

**Village of Somers  
7511 12th Street  
Somers, WI 53171**

**Village Board Meeting  
Agenda  
Tuesday, September 27, 2022  
5:30 p.m.**

| <b>Village Board Meeting:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Item #</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 1                             | Call to order                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2                             | Pledge of Allegiance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3                             | Consent and Approval of Minutes of Regular meetings on September 13<br>Vouchers dated September 15, 2022 and September 22, 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 4                             | Correspondence:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5                             | Citizens Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 6                             | President and Trustee Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 7                             | <p>Plan Commission Recommendation (Carthage College):</p> <p>a. Action on request by: Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, &amp; -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)</p> <p>b. Action on request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. &amp; PUD Planned Unit Development</p> |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p>Overlay Dist., on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, &amp; -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)</p> <p>c. Action on request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for site plan and exterior fenestration review on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, &amp; -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)</p> |
| 8  | Action on proposed developer's agreement between the Village of Somers and Carthage College, for "Carthage College Operations Building"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 9  | <p>Motion to take from the Table, Plan Commission Recommendation (J&amp;M's Bar &amp; Grill):</p> <p>a. Request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)</p>                                                                                                                                                                                                                                                                                                                                                                                   |
| 10 | <p>Plan Commission Recommendation (J&amp;M's Bar &amp; Grill):</p> <p>a. Discussion and possible action on request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)</p>                                                                                                                                                                                                                                                                                                                                                                                |
| 11 | Action on proposed Ordinance 2022-013, an Ordinance to recreate section 11.07(K)(1) of the code of Ordinances of the Village of Somers relating to the separation of Licensed Premises.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 12 | <p>Plan Commission Recommendation (Golden Oil)</p> <p>a. Motion to reconsider on request by Somers USA, LLC, 1170 22nd</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); for an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Village of Somers. For informational purposes only, this property is located on the northwest corner of the intersection of 120th Avenue (the east frontage road of I-94) and County Trunk Highway “S”.) Matter was conditionally approved on August 23, 2022. |
| 13 | Action on application for 2022-2023 “Class B” & Class “B” Alcohol License for Kenosha Travel Plaza, 11800 Burlington Road, Kenosha WI                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 14 | Action on application for Special Event Permit from Geebo LLC for events held on September 29, 2022 from 5 pm -9:30 pm. Events to be held at Somers House, 1548 Sheridan Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 15 | Action on proposed Resolution No. 2022-014, Resolution for the Implementation of Phase Two Wetland Restoration and Riparian Buffer Improvements at Neumiller Woods and Gitzlaff Park in Cooperation with Root-Pike Watershed Initiative Network.                                                                                                                                                                                                                                                                                                                                                                                                          |
| 16 | Action on directing Root-Pike Watershed Initiative Network to award Engineering and Permitting Services for Neumiller Park Rehabilitation - Phase II in that amount of \$19,500 to Hey and Associates on behalf of the Village of Somers                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 17 | Approval of Operator’s Licenses: Anja Krueger and Quinn Petersen                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 18 | Adjourn                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

I hereby certify that as the designee of the chief elected official of the Village of Somers, I posted this notice of the September 27, 2022, Village Board Meeting & Agenda in 1 public place & on the Village website.

Dated this 23<sup>rd</sup> day of September 2022

Brandi Baker, Clerk-Treasurer

Requests from person with disabilities who need assistance to participate in this meeting should be made to the Clerk’s Office at 262-859-2822 with as much notice as possible. **Notice is hereby given that members of the Village Board may participate telephonically. Notice is hereby given that members of the Town Board may be in attendance for the sole purpose of gathering information. A quorum may be present. However, no Board action will be taken**

## **Village of Somers**

### **Proceedings from the Regular Board Meeting September 13, 2022**

President Stoner called the meeting to order at 5:30p.m.

President Stoner led the Pledge of Allegiance.

Present: President George Stoner, Trustees Gregg Sinnen, Karl Ostby, Jack Aupperle, Joe Smith, Ben Harbach, and Jackie Nelson. Also present: Administrator Jason Peters, Attorney Jeff Davison, and Clerk/Treasurer Brandi Baker.

### **Consent and Approval of Minutes of Regular meetings on August 23, 2022, Vouchers dated August 25, 2022, September 1, 2022 and September 8, 2022**

Trustee Harbach moved to approve the Minutes of Regular meetings on August 23, 2022, Vouchers dated August 25, 2022, September 1, 2022 and September 8, 2022

Seconded by Trustee Sinnen. Motion carried 7-0 vote.

### **Correspondence**

None

### **Citizen Comments**

Kent Mayes 8628 10<sup>th</sup> Pl- Works at the polls on election day, discussed Election security

Justin Traughber 8013 12<sup>th</sup> St- Owner of J&M's bar talked about the amendment for outdoor amplified music for the bar.

### **President and Trustee Comments**

Trustee Sinnen mentioned that he will be attending the Conference for the League of Municipality next month. Asked other Board members to let him know if they will be attending.

Trustee Ostby commented on how he was impressed with the grand opening of Dunkin Donuts. Also talked about the meeting with the Sheriff's Dept and Somers House.

Trustee Harbach inquired about the status of the Audit report.

President Stoner mentioned about the projects in Somers moving along and that there are exciting things happening.

### **Plan Commission Recommendation (J&M's Bar & Grill):**



**a. Discussion and possible action on request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)**

Trustee Aupperle moved to open discussion on the request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)

Seconded by Trustee Ostby.

Trustee Harbach commented on the neighborhood meeting that was held by the Bar owners.

Trustee Nelson asked about the conditions agreed by owners and neighbors. Questioned enforcement.

Trustee Smith inquired on why we have a probationary Cabaret license.

Trustee Ostby mentioned that we should be supportive on businesses in Somers

Trustee Aupperle mentioned that the owners have done everything we have asked.

Trustee Sinnen asked if the motion included all the conditions.

President Stoner asked if we can so Special Events instead of a Cabaret License.

Trustee Ostby moved to table and bring back with a cleaner motion.

Seconded by Trustee Nelson. Motion carried. 7-0 vote.

**Action on change order #1 from Willkomm Excavating & Grading, Inc. in the amount of \$13,035 for work on 2022 Water Mains (Becknell & First Park 94)**

Trustee Aupperle moved to approve change order #1 from Willkomm Excavating & Grading, Inc. in the amount of \$13,035 for work on 2022 Water Mains (Becknell & First Park 94)”

Seconded by Trustee Ostby. Motion carried. 7-0 vote

**Discussion and possible action on request for partial payment #1 (\$433,727.72) and final payment (\$22,827.78) from Payne and Dolan in the amount of \$456,555.50 for the 2022**

**Roadway Improvements Program ((22nd Street (5000 Block to Green Bay Road), 4th Street, 49th Avenue, & 5th Place, 28th Avenue (CTH KR to Termination))**

Trustee Ostby moved to approve request for partial payment #1 (\$433,727.72) and final payment (\$22,827.78) from Payne and Dolan in the amount of \$456,555.50 for the 2022 Roadway Improvements Program ((22nd Street (5000 Block to Green Bay Road), 4th Street, 49th Avenue, & 5th Place, 28th Avenue (CTH KR to Termination))

Seconded by Trustee Harbach. Motion carried. 7-0 vote

**Discussion and possible action on Final Payment Request from Globe Contractors, Inc for the CTH A & CTH Y Water Main Relay Construction Project in the amount of \$11,449.48  
Adjourn**

Trustee Nelson moved to approve final payment request from Globe Contractors, Inc for the CTH A & CTH Y Water Main Relay Construction Project in the amount of \$11,449.48

Seconded by Trustee Ostby. Motion carried. 7-0 vote.

**Action on Resolution 2022-013, A Resolution Establishing an Investment Policy and Designating Public Depositories**

Trustee Nelson moved to approve Resolution 2022-013, A Resolution Establishing an Investment Policy and Designating Public Depositories

Seconded by Trustee Ostby. Motion carried. 7-0 vote.

**Action on proposed Investment Advisory Agreement with Ehlers Investment Partners, LLC**

Trustee Aupperle moved to approve entering into an Investment Advisory Agreement with Ehlers Investment Partners, LLC

Seconded by Trustee Nelson. Motion carried. 7-0 vote

**Action on proposed Ordinance 2022-011, an Ordinance to recreate section 11.07(L)(2) and (3) of the code of Ordinances of the Village of Somers regarding Liquor Licenses Quota.**

Trustee Aupperle moved to waive first reading of Ordinance No. 2022-011

Seconded by Trustee Nelson. Motion carried 7-0 vote.

Trustee Nelson moved to approve Ordinance 2022-011, an Ordinance to recreate section 11.07(L)(2) and (3) of the code of Ordinances of the Village of Somers regarding Liquor Licenses Quota

Seconded by Trustee Aupperle. Motion carried. 7-0 vote

**Action on proposed Ordinance 2022-012, an Ordinance to recreate section 5.11(E) of the code of Ordinances of the Village of Somers regrading Fireworks Prohibited**

Trustee Ostby moved to waive first reading of Ordinance No. 2022-012

Seconded by Trustee Harbach. Motion carried 7-0 vote

Trustee Nelson moved to approve Ordinance 2022-012, an Ordinance to recreate section 5.11(E) of the code of Ordinances of the Village of Somers regrading Fireworks Prohibited

Seconded by Trustee Sinnen. Motion carried. 7-0 vote

**Discussion and possible action on applications for Class “B” (Picnic) Beer License from Kenosha Shrine Club for events held on September 24th, 2022, September 25th, 2022, October 8th, 2022, October 9th, 2022, October 15th, 2022, and October 16th, 2022. Events to be held at Jerry Smith Farm, 7150 18th Street, and request to waive fees**

Trustee Aupperle moved to approve application for Class “B” (Picnic) Beer License from Kenosha Shrine Club for events held on September 24th, 2022, September 25th, 2022, October 8th, 2022, October 9th, 2022, October 9th, 2022, October 15th, 2022, and October 16th, 2022 from 10am-6pm each day. Events to be held at Jerry Smith Farm, 7150 18th Street, and request to waive fees

Seconded by Trustee Nelson. Motion carried. 6-0 vote

Trustee Smith abstained from the vote.

**Discussion and possible action on applications for Special Event and Class “B” (Picnic) Beer License from Root-Pike WIN for the event held on September 22, 2022 at Root-pike WIN office 4116 12th Street from 4-7pm**

Trustee Ostby moved to approve applications for Class “B” (Picnic) Beer License and Special Event Permit from Root-Pike WIN for events held on September 22nd, 2022 from 4-7 pm. Events to be held at Root-Pike WIN, 4116 12th Street

Seconded by Trustee Aupperle.

Trustee Sinnen offered an Amendment to waive fees.

Seconded by Trustee Ostby. Motion carried. 7-0 vote

Trustee Nelson moved to approve the applications for Special Event and Class “B” (Picnic) Beer License from Root-Pike WIN for the event held on September 22, 2022 at Root-pike WIN office 4116 12th Street from 4-7pm with the waiving on fees.

Trustee Harbach. Motion carried. 7-0 vote

**Approval of Operator’s Licenses: Pattice Talbert, Kyliegh Jeffords, Maria Torres, Tatiana Allen, Ashley Winnett, Laura Buska, Amy Mandernack, Kevin Wosz, and Jonathon Schubert**

Trustee Harbach moved to approve Operator Licenses: Pattice Talbert, Maria Torres, Ashley Winnett, Amy Mandernack, Jonathon Schubert, Kyliegh Jeffords, Tatiana Allen, Laura Buska, and Kevin Wosz

Seconded by Trustee Sinnen. Motion carried. 7-0 vote

Trustee Nelson moved to adjourn at 6:34 p.m.

Seconded by Trustee Aupperle. Motion carried. 7-0 vote

Drafted this 14<sup>h</sup> day of September by Brandi Baker Clerk/Treasurer

These minutes are not official until approved by the Village Board.

09/15/2022 03:26 PM  
User: jmartin  
DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS  
CHECK DATE FROM 09/15/2022 - 09/15/2022

Page: 1/1

| Check Date            | Bank | Check | Vendor      | Vendor Name                    | Amount     |
|-----------------------|------|-------|-------------|--------------------------------|------------|
| Bank POOL POOLED CASH |      |       |             |                                |            |
| 09/15/2022            | POOL | 60777 | ACCURATE    | ACCURATE PRINTING CO., INC     | 194.00     |
| 09/15/2022            | POOL | 60778 | CENTURYLINK | CENTURYLINK                    | 16.60      |
| 09/15/2022            | POOL | 60779 | SPECTRUM    | CHARTER COMMUNICATIONS         | 139.98     |
| 09/15/2022            | POOL | 60780 | DAV001      | DAVISON LAW OFFICE, LTD        | 9,503.55   |
| 09/15/2022            | POOL | 60781 | EME001      | EMERGENCY MEDICAL PRODUCTS INC | 44.76      |
| 09/15/2022            | POOL | 60782 | FESTIVAL    | FESTIVAL FOODS                 | 90.29      |
| 09/15/2022            | POOL | 60783 | FIRESESV    | FIRE SERVICE INC               | 1,650.00   |
| 09/15/2022            | POOL | 60784 | GLOBE       | GLOBE CONTRACTORS INC          | 11,449.48  |
| 09/15/2022            | POOL | 60785 | JEF001      | JEFFERSON FIRE & SAFETY INC    | 815.00     |
| 09/15/2022            | POOL | 60786 | KENCITY     | KENOSHA CITY TREASURER         | 160,837.98 |
| 09/15/2022            | POOL | 60787 | KOLOEN      | KEVIN KOLOEN                   | 180.00     |
| 09/15/2022            | POOL | 60788 | BUSKA       | LAURA BUSKA                    | 20.00      |
| 09/15/2022            | POOL | 60789 | PAY001      | PAYNE & DOLAN INC              | 456,555.50 |
| 09/15/2022            | POOL | 60790 | STAPLEAD    | STAPLES                        | 271.66     |
| 09/15/2022            | POOL | 60791 | HARTFORD    | THE HARTFORD                   | 2,685.15   |
| 09/15/2022            | POOL | 60792 | WEE001      | WE ENERGIES                    | 149.56     |
| 09/15/2022            | POOL | 60793 | WEE001      | WE ENERGIES                    | 328.23     |
| 09/15/2022            | POOL | 60794 | WEE002      | WE ENERGIES                    | 1,746.21   |

POOL TOTALS:

|                            |            |
|----------------------------|------------|
| Total of 18 Checks:        | 646,677.95 |
| Less 0 Void Checks:        | 0.00       |
| Total of 18 Disbursements: | 646,677.95 |

09/22/2022 03:35 PM

User: jmartin

DB: Somers

CHECK REGISTER FOR VILLAGE OF SOMERS  
CHECK DATE FROM 09/22/2022 - 09/22/2022

Page: 1/1

| Check Date            | Bank | Check | Vendor   | Vendor Name                  | Amount    |
|-----------------------|------|-------|----------|------------------------------|-----------|
| Bank POOL POOLED CASH |      |       |          |                              |           |
| 09/22/2022            | POOL | 60808 | AJG001   | ARTHUR J GALLAGHER RISK MGMT | 411.33    |
| 09/22/2022            | POOL | 60809 | HWY001   | HIGHWAY C SERVICE INC        | 211.23    |
| 09/22/2022            | POOL | 60810 | KEN003   | KENOSHA CO HWY DIVISION      | 2,563.34  |
| 09/22/2022            | POOL | 60811 | KCSHERIF | KENOSHA CO SHERIFF DEPT      | 54,136.22 |
| 09/22/2022            | POOL | 60812 | NAP001   | NAPA AUTO PARTS              | 6.99      |
| 09/22/2022            | POOL | 60813 | QUADIENT | QUADIENT FINANCE USA INC     | 504.46    |
| 09/22/2022            | POOL | 60814 | SANTAN   | SANTANDER LEASING LLC        | 13,173.60 |
| 09/22/2022            | POOL | 60815 | TAP001   | TAPCO                        | 124.42    |
| 09/22/2022            | POOL | 60816 | KNS001   | THE KENOSHA NEWS             | 378.00    |
| 09/22/2022            | POOL | 60817 | USPOST   | US POSTMASTER                | 430.03    |
| 09/22/2022            | POOL | 60818 | VILLSOM  | VILLAGE OF SOMERS            | 61,265.57 |
| 09/22/2022            | POOL | 60819 | WEE001   | WE ENERGIES                  | 161.63    |
| 09/22/2022            | POOL | 60820 | WEE001   | WE ENERGIES                  | 9.90      |
| 09/22/2022            | POOL | 60821 | WEE001   | WE ENERGIES                  | 6,095.01  |
| 09/22/2022            | POOL | 60822 | WES001   | WESTERN CULVERT & SUPPLY INC | 739.60    |

## POOL TOTALS:

Total of 15 Checks:

140,211.33

Less 0 Void Checks:

0.00

Total of 15 Disbursements:

140,211.33



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #7 Plan Commission Recommendation (Carthage College):

- a. Action on request by: Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)
- b. Action on request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)
- c. Action on request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr.,

600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for site plan and exterior fenestration review on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. (For informational purposes only, these properties are located at 729 17th St., 803 17th St., 17th Street, 809 17th St., 815 17th St., and 819 17th St.)

- #8 Action on proposed developer's agreement between the Village of Somers and Carthage College, for "Carthage College Operations Building"
- 

## BACKGROUND:

In the Fall of 2021, the Village was approached by representatives of Carthage College regarding the possibility of bringing a project to the parcels they own on 17<sup>th</sup> Street and Sheridan Road. The proposed project would be a new Facilities Operations Building. This building would free up space for the Carthage College's new engineering program. The proposed building would be approximately 18,000 sq. ft.

The Board was originally made aware of this project at our November 17, 2021 Work Session. At this meeting the Board discussed the possibility of revising our zoning code to allow existing billboards to be moved to another parcel. Adams Billboard currently owns a portion of the land and inquired as to whether their signs could be moved to another location. Carthage submitted their original plans with the understanding that they had come to an agreement with Adams Billboard to use part of their site for their proposed building.

The Plan Commission reviewed the original plans at their May 9<sup>th</sup> Meeting. The requisite public hearings were held for the Comp Plan change and the Rezoning change. The Plan Commission's recommendation was to approve the Comp Plan change from Medium-Density Residential to Government/Institutional (6-0). The Plan Commission amended the zoning request to allow for PUD to allow for a 10-foot setback (5-0). The CSM to combine the parcels was also approved (5-0).

The main discussion in May focused on the proposed exterior fenestration. Carthage College prosed a metal siding. Said siding is allowed, under the Board's discretion. The proposed siding would have a warranty from 30 to 50 years. The Plan Commission also requested that the trash enclosure be constructed from a masonry material. Their final recommendation was to approve (5-0).

The Board reviewed the original plans at our May 17<sup>th</sup> Work Session. The main focus again was on the proposed metal siding. The Developer agreed to put the specifications of the materials in the plans, per Trustee Nelson's request.

Since our May 17<sup>th</sup> Work Session, Carthage informed the Village that their negotiations with Adams Billboard had ceased and they were purchasing an additional parcel to so that the building could be shifted to the east. As new, a parcel was added, and the Adams



Billboard parcels were removed. The Village informed Carthage that they would need to resubmit their requests for a Comp Plan Amendment, Rezoning, and Site Plan approval.

The Plan Commission heard their updated request for Comp Plan Amendment, Rezoning, and Site Plan approval on September 12<sup>th</sup>. One resident spoke regarding her concern over parking and the access to the new building. The Developer explained that the internal parking lot from the project will connect to Carthage's other interior road. They expect that most employees and activity will enter the project through this access. Another matter discussed was the fencing along the eastern border of the property and what materials should be used. Carthage assured the Plan Commission that if the fencing was wood, it would be maintained.

The original submission requested a CSM, but the parcels will now be combined through a Parcel Combination affidavit. This has been filed with the County. For the project to move forward it would now require the following for approval:

- Comp Plan change from Medium-Density Residential to Government/Institutional;
- Rezone from R-5, B-3 to I-1 with a PUD; and
- Site Plan and Exterior fenestration.

At our May 17<sup>th</sup> Work Session, the Board seemed comfortable with the project as whole. As stated above, this new submission shifts the project to East. The project would also still include the metal siding. The requested specifications are noted in the plans.

The Plan Commission did discuss the Village adding language to the Development agreement that if this new combined parcel would be become tax exempt that language be added that they would continue to pay the Village portion of their tax bill as it sits now. This way the Village would not be "losing" tax dollars.

The parcels as situated now pay the following:

| Parcels           | Village Tax Portion 2021 |
|-------------------|--------------------------|
| 83-4-223-184-0710 | 191.31                   |
| 83-4-223-184-0705 | 528.5                    |
| 83-4-223-184-0700 | 545.07                   |
| 83-4-223-184-0695 | 181.69                   |
| 83-4-223-184-0685 | 796.23                   |
| 83-4-223-184-0690 | 653.01                   |
|                   |                          |
| Total             | \$ 2,895.81              |

## PRIOR ACTION TAKEN:

The Board reviewed and discussed this matter again at our September 20<sup>th</sup>, Work Session. Based on this meeting, Attorney Davison has added the language below to the Development Agreement to address the issue of property tax payments and possible exemptions.

### G. TAX EXEMPTION OF PROPERTY.

In the event that the property is determined by the Wisconsin Department of Revenue to be treated as tax exempt from real estate taxes pursuant to the applicable laws of the State of Wisconsin, the Developer and Village agree that in lieu of the payment of real estate taxes, the Developer shall pay in lieu of real estate taxes (hereinafter "PILOT" fees) under the formula contained in this paragraph. Both the Developer and the Village acknowledge that there may be certain portions of improvements on the property which are not tax exempt from real estate taxes if their use is not exempt. In the event that the property is determined to be tax exempt, then the parties agree that the Developer shall pay PILOT fees equal to the sum of the Village portion of all net real estate taxes paid on the property for tax year 2021, using the combined equal assessed value of the property as of January 1, 2021. The parties agree that this amount is Two Thousand Eight Hundred Ninety-five and 81/100 (\$2,895.81) Dollars and shall be paid on or before the first day of April in any year covered under the term of this Agreement, beginning April 1, 2023. This arrangement shall remain in effect so long as the property is tax-exempt as determined by the Wisconsin Department of Revenue. In the event that any portion of the property is determined not to be tax-exempt, it would be subject to the imposition of real estate taxes levied in a non-discriminatory, equalized fashion, as is required by Wisconsin law.

## SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#7a

*Motion to approve request by: Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "Governmental and Institutional", on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers, subject to the following conditions:*

1. *Subject to review comments from Village Planning dated 08/26/2022;*

2. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*
3. *Subject the Execution of a Developers Agreement between the Village of Somers and Carthage College, for “Carthage College Operations Building”*

*#7b*

*Motion to approve request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers, subject to the following conditions:*

1. *Subject to review comments from Village Planning dated 08/26/2022;*
2. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*
3. *Subject the Execution of a Developers Agreement between the Village of Somers and Carthage College, for “Carthage College Operations Building”*

*#7c*

*Motion to approve request by Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), for site plan and exterior fenestration review on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers, subject to the following conditions:*

1. *Subject to review comments from Village Planning dated 08/26/2022;*
2. *Subject to final engineering plans being reviewed and approved by Village Engineer; and*
3. *Subject the Execution of a Developers Agreement between the Village of Somers and Carthage College, for “Carthage College Operations Building”*

*#8*

*Motion to approve proposed developer's agreement between the Village of Somers and Carthage College, for "Carthage College Operations Building" subject to the following conditions:*

- 1. Subject to review comments from Village Planning dated 08/26/2022; and*
- 2. Subject to final engineering plans being reviewed and approved by Village Engineer.*

ATTACHMENTS:

Planning Memo dated 08/26/2022

Engineering Memo dated 09/15/2022

Plan Commission minutes for 09/13/2022- Highlighted

Comp Plan Application

Rezoning Application

PUD Narrative

Civil Plans

Proposed Developers Agreement



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

**TO:** Village of Somers Plan Commission  
**FROM:** Luke Godshall, Kenosha County Planning & Development  
**RPT DATE:** 08-26-22  
**MTG DATE:** 09-12-22  
**APP DATE:** 08-02-22  
**RE:** Carthage College Facilities Operations Building

---

### BACKGROUND:

1. Petitioner/Agent: Mark Molinaro, Jr., Partners in Design Architects, Inc.
  2. Property Owners: Carthage College
  3. Location/Address: 729-819 17<sup>th</sup> St.
  4. Tax key Numbers: 83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710
  5. Area: 1.03 acres
  6. Existing Zoning: R-5 Urban Single-Family Residential Dist.
  7. Proposed Zoning: I-1 Institutional Dist. w/ Planned Unit Development (PUD) Overlay Dist.
  8. Current Land Use: Medium-Density Residential
  9. Future Land Use: Governmental and Institutional
- 

### OVERVIEW:

The Petitioner is proposing to construct a new building for Carthage College's Facilities Operations. This project was first presented to the Plan Commission back in May 2022. The building site has been amended from the original proposal and no longer includes the three parcels along Sheridan Road owned by Adams Outdoor Advertising. The amended building site has been shifted eastward and consists of six (6) separate tax parcels owned by Carthage College, which are proposed to be rezoned into the I-1 Institutional District and combined into one parcel with the recordation of a Parcel Combination Affidavit. An amendment of the long-range comprehensive plan from "Medium-Density Residential" to "Governmental and Institutional" is being proposed to allow the necessary zoning change to I-1.

