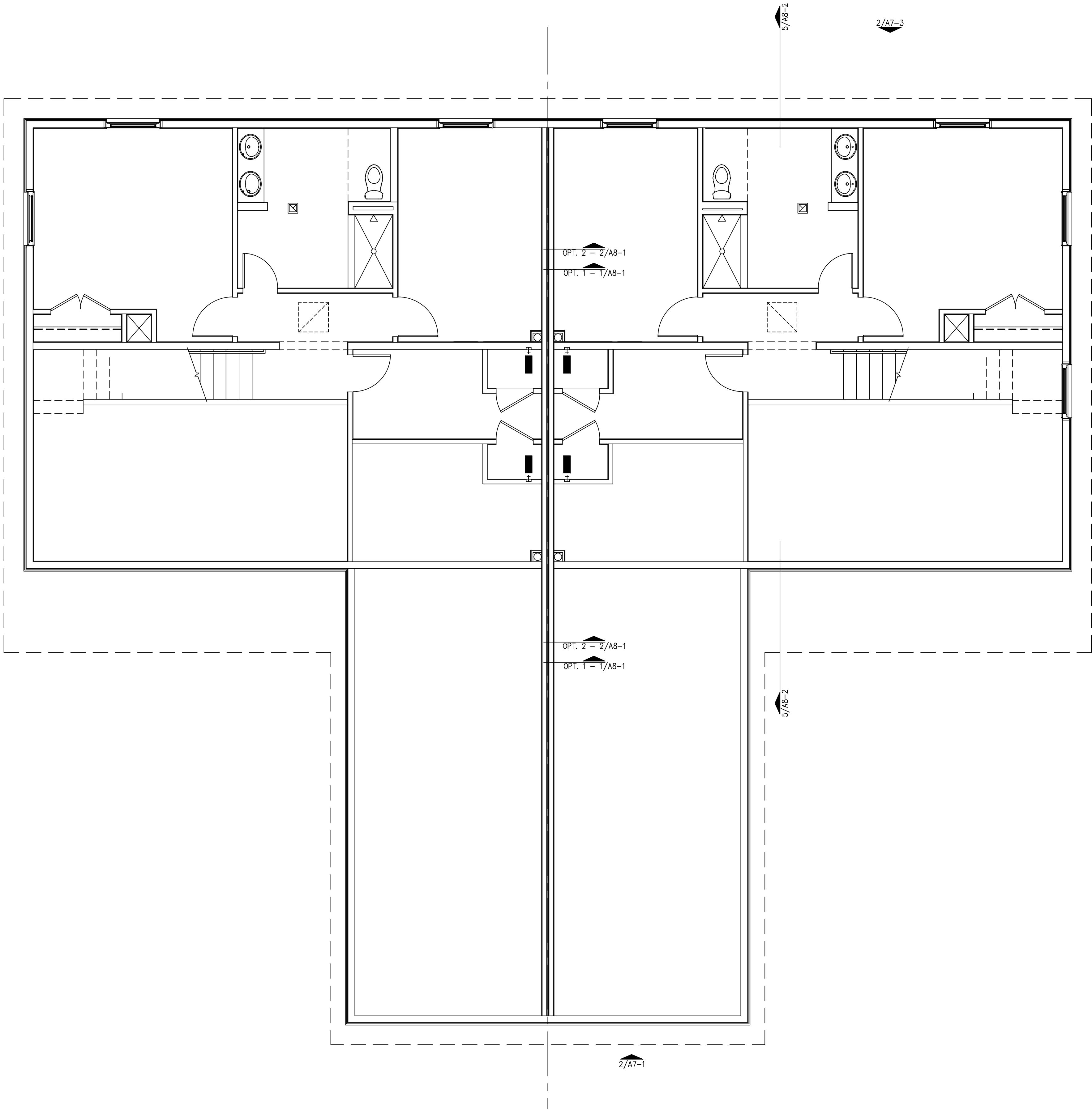
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REDSBURG FAMILY
REDSBURG, WI

SHEET DESCRIPTION
UNIT TYPE: 4 BR
2ND FLR (TYP & ADA)
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A2-5
SHEET NO.



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

SECOND FLOOR PLAN: BEDROOM
1/4" = 1'-0"

- WINDOW TYPE CALLOUT – SEE A6-1
- DOOR TYPE CALLOUT – SEE A6-1
- KEYED NOTE
- FINISH TYPE CALLOUT – SEE A6-1

SHEET LEGEND

- HOSE BIBB (FREEZE RESISTANT) – SEE PLUMBING
- TRTD. WOOD COLUMN – 6X6
- THRESHOLD, MAX. ALLOWED TRANSITION 1/2" (TYPICAL ALL UNITS).
- 1 1/4" Ø (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
- AIR CONDITIONER COMPRESSOR – SEE MECHANICAL

KEYED NOTES

(THIS SHEET)

- FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:**
- INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
 - INSTALL 5/8" FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A6-1 FOR FIRE WALL DETAILS AND INFORMATION.
 - ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
 - PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

- STANDARD FINISH NOTES:**
- PROVIDE 1/2" MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
 - PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

- GENERAL:**
- NO TRANSITION TO BE GREATER THAN 1/2" @ ALL ENTRY DOORS – TYPICAL ALL UNITS.
 - ALL EXTERIOR DOORS TO BE STEEL.
 - ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD.
 - SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES, PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
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GENERAL NOTES

1ST FLOOR SQUARE FOOTAGE = 1,158 SF
2ND FLOOR SQ FT = 680 SF
GARAGE SQ FT = 335 SF
UNIT TOTAL NET SQ FT = 2,173 SF
UNIT TOTAL GROSS SQ FT = 2,274 SF

UNIT SQUARE FOOTAGE

MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
14200 WEST ASHLEY ROAD
DENVER, CO 80231
303.751.1100

REVISIONS

28 JUL 22

13 SEP 22

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REEDSBURG FAMILY
REEDSBURG, WI

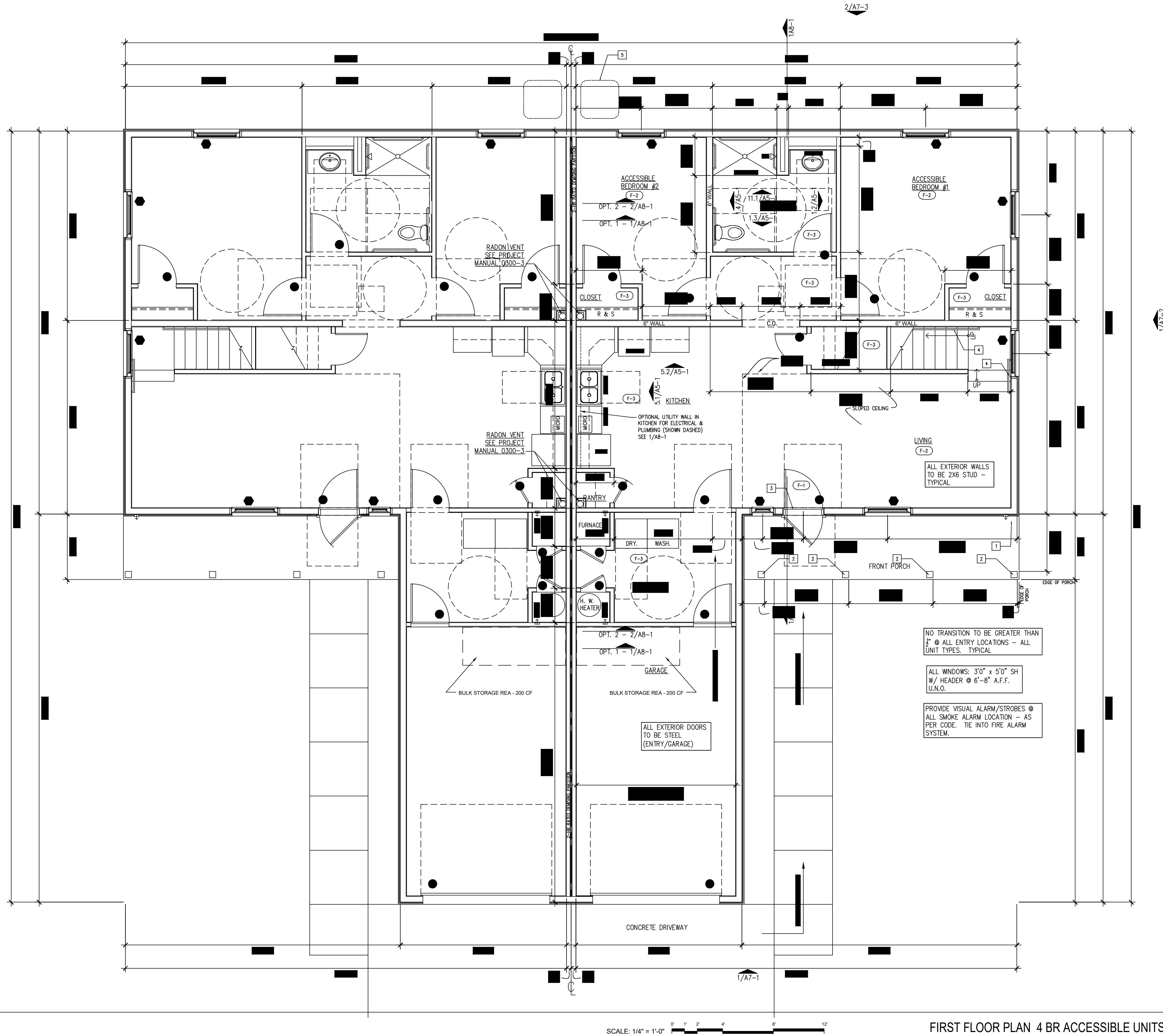
SHEET DESCRIPTION
UNIT TYPE: 3BR
2ND FLR (TYP & ADA)

JOB NO.: 1028.001
DATE: 15 NOV 23
DRAWN BY: MS

A2-5b

SHEET No.

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- WINDOW TYPE CALLOUT - SEE A6-1
- DOOR TYPE CALLOUT - SEE A6-1
- KEYED NOTE
- FINISH TYPE CALLOUT - SEE A6-1

SHEET LEGEND

- HOSE BIBB (FREEZE RESISTANT) - SEE PLUMBING
- TRTD. WOOD COLUMN - 6X6
- THRESHOLD, MAX. ALLOWED TRANSITION $\frac{1}{2}$ " (TYPICAL ALL UNITS).
- $1\frac{1}{2}$ " ϕ (MIN.) CONT. HAND RAIL INSTALLED @ 34" (MIN.) TO 38" (MAX.) ABOVE STAIR RISER. EXTEND 12" PAST TOP LANDING AND BOTTOM LANDING (TYPICAL)
- AIR CONDITIONER COMPRESSOR - SEE MECHANICAL

KEYED NOTES

(THIS SHEET)

FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

- INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
- INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
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- PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

- PROVIDE $\frac{1}{2}$ " MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
- PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR - TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

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- NO TRANSITION TO BE GREATER THAN $\frac{1}{2}$ " @ ALL ENTRY DOORS - TYPICAL ALL UNITS.
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- ALL EXTERIOR WALLS TO BE 2X6 WOOD STUD.
- SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, AND ALL OTHER ROOMS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES, PROVIDE (1) DEVICE IN ALL ATTIC SPACES.
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GENERAL NOTES

1ST FLOOR SQUARE FOOTAGE =	1,158 SF
2ND FLOOR SQ. FT. =	680 SF
GARAGE SQ. FT. =	335 SF
UNIT TOTAL NET SQ. FT. =	2,173 SF
UNIT TOTAL GROSS SQ. FT. =	2,274 SF

UNIT SQUARE FOOTAGE

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

FIRST FLOOR PLAN 4 BR ACCESSIBLE UNITS

1/4" = 1'-0"

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REVISIONS

28 JUL 22
13 SEP 22

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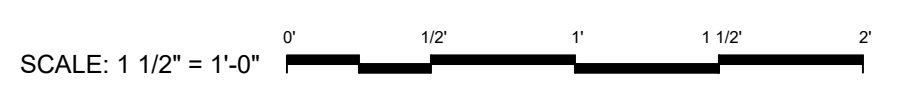
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REDSBURG FAMILY
REDSBURG, WI

SHEET DESCRIPTION
UNIT TYPE: (ADA)
3&4 BEDROOM 1ST FLR
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A2-6d

SHEET NO.



2

- GENERAL:

A

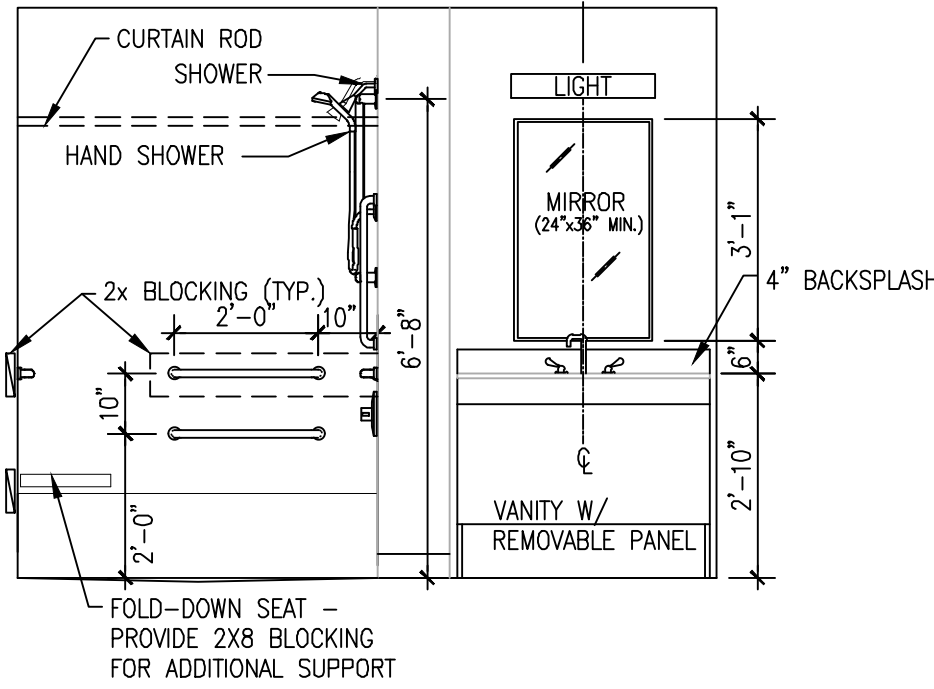
REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

SHEET DESCRIPTION
ROOF PLAN TYPICAL
3 & 4-BEDROOM ADA

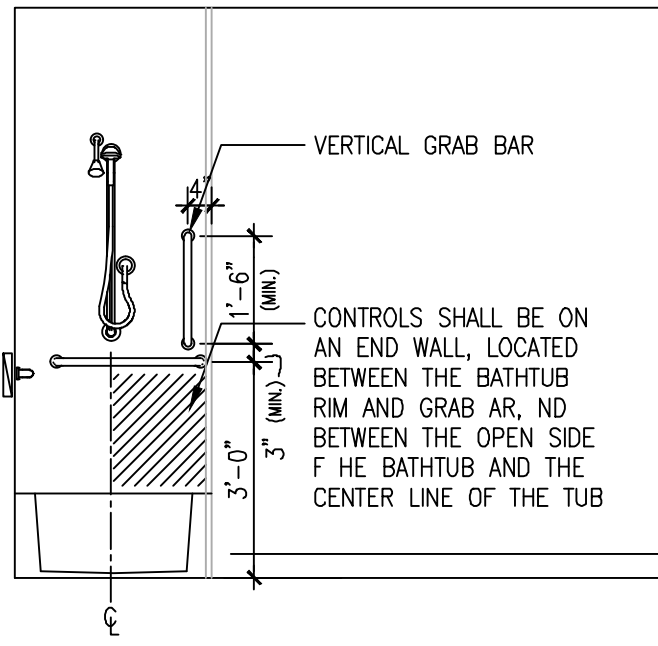
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DATE: 15NOV23
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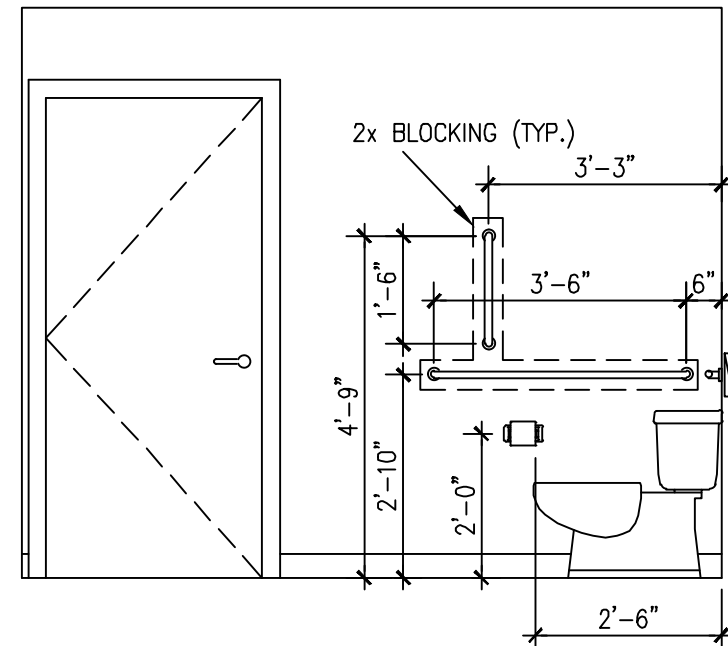
SHEET No.



ELEVATION 2.2



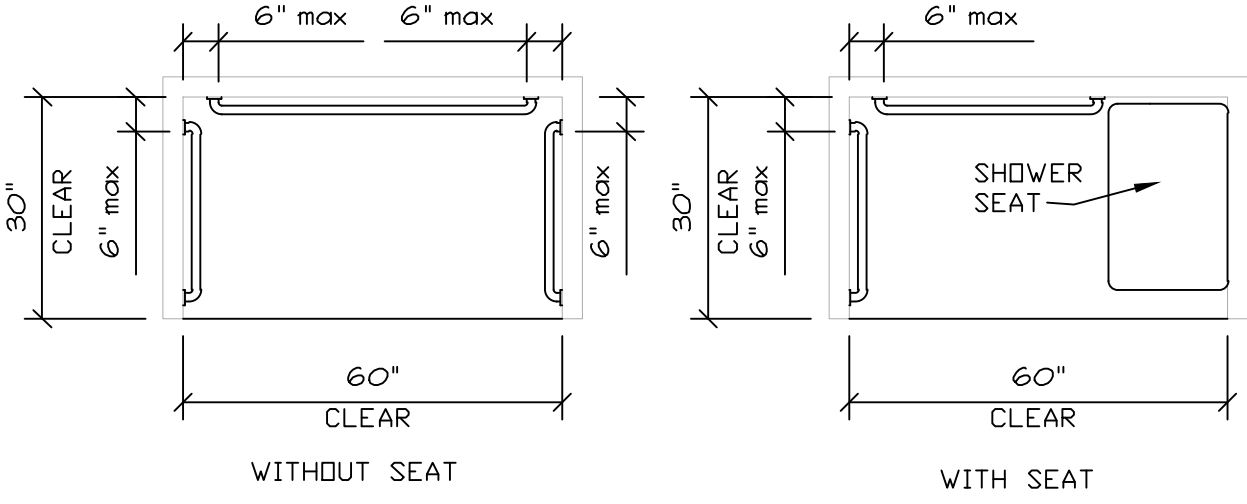
ELEVATION 2.3



ELEVATION 2.4

ADA BATHROOM - TUB/SHOWER
3/8" = 1'-0"

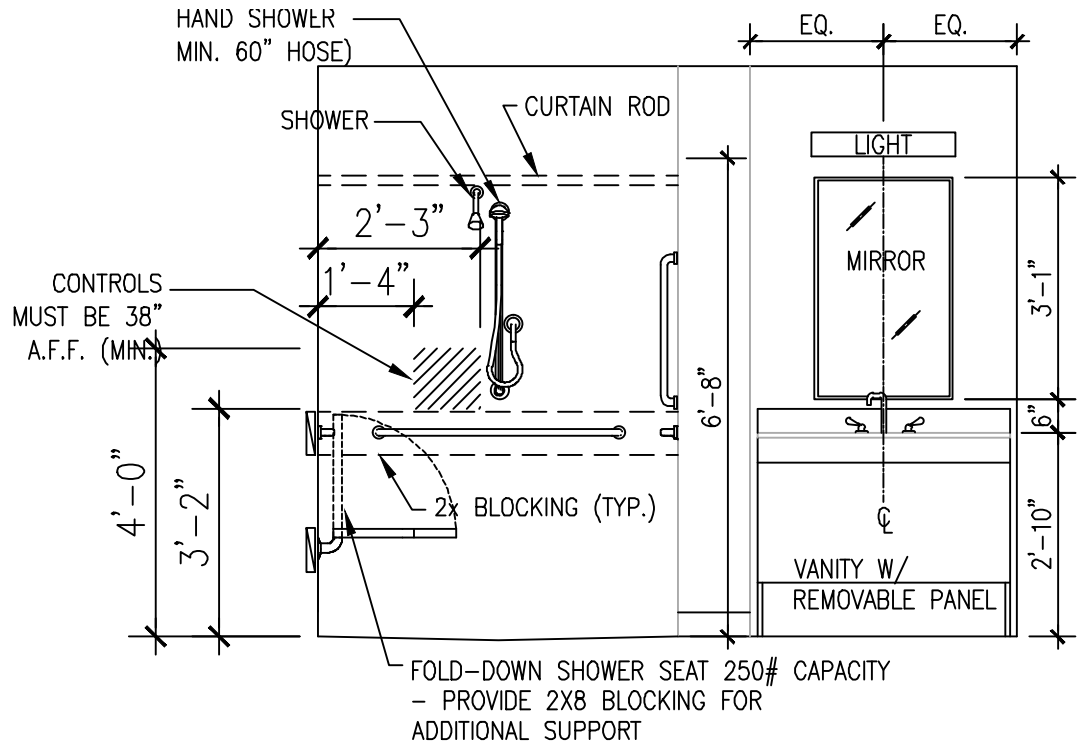
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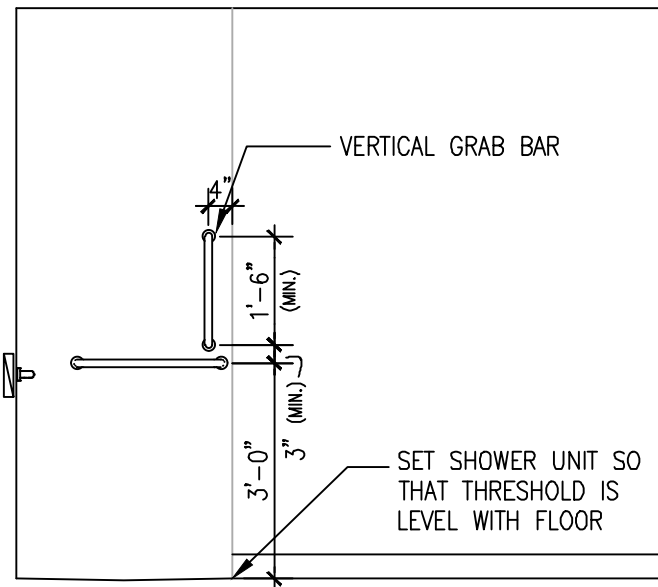
- 1) A HAND SHOWER WITH A HOSE 59 INCHES MINIMUM IN LENGTH, THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND SHOWER, SHALL BE PROVIDED. THE HAND SHOWER SHALL HAVE A CONTROL WITH A NONPOSITIVE SHUT-OFF FEATURE. AN ADJUSTABLE-HEIGHT HAND SHOWER HEAD MOUNTED ON A VERTICAL BAR SHALL BE INSTALLED SO AS TO NOT OBSTRUCT THE USE OF GRAB BARS.
- 2) IN TRANSFER TYPE SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE CONTROL WALL OPPOSITE THE SEAT, 36 INCH MINIMUM AND 48 INCH MAXIMUM ABOVE THE SHOWER FLOOR, WITHIN 15 INCHES, LEFT OR RIGHT, OF THE CENTERLINE OF THE SEAT.
- 3) IN STANDARD ROLL-IN SHOWERS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED 36 INCHES MINIMUM AND 48 INCH MAXIMUM ABOVE THE SHOWER FLOOR. IN STANDARD ROLL-IN SHOWERS WITH SEATS, THE CONTROLS AND HAND SHOWER SHALL BE LOCATED ON THE BACK WALL, NO MORE THAN 27 INCHES MAXIMUM FROM THE END WALL BEHIND THE SEAT.
- 4) ROLL-IN SHOWERS TO COMPLY WITH ANSI A117.1-2009 SECTIONS 1003.00.2.5.2, & 608.2.2

ADA SHOWER NOTES
3/8" = 1'-0"

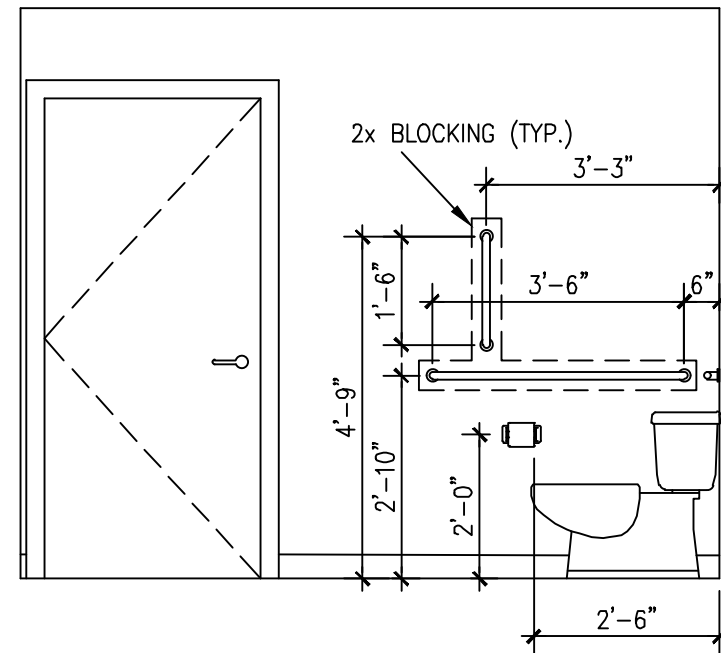
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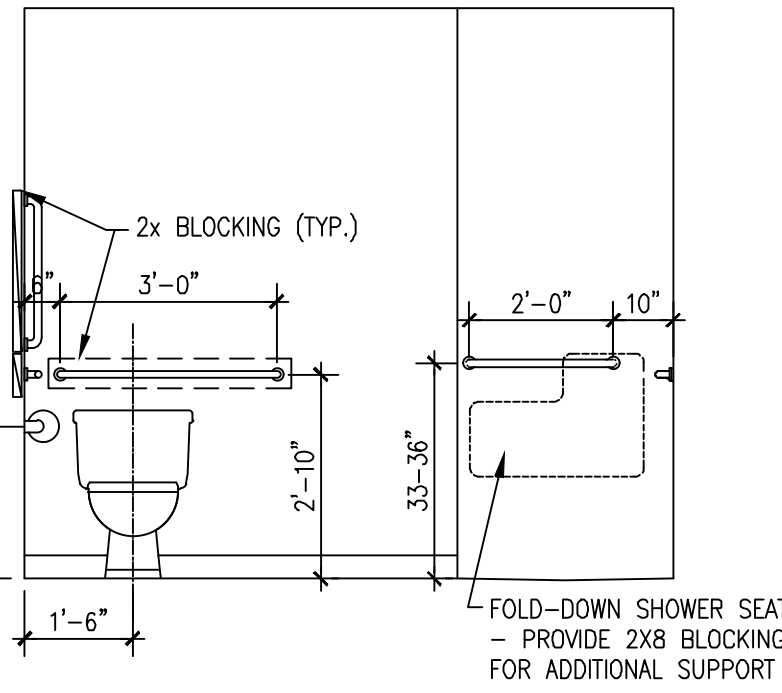
ELEVATION 1.1



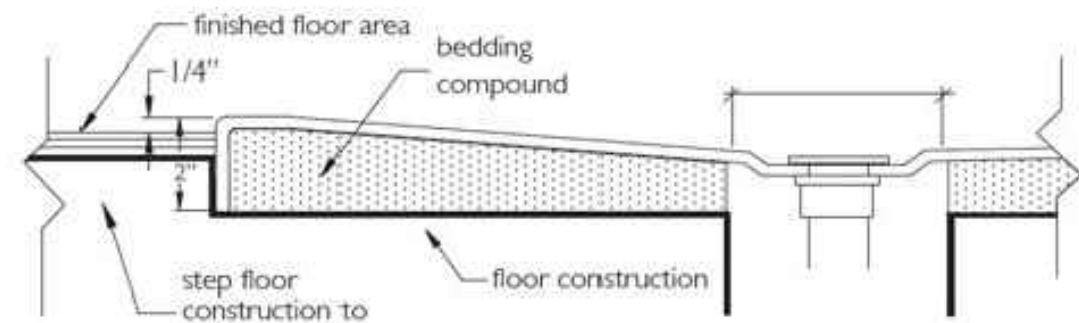
ELEVATION 1.2



ELEVATION 1.3



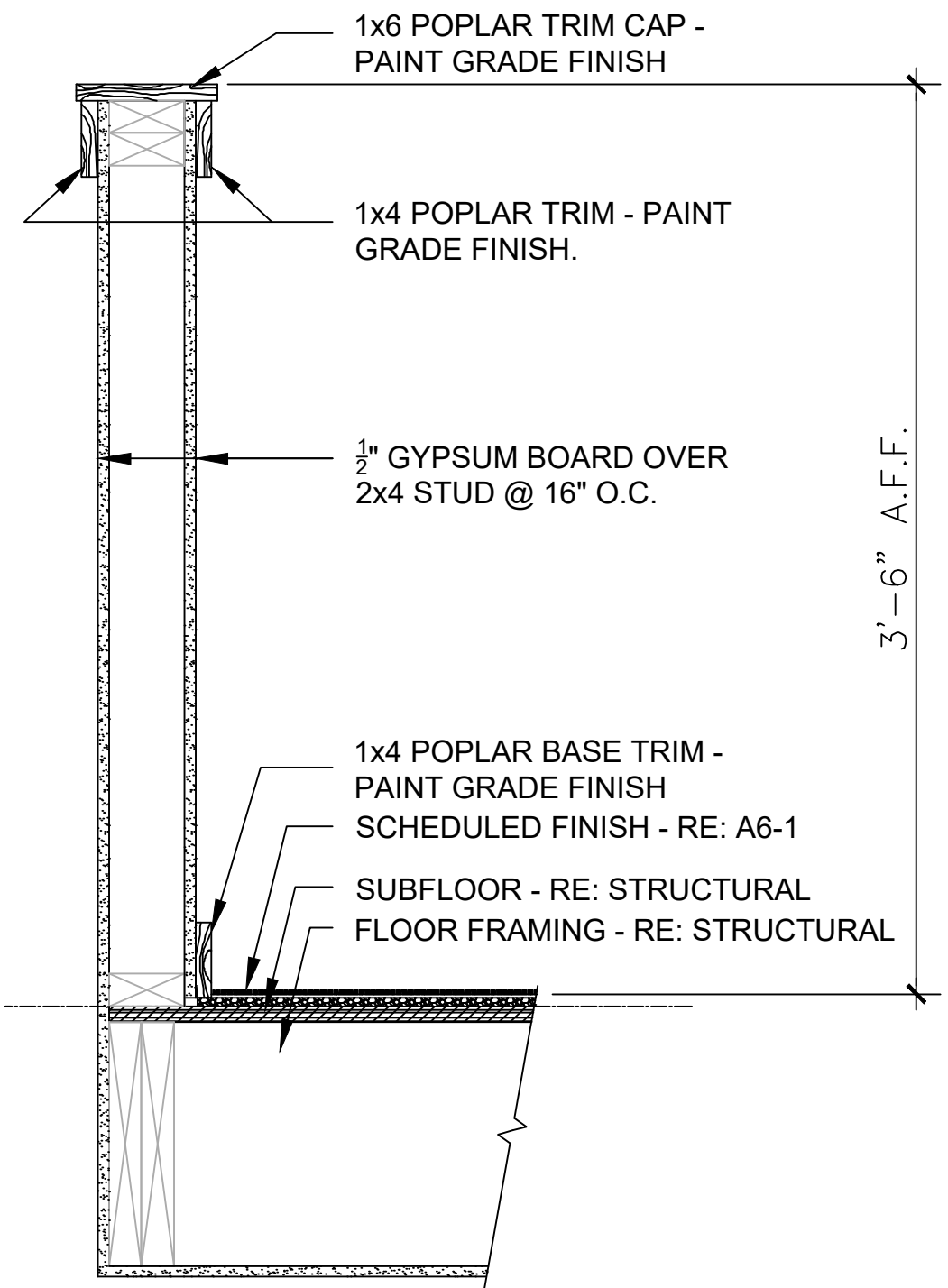
ELEVATION 1.4



ROLL IN SHOWER THRESHOLD

ADA BATHROOM - WALK-IN SHOWER
3/8" = 1'-0"

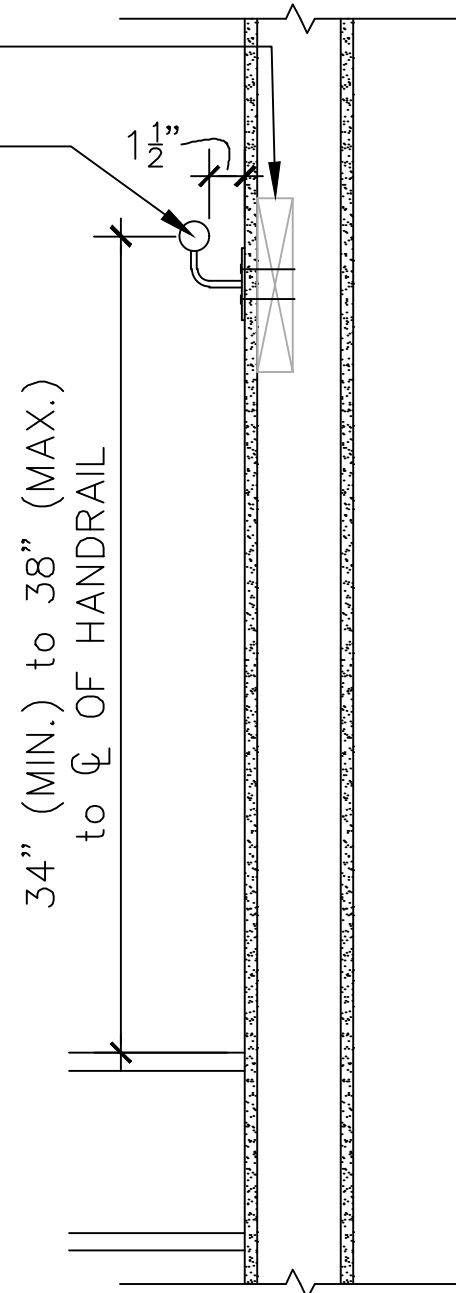
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TYPICAL DETAIL @ PONY WALL
1-1/2" = 1'-0"

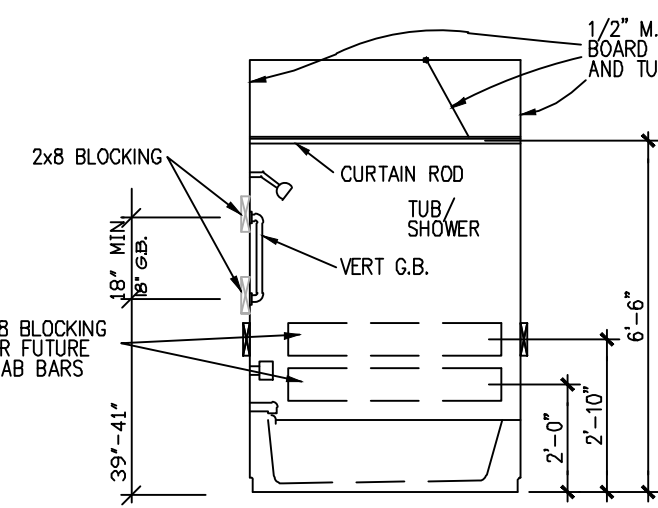
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2x8 WOOD BLOCKING TYPICAL
1 1/4" Ø (MIN.) HANDRAIL
INSTALLED @ NO LESS THAN 34" ABOVE LANDING, TO NO MORE THAN 38" ABOVE LANDING



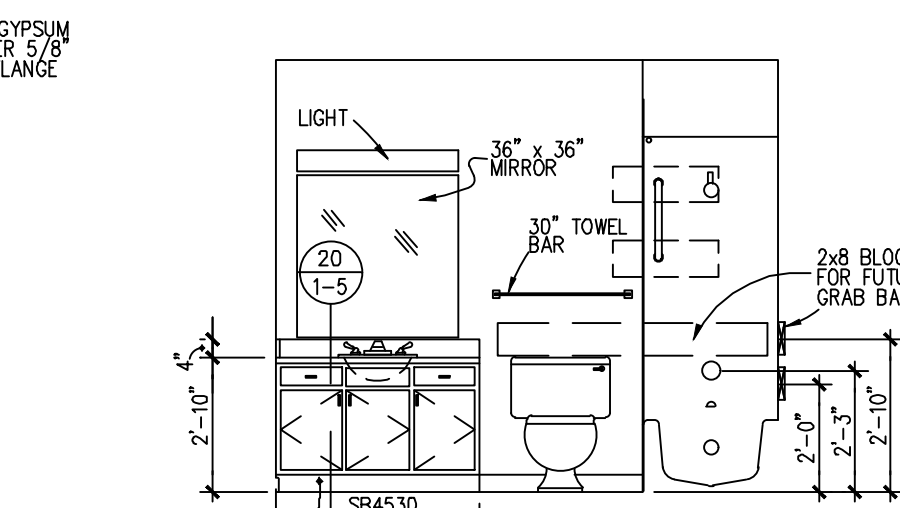
TYPICAL DETAIL @ HANDRAIL
1-1/2" = 1'-0"

6

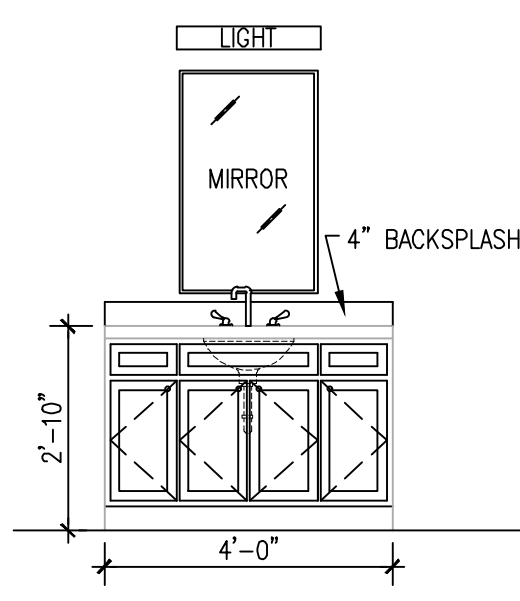


16 BATH
SCALE: 3/16"=1'-0"

TYPICAL BATHROOM ELEVATION



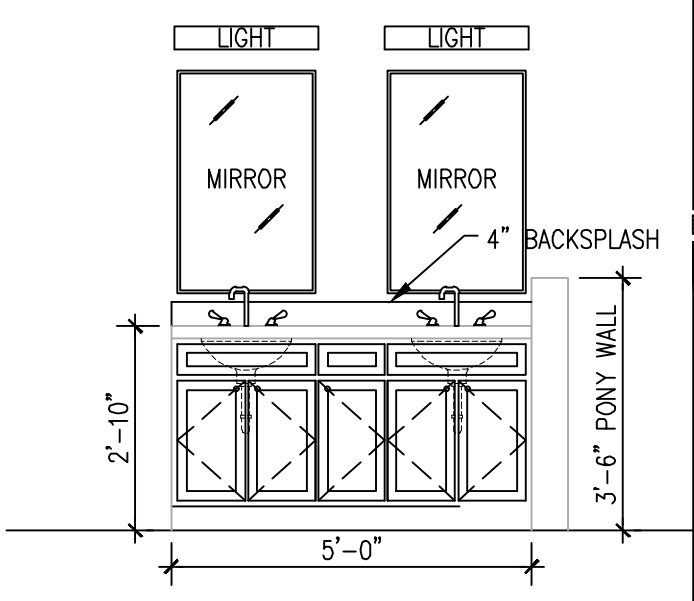
17 BATH
SCALE: 3/16"=1'-0"



ELEVATION 4.1

NON-ACCESSIBLE BATHROOM VANITY ELEVATIONS
3/8" = 1'-0"