### PLANNER COMMENTS:

The proposed new facilities operations building is proposed to be 17,632 square feet in size at an overall height of 23.25' (60' height maximum allowed in the I-1 zoning district). Access into the site will come from 17<sup>th</sup> Street through the existing property at 729 17<sup>th</sup> Street (current parcel #83-4-223-184-0685) and connect into Carthage's adjacent parking lot to the south. Development of the site will require the removal of four single-family residences and associated site improvements (accessory buildings, decks, driveways, paved walkways, etc.)



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

The proposed building meets required street and side yard setback minimums for the I-1 zoning district (30' from 17<sup>th</sup> Street and 10' from the east and west (side) lot lines), but does not meet the required 25' rear yard setback minimum for the I-1 zoning district (10' proposed). The Petitioner is requesting approval of a reduced rear yard setback of 10' as part of a Planned Unit Development (PUD) overlay district.

Because the parking lot is adjacent to a residential use, Village ordinance requires a minimum parking lot setback of 20' from the lot line (the submitted site plan shows a 10' setback). The Petitioner is requesting approval of a Planned Unit Development (PUD) overlay district to allow a reduced 10' parking lot setback from the east lot line. The submitted plans does show a 6' tall solid wood privacy fence to be installed within 5 feet of the entire east lot line to provide an added level of screening between the proposed use and the residential neighbor to the east.

The submitted site plan shows a total of 7 surface parking spaces sized at 10'x20' (Village ordinance requires a minimum size of 9'x18'). Additional parking stalls for Carthage staff would be available in the existing adjacent Carthage parking lot immediately to the south of the development site.

A landscape plan (dated 6-28-22 prepared by Thomas Nordloh Associates) was included with the submitted applications. The submitted landscaping plan substantially complies with the Village zoning ordinance, except for the area bordering the parking lot along the east lot line which requires a total of six (6) evergreen trees to meet the requirement of providing one evergreen tree per 25 feet per Section ZN 3.19(8)(b) (Note: per Section ZN 3.19(8)(c), when abutting a residential district or use, deciduous and ornamental trees and/or shrubs are not permitted). A revised landscape plan should be submitted

A photometric plan was not submitted for review. The Petitioner will need to be submit a photometric plan to ensure compliance with Section ZN 3.18 (Exterior Lighting Standards) of the Village of Somers zoning ordinance. All site lighting (ground and building mounted fixtures) must be fully shielded, cut-off type fixtures and illumination intensity shall not exceed 0.5 footcandle at the property line.

### STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of this project, staff would recommend the following conditions:

1. The six (6) existing tax parcels shall be combined into one (1) new tax parcel via the recordation of a Parcel Combination Affidavit in the Kenosha County Register of Deeds office, prior to the issuance of any permits.
2. Approval of a Planned Unit Development (PUD) overlay district shall include the following departures from Village ordinance standards as listed in the Petitioner's submitted letter dated August 23, 2022 (copy attached):
  - a. To allow a principal building rear yard setback of **10 feet** (25 feet required by Section ZN 4.06(1)(g)4).
  - b. To allow a parking lot setback of **10 feet** which abuts an existing or planned residential district (20 feet required by Section ZN 3.06(3)(j)).



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

- c. To allow the exterior of the building to have prefinished metal siding cladding that **extends closer than 4 feet to ground elevation**, and which may comprise **more than 10% of the façade of any side of the building** (metal façade materials to be at least 4 feet from ground elevation, and to comprise no more than 10% of the façade of any side of a building as required by Section 18.33(E)(3)(b))

*(note: per Section 18.33(F)(4), when it can be demonstrated by the builder/developer that a building having more than 10% of the building façade covered with metal panels is both attractive and provides a visual permanence within the community, the Village Plan Commission may recommend and the Village Board may approve reducing or waiving those standards).*

3. Subject to submitting a revised landscaping plan to include additional landscaping along the east lot line. Per ordinance a minimum of six (6) evergreen trees shall be provided along the east lot line.
4. Subject to submitting a site photometric plan.
5. Subject to submitting details of any proposed trash enclosure to ensure compliance with Chapter 18 of Village ordinance.
6. Subject to receiving any necessary stormwater plan approval by the Village of Somers engineer.
7. Subject to implementation of a Developer's Agreement between the Petitioner and the Village of Somers.

### **Attachment(s):**

- Submitted PUD narrative letter, dated 8-23-22



**Partners in Design**  
**ARCHITECTS**

**Partners in Design  
Architects, Inc.**

**W I S C O N S I N**  
600 Fifty Second Street  
Suite 220  
Kenosha, WI 53140  
262.652.2800

**I L L I N O I S**  
2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
847.940.0300

August 23, 2022

Village of Somers Plan Commission  
Village of Somers Board of Trustees

Re: Carthage College Operations Building

Dear Commission Members and Trustees:

Carthage College requests your consideration to allow them to construct a new building to support the staff and equipment associated with the campus Operations group. The new building will be located at 809 17<sup>th</sup> Street and will be located on parcel numbers 83-4-223-184-0685; 0690; 0695; 0700; 0705; and 0710.

The College is requesting the commission and board consideration for approval of the project under a Planned Unit Development overlay. The project specifics are as follows:

- Operations Building is an approximately 18,000 rigid frame structure that will provide offices for the campus facilities staff.
- Total site development area comprises approximately 43,000 sf. of which 17,549 sf (39%) consists of open green space with 27,451 sf of total impervious surface.
- Total project cost is approximately \$3.95M
- Subject parcels are currently zoned R-10 Multi-Family Residential and include 4 existing single-family residential structures. The razing of the residential structures is included in the project scope.
- Requesting rezoning from R-10 to I-1 Institutional District.
- Requesting combination of the six residential parcels into a single Institutional parcel
- Requesting a departure from Village Ordinance Section ZN 18.33(F)(4) and ZN 18.33(E)(3)(b) to allow the exterior of the building to be a prefinished metal siding cladding that extends from the eave to finished grade (cladding will be held a standard distance above the soil to prevent corroding)
- Requesting a departure from Village ordinance Section ZN 3.06(3)(i) for a parking lot setback of 10' in lieu of 20' as required adjacent to residential districts. The college will construct a 6'-0" tall wood fence to screen the parking from the residential property to the east.
- Requesting departure from the Village Ordinance Section ZN 4.06(1)(g)4 for a rear yard setback of 10' in lieu of the 25' as required.

[www.pidarchitects.com](http://www.pidarchitects.com)

**P A S S I O N C O L L A B O R A T I O N V I S I O N**



August 23, 2022

**Partners in Design  
Architects, Inc.**

We are confident the development, as proposed, will fit in well on the north end of the Carthage campus, will be a nice addition to the Village of Somers and will set the tone for future expansion of the campus.

Should you have any questions, please feel free to reach out. We look forward to presenting our project to the commission and full board in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark A. Molinaro Jr.", is centered below the "Sincerely," text. The signature is fluid and cursive.

Mark A. Molinaro Jr., AIA, ALA

Principal – Partners in Design Architects

**Review Comments – September 2022 Planning Commission**  
Carthage College – Operations Building  
09-15-2022

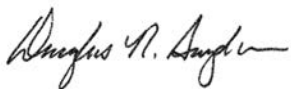
**Comments:**

1. Sign and seal the construction plan set.
2. Provide recordable document combining all existing lots together into one.
3. Provide updated site lighting plan with photometric analysis.
4. Confirm the needs of the Fire Chief are met.
5. On Sheet C4 (Site Utility Plan):
  - a. Eliminate second (easterly) water main connection for site hydrant. Supply hydrant off proposed westerly connection or move FDC to work with existing public hydrant in 17<sup>th</sup> Street.
  - b. Fire hydrants need to meet the below specifications:

**FIRE HYDRANTS**

    - ☐ Model/Manufacturer: Mueller A-423.
    - ☐ Color: Factory painted red with the nozzle caps and operating nut painted silver gray.
    - ☐ Nozzle height: 18-inches to 26-inches to finish grade.
    - ☐ Equip steamer nozzle with a factory installed 5" Storz Quick Connect.
    - ☐ Standard hydrant extensions are required for hydrants with over 6 feet of cover, or where required to adjust nozzle height.
    - ☐ Auxiliary valves: Connect directly to water main at an anchor tee.
    - ☐ Hydrant lead pipe: Class 52 ductile iron or C-900 PVC with restrained joints.
    - ☐ Hydrant leads and fittings: Restrain by Mega-lug gland or equal.
    - ☐ Provide stop nut or factory-installed means of preventing damage to hydrant when torque is applied to close hydrant.
    - ☐ Spacing: Maximum 400 feet (residential subdivisions).
    - ☐ Place locator wire terminal boxes at all hydrant locations.
6. On Sheet C5 (Site Grading & Erosion Control Plan):
  - a. Show proposed grading in the 17<sup>th</sup> Street right-of-way to facilitate proper drainage from the proposed parking lot and northerly portion of the building toward the west.
  - b. Show erosion mat on all slopes 4:1 and greater.
7. On Sheet C411 (Typical Section & Construction Details):
  - a. Provide a sanitary sampling manhole detail similar to the one in the *Standard Specifications for Sewer & Water Construction in Wisconsin*.
  - b. See comment 4b above.
8. On Sheet A1.1 (Site Plan), there needs to be 5' of clearance below the "Van Accessible" sign in the ADA Bollard Sign Detail.

**Status of Engineer's Approval: Not Approved.**



Douglas R. Snyder P.E.



May 2015

# VILLAGE OF SOMERS

## VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(a) Property Owner's Name:

Ted Fares

x

*Ted Fares*  
Signature

Mailing Address:

2001 Alford Park Drive

City: Kenosha

State: WI

Zip: 53140

Phone Number: 262-551-5752

E-mail (optional): tfares@carthage.edu

Note: If the property owner's signature cannot be obtained in the above space, a "letter of agent status" signed by the property owner must be submitted if you are an applicant (tenant, leaseholder, or authorized agent representing the legal owner) acting on their behalf.

Applicant's Name (if applicable):

Mark Molinaro, Jr.

x

*Mark Molinaro, Jr.*  
Signature

Mailing Address:

600 52nd Street, Suite 220

City: Kenosha

State: WI

Zip: 53140

Phone Number: 262.652.2800

E-mail (optional): markm@pidarchitects.com

(b) Existing planned land use category as shown on Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Medium-Density Residential

(c) Proposed land use category (must be a land use category included in the legend for Map 80 of the document entitled, "A Multi-Jurisdictional Comprehensive Plan For Kenosha County: 2035":

Governmental and Institutional

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(d) Proposed use (a statement of intended use and/or the type, extent, area, etc. of any development project):  
New office and operations space for Facilities Maintenance at Carthage College. The approximately 18,000 sf building will allow the college to free up space on campus for the construction of academic space to support the new engineering program.

(e) Compatibility with the Village of Somers Comprehensive Plan (address the following questions in detail):

(e-1) Is the proposed amendment consistent with the goals, objectives, policies, and programs of this plan? Explain:  
This proposed amendment will serve as a natural extension of the Carthage College campus to the north. As an extension of the existing Governmental and Institutional use, it will only create a minor shift to the existing goals set forth in the Village of Somers Comprehensive Plan.

It has been long recognized that the college has been purchasing available residential properties to the north of campus with the intent of utilizing the additional land for the expansion of the campus. The college currently owns all but a few of the parcels on the south side of 17th Street as well as several of the parcels on the north side of 17th Street.

We are confident that the proposed development aligns with the long range plan of the college and further aligns with the Village's neighborhood plan.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

**(e-2)** Is the proposed amendment compatible with surrounding land uses? Explain its compatibility with both existing and planned land uses:

The proposed amendment is a minor extension of the existing Governmental and Institutional use to the south. As such, we believe that the proposed amendment is compatible with the surrounding uses.

**(e-3)** Will the proposed amendment have any detrimental environmental effects? Explain:

No. The building will be constructed using typical construction materials. The building will be designed to meet or exceed the applicable energy codes. Planned site disturbance will be below an acre and will therefore cause minimal impact to the existing stormwater conditions of the site.



**(e-4)** Has a substantial public benefit been demonstrated by the proposed plan amendment? Explain:

The proposed building will create new facilities for the Carthage College operations staff. By relocating the operations staff and facilities, the college will gain valuable space in their existing building that will allow for additional classroom spaces for additional degree offerings and new students. As the college grows, the added student population will provide many benefits to the surrounding communities.

**(e-5)** Are public roads, services, and utilities available, or planned to be available in the near future, to serve the proposed development? Explain:

Yes, the proposed development will be able to make use of existing utilities without overburdening the systems.

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(e-6) Are existing or planned facilities and services adequate to serve the type of development associated with the amendment? Explain:

Yes, the proposed development will be able to make use of existing facilities and services without overburdening the systems.

(e-7) Any additional data or information as requested by the Department of Planning and Development:

VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

(f) Attach a legal description and provide the tax key number(s) below of property to be amended on the Village of Somers Comprehensive Plan:

CSM to be provided. Current tax key numbers are as follows (total of 6 parcels):

83-4-223-184-0685; 0690; 0695; 0700; 0705 and 0710

(g) Attach plot plan or survey plat of property to be amended on the comprehensive plan (showing location, dimensions, planned land use of adjacent properties, existing uses and buildings of adjacent properties—drawn to scale).

(h) The fee specified in Section 12.05-8 of this ordinance.  
Request for Land Use Plan Map Amendment

\_\_\_\_\_



VILLAGE OF SOMERS COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

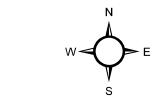
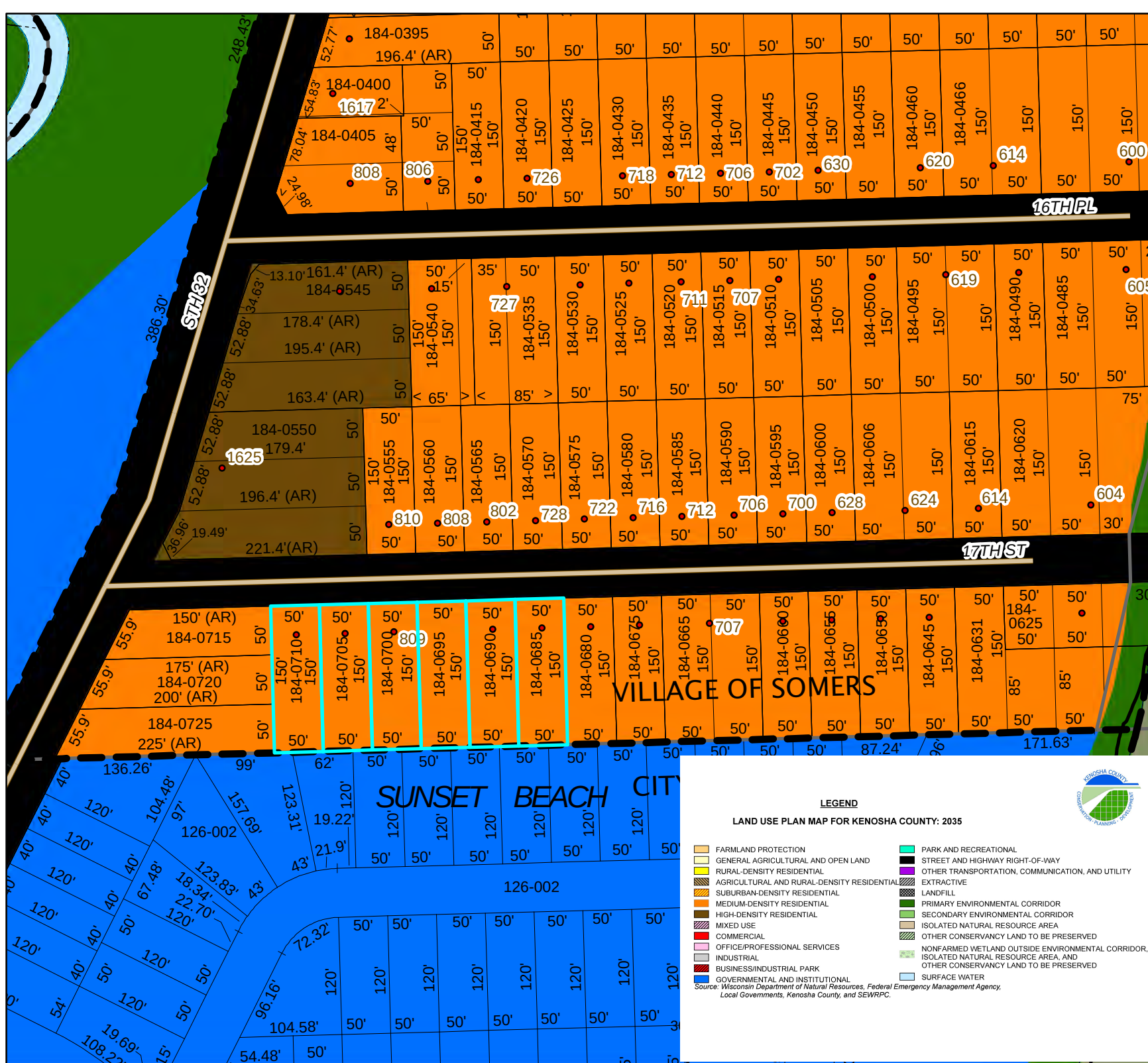
**IMPORTANT TELEPHONE NUMBERS**

|                                                                                |          |
|--------------------------------------------------------------------------------|----------|
| Kenosha County Center                                                          |          |
| Department of Planning & Development                                           |          |
| 19600 - 75 <sup>th</sup> Street, Suite 185-3                                   |          |
| Bristol, Wisconsin 53104                                                       |          |
| Division of County Development (including Sanitation & Land Conservation)..... | 857-1895 |
| Facsimile #.....                                                               | 857-1920 |
| Public Works Division of Highways .....                                        | 857-1870 |
| Administration Building                                                        |          |
| Division of Land Information.....                                              | 653-2622 |
| Village of Somers .....                                                        | 859-2822 |
| Wisconsin Department of Natural Resources - Sturtevant Office .....            | 884-2300 |
| Wisconsin Department of Transportation - Waukesha Office .....                 | 548-8722 |

# Kenosha County



EXISTING  
LAND USE



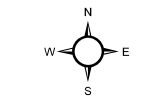
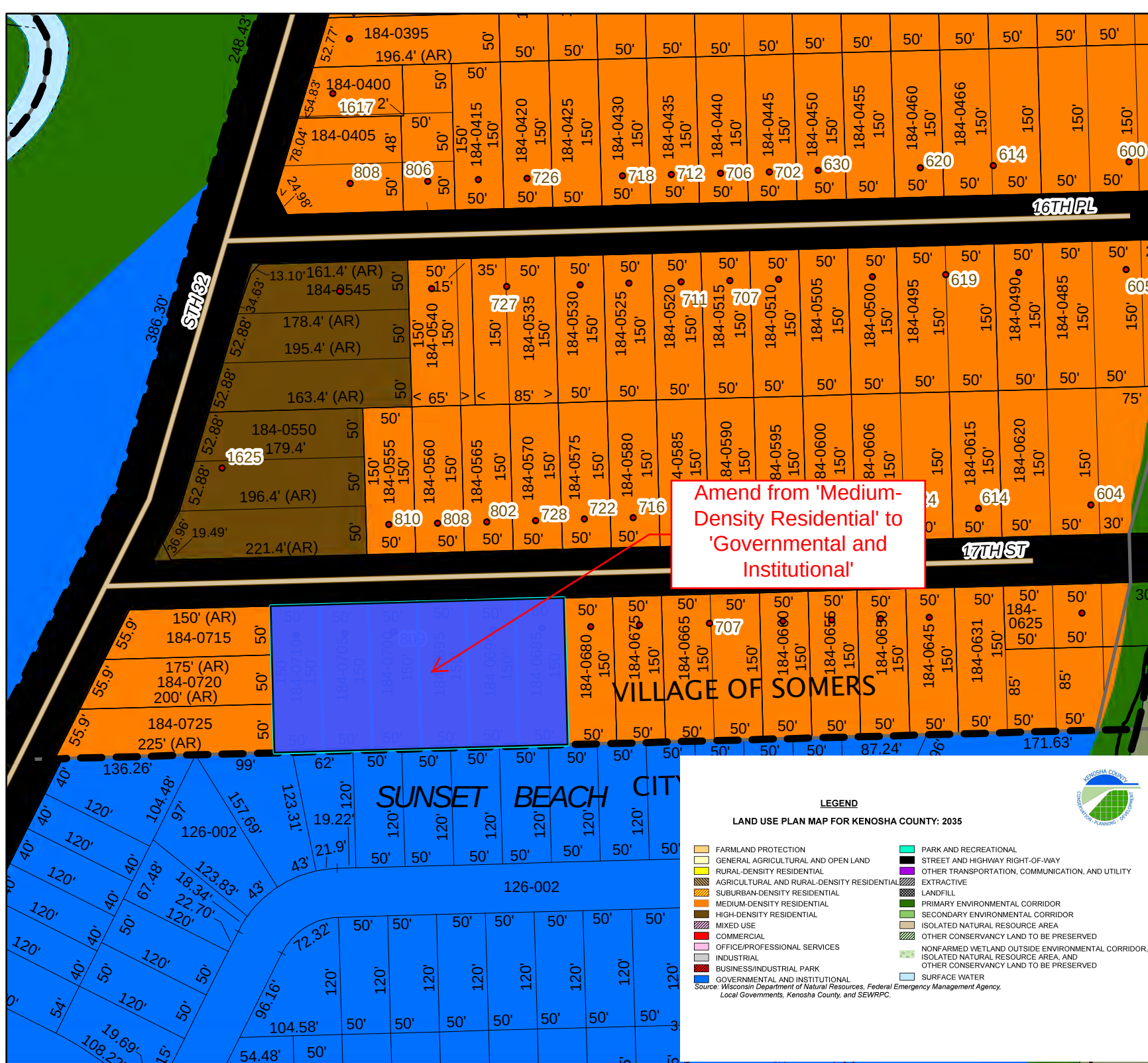
1 inch = 130 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

# Kenosha County



PROPOSED  
LAND USE



1 inch = 130 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILED OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.



## **Village of Somers Proceeding from the Village Plan Commission Meeting September 13, 2022**

### **1. Call to Order**

Chairman Stoner called the meeting to order at 5:30 p.m.

Present: Chairman George Stoner, as well as Commissioners, Boxx, Fredrick, Gardinier, and Grimes. Commissioners Lee and Aiello had excused absences.

Staff Present in person: Assistant to the Administrator Cassandra Bodenbach, Administrator Jason Peters, and Chief Ben Andersen, Kenosha County Planners Luke Godshall

Representing Partners in Design: Mark Molinaro

Representing Carthage Maintenance: Ted Fares

### **2. Pledge of Allegiance**

Chairman Stoner led everyone in stating the Pledge of Allegiance.

### **3. Approve Minutes of August 8, 2022**

Commissioner Boxx moved to approve to the Minutes from the August 8<sup>th</sup> Meeting. Seconded by Commissioner Grimes. Motion carried. 5-0 vote.

### **4. Correspondence**

None.

### **5. Citizen Comments**

None.

### **6. Comp. Plan Amendment:**

**Public Hearing and Action on Request by:** Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), **requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "Governmental and Institutional"**, on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. *(For informational purposes only, these properties are located at 729 17<sup>th</sup> St., 803 17<sup>th</sup> St., 17<sup>th</sup> Street, 809 17<sup>th</sup> St., 815 17<sup>th</sup> St.,*

and 819 17<sup>th</sup> St.)

Public Hearing was opened at 5:32 p.m.

**Public Comment:**

625 17<sup>th</sup> Street – Candice Peterson

Inquired as to what will this development mean for the rest of the street. She was concerned possible traffic.

President Stoner stated that it would not affect the surrounding area. The entrance will be off of 17<sup>th</sup> Street.

Public Hearing was closed at 5:32 p.m.

Commissioner Boxx moved to approve requests an amendment to the land use plan map for the Village of Somers (Map 80) as adopted in the Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035 from "Medium-Density Residential" to "Governmental and Institutional". Seconded by Fredrick.

**Commissioner's Discussion:**

None.

Motion passed 5-0 vote.

**7. Rezone:**

**Public Hearing and Action on Request by:** Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), **requests a rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. & PUD Planned Unit Development Overlay Dist.**, on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. *(For informational purposes only, these properties are located at 729 17<sup>th</sup> St., 803 17<sup>th</sup> St., 17<sup>th</sup> Street, 809 17<sup>th</sup> St., 815 17<sup>th</sup> St., and 819 17<sup>th</sup> St.)*

Public Hearing was opened at 5:35 p.m.

**Public Comment:**

None.

Public Hearing was closed at 5:35 p.m.

Commissioner Fredrick moved to approve requests a rezoning from R-5 Urban Single-Family Residential Dist. to I-1 Institutional Dist. & PUD Planned Unit Development Overlay Dist., Seconded by Boxx.

**Commissioner's Discussion:**

None.

Motion passed 5-0 vote.