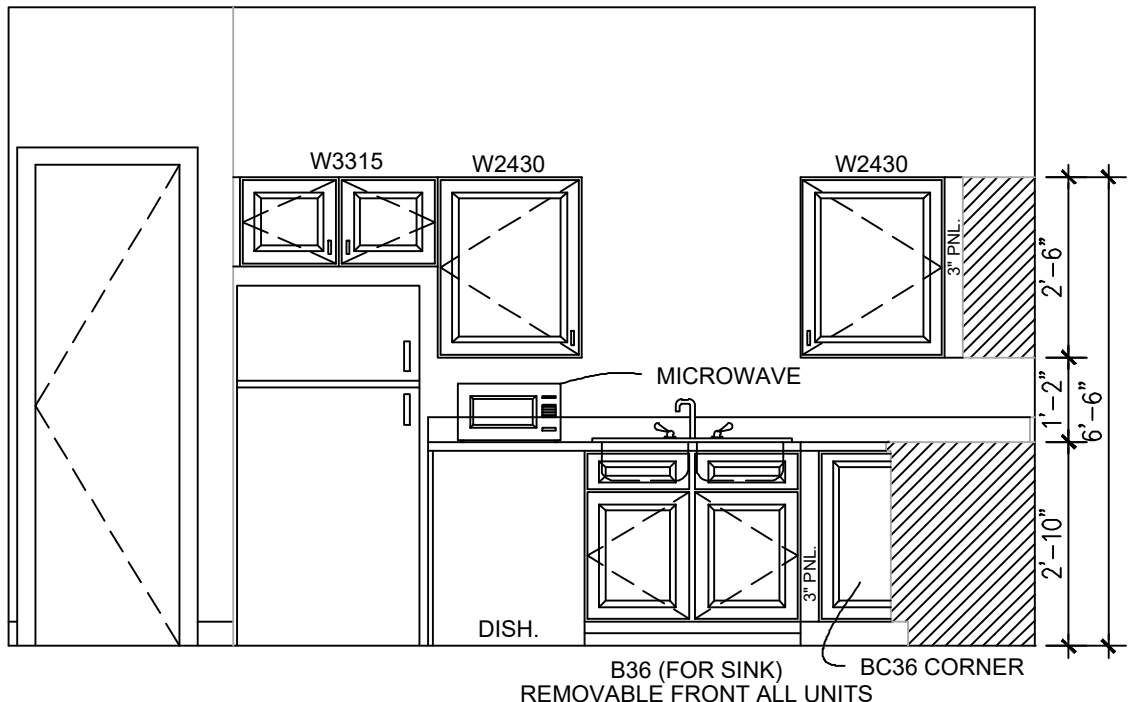
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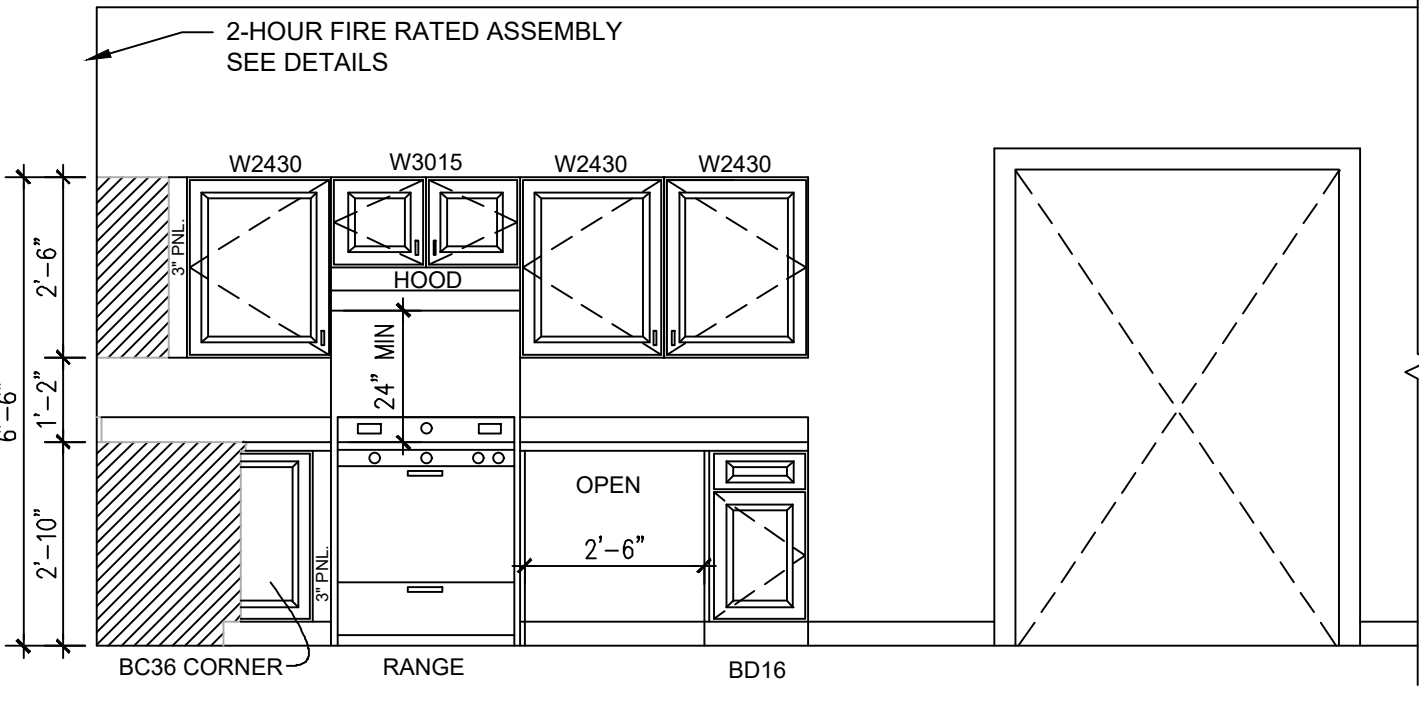
ELEVATION 4.2

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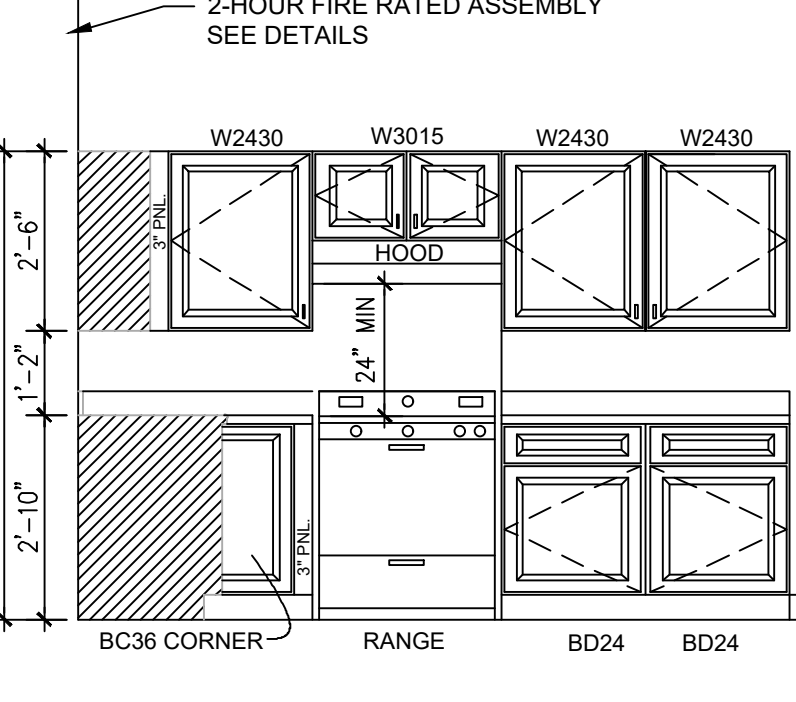
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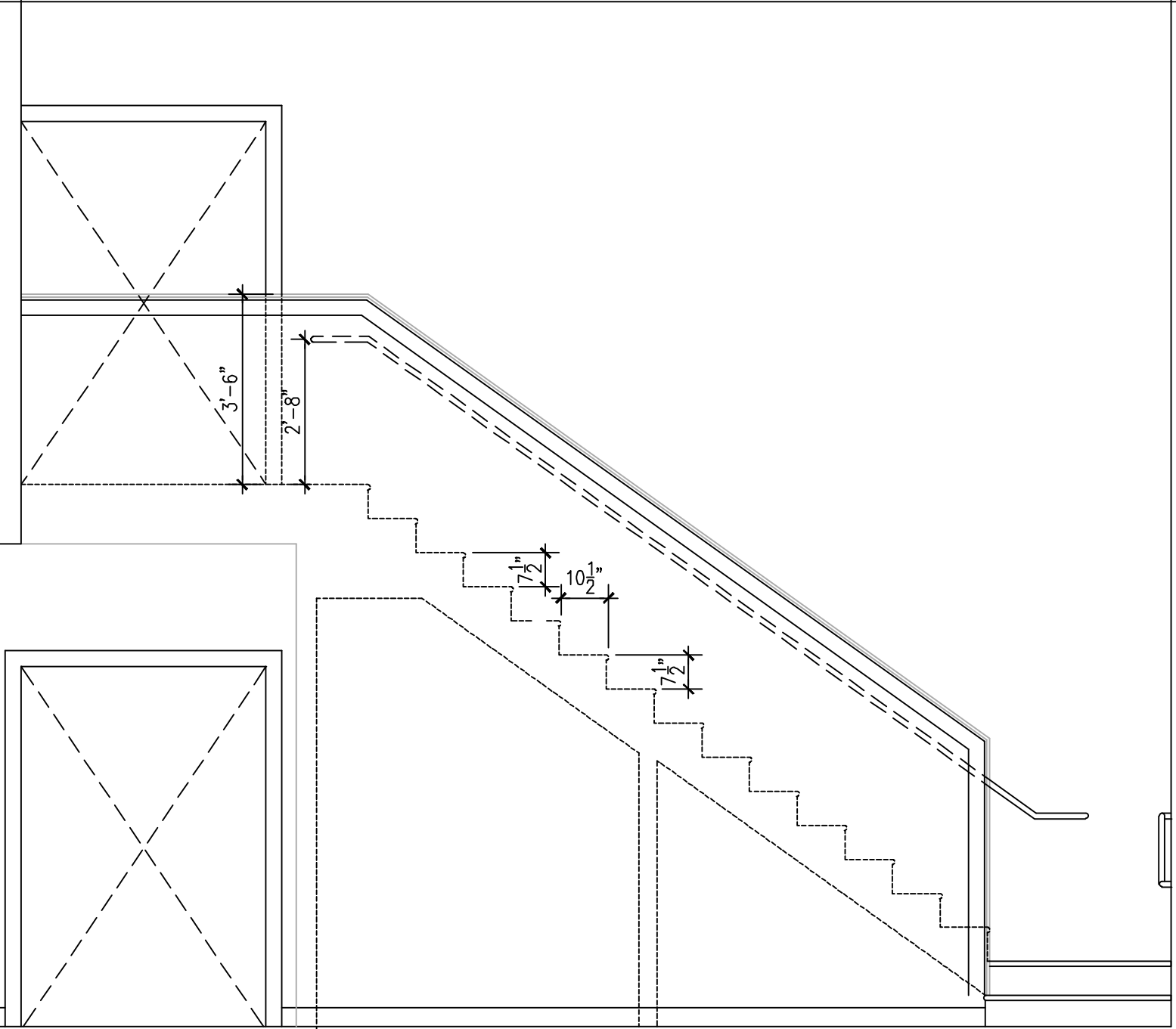
ELEVATION 5.1



ELEVATION 5.2



ELEVATION 5.3



ELEVATION @ TYPICAL 2-FLOOR LIVING ROOM
3/8" = 1'-0"

5

REEDSBURG FAMILY
REEDSBURG, WI

SHEET DESCRIPTION
INTERIOR ELEVATIONS
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A5-1

SHEET NO.

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FIRE RATED PARTITIONS/ADJOINING PARTY-WALLS:

1. INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL WALLS & CEILING OF GARAGE.
2. INSTALL $\frac{5}{8}$ " FIRE RATED TYPE "X" GYPSUM BOARD AT ALL PARTY/ADJOINING PARTITIONS. RE: 2/A8-1 FOR FIRE WALL DETAILS AND INFORMATION.
3. ALL PENETRATIONS THRU FIRE-RATED PARTITIONS TO CONFORM WITH CODE REQUIREMENTS FOR PENETRATIONS OF RATED ASSEMBLIES.
4. PROVIDE SOLID 2X8 BLOCKING FULL HEIGHT WHERE PARTY WALLS JOIN EXTERIOR WALLS FOR FIRE STOP.

STANDARD FINISH NOTES:

1. PROVIDE $\frac{1}{2}$ " MOISTURE RESISTANT GYPSUM BOARD AT ALL WET-LOCATIONS (BATHROOMS). RE: FINISH SCHEDULE.
2. PROVIDE WATERPROOF MEMBRANE OVER SUB-FLOOR – TYPICAL @ ALL BATHROOMS, AND LAUNDRY ROOMS LOCATED ON 2ND FLOOR.

WINDOW TREATMENT

1. WINDOW TREATMENTS SHALL BE PER IHDA STANDARD 7.01. SEE PROJECT MANUAL 1070

ADA-ACCESSIBLE GENERAL NOTES:

1. PROVIDE TWO (2) SETS OF SHELF/ROD BRACKETS FOR COAT AND BEDROOM CLOSETS. ONE (1) EACH AT STANDARD HEIGHT, AND ONE (1) EACH AT 48" A.F.F.
2. REFER TO TYPICAL UNIT PLANS FOR OTHER NOTES.

ADA-ACCESSIBLE APARTMENT KITCHEN NOTES:

1. ALL COUNTERS TO BE MAXIMUM OF 2'-10" A.F.F.
2. PROVIDE REMOVABLE SINK FRONT & FLOOR IN LIEU OF SINK BASE.
3. EXTEND VINYL FLOORING BENEATH SINK & 30" WORK SPACE BESIDE RANGE.
4. ADD STAINED 1X12 SHELF 10" BELOW BOTTOM OF WALL CABINETS (EXCEPT W3615 AT SINK & 23015 AT RANGE), PROVIDE REQUIRED SHELF BRACKETS
5. OPEN SPACE ABOVE WALL CABINETS SHALL BE 12" IN ORDER TO PROVIDE 20" SPACE BETWEEN COUNTERTOP & BOTTOM OF WALL CABINETS
6. TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (TYPICAL).
7. ADD WALL SWITCH FOR RANGE HOOD FAN & RANGE HOOD LIGHT (SEPARATE)
8. ADD SWITCH UNDER SINK (3-WAY) & CHANGE WALL SWITCH TO 3-WAY FOR CONTROL OF LIGHT OVER KITCHEN SINK & GARBAGE DISPOSAL
9. TOP OF WALL TELEPHONE OUTLET TO BE 48" MAX. A.F.F.
10. PROVIDE BURN PROOF INSULATION FOR EXPOSED PIPE BELOW SINK (TYPICAL ALL LOCATIONS WHERE PIPE EXPOSED)
11. PORTABLE DISHWASHER PERMANENTLY CONNECTED HOOKUPS ARE UNDER SINK, ACCESS HOLE IS TO BE MADE THROUGH END PANEL OF SINK
12. PORTABLE DISHWASHER IS TO BE FASTENED TO WALL OR FLOOR WITH METAL FLANGE.

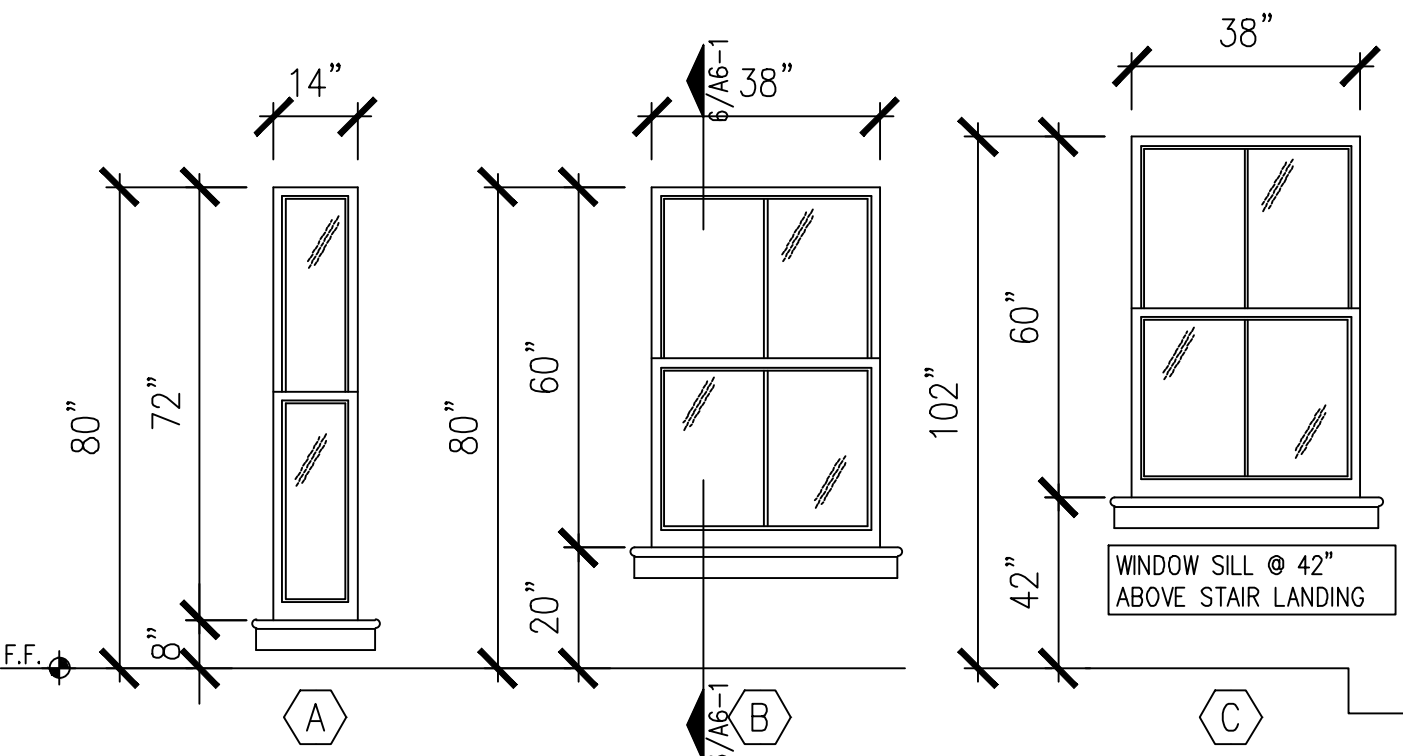
ADA-ACCESSIBLE BATHROOM NOTES:

1. VALVE & SHOWER HEAD SHALL BE AT OPPOSITE ENDS OF TUB FROM WATER CLOSET
2. PROVIDE HAND-HELD SHOWER – ALSON #465 SHOWER HEAD, FLEXIBLE HOSE, #1000 L SPROUT, 2 WALL BRACKETS, & VACUUM BRACKETS
3. PROVIDE REMOVABLE TUB SEAT AS PER SPECIFICATIONS.
4. OFFSET TUB/SHOWER VALVE CONTROL SO IT IS CENTERED 6" TO 8" FROM OUTER EDGE OF TUB FOR ACCESS, & 30" A.F.F.
5. PROVIDE 24" GRAB BAR BEHIND & 42" GRAB BAR ALONG SIDE WATER CLOSED ON WALL @ 34" A.F.F.
6. BOTTOM OF MIRROR TO REST ON COUNTERTOP BACKSPLASH
7. PROVIDE 30" REMOVABLE VANITY FRONT & FLOOR –OR– REMOVABLE VANITY BASE. PROVIDE STEEL SUPPORT BRACKETS (SEE DETAIL)
8. EXTEND VINYL FLOORING BENEATH LAVATORY SPACE
9. VANITY SINK FAUCET LEVER TYPE (AS PER TUB FAUCET – NOTE #4 ABOVE)
10. SHOWER STALL CONTROL IS TO BE CENTERED 6" TO 8" FROM OUTER EDGE OF STALL, & 43" A.F.F. (VALVE TO BE LEVER TYPE CONTROL).
11. INSULATED EXPOSED PIPING BELOW VANITY (TYPICAL)

WINDOW SCHEDULE

WINDOW NUMBER	SIZE (NOMINAL)	SIZE (ROUGH OPENING)	EGRESS AREA
A	12" X 60"	12 $\frac{3}{4}$ " X 62 $\frac{1}{4}$ "	N/A
B	36" X 60"	36 $\frac{3}{4}$ " X 62 $\frac{1}{4}$ "	6.9 S.F.
C	36" X 60"	36 $\frac{3}{4}$ " X 62 $\frac{1}{4}$ "	N/A

- ALL GLAZING SHALL BE IN COMPLIANCE WITH IRC 308.4.2
- GLAZING WITHIN SWING OF ADJACENT DOORS SHALL BE TEMPERED GLASS
- WINDOWS ARE VINYL CONSTRUCTION



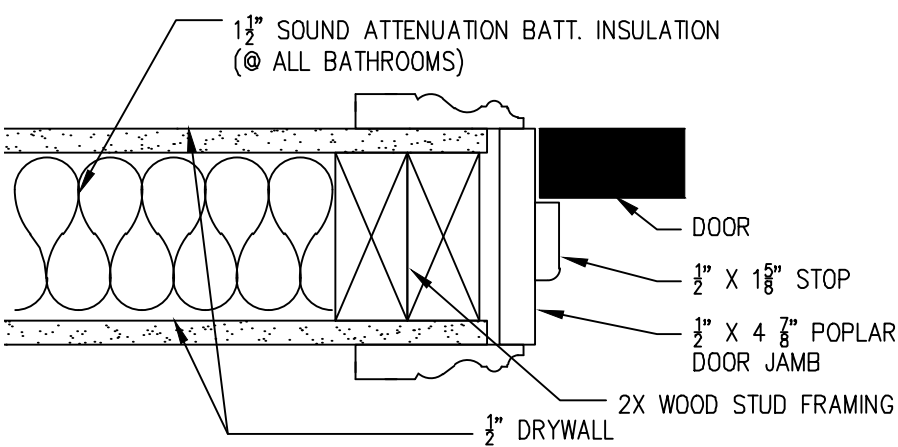
WINDOW SCHEDULE

5

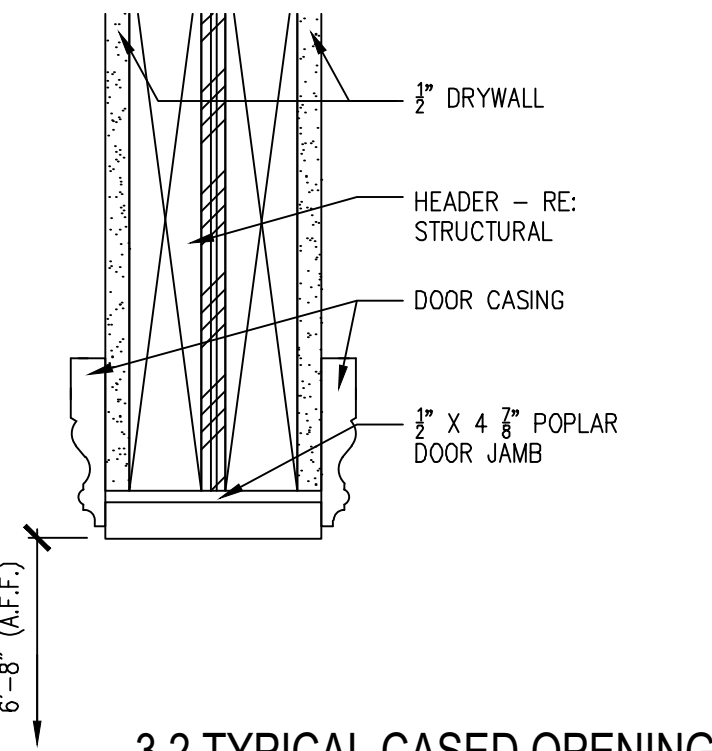
WINDOW TYPES

3/8" = 1'-0"

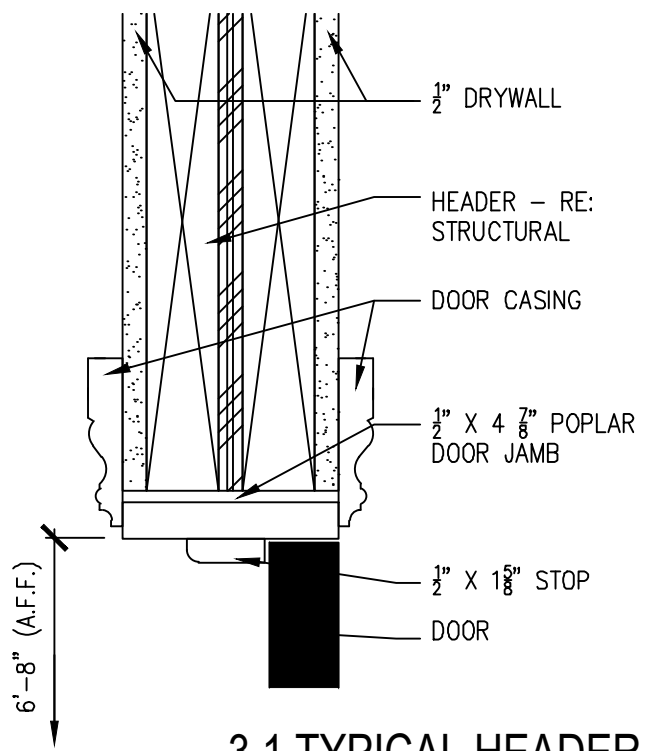
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3.3 TYPICAL DOOR JAMB



3.2 TYPICAL CASED OPENING



3.1 TYPICAL HEADER

DOOR DETAILS (TYPICAL)

3" = 1'-0"

3

STANDARD FINISH NOTES

9

ADA COMPLIANT/ACCESSIBLE UNIT - FINISH NOTES

8

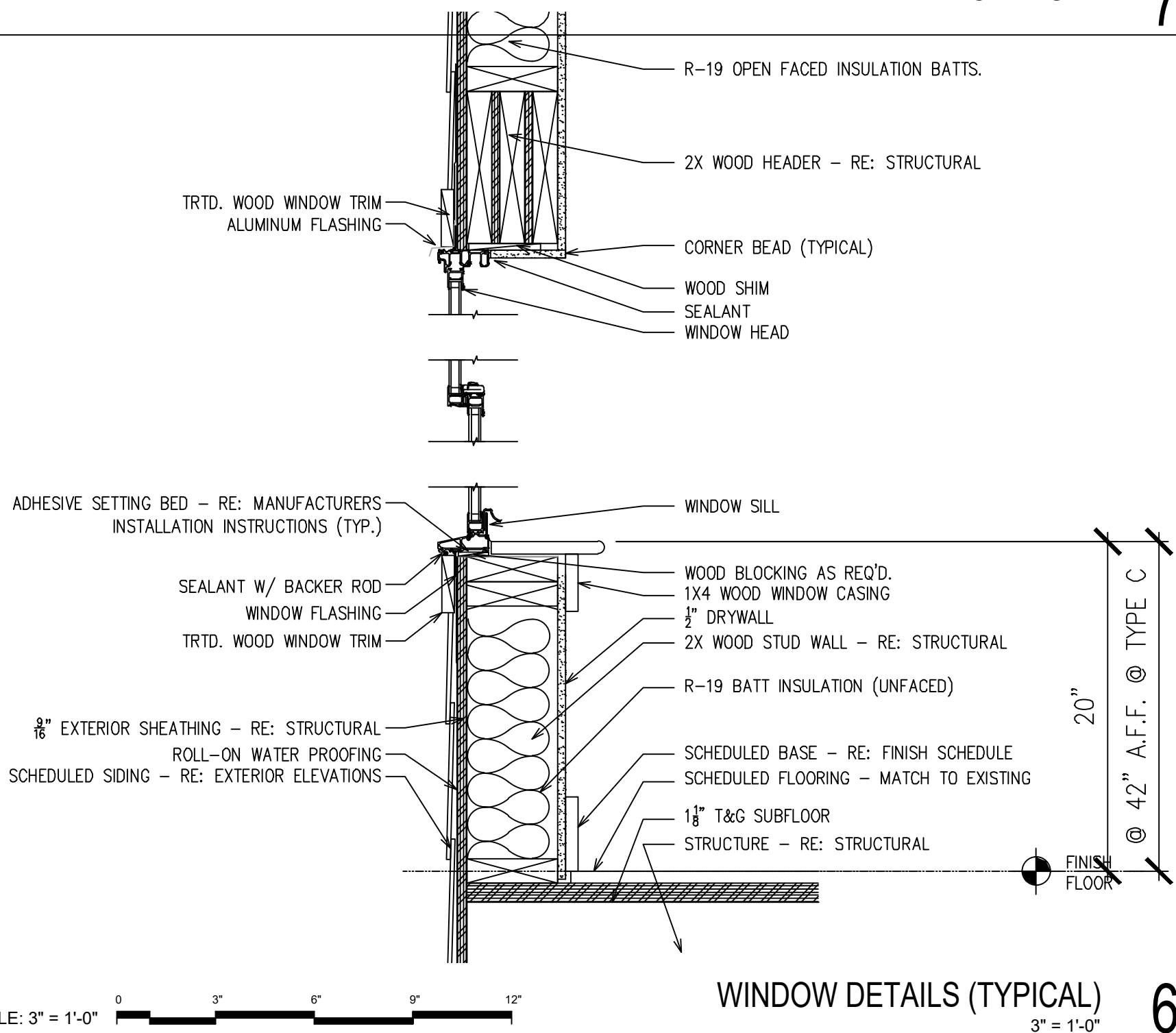
FINISH SCHEDULE

DESIGNATION	ROOM	FLOOR	BASE	WALLS	CEILING	NOTES
F-1	LIVING ROOM (ENTRY)	VINYL PLANK	PT ON WOOD	PAINTED GYPSUM BOARD	ACOUSTIC ON GYPSUM BOARD	INSTALL TILE @ ENTRY
F-2	LIVING ROOM, DINING ROOM, BEDROOMS	CARPET	PT ON WOOD	PAINTED GYPSUM BOARD	ACOUSTIC ON GYPSUM BOARD	
F-3	KITCHEN, HALLWAY, LAUNDRY, CLOSETS, PANTRY	VINYL PLANK	PT ON WOOD	PAINTED GYPSUM BOARD	ACOUSTIC ON GYPSUM BOARD	ALL SHELVES TO BE PAINTED
F-4	BATHROOMS	VINYL PLANK	PT ON WOOD	PAINTED GYPSUM BOARD	ACOUSTIC ON GYPSUM BOARD	INSTALL $\frac{1}{2}$ " MOISTURE RESISTANT GYPSUM BOARD AFTER SHOWER & TUB/SHOWER ARE INSTALLED.
F-5	GARAGE	SEALED CONCRETE	PT ON WOOD	PAINTED GYPSUM BOARD	ACOUSTIC ON GYPSUM BOARD	TYPE "X" FIRE RATED $\frac{5}{8}$ " THICK GYPSUM BOARD REQUIRED ALL FACES OF GARAGE FACING EITHER INTERIOR OF UNIT, OR ADJOINING UNIT. TYPE "X" FIRE RATED $\frac{5}{8}$ " THICK CEILING GYPSUM BOARD REQUIRED @ GARAGE.

NOTE: SHELVES IN CLOSETS AND STORAGE ROOMS TO BE PAINTED OR PRE-FINISHED.
NOTE: CONTRACTOR TO SUBMIT EVIDENCE OF THE FOLLOWING:
- THE 'SMOKE-DEVELOPED' RATING FOR ALL INTERIOR FINISHES TO BE 450 OR LESS WHEN TESTED IN ACCORDANCE TO ASTM E84.
- ALL INTERIOR FINISHES TO HAVE A FLAME SPREAD III CLASSIFICATION WHEN TESTED IN ACCORDANCE WITH ASTM E84.

FINISH SCHEDULE

7



WINDOW DETAILS (TYPICAL)

3" = 1'-0"

6

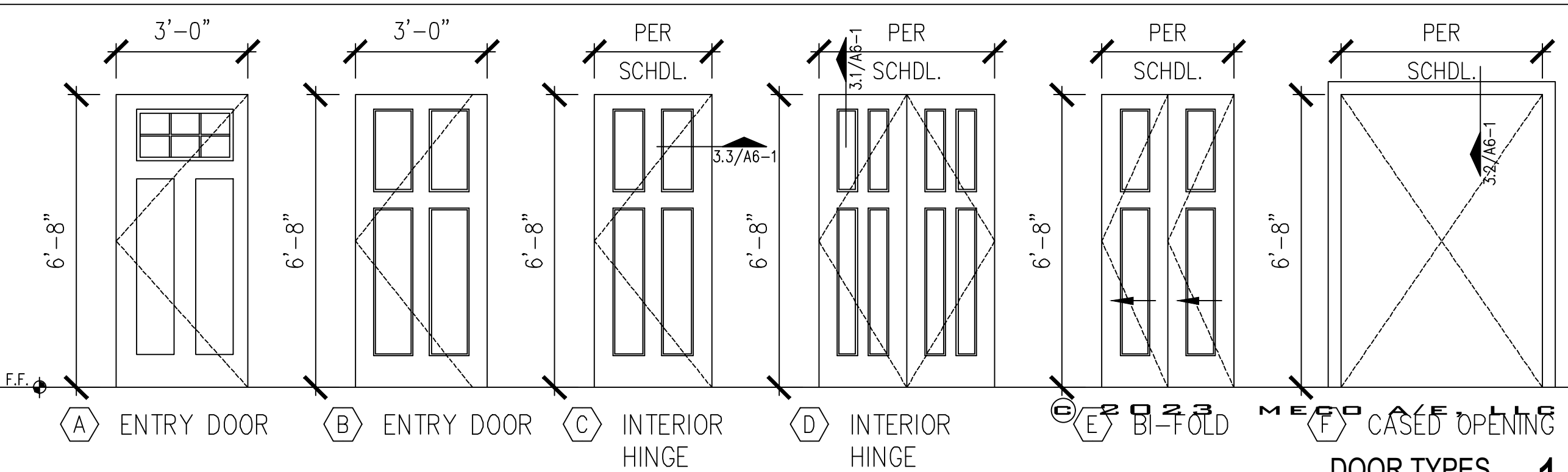
DOOR SCHEDULE

DOOR NUMBER	TYPE	SIZE (NOMINAL)	GLAZING	DETAILS	NOTES
01	A	3'-0" x 6'-8" x 1 $\frac{3}{8}$ "	YES 22" X 36"	STEEL, INSULATED DOOR; PRE-FINISHED (COLOR TBD) w/ ALUM STORM DOOR	THRESHOLD TO BE NO GREATER THAN $\frac{1}{2}$ " TO MEET ACCESSIBILITY STANDARDS (TYPICAL AT ALL UNIT TYPES)
02	B	3'-0" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	STEEL, INSULATED DOOR; PRE-FINISHED (WHITE)	THRESHOLD TO BE NO GREATER THAN $\frac{1}{2}$ " TO MEET ACCESSIBILITY STANDARDS (TYPICAL AT ALL UNIT TYPES)
03	C	3'-0" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
04	C	2'-10" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
04.1	C	2'-10" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	PROVIDE THERMAL SEAL/BARRIER @ DOOR FRAME BETWEEN CONDITIONED SPACE & ATTIC
05	C	2'-10" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
06	C	2'-0" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
07	C	3'-0" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
08	D	PR: 2'-0" x 6'-8" x 1 $\frac{3}{8}$ "	NONE	WOOD, PAINT GRADE DOOR	
09		GARAGE: 10'-0" x 8'-0" x 2"		STEEL INSULATED GARAGE DOOR, PRE-FINISHED (COLOR TBD)	INSULATION REQUIRED, R 10.5 RATING
10	F	CASED OPENING:	N/A		

NOTE: ALL ENTRY, LAUNDRY & OFFICE DOORS TO HAVE LEVER HANDLE DOOR KNOBS WITH DEADBOLT LOCKS.
ALL DOORS IN ACCESSIBLE APARTMENTS TO HAVE LEVER HANDLE KNOBS.

DOOR SCHEDULE

2



DOOR TYPES

1

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REEDSBURG, WISCONSIN
FAMILY PARTNERSHIP, WI
REEDSBURG, WISCONSIN

SHEET DESCRIPTION
DOOR & WINDOW
SCHEDULE & DETAILS
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A6-1

SHEET NO.

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



FRONT ELEVATION - TYPICAL 1-FLOOR UNIT

1/4" = 1'-0"

1

SHEET DESCRIPTION
EXTERIOR ELEVATIONS
(TYPICAL)

JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

A7-1

SHEET No.

REEDSBURG FAMILY
REEDSBURG, WI

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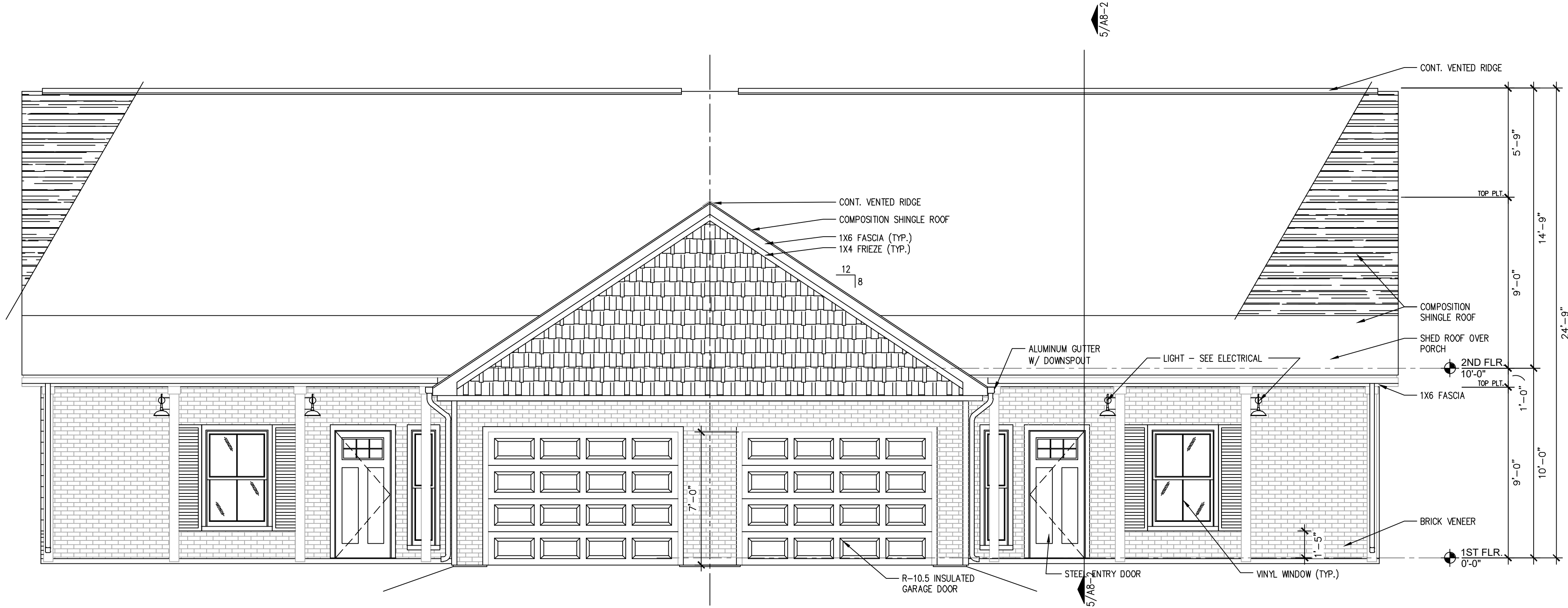
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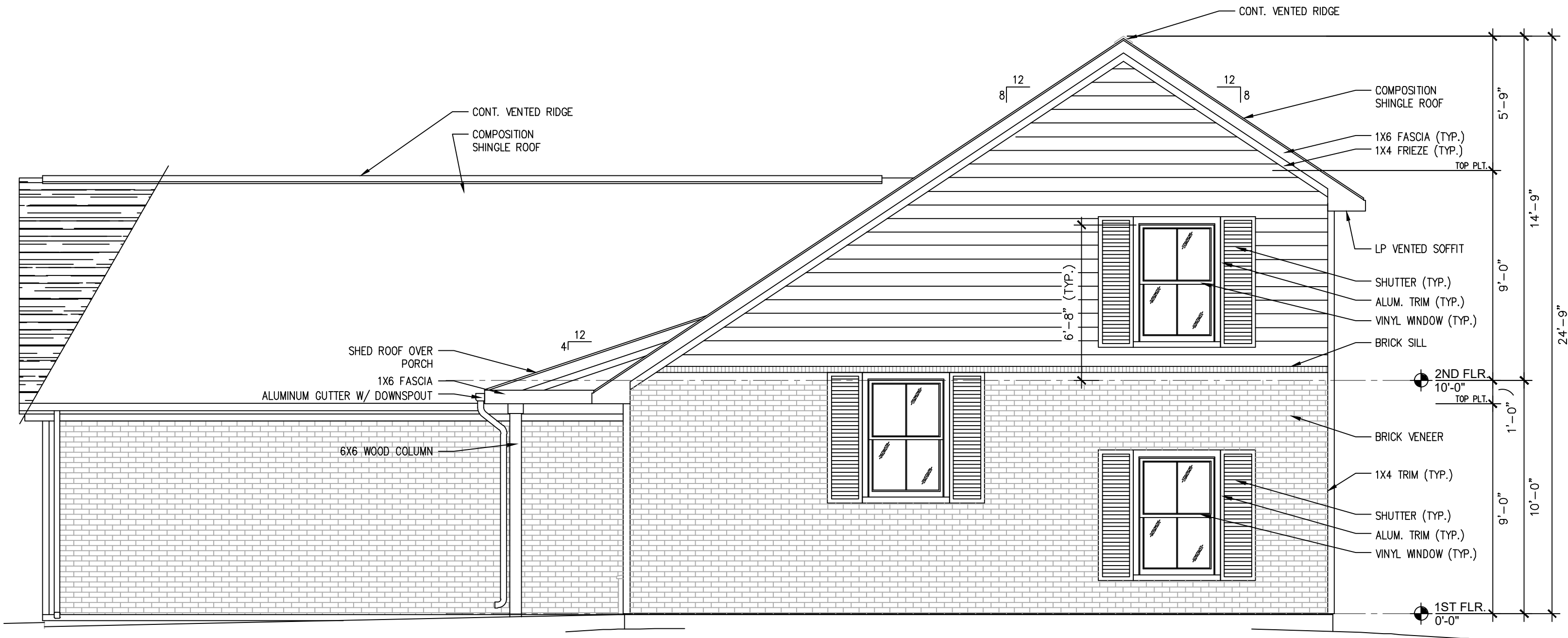
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FRONT ELEVATION - TYPICAL 2-FLOOR UNIT

1/4" = 1'-0"

2





SIDE ELEVATION - 2-FLOOR UNIT
1/4" = 1'-0"

2

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REEDSBURG FAMILY
REEDSBURG, WI

SHEET DESCRIPTION
EXTERIOR ELEVATIONS
(TYPICAL)

JOB NO.: 1028.001
DATE: 15NOV23
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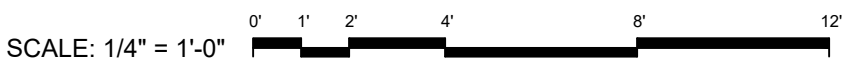
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WWW.MECOAE.COM