## **8. Site Plan Review & Exterior Fenestration:**

Carthage College, 2001 Alford Park Dr., Kenosha, WI 53140; Phillip Godin, 6301 Green Bay Rd., Kenosha, WI 53142 (Owners), Mark Molinaro, Jr., 600 52nd St., Suite 220, Kenosha, WI 53140 (Agent), **requests site plan and exterior fenestration review** on Tax Parcels #83-4-223-184-0685, -0690, -0695, -0700, -0705, & -0710, located in the SE 1/4 of Section 18, T2N, R22E, Village of Somers. *(For informational purposes only, these properties are located at 729 17<sup>th</sup> St., 803 17<sup>th</sup> St., 17<sup>th</sup> Street, 809 17<sup>th</sup> St., 815 17<sup>th</sup> St., and 819 17<sup>th</sup> St.)*

Commissioner Fredrick moved to approve site plan and exterior fenestration review. Seconded by Boxx.

### **Commissioner's Discussion:**

Mr. Molinaro stated that have been no major changes to the site plan aside from the ingress/egress off of 17<sup>th</sup> Street. To Ms. Peterson's concern, the interior connection for vehicles will come from the inside and will not be seen.

Commissioner Fredrick asked how many people will be occupying the building? Fares stated there would be approximately 15 people. To Ms. Peterson's concern, he replied there will only be a possibility of 15 cars going in and out, but some will be parking on campus. There are only seven spaces on site.

There was discussion on the issues of students parking on the street especially in the winter from a present resident. Chairman Stoner commented that any tires on the street should be getting ticketed. Fares explained that unless they are blocking the driveway, there is nothing that can be enforced.

The wood fence and landscaping were discussed as there may need to be more trees per the ordinance especially for surrounding residents. Chairman Stoner brought up non-taxable properties now owned by Carthage. Fares stated he has already communicated with Carthage on this subject and there are no concerns paying the Village.

Commissioner Fredrick asked what type of chemicals would be kept on site as well as materials for safety precautions. Fares stated there will be approximately 50 gallons of gasoline and smoking is prohibited on the property. Fire Chief Andersen spoke on the necessities of the fire protection needed.

Motion carried 5-0 vote.

## **9. Adjourn**

Commissioner Boxx moved to adjourn at 6:06 p.m. Seconded by Grimes.

Motion carried. 5-0 vote.

**Drafted this 13<sup>th</sup> day of September 2022. These minutes are not official until approved by the Plan Commission. Submitted by Cassandra Bodenbach, Assistant to the Village Administrator**





May 2015

# VILLAGE OF SOMERS

## Department of Planning and Development

### REZONING APPLICATION

(a) Property Owner's Name:

Ted Fares

Print Name: Ted Fares

Signature: *Ted Fares*

Mailing Address: 2001 Alford Park Drive

City: Kenosha

State: WI

Zip: 53140

Phone Number: 262.551.5752

E-mail (optional): tfares@carthage.edu

Note: Unless the property owner's signature can be obtained in the above space, a letter of agent status **signed** by the legal property owner **must** be submitted if you are a tenant, leaseholder, or authorized agent representing the legal owner, allowing you to act on their behalf.

(b) Agent's Name (if applicable):

Print Name: Mark Molinaro

Signature: *Mark Molinaro*

Business Name: Partners in Design Architects, Inc

Mailing Address: 600 52nd Street, Suite 220

City: Kenosha

State: WI

Zip: 53140

Phone Number: 262.652.2800

E-mail (optional): markm@pidarchitects.com

(c) Tax key number(s) of property to be rezoned:

83-4-223-184-0685

83-4-223-184-0700

83-4-223-184-0690

83-4-223-184-0705

83-4-223-184-0695

83-4-223-184-0710

Property Address of property to be rezoned:

729 17TH ST, 803 17TH ST, 809 17TH ST, 815 17TH ST,

(d) Proposed use (a statement of the type, extent, area, etc. of any development project):

New 18,140 s.f. single story institutional building for Carthage College facilities staff and operations.



# REZONING APPLICATION

(e) Check the box next to any and all of the **existing** zoning district classifications present on the subject property:

|                                                                                                     |                                                                                      |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input type="checkbox"/> A-1 Agricultural Preservation District                                     | <input type="checkbox"/> B-1 Neighborhood Business District                          |
| <input type="checkbox"/> A-2 General Agricultural District                                          | <input type="checkbox"/> B-2 Community Business District                             |
| <input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District | <input type="checkbox"/> B-3 Highway Business District                               |
| <input type="checkbox"/> A-4 Agricultural Land Holding District                                     | <input type="checkbox"/> B-4 Planned Business District                               |
| <input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District                | <input type="checkbox"/> B-5 Wholesale Trade and Warehousing District                |
| <input type="checkbox"/> R-1 Rural Residential District                                             | <input type="checkbox"/> BP-1 Business Park District                                 |
| <input type="checkbox"/> R-2 Suburban Single-Family Residential District                            | <input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District    |
| <input type="checkbox"/> R-3 Urban Single-Family Residential District                               | <input type="checkbox"/> M-1 Limited Manufacturing District                          |
| <input type="checkbox"/> R-4 Urban Single-Family Residential District                               | <input type="checkbox"/> M-2 Heavy Manufacturing District                            |
| <input type="checkbox"/> R-4.5 Urban Single-Family Residential District                             | <input type="checkbox"/> M-3 Mineral Extraction District                             |
| <input checked="" type="checkbox"/> R-5 Urban Single-Family Residential District                    | <input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District |
| <input type="checkbox"/> R-6 Urban Single-Family Residential District                               | <input type="checkbox"/> I-1 Institutional District                                  |
| <input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District              | <input type="checkbox"/> PR-1 Park-Recreational District                             |
| <input type="checkbox"/> R-8 Urban Two-Family Residential District                                  | <input type="checkbox"/> C-1 Lowland Resource Conservancy District                   |
| <input type="checkbox"/> R-9 Multiple-Family Residential District                                   | <input type="checkbox"/> C-2 Upland Resource Conservancy District                    |
| <input type="checkbox"/> R-10 Multiple-Family Residential District                                  | <input type="checkbox"/> FPO Floodplain Overlay District                             |
| <input type="checkbox"/> R-11 Multiple-Family Residential District                                  | <input type="checkbox"/> PUD Planned Unit Development Overlay District               |
| <input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District               | <input type="checkbox"/> AO Airport Overlay District                                 |
|                                                                                                     | <input type="checkbox"/> RC Rural Cluster Development Overlay District               |
|                                                                                                     |                                                                                      |
|                                                                                                     |                                                                                      |

(f) Check the box next to any and all of the **proposed** zoning district classifications proposed for the subject property:

|                                                                                                     |                                                                                      |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <input type="checkbox"/> A-1 Agricultural Preservation District                                     | <input type="checkbox"/> B-1 Neighborhood Business District                          |
| <input type="checkbox"/> A-2 General Agricultural District                                          | <input type="checkbox"/> B-2 Community Business District                             |
| <input type="checkbox"/> A-3 Agricultural Related Manufacturing, Warehousing and Marketing District | <input type="checkbox"/> B-3 Highway Business District                               |
| <input type="checkbox"/> A-4 Agricultural Land Holding District                                     | <input type="checkbox"/> B-4 Planned Business District                               |
| <input type="checkbox"/> AE-1 Agricultural Equestrian Cluster Single-Family District                | <input type="checkbox"/> B-5 Wholesale Trade and Warehousing District                |
| <input type="checkbox"/> R-1 Rural Residential District                                             | <input type="checkbox"/> BP-1 Business Park District                                 |
| <input type="checkbox"/> R-2 Suburban Single-Family Residential District                            | <input type="checkbox"/> B-94 Interstate Highway 94 Special Use Business District    |
| <input type="checkbox"/> R-3 Urban Single-Family Residential District                               | <input type="checkbox"/> M-1 Limited Manufacturing District                          |
| <input type="checkbox"/> R-4 Urban Single-Family Residential District                               | <input type="checkbox"/> M-2 Heavy Manufacturing District                            |
| <input type="checkbox"/> R-4.5 Urban Single-Family Residential District                             | <input type="checkbox"/> M-3 Mineral Extraction District                             |
| <input type="checkbox"/> R-5 Urban Single-Family Residential District                               | <input type="checkbox"/> M-4 Sanitary Landfill and Hazardous Waste Disposal District |
| <input type="checkbox"/> R-6 Urban Single-Family Residential District                               | <input checked="" type="checkbox"/> I-1 Institutional District                       |
| <input type="checkbox"/> R-7 Suburban Two-Family and Three-Family Residential District              | <input type="checkbox"/> PR-1 Park-Recreational District                             |
| <input type="checkbox"/> R-8 Urban Two-Family Residential District                                  | <input type="checkbox"/> C-1 Lowland Resource Conservancy District                   |
| <input type="checkbox"/> R-9 Multiple-Family Residential District                                   | <input type="checkbox"/> C-2 Upland Resource Conservancy District                    |
| <input type="checkbox"/> R-10 Multiple-Family Residential District                                  | <input type="checkbox"/> FPO Floodplain Overlay District                             |
| <input type="checkbox"/> R-11 Multiple-Family Residential District                                  | <input checked="" type="checkbox"/> PUD Planned Unit Development Overlay District    |
| <input type="checkbox"/> R-12 Mobile Home/Manufactured Home Park-Subdivision District               | <input type="checkbox"/> AO Airport Overlay District                                 |
|                                                                                                     | RC Rural Cluster Development Overlay District                                        |
|                                                                                                     |                                                                                      |
|                                                                                                     |                                                                                      |

## REZONING APPLICATION

(g) Your request must be consistent with the existing planned land use category as shown on Map 65 of the adopted "[Multi-Jurisdictional Comprehensive Plan for Kenosha County: 2035](#)".

The existing planned land use category for the subject property is:

*Note: a corresponding application has been made to amend the land use category to 'Governmental and Institutional' on the subject parcels.*

|                                                                     |                                                                           |
|---------------------------------------------------------------------|---------------------------------------------------------------------------|
| <input type="checkbox"/> Farmland Protection                        | <input type="checkbox"/> Governmental and Institutional                   |
| <input type="checkbox"/> General Agricultural and Open Land         | <input type="checkbox"/> Park and Recreational                            |
| <input type="checkbox"/> Rural-Density Residential                  | <input type="checkbox"/> Street and Highway Right-of-Way                  |
| <input type="checkbox"/> Agricultural and Rural Density Residential | <input type="checkbox"/> Other Transportation, Communication, and Utility |
| <input type="checkbox"/> Suburban-Density Residential               | <input type="checkbox"/> Extractive                                       |
| <input checked="" type="checkbox"/> Medium-Density Residential      | <input type="checkbox"/> Landfill                                         |
| <input type="checkbox"/> High-Density Residential                   | <input type="checkbox"/> Primary Environmental Corridor                   |
| <input type="checkbox"/> Mixed Use                                  | <input type="checkbox"/> Secondary Environmental Corridor                 |
| <input type="checkbox"/> Commercial                                 | <input type="checkbox"/> Isolated Natural Resource Area                   |
| <input type="checkbox"/> Office/Professional Services               | <input type="checkbox"/> Other Conservancy Land to be Preserved           |
| <input type="checkbox"/> Industrial                                 | <input type="checkbox"/> Nonfarmed Wetland                                |
| <input type="checkbox"/> Business/Industrial Park                   | <input type="checkbox"/> Surface Water                                    |

(h) Attach a plot plan or survey plat of property to be rezoned (showing location, dimensions, zoning of adjacent properties, existing uses and buildings of adjacent properties, floodways and floodplains)—drawn to scale.

(i) The Village of Somers Department of Planning and Development may ask for additional information.

(j) The name of the County Supervisor of the district wherein the property is located ([District Map](#)):

Supervisory District Number: 15 County Board Supervisor: Amy Maurer

(k) The fee specified in Section 12.05-8 of this ordinance.

Request for Rezoning Petition (payable to "Kenosha County") \_\_\_\_\_

(For other fees see the [Fee Schedule](#))

### Note: Agricultural Use Conversion Charge

The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non-agricultural use (e.g. residential or commercial development), that person may owe a conversion charge. To obtain more information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization Section at 608-266-2149 or visit <http://www.revenue.wi.gov/fags/slf/useassmt.html>.

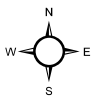
Note that the act of rezoning property from an agricultural zoning district to a non-agricultural zoning district does not necessarily trigger the agricultural use conversion charge. It is when the use of the property changes from agricultural that the conversion charge is assessed.



# Kenosha County

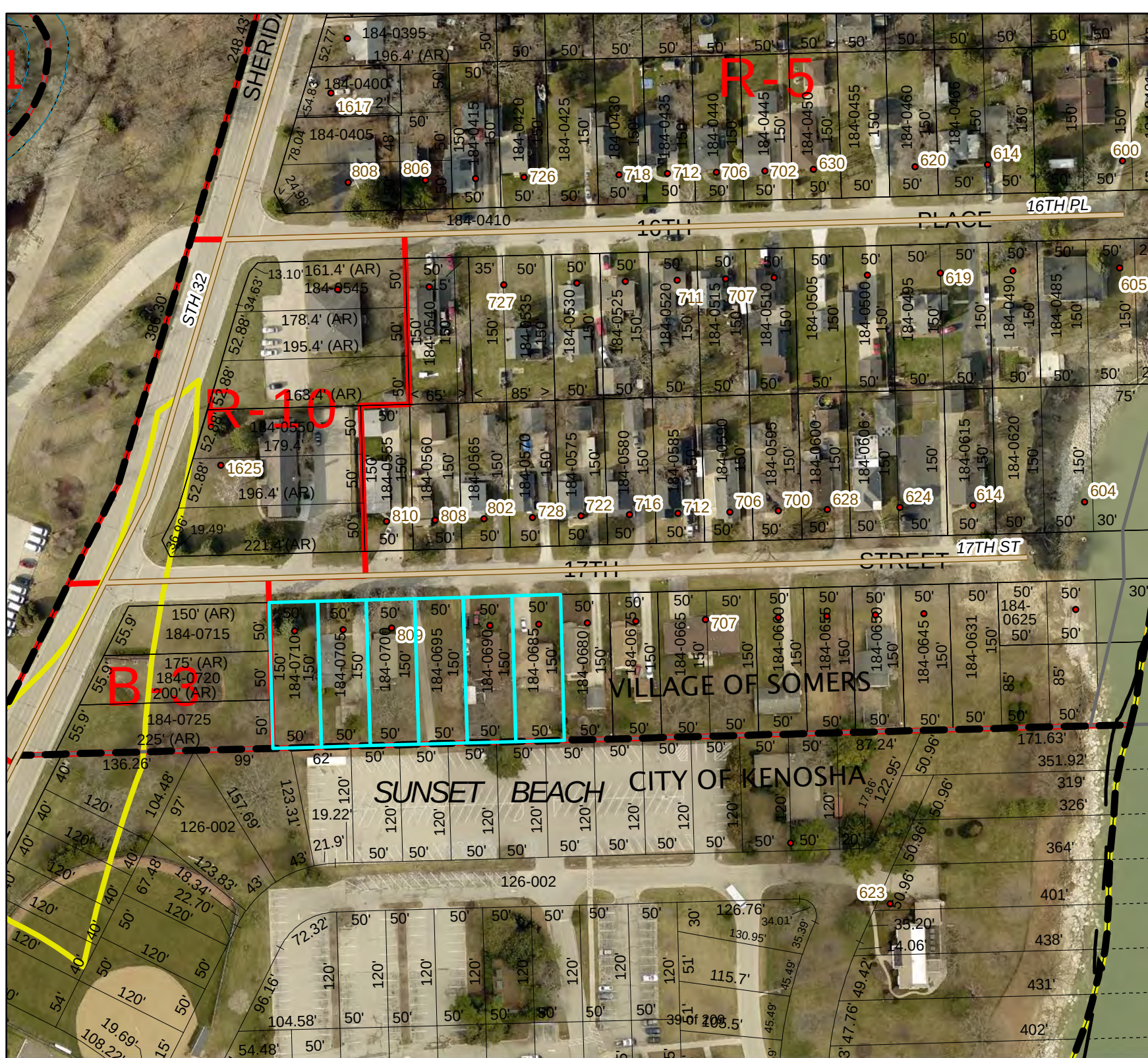


EXISTING  
ZONING



1 inch = 130 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.

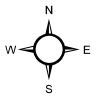
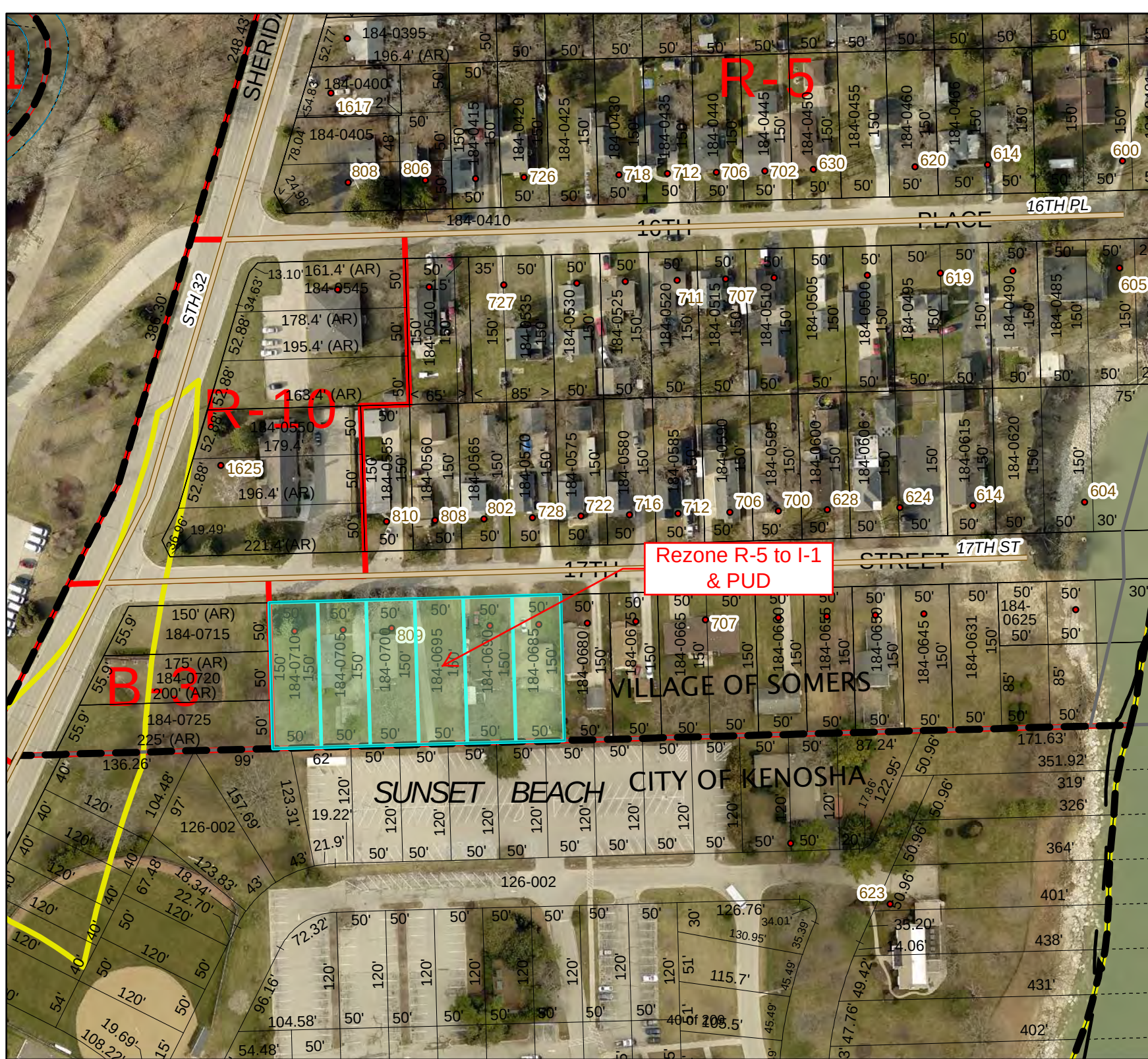




# Kenosha County



PROPOSED  
ZONING



1 inch = 130 feet

THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS ONE. THIS DRAWING IS A COMPILATION OF RECORDS, DATA AND INFORMATION LOCATED IN VARIOUS STATE, COUNTY AND MUNICIPAL OFFICES AND OTHER SOURCES AFFECTING THE AREA SHOWN AND IS TO BE USED FOR REFERENCE PURPOSES ONLY. KENOSHA COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED. IF DISCREPANCIES ARE FOUND, PLEASE CONTACT KENOSHA COUNTY.





**Partners in Design**  
**ARCHITECTS**

**Partners in Design  
Architects, Inc.**

**W I S C O N S I N**  
600 Fifty Second Street  
Suite 220  
Kenosha, WI 53140  
262.652.2800

**I L L I N O I S**  
2610 Lake Cook Road  
Suite 280  
Riverwoods, IL 60015  
847.940.0300

August 23, 2022

Village of Somers Plan Commission  
Village of Somers Board of Trustees

Re: Carthage College Operations Building

Dear Commission Members and Trustees:

Carthage College requests your consideration to allow them to construct a new building to support the staff and equipment associated with the campus Operations group. The new building will be located at 809 17<sup>th</sup> Street and will be located on parcel numbers 83-4-223-184-0685; 0690; 0695; 0700; 0705; and 0710.

The College is requesting the commission and board consideration for approval of the project under a Planned Unit Development overlay. The project specifics are as follows:

- Operations Building is an approximately 18,000 rigid frame structure that will provide offices for the campus facilities staff.
- Total site development area comprises approximately 43,000 sf. of which 17,549 sf (39%) consists of open green space with 27,451 sf of total impervious surface.
- Total project cost is approximately \$3.95M
- Subject parcels are currently zoned R-10 Multi-Family Residential and include 4 existing single-family residential structures. The razing of the residential structures is included in the project scope.
- Requesting rezoning from R-10 to I-1 Institutional District.
- Requesting combination of the six residential parcels into a single Institutional parcel
- Requesting a departure from Village Ordinance Section ZN 18.33(F)(4) and ZN 18.33(E)(3)(b) to allow the exterior of the building to be a prefinished metal siding cladding that extends from the eave to finished grade (cladding will be held a standard distance above the soil to prevent corroding)
- Requesting a departure from Village ordinance Section ZN 3.06(3)(i) for a parking lot setback of 10' in lieu of 20' as required adjacent to residential districts. The college will construct a 6'-0" tall wood fence to screen the parking from the residential property to the east.
- Requesting departure from the Village Ordinance Section ZN 4.06(1)(g)4 for a rear yard setback of 10' in lieu of the 25' as required.

[www.pidarchitects.com](http://www.pidarchitects.com)

**PASSION COLLABORATION VISION**

August 23, 2022

**Partners in Design  
Architects, Inc.**

We are confident the development, as proposed, will fit in well on the north end of the Carthage campus, will be a nice addition to the Village of Somers and will set the tone for future expansion of the campus.

Should you have any questions, please feel free to reach out. We look forward to presenting our project to the commission and full board in the near future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark A. Molinaro Jr.', is centered below the 'Sincerely,' text. The signature is fluid and cursive.