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SIDE ELEVATION - 1-FLOOR UNIT
1/4" = 1'-0"

1





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2

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28 APRIL 22

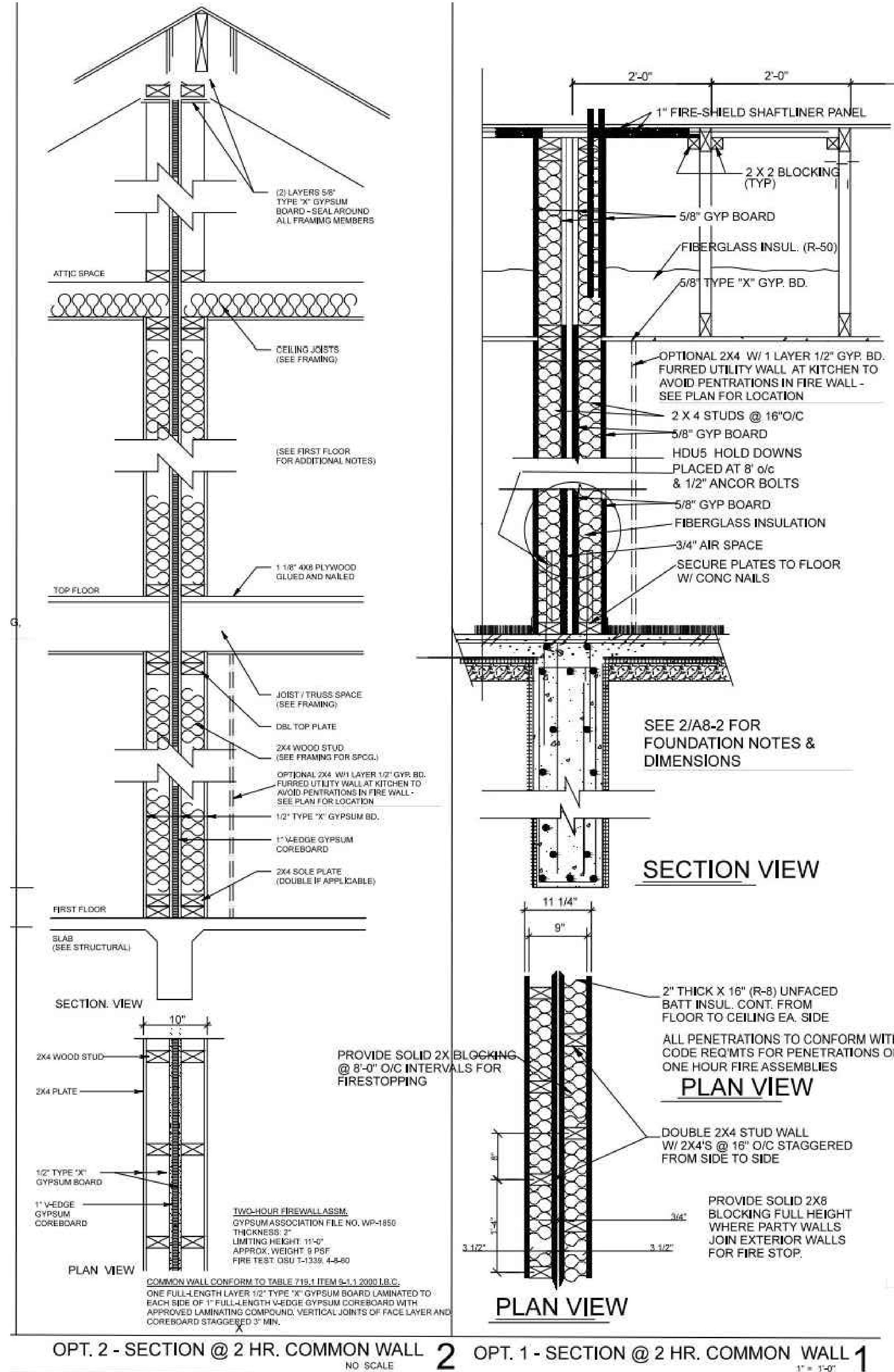
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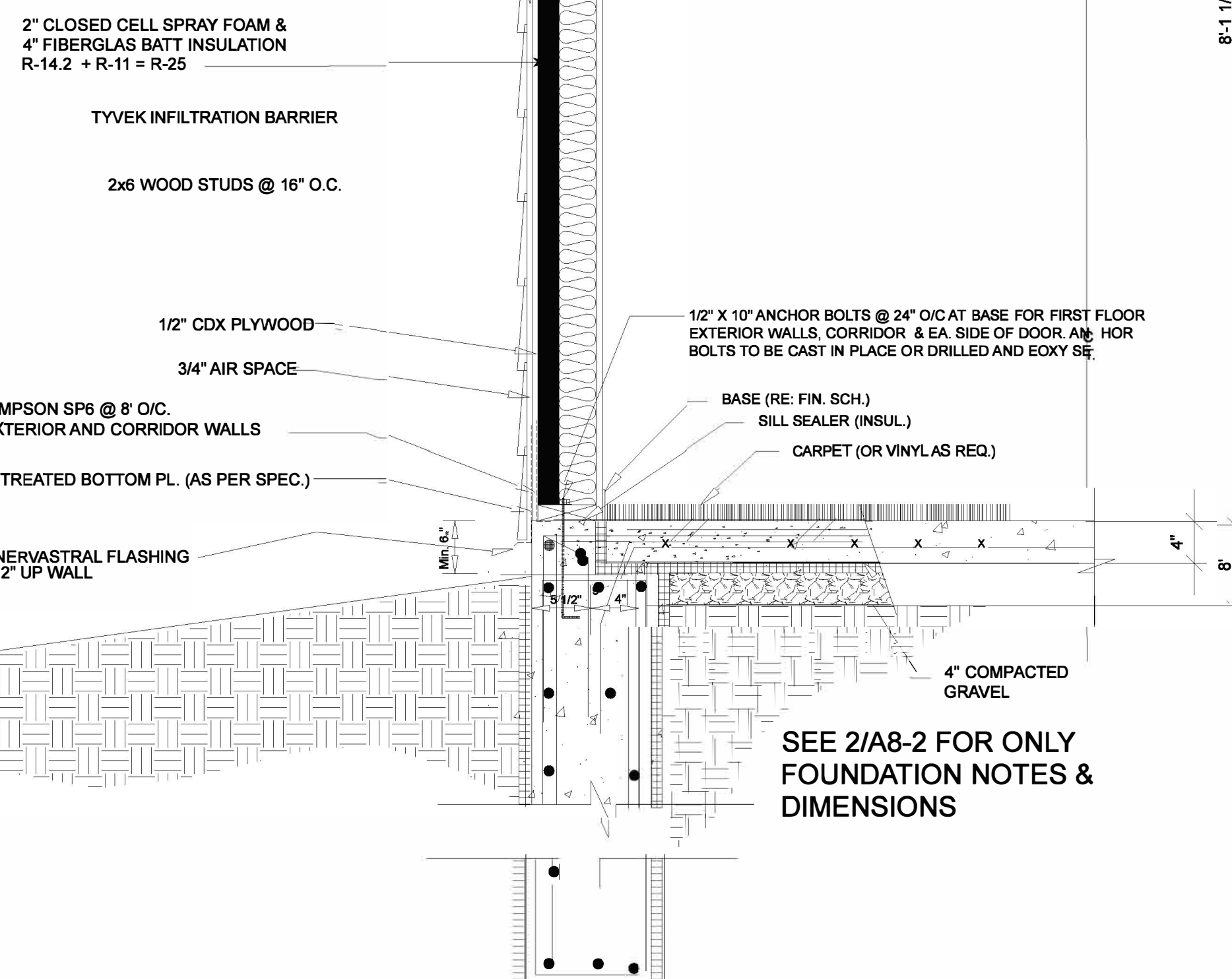
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DATE:
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SECTION @ TYP. WINDOW
SCALE: 1 1/2" = 1'-0"



SECTION @ TYP. EXTERIOR WALL & GABLE END
1"= 1 1/2'-0"

SHEET No.

HVAC GENERAL SPECIFICATIONS

1. ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2012 INTERNATIONAL MECHANICAL CODE, THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE, NFPA 90A, 98, 101, ASHRAE 62.1, DEPARTMENT OF HEALTH SERVICES, UNDERWRITERS LABORATORIES (OR ETL) AND ALL APPLICABLE CODES AND ORDINANCES.

2. ALL MECHANICAL EQUIPMENT SHALL BE LABELED WITH BAKELITE NAMEPLATE WITH 2" HIGH WHITE LETTERS ON A BLACK BACKGROUND, NAMEPLATE SHALL SHOW EQUIPMENT TAG USED ON THESE DRAWINGS.

3. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT. COORDINATE SWITCH TYPE (FUSED OR NON-FUSED) WITH EQUIPMENT CHARACTERISTICS, MANUFACTURER'S RECOMMENDATIONS AND ELECTRICAL DRAWINGS.

4. ALL FANS SUPPLYING MORE THAN 2000 CFM OF AIR TO ANY SPACE AND ALL RECIRCULATING FAN SYSTEMS SERVING AREAS OF EGRESS SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE RETURN DUCTWORK. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE, AND SIGNAL THE BUILDING FIRE ALARM CONTROL PANEL (IF BUILDING IS SO EQUIPPED). IF THE BUILDING IS NOT PROVIDED WITH A FIRE ALARM SYSTEM, THE SMOKE DETECTOR SHALL CAUSE A VISIBLE AND AUDIBLE ALARM SIGNAL IN A NORMALLY OCCUPIED AREA. SMOKE DETECTOR TROUBLE CONDITIONS SHALL BE INDICATED VISUALLY OR AUDIBLY IN A NORMALLY OCCUPIED AREA AND SHALL BE IDENTIFIED AS AIR DUCT DETECTOR TROUBLE. IF A BUILDING FIRE ALARM SYSTEM IS INSTALLED, THE SMOKE DETECTOR SHALL BE FURNISHED BY THE FIRE ALARM SYSTEM CONTRACTOR, MOUNTED IN THE DUCT BY THE MECHANICAL CONTRACTOR, AND WIRED BY THE ELECTRICAL CONTRACTOR. IF A BUILDING FIRE ALARM SYSTEM IS NOT INSTALLED, THE SMOKE DETECTOR AND AUDIBLE/VISIBLE ALARM SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR.

5. PROVIDE FIRE DAMPERS IN ALL RATED THROUGH WALLS, FLOOR AND CEILING PENETRATIONS. REFER TO THE ARCHITECTURAL DRAWINGS FOR LOCATIONS OR RATED AREAS. PROVIDE ACCESS DOORS IN DUCTWORK AT EACH FIRE DAMPER LOCATION. INSTALL SMOKE DAMPERS IN ALL DUCT PENETRATIONS THROUGH SMOKE RATED WALLS. WHERE DUCTS PENETRATE WALLS THAT CARRY BOTH FIRE AND SMOKE RATINGS, THE DAMPERS INSTALLED SHALL BE COMBINATION FIRE AND SMOKE DAMPERS. ALL DAMPERS SHALL BE U.L. 555 LABELED.

6. ALL MECHANICAL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

7. ALL MECHANICAL EQUIPMENT AND SYSTEMS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY OWNER.

8. ALL HVAC COMPRESSORS SHALL HAVE EXTENDED 5-YEAR MANUFACTURER'S WARRANTY.

9. ALL METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EXPOSED METALLIC PARTS OF OUTDOOR APPARATUS SHALL BE MADE OF CORROSION RESISTANT STEEL AND SHALL BE ZINC COATED OR HAVE OTHER EQUIVALENT PROTECTIVE TREATMENT.

10. ALL DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL AS RECOMMENDED IN SMACNA (LATEST EDITION) LOW-PRESSURE DUCT CONSTRUCTION STANDARDS, THE MINIMUM THICKNESS OF 0.0217 INCHES (NO. 26 GAGE), UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL JOINTS AND SEAMS IN ALL SHEET METAL DUCTWORK SHALL BE SEALED WITH DUCT SEALER. DUCTWORK SHALL SECURELY BRACED TO PREVENT VIBRATION.

11. SHEET METAL SUPPLY, RETURN, & O.A. DUCTWORK IN NON-AIR CONDITIONED AREAS AND MECHANICAL ROOMS SHALL BE EXTERNAL INSULATION WITH 2" THICK FIBERGLASS, 3/4 LB/FT3 DENSITY, DUCT INSULATION WITH FOIL VAPOR BARRIER, U.L. LISTED, MINIMUM R-6. RETURN AIR DUCT BOOTS ABOVE CEILING SHALL BE INTERNALLY LINED WITH 1" LINER.

12. ALL DUCTWORK SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. DUCT SUPPORTS AND ATTACHMENT TO STRUCTURE SHALL BE AS PER SMACNA STANDARDS. PROVIDE TURNING VANES IN ALL 90 DEGREE ELBOWS AND AIR EXTRACTORS AT ALL BRANCH DUCT TAKE-OFFS. ALL DUCT TAPS SHALL BE SPIN-IN TYPE WITH BALANCING DAMPER AND LOCKING QUADRANT.

13. FLEXIBLE DUCTWORK SHALL BE THERMAFLEX M-KE (U.L. 181 LISTED, CLASS 1 FLEXIBLE AIR DUCT) OR EQUAL. PROVIDE THERMAFLEX M-KE R-6 (R VALUE - 6.0 MINIMUM OR AS REQUIRED BY LOCAL ENERGY CODE) IN ATTICS AND OTHER UNCONDITIONED SPACES. AIR CONNECTORS ARE NOT ACCEPTABLE. SIZE TO MATCH DEVICE NECK, PROVIDE ROUND GALVANIZED STEEL DUCT RUNOUTS TO MAINTAIN A MAXIMUM FLEXIBLE DUCT LENGTH OF 6'-0". FLEXIBLE DUCTWORK SHALL BE INSTALLED AS STRAIGHT AS POSSIBLE AND SHALL BE ROUTED AND SUPPORTED WITHOUT FORMING CRIMPS OR OTHER AIR FLOW RESTRICTIONS. PROVIDE SQUARE TO ROUND ADAPTERS OR BOOTS TO CONNECT TO AIR DEVICE NECK WHEN REQUIRED.

14. ROUND AND FLEXIBLE DUCTWORK SHALL BE CONNECTED TO MAIN DUCTS WITH SPIN-IN FITTINGS WITH SCOOP AND BALANCING DAMPER.

15. PROVIDE DUCT LINER ONLY WHERE REQUIRED FOR ACOUSTIC NEEDS USING 1" THICK CLOSED-CELL ELASTOMERIC MATERIAL THAT COMPLIES WITH ASTM C1534-07-E1 AND LINE ALL DUCTWORK A 10'-0" DOWNSTREAM OF ALL AIR HANDLING UNITS, FAN COIL UNITS, AND TERMINAL UNITS.

16. PORTIONS OF DUCTWORK VISIBLE THROUGH AIR DISTRIBUTION DEVICES IN FINISHED AREAS SHALL BE PAINTED FLAT BLACK.

17. DUCTWORK DIMENSIONS SHOWN ON THE DRAWINGS ARE INSIDE CLEAR DIMENSIONS.

18. ALL DUCTWORK SHALL BE SEALED WITH WATER BASED SEALANT DESIGNED FOR DUCTS.

19. PROVIDE MANUAL VOLUME DAMPERS IN ALL BRACH DUCTS TO GRILLES AND ALL BRANCH TAKE-OFFS..

20. PROVIDE SLEEVES FOR ALL PIPING AND DUCTS PASSING THROUGH CONCRETE MASONRY WALLS, ROOFS, AND FLOORS. SLEEVES SHALL BE OF SUFFICIENT SIZE TO CLEAR BY 1/2" ALL AROUND, INCLUDING INSULATION WHERE APPLICABLE. SLEEVES SHALL BE CUT OFF FLUSH WITH WALL FACE OR BELOW FLOORS AND SHALL 6" ABOVE THE FLOOR OR ROOF. SLEEVES AROUND PIPE PASSING THROUGH GROUND FLOOR OR OUTSIDE WALLS SHALL BE CAULKED WATERTIGHT WITH OAKUM AND PLASTIC CEMENT. CHROME PLATED BRASS ESCUTCHEONS SHALL BE PROVIDED WHEREVER PIPES PASS THROUGH FLOORS, WALLS, AND CEILINGS OF FINISHED AREAS.

21. REFRIGERANT PIPING SHALL BE TYPE L OR REFRIGERATION SERVICE COPPER TUBING WITH BRAZED JOINTS. SUCTION PIPING SHALL BE INSULATED WITH INSULATE CONDENSATE PIPES WITH 1" INCH AP ARMAFLEX INSULATION. INSULATION APPLIED OVER TUBING WITHOUT CUTTING. ALL JOINTS AND SEAMS SHALL BE SEALED WITH ADHESIVE.

22. REFRIGERANT PIPING CARRYING OTHER THAN GROUP A1 OR B1 REFRIGERANTS AND INTERCONNECTING SEPARATE PIECES OF EQUIPMENT (SPLIT HVAC SYSTEMS) AND PASSING VERTICALLY THROUGH FLOORS FROM ONE STORY TO ANOTHER SHALL BE ENCLOSED IN A CODE APPROVED RIGID AND TIGHT CONTINUOUS FIRE RESISTING PIPE DUCT OR SHAFT HAVING NO OPENINGS INTO FLOORS NOT SERVED BY THE REFRIGERATING SYSTEM, AS REQUIRED BY LOCAL CODE AUTHORITIES. THE PIPE DUCT OR SHAFT SHALL BE VENTED TO OUTDOORS.

23. CONDENSATE PIPING SHALL BE SCHEDULE 40 PVC (EXCEPT INSULATED COPPER IN HVAC PLENUMS AND OUTDOORS). CONDENSATE SHALL BE PUMPED AS REQUIRED. INSULATE CONDENSATE PIPES WITH 1" INCH AMARFLEX INSULATION.

24. AFTER CONSTRUCTION, THE ENTIRE HVAC SYSTEM SHALL BE TESTED, ADJUSTED, AND BALANCED IN ACCORDANCE WITH AABC OR NEBB STANDARDS, TO DELIVER THE AIR (AND WATER FLOW) QUANTITIES SHOWN ON THE DRAWINGS. SUBMIT CERTIFIED TEST AND BALANCE REPORT TO ARCHITECT FOR APPROVAL.

25. PROVIDE ACCESS PANELS IN NON-ACCESSIBLE CEILINGS AND IN WALL STRUCTURE TO ALLOW ADEQUATE ROOM FOR MAINTENANCE OF EQUIPMENT AND BALANCING OF SYSTEM. ACCESS PANELS IN CEILING AND WALLS SHALL BE PROVIDED WHERE SHOWN ON THE DRAWINGS OR NECESSARY TO ACCESS DAMPERS, VALVES, ETC. COORDINATE EXACT LOCATION OR ALL ACCESS PANELS WITH THE ARCHITECT DURING THE SHOP DRAWING PROCESS.

26. REFER THE ARCHITECTURAL PLANS AND ID PLANS FOR EXACT THERMOSTAT LOCATION.

27. LOCATIONS OF GRILLES, REGISTERS, & DIFFUSERS SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE EXACT LOCATIONS WITH LIGHTS, CEILING GRID, ETC. AND ARCHITECTURAL REFLECTED CEILING PLAN.

28. ALL PIPING ABOVE GRADE SHALL BE SUPPORTED BY THE BUILDING STRUCTURE AND SHALL NOT REST ON CEILING TILES OR CEILING STRUCTURE. PIPING HUNG FROM JOISTS SHALL BE HUNG FROM THE TOP CHORDS OF THE JOISTS.

29. ALL PIPE AND DUCT PENETRATIONS OF FIRE AND/OR SMOKE-RATED ASSEMBLIES SHALL BE FIRE-STOPPED AS REQUIRED TO RESTORE ASSEMBLY TO ORIGINAL INTEGRITY. FIRE BARRIER PRODUCTS SHALL BE AS MANUFACTURED BY 3M CO., CP25 CAULK, CS195 COMPOSITE PANEL, FS195 WRAP/STRIP, OR PSS 7900 SERIES SYSTEMS AS RECOMMENDED BY MFG. FOR PARTICULAR APPLICATION, OR EQUIVALENT SYSTEM AS APPROVED BY LOCAL CODE OFFICIALS.

30. MECHANICAL EQUIPMENT INSTALLED ABOVE THE CEILING SHALL BE SUSPENDED FROM STRUCTURE WITH ALL THREAD ROD AND SPRING ISOLATORS. VIBRATION MOUNTINGS AND CONTROLS TYPE RSHF.

31. FOR ALL DUCT WORK PENETRATION THE REATED WALL IS NOT REQUIRED FD/FSD, PROVIDE A MINIMUM 12-INCH-LONG (305 MM) BY 0.060-INCH-THICK (1.52 MM) STEEL SLEEVE SHALL BE CENTERED IN EACH DUCT OPENING. THE SLEEVE SHALL BE SECURED TO BOTH SIDES OF THE WALL AND ALL FOUR SIDES OF THE SLEEVE WITH MINIMUM 11/2-INCH BY 11/2-INCH BY 0.060-INCH (38 MM BY 38 MM BY 1.52 MM) STEEL RETAINING ANGLES. THE RETAINING ANGLES SHALL BE SECURED TO THE SLEEVE AND THE WALL WITH NO. 10 (M5) SCREWS. THE ANNULAR SPACE BETWEEN THE STEEL SLEEVE AND THE WALL OPENING SHALL BE FILLED WITH MINERAL WOOL BATTING ON ALL SIDES.

32. THE CONTRACTOR SHALL VERIFY AND RECEIVE AN APPROVAL FROM THE HVAC SYSTEM'S MANUFACTURE TO ENSURE THE HVAC EQUIPMENT'S PROPER OPERATION AT THE LOCAL WEATHER.

33. THE CONTRACTORS SHALL CONSTRUCT MEP SYSTEM ACCORDING TO MEPG'S LANS, CALCULATION, DETAILS AND SPECIFICATION. ALL REQUESTS FOR ALTERNATE MATERIAL, EQUIPMENT AND SOLUTIONS MUST BE SUBMITTED THROUGH REQUEST FOR INFORMATION (RFI). FAILURE TO SUBMIT THE RFI SHALL RESULT IN THE DISAPPROVAL OF CHANGE ORDER (IF ANY) FOR THE PROPOSED ALTERNATE MATERIAL, EQUIPMENT, AND SOLUTION.

34. THE CONTRACTOR SHALL REVIEW THE LIFE SAFETY OR FIRE RATED WALL PLANS ON THE ARCHITECT PLANS AND MECHANICAL PLANS TO ENSURE BIDDING PROPER NUMBERS OF FIRE/SMOKER DAMPER AND CEILING RADIANT DAMPERS.

35. THE CONTRACTOR RESPONSIBLE FOR ALL CUTTING, CORING AND PATCHING REQUIRED FOR MECHANICAL INSTALLATION.

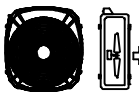
36. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCE DURING CONSTRUCTION.

37. THE CONTRACTOR SHALL FIELD VERIFY AVAILABLE DUCT SPACE BELOW STRUCTURE AND COORDINATE WITH SPRINKLER PIPING, WATER PIPING, CONDUITS, ETC,... BEFORE PURCHASING ANY EQUIPMENT OR FABRICATING DUCTWORK.

38. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE SPECIFIED EQUIPMENTS INSTALLATION MANUAL FROM THE MANUFACTURE

39. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE LOCAL BUILDING CODE OF AUTHORITY HAVING JURISDICTION.

40. THE COMPLETE MECHANICAL SYSTEM MUST BE TESTED, BALANCED, AND COMMISSIONED BY QUALIFIED COMMISSIONER AGENT DURING THE CONSTRUCTION PHASE PRIOR TO FULL OPERATION. FAILURE TO PROPERLY CONDUCT TESTING, BALANCING, AND COMMISSIONING THE MECHANICAL SYSTEM SHALL RESULT IN SYSTEM DYSFUNCTION, WHICH IS FULLY RESPONSIBLE BY THE CONTRACTOR

MECHANICAL SYMBOLS						
SYMBOL	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
	AHU	AIR HANDLING UNIT (VERTICAL)	ACCU	AIR COOLED CONDENSING UNIT	SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
	ACCU CU	AIR COOLED CONDENSING UNIT	RTU	PACKAGE ROOFTOP UNIT	TSP	TOTAL STATIC PRESSURE
	FCU	FAN COIL UNIT - DUCTLESS	AD	ACCESS DOOR	SA	SUPPLY AIR
	EF	INLINE EXHAUST FAN	AP	ACCESS PANEL	SAG	SUPPLY AIR GRILLE
	EF	CEILING EXHAUST FAN	ASHRAE	AMERICAN SOCIETY OF HEATING, REFRIGERANT & AIR CONDITIONING ENGINEERS	SR	SUPPLY REGISTER
	SAD	SUPPLY AIR DIFFUSER	ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	TA	TEMPERATURE DIFFERENCE
	RG/RR	RETURN AIR GRILLE OR REGISTER	BTU	BRITISH THERMAL UNIT	TYP.	TYPICAL
	EG/ER	EXHAUST AIR GRILLE	BTUH	BRITISH THERMAL UNIT PER HOUR	UL	UNDERWRITTEN LABORATORIES
	VCD	VOLUME CONTROL DAMPER	CA	COMBUSTION AIR	VTAC	VERTICAL TERMINAL AIR-CONDITIONING
	FD FSD	FIRE/SMOKE DAMPER	CFM	CUBIC FEET PER MINUTE	VCD	VOLUME CONTROL DAMPER
		LOUVER FOR COMBUSTION AIR	'F	DEGREES FAHRENHEIT	WSA	WIRE SIZE AMPS
		FLEXIBLE DUCT	DIA.	DIAMETER		
		ELBOW, SMOOTH WITH TURNING VANES	DF	DUCT FURNACE		
		ELBOW, MITERED WITH TURNING VANES	EBBH	ELECTRIC BASEBOARD HEATER		
		SUPPLY/MAKE-UP AIR DUCT	EUH	ELECTRIC UNIT HEATER		
		RETURN/EXHAUST AIR DUCT	EAT	ENTERING AIR TEMPERATURE		
	T'STAT	WALL MOUNTED THERMOSTAT	EDB	ENTERING DRY BULB TEMPERATURE		
	SD	DUCT MOUNTED SMOKE DETECTOR	EWB	ENTERING WET BULB TEMPERATURE		
		HUMIDIFIER	EF	EXHAUST FAN		
		PRESSURE SENSOR	EAD	EXHAUST AIR DUCT		
	MD	MOTORIZED DAMPER	EAL	EXHAUST AIR LOUVER		
		PRESSURE GAUGE	FPM	FEET PER MINUTE		
		TEMPERATURE GAUGE	FD	FIRE DAMPER		
		ISOLATING SWITCH	FAL	FRESH AIR LOUVER		
		MOTOR ACTUATOR	FLA	FULL LOAD AMPS		
		TEMPERATURE SENSOR	GPM	GALLONS PER MINUTE		
			GC	GENERAL CONTRACTOR		
			HVAC	HEATING, VENTILATION AND AIR CONDITIONING		
			HP	HORSE POWER		
			*WC	INCHES WATER COLUMN		
			KW	KILOWATT		
			LAT	LEAVING AIR TEMPERATURE		
			LDB	LEAVING DRY BULB TEMPERATURE		
			LWB	LEAVING WET BULB TEMPERATURE		
			LRA	LOCKED ROTOR AMP		
			MC	MECHANICAL CONTRACTOR		
			MA	MIXED AIR		
			NFPA	NATIONAL FIRE PROTECTION ASSOCIATION		
			M	ONE THOUSAND		
			MBH	1000 BTU PER HOUR		
			OSA	OUTSIDE AIR		
			OSAT	OUTSIDE AIR TEMPERATURE		
			RA	RETURN AIR		
			RG	RETURN GRILLE		
			RR	RETURN REGISTER		
			RAT	RETURN AIR TEMPERATURE		
			RPM	REVOLUTIONS PER MINUTE		

DUCT NECK SCHEDULE

SUPPLY AIR (CFM)	DIFFUSER NECK AND FLEXIBLE DUCT SIZE
0-100	6"ø
101-200	8"ø
201-300	10"ø
301-400	12"ø
401-500	14"ø



REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 20x28 IN SIZE, IT IS A REDUCED PLOT - A SCALE SHOULD BE ADJUSTED ACCORDINGLY

THE PROFESSIONAL MAKE SURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS SHEET. I WILL NOT BE RESPONSIBLE FOR ANY OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS PREPARED BY ME OR MY FIRM. I DO NOT WARRANT ANY DESIGN OR CONSTRUCTION OF THE PROJECT TO WHICH THIS PAGE REFERS.

REEDSBURG FAMILY
APARTMENTS, WI
REEDSBURG, WI

SHEET DESCRIPTION

MECHANICAL SPECS
& TEC SCHEDULES

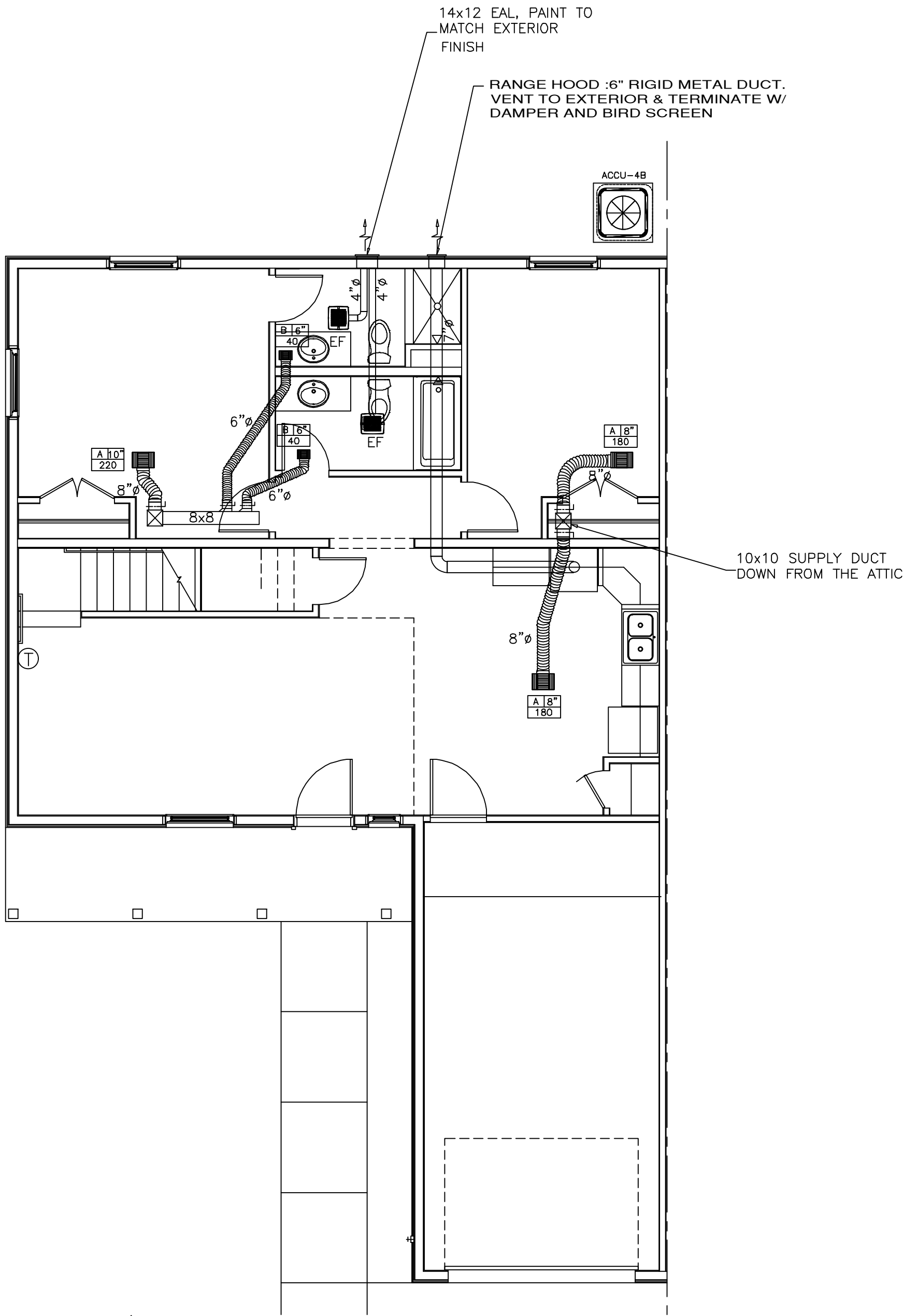
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M1.0

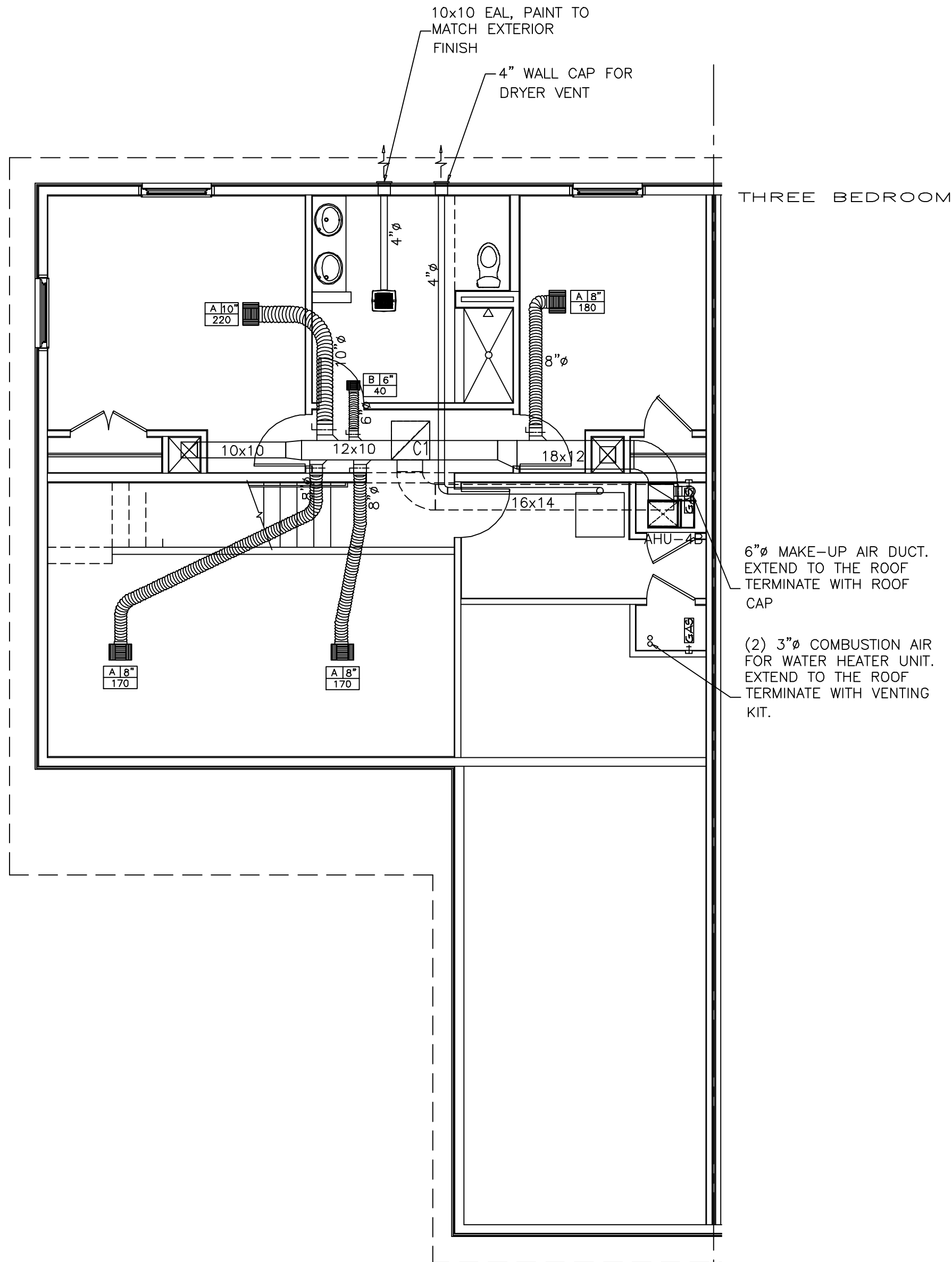
SHEET No.

GENERAL NOTES:

1. FOR DETAILS AND EQUIPMENT SCHEDULES SEE MECHANICAL DRAWING M1.0 & M3.0.
2. FOR SECOND, THIRD AND FOURTH FLOOR PLAN MECHANICAL DRAWING M2.1, M2.2 & M2.3.
3. ALL HVAC PENETRATIONS THROUGH THE FIRE RATED CEILING SHALL BE PROTECTED BY CEILING FIRE AMPERS PROTECTED BY RUSKIN MODEL BID2 TYPE "B" FIRE DAMPER. REFER TO CODE AND STANDARD REFERENCES ON SHEET M1.0 OR FURTHER INFORMATION.
4. THE THERMOSTAT SHALL BE MOUNTED AT 48" AFF TO THE TOP OF THE DEVICE BOX UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO PROVIDE BOOSTER FAN AS NECESSARY FOR DRYER, REFER TO MANUFACTURER FOR INSTALLATION.
6. CONTRACTOR TO PROVIDE COMBUSTION AIR KIT FOR WATER HEATER UNIT, REFER TO MANUFACTURER FOR INSTALLATION.
7. DUCT LOCATIONS SHOWN ARE SCHEMATIC FOR SIZING. SEE BUILDING SECTIONS FOR MAIN TRUNK LINE LOCATIONS, AND FLOOR PLAN FOR VERTICAL CHASES.