Mark A. Molinaro Jr., AIA, ALA

Principal – Partners in Design Architects





# CARTHAGE COLLEGE

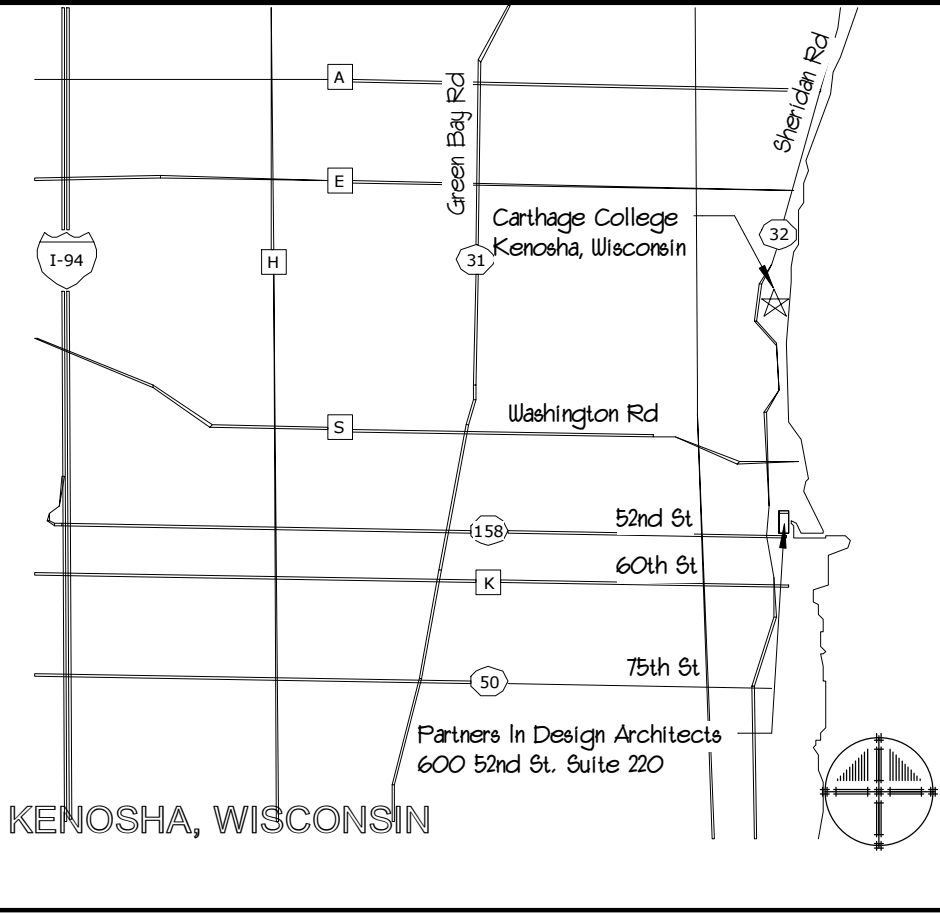
Somers, Wisconsin

# CARTHAGE FACILITIES BUILDING

### SHEET INDEX

|                       |                                                 |
|-----------------------|-------------------------------------------------|
| <b>GENERAL</b>        |                                                 |
| T1.0                  | TITLE SHEET                                     |
| <b>CIVIL</b>          |                                                 |
| C1                    | EXISTING CONDITIONS                             |
| C2                    | DIMENSIONED SITE PLAN                           |
| C3                    | SITE DEMOLITION PLAN                            |
| C4                    | SITE UTILITY PLAN                               |
| C5                    | SITE GRADING & EROSION CONTROL PLAN             |
| C6                    | PAVEMENT GRADING PLAN                           |
| C7                    | PAVEMENT MARKINGS & SIGNAGE PLAN                |
| C8                    | TYPICAL SECTIONS & CONSTRUCTION DETAILS         |
| C9                    | TYPICAL SECTIONS & CONSTRUCTION DETAILS         |
| C10                   | TYPICAL SECTIONS & CONSTRUCTION DETAILS         |
| C11                   | TYPICAL SECTIONS & CONSTRUCTION DETAILS         |
| <b>LANDSCAPE</b>      |                                                 |
| L1                    | LANDSCAPE PLAN                                  |
| L2                    | LANDSCAPE SCHEDULES AND DETAILS                 |
| <b>ARCHITECTURAL</b>  |                                                 |
| A1.1                  | SITE PLAN                                       |
| A3.1                  | FLOOR PLAN                                      |
| A3.2                  | MEZZANINE PLAN, PLAN DETAILS, SCHEDULES & NOTES |
| A4.1                  | EXTERIOR ELEVATIONS                             |
| A4.2                  | BUILDING SECTIONS                               |
| A5.1                  | WALL SECTIONS & DETAILS                         |
| A5.2                  | WALL SECTIONS & DETAILS                         |
| A6.1                  | ENLARGED FLOOR PLANS                            |
| A8.1                  | REFLECTED CEILING PLAN                          |
| A9.1                  | ROOF PLAN & DETAILS                             |
| <b>STRUCTURAL</b>     |                                                 |
| S0.1                  | GENERAL NOTES                                   |
| S0.2                  | DESIGN CRITERIA                                 |
| S0.3                  | STRUCTURAL SCHEDULES                            |
| S1.0                  | FOUNDATION PLAN                                 |
| S2.0                  | MEZZANINE FRAMING PLAN                          |
| S4.0                  | STRUCTURAL DETAILS                              |
| S4.1                  | STRUCTURAL DETAILS                              |
| S4.2                  | STRUCTURAL DETAILS                              |
| <b>MECHANICAL</b>     |                                                 |
| M0.0                  | MECHANICAL GENERAL NOTES, SYMBOLS & LEGENDS     |
| M0.1                  | MECHANICAL SCHEDULES                            |
| M0.3                  | MECHANICAL SCHEDULES                            |
| M0.4                  | MECHANICAL DETAILS                              |
| M0.5                  | MECHANICAL DETAILS                              |
| M0.6                  | MECHANICAL DETAILS                              |
| M0.7                  | MECHANICAL DETAILS                              |
| M1.1                  | LEVEL 1 MECHANICAL PLAN                         |
| M1.2                  | MEZZANINE MECHANICAL PLAN                       |
| <b>ELECTRICAL</b>     |                                                 |
| E0.0                  | ELECTRICAL - GENERAL NOTES, SYMBOLS & LEGENDS   |
| E1.0                  | ELECTRICAL - POWER & DATA PLAN                  |
| E2.0                  | ELECTRICAL - LIGHTING PLAN                      |
| E3.0                  | SINGLE LINE DIAGRAM                             |
| E3.1                  | PANEL SCHEDULE                                  |
| E9.0                  | ELECTRICAL - SITE PLAN                          |
| <b>FIRE ALARM</b>     |                                                 |
| FAL0                  | FIRE ALARM PLAN                                 |
| <b>PLUMBING</b>       |                                                 |
| P0.0                  | PLUMBING GENERAL NOTES, SYMBOLS & LEGENDS       |
| P3.1                  | PLUMBING FIRST FLOOR SANITARY & VENT PLAN       |
| P3.2                  | PLUMBING FIRST FLOOR DOMESTIC WATER PLAN        |
| P3.3                  | PLUMBING MEZZANINE FLOOR PLAN                   |
| P4.0                  | PLUMBING RISER DIAGRAMS                         |
| <b>FIRE SPRINKLER</b> |                                                 |
| FP3.1                 | LEVEL 1 FIRE PROTECTION SPRINKLER PLAN          |
| FP3.2                 | LEVEL 1 FIRE PROTECTION PLAN                    |

### LOCATION MAP



### CAMPUS MAP



### GENERAL NOTES

- DO NOT SCALE DRAWINGS
- CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
- EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK
- ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.
- BUILDING AND ADJACENT BUILDINGS WILL REMAIN OPERATIONAL THROUGHOUT PROJECT DURATION.

### ABBREVIATIONS

|        |                                       |       |                                        |
|--------|---------------------------------------|-------|----------------------------------------|
| ALT    | ALTERNATE                             | HOUR  | HARDWARE                               |
| AE     | ARCHITECT/ENGINEER                    | H1    | HOLLOW METAL                           |
| AF     | ABOVE FINISH FLOOR                    | HT    | HEIGHT                                 |
| ALUM   | ALUMINUM                              | HW    | HOT WATER                              |
| BD     | BOARD                                 | INT   | INTERIOR                               |
| B/O    | BOTTOM OF                             | INSUL | INSULATION                             |
| CPT    | CARPET                                | JT    | JOINT                                  |
| C      | CENTER LINE                           | LAV   | LAVATORY                               |
| CLG    | CEILING                               | MFR   | MANUFACTURER                           |
| CJ     | CONTROL JOINT                         | MIN   | MINIMUM                                |
| CMU    | CONCRETE MASONRY UNIT                 | MO    | MASONRY OPENING                        |
| CONC   | CONCRETE                              | MTL   | METAL                                  |
| CONT   | CONTINUOUS                            | NIC   | NOT IN CONTRACT                        |
| CO     | CLEAN OUT                             | NTS   | NOT TO SCALE                           |
| CW     | COLD WATER                            | OC    | ON CENTER                              |
| CT     | CERAMIC TILE                          | OF    | OWNER FURNISHED, CONTRACTOR TO INSTALL |
| DBL    | DOUBLE                                | OPP   | OPPOSITE                               |
| DF     | DRINKING FOUNTAIN                     | PLYWD | PLYWOOD                                |
| DIA    | DIAMETER                              | PL    | PLASTIC LAMINATE                       |
| DM     | DIMENSION                             | >     | FLATE                                  |
| DN     | DOWN                                  | FT    | FOURCELAIN TILE                        |
| DR     | DOOR                                  | GT    | QUARRY TILE                            |
| DS     | DOWNSPOUT                             | REQ'D | REQUIRED                               |
| DTL    | DETAIL                                | RO    | ROUGH OPENING                          |
| DWG    | DRAWING                               | SHT   | SHEET                                  |
| EA     | EACH                                  | SV    | SHEET VINYL                            |
| EIPB   | EXTERIOR INSULATION AND FINISH SYSTEM | SM    | SIMILAR                                |
| EL     | ELEVATION                             | SS    | SOLID SURFACE                          |
| EJ     | EXPANSION JOINT                       | SST   | STAINLESS STEEL                        |
| EQ     | EQUAL                                 | STD   | STANDARD                               |
| EQUIP  | EQUIPMENT                             | SAT   | SUSPENDED ACOUSTIC TILE                |
| EXIST  | EXISTING                              |       | CEILING                                |
| EXT    | EXTERIOR                              | TBD   | TO BE DETERMINED                       |
| EW     | ELECTRIC WATER COOLER                 | TEMP  | TEMPORARY                              |
| FEC    | FIRE EXTINGUISHER                     | T/O   | TOP OF                                 |
| FIN    | FINISH                                | T&G   | TONGUE AND GROOVE                      |
| FD     | FLOOR DRAIN                           | TYP   | TYPICAL                                |
| FLR    | FLOOR                                 | UNO   | UNLESS NOTED OTHERWISE                 |
| FRP    | FIBERGLASS REINFORCED PLASTIC         | VCT   | VINYL COMPOSITION TILE                 |
| GALV   | GALVANIZED                            | VB    | VINYL BASE                             |
| GYP BD | GYPSEUM BOARD                         | VIF   | VERIFY IN FIELD                        |
|        |                                       | WD    | WOOD                                   |
|        |                                       | WUF   | WELDED WIRE FABRIC                     |

### CLIENT:

CARTHAGE COLLEGE  
2001 ALFORD PARK DRIVE  
KENOSHA, WISCONSIN 53140  
PHONE: 262.551.6800  
FAX: 262.552.5495  
ATTN: TED FARES

### ARCHITECT:

PARTNERS IN DESIGN ARCHITECTS  
600 FIFTY SECOND STREET, SUITE 200  
KENOSHA, WISCONSIN 53140  
PHONE: 262.652.2800  
ATTN: MARK MOLINARO, JR. AIA  
ERIC MGRIN, LEED AP

### CIVIL ENGINEER

NIELSEN MADSEN & BARBER SC  
1458 HORIZON BLVD., SUITE 200  
RACINE, WISCONSIN 53406  
PHONE: 262.634.5288  
FAX: 262.634.5024  
ATTN: MARK EBERLE

### MECHANICAL, ELECTRICAL, PLUMBING ENGINEER

RTM ENGINEERING CONSULTANTS  
650 E. IL-62, SUITE 200  
SCHAEFERSBURG, ILLINOIS 60173  
PHONE: 847.756.4180  
ATTN: ADAM MARKS

### LANDSCAPE ARCHITECT

THOMAS NORDLOH ASSOCIATES  
411 TAFT ROAD  
KENOSHA, WISCONSIN 53142  
PHONE: 262.436.9181  
ATTN: THOMAS NORDLOH



**Partners in Design**  
**ARCHITECTS**

CARTHAGE COLLEGE

CARTHAGE FACILITIES BUILDING

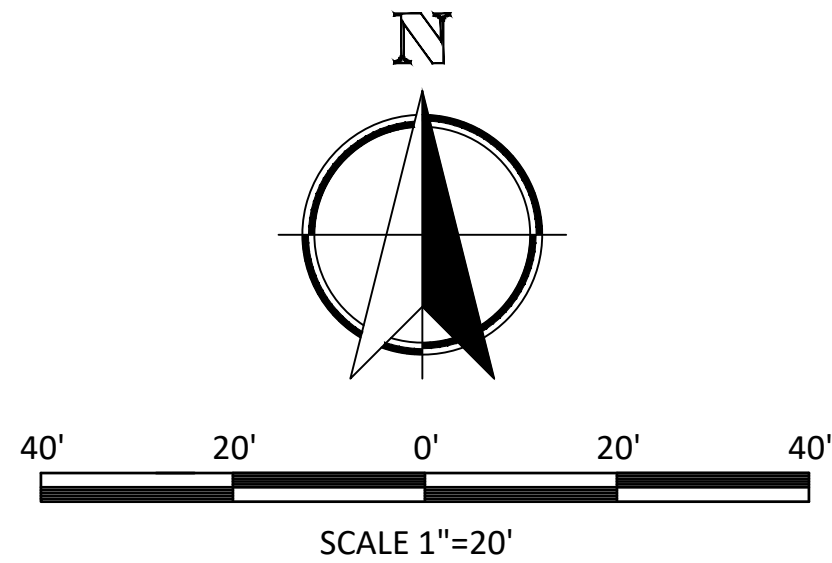
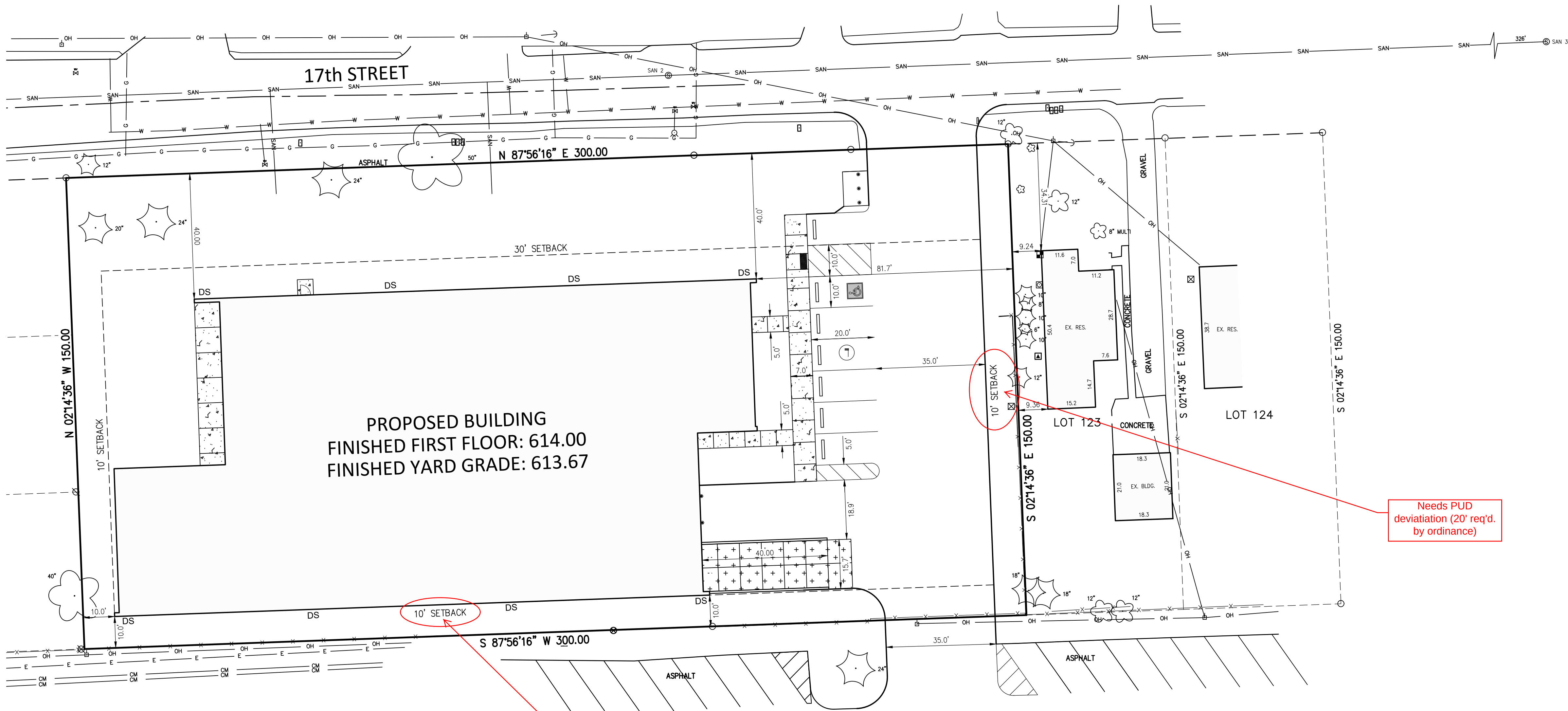
DATE: 06.28.2022

NUMBER: 154.21.085









PROPOSED BUILDING  
FINISHED FIRST FLOOR: 614.00  
FINISHED YARD GRADE: 613.67

Needs PUD deviation (20' req'd. by ordinance)

Needs PUD deviation (25' rear yard setback req'd. by ordinance)

SITE DATA

|                                          |                                                                                                                            |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| PARCEL NUMBERS:                          | 83-4-223-184-0685<br>83-4-223-184-0690<br>83-4-223-184-0695<br>83-4-223-184-0700<br>83-4-223-184-0705<br>83-4-223-184-0710 |
| EXISTING LAND USE:                       | RESIDENTIAL                                                                                                                |
| EXISTING FLOOD ZONE:                     | NOT IN A FLOOD ZONE                                                                                                        |
| PROPOSED LAND USE:                       | INSTITUTIONAL                                                                                                              |
| PROPOSED IMPERVIOUS SURFACE CALCULATIONS |                                                                                                                            |
| PROPOSED BUILDING AREA:                  | 17,632 S.F.                                                                                                                |
| PROPOSED PAVEMENT AREA:                  | 9,819 S.F.                                                                                                                 |
| TOTAL IMPERVIOUS SURFACE AREA:           | 27,451 S.F. (61.0%)                                                                                                        |
| TOTAL GREEN SPACE AREA:                  | 17,549 S.F. (39.0%)                                                                                                        |
| TOTAL PARCEL AREA:                       | 45,000 S.F. (1.03 ACRES)                                                                                                   |

UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



FACILITIES BUILDING  
Carthage College - Somers, Wisconsin  
DIMENSIONED SITE PLAN

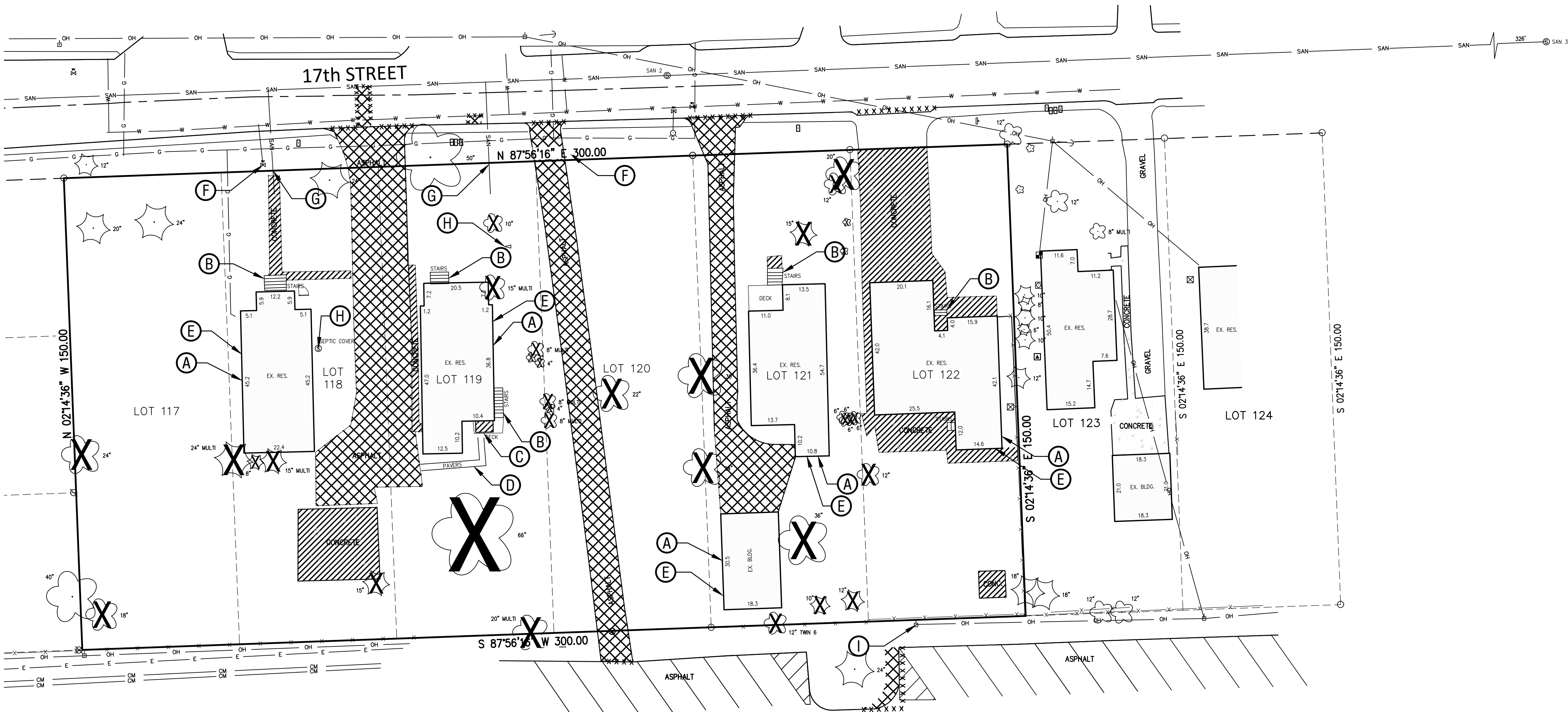


Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

PROJECT NO.: 2011009121  
DRAWN BY: JJC CHECKED BY: MDE  
DATE: 072822  
SHEET NO.:

C2





## LEGEND

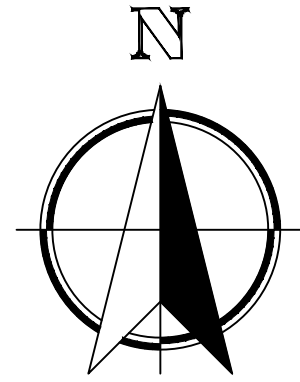
- REMOVE ASPHALT PAVEMENT & BASE
- REMOVE CONCRETE PAVEMENT & BASE
- SAWCUT PAVEMENT (FULL DEPTH)
- REMOVE FENCE
- CLEAR & GRUB ISOLATED TREES

- DEMOLISH BUILDINGS & FOUNDATIONS
- REMOVE STAIRS & FOUNDATIONS
- REMOVE DECK & FOUNDATIONS
- REMOVE PAVERS
- REMOVE ELECTRIC/GAS METER (COORDINATE WITH WE ENERGIES)
- CAP WATER SERVICE AT RIGHT OF WAY AND ABANDON IN PLACE (ALL 4 HOMES)
- CAP SANITARY LATERAL AT RIGHT OF WAY AND ABANDON IN PLACE (ALL 4 HOMES)
- DEMOLISH SEPTIC TANKS (ALL 4 HOMES)
- ELECTRIC POWER POLE TO BE RELOCATED (COORDINATE WITH WE ENERGIES)



## UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



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

## DEMOLITION NOTES

THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER AS WELL AS OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.

THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.

THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.

ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.

CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.

CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.

PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.

EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND REPAIR OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.

IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE CONSTRUCTION MANAGER.

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

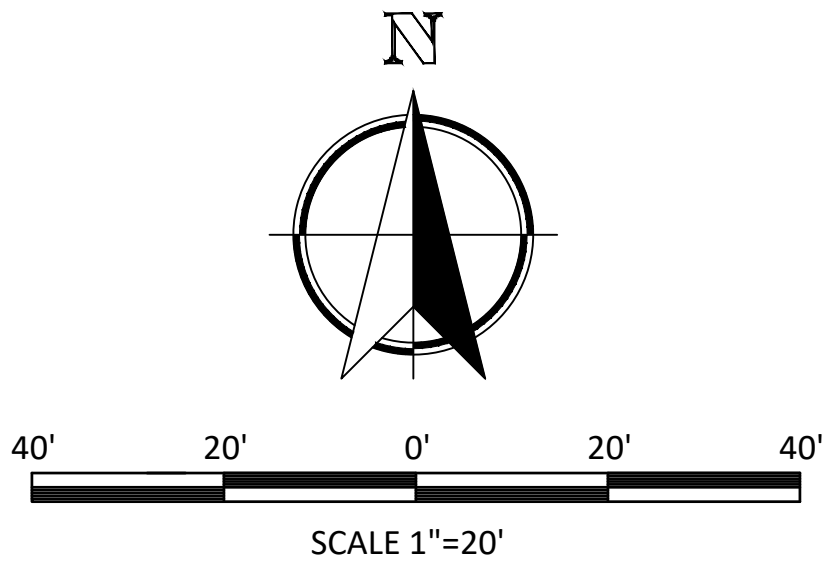
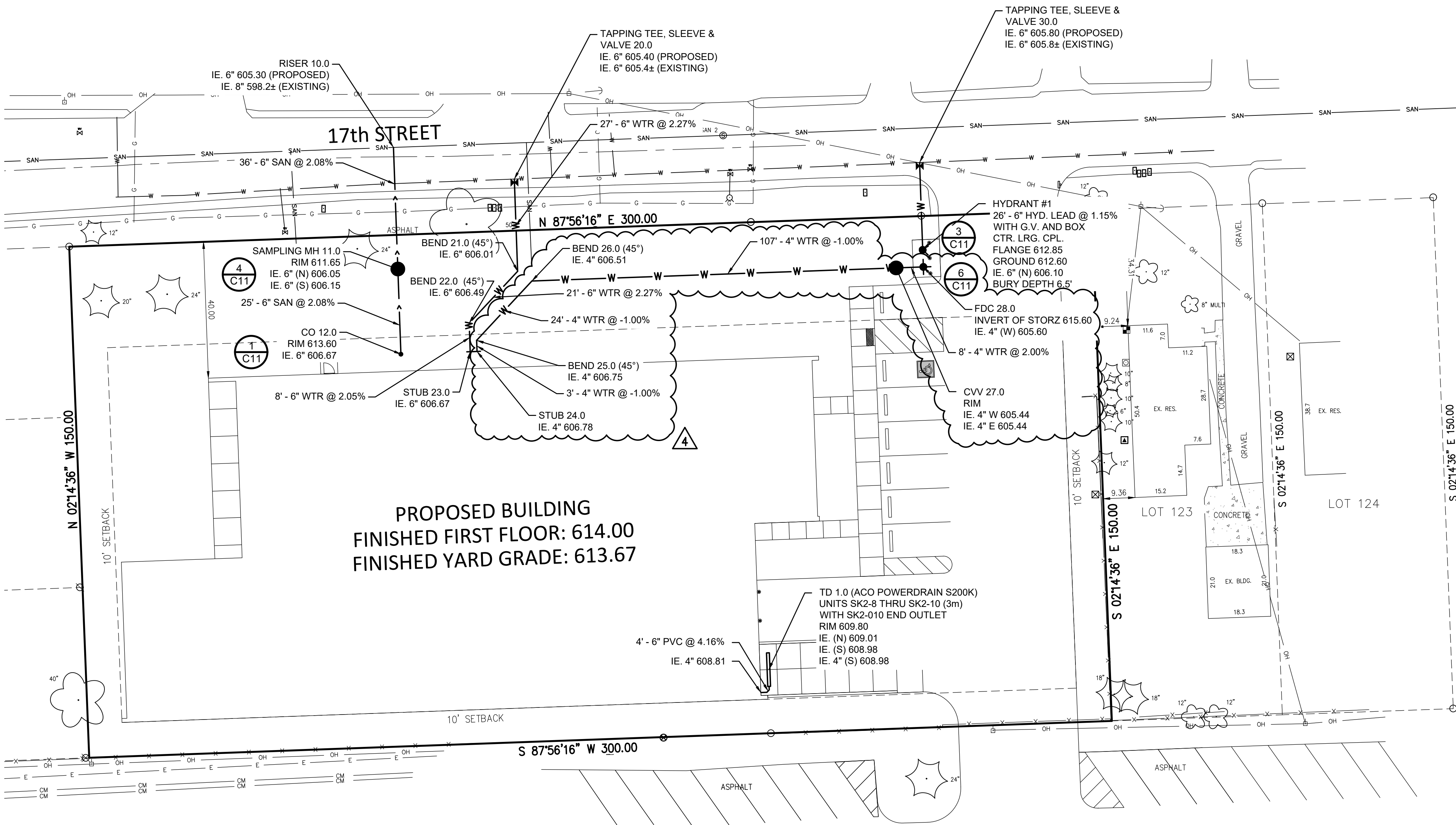
FACILITIES BUILDING  
Carthage College - Somers, Wisconsin  
SITE DEMOLITION PLAN



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI, 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

PROJECT NO.: 2011.009121  
DRAWN BY: JJC CHECKED BY: MDE  
DATE: 07/28/22  
SHEET NO.: C3





## UTILITY CONSTRUCTION GENERAL NOTES

MATERIALS FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND VILLAGE OF SOMERS STANDARD MATERIAL SPECIFICATION CHECKLIST.

SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AS WELL AS THE "VILLAGE OF SOMERS DEVELOPMENT STANDARDS", HERIN REFERRED TO AS THE "DEVELOPMENT STANDARDS".

CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF EXISTING SANITARY AND STORM SEWERS, WATER MAINS, GAS & ELECTRIC LINES OR OTHER UTILITIES PRIOR TO STARTING CONSTRUCTION. AS-BUILT (FIELD) DATA SHALL BE USED TO CHECK ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS.

CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE A MINIMUM OF 72 HOURS BEFORE THE START OF CONSTRUCTION TO IDENTIFY ADJACENT UNDERGROUND UTILITIES. THE LOCATION OF EXISTING PRIVATE UTILITIES MAY NOT BE SHOWN ON THE PLANS AND SHOULD BE LOCATED BY THE OWNER PRIOR TO CONSTRUCTION.

ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE TREATED FOR SEDIMENT REMOVAL PRIOR TO DISCHARGE OFF-SITE. PUMPING OPERATIONS SHALL BE IN ACCORDANCE WITH WDNr TECHNICAL STANDARD 1061. PUMPED WATER CAN BE TREATED IN RETENTION BASINS, FILTER BAGS, STONE FILTERS OR BY OTHER WDNr APPROVED METHODS. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

THE EXACT LOCATION OF ALL BUILDING LATERALS, ROOF DRAIN RISERS AND DOWNSPOUTS (IF APPLICABLE) SHALL BE PER THE ARCHITECTURAL OR MECHANICAL DRAWINGS.

## SANITARY SEWER & WATER MAIN SPECIFICATIONS

BEDDING AND COVER MATERIAL FOR SEWER AND WATER UTILITIES SHALL BE  $\frac{3}{8}$ " CRUSHED LIMESTONE CHIPS (PEA GRAVEL IS NOT ACCEPTABLE) CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

ALL SANITARY SEWER, WATER MAIN AND FIRE PROTECTION LATERALS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

ALL ROADWAY OPENINGS SHALL BE BACKFILLED WITH AGGREGATE SLURRY BACKFILL MATERIAL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL SEWER AND WATER UTILITIES PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A  $2\frac{1}{2}$ " x 18" C.P. TEST SERVICES - VALVCO TERMINAL BOX. TRACER WIRE COLOR SHALL BE BLUE FOR WATER AND GREEN FOR SEWER.

SANITARY SEWER LATERAL PIPE MATERIAL SHALL BE 6" PVC CLASS SDR-26, CONFORMING TO THE REQUIREMENTS OF ASTM D3034 AND F-789/P546 WITH RUBBER GASKETS. LATERAL CLEAN-OUT RISERS SHALL BE 6" DIAMETER WITH 8" DIAMETER FROST SLEEVE CONSTRUCTED OF THE SAME MATERIAL.

WATER SERVICE PIPE MATERIAL SHALL BE EITHER POLY-ENCASED DUCTILE IRON PIPE CLASS 52 (AS SHOWN) MEETING THE REQUIREMENTS OF AWWA STANDARD C-151 / ANSI 21.51-91 OR POLYVINYL CHLORIDE (PVC) MEETING THE REQUIREMENTS OF AWWA STNADARD C-900, CLASS 150, DR-18.

ALL VALVES AND VALVE BOXES SHALL BE IN ACCORDANCE WITH THE "DEVELOPMENT STANDARDS".

HYDRANTS SHALL BE CLOW MEDALLION OR APPROVED EQUAL IN ACCORDANCE THE "DEVELOPMENT STANDARDS".

PROVIDE FIVE AND ONE HALF FEET (5-1/2') OF COVER OVER ALL SANITARY SEWERS AND SIX AND ONE HALF FEET (6-1/2') OF COVER OVER ALL WATER MAINS. MINIMUM HORIZONTAL SEPARATION OF UTILITY MAINS IS EIGHT FEET (8'). PROVIDE VERTICAL SEPARATION OF UTILITIES PER CODE.

ANY AND ALL PAVEMENTS DISTURBED TO INSTALL UNDERGROUND UTILITIES SHALL BE SAWCUT AND REPLACED IN KIND PER VILLAGE OF SOMERS SPECIFICATIONS.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

## UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



## UTILITY NOTES

- SEE ELECTRICAL AND MEP PLANS FOR ADDITIONAL DETAILS
- CONTRACTOR TO COORDINATE WITH WE-ENERGIES FOR GAS AND ELECTRICAL SERVICES.

## SITE UTILITY LEGEND

- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- SAN — EXISTING SANITARY MAIN
- > — PROPOSED SANITARY LATERAL
- STM — EXISTING STORM SEWER
- > — PROPOSED STORM SEWER

## STORM SEWER SPECIFICATIONS

MATERIAL FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THE STATE OF WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (SPS) AND VILLAGE OF SOMERS STANDARD MATERIAL SPECIFICATION CHECKLIST.

STORM SEWER CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN", 6TH EDITION, DECEMBER 22, 2003 WITH ADDENDA NO. 1 AND NO. 2, HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS" AS WELL AS THE "VILLAGE OF SOMERS DEVELOPMENT STANDARDS", HERIN REFERRED TO AS THE "DEVELOPMENT STANDARDS"

THE STORM SEWER SYSTEM WAS SIZED ACCORDING TO SPS TABLE 382.36-2 "MAXIMUM CAPACITY OF STORM WATER HORIZONTAL CONVEYANCE PIPING FOR PVC ASTM D3034". STORM SEWER PIPE AND TUBING MATERIALS SHALL CONFORM TO SPS 384.30 OF THE WISCONSIN ADMINISTRATIVE CODE. POLYVINYL CHLORIDE (PVC) MATERIALS SHALL BE SELECTED FROM TABLE 384.30-6. STORM SEWER SHALL BE 6" PVC, ASTM D3034, SDR-26.

ALL STORM SEWERS INSTALLED IN EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH TABLE 37, CHAPTER 8.43.4 OF THE "STANDARD SPECIFICATIONS". BACKFILL MATERIAL SHALL EXTEND A MINIMUM OF FIVE FEET (5') OUTSIDE OF THE PAVEMENT LIMITS. TRENCHES RUNNING PARALLEL TO AND LESS THAN FIVE FEET (5') FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE COMPACTED GRANULAR BACKFILL.

A 10-GAUGE TRACER WIRE SHALL BE INSTALLED THE ENTIRE LENGTH OF ALL SEWER AND WATER UTILITIES PER SPS 382.40(8)(k). THE TRACER WIRE SHALL BE EXTENDED TO THE SURFACE AT THE BUILDING WALL AND ALL OTHER SYSTEM LIMITS (FOR EACH SYSTEM INSTALLED) AND ENCLOSED IN A  $2\frac{1}{2}$ " x 18" C.P. TEST SERVICES - VALVCO TERMINAL BOX. TRACER WIRE COLOR SHALL BE BROWN FOR STORM SEWER.

TRENCH DRAIN SHALL BE POWERDRAIN S200K WITH DUCTILE IRON SLOTTED GRATE AS MANUFACTURED BY ACO, INC. OR APPROVED EQUAL. ALL STORM SEWERS STRUCTURES SHALL BE CONSTRUCTED WITH WATER AND GAS TIGHT JOINTS IN CONFORMANCE WITH SPS 384.40.

AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PROJECT NO:  
**2011.009121**

DRAWN BY:  
**JJC**

CHECKED BY:  
**MDE**

DATE:  
**07/28/22**

SHEET NO.:  
**C4**

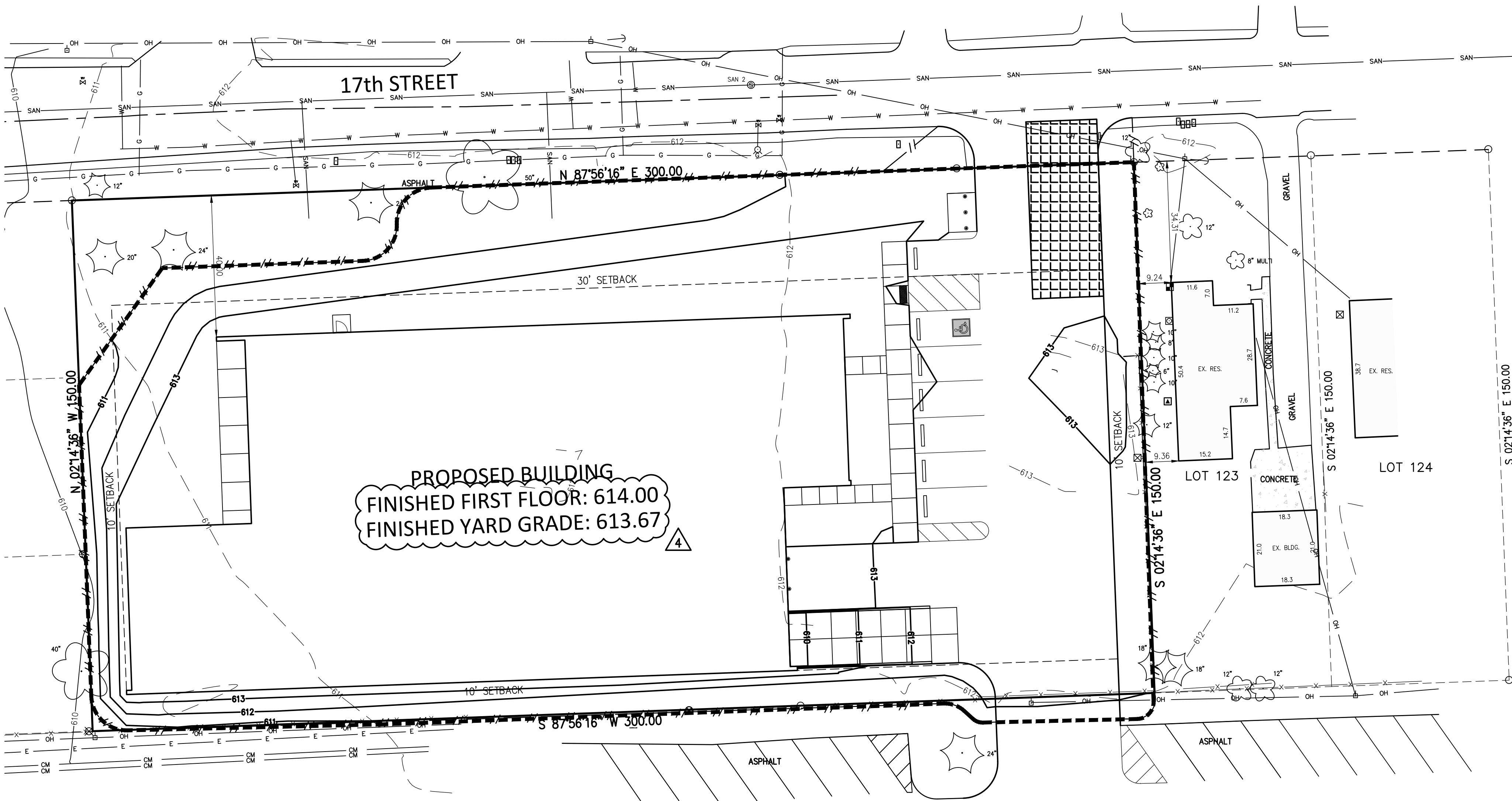
FACILITIES BUILDING  
Carthage College – Somers, Wisconsin

**Nielsen Madsen + Barber**  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI, 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

**mb**

SITE UTILITY PLAN





## EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS OR PROPOSED ALTERATIONS TO THE CONSTRUCTION SEQUENCING AND/OR EROSION CONTROL PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S).

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF SOMERS ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE VILLAGE OF SOMERS EROSION CONTROL PERMIT FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

- AT LEAST WEEKLY.
- WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY VILLAGE OF SOMERS OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING CULVERT PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

INSTALL SILT FENCE PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1056 AT THE LOCATIONS SHOWN ON THE PLAN. ERECT SILT FENCE PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SILT FENCE. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SILT FENCE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED EVERY 14 DAYS AND AFTER EACH RAINFALL EVENT. FABRIC TO BE REPLACED AS NEEDED TO MEET FIELD CONDITIONS.

A MINIMUM 20' WIDE X 50' LONG TRACKING PAD (3-6 INCH STONE) SHALL BE INSTALLED AT THE ENTRANCE TO THE SITE (AS SHOWN) TO PREVENT SOIL FROM BEING TRACKED ONTO ADJACENT PAVEMENTS AND PUBLIC ROADWAYS. INSTALLATION AND MAINTENANCE OF THE TRACKING PAD SHALL BE PERFORMED ACCORDING TO WDNR TECHNICAL STANDARD 1057. ALL TRACKED SOIL FROM THE CONSTRUCTION SITE SHALL BE COLLECTED FROM PAVED STREETS AT THE END OF EACH WORKING DAY. PERIODIC STREET SWEEPING SHALL BE CONDUCTED BY THE CONTRACTOR TO KEEP THE PUBLIC AND/OR PRIVATE ROADWAYS FREE OF DUST AND DIRT.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS).

## UTILITY NOTE

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



## CONSTRUCTION SEQUENCING NOTES

- OBTAIN ALL APPLICABLE PERMITS.
- INSTALL PERIMETER EROSION CONTROL, CONSTRUCTION FENCING AND STONE TRACKING PAD.
- REMOVE ITEMS SHOWN TO BE SALVAGED FOR RE-USE OR SALVAGED TO OWNER.
- DEMOLISH EXISTING BUILDINGS AND ABOVE GROUND IMPROVEMENTS.
- VERIFY LOCATIONS FOR TEMPORARY TOPSOIL STOCKPILE AND PERFORM TOPSOIL STRIPPING / STOCKPILING OPERATION.
- CONSTRUCT BUILDING FOUNDATION.
- INSTALL SANITARY SEWER, WATERMAIN AND STORM SEWER IMPROVEMENTS.
- CONSTRUCT SUBGRADES FOR PAVEMENTS.
- PERFORM REQUIRED SUBGRADE VERIFICATION TESTING AND INSTALL AGGREGATE BASES.
- INSTALL SIDEWALKS AND PAVEMENTS.
- FINE GRADE REMAINDER OF SITE AND COMPLETE RESTORATION OPERATION.
- REMOVE CONSTRUCTION YARD AND TRACKING PAD.
- REPAIR OR REINFORCE PERMANENT EROSION CONTROL DEVICES.

## NOTES

- ALL DISTURBED AREAS TO BE RESTORED WITH CLASS I TYPE B EROSION MAT. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS.
- ANY AND ALL PAVEMENTS, GRAVEL SHOULDERS, PARKWAY TREES OR OTHER EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY DAMAGED DURING THE COURSE OF WORK SHALL BE REMOVED AND REPLACED IN KIND PER VILLAGE SPECIFICATIONS.

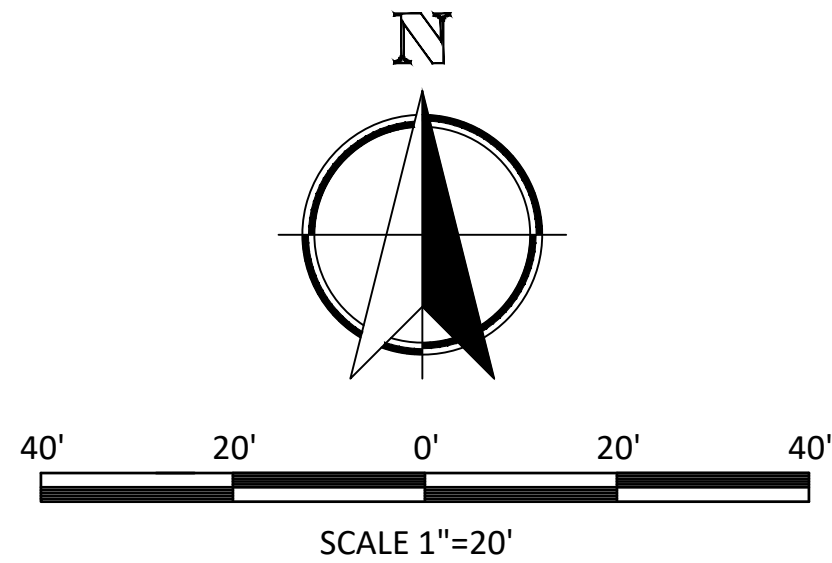
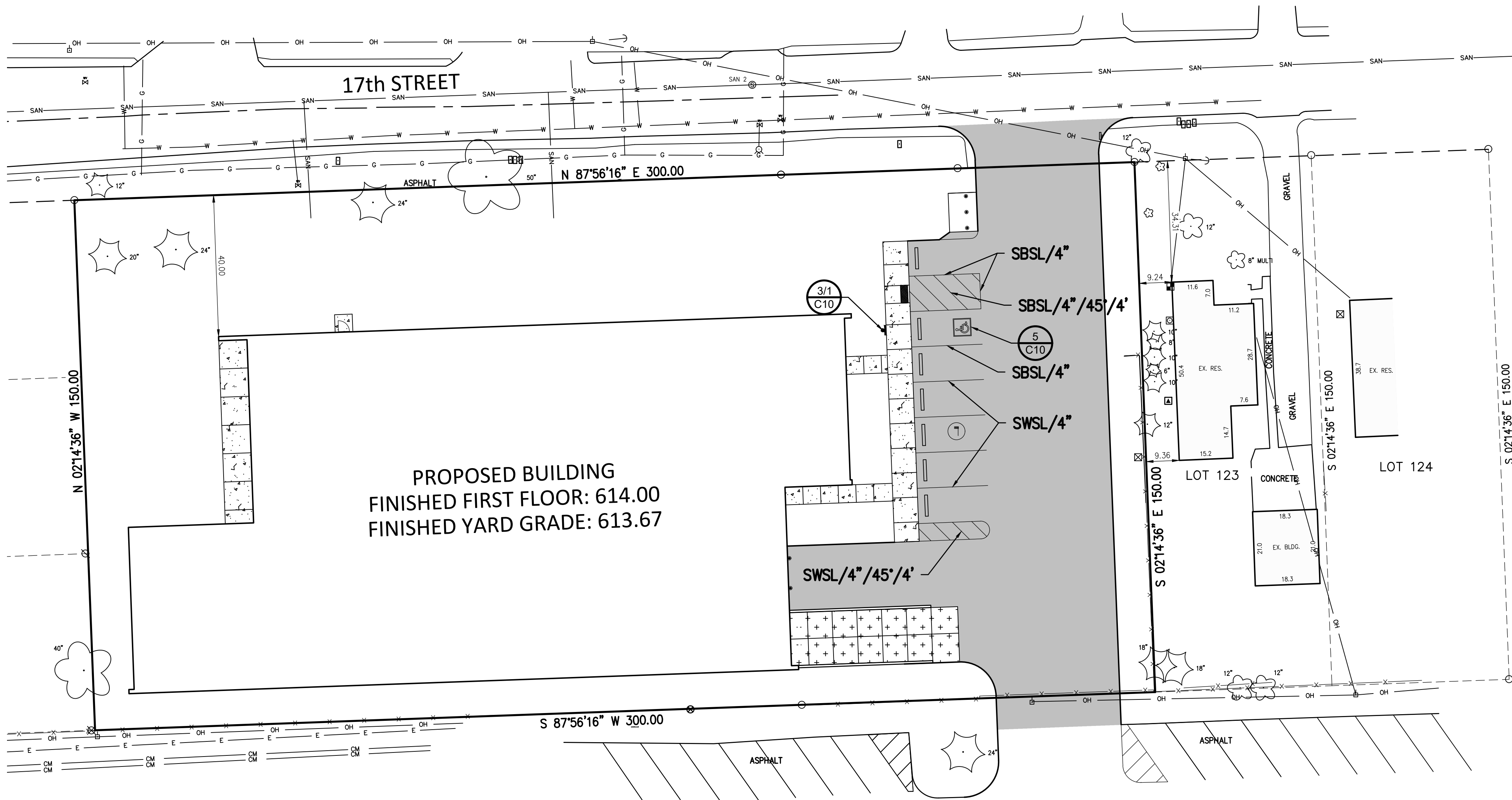
## LEGEND

- 692 EXISTING CONTOURS
- 702 PROPOSED CONTOURS
- LIMITS OF DISTURBANCE (0.99 ACRES)
- SILT FENCE
- STONE TRACKING PAD
- FINISHED YARD GRADE









- PAVEMENT MARKING LEGEND**
- ISA-B – INTERNATIONAL SYMBOL FOR ACCESSIBILITY – BLUE
- SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE EACH
- SWSL/4"/45'/4' – SINGLE WHITE SOLID LINE / 4" WIDE EACH, 45', 4' O.C.
- SBSL/4" – SINGLE BLUE SOLID LINE / 4" WIDE EACH
- SBSL/4"/45'/4' – SINGLE BLUE SOLID LINE / 4" WIDE EACH, 45', 4' O.C.

- SIGN / POST LEGEND**
- 3/1 C10 = SIGN (DETAIL 3) MOUNTED ON POST (DETAIL 1)  
AS SHOWN ON SHEET C10

**PAVEMENT STRIPING NOTES**

CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.

PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL, AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE FOR INSPECTING PAVEMENT SURFACES AND CORRECTING CONDITIONS THAT WILL ADVERSELY AFFECT THE QUALITY OF WORK.

DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE AREAS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.

LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.

PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM OVERSPRAY PAINT.

APPLY MARKING PAINT AS A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES (OR TO MANUFACTURERS SPECIFICATIONS).

BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.

ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6.

**UTILITY NOTE**

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.



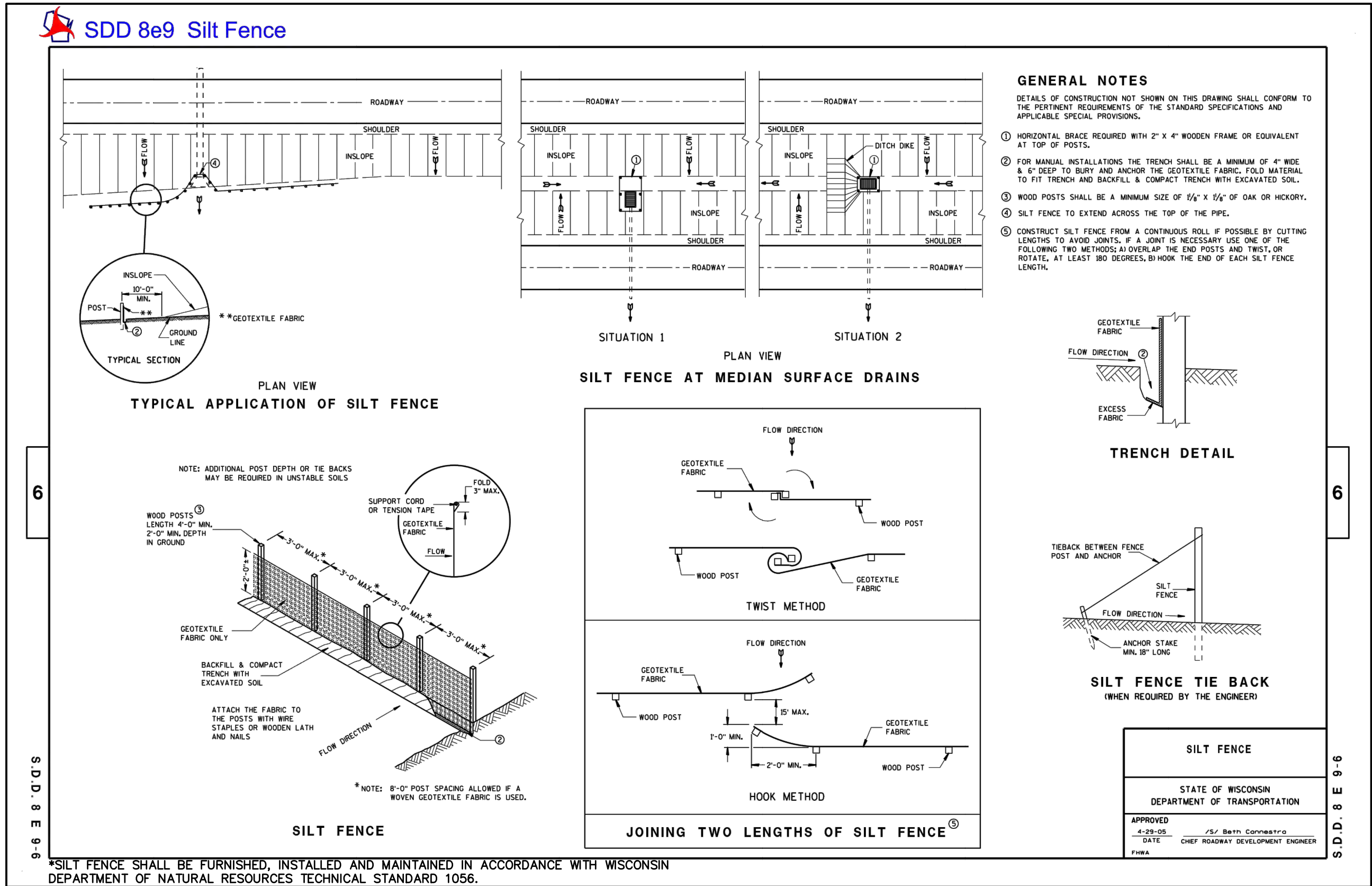
FACILITIES BUILDING  
Carthage College – Somers, Wisconsin  
PAVEMENT MARKING & SIGNAGE PLAN



Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd, Suite 200, Racine, WI, 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

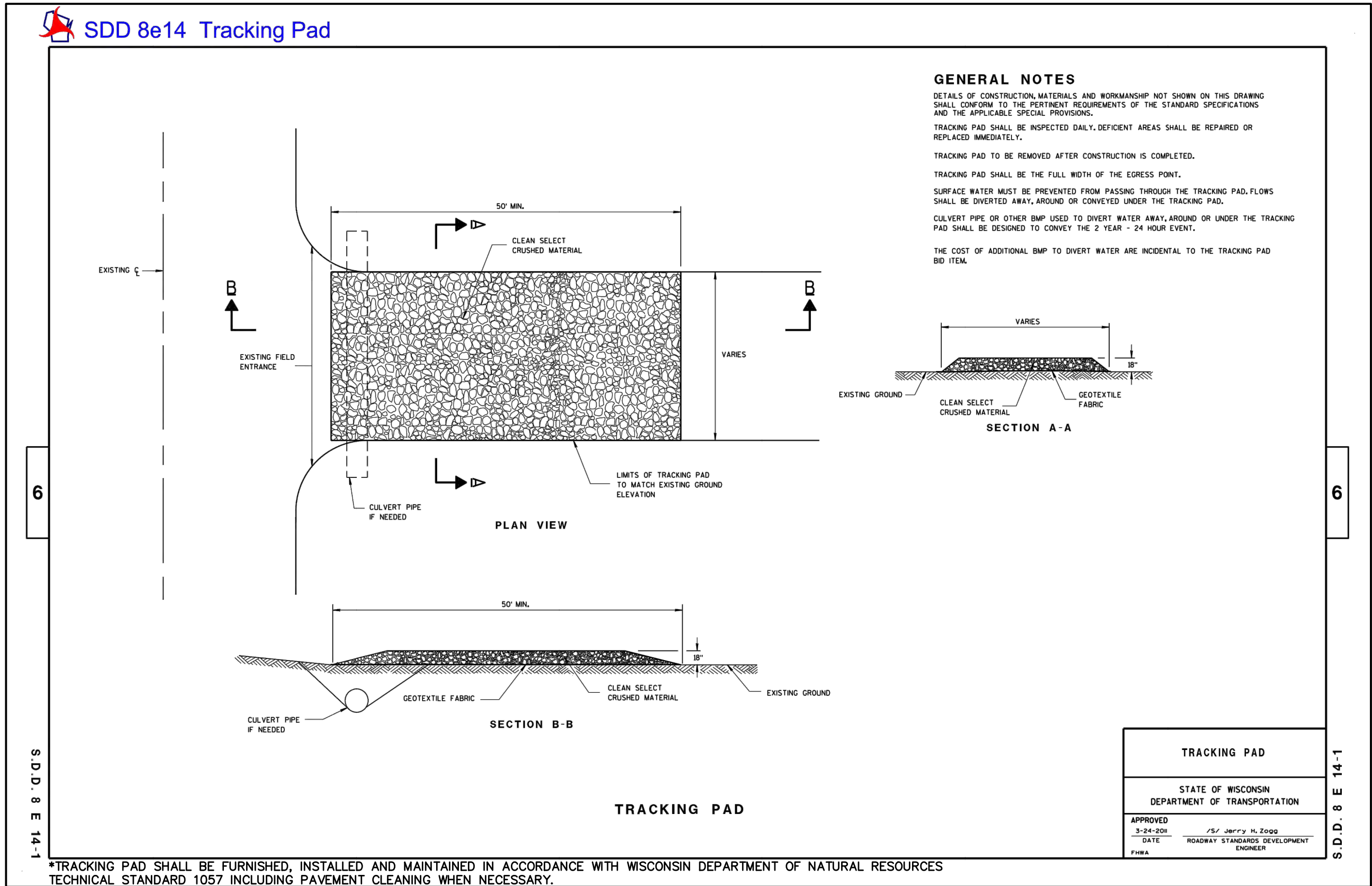
|             |             |
|-------------|-------------|
| PROJECT NO: | 2011.009121 |
| DRAWN BY:   | JJC         |
| CHECKED BY: | MDE         |
| DATE:       | 072822      |
| SHEET NO:   | C7          |





**SILT FENCE  
DETAIL**

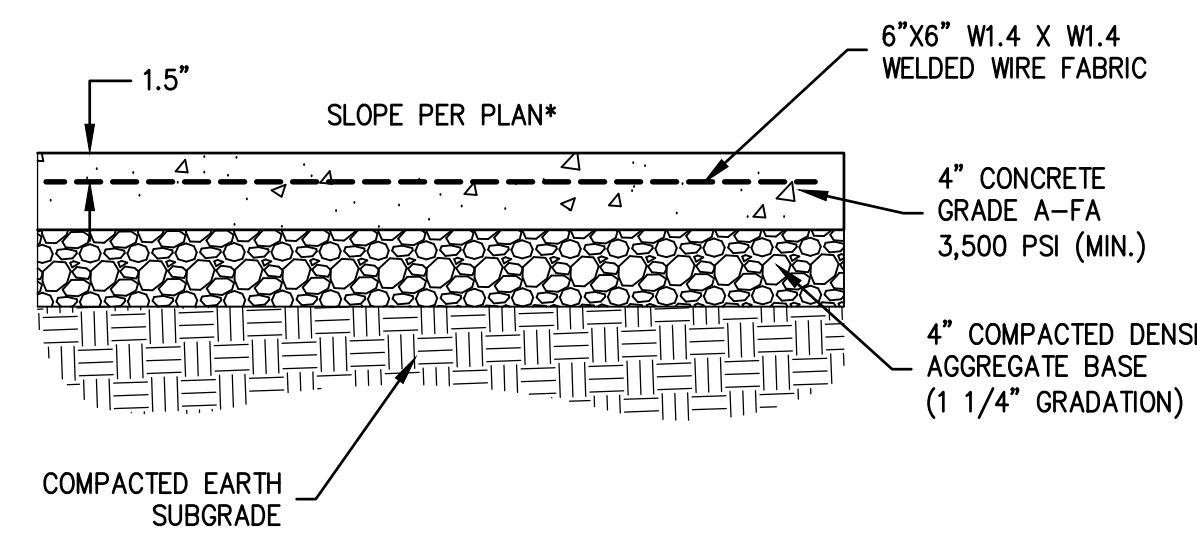
N.T.S.



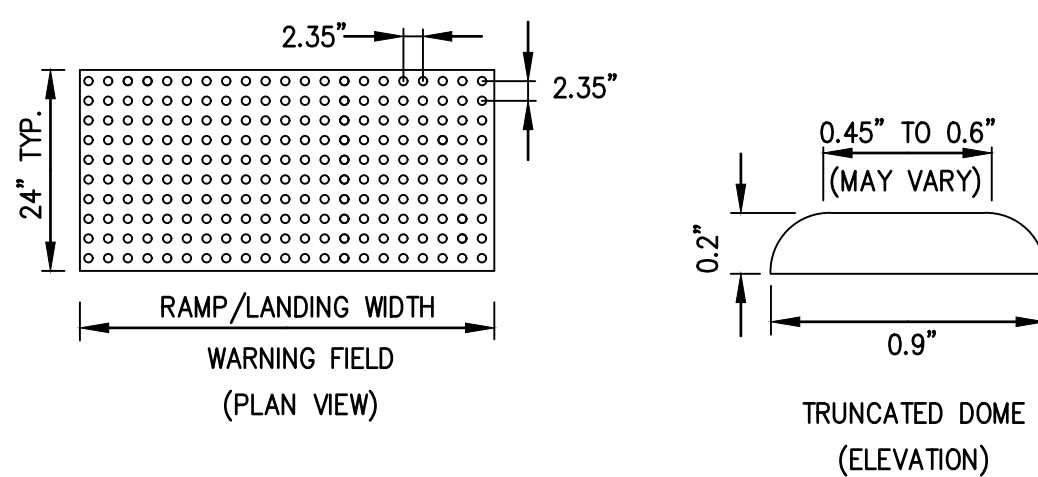
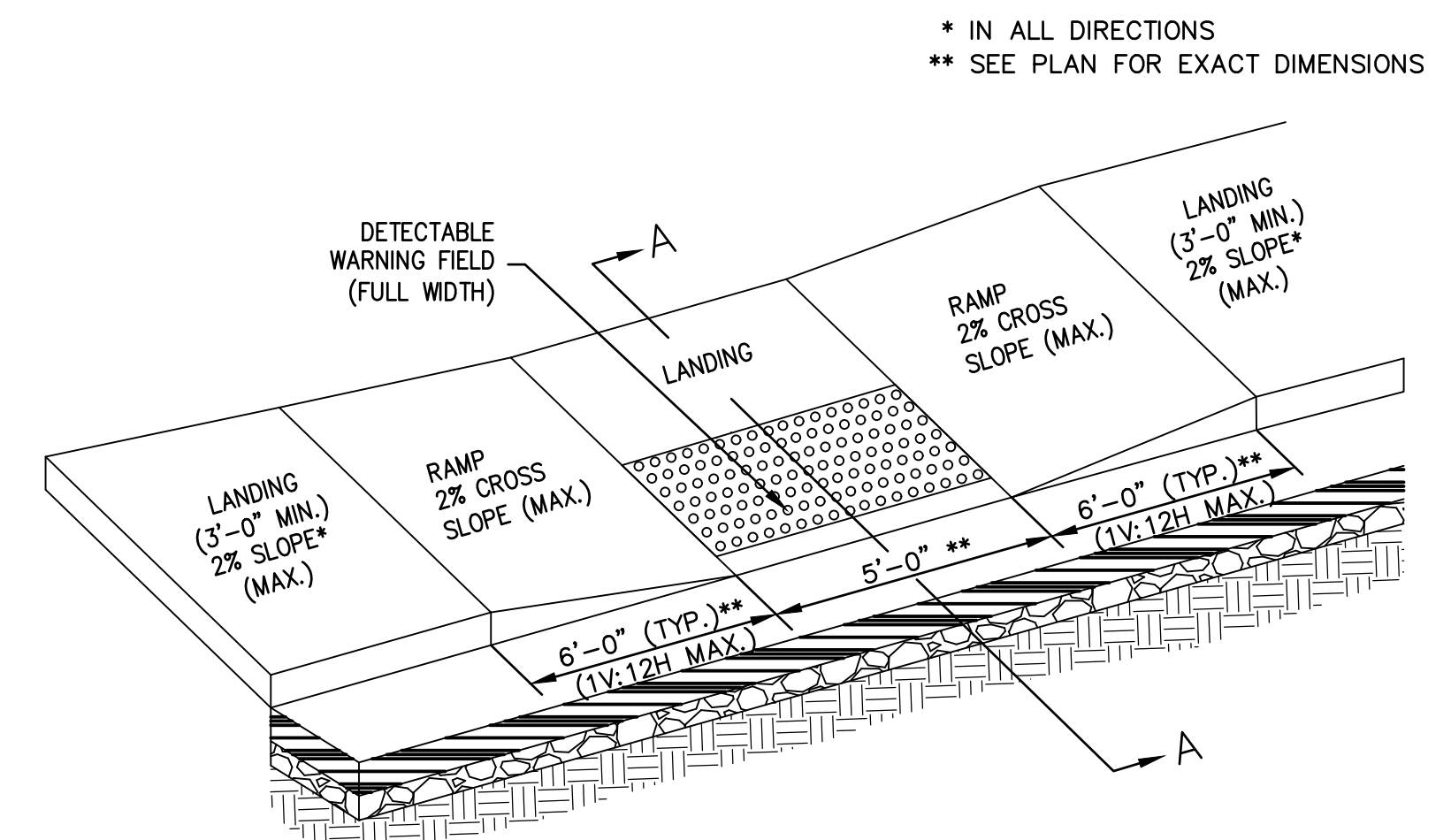
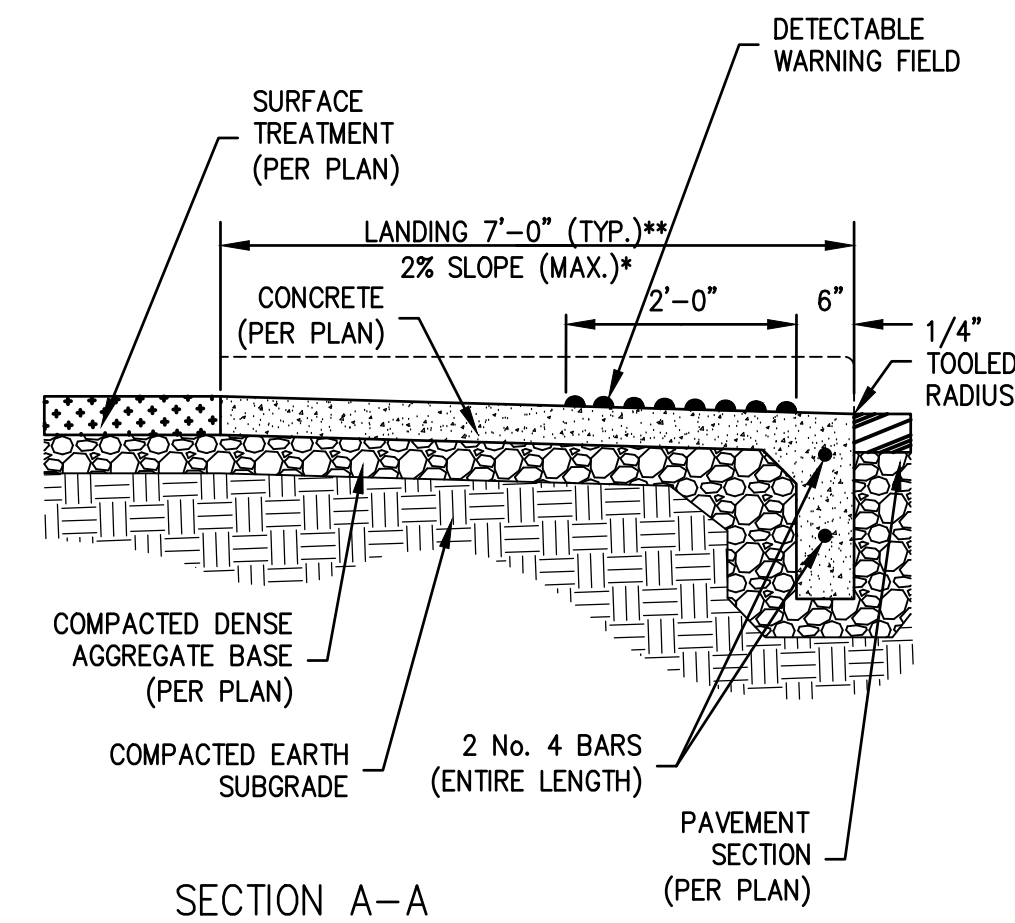
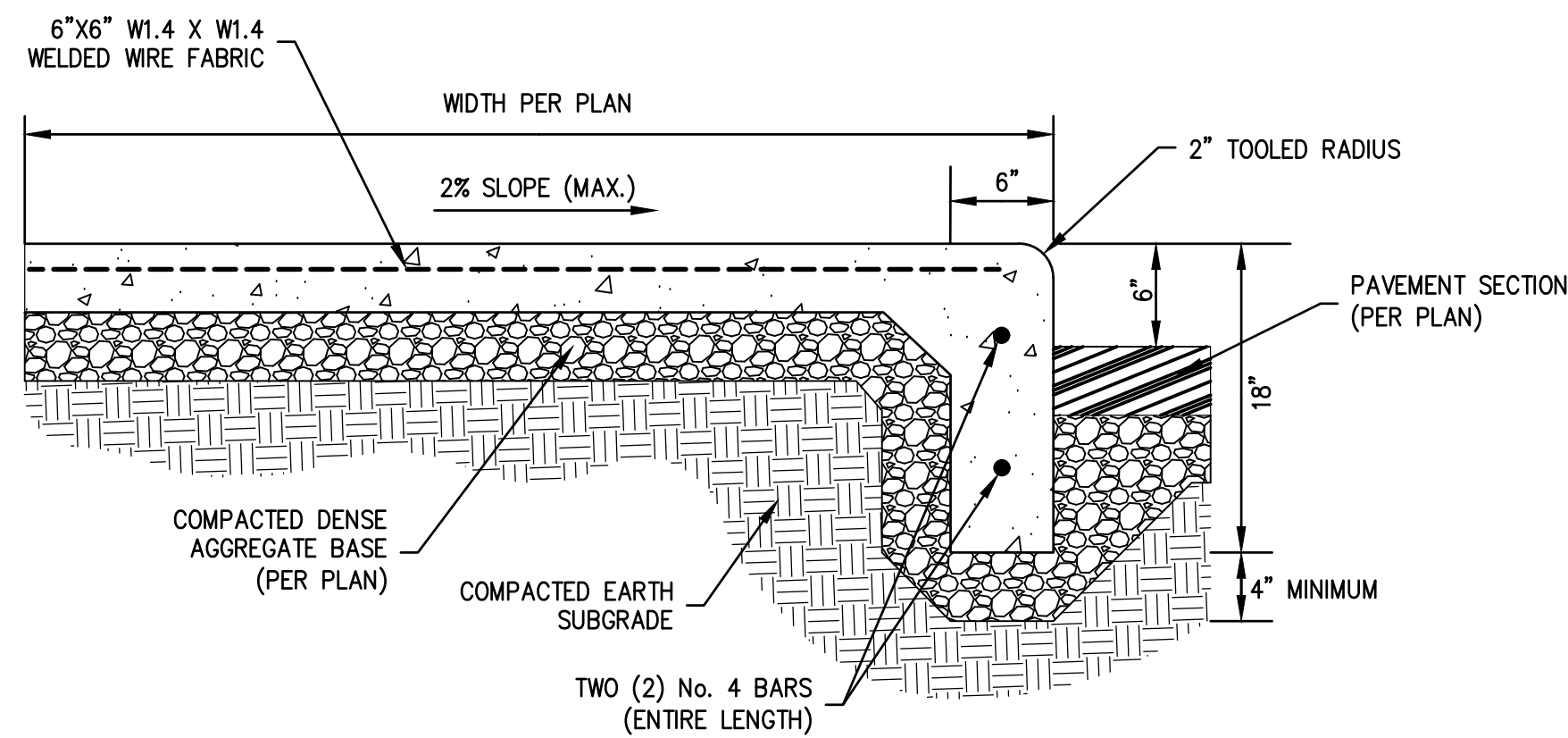
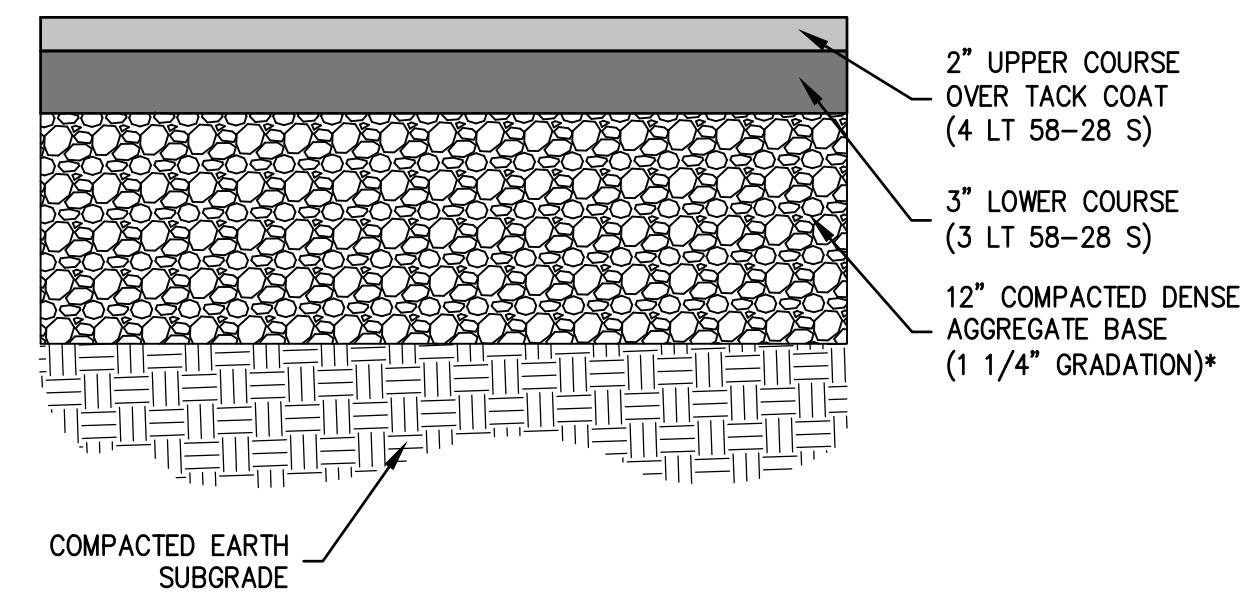
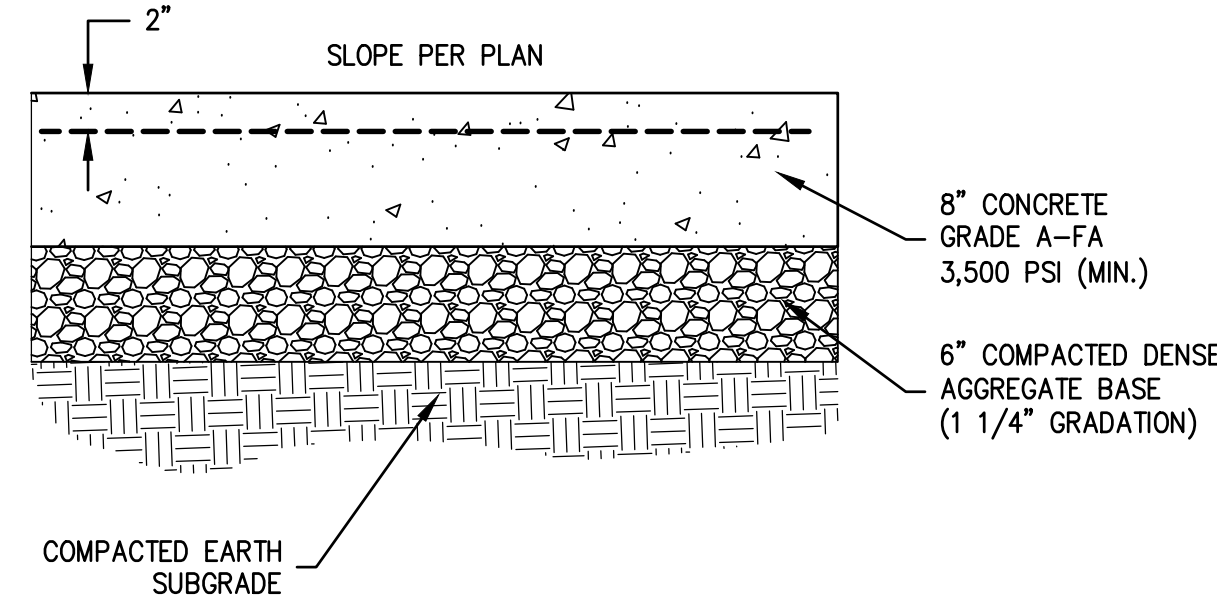
**TRACKING PAD  
DETAIL**

N.T.S.