1 AP-4BED MECHANICAL LEVEL 01 PLAN
SCALE: 3/16"=1'-0"



2 AP-4BED MECHANICAL LEVEL 02 PLAN
SCALE: 3/16"=1'-0"
THREE BEDROOM HVAC SAME

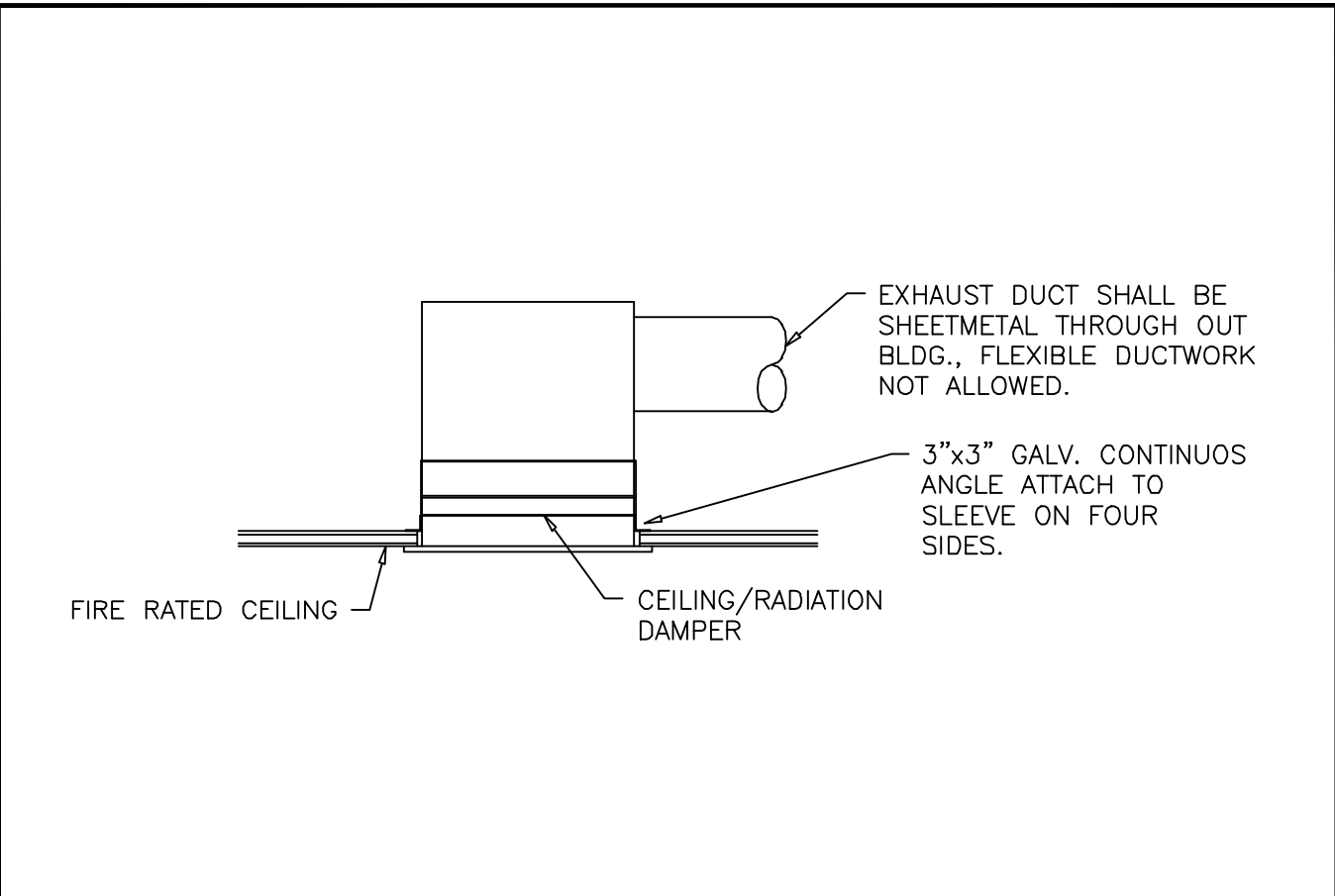
REGISTER SCHEDULE

MARK	TYPE	MANUF.	MODEL	DESCRIPTION	OPPOSE BLADE DAMPER (OBD)	MATERIAL	MOUNTING	FINISH
A	SUPPLY AIR DIFFUSER	TITUS	250-AA	14"x 10" NOMINAL DUCT SIZE	YES	ALUMINUM	CEILING	#26 WHITE
B	SUPPLY AIR DIFFUSER	TITUS	250-AA	8"x 4" NOMINAL DUCT SIZE	YES	ALUMINUM	CEILING	#26 WHITE
C	RETURN AIR GRILLE	TITUS	350FL	36"x 20" NOMINAL DUCT SIZE	NO	ALUMINUM	SIDE	#26 WHITE
C1	RETURN AIR GRILLE	TITUS	50F	EGGCRATE, 22"x 22" MODULE	NO	ALUMINUM	CEILING	#26 WHITE
G	SIDEWALL SUPPLY AIR DIFFUSER	TITUS	272 FL	12"x 8" NOMINAL DUCT SIZE	YES	ALUMINUM	SIDE	#26 WHITE

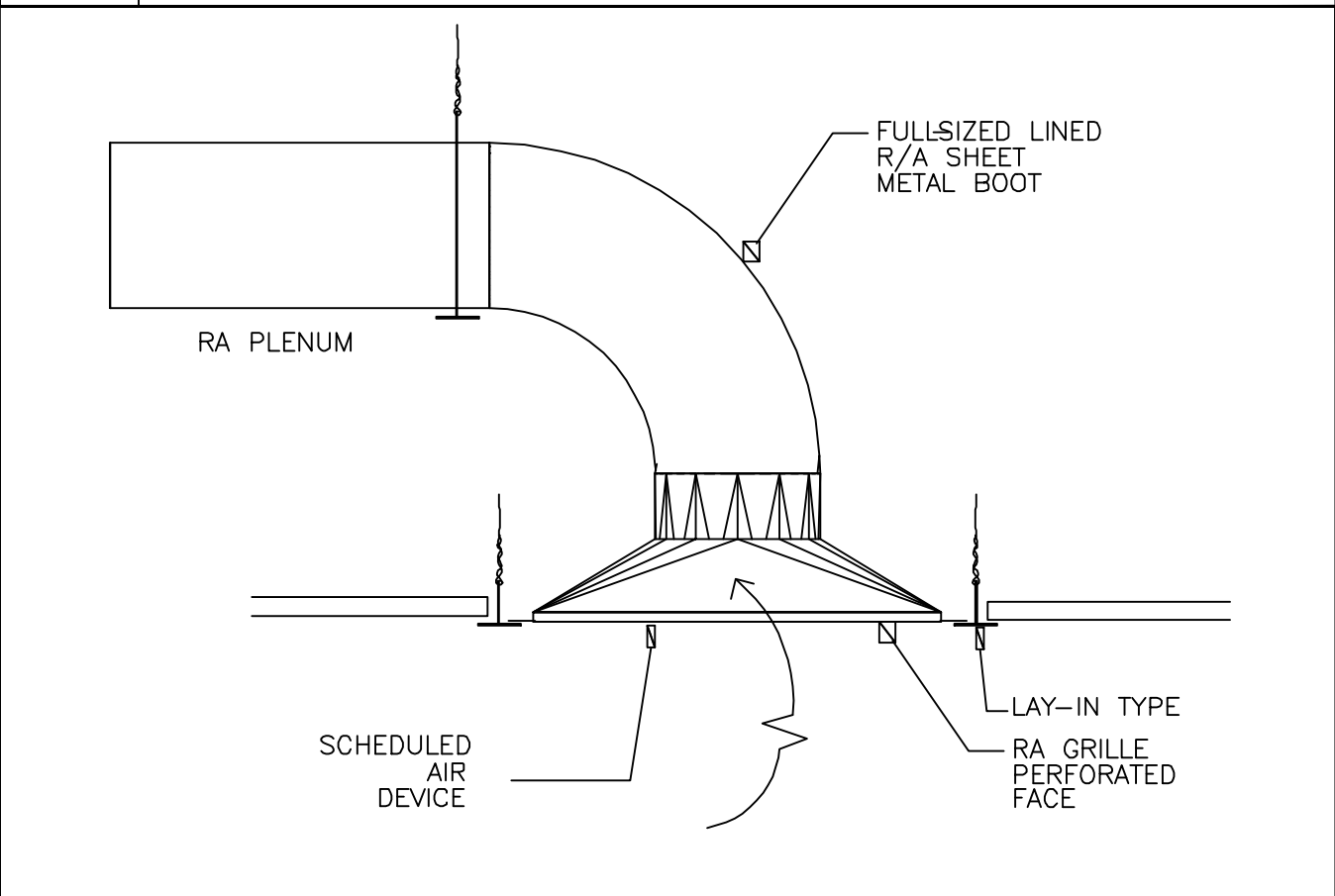
EXHAUST FAN SCHEDULES

MARK	TYPE	MANUF.	MODEL #	AREA SERVED	MIN. CAPACITY		DRIVE	RPM	ELECTRICAL		MAX SONES	REMARKS
					C.F.M.	S.P.			WATTS	VOLTAGE		
EF	CEILING	GREENHECK	SP-AP0511W	BATHROOM	75	0.375	DIRECT	831	11	120/1/60	1.5	NOTES #3,4
1. PROVIDE WITH BACKDRAFT DAMPER 2. FAN WILL RUN CONTINUOUSLY. 3. PROVIDE FAN WITH MANUFACTURERS BACKDRAFT DAMPER. 4. FAN SHALL BE CONTROLLED BY TIMER												

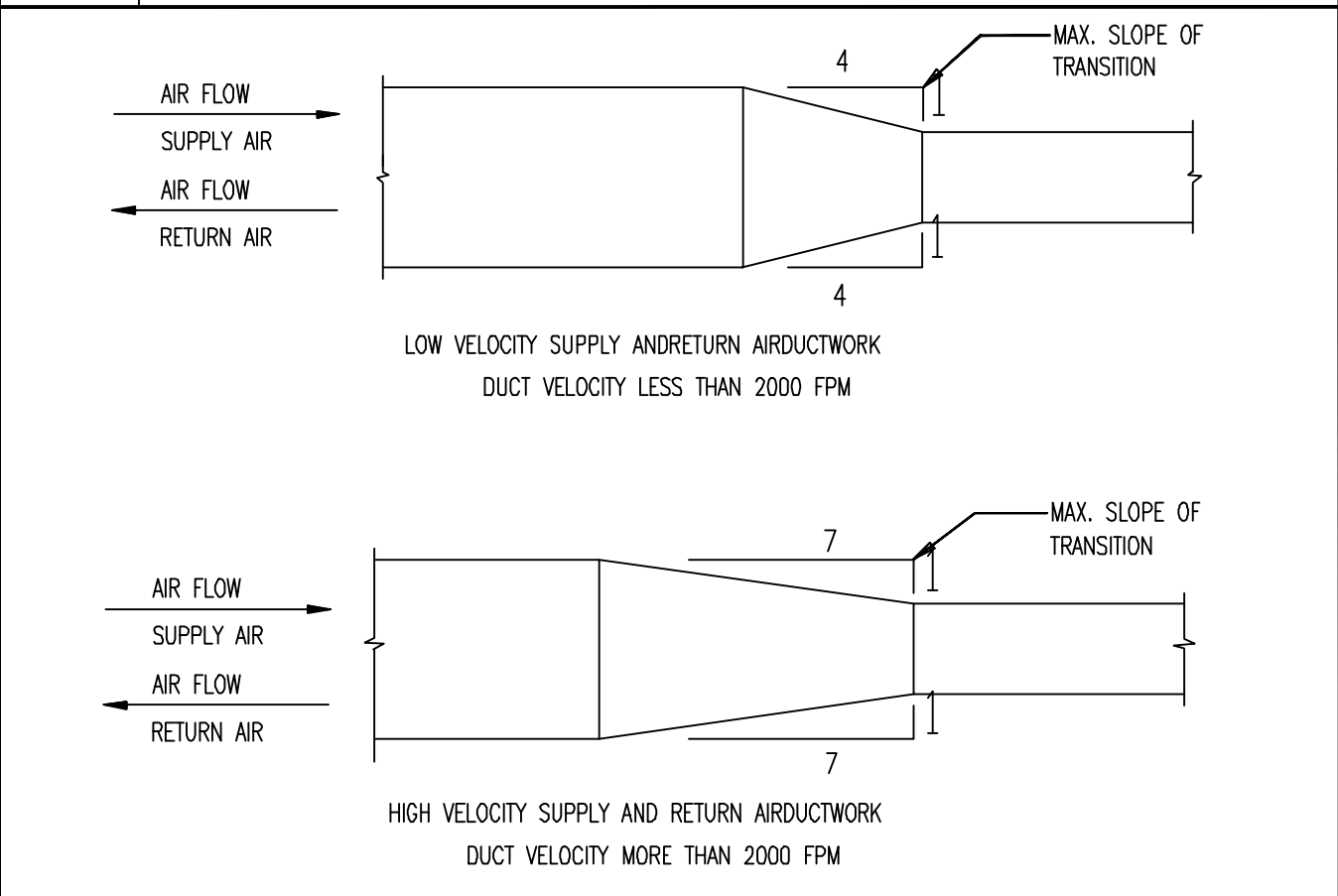
TAG	COOLING COIL						GAS FURNACE							CONDENSING UNIT								
	CFM	ESP	TOTAL CAPACITY (BTU/HZ)	COIL TYPE	REFRIGERANT	MODEL#	MBH GAS HEAT INPUT	MBH GAS HEAT OUT	EFF	VOLTAGE (V/P/HZ)	BLOWER MOTOR HP	MCA(A)	MOCP(A)	MODEL	TAG	AMBIENT	CAPACITY (BTH/H)	VOLTAGE (V/P/HZ)	MCA(A)	MOCP(A)	MODEL	SEER
AHU-4B	1,400	1.0	41690	PLATE FIN	R-410A	CARRIER - CAPMP4821	100.0	98.0	96.1%	115/1/60	1	13.7	20	CARRIER - 59TN6B100C21	4 TDN	105	41690	208/1/60	26.1	40	CARRIER - 24ANB648A	15.0
MCA = MINIMUM CIRCUIT AMPS C.B. = CIRCUIT BREAKER MOCP = MAXIMUM OVER CURRENT PROTECTION																						
NOTES:																						
1. ALL AIR HANDLING UNITS SHALL BE PROVIDED WITH FACTORY INSTALLED HEATER PACKAGES (FUSED CIRCUIT BREAKERS), DISCONNECT SWITCH, TIME-DELAY RELAY, FACTORY-SUPPLIED POWER CORD, 40-VA- TRANSFORMER, PRE-PAINTED GALVANIZED STEEL CABINET WITH R 4.2 INSULATION, MINIMUM 2% CABINET LEAKAGE RATE WHEN TESTED AT 1.0 INCHES OF STATIC PRESSURE, PRIMARY AND SECONDARY DRAIN CONNECTIONS WITH BRASS INSERTS, INSPECTION PLATES FOR CLEANING COIL, FACTORY-SUPPLIED CLEANABLE FILTER FRAME.																						
2. PROVIDE TEMP SYSTEM CONTROL FOR NETWORK OF BUILDING UNITS. COMMERCIAL PROGRAMMABLE ELECTRONIC THERMOSTATS WITH 7 DAY TIMECLOCK, AUTO CHANGEOVER, MULTI STAGE CAPACITY, AND LARGE LCD TEMPERATURE DISPLAY FOR EACH ZONE.																						
3. PROVIDE A SMOKE DETECTOR IN THE RETURN DUCT OF EACH UNIT SERVING SHARING ZONE WHICH OVER 2000 CFM. INTERLOCK SMOKE SENSOR DETECTOR WITH FIRE ALARM PANEL AND SHUT DOWN WHEN SMOKE IS DETECTED.																						
4. THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 3 DEGREES.																						
5. PROVIDE A PROGRAMMABLE THERMOSTAT WITH EACH UNIT.																						
6. EACH COOLING COIL SHALL BE FURNISHED WITH A MATCHING THERMOSTATIC EXPANSION VALVE (TXV).																						
7. ALL CONDENSING UNITS SHALL BE FURNISHED WITH CRANKCASE HEATER, LOW AMBIENT KIT & WINTER START CONTROL.																						
8. OPTIONAL SAFETY DEVICE SHALL INCLUDE H.P. & L.P. CUTOUT SWITCH AND EVAPORATOR FREEZE THERMOSTAT.																						
9. PROVIDE WATER SENSING DEVICE IN PRIMARY DRAIN PAN TO SHUT THE UNIT OFF IN CASE DRAIN LINE BECOMES RESTRICTED.																						



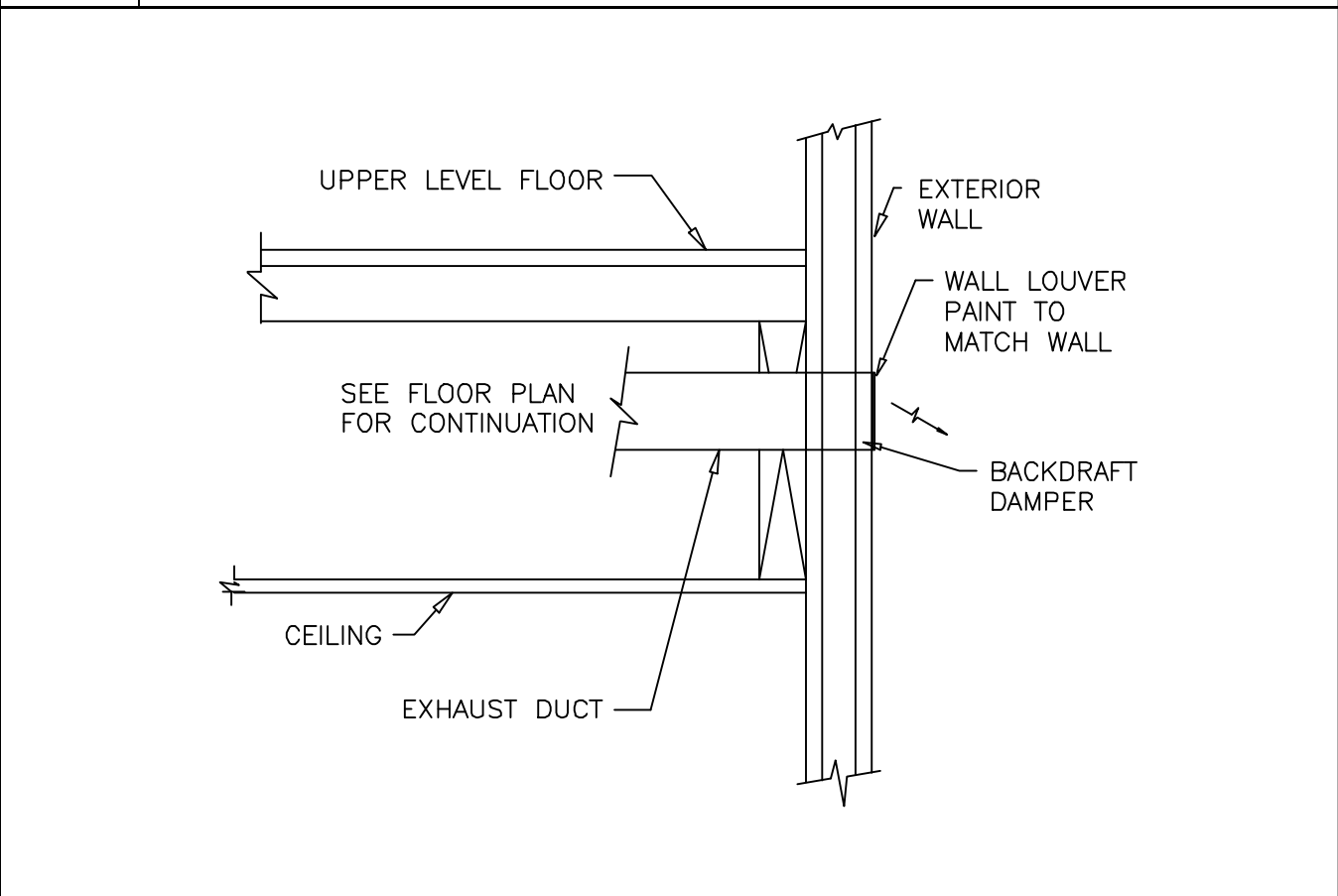
01 CEILING/RADIATION FIRE DAMPER DETAIL



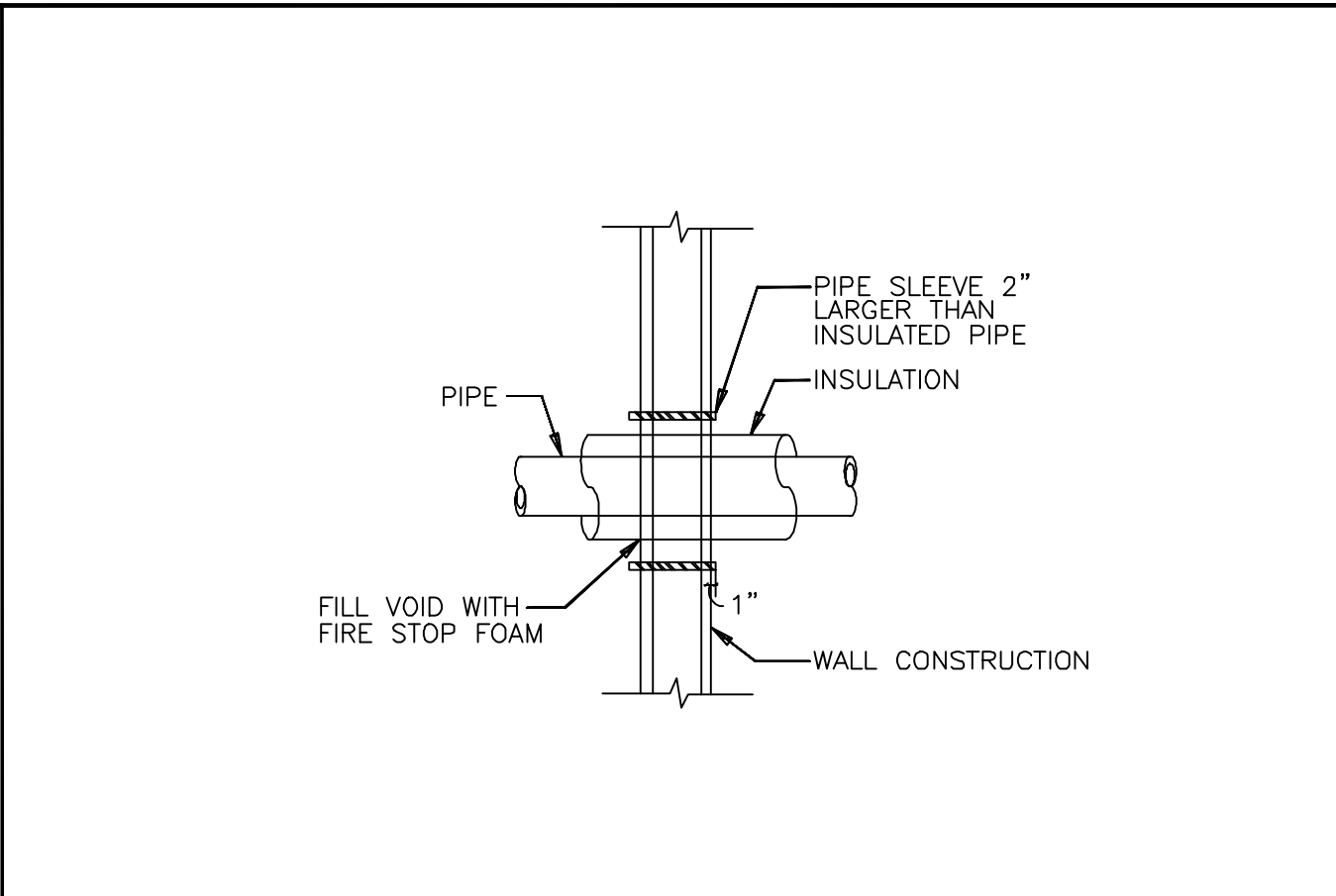
06 RETURN AIR GRILLE WITH SOUND BOOT DETAIL



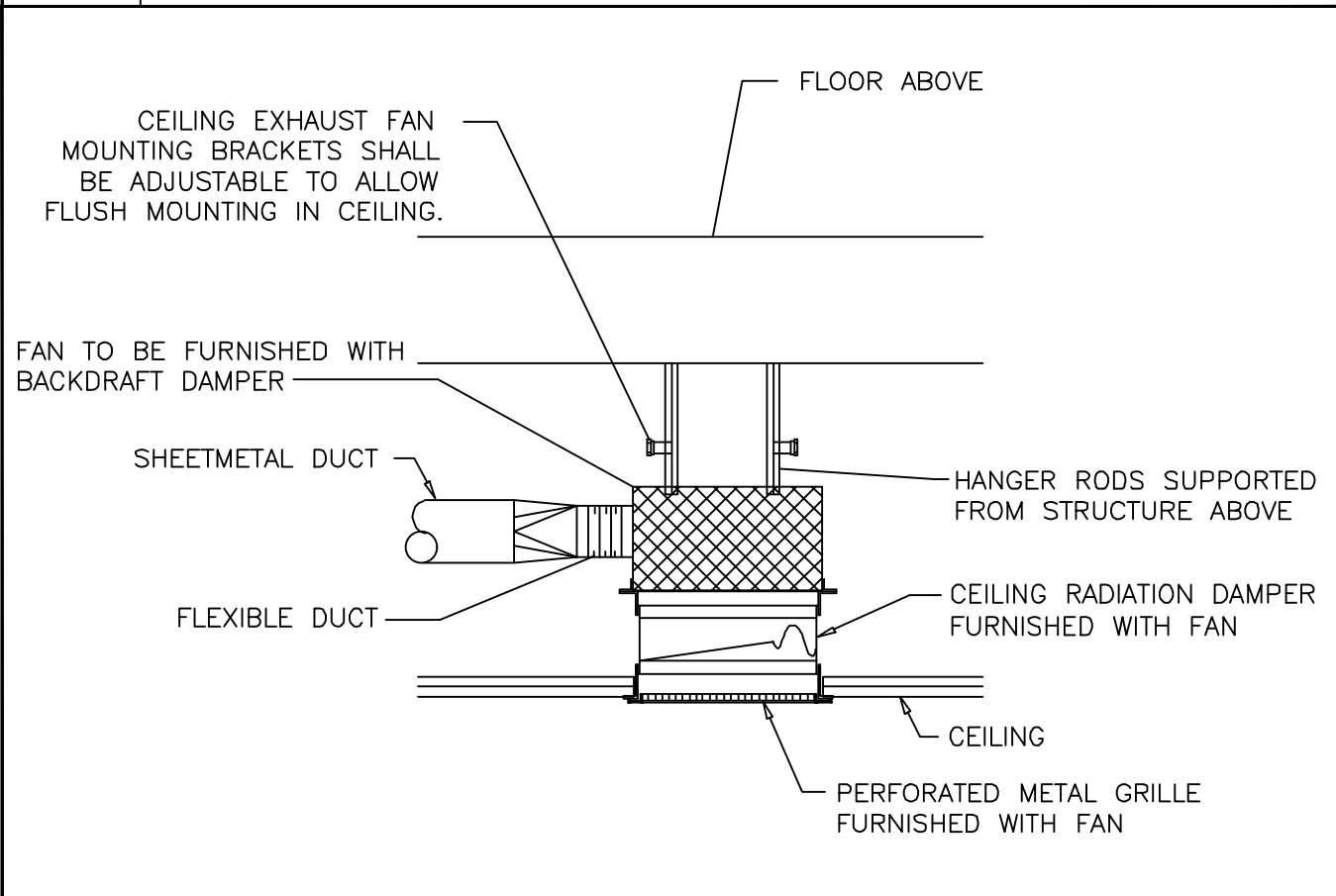
10 RECTANGULAR DUCT TRANSITION DETAIL



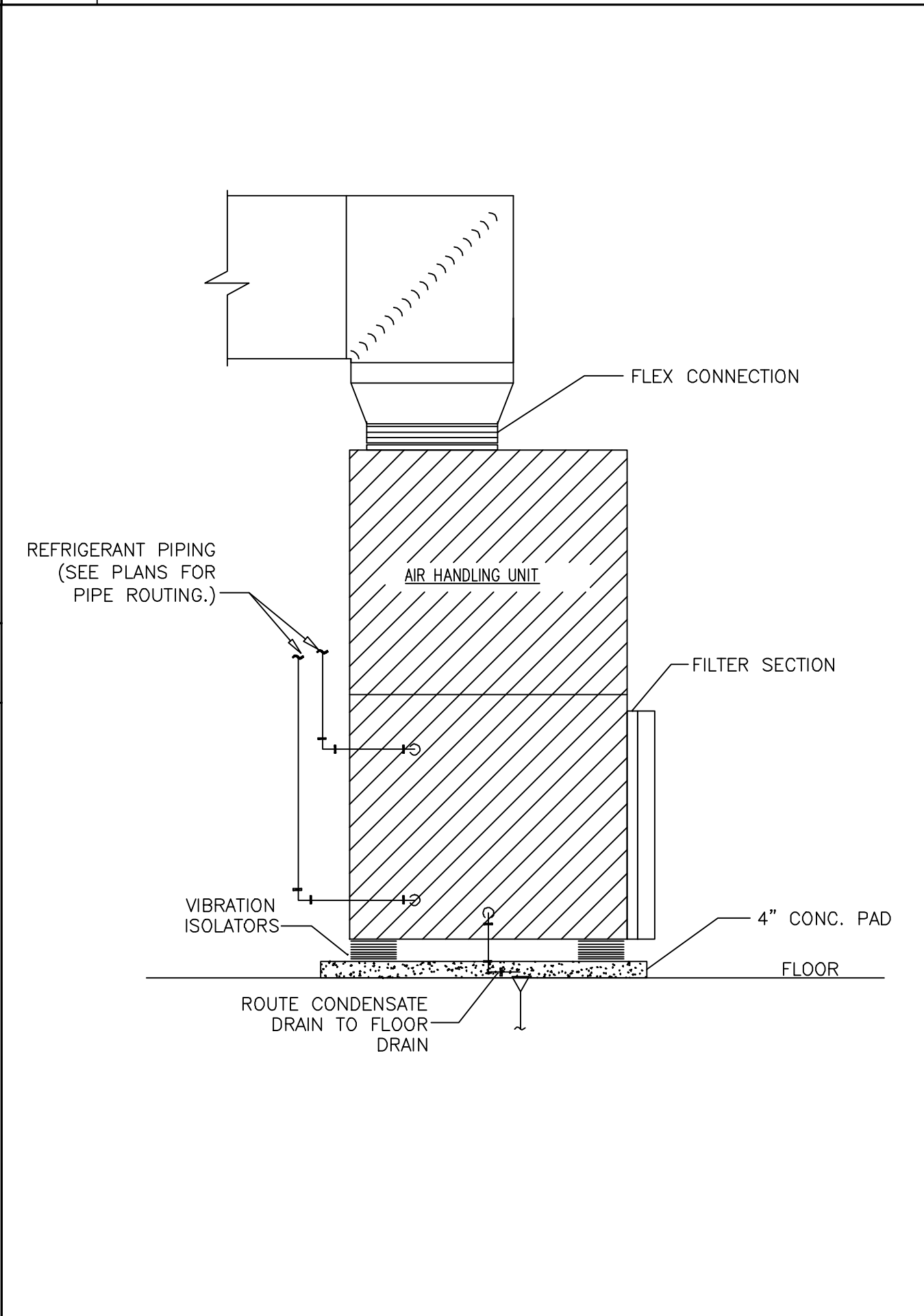
11 WALL LOUVER DETAIL



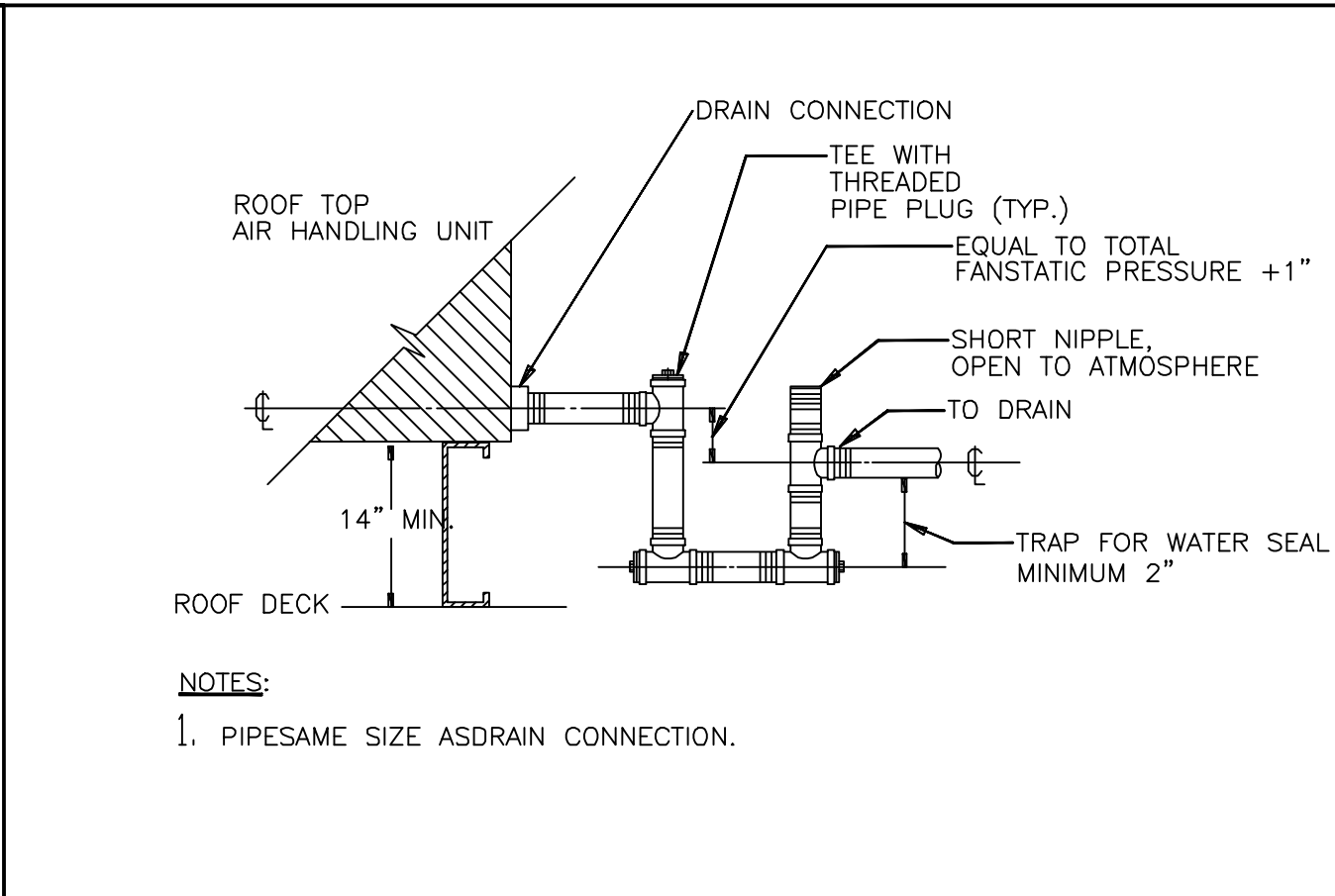
02 INTERIOR FIRE WALL PENETRATION



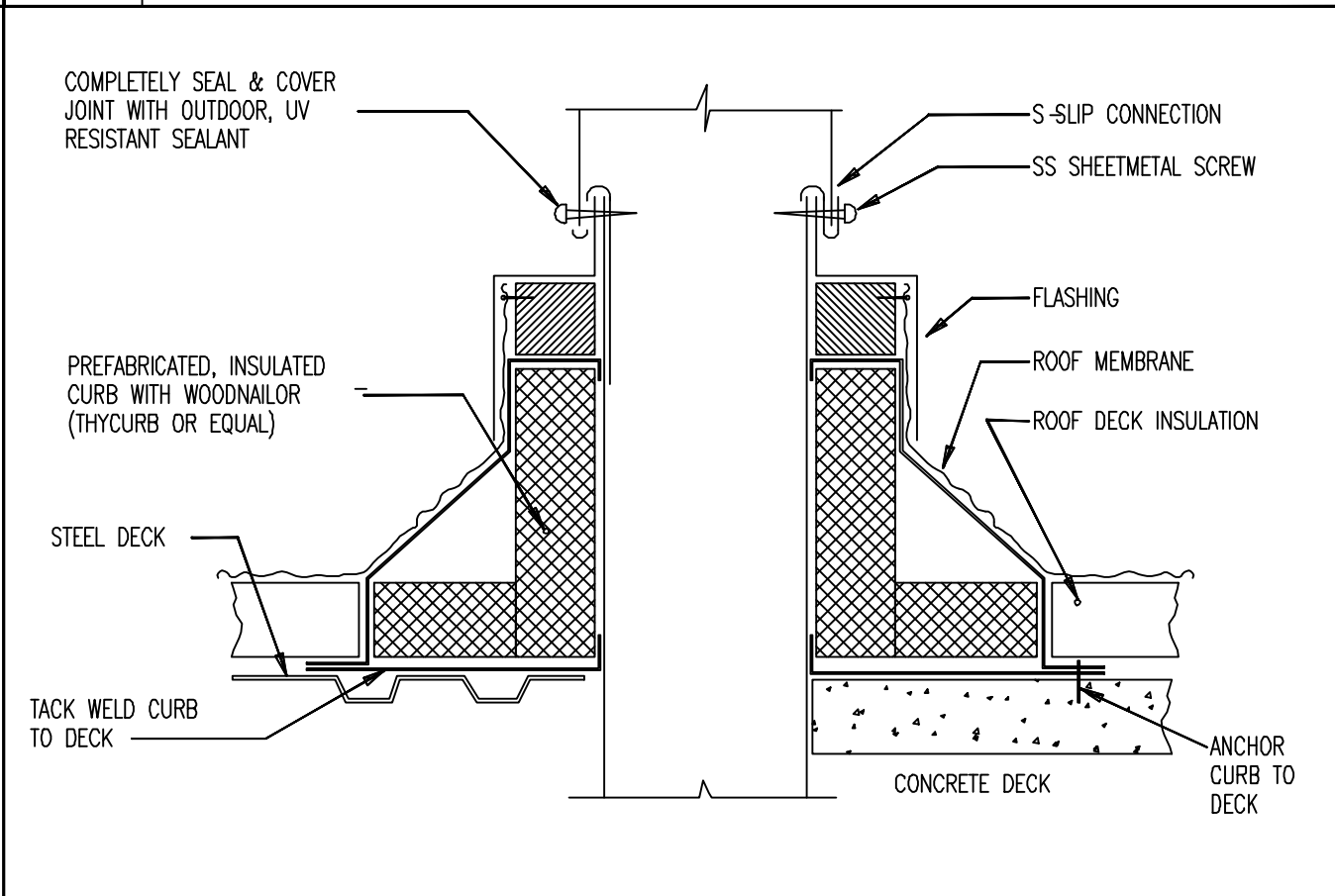
07 CEILING EXHAUST FAN DETAIL



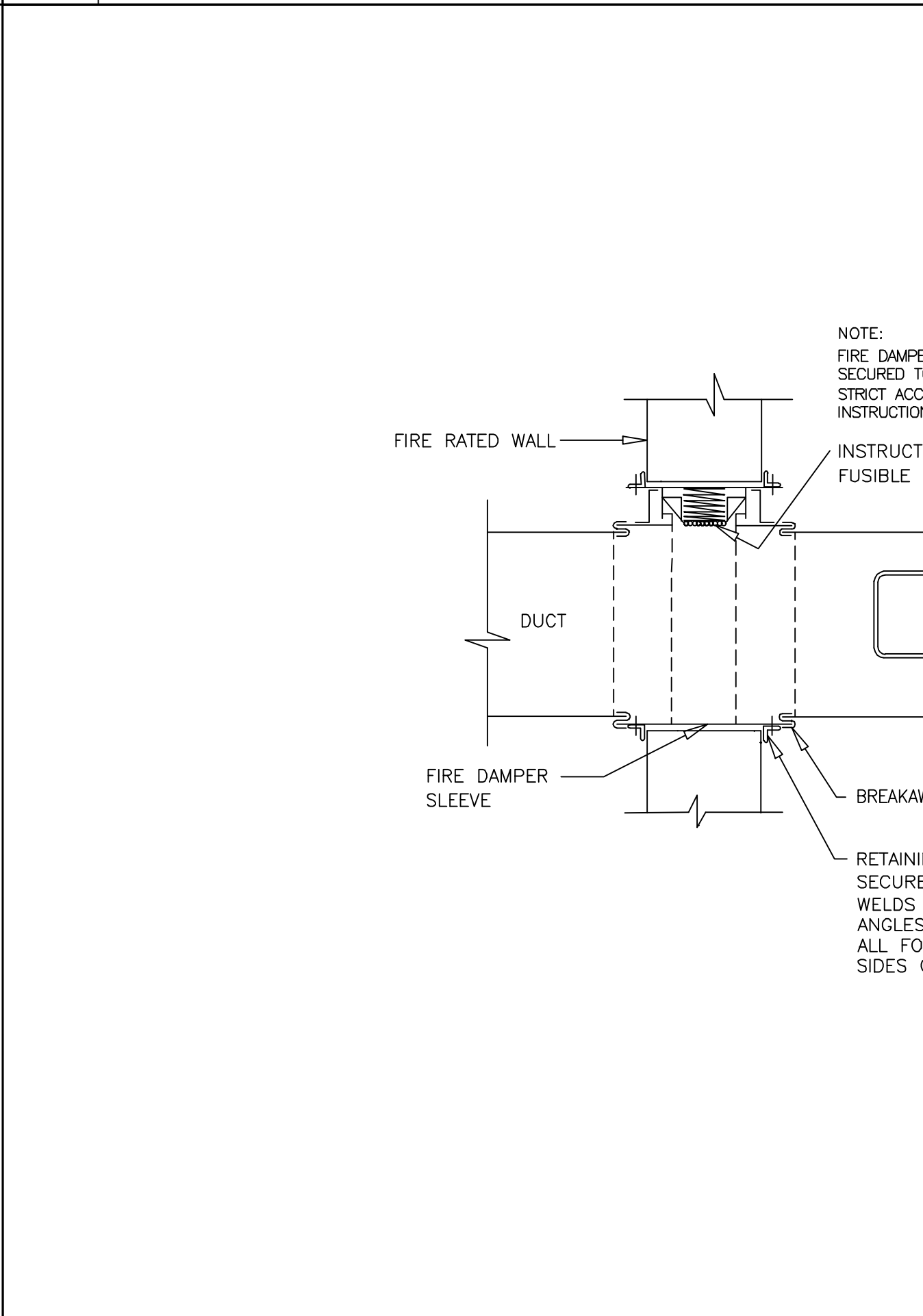
12 FLOOR MOUNTED AIR HANDLING UNIT DETAIL



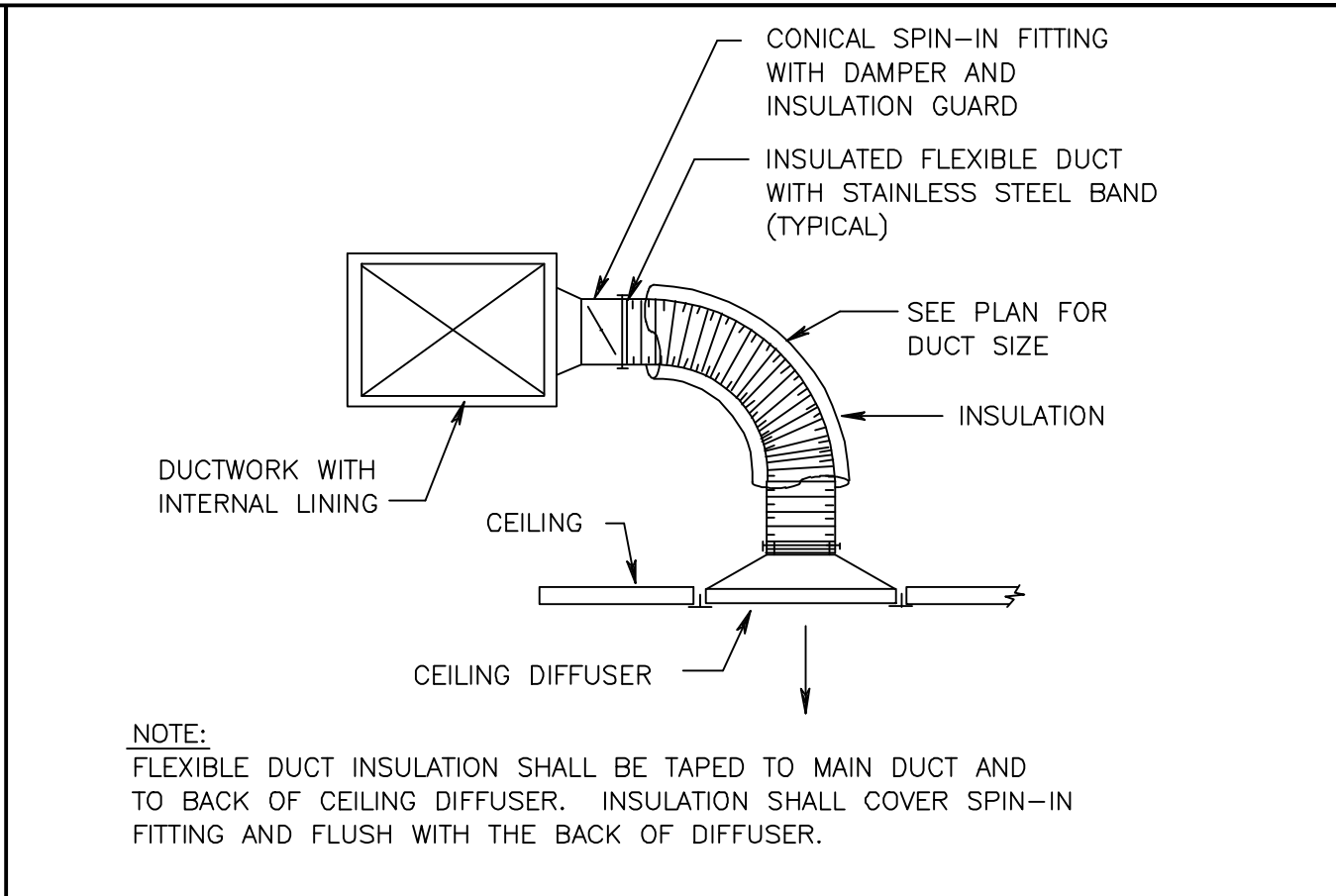
03 DRAW THROUGH AND CONDENSATE DRAIN



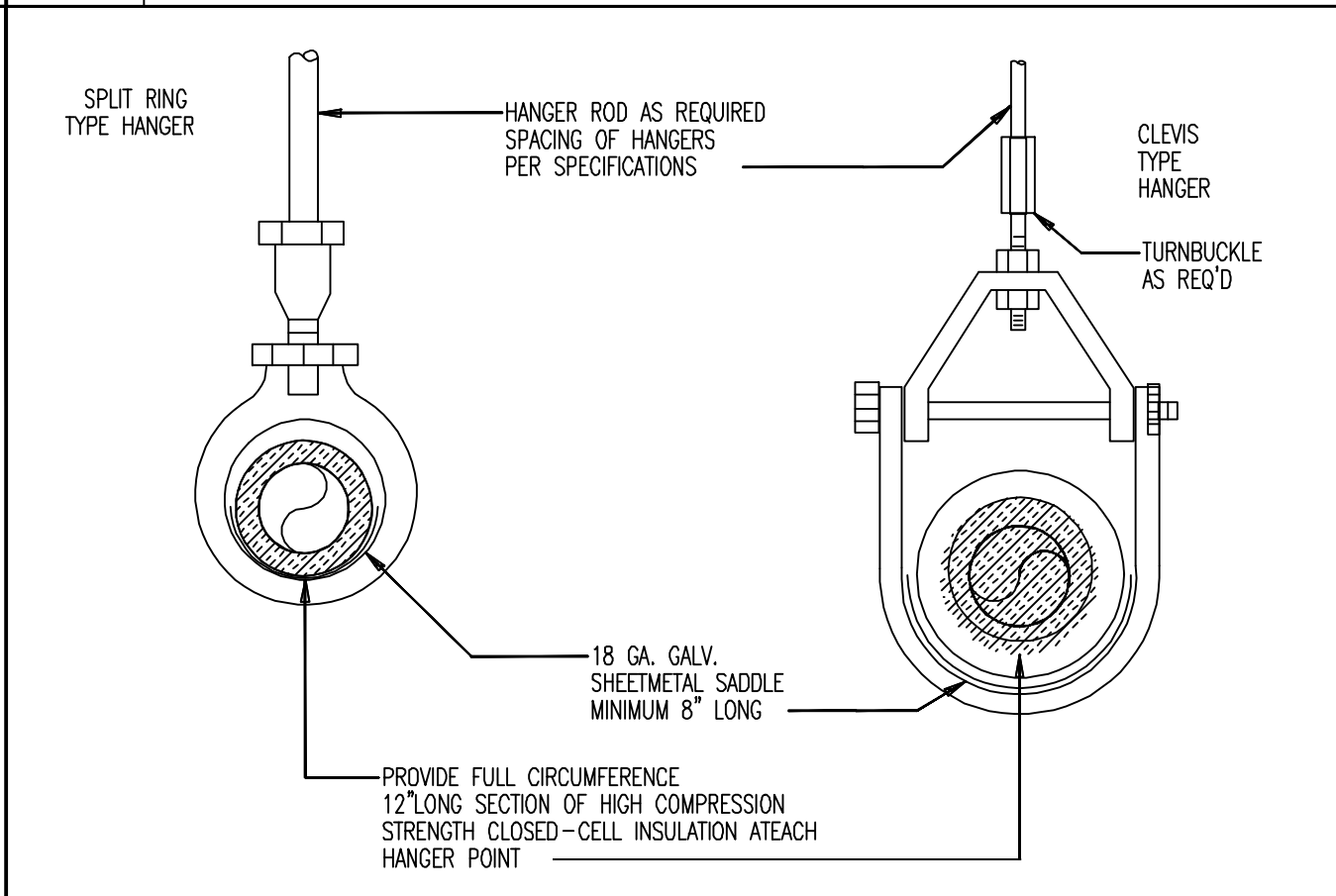
08 DUCT PENETRATION THROUGH ROOF DETAIL



13 FIRE DAMPER AT WALL DETAIL



04 FLEXIBLE DUCT CONNECTION DETAIL



09 SINGLE PIPE HANGER

REVISIONS

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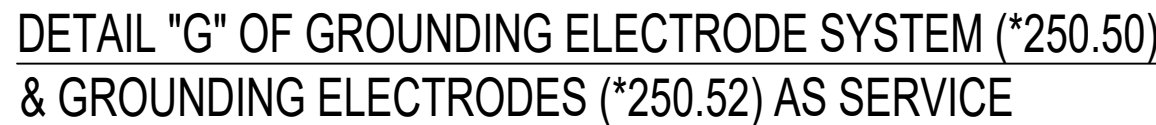
IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A RESPONSIBILITY OF THE USER TO ADJUST ACCORDINGLY.

THE PROFESSIONAL WHOSE SIGNATURE AND SEAL ARE REQUIRED ON THIS SHEET ASSUMES RESPONSIBILITY FOR THE SHEET. ANY CHANGES TO THE SHEET MUST BE APPROVED BY THE PROFESSIONAL. ANY CHANGES TO THE SHEET MUST BE APPROVED BY THE PROFESSIONAL. ANY CHANGES TO THE SHEET MUST BE APPROVED BY THE PROFESSIONAL.

REEDSBURG FAMILY
APARTMENTS, WI

SHEET DESCRIPTION
MECHANICAL
INSTALLATIONS DETAILS
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

M3.0
SHEET No.



NEC 250.52 GROUNDING ELECTRODES
(A) ELECTRODES PERMITTED FOR GROUNDING (REQUIRED)

[1] METAL UNDERGROUND WATER PIPE, INSTALLED PER *250.53 (D)(1) & (D)(2)

[2] METAL FRAME OF THE BUILDING OR STRUCTURAL

[3] CONCRETE-ENCASED ELECTRODE (UFER)

(ADDITIONAL, NOT NECESSARILY REQUIRED)

WHERE NONE OF THE PERMITTED GROUNDING ELECTRODE EXIST ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN *250.52(A)(4) THROUGH (A)(7) SHALL BE INSTALLED, AS FOLLOWS:

[4] ROD AND PIPE ELECTRODES, INSTALLED PER *250.53(A)(B)(C), SIZED PER *250.66(A)

[5] GROUND RING, INSTALLED PER *250.53(F), SIZED PER *250.66(C). (NOT SHOWN IN DETAIL)

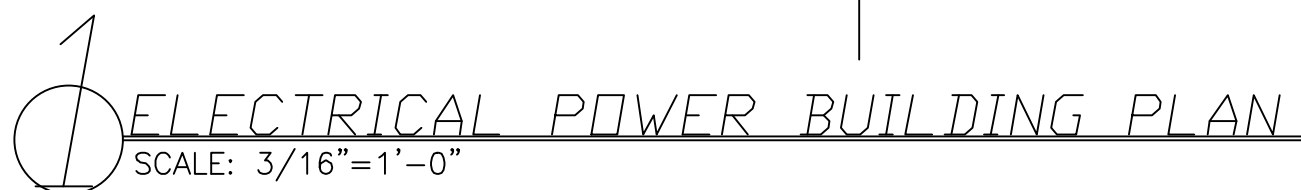
[6] PLATE ELECTRODES, INSTALLED PER *250.53(A)(B)(H), SIZED PER *250.66(A) (NOT SHOWN IN DETAIL)

[7] OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES (NOT SHOWN IN DETAIL)

1. ALL GROUNDING ELECTRODES AS DESCRIBED IN *250.52(A)(1) THRU (A)(7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE AVAILABLE, ONE OR MORE OF THE ELECTRODES SPECIFIED IN [*250.52(A)(4) THROUGH A(7)] SHALL BE INSTALLED AND USED.

2. COMMUNICATIONS SYSTEM BONDING TERMINATIONS SHALL BE CONNECTED IN ACCORDANCE WITH *250.94

3. * MEANS NATIONAL ELECTRICAL CODE (2011 NEC)



SCALE: NTS

21. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE LOCAL BUILDING CODE OF AUTHORITY HAVING JURISDICTION.
22. THE CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR WIRING CONTROL, NEUTRAL WIRE FOR ALL ELECTRICAL EQUIPMENT WITH THE SUPPLIER/ MANUFACTURER PRIOR TO INSTALLATION.
23. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IF IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETE WITH ALL ITEMS AND APPURTENANCES NECESSARY. REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN, THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING ELECTRICAL SYSTEM IN SAFE WORKING ORDER.
24. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING THEIR BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK; OTHERWISE, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN THEIR WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY.
25. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
26. REFERENCE THE MECHANICAL AND PLUMBING DRAWINGS FOR ALL EQUIPMENT NEEDING ELECTRICAL CONNECTIONS. MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRING AND OVER CURRENT PROTECTION FOR ALL EQUIPMENT COMPLY WITH ALL LOCAL AND NATIONAL CODES.
27. VERIFY EXACT LOCATION OF ALL POWER CONNECTIONS AND CONTROL DEVICES WITH OTHER TRADES AND MANUFACTURERS' SHOP DRAWINGS BEFORE CONSTRUCTION. COORDINATE ALL REQUIRED ENERGY MANAGEMENT SYSTEM POINTS AND CONTACT CONNECTIONS TO ENSURE THE COMPLETE AND PROPER OPERATION OF ALL SYSTEMS.
28. ALL FUSED SWITCH AND/OR CIRCUIT BREAKERS SERVING EQUIPMENT SHALL HAVE PROVISIONS FOR HANDLE LOCKS.
29. ALL CIRCUIT BREAKERS SERVING MECHANICAL EQUIPMENT SHALL BEAR AN "HCCR" RATING.
30. COORDINATE LOCATION OF ALL DISCONNECTS, CONTROL PANELS AND ELECTRICAL CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT TO MAINTAIN NEC REQUIRED CLEARANCES OF 42" DEEP AND 30" WIDE IN FRONT OF EQUIPMENT.
31. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO F/S DAMPERS, VAV BOXES, FCU's, ETC WITH MECHANICAL DRAWINGS.
32. ELECTRICAL CONTRACTORS MUST VERIFY ALL ELECTRICAL REQUIREMENTS WITH THE HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL NECESSARY ACCESSORIES TO COMPLETE THE CONTROL WIRING FOR THE MOTORS.

1. 240V, 1P, 200A, DISCONNECT SWITCH W/200A CURRENT LIMITING CLASS RK1 FUSES(22KA) IN NEMA-3R ENCLOSURE. VERIFY LOCATION ON SITE PRIOR TO INSTALLATION.

2. 240 V, 1P, 125A APARTMENT PANEL. MOUNT SO THAT TOP MOST BREAKER IS AT 48" A.F.F. MAX.

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MECO A/E, LLC
ARCHITECTURE
&
ENGINEERING
 4240 WEST ASHLEY ROAD

[illegible]

ING IS PLOTTED LESS THAN 22x36 IN
REDUCED PLOT - SCALE SHOULD BE
ADJUSTED ACCORDINGLY

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

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REEDSBURG FAMILY
APARTMENTS
REEDSBURG, WI

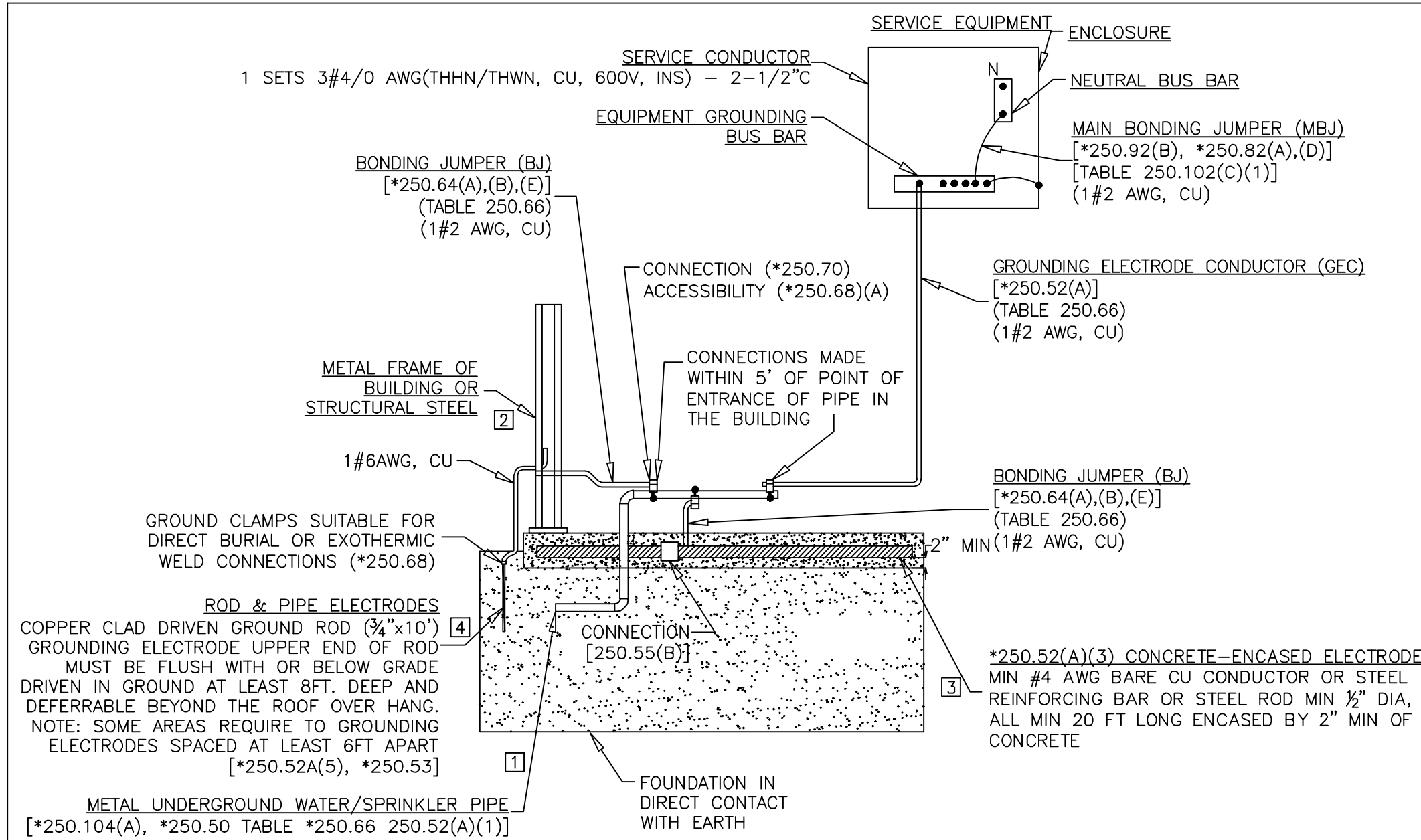
HEET DESCRIPTION

ELECTRICAL ONE
LINE DIAGRAM

JOB NO.: 1023.00
DATE: 15NOV23
DRAWN BY: MS

E1.0

SHEET No

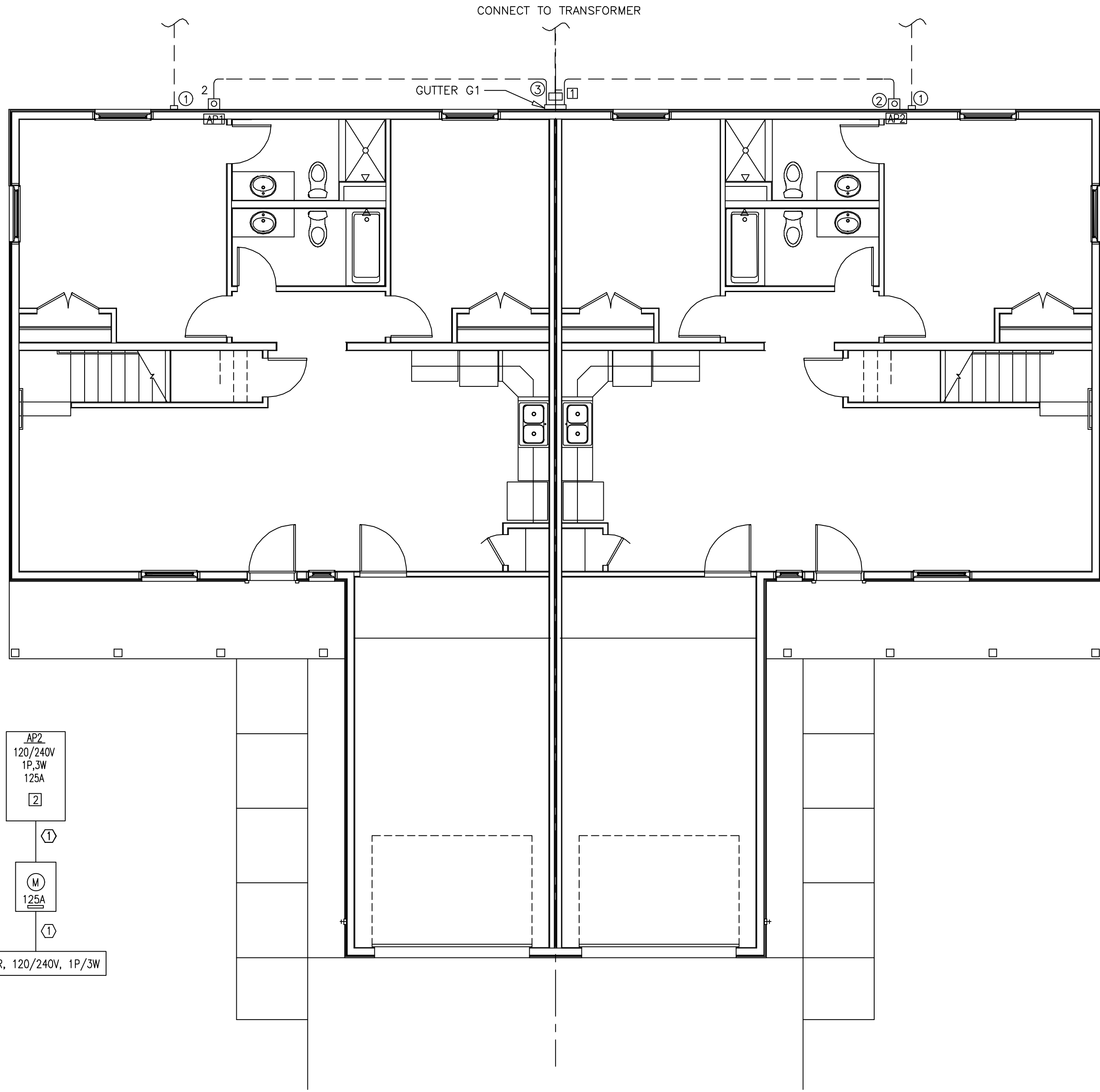


DETAIL "G" of GROUNDING ELECTRODE SYSTEM (*250.50)
& GROUNDING ELECTRODES (*250.52) AS SERVICE

SCALE: NTS

- NEC 250.52 GROUNDING ELECTRODES
(A) ELECTRODES PERMITTED FOR GROUNDING (REQUIRED)
- [1] METAL UNDERGROUND WATER PIPE, INSTALLED PER *250.53 (D)(1) & (D)(2)
- [2] METAL FRAME OF THE BUILDING OR STRUCTURAL
- [3] CONCRETE-ENCASED ELECTRODE (UFER)
- (ADDITIONAL, NOT NECESSARILY REQUIRED)
- WHERE NONE OF THE PERMITTED GROUNDING ELECTRODE EXIST ONE OR MORE OF THE GROUNDING ELECTRODES SPECIFIED IN *250.52(A)(4) THROUGH (A)(7) SHALL BE INSTALLED, AS FOLLOWS:
- [4] ROD AND PIPE ELECTRODES, INSTALLED PER *250.53(A)(B)(G), SIZED PER *250.66(A)
- [5] GROUND RING, INSTALLED PER *250.53(F), SIZED PER *250.66(C). (NOT SHOWN IN DETAIL)
- [6] PLATE ELECTRODES, INSTALLED PER *250.53(A)(B)(H), SIZED PER *250.66(A) (NOT SHOWN IN DETAIL)
- [7] OTHER LOCAL METAL UNDERGROUND SYSTEMS OR STRUCTURES (NOT SHOW IN DETAIL)

- NOTES:
1. ALL GROUNDING ELECTRODES AS DESCRIBED IN *250.52(A)(1) THRU (A)(7) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. WHERE NONE OF THESE ELECTRODES ARE AVAILABLE, ONE OR MORE OF THE ELECTRODES SPECIFIED IN [(250.52A(4) THROUGH A(7)] SHALL BE INSTALLED AND USED.
- EXCEPTION: CONCRETE-ENCASED ELECTRODES OF EXISTING BUILDINGS OR STRUCTURES SHALL NOT BE REQUIRED TO BE PART OF THE GROUNDING ELECTRODE SYSTEM WHERE THE STEEL REINFORCING BARS OR RODS ARE NOT ACCESSIBLE FOR USE WITHOUT DISTURBING THE CONCRETE.
2. COMMUNICATIONS SYSTEM BONDING TERMINATIONS SHALL BE CONNECTED IN ACCORDANCE WITH *250.94
3. * MEANS NATIONAL ELECTRICAL CODE (2011 NEC)



ELECTRICAL ONE LINE DIAGRAM

SCALE: NTS

ELECTRICAL POWER BUILDING PLAN

SCALE: 3/16"=1'-0"

APARTMENT NOTES:

1. NO USED.
2. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS FOR KITCHEN APPLIANCES. COORDINATE ALL -BOX LOCATIONS WITH APPLIANCE INSTALLATION INSTRUCTIONS PRIOR TO ROUGH-IN. ALL DISHWASHERS TO HAVE A DISCONNECT ON SITE.
3. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL CORD AND PLUG ASSEMBLY FOR EACH DISPOSER & DISHWASHER
4. NUMBERS SHOWN NEXT TO LIGHT FIXTURES, WIRING DEVICES AND HVAC EQUIPMENT ON PLANS INDICATE CIRCUITING SCHEME, FIXTURES AND DEVICES WITH COMMON NUMBER SHALL BE CONNECTED TO SAME CIRCUIT. SEE PANEL SCHEDULES ON SHEETS E3.0 FOR ACTUAL CIRCUIT NUMBERS FOR EACH APARTMENT.
5. LOWER CASE LETTERS SHOWN NEXT TO LIGHT SWITCHES, LIGHT FIXTURES, AND SPLIT WIRED RECEPTACLES INDICATE CONTROL SCHEME. I.E.: SWITCH 'd' CONTROLS LIGHT 'g', SWITCH 'b' CONTROLS LIGHT 'b', ETC.
6. SWITCH AND GFI RECEPTACLE AT KITCHEN COUNTER AND THE THREE SWITCHES ADJACENT TO MAIN ENTRY DOOR OF EACH APARTMENT SHALL BE MOUNTED UNDER COMMON FACE PLATES.
7. WIRING DEVICE OUTLET BOXES SHALL NOT BE INSTALLED BACK TO BACK ON SEPARATION WALLS BETWEEN APARTMENTS. SHIFT DEVICE LOCATIONS ON ONE APARTMENT 6" TO AVOID CONFLICT AND INSTALL FIREPROOF PUTTY PADS AROUND BOXES TO MAINTAIN FIRE RATING OF WALL. (MANUFACTURER: 3M, MODEL # FO-3M-MPP-4S. (IBC ANSI/UL263).
8. ACCESSIBLE (HEARING IMPAIRED) APARTMENTS REQUIRE MINI-HORN/STROBE LIGHT UNITS IN LIEU OF MINI- HORN UNITS AND ADDITIONAL STROBE LIGHTS IN BATHS & BEDROOMS, SEE ACCESSIBLE NOTES THIS PAGE FOR EXACT REQUIREMENTS.
9. ELECTRICAL CONTRACTOR SHALL INSTALL RECEPTACLES AND TV, DATA/PHONE OUTLETS UNDER COMMON COVER PLATE WHERE POSSIBLE. PROVIDE AND INSTALL DIVIDERS AS REQUIRED FOR CABLE/POWER SEPARATION.
10. IN ACCESSIBLE APARTMENTS CONTRACTOR SHALL ADJUST DEVICE LOCATIONS AS REQUIRED TO MEET ADA REQUIREMENTS.
11. ALL ELECTRICAL WORK SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.
12. ALL WALL PENETRATIONS SHALL BE CAULKED WITH APPROVED MATERIAL TO MAINTAIN THE FIRE RATING OF ALL WALLS AND FLOORS.
13. NOT USED.
14. REFERENCE MECHANICAL, PLUMBING DRAWINGS FOR EXACT LOCATION OF ALL MECHANICAL EQUIPMENT.
15. ELECTRICAL CONTRACTOR SHALL VERIFY ALL FUSE RATING WIRE SIZES AND DISCONNECT SIZES WITH EQUIPMENT SERVED ON THE JOB PRIOR TO INSTALLATION.
16. CONTRACTOR SHALL CONTACT LOCAL TELEPHONE PROVIDER TO OBTAIN REQUIREMENTS FOR THE ACCESSIBLE/HEARING IMPAIRED ROOMS. CONTRACTOR SHALL THEN INSTALL ALL REQUIRED EQUIPMENT.
17. ALL 120V CIRCUITS SERVING APARTMENT DEVICES SHALL BE ARC FAULT PROTECTED ALL APARTMENTS SHALL HAVE SMOKE DETECTORS, AND CARBON MONOXIDE DETECTORS.
18. POWER FOR A/C CONDENSING UNITS SHALL BE PLACED AT CONDENSER LOCATION ON THE EXTERIOR. POWER SHALL BE EXTENDED FROM THE APARTMENT ELECTRICAL PANEL.
19. ALL SWITCHES @ +48" AFF & ALL RECEPTACLES @ +18" AFF UNLESS O/W INDICATED.
20. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE SPECIFIED EQUIPMENT'S INSTALLATION MANUAL FROM THE MANUFACTURE.

21. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE LOCAL BUILDING CODE OF AUTHORITY HAVING JURISDICTION.
22. THE CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR WIRING CONTROL, NEUTRAL WIRES FOR ALL ELECTRICAL EQUIPMENT WITH THE SUPPLIER/ MANUFACTURER PRIOR TO INSTALLATION.
23. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC AND IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN ELECTRICAL INSTALLATION THAT IS COMPLETE WITH ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLE INCIDENTAL, OR CUSTOMARILY INCLUDED, EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS, LABOR, SUPERVISION AND SERVICE NECESSARY SO AS TO PROVIDE A COMPLETE, FUNCTIONING ELECTRICAL SYSTEM IN SAFE WORKING ORDER.
24. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO EXAMINE THE CONTRACT DOCUMENTS CAREFULLY BEFORE SUBMITTING THEIR BID, WITH PARTICULAR ATTENTION TO ERRORS, OMISSIONS, CONFLICTS WITH PROVISIONS OF LAWS AND CODES HAVING JURISDICTION, CONFLICTS BETWEEN DRAWINGS OR DRAWINGS AND SPECIFICATIONS, AND AMBIGUOUS DEFINITION OF THE EXTENT OF COVERAGE BETWEEN CONTRACTS. ANY SUCH DISCREPANCY SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT FOR CORRECTION. SHOULD ANY OF THESE ERRORS, OMISSIONS, CONFLICTS, OR AMBIGUITIES EXIST, THE CONTRACTOR SHALL HAVE THEM EXPLAINED AND ADJUSTED IN WRITING BEFORE SIGNING THE CONTRACT OR PROCEEDING WITH THE WORK. OTHERWISE, THE CONTRACTOR SHALL, AT THEIR OWN EXPENSE, SUPPLY THE PROPER MATERIALS AND LABOR TO MAKE GOOD ANY DAMAGE OR DEFECTS IN THEIR WORK OR THE RESULTS OBTAINED THEREFROM, CAUSED BY SUCH DISCREPANCY.
25. WHEREVER CONFLICTS OCCUR BETWEEN DIFFERENT PARTS OF THE CONTRACT DOCUMENTS, THE GREATER QUANTITY, THE BETTER QUALITY, OR LARGER SIZE SHALL PREVAIL UNLESS THE ARCHITECT INFORMS THE CONTRACTOR OTHERWISE IN WRITING.
26. REFERENCE THE MECHANICAL AND PLUMBING DRAWINGS FOR ALL EQUIPMENT NEEDING ELECTRICAL CONNECTIONS. MAKE ALL CONNECTIONS AND PROVIDE APPROPRIATE WIRING AND OVER CURRENT PROTECTION FOR ALL EQUIPMENT COMPLY WITH ALL LOCAL AND NATIONAL CODES.
27. VERIFY EXACT LOCATION OF ALL POWER CONNECTIONS AND CONTROL DEVICES WITH OTHER TRADES AND MANUFACTURERS SHOP DRAWINGS BEFORE CONSTRUCTION. COORDINATE ALL REQUIRED ENERGY MANAGEMENT SYSTEM POINTS AND CONTACT CONNECTIONS TO ENSURE THE COMPLETE AND PROPER OPERATION OF ALL SYSTEMS.
28. ALL FUSED SWITCH AND/OR CIRCUIT BREAKERS SERVING EQUIPMENT SHALL HAVE PROVISIONS FOR HANDLE LOCKS.
29. ALL CIRCUIT BREAKERS SERVING MECHANICAL EQUIPMENT SHALL BEAR AN "HACR" RATING.
30. COORDINATE LOCATION OF ALL DISCONNECTS, CONTROL PANELS AND ELECTRICAL CONNECTIONS FOR MECHANICAL AND PLUMBING EQUIPMENT TO MAINTAIN NEC REQUIRED CLEARANCES OF 42" DEEP AND 30" WIDE IN FRONT OF EQUIPMENT.
31. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO F/S DAMPERS, VAV BOXES, FCU'S, ETC WITH MECHANICAL DRAWINGS.
32. ELECTRICAL CONTRACTORS MUST VERIFY ALL ELECTRICAL REQUIREMENTS WITH THE HVAC AND PLUMBING SYSTEMS TO PROVIDE ALL NECESSARY ACCESSORIES TO COMPLETE THE CONTROL WIRING FOR THE MOTORS.

KEY NOTES:

1. 240V, 1P, 200A, DISCONNECT SWITCH W/200A CURRENT LIMITING CLASS RK1 FUSES(22KA) IN NEMA-3R ENCLOSURE. VERIFY LOCATION ON SITE PRIOR TO INSTALLATION.
2. 240 V, 1P, 125A APARTMENT PANEL. MOUNT SO THAT TOP MOST BREAKER IS AT 48" A.F.F. MAX.

FEEDER SCHEDULE

KEY	SETS	TYPE	RATING @ 75°C (167°F)	SIZE	GROUND(CU) (TABLE 250.122)	CONDUIT
[1]	1	COPPER, THWN	150A	3 #1/0 AWG	# 6G	2"C
[2]	1	COPPER, THWN	230A	3 #4/0 AWG	# 6G	2-1/2"C
[3]	1	COPPER, THWN	230A	3 #4/0 AWG		2-1/2"C

REVISIONS

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IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A SCALE SHOULD BE ADJUSTED ACCORDINGLY.

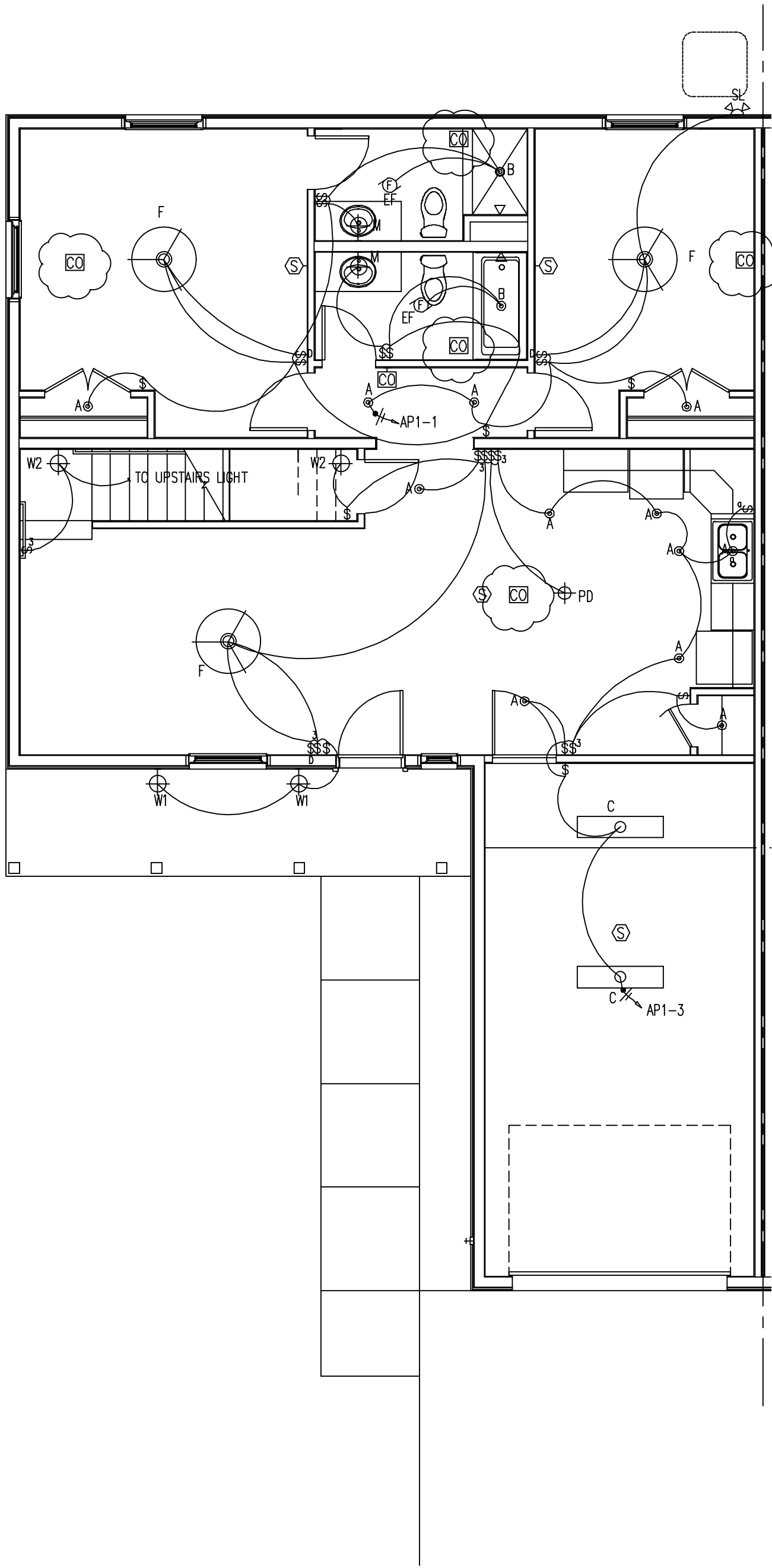
THE PROFESSIONAL WHOSE SIGNATURE AND SEAL ARE REQUIRED BY THIS STATE TO BE AFFIXED TO THIS SHEET, HAS REVIEWED THE DRAWING AND DISCLOSES ANY SPECIFIC INFORMATION THAT MAY BE REQUIRED FOR THE PROJECT. THE PROFESSIONAL'S SIGNATURE AND SEAL ARE REQUIRED TO BE AFFIXED TO THIS SHEET. THE PROFESSIONAL'S SIGNATURE AND SEAL ARE REQUIRED TO BE AFFIXED TO THIS SHEET.

LIGHT FIXTURES SCHEDULE						
(THE CONTRACTOR SHOULD SUBMIT THE LIGHTING FIXTURE SCHEDULE TO ARCH./ OWNER FOR REVIEW AND APPROVAL BEFORE BIDDING, ORDERING, OR INSTALLATION)						
SYMBOL	TYPE	MANUFACTURER AND MODEL	MOUNTING	No., SIZE AND TYPE LAMPS	VOLTAGE	NOTES
o	A	SARIN # SES-DLB36-15-CCT	RECESSED	15W LED/3000K	120V	6" DOWNLIGHT
o	B	SARIN # SES-DLB36-15-CCT	RECESSED	15W LED/3000K	120V	6" DOWNLIGHT DAMP LOCATION
o	C	SARIN # SES-TBIN4FT-3000-22	SURFACE	22W LED/3000K	120-277V	4' SINGLE LIGHT
F	F	HAMPTON BAY-DEVIRON S2 IN. LED INDOOR OIL RUBBED BRONZE SMART CEILING FAN WITH LIGHT KIT AND WINK REMOTE CONTROL	SURFACE	LED/3000K	120V	
M	M	SELECTED BY OWNER /VANITY LIGHT (BATHROOM)	WALL	LED/3000K	120V	
W1	W1	SARIN # SES-UPD-12X1R0B-2	WALL	12W LED/3000K	120V	
PD	PD	SELECTED BY OWNER /PENDANT LIGHT	PENDANT	LED/3000K	120V	
SL	SL	HUBBELL # ML-2L3K-1-0B/SECURITY LIGHT	WALL	26.6W LED/3000K	120V	
NOTES:						
1. REFER TO LIGHTING SPECIFICATION FOR FURTHER LAMP AND BALLAST INFORMATION.						
2. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF LIGHT FIXTURES						
3. LUMINAIRES INSTALLED IN WET OR DAMP LOCATIONS SHALL BE INSTALLED SUCH THAT WATER CANNOT ENTER OR ACCUMULATE IN WIRING COMPARTMENTS, LAMP HOLDERS, OR OTHER ELECTRICAL PARTS. ALL LUMINAIRES SHALL BE SELECTED SUITABLE FOR WET LOCATIONS OR DAMP LOCATION.						
FOR QUOTATIONS, CONTACT SARIN, ENERGY, DATA, LEADERSHIP BY PHONE: 816-806-3808						
5. RECESSED LIGHT FIXTURES SHALL BE IC-RATED AND SEALED TO LIMIT AIR LEAKAGE PER 2018 IBC. GENERAL CONTRACTOR TO ASSURE SEALING IS IN PLACE PRIOR TO BLOWER DOOR TESTING.						

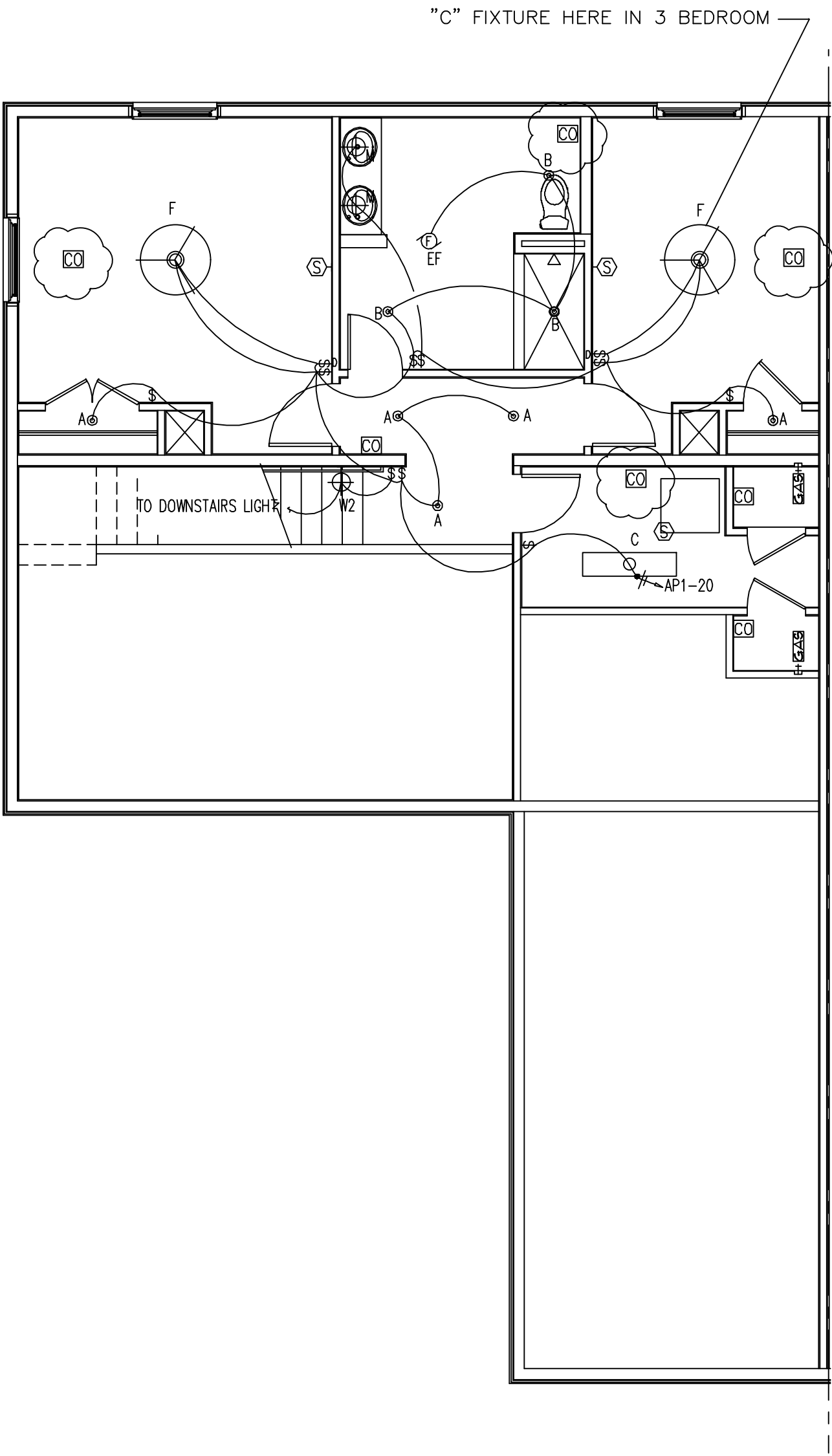
FIRE ALARM SYMBOL LIST		
SYMB.	DESCRIPTION	MOUNTING OR AS INDICATED
BH-1	COMBINATION HORN/STROBE LIGHT	WALL - 6'-8" AFF
ST-1	STROBE LIGHT	WALL - 6'-8" AFF
SD	120 VOLT INTERCONNECTED SMOKE DETECTOR WITH SOUNDER BASE (W/ BATTERY BACKUP)	CEILING/WALL
CO	120 VOLT INTERCONNECTED CARBON MONOXIDE DETECTOR WITH SOUNDER BASE (W/ BATTERY BACKUP)	CEILING/WALL

GENERAL NOTES:	
1.	THE COMPLETE FIRE ALARM SYSTEM MUST BE TESTED, BALANCED, AND COMMISSIONED BY QUALIFIED COMMISSIONER AGENT DURING THE CONSTRUCTION PHASE PRIOR TO FULL OPERATION. FAILURE TO PROPERLY CONDUCT TESTING, BALANCING, AND COMMISSIONING THE FIRE ALARM SYSTEM SHALL RESULT IN SYSTEM DYSFUNCTION, WHICH IS FULLY RESPONSIBLE BY THE CONTRACTOR.
2.	THE FIRE ALARM SYSTEM SHALL BE DESIGN-BUILD BY THE FIRE ALARM CONTRACTOR. MOUNTING, ETC. FIRE ALARM PANELS AND DEVICE LAYOUT QUANTITY & LOCATIONS SHALL BE PREPARED BY A CERTIFIED FIRE PROTECTION CONTRACTOR. THE SIGN/CERTIFIED FIRE PROTECTION CONTRACTOR DRAWINGS SHALL BE SUBMITTED FOR FINAL APPROVAL AFTER BEING ACCEPTED BY LOCAL FIRE MARSHAL. PROVIDE A REMOTE ANNUNCIATION IN VESTIBULE IF REQUIRED BY LOCAL CODE.
3.	SMOKE DETECTORS SHALL BE LOCATED AS REQUIRED BY SECTION 907.2.10.1 OF THE INTERNATIONAL BUILDING CODE AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING.
4.	THE DESIGNED FIRE ALARM SYSTEM FOR THE RESIDENTIAL IS THE STAND-ALONE FIRE ALARM SYSTEM WHICH USES 120V INTERCONNECTED SMOKE DETECTOR WITH A SOUNDER BASE (WITH BATTERY BACKUP).
5.	CARBON MONOXIDE DETECTORS TO BE INSTALLED IN ALL OCCUPABLE ROOMS IN ALL OCCUPABLE SPACES, AND IN ALL OTHER REQUIRED LOCATIONS/AREAS AS DIRECTED BY RELEVANT LIFE SAFETY CODES AND THE AUTHORITIES HAVING JURISDICTION. PROVIDE BATTERY BACK-UP FOR ALL DEVICES. INSTALL FOR ASHRAE 62.1 - LATEST ED.