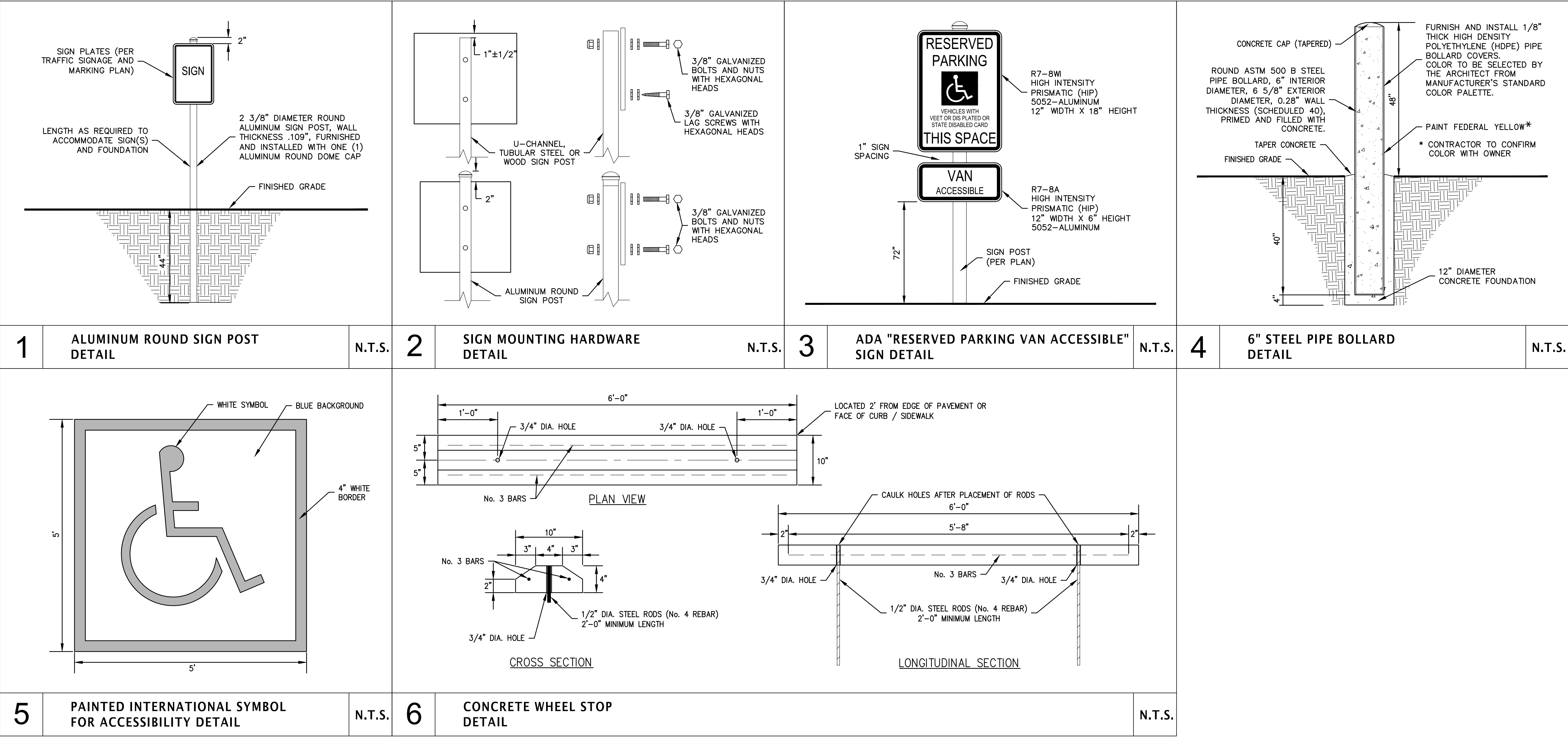
\* SIDEWALKS: 1.5% CROSS-SLOPE (TYP.) 2.08% CROSS-SLOPE (MAX.)  
PATIOS, PLAZAS, AND LANDINGS: 2.08% SLOPE IN ANY DIRECTION (MAX.)  
ALL OTHER PAVEMENTS: SLOPE PER PLAN



- NOTES:

1. THIS WORK WILL CONSIST OF FURNISHING ALL MATERIAL, EQUIPMENT AND LABOR NECESSARY FOR THE PLACEMENT OF DETECTABLE WARNING DEVICES, COMPLETE AND READY FOR SERVICE AT ALL NEW SIDEWALK CURB RAMPS OR WHERE SHOWN ON THE PLAN.
2. DETECTABLE WARNING FIELDS SHALL COMPLY WITH "THE DETECTABLE WARNINGS ON WALKING SURFACES" SECTION OF THE AMERICANS WITH DISABILITIES ACT (TITLE 49 CFR TRANSPORTATION, PART 37.9 STANDARDS FOR ACCESSIBLE TRANSPORTATION FACILITIES, APPENDIX A, SECTION 4.29.2 DETECTABLE WARNINGS ON WALKING SURFACES).
3. DETECTABLE WARNING FIELDS SHALL EXTEND 24 INCHES (610 MM) MINIMUM IN THE DIRECTION OF TRAVEL AND THE FULL WIDTH OF THE CURB RAMP FLUSH SURFACE.
  - A. THE DETECTABLE WARNING FIELD SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB OR EDGE OF PAVEMENT IS 6 INCHES (150 MM) MINIMUM AND 8 INCHES (205 MM) MAXIMUM FROM THE FACE OF THE CURB OR EDGE OF PAVEMENT.
  - B. TRUNCATED DOMES SHALL BE ALIGNED ON A SQUARED GRID, ALIGNED IN ROWS PARALLEL AND PERPENDICULAR TO THE PREDOMINANT DIRECTION OF TRAVEL. DOMES MUST NOT BE SKEWED DIAGONALLY TO THE DIRECT OF TRAVEL.
4. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED IN THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
  - A. CAST IN PLACE REPLACEABLE TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ADA SOLUTIONS, INC., CHELMSFORD, MA OR PRE-APPROVED EQUAL.
    - i. COLOR OF THE DETECTABLE WARNING FIELD SHALL BE SELECTED BY THE OWNER.
5. SPECIFICATIONS FOR CONCRETE SEALANT AND OTHER RELATED MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE GUIDELINES SET BY THEIR RESPECTIVE MANUFACTURERS.





PROJECT NO:  
2011009121

DRAWN BY:  
JC

CHECKED BY:  
MDE

DATE:  
072022

SHEET NO:  
C10

FACILITIES BUILDING  
Carthage College – Somers, Wisconsin

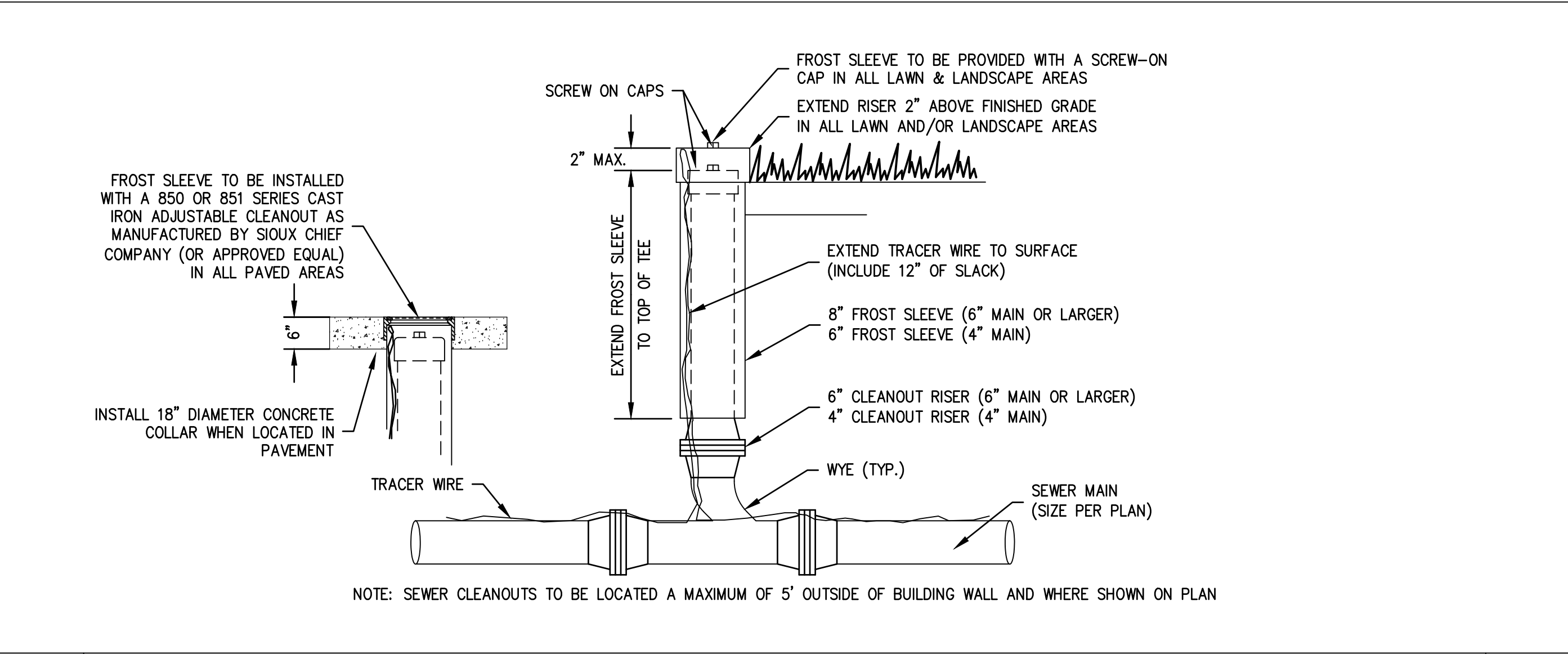
mb

Nielsen Madsen + Barber  
CIVIL ENGINEERS AND LAND SURVEYORS  
1458 Horizon Blvd. Suite 200, Racine, WI. 53406  
Tele: (262)634-5588 Website: www.nmbssc.net

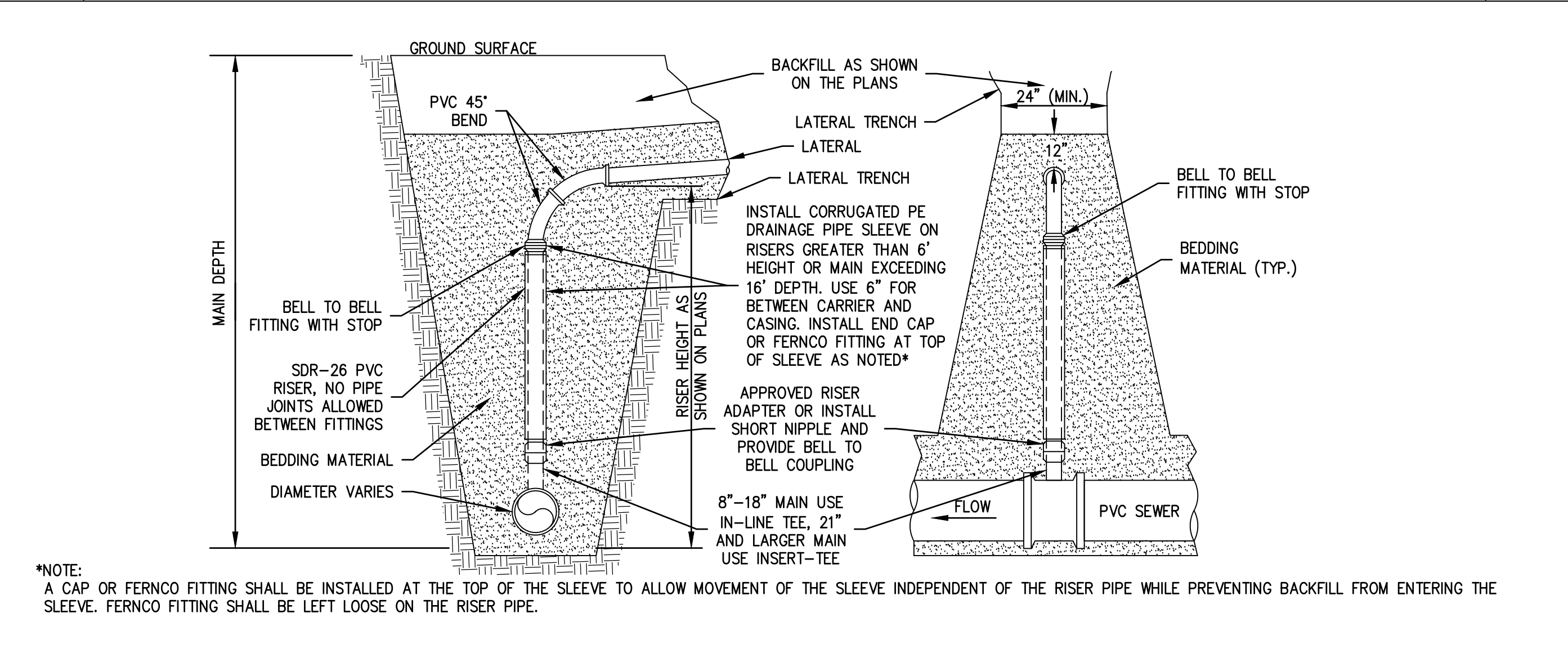
REVISIONS:  
072022 - ASSEMBLY NO. 4

TYPICAL SECTIONS & CONSTRUCTION DETAILS

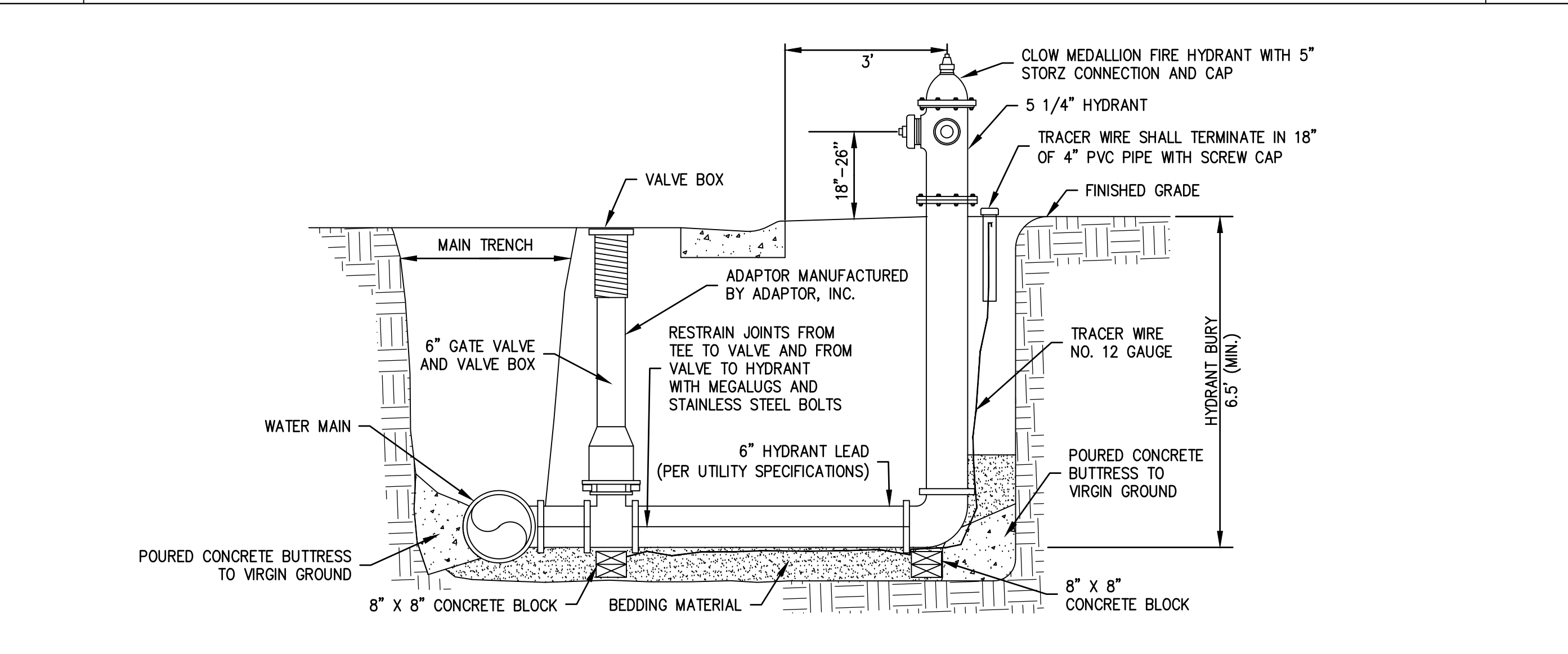




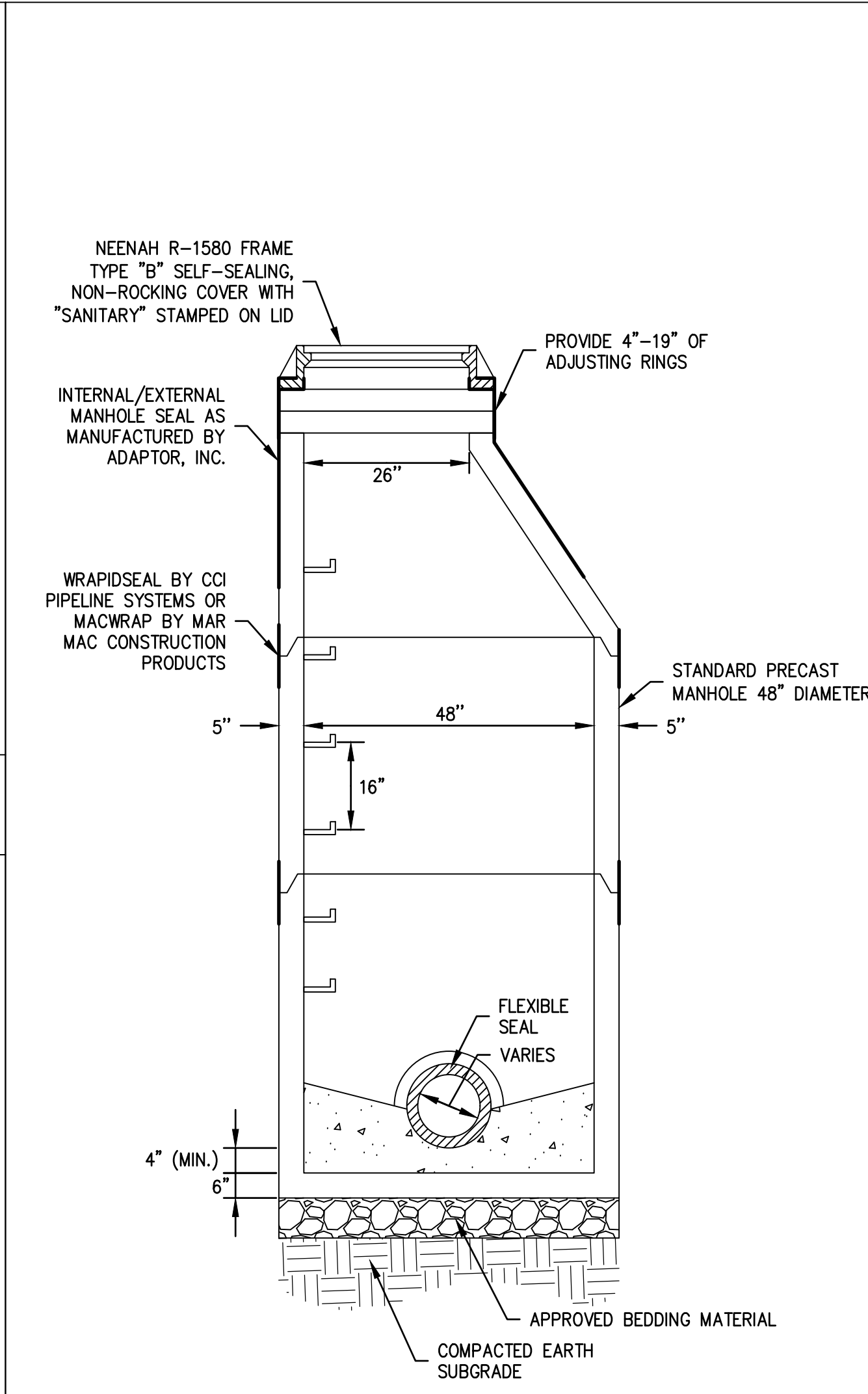
|   |                                     |        |
|---|-------------------------------------|--------|
| 1 | SEWER CLEANOUT (CO) RISER<br>DETAIL | N.T.S. |
|---|-------------------------------------|--------|



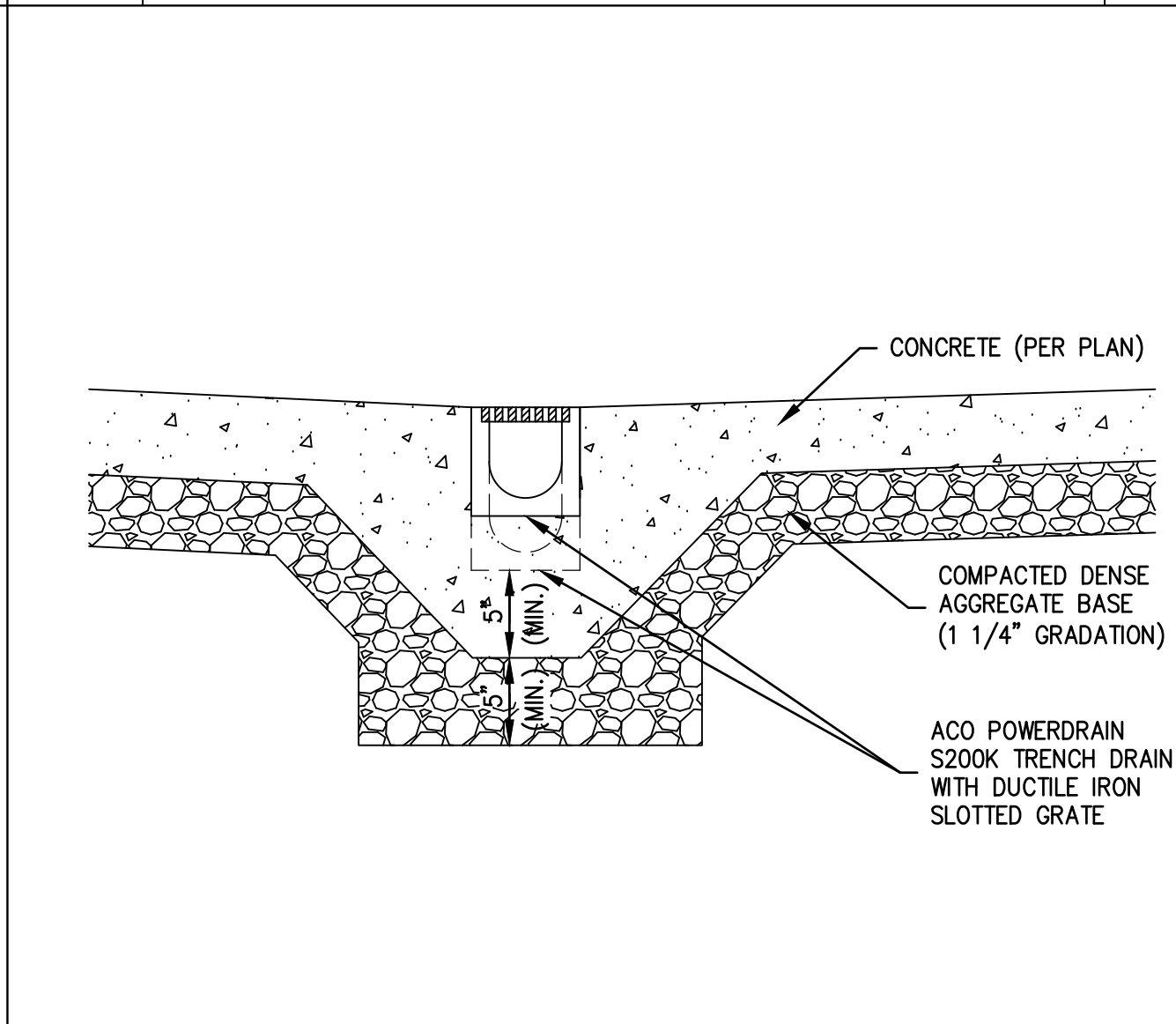
|   |                                 |        |
|---|---------------------------------|--------|
| 2 | SANITARY RISER TYPE I<br>DETAIL | N.T.S. |
|---|---------------------------------|--------|