NOTES FOR POWER FOR FIRE ALARM:	
1.	CONTRACTOR SHALL PROVIDE J-BOXES FOR SMOKE/CO DETECTORS AT UNIT "AP1", CONNECT TO AP1-20, USING 2#12, 1/2" C".

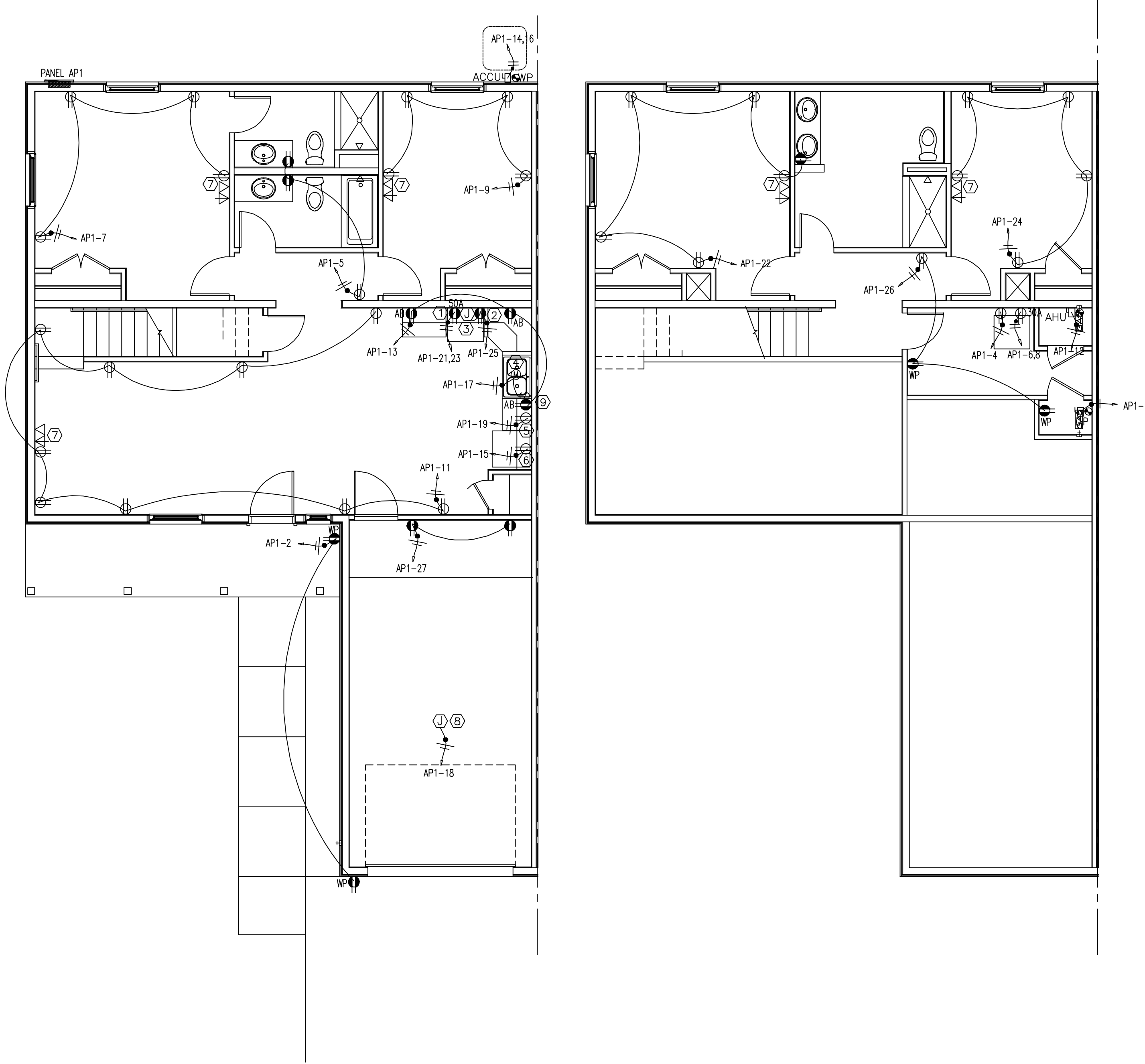


1 TYP. AP-4BED LIGHTING LEVEL 01 PLAN
SCALE: 3/16"=1'-0"



2 TYP. AP-4BED LIGHTING LEVEL 02 PLAN
SCALE: 3/16"=1'-0"
THREE BEDROOM HVAC SIMILAR

SYMBOL LIST					
SYMB.	DESCRIPTION	MOUNTING OR AS INDICATED	SYMB.	DESCRIPTION	MOUNTING OR AS INDICATED
\$	SINGLE POLE SWITCH	WALL - 48"AFF	AFF	ABOVE FINISHED FLOOR	
◁	DUPLEX VOICE/DATA OUTLET	WALL - 18"AFF	AFG	ABOVE FINISHED GRADE	
◁	DATA OUTLET	WALL - 18"AFF	A.I.C	AMPERE INTERRUPTING CAPACITY	
◁	TV OUTLET		CLG.	CEILING	
⊕	DUPLEX RECEPTACLE - 20A	WALL - 18"AFF	E	EXISTING	
⊕	GFI DUPLEX RECEPTACLE - 20A	WALL - 18"AFF	GFI	GROUND FAULT INTERRUPTER	
⊕	QUAD RECEPTACLE - 20A	WALL - 18"AFF	HTG	HEATING	
⊕	GFI QUAD RECEPTACLE - 20A	WALL - 18"AFF	IG	ISOLATED GROUND	
⊕	JUNCTION BOX		LTG	LIGHTING	
□	SAFETY SWITCH	AS NOTED	LGR	LARGEST MOTOR	
○	MOTOR		U.G	UNDER GROUND	
⎓	ELECTRICAL PANELBOARD (SURFACE MTD.)		WP	WEATHER PROOF	
⎓	ELECTRICAL PANELBOARD (FLUSH MTD.)		REC	RECEPTACLES	
⎓	DISCONNECT SWITCH (FOR MOTOR LOAD)		TBD	TO BE DECIDED	
—	'HOME RUN' W/2 CONDUCTORS	① WALL OR CEILING	VD	VOLTAGE DROP	
—	CONDUIT RUN W/3 HOTS & 1 NEUTRAL	① WALL OR CEILING	3P	THREE POLES CIRCUIT BREAKER	
—	CONDUIT RUN W/3 HOTS, 1 NEUT., 1 GRD.	① FLOOR OR EARTH	AHU	AIR HANDLING UNIT	
—	CONDUIT RUN W/2 HOTS, 1 NEUT., 1 GRD.	① FLOOR OR EARTH	AB	ABOVE COUNTER	
—	CONDUIT RUN W/2 HOTS, 1 GRD.	① FLOOR OR EARTH			
—	CONDUIT RUN W/3 HOTS, 1 GRD.	① FLOOR OR EARTH			
—	CONDUIT RUN W/1 HOTS, 1 NEUT., 1 GRD.	① FLOOR OR EARTH			
NOTES					
1. CONDUIT SIZE SHALL BE MINIMUM 1/2". CONDUCTOR SIZE SHALL BE MINIMUM No.12 CU AWG. CONDUCTOR SIZES INDICATED AT 'HOME RUN' SHALL BE CARRIED THROUGHOUT ENTIRE CIRCUIT RUN, UNLESS NOTED OTHERWISE ON PLANS. #14 MINIMUM SHALL BE USED FOR CONTROLS.					
2. ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER PROOF.					



1 TYP. AP-4BED POWER LEVEL 01 PLAN
SCALE: 3/16"=1'-0"

2 TYP. AP-4BED POWER LEVEL 02 PLAN
SCALE: 3/16"=1'-0"
THREE BEDROOM HVAC SAME

- KEYED NOTES:**
- RECEPTACLES FOR RANGE, PROVIDE DEDICATED NEUTRAL & GROUND BACK TO PANEL. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - MICROWAVE RECEPTACLES SHALL BE MOUNTED. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - J.BOX FOR RANGE HOODS. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - GARBAGE DISPOSER. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - DISHWASHER RECEPTACLES. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - REFRIGERATOR RECEPTACLES. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - RECEPTACLES FOR TELEVISION. VERIFY LOCATION AND MOUNTING HEIGHT WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - J.BOX FOR ROLLER DOOR. VERIFY LOCATION WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION.
 - SWITCH AND GFI RECEPTACLE AT KITCHEN COUNTER AND THE THREE SWITCHES ADJACENT TO MAIN ENTRY DOOR OF EACH APARTMENT SHALL BE MOUNTED UNDER COMMON FACE PLATES.

- GENERAL NOTES:**
- DISHWASHERS TO BE POWERED WITH DUPLEX OUTLETS. (TYPICAL).
 - ALL ELECTRIC RECEPTACLES SERVING KITCHEN COUNTER TOP & PENINSULA MUST BE GFCI PROTECTED.
 - ALL RANGE HOOD AND DISPOSERS ARE TO BE REMOTE SWITCH. COORDINATE KITCHEN COUNTER SWITCHES AND OUTLETS W/ UNDER CABINET SHELVES.

REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A FULL SIZE DRAWING. IF PLOTTED IN A LARGER SIZE, IT IS A REDUCED SIZE DRAWING. THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE UNDERSIGNED PROFESSIONAL RELATES TO OR IN CONNECTION WITH THE PROJECT TO WHICH THIS PAGE REFERS.

REEDSBURG FAMILY
REEDSBURG, WI

SHEET DESCRIPTION
4 BR TYPICAL POWER PLAN
JOB NO.: 1028.001 DATE: 15NOV23 DRAWN BY: MS
E3.0
SHEET No.

PLUMBING GENERAL NOTES:

PART 1 – GENERAL AND RELATED DOCUMENTS

DRAWING AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND OTHER DIVISION-1 SPECIFICATION SECTIONS, APPLY TO WORK OF THIS SECTION.

WORK INCLUDED: THE PLUMBING SYSTEM FOR THIS WORK INCLUDES ALL NATURAL GAS, COLD WATER DISTRIBUTION, DOMESTIC WATER HEATING AND DISTRIBUTION, VENTS AND WASTES, FLOOR DRAIN, EQUIPMENT, PLUMBING FIXTURES AND TRIM, AND ALL OTHER PLUMBING ITEMS INDICATED ON THE DRAWINGS OR DESCRIBED IN THESE SPECIFICATIONS, PLUS ALL OTHER PLUMBING ITEMS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

CODES AND STANDARDS: IN ADDITION TO COMPLYING WITH ALL PERTINENT CODES AND REGULATIONS, COMPLY WITH THE FOLLOWING:

2014 ILLINOIS STATE PLUMBING CODE

SUBMITTALS

PRODUCT DATA: WITHIN 15 CALENDAR DAYS AFTER AWARD OF CONTRACT, SUBMIT COMPLETE MATERIALS LIST OF ALL ITEMS PROPOSED TO BE FURNISHED AND INSTALLED UNDER THIS SECTION, ALONG WITH CATALOG CUTS AND OTHER DATA REQUIRED TO DEMONSTRATE COMPLIANCE WITH THE SPECIFIED REQUIREMENTS.

OPERATION AND MAINTENANCE MANUAL: UPON COMPLETION OF THE WORK, AND AS A CONDITION OF ITS ACCEPTANCE, COMPILE AND SUBMIT MANUALS AS REQUIRED.

PRODUCT HANDLING / PROTECTION: USE ALL MEANS NECESSARY TO PROTECT THE MATERIALS OF THIS SECTION BEFORE, DURING, AND AFTER INSTALLATION AND TO PROTECT THE WORK AND MATERIALS OF ALL OTHER TRADES.
REPLACEMENT: IN THE EVENT OF DAMAGE, IMMEDIATELY MAKE ALL REPAIRS AND REPLACEMENTS NECESSARY TO THE APPROVAL OF THE ARCHITECT AND AT NO ADDITIONAL COST TO THE OWNER.

PART 2 – PRODUCTS

PIPE – SOIL, WASTE, AND VENTS IN BUILDING SHALL BE SCHEDULE 40 P.V.C. WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING.

WATER DISTRIBUTION PIPING FROM THE WATER METER THROUGHOUT THE BUILDING SHALL BE "TYPE K" OR DUCTILE IRON FOR BELOW GRADE PIPING, AND COPPER OR PEX FOR ABOVE GROUND PIPING. CPVC OR POLYBUTYLENE WATER DISTRIBUTION PIPE SHALL NOT BE PERMITTED. PEX PIPING BELOW GRADE SHALL BE ALLOWED TO BE INSTALLED FOLLOWING INDUSTRY BEST PRACTICES AND CODE REQUIREMENTS.

NATURAL GAS PIPING: ALL GAS PIPING BELOW GRADE SHALL BE BLACK STEEL PIPE, PLASTIC COATED, WITH WELDED FITTINGS AND JOINTS. ALL GAS PIPING ABOVE GRADE, 3" (INCH) AND LARGER SHALL BE BLACK STEEL PIPE WITH WELDED FITTINGS AND JOINTS; 2-1/2" (INCH) AND SMALLER SHALL BE THREADED BLACK STEEL PIPE WITH MALLEABLE IRON FITTINGS.

PIPE WRAPPING: WRAP ALL GAS PIPE BURIED IN THE GROUND, AND OTHER PIPE WHERE SO NOTED ON THE DRAWING, WITH "SCOTCHRAP". WRAP ALL STRAIGHT RUNS WITH 0.020-INCH THICK TAPE, APPLIED IN HALP-LAP LAYERS. PRE-WRAP ALL JOINTS, VALVES AND SIMILAR IRREGULAR SURFACES USING 0.010-INCH THICK TAPE.

VALVES: ALL VALVE DESIGN IS BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN BELOW. PROVIDE VALVES EQUALING AND EXCEEDING THE QUALITY OF THOSE UPON WHICH DESIGN IS BASED.

TYPE	SIZE RANGE:	PART NUMBER:
GATE	3" AND SMALLER	3
GLOBE	2" AND SMALLER	95
CHECK	2" AND SMALLER	412
GAS COCK	1" AND SMALLER	597
GAS COCK	1 1/4" AND LARGER	655 & 7904
WRENCH-CHANGED FOR USE WITH EACH COCK.		

VALVE BOXES: ALL VALVE BOXES, UNLESS OTHERWISE SHOWN ON THE DRAWING, SHALL EQUAL THE QUALITY OF "FOMI", TRAFFIC TYPE, OF THE REQUIRED DEPTH, AND SHALL HAVE LOCK TYPE CAST IRON COVERS LABELED WATER OR GAS AS REQUIRED.
PIPE SLEEVES AND ESCUTCHEONS: ALL PIPE SLEEVES AND ESCUTCHEONS SHALL EQUAL OR EXCEED THE QUALITY OF "ADJUSTO-CRETE", SHALL HAVE AMPLE CLEARANCE FOR PIPE AND COVERING, AND SHALL HAVE CHROME PLATED WALL AND FLOOR ESCUTCHEONS OVER THE PIPE IN FINISHED AREAS.

HANGERS AND SUPPORTS, UNLESS OTHERWISE SHOWN ON THE DRAWINGS, SHALL EQUAL OR EXCEED THE QUALITY OF THE FOLLOWING:

ITEM:	MANUFACTURER & MODEL NO.
PIPE RING HANGER	GRINNEL 107R
SIDE BEAM CLAMP	GRINNEL 202
TRAPEZE HANGERS	SUPERSTRUT A1200
VERTICAL RISER	GRINNEL 261

HANGER RODS SHALL CONFORM TO THE FOLLOWING:

PIPE SIZE:	ROD DIAMETER:
1/2 " TO 2"	3/8 "
2 1/2 " TO 3 1/2 "	1/2 "
4" TO 5"	5/8 "

AT THE CONTRACTOR'S OPTION, TRAPEZE HANGERS MAY BE USED WHERE PARALLEL RUNS OF PIPE OCCURS. ALL RODS ON TRAPEZE HANGERS SHALL BE 1/2" MINIMUM.

VENT FLASHING: PROVIDE VENT FLASHING AT EACH VENT THROUGH THE ROOF, EQUAL TO OR EXCEEDING THE QUALITY OF "SEMO" NUMBER 1100-2 FLASHING AND COUNTER FLASHING.

ISOLATE ALL DISSIMILAR METALS WITH ISOLATORS EQUALING OR EXCEEDING THE QUALITY OF "EPOCO" DIELECTRIC UNIONS.

PIPING INSULATION

INSULATE ALL METAL CONDENSATE DRAIN PIPES WITH CLOSED-CELL ELASTOMERIC MATERIAL.

ALL HOT WATER PIPING SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU-IN/(H-Ft2-DEGREE F).
ALL COLD WATER PIPING CONCEALED ABOVE CEILINGS, IN ATTICS AND CONCEALED IN EXTERIOR WALLS SHALL BE INSULATED WITH 1" THICK (MIN.) INSULATION HAVING A CONDUCTIVITY NO GREATER THAN 0.28 BTU-IN/(H-Ft2-DEGREE F).
ALL EXPOSED EXTERIOR COLD WATER PIPING SHALL BE INSULATED AS SPECIFIED ABOVE AND HAVE ALUMINUM JACKETING APPLIED OVER INSULATION.

OTHER MATERIAL: ALL OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK OF THIS SECTION, SHALL BE NEW, FIRST QUALITY OF THEIR RESPECTIVE KINDS, AND AS SELECTED BY THE ARCHITECT.
INSPECTION: EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION WILL BE INSTALLED. CORRECT CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

PLUMBING SYSTEM LAYOUT: LAYOUT THE PLUMBING SYSTEM IN CAREFUL COORDINATION WITH THE DRAWINGS, DETERMINING PROPER ELEVATIONS FOR ALL COMPONENTS OF THE SYSTEM AND USING ONLY THE MINIMUM NUMBER OF BENDS TO PRODUCE A SATISFACTORY FUNCTIONING SYSTEM. FOLLOW THE GENERAL LAYOUT SHOWN ON THE DRAWINGS IN ALL CASES EXCEPT WHERE OTHER WORK MAY INTERFERE. LAYOUT ALL PIPES TO FALL WITHIN PARTITION, WALLS, OR ROOF CAVITIES, AND TO NOT REQUIRE FURRING OTHER THAN AS SHOWN ON THE DRAWINGS.

TRENCHING AND BACKFILLING: GENERAL- DIG TRENCHES STRAIGHT AND TRUE TO LINE AND GRADE, WITH BOTTOM OF TRENCH FREE FROM ROCK POINTS AND WITH PIPE CUSHION CONSISTING OF EITHER UNDISTURBED NATURAL SOIL OR COMPACTED FINE SAND. PROVIDE A MINIMUM TRENCH OF 16" FOR MAIN SOIL AND DRAINAGE PIPE, AND A MINIMUM OF 24" COVER BELOW FINISHED GRADE WHEREVER CONDITIONS WILL PERMIT. WHERE CONDITIONS REQUIRE VARIANCE FROM THESE MINIMUMS, SECURE ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE VARIANCE. PERFORM ALL SUCH VARIANCES AT NO ADDITIONAL COST TO THE OWNER.

BACKFILLING: BACK FILL PROMPTLY UPON RECEIPT OF ALL NECESSARY VARIANCES, USING STOCKPILED MATERIAL EXCAVATED FROM THE TRENCH, OR USING OTHER MATERIAL APPROVED BY THE ARCHITECT. ALL BACKFILL MATERIAL SHALL BE FREE FROM ROCKS, LARGE CLODS, ROOTS, AND OTHER FOREIGN MATTER, AND SHALL BE COMPACTED IN 6" LAYERS TO A MINIMUM OF 95 PERCENT COMPACTION. JETTING OF BACKFILL WILL NOT BE PERMITTED. PROMPTLY REMOVE ALL EXCESS EXCAVATED MATERIAL FROM THE SITE.

INSTALLATION, GENERAL: DO NOT CUT INTO OR REDUCE THE SIZE OF ANY LOAD-CARRING STRUCTURAL MEMBER WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. INSTALL ALL PIPES TO CLEAR ALL BEAMS AND OBSTRUCTIONS AND IN ACCORDANCE WITH THE FOLLOWING:

1. INSTALL ALL PIPING PROMPTLY, CAPPING OR PLUGGING ALL OPEN ENDS.
2. INSTALL ALL PIPING GENERALLY LEVEL AND PLUMB, FREE FROM TRAPS, AND IN A MANNER TO CONSERVE SPACE FOR OTHER WORK.
3. CUSHION ALL TRAPS AND BEARING TO MINIMIZE TRANSFER OF SOUND. PROVIDE COMPLETE ISOLATION OF ALL DISSIMILAR METALS. FIRMLY ANCHOR ALL PIPES INTO POSITION.
4. PROVIDE UNIFORM PIPCH OF AT LEAST 1/4 INCH PER FOOT FOR ALL HORIZONTAL WASTE AND SOIL PIPING WITHIN THE BUILDING. PITCH ALL VENTS FOR PROPER DRAINAGE. INSTALL VENT PIPING WITH EACH BEND 45 DEGREES MINIMUM FROM THE HORIZONTAL WHEREVER STRUCTURAL CONDITIONS WILL PERMIT.
5. PROVIDE AIR CHAMBERS OR WATER HAMMER ARRESORS ON HOT AND COLD WATER AT THE FIXTURES.
6. CONCEAL ALL PIPING UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
7. INSPECT EACH PIECE OF PIPE, COUPLINGS, FITTINGS, AND EQUIPMENT FOR DEFECTS AND OBSTRUCTIONS. PROMPTLY REMOVE ALL DEFECTIVE MATERIAL FROM THE SITE.
8. PLUMBER SHALL CUT ALL HOLES IN CABINETS FOR LAVATORIES, SINKS AND FAUCETS.

JOINTS AND CONNECTIONS: PREPARATION – PROPERLY REAM ALL CUT PIPE. CUT ALL THREADS STRAIGHT AND TRUE. APPLY BEST QUALITY TEFLON TAPE TO MALE PIPE THREADS, BUT NOT TO INSIDE OF FITTINGS. USE GRAPHITE ON ALL CLEANOUT PLUGS.
PACKING: PACK ALL JOINTS IN CAST IRON SOIL AND WASTE PIPE AND FITTINGS, USING OAKUM, AND SECURING WITH ONE INCH DEEP CAULKING OF LEAD. FULLY AND PROPERLY CAULK AND FINISH.

COPPER: MAKE ALL JOINTS IN COPPER TUBING WITH 95-5 TIN-ANTIMONY SOLDER, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

PVC: MAKE ALL JOINTS IN PVC PIPING WITH PROPER JOINT CEMENT, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.

SUPPORTING: USE A SEPERATE HANGER FOR EACH BRANCH. SUPPORT VERTIVAL RISERS AT THE FLOOR WITH THE EXTENSION PIPE CLAMPS APPROVED BY THE ARCHITECT. WHEREVER INSULATED PIPE IS SUPPORTED BY RING HANGERS, THE RINGS SHALL PASS FREELY AROUND THE INSULATION AT POINT OF CONTACT WITH SADDLES APPROVED BY THE ARCHITECT.

SLEEVEING, SEALING, ESCUTCHEONS AND FIRE SAFING:
ALL PIPING THROUGH ALL INTERIOR AND EXTERIOR WALLS SHALL BE SLEEVED.
ANNUAL SPACE BETWEEN PIPING AND SLEEVE SHALL BE SEALED WATERTIGHT WITH NON-HARDENING COMPOUND (WHERE WALLS ARE NOT FIRE RATED) OR FIRE SAFING (WHERE WALLS ARE FIRE RATED). SLEEVE AND FIRE SAFING SHALL MAINTAIN FIRE RATING OF WALL ASSEMBLY.
EACH END OF SLEEVE SHALL BE FITTED WITH TWO PIECE CHROME PLATED ESCUTCHEON PLATE.

WATER HAMMER ABSORBING DEVICES

BUILDING WATER SUPPLY SYSTEMS WHERE QUICK-ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH WATER HAMMER ARRESTER(S) TO ABSORB/ HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.

WATER HAMMER ARRESTOR, SIZE AS NOTED. PROVIDE PROPERLY SIZED WATER HAMMER ARRESTOR TO EACH GROUP OF FIXTURES WHETHER SHOWN OR NOT ON PLANS. PROVIDE ACCESS PANEL WHERE LOCATED IN IN ACCESSIBLE WALL/CEILING.

INSTALLATION

HOT WATER PIPING: INSULATE ALL HOT WATER PIPING WITH THE SPECIFIED INSULATION, APPLYING IN STRICT ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS, AND: TIGHTLY BUTT ALL JOINTS TOGETHER, HOLD THE LONGITUDINAL SEAMS WITH COPPER-CLAD INSULATING STAPLES (AT LEAST FOUR STAPLES PER THREE FOOT SECTION).
INSULATE FITTINGS WITH INSULATING CEMENT TO THE THICKNESS ON THE ADJACENT PIPES.
APPLY INSULATION IN TWO LAYERS, ALLOWING FIRST COAT TO DRY BEFORE APPLYING THE SECOND COAT. TROWEL THE FINAL COAT TO A SMOOTH AND EVEN FINISH, THEN COVER THE FITTING WITH AND EIGHT OUNCE CANVAS AND "ARBOL LAGGING ADHESIVE" TO A SMOOTH FINISHED SURFACE. UPON COMPLETION OF INSULATING, FINISH ALL EXPOSED CANVAS JACKETING WITH TWO COATS OF "ARBOL LAGGING ADHESIVE".

STERILIZATION OF PIPES

CHLORINATION: AFTER PRELIMINARY PURGING OF THE SYSTEM, CHLORINATE THE ENTIRE POTABLE WATER SYSTEM IN ACCORDANCE WITH THE CURRENT PROCEDURE OF THE AMERICAN WATERWORKS ASSOCIATION FOR FLUSHING AND DISINFECTING WATER MAINS, AND IN ACCORDANCE WITH ALL OTHER PERTINENT RULES AND REGULATIONS. WHEN STERILIZATION IS COMPLETE, ARRANGE WITH THE PERTINENT AUTHORITIES FOR TEST ON MAINS AND SYSTEM. CHLORINATE ONLY WHEN BUILDING IS UNOCCUPIED.
CLOSING IN UNSPECTED WORK: DO NOT COVER UP OR ENCLOSE WORK UNTIL IT HAS BEEN PROPERLY AND COMPLETELY INSPECTED AND APPROVED. SHOULD ANY OF THE WORK BE COVERED UP OR ENCLOSED PRIOR TO ALL REQUIRED INSPECTIONS APPROVALS, UNCOVER THE WORK AS REQUIRED AND, AFTER IT HAS BEEN COMPLETELY INSPECTED AND APPROVED, MAKE ALL REPAIRS AND REPLACEMENTS WITH SUCH MATERIALS AND WORKMANSHIP AS ARE NECESSARY TO THE APPROVAL OF THE ARCHITECT, AND AT NO ADDITIONAL COST TO THE OWNER.

TESTING:

GENERAL: FURNISH ALL TEST PUMPS, GAGES, EQUIPMENT, AND PERSONNEL REQUIRED, AND TEST AS NECESSARY TO DEMONSTRATE THE INTEGRITY OF THE FINISHED INSTALLATION TO THE APPROVAL OF ALL PERTINENT AUTHORITIES AND THE ARCHITECT.

SOIL & WASTE: UNLESS OTHERWISE DIRECTED, PLUG ALL OPENING AND FILL WITH WATER TO A HEIGHT EQUAL TO THE LOWEST VENT. ALLOW TO STAND ONE HOUR OR LONGER AS REQUIRED. RECAULK LEAKING JOINTS AS DIRECTED AND THEN RE-TEST.

WATER LINES: TEST AND MAKE TIGHT AT 150 PSI WATER GAGE, RETAIN FOR FOUR HOURS; REPAIR ALL LEAKING JOINTS AS DIRECTED AND THEN RE-TEST.

GAS: AIR TEST TO PRESSURE EQUAL TO 100 PSI; RETAIN FOR FOUR HOURS; SOAP TEST IF THE PRESSURE DROPS; REPAIR ALL LEAKS; AND THEN RE-TEST.

VALVES: TEST ALL VALVE BONNETS FOR TIGHTNESS. TEST OPERATE ALL VALVES AT LEAST ONCE FROM CLOSED TO-OPEN-TO CLOSED POSITION WHILE VALVE IS UNDER PRESSURE. TEST ALL AUTOMATIC VALVES FOR PROPER OPERATION AT THE SETTING INDICATED. TEST PRESSURE RELIEF VALVE AT LEAST THREE TIMES.

OTHER: TEST ALL PIPING SPECIALITIES FOR PROPER OPERATION. TEST ALL VENT POINTS TO ENSURE THAT AIR HAS BEEN VENTED.

SYMBOLS AND LEGEND

SYMBOLS	ABBREV.	DESCRIPTION	MATERIAL
	WASTE	SOIL OR WASTE	40 P.V.C. WITH SOLVENT WELD CONNECTIONS, UNLESS OTHERWISE NOTED ON THE DRAWING
	ST	STORM SEWER	
	V	VENT	
		CONDENSATE DRAIN	CPVC FOR MAIN DISTRIBUTION PIPE, PEX FOR RESIDENTIAL DEVELOPMENT UNIT
	CW	COLD WATER	
	HW	HOT WATER	
	GAS	GAS LINE	BLACK STEEL PIPE, PLASTIC COATED
	FD	FLOOR DRAIN	
	FCO	FLOOR CLEAN OUT	
	WCO	WALL CLEAN OUT	
	CCO	CEILING CLEAN OUT	
	B.V	BALL VALVE	BASED ON THE USE OD "WALWORTH" IN THE MODEL SHOWN IN GENERAL NOTES
	C.V	CHECK VALVE	
		GAS SHUT-OFF VALVE	
		GAS METER	
		AHU – FLOOR MOUNTED	

BACKFLOW PREVENTION TYPES

NO.	THE TYPE OF PROTECTION	ITEMS/ EQUIPMENT (SIZE)
1	REDUCED PRESSURE ZONE ASSEMBLY (RPZA)	SUB-DOMESTIC WATER LINE (1")
2	DOUBLE CHECK VALVE ASSEMBLY (DCVA)	REF (3/8")

GENERAL NOTES:

1. THE CONTRACTORS SHALL CONSTRUCT MEP SYSTEM ACCORDING TO MEP'S PLANS, CALCULATION, DETAILS AND SPECIFICATION. ALL REQUESTS FOR ALTERNATE MATERIAL, EQUIPMENT AND SOLUTIONS MUST BE SUBMITTED THROUGH REQUEST FOR INFORMATION (RFI). FAILURE TO SUBMIT THE RFI SHALL RESULT IN THE DISAPPROVAL OF CHANGE ORDER (IF ANY) FOR THE PROPOSED ALTERNATE MATERIAL, EQUIPMENT, AND SOLUTION.
2. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE SPECIFIED EQUIPMENT'S INSTALLATION MANUAL FROM THE MANUFACTURE.
3. THE CONTRACTORS ARE REQUIRED TO FOLLOW THE LOCAL BUILDING CODE OF AUTHORITY HAVING JURISDICTION.
4. THE COMPLETE COLD AND HOT WATER SYSTEMS MUST BE TESTED, BALANCED, AND COMMISSIONED BY QUALIFIED COMMISSIONER AGENT DURING THE CONSTRUCTION PHASE PRIOR TO FULL OPERATION. FAILURE TO PROPERLY CONDUCT TESTING, BALANCING, AND COMMISSIONING THE PLUMBING SYSTEM SHALL RESULT IN SYSTEM DYSFUNCTION, WHICH IS FULLY RESPONSIBLE BY THE CONTRACTOR.
5. DURING THE BIDDING PROCESS, THE CONTRACTOR IS RESPONSIBLE TO BID ANY NECESSARY PLUMBING ACCESSORIES OF THE SPECIFIED PLUMBING FIXTURE.
6. DURING THE BIDDING PROCESS, THE CONTRACTORS ARE REQUIRED TO SUBMIT THE RFI TO RECEIVE OUR SOLUTION IN CASE THE LOCATION OF PLUMBING PIPES AND STRUCTURAL BEAMS AND FOOTING ARE CONFLICT. OTHERWISE, WE ARE NOT RESPONSIBLE FOR ANY ADDITIONAL FEE ARISING FROM CHANGE ORDERS.
7. THE CONTRACTOR MUST SUBMIT THE LIST OF BIDDING PLUMBING FIXTURES TO THE ARCHITECT, OWNER, INTERIOR DESIGNER, OR HOTEL FRANCHISE PRIOR TO ORDERING AND INSTALLATION.

REVISIONS

IF THIS DRAWING IS PLOTTED LESS THAN 22x36 IN SIZE, IT IS A REDUCED PLOT - SCALE SHOULD BE ADJUSTED ACCORDINGLY

THE PROFESSIONAL, WASTE SIGNATURE AND PERSONAL SEAL APPEARS ON THIS SHEET ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS HEREON. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER INFORMATION. THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDING TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

SHEET DESCRIPTION
PLUMBING NOTES
&
LEGAND

JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

PLUMBING FIXTURE SCHEDULE

** ALL PLUMBING FIXTURES SHALL BE "SENSE" LABELED.

-- TS-1 AQUA BATH MODEL AB 6092TS-OT TUB, SHALL MEET ANSI 124.1 CERTIFIED, POP-UP DRAIN & SUPPLY. DELTA T14461 VALVE. STAINLESS COMPEL MONITOR 14 SERIES DUAL FUNCTION PRESSURE BALANCED TUB SHOWER TRIM PACKAGE w/ 52638-15PK HEAD (15 GPM)
-- TS-2 AQUA BATH MODEL AB 6536BF-OT ADA SHOWER, SHALL MEET ANSI 124.1 CERTIFIED, POP-UP DRAIN & SUPPLY. DELTA T14261 VALVE. STAINLESS COMPEL MONITOR 14 SERIES DUAL FUNCTION PRESSURE BALANCED TUB SHOWER TRIM PACKAGE w/ 52638-15PK HEAD (15 GPM)
-- TS-3 AQUA BATH MODEL AB 4196BF-OT SHOWER, SHALL MEET ANSI 124.1 CERTIFIED, POP-UP DRAIN & SUPPLY. DELTA T14261 VALVE. STAINLESS COMPEL MONITOR 14 SERIES DUAL FUNCTION PRESSURE BALANCED TUB SHOWER TRIM PACKAGE w/ 52638-15PK HEAD (15 GPM)
-- WC-1 WATER CLOSET - Kohler K-5299-RA. Biscuit Wellworth Pressure Lite elongated 1.1 gpf toilet with flush lever located on the open side of the toilet., KOHLER #SBI175 SEAT
-- WC-2 WATER CLOSET - Kohler K-5299-RA. Biscuit Wellworth Pressure Lite elongated 1.1 gpf toilet with flush lever located on the open side of the toilet., KOHLER #SBI175 SEAT
-- LAV-1 LAVATORY - FERGUSON ENTERPRISES PF144R - 19" ROUND. DROP IN VITREOUS GALA FAUCET, 19" DIA. FIBERGLASS SINK. Moen W584503 Single Handle Centerset Lavatory Faucet, Chrome. (Order seperatly Moen 216T21 1.0 gmp aerator).
--LAV-2 LAVATORY - KOHLER MODEL NO. K 2005 WALL-HUNG VITREOUS CHINA 4 1/2" BACKSPLASH, Moen W584503 Single Handle Centerset Lavatory Faucet, Chrome. (Order seperatly Moen 216T21 1.0 gmp aerator).
-- F.D. FLOOR DRAIN - CRESTLINE SCHEDULE 40 PVC FLOOR DRAIN W/ ROUND PVC GRATE, 2" WASTE W/ DEEP SEAL TRAP, BACKWATER VALVE & CONCEALED CLEANOUT
-- C.O. CLEANOUTS-ZURN OR EQUAL, FULL SIZE OF WASTE LINE INSTALLED IN RECESSED PLUGS
-- S.C. CLEANOUTS-ZURN OR EQUAL, FULL SIZE OF WASTE LINE INSTALLED IN RECESSED PLUGS
-- W.B. WASHBOX - GUY GRAY MODEL NO. B200, RECESSED INTO WALL, PROVIDE BLOCKING IN WALL FOR SUPPORT
-- H.B. WOODFORD MODEL 21 FREEZE PROOF HOSE BIBB WITH BACKFLOW PROTECTION. THE MODEL 21 INCLUDES A MODEL 50 VACUUM BREAKER.
-- WATER HEATER - REEM RTGH-9101 INDOOR DIRECT VENT GAS TANK-LESS. 0.96 UEF.

COLD WATER SUPPLY FIXTURE UNITS TYPICAL RESIDENTIAL UNIT					
NO.	FIXTURE	X	CWSFU	=	TOTAL
PRIVATE					
2	WATER CLOSET	X	3	=	6.00
2	LAVATORY	X	0.75	=	1.50
1	BATHTUB	X	1.5	=	1.50
1	SHOWER	X	1	=	1.00
1	RESIDENTIAL WASHER	X	1.5	=	1.50
1	KITCHEN SINK	X	1.5	=	1.50
1	HOSE BIBB	X	1	=	1.00
					14.00

TOTAL DEMAND BASED ON 14 FIXTURE UNIT FOR FLUSH TANK = 10.4 GPM. USE 1" MAIN LOSS PER 100 FEET: 7.2 PSI
CHOOSE SUB-WATER METER: 1" FOR EACH RESIDENTIAL UNIT
COLD WATER CALCULATION COMPLY WITH 2004 ILLINOIS STATE PLUMBING CODE

HOT WATER SUPPLY FIXTURE UNITS TYPICAL RESIDENTIAL UNIT					
NO.	FIXTURE	X	CWSFU	=	TOTAL
PRIVATE					
2	LAVATORY	X	0.75	=	1.50
1	BATHTUB	X	1.5	=	1.50
1	SHOWER	X	1	=	1.00
1	RESIDENTIAL WASHER	X	1.5	=	1.50
1	KITCHEN SINK	X	1.5	=	1.50
1	DISH WASHER	X	1	=	1.00
					8.00

CALCULATION OF STORAGE WATER HEATER:
POSSIBLE HOT WATER DEMAND BASED ON 8 FIXTURE UNIT = 6.5 GPM.
PROBABLE MAXIMUM DEMAND: 6.5 GPM x 0.15 = 0.97 GPM
HEATING CAPACITY REQUIRED (TO RISE UP COLD WATER 50°F TO 120°F): 34 245 BTUH
SELECT GAS STORAGE WATER HEATER 40000 BTUH (DELIVERED DIRECTLY TEMP. 120°F FOR EACH UNIT)
HOT WATER CALCULATION COMPLY WITH 2004 ILLINOIS STATE PLUMBING CODE

DRAINAGE FIXTURE UNITS (DFU) SUMMARY TYPICAL RESIDENTIAL UNIT					
NO.	FIXTURE	X	DFU	=	TOTAL
PRIVATE					
2	1 TANK WATER CLOSET, 1 LAVATORY WITH 1¼ INCH TRAP AND 1 BATHTUB OR SHOWER STALL	X	7	=	14.00
1	KITCHEN SINK	X	2	=	2.00
1	DISH WASHER	X	2	=	2.00
1	RESIDENTIAL WASHER	X	3	=	3.00
1	FLOOR DRAIN 2"	X	3	=	3.00
					24.00

USE 4" MAIN SLOPED @1/8" PER FOOT FOR EACH RESIDENTIAL UNIT
SANITARY SEWER CALCULATION COMPLY WITH 2004 ILLINOIS STATE PLUMBING CODE

DRAINAGE FIXTURE UNITS (DFU) SUMMARY FOR BUILDING					
NO.	FIXTURE	X	DFU	=	TOTAL
PRIVATE					
4	1 TANK WATER CLOSET, 1 LAVATORY WITH 1¼ INCH TRAP AND 1 BATHTUB OR SHOWER STALL	X	7	=	28.00
2	KITCHEN SINK	X	2	=	4.00
2	DISH WASHER	X	2	=	4.00
2	RESIDENTIAL WASHER	X	3	=	6.00
2	FLOOR DRAIN 2"	X	3	=	6.00
					48.00

USE 4" MAIN SLOPED @1/8" PER FOOT FOR EACH RESIDENTIAL UNIT
SANITARY SEWER CALCULATION COMPLY WITH 2004 ILLINOIS STATE PLUMBING CODE

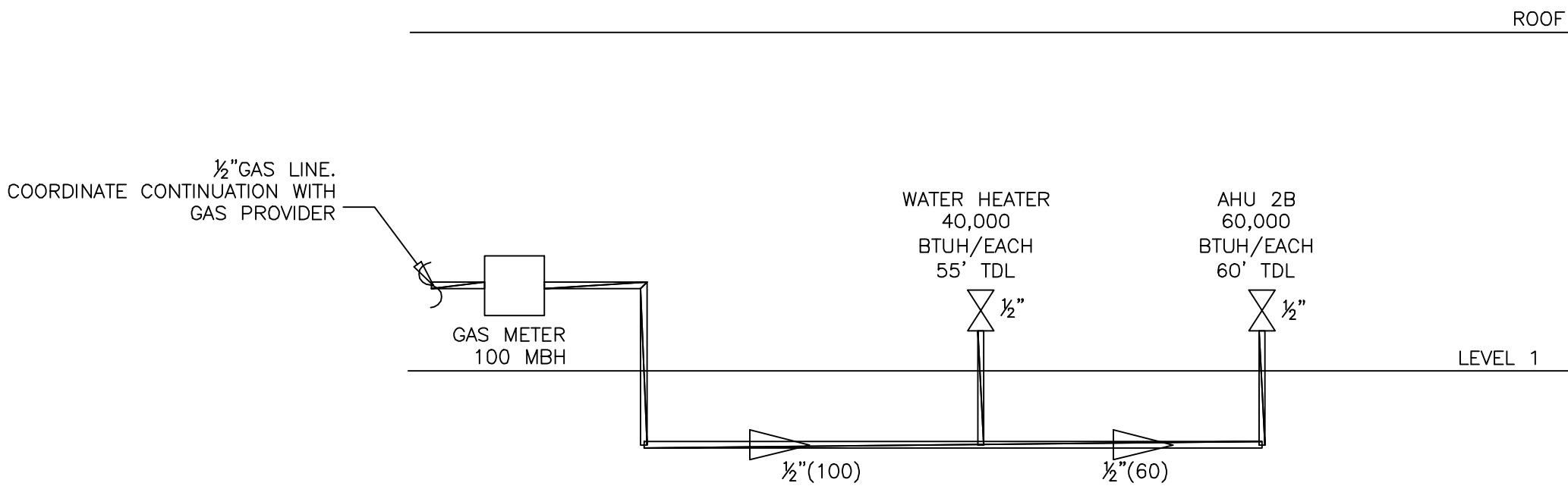
HYDRAULIC CALCULATION			
A	RESIDUAL PRESSURE	50	PSI
B	PRESSURE LOSS THROUGH WATER METER	3	PSI
C	PRESSURE LOSS THROUGH REDUCE PRESSURE BACKFLOW PREVENTOR	2	PSI
D	PRESSURE LOSS DUE TO ELEVATION = 16 FEET (10% of STATIC HEAD)	6.90	PSI
E	PIPING FRICTION LOSS	0.69	PSI
F	PRESSURE LOSS PER 100 FEET OF PIPE	7.20	PSI
G	TOTAL PRESSURE LOSSES	19.79	PSI
H	PRESSURE AVAILABLE TO HIGHEST/ FARTHEST FIXTURE	30.21	PSI

NOTES:

1. PROVIDED WITH HEAVY DUTY CLOSED FRONT ELONGATED SEAT WITH COVER, SUPPLY, STOP & BOLT CAPS.
2. FINISH & COLOR SELECTED BY ARCHITECT.
3. PROVIDED WITH LOOSE KEY & VACUUM BREAKER.

PLUMBING FIXTURE NOTES:

1. CONTRACTOR SHALL REFERENCE AND COORDINATE ROUGH-IN DIMENSION, MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND SPECIFIC OWNER'S REQUIREMENTS BEFORE PURCHASING AND/OR INSTALLING ANY FIXTURES OR ACCESSORIES AND BEFORE PROCEEDING WITH CONSTRUCTION.



GAS SCHEMATIC DIAGRAM FOR TYPICAL RESIDENTIAL UNIT (<2 PSI)

SCALE: N.T.S

BASIS OF DESIGN	
MAXIMUM DEMAND = 100,000 BTUH (100 MBH) TOTAL DEVELOPED LENGTH FROM POINT OF DELIVERY TO MOST REMOTE OUTLET = 60 FT. NOTE: TDL= TOTAL DEVELOPED LENGTH FROM METER INLET PRESSURE: <2PSI PRESSURE DROP: 6 IN W.C INSTALL GAS SHUT OFF VALVE FOR EACH APPLIANCE GAS CALCULATION COMPLY WITH TABLE 402.4(4) SCHEDULE 40 METALLIC PIPE FROM 2012 IFGC	

REVISIONS
13SEP22

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DENTISTS
REEDSBURG, WI

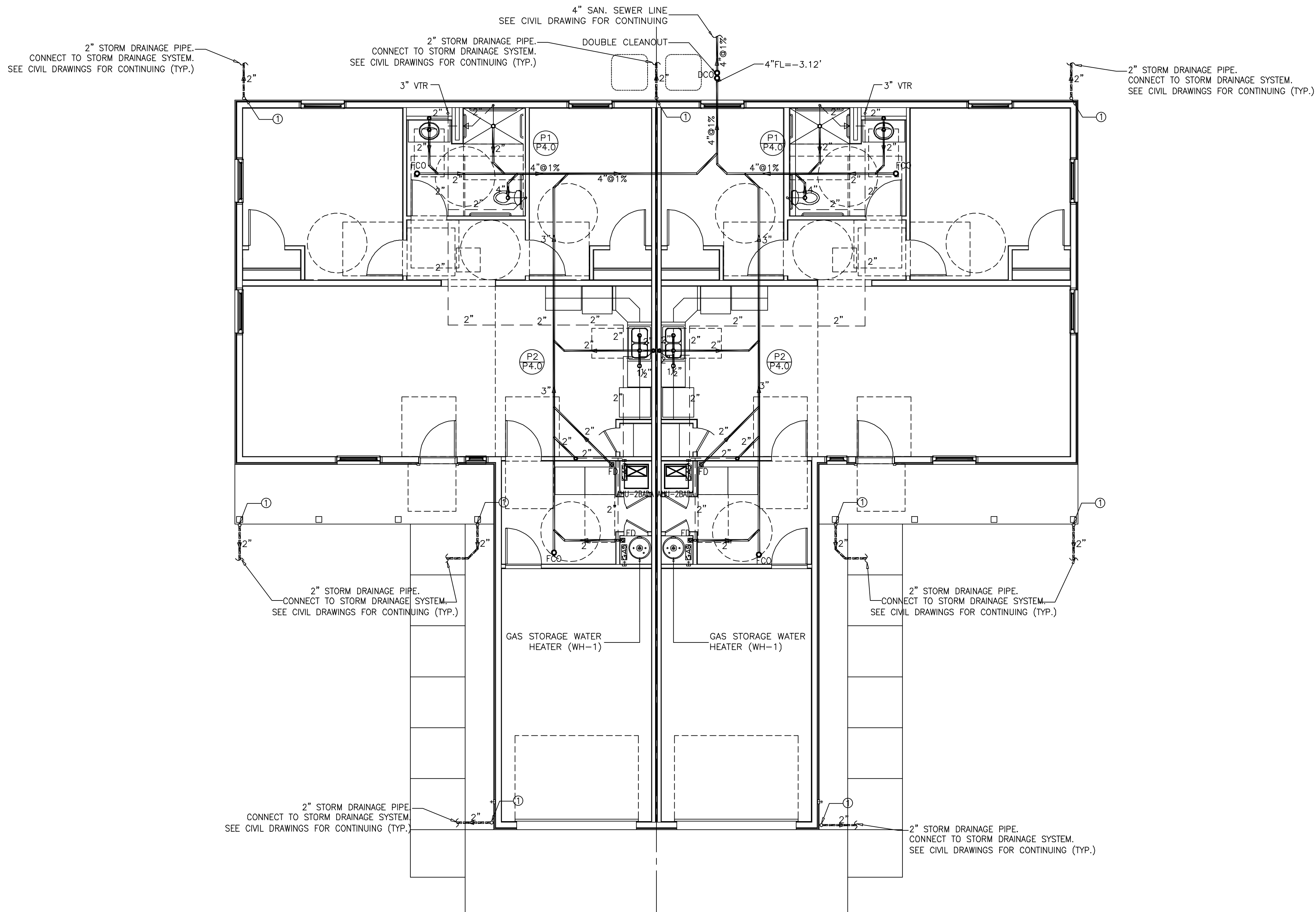
SHEET DESCRIPTION
PLUMBING FIXTURES
& SCHEDULES

JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

NOTES:

- FOR GENERAL NOTES, PLUMBING FIXTURES AND SPECIFICATIONS, SEE PLUMBING DRAWING P1.0.
- FOR DRAWING CLARITY, SEE THE VENT PIPING WITH SIZING ON RISER DIAGRAM P4.0.
- ALL PENETRATIONS THROUGH FIRE WALL MUST BE SEALED TO MEET THE CRITERIA.
- FOR SCHEMATIC DIAGRAMS SEE PLUMBING DRAWING P4.0.
- FOR GAS SCHEMATIC DIAGRAM SEE PLUMBING DRAWING P1.1
- CONTRACTOR TO SUPPLY THE TEMPERED WATER LIMITING DEVICE.
- DRAIN SIZES FROM PLUMBING FIXTURES SHALL BE AS FOLLOWS:
WATERCLOSETS - 4"Ø
BATHTUB - 2"Ø
LAVATORY - 2"Ø
FLOOR DRAIN - 2"Ø

1. THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWING TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUNNING ALONG WITH THE GRADE BEAMS.



1 SANITARY SEWER BUILDING PLAN
SCALE: 3/16"=1'-0"

KEYED NOTES:
① 2" DOWNSPOUT

REVISIONS

1	
2	
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REEDSBURG, WI

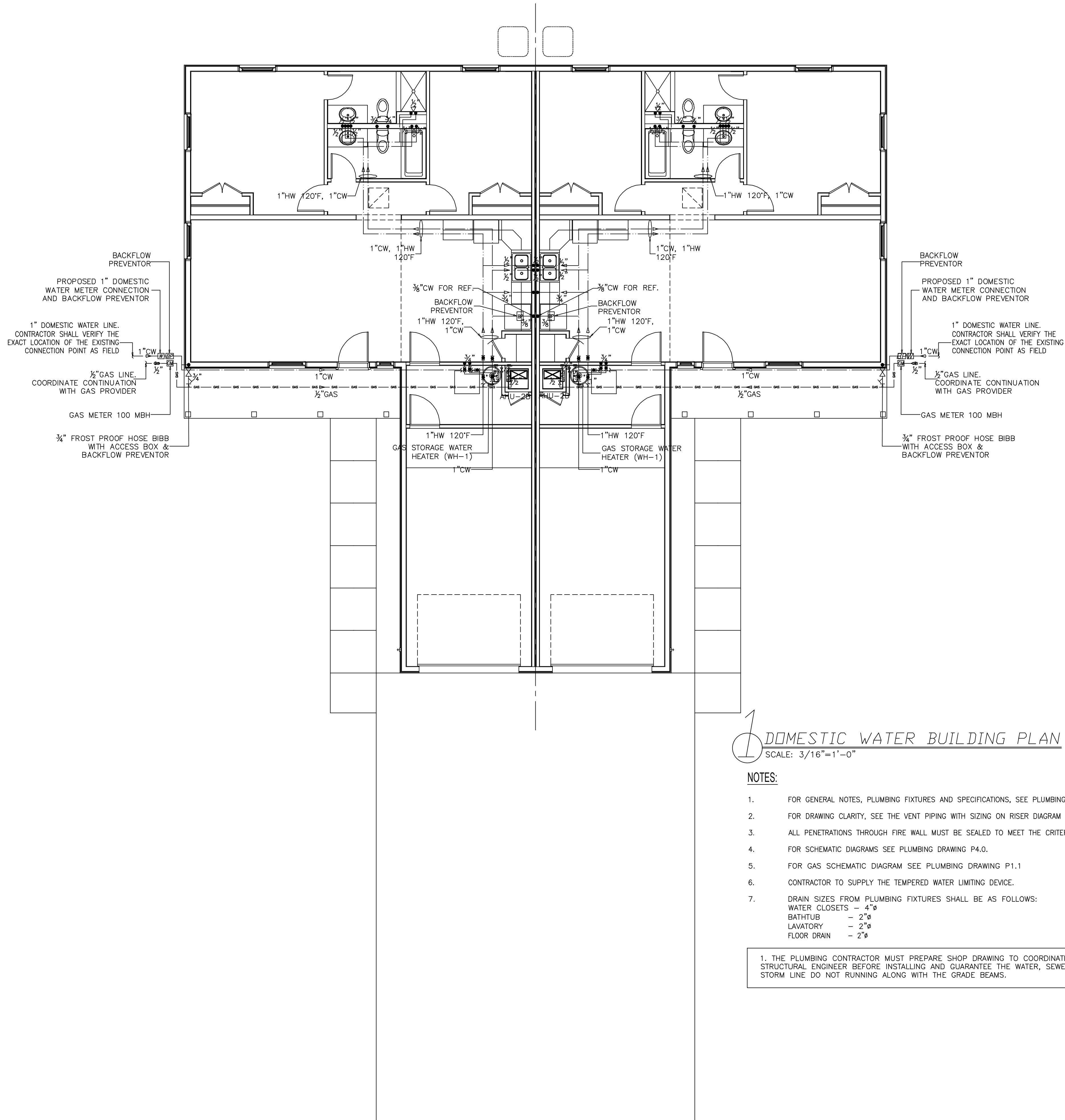
SHEET DESCRIPTION

SANITARY SEWER
BUILDING PLAN

JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

P2.0

SHEET No.



1 DOMESTIC WATER BUILDING PLAN
SCALE: 3/16"=1'-0"

NOTES:

- FOR GENERAL NOTES, PLUMBING FIXTURES AND SPECIFICATIONS, SEE PLUMBING DRAWING P1.0.
- FOR DRAWING CLARITY, SEE THE VENT PIPING WITH SIZING ON RISER DIAGRAM P4.0.
- ALL PENETRATIONS THROUGH FIRE WALL MUST BE SEALED TO MEET THE CRITERIA.
- FOR SCHEMATIC DIAGRAMS SEE PLUMBING DRAWING P4.0.
- FOR GAS SCHEMATIC DIAGRAM SEE PLUMBING DRAWING P1.1
- CONTRACTOR TO SUPPLY THE TEMPERED WATER LIMITING DEVICE.
- DRAIN SIZES FROM PLUMBING FIXTURES SHALL BE AS FOLLOWS:
WATER CLOSETS - 4"ø
BATHTUB - 2"ø
LAVATORY - 2"ø
FLOOR DRAIN - 2"ø

1. THE PLUMBING CONTRACTOR MUST PREPARE SHOP DRAWING TO COORDINATE WITH STRUCTURAL ENGINEER BEFORE INSTALLING AND GUARANTEE THE WATER, SEWER AND STORM LINE DO NOT RUNNING ALONG WITH THE GRADE BEAMS.

REVISIONS

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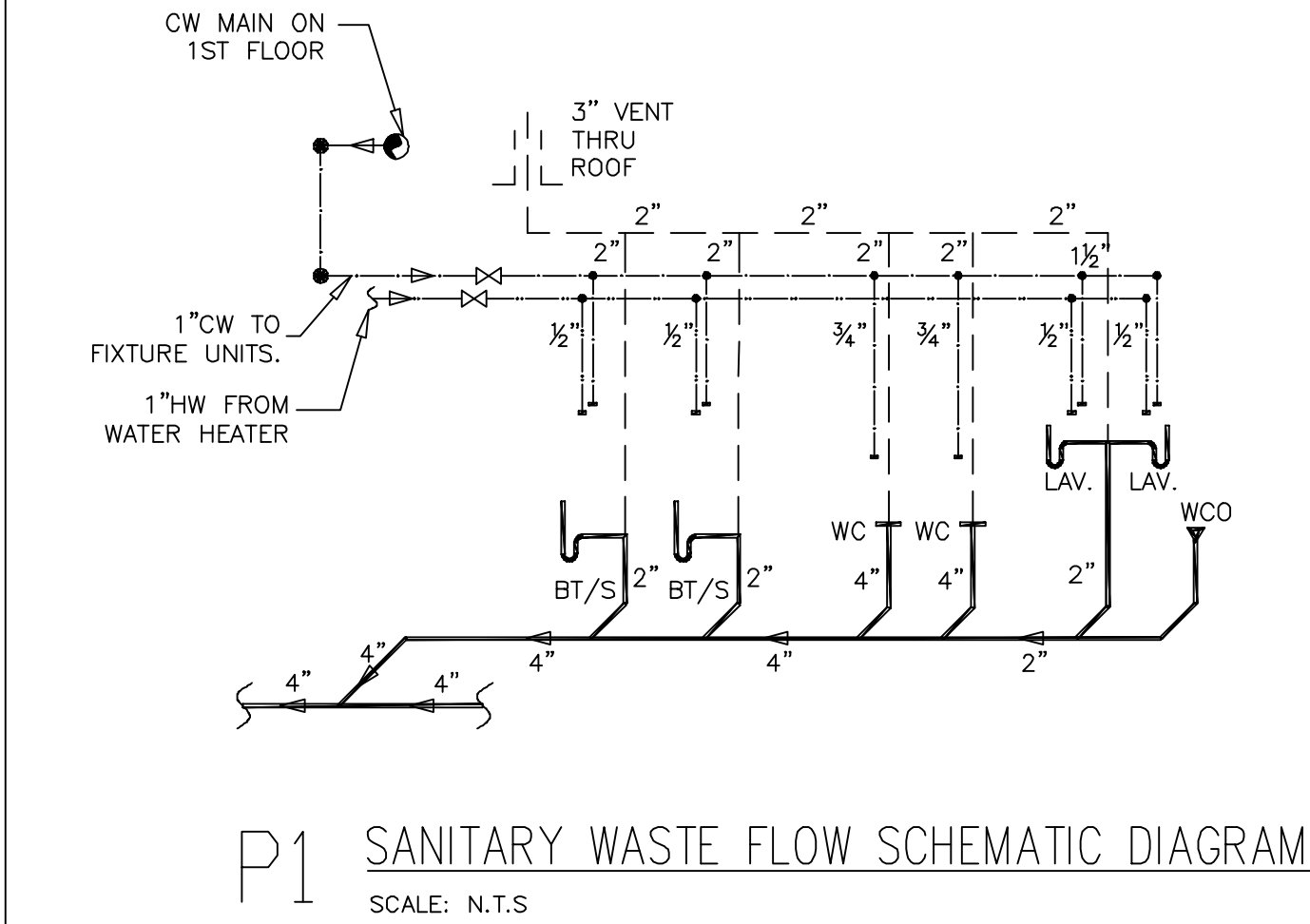
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DOMESTIC WATER
BUILDING PLAN

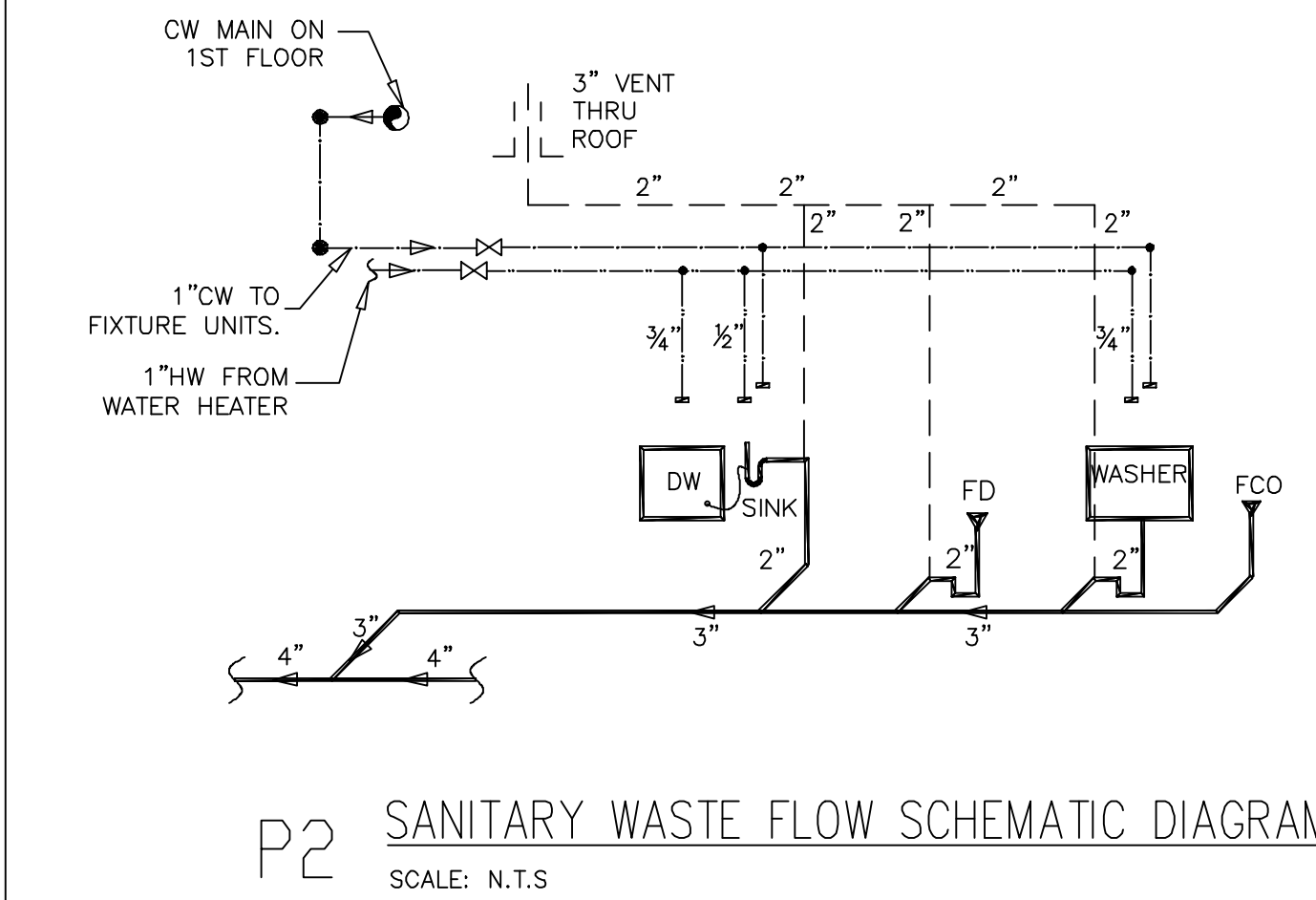
JOB NO.: 1028.001
DATE: 15NOV23
DRAWN BY: MS

P3.0

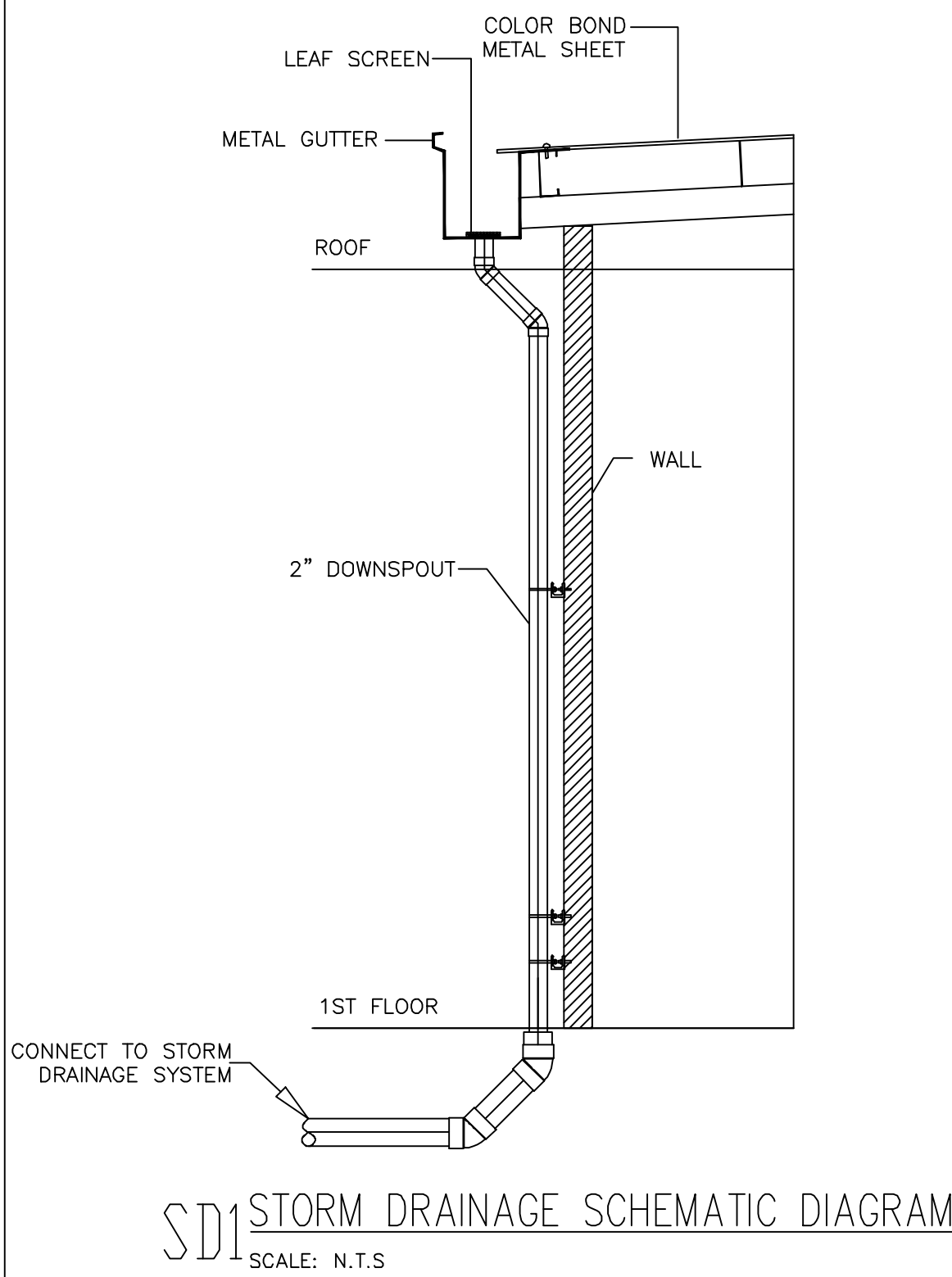
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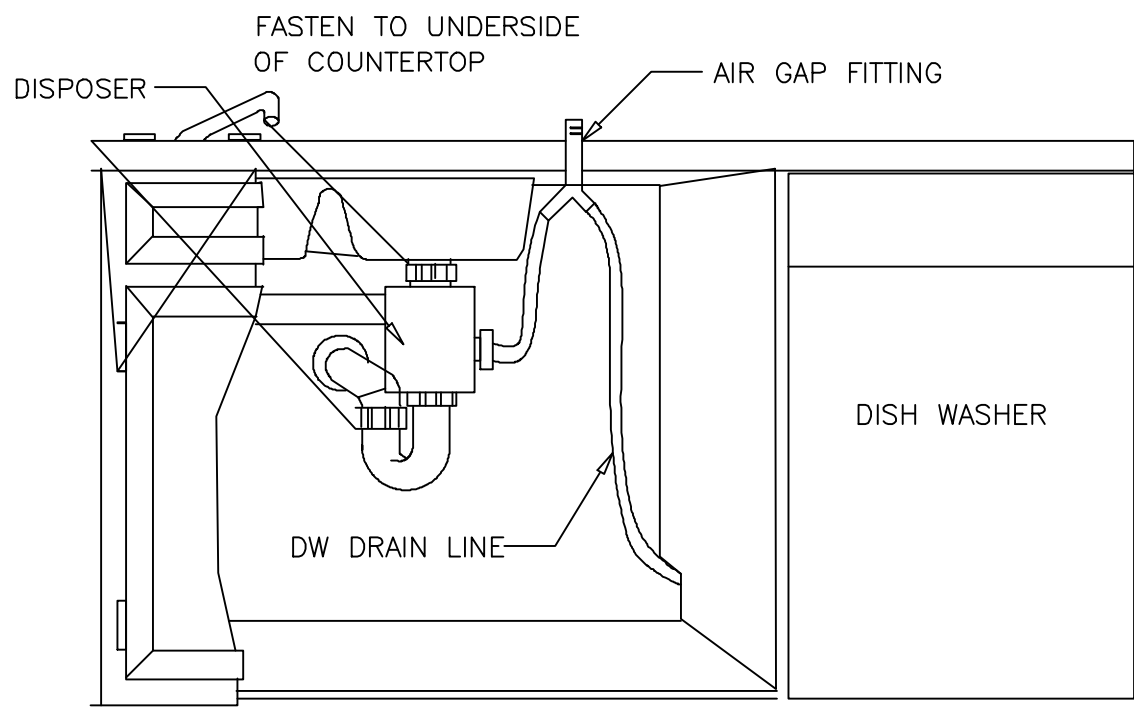
P1 SANITARY WASTE FLOW SCHEMATIC DIAGRAM
SCALE: N.T.S



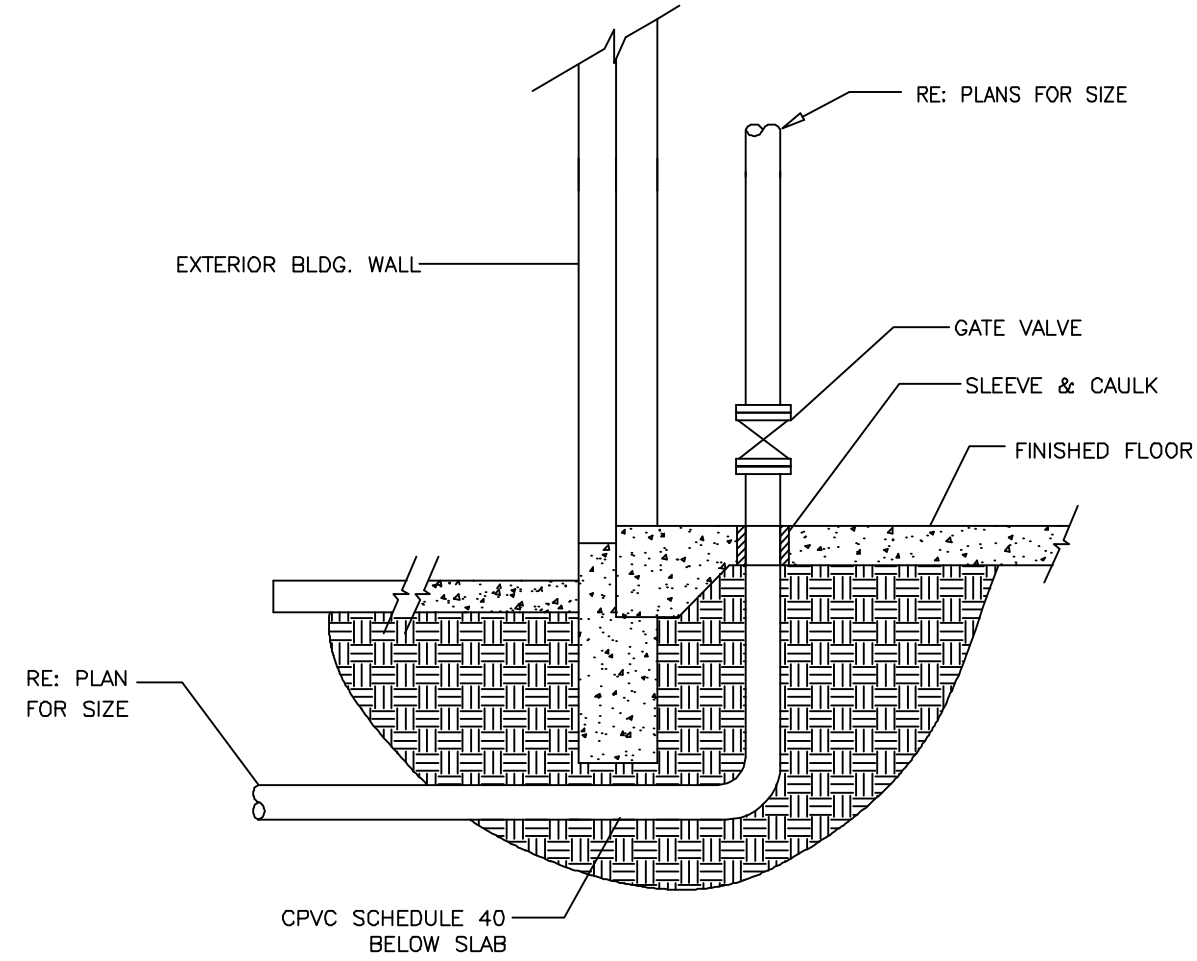
P2 SANITARY WASTE FLOW SCHEMATIC DIAGRAM
SCALE: N.T.S



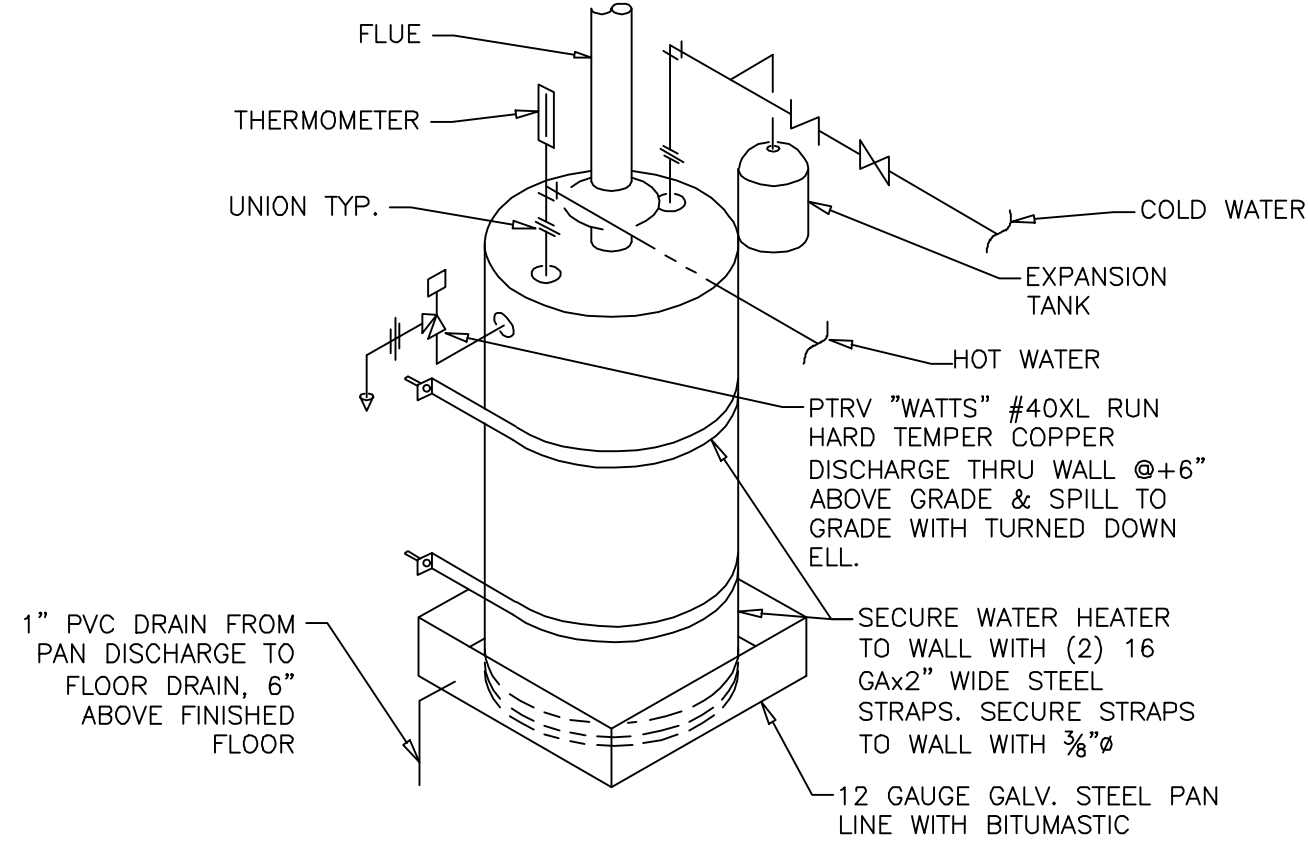
SD1 STORM DRAINAGE SCHEMATIC DIAGRAM
SCALE: N.T.S



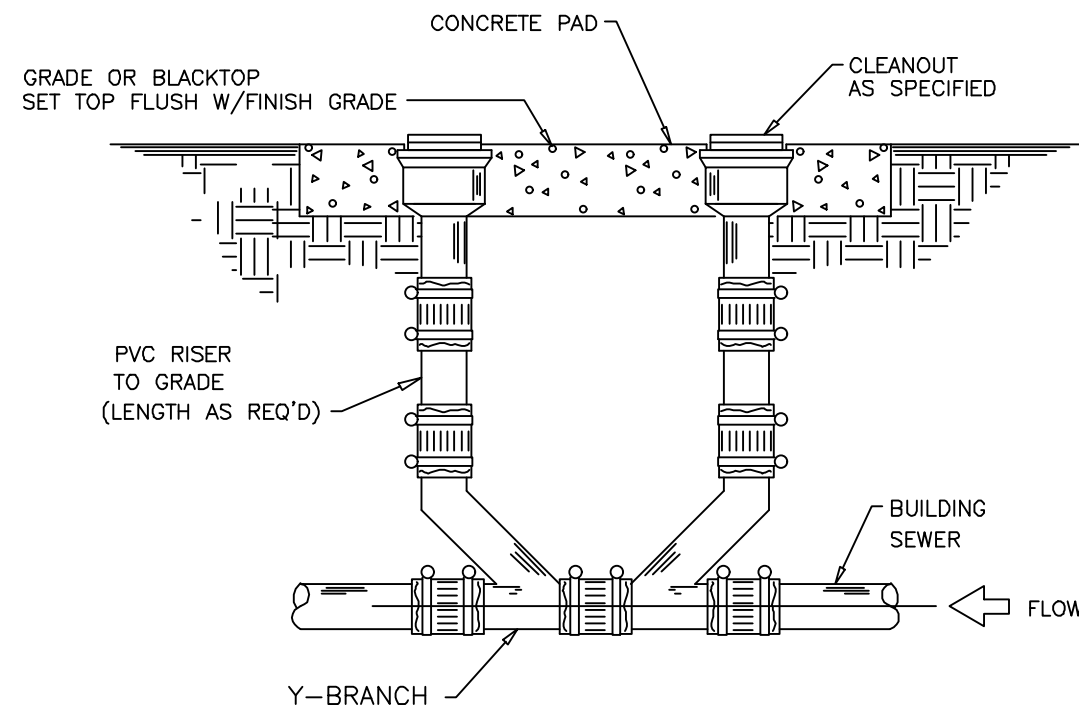
1 DISH WASHER WITH DISPOSER DETAIL
SCALE: NTS



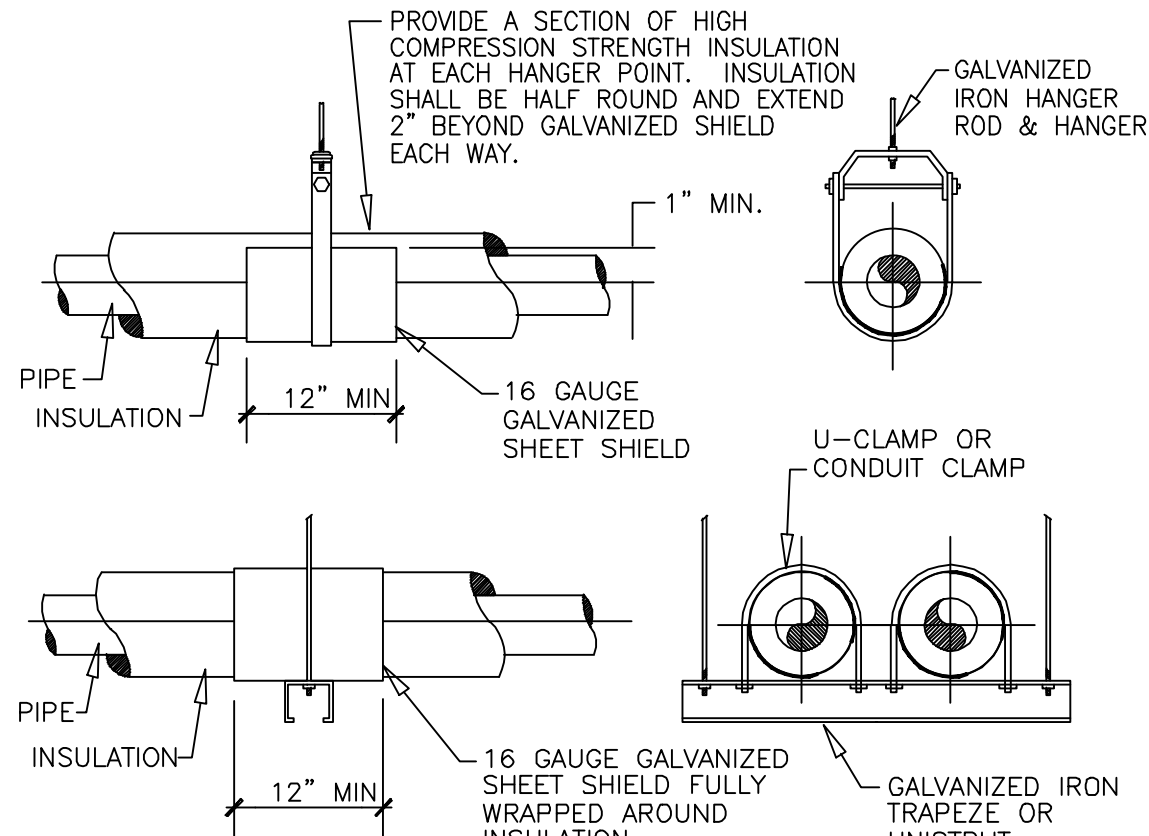
2 DOMESTIC WATER SERVICE ENTRY DETAIL
SCALE: NTS



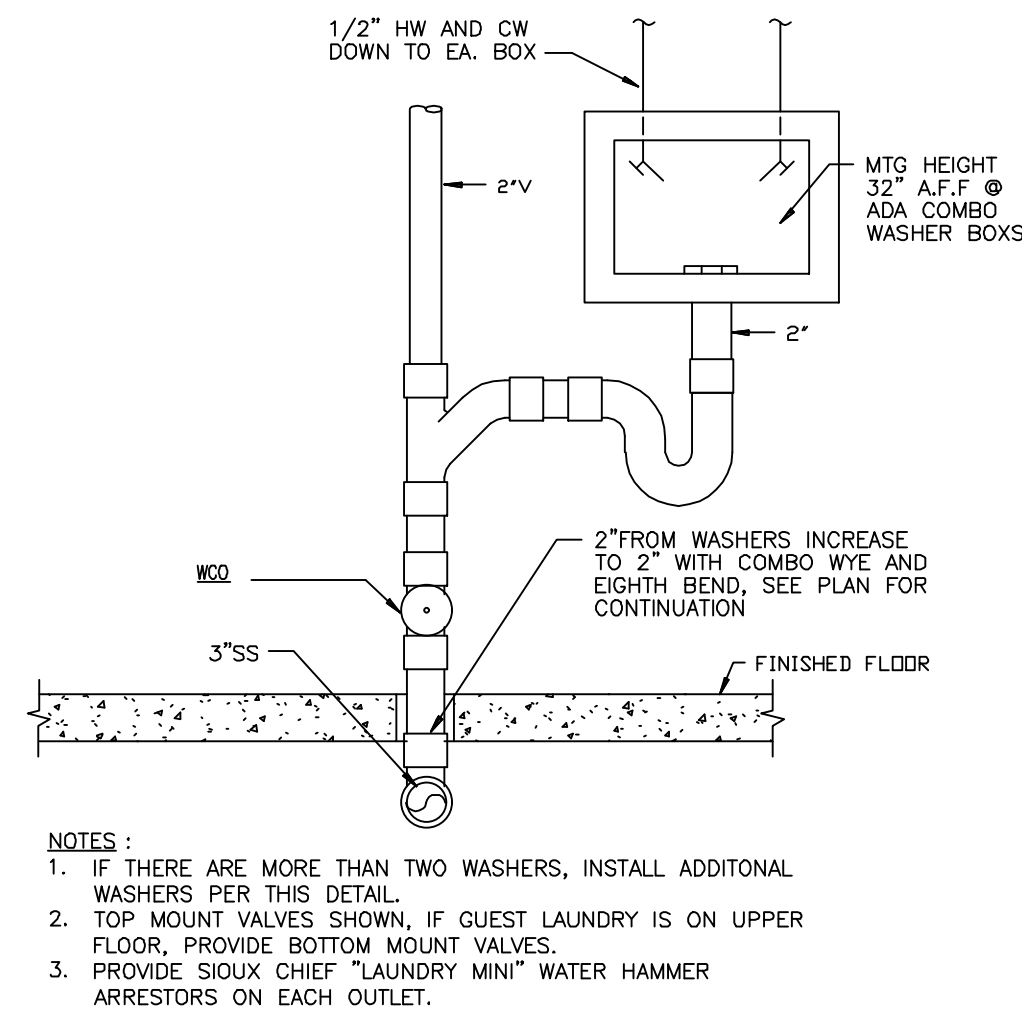
3 GAS STORAGE WATER HEATER
SCALE: NTS



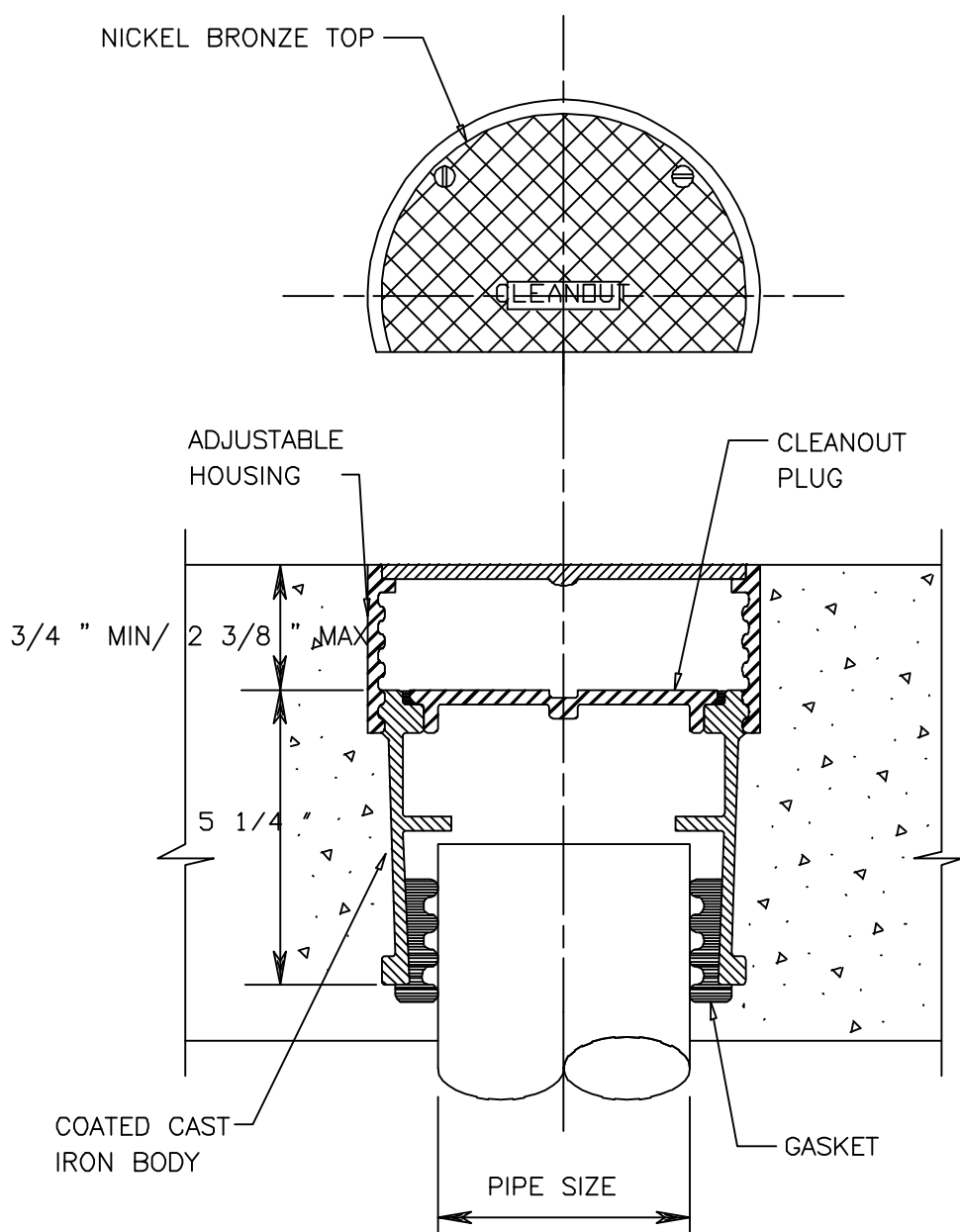
4 DOUBLE CLEAN OUT
SCALE: NTS



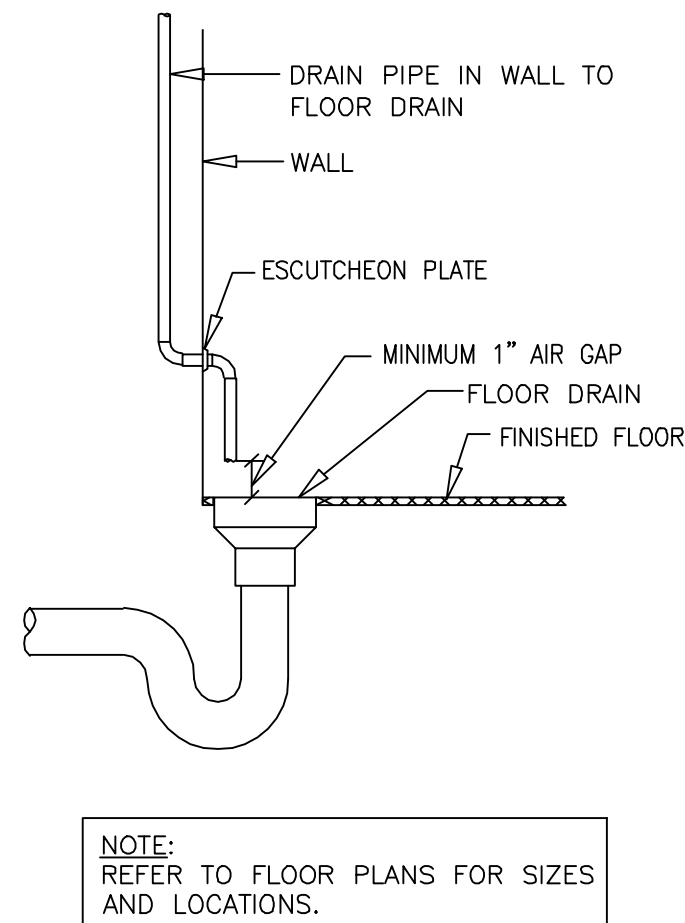
5 PIPE HANGER DETAIL
SCALE: NTS



6 WASHER DETAILS (FOR RESIDENTIAL)
SCALE: NTS



7 FLOOR CLEAN OUT DETAIL
SCALE: NTS



8 FLOOR DRAIN DETAIL
SCALE: NTS

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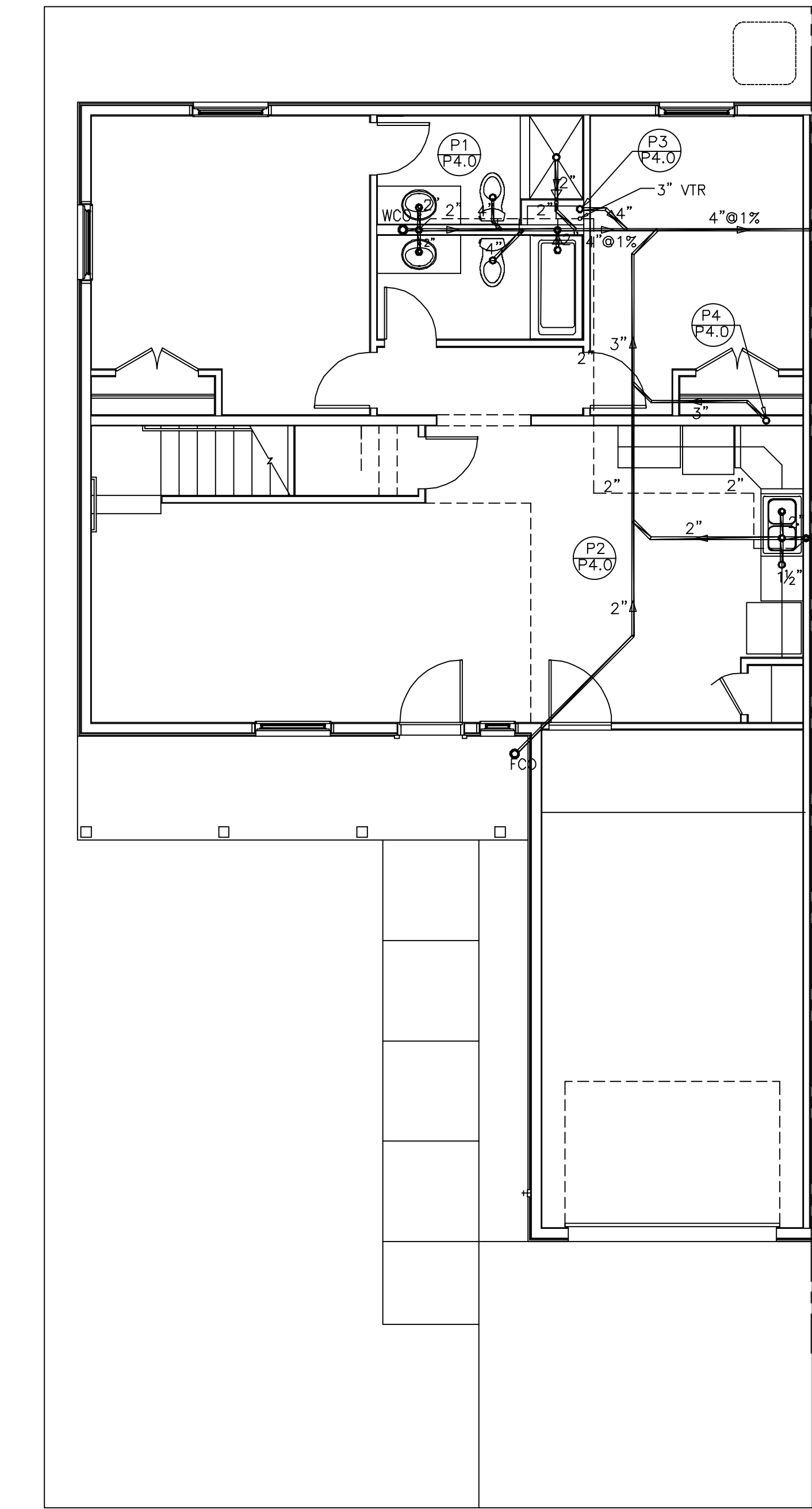
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APARTMENTS, WI
REEDSBURG, WI

SHEET DESCRIPTION
PLUMBING RISERS
AND DETAILS

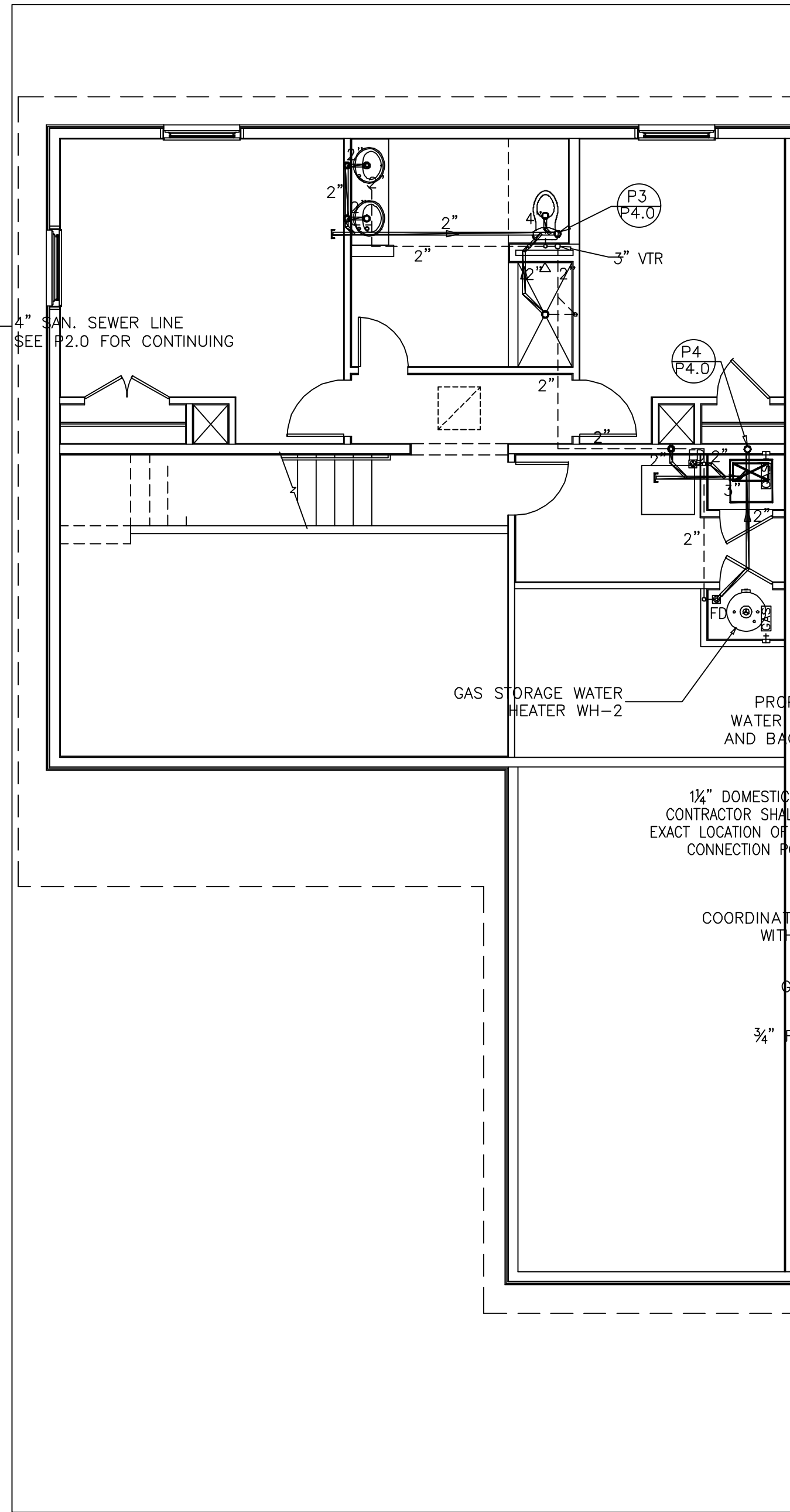
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DATE: 15NOV23
DRAWN BY: MS

P4.0

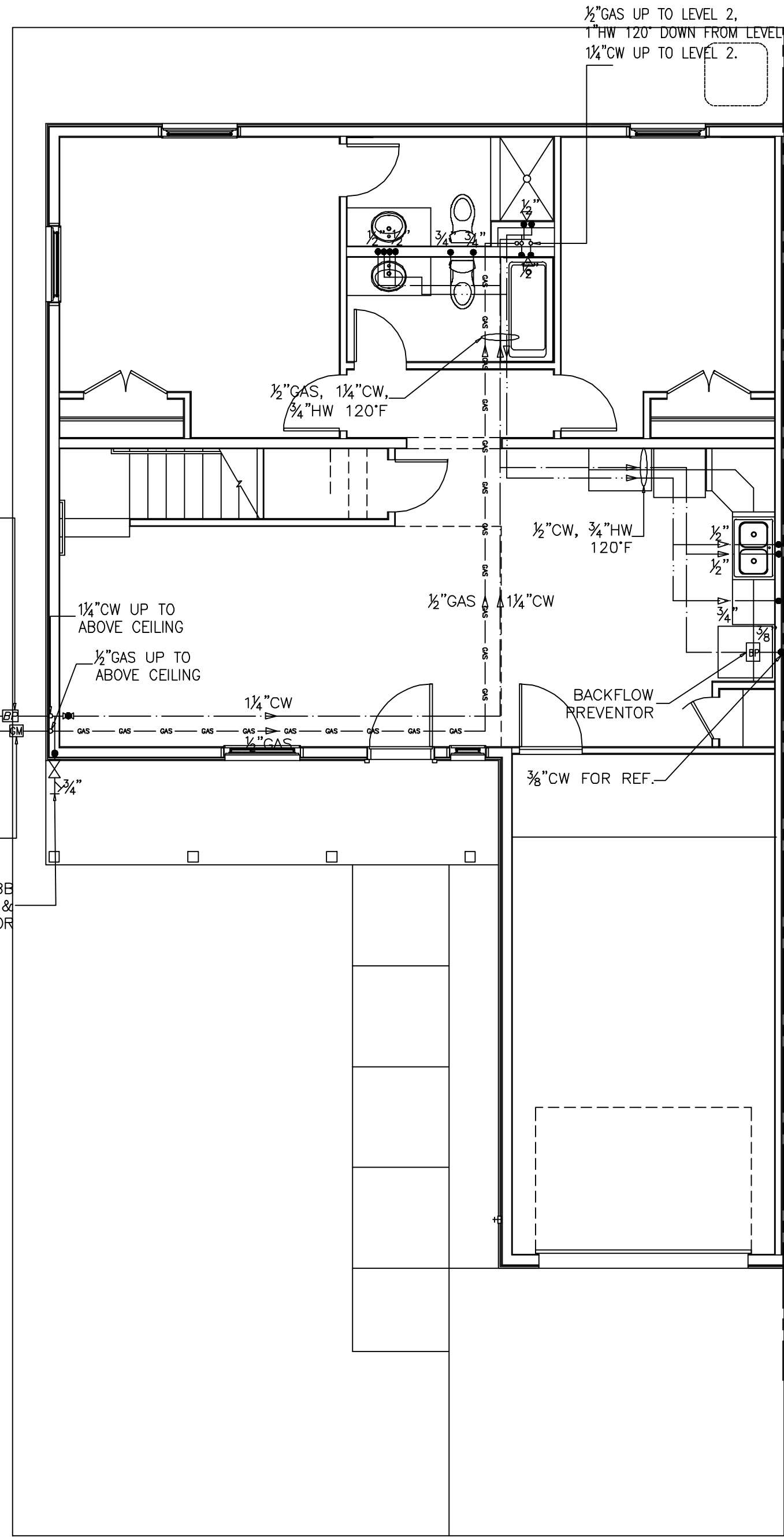
SHEET No.



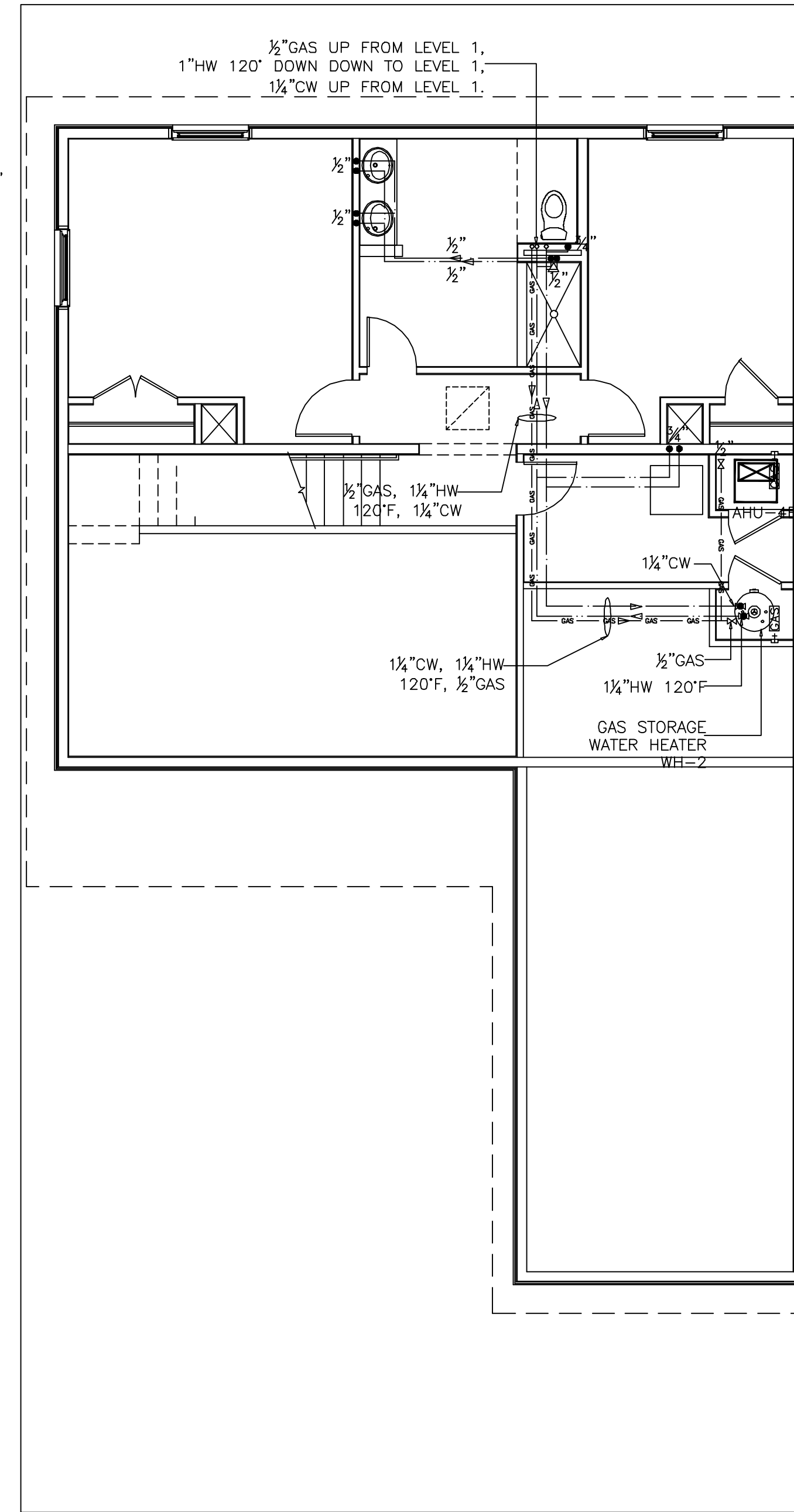
1 AP-4BED TYP. SAN. SEWER LEVEL 01 PLAN
SCALE: 3/16"=1'-0"



2 AP-4BED TYP. SAN. SEWER LEVEL 02 PLAN
SCALE: 3/16"=1'-0"
THREE BEDROOM HVAC SAME



3 AP-4BED TYP. DOM. WATER LEVEL 01 PLAN
SCALE: 3/16"=1'-0"



4 AP-4BED TYP. DOM. WATER LEVEL 02 PLAN
SCALE: 3/16"=1'-0"
THREE BEDROOM HVAC SAME

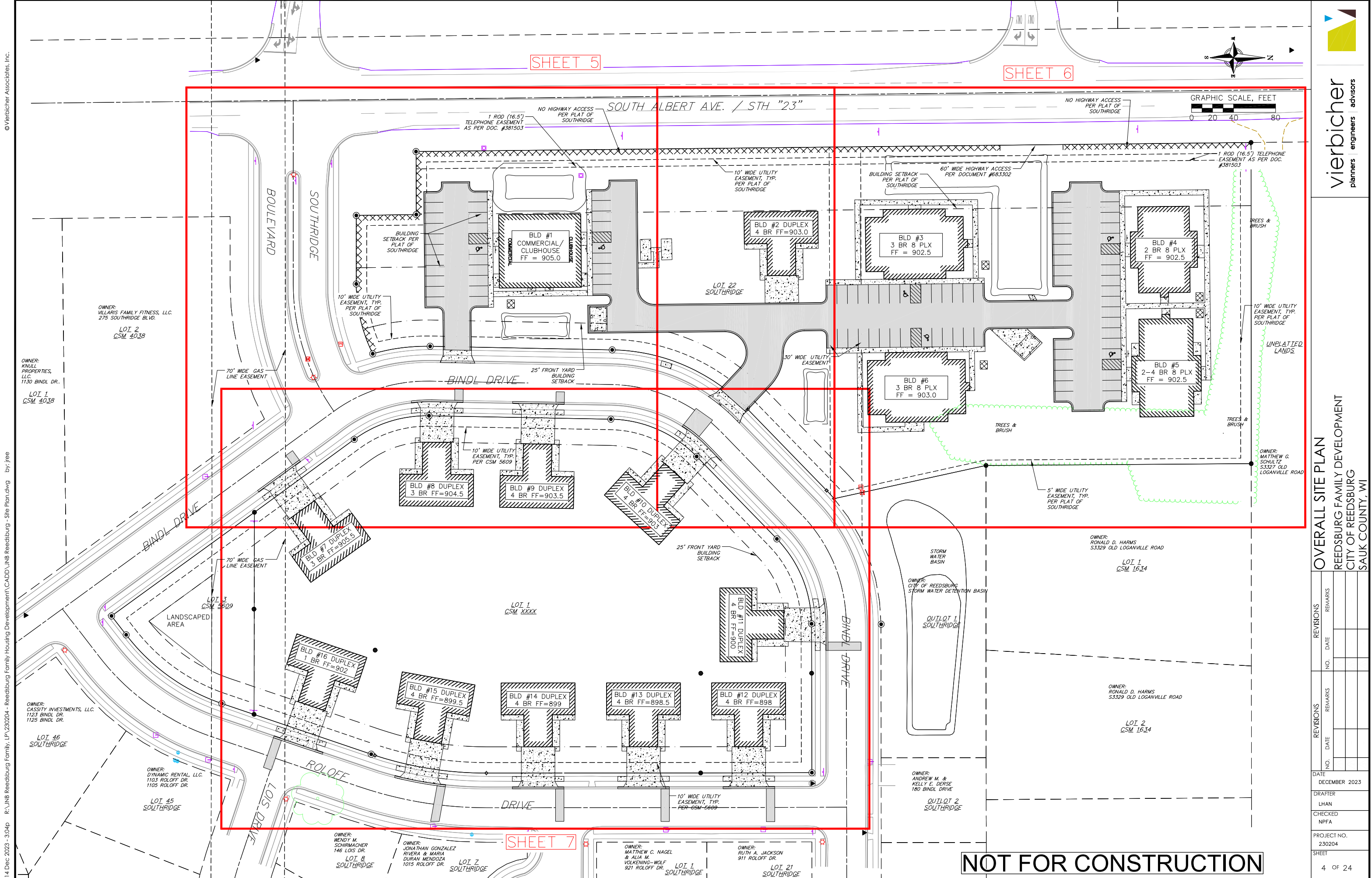
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REEDSBURG, WI

SHEET DESCRIPTION
4 BR TYPICAL PLUMBING PLAN
JOB NO.: 1028.001 DATE: 15NOV23 DRAWN BY: MS
P5.0
SHEET No.



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14 Dec 2023 - 3:04p R:\UNB Reedsburg Family, LP\230204 - Reedsburg Family Housing Development\CAADD\UNB Reedsburg - Site Plan.dwg by: jee



vierbicher
planners engineers advisors

OVERALL SITE PLAN
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
DECEMBER 2023

DRAFTER
LHAN

CHECKED
NPFA

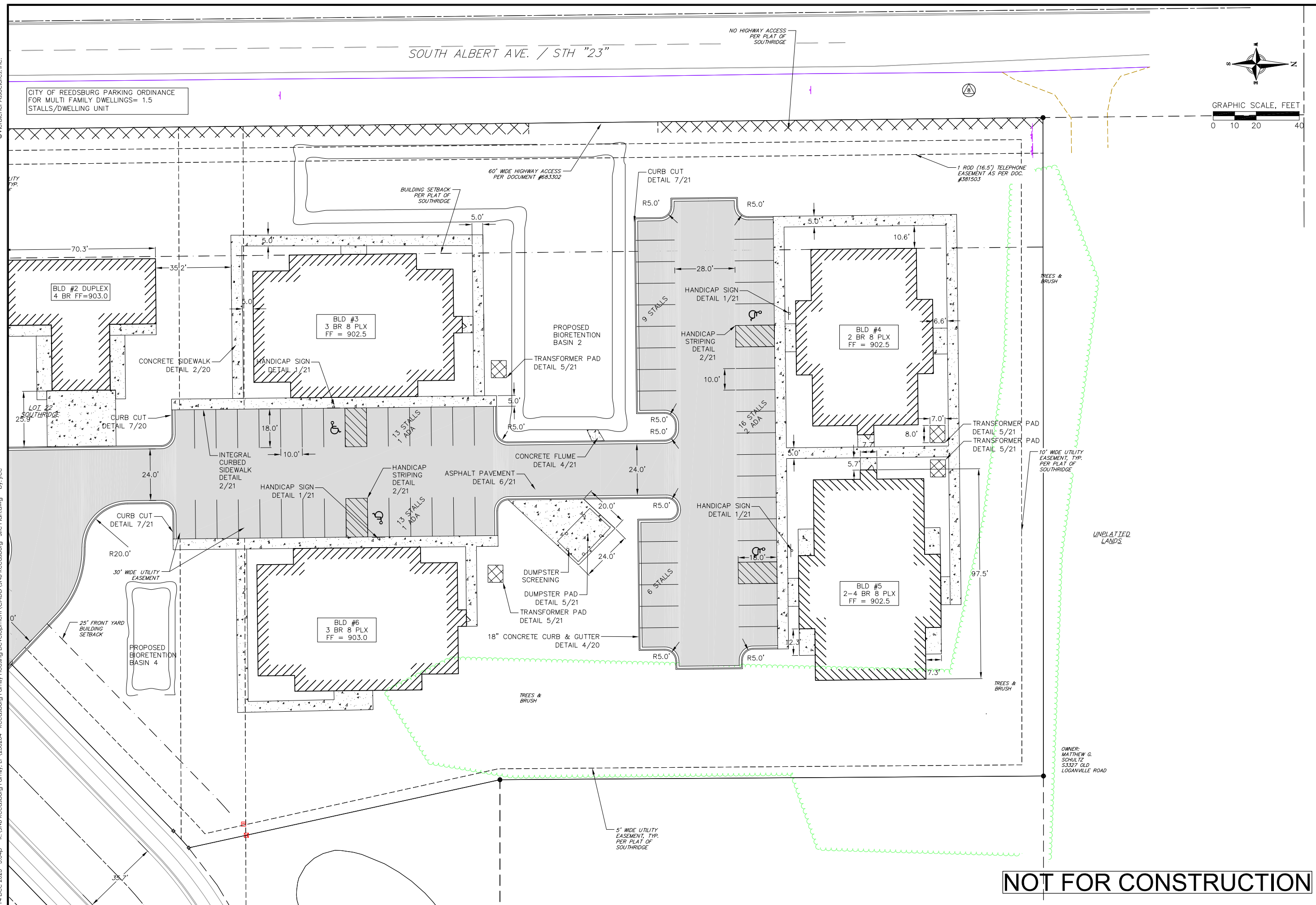
PROJECT NO.
230204

SHEET
4 OF 24

NOT FOR CONSTRUCTION

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planners | engineers | advisors

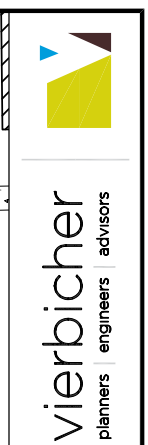
Page 143 of 148



DATE		REVISONS		REVISONS	
DECEMBER 2023		NO.	DATE	NO.	DATE
DRAFTER					
LHAN					
CHECKED					
NPFA					
PROJECT NO.					
230204					
SHEET					

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14 Dec 2023 - 3:04p R:\JNB Reedsburg Family Housing Development\CADD\JNB Reedsburg - Site Plan.dwg by: jree



SITE PLAN
REEDSBURG FAMILY DEVELOPMENT
CITY OF REEDSBURG
SAUK COUNTY, WI

DATE		DECEMBER 2023	
DRAFTER		LHAN	
CHECKED		NPFA	
PROJECT NO.		230204	
SHEET		7 OF 24	

Brian Duvalle

Subject: FW: Great Sauk State Trail

From: Brian Simmert <Brian.Simmert@saukcountywi.gov>

Sent: Thursday, December 28, 2023 9:33 AM

To: Brian Duvalle <bduvalle@reedsburgwi.gov>

Subject: RE: Great Sauk State Trail

Hi Brian,

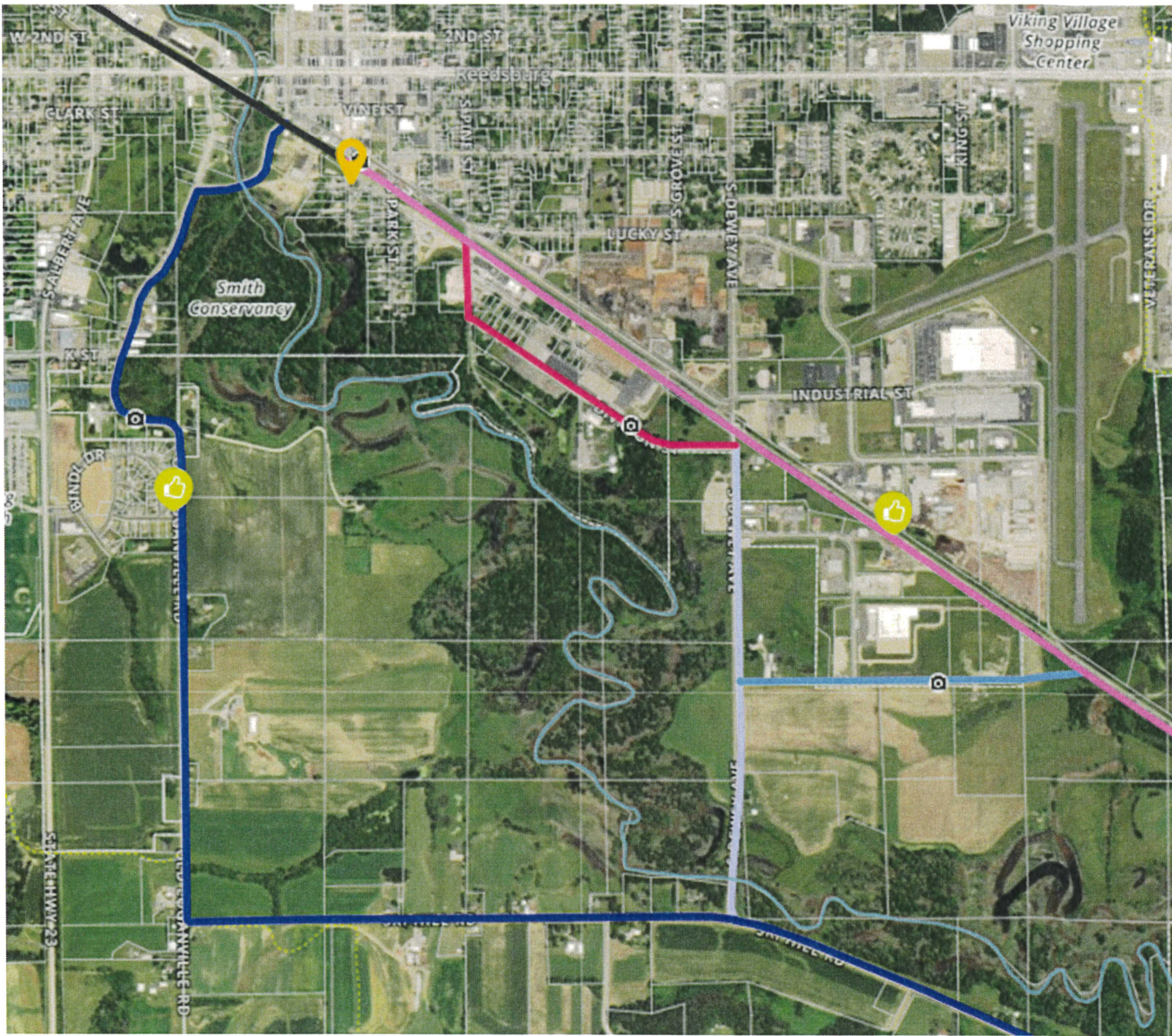
The blue line is the Old Loganville Rd / Ski Hill Rd option

The pink line is the Railroad St option

The red line is the Division St option.

Let me know if you need anything else or have questions.

Thanks



Brian Simmert, AICP
 Land Resources and Environment | Planning & Zoning Manager
 Phone: (608) 355-4834 | Fax: (608) 355-4440
 Email: brian.simmert@saukcountywi.gov
 Address: 505 Broadway, Baraboo, WI 53913

From: Brian Simmert <Brian.Simmert@saukcountywi.gov>
Sent: Monday, November 27, 2023 10:21 AM
To: Brian Duvalle <bduvalle@reedsburgwi.gov>
Cc: Jody Rader <jody@hkgi.com>; Cassandra Fowler <Cassandra.Fowler@saukcountywi.gov>
Subject: Great Sauk State Trail

You don't often get email from brian.simmert@saukcountywi.gov. [Learn why this is important](#)

[NOTICE: This message originated outside of the City of Reedsburg -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Brian,

We are getting ready to close our public input window for possible future GSST routes and we now need to really scope out a final route. Last week we meet with our consultant, Jody Rader at HKGI in the Reedsburg area to conduct an on-

site review of potential viable routes from the 400 State Trail to Golf Course Road. Generally, we are leaning on a route past the Smith Conservancy and along Old Loganville to eventually Enterprise Drive with a connection to Golf Course Road. The other option, which does not look overly feasible, was along Railroad Street using road ROW or RR ROW or a combination of both (see map below).

As we look more closely at the Old Loganville Road, we have a number of questions for the City that I am hoping you can answer.

1. Does the city have an official map showing future roads from the high school to the area of Enterprise Drive?
2. There is a water main easement connecting Enterprise Drive to the railroad ROW. Could this easement also be considered for a future trail ROW?
3. Does the City have a Future Land Use Map of this area?
4. Can you send me the City's Zoning Map of this area?
5. We would like to possibly consider a spur route to the high school to the main line GSST. Adding this option would qualify us for TAP funding (Transportation Alternatives Program) as a safe routes to school. Can you tell me if the City would have any interest in seeing this spur route reflected in the GSST master plan? If so, what would you suggest as a way to discuss this option with landowners/developers in the Southridge area and the school district?
6. Is there anything else that the city would like us to know as we think about trail routing in this area?

This email is also meant as a start to our communications with the city to hone in on a final trail route, so if the city has any concerns, ideas, or connections to landowners who might be interested in a trail on their land in this area, let us know. Also, let us know what the best way to work together on this project would be. We're happy to accommodate the city's preferences/processes in any way that we can.

Feel free to forward this email to other city staff!

Thanks!

Brian