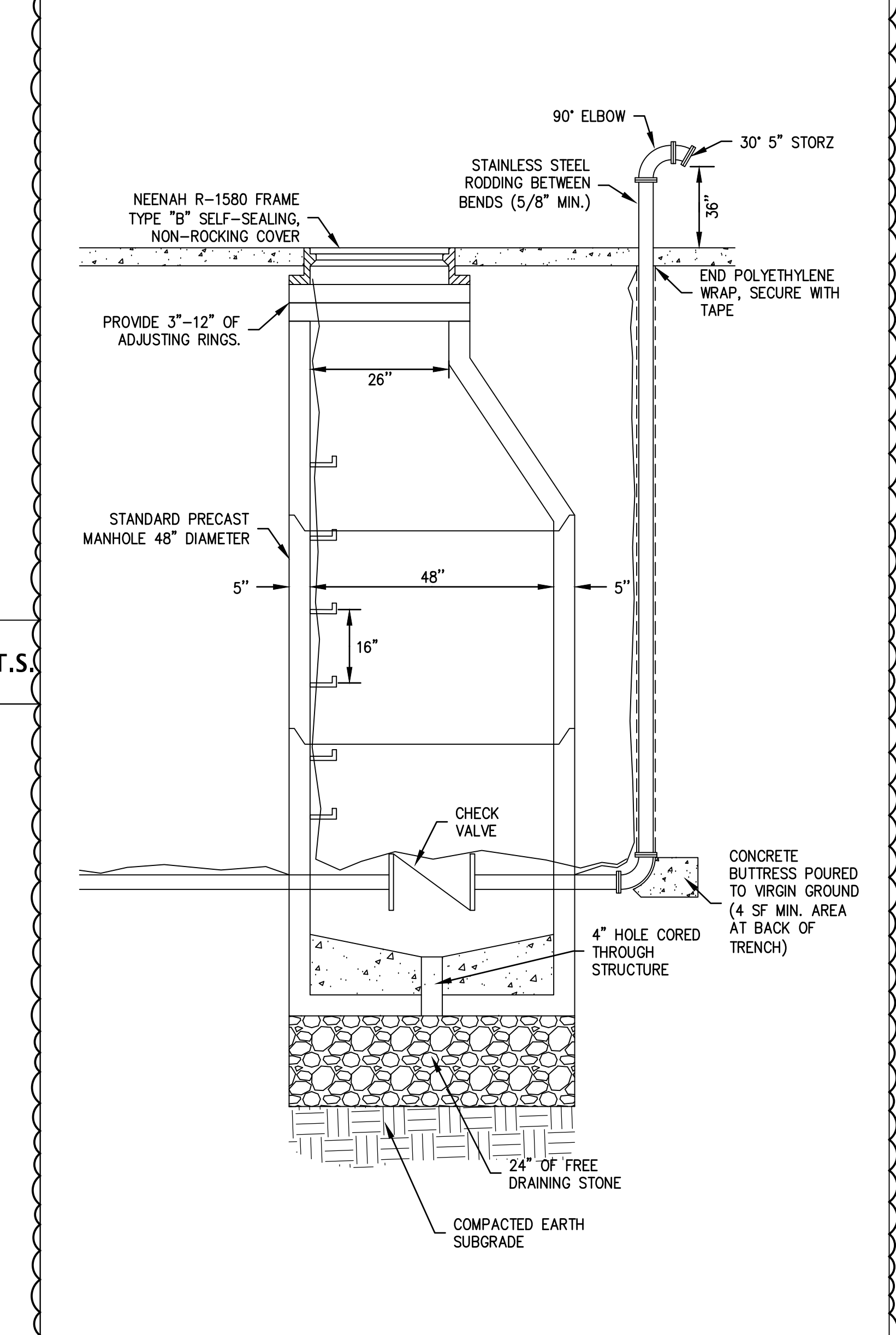
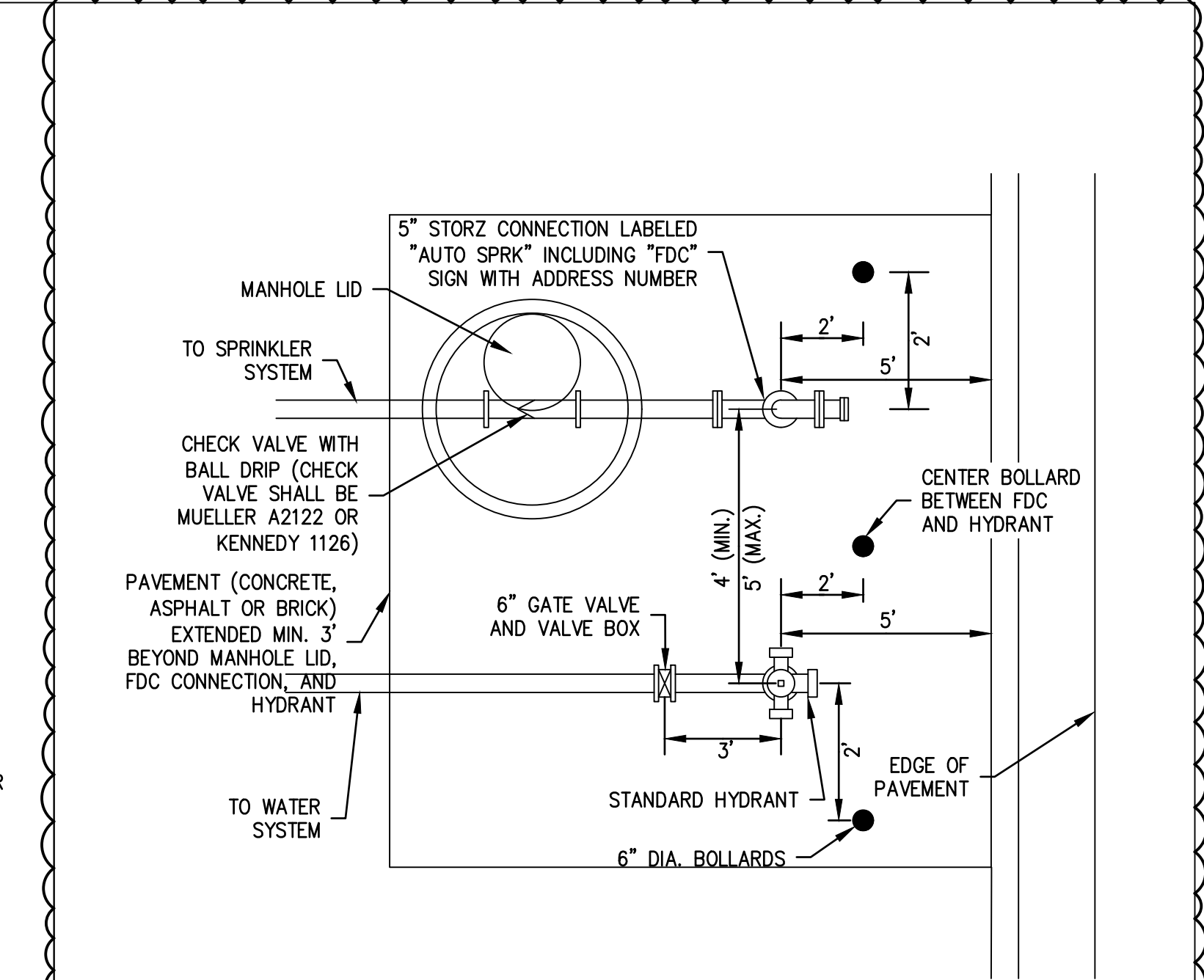
|   |                                        |        |
|---|----------------------------------------|--------|
| 3 | TYPICAL HYDRANT INSTALLATION<br>DETAIL | N.T.S. |
|---|----------------------------------------|--------|



|   |                                  |        |
|---|----------------------------------|--------|
| 4 | SANITARY SEWER MANHOLE<br>DETAIL | N.T.S. |
|---|----------------------------------|--------|

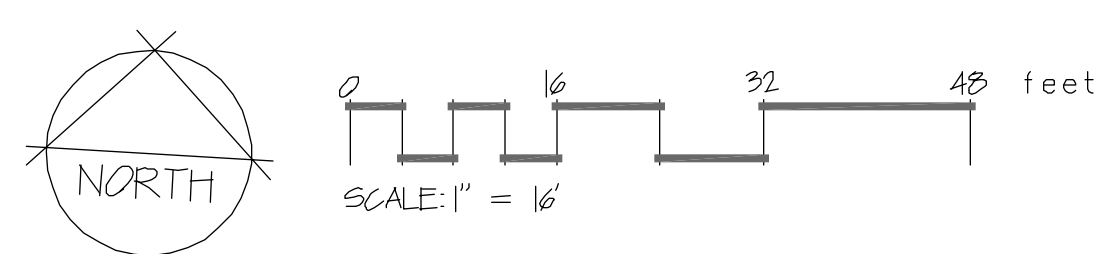
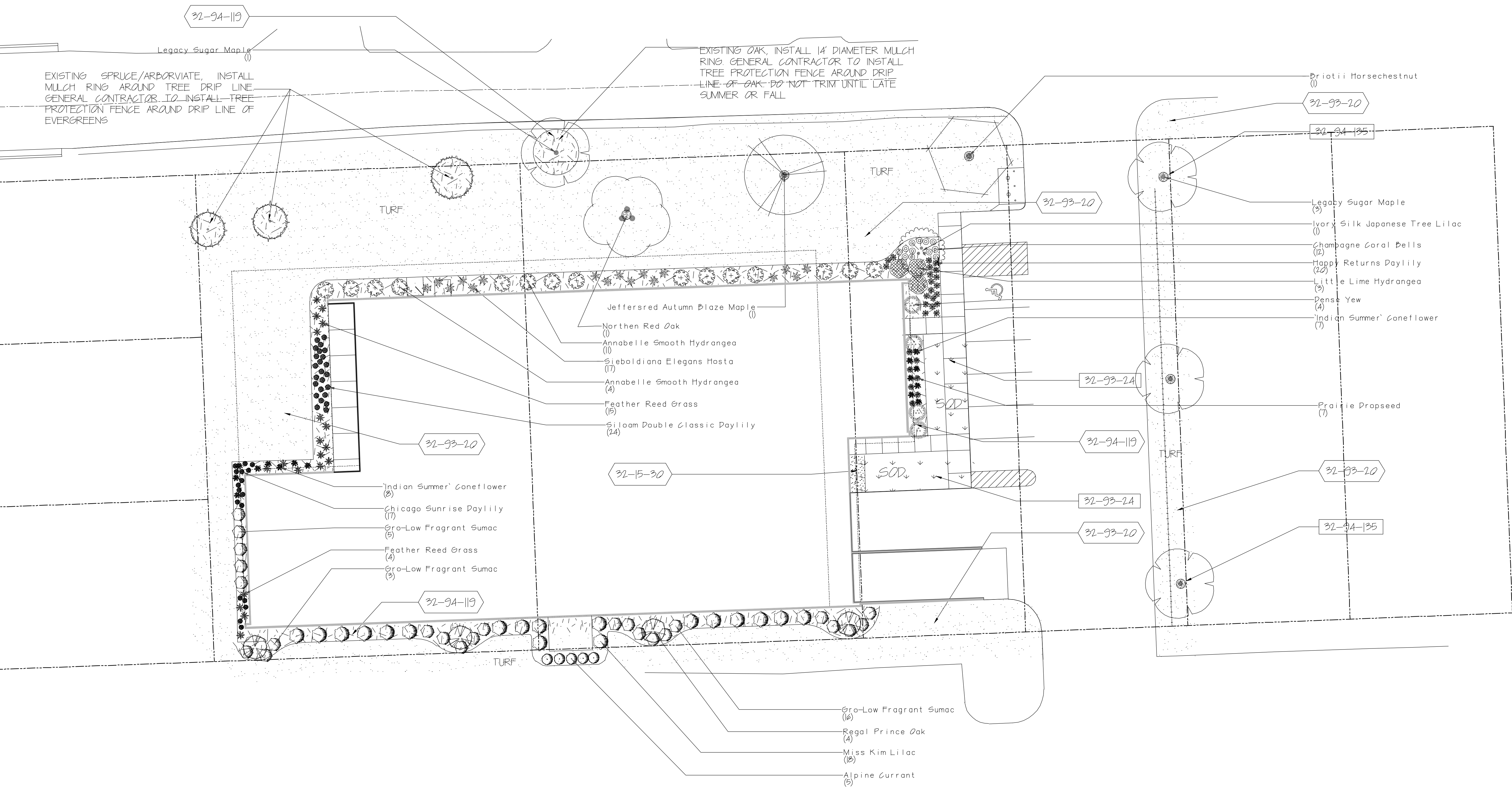


|   |                                           |        |
|---|-------------------------------------------|--------|
| 5 | TRENCH DRAIN<br>(POWERDRAIN S200K) DETAIL | N.T.S. |
|---|-------------------------------------------|--------|



|   |                                            |        |
|---|--------------------------------------------|--------|
| 6 | FIRE DEPARTMENT CONNECTION (FDC)<br>DETAIL | N.T.S. |
|---|--------------------------------------------|--------|





LANDSCAPE PLAN

7-28-22 ADDENDUM #4

THESE PLANS ARE THE PROPERTY OF THOMAS NORDLOH ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMAS NORDLOH ASSOCIATES, INC.

**THA**  
Landscape Architecture  
Project Management

**DIGGERS HOTLINE**  
Call 800 or (800) 242-8511  
www.DiggersHotline.com

**Thomas Nordloh Associates**  
4111 Taft Road  
Kenosha, Wisconsin 53142  
PH 262.496.9191 EMAIL ton@nllc.com

**CARTHAGE COLLEGE  
OPERATIONS BUILDING  
LANDSCAPE PLAN**  
FOR  
CARTHAGE COLLEGE  
CITY OF KENOSHA, KENOSHA COUNTY, WISCONSIN

PROJECT NO:

DRAWN BY: THN

CHECKED BY:

DATE: 6-28-22

SHEET NO:

L-1.0



## PLANT SCHEDULE

# REVISED REFERENCE NOTES SCHEDULE

## REVISÉD

LANDSCAPE PLANT AND MATERIAL SCHEDULES ARE FOR THE  
CONVENIENCE OF THE LANDSCAPE CONTRACTOR. LANDSCAPE  
CONTRACTOR TO VERIFY PLANT AND MATERIAL QUANTITIES.  
LANDSCAPE ARCHITECT IS NOT RESPONSIBLE OR HELD LIABLE  
TO VERIFY FINAL PLANT AND MATERIAL QUANTITIES.

REVIEW CIVIL PLANS FOR AREA OF TURF DISTURBANCE

LANDSCAPE SPECIFICATIONS PER BID PLANS SHALL TAKE PRECEDENCE



## PLANT / SCHEDULE

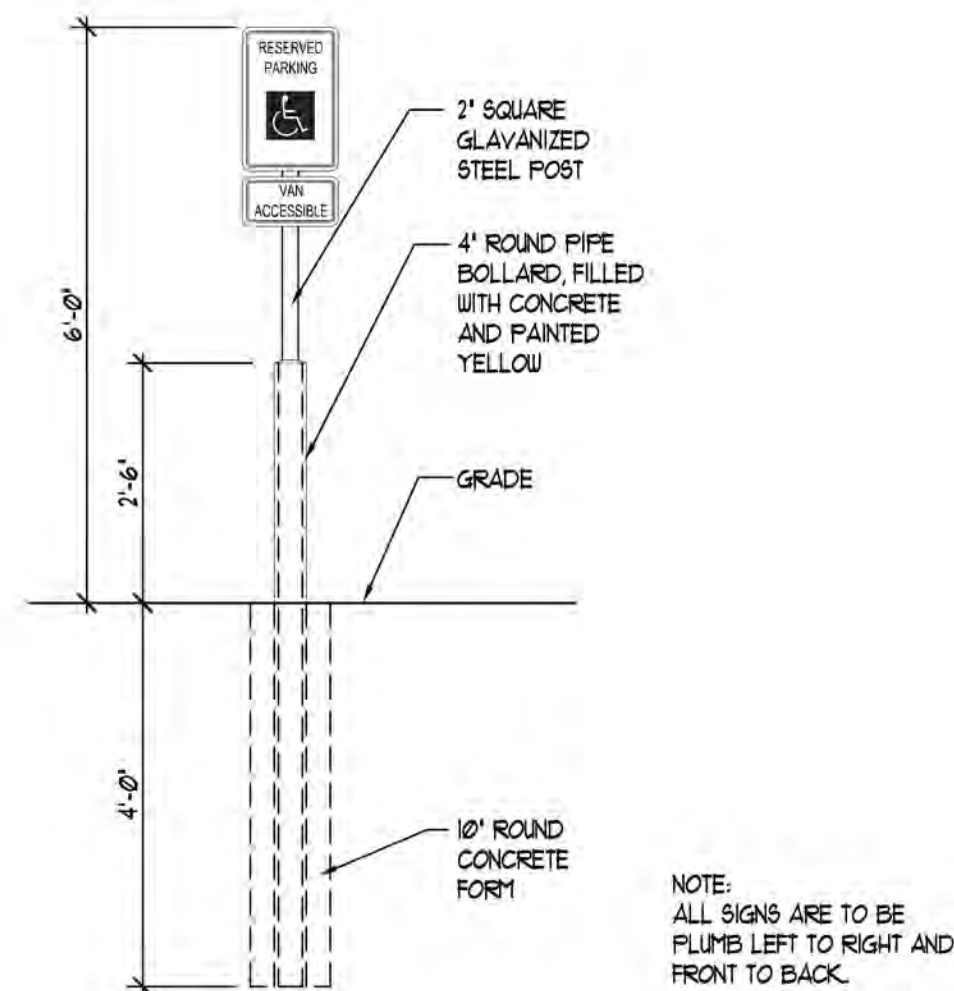
## REFERENCE NOTES SCHEDULE

## REFERENCE NOTES SCHEDULE

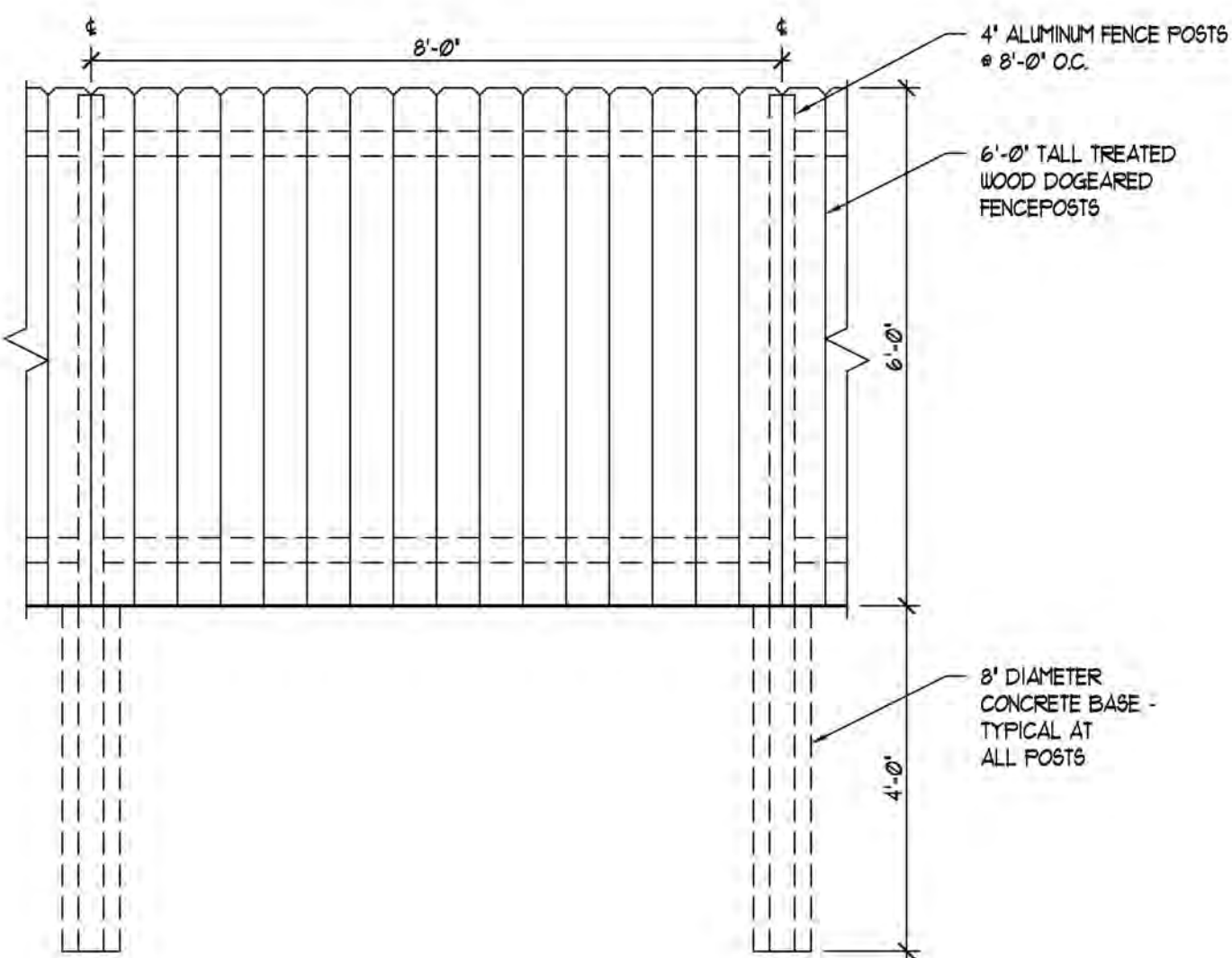
**103 SHRUB PLANTING**  
 $\uparrow = \uparrow - \sigma$



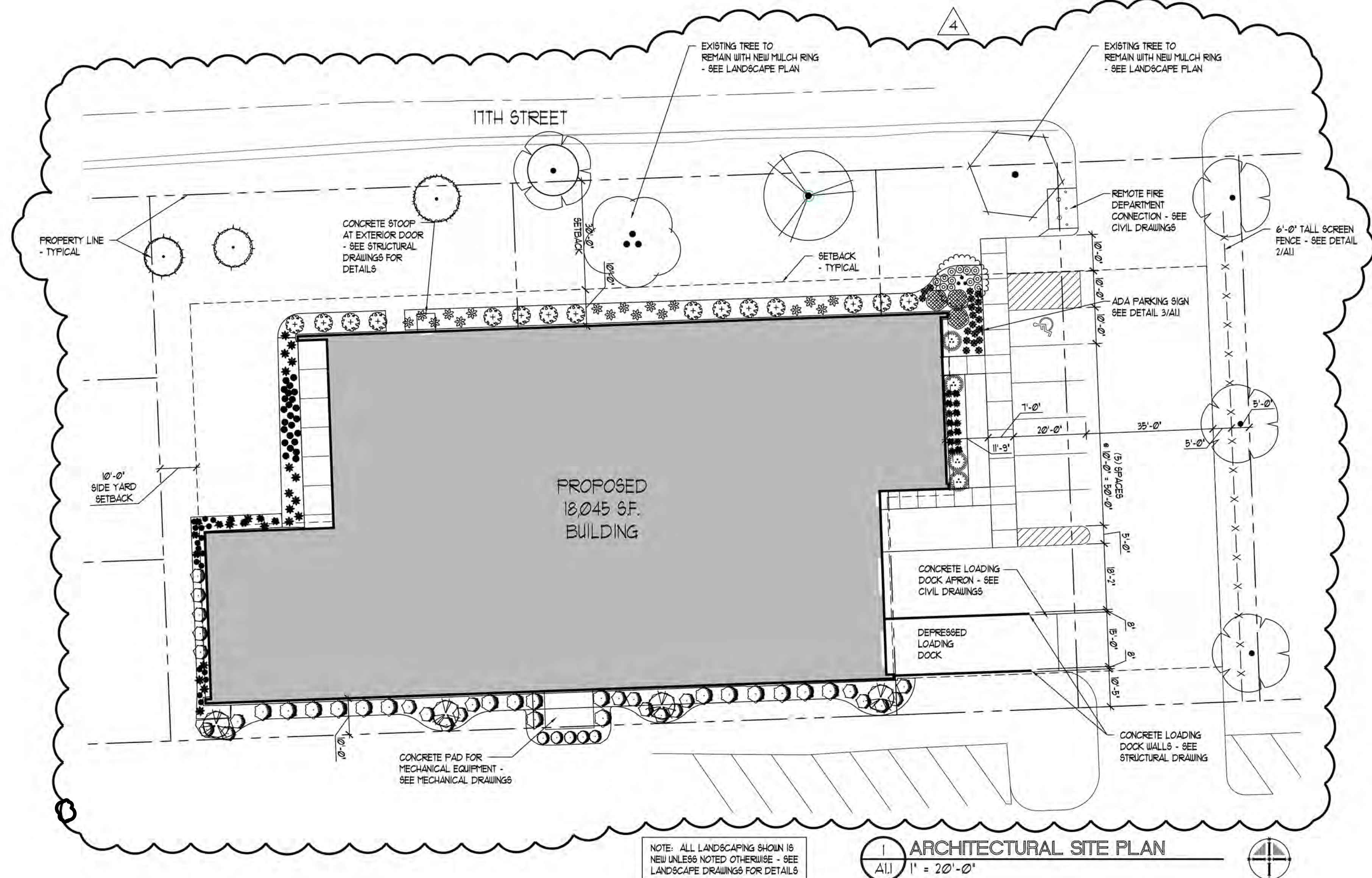




3 ADA BOLLARD SIGN  
SCALE: 1/2" = 1'-0"



2 FENCE ELEVATION  
SCALE: 1" = 20'-0"



CARTHAGE FACILITIES BUILDING  
Somers, Wisconsin

SITE PLAN

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262)652-2800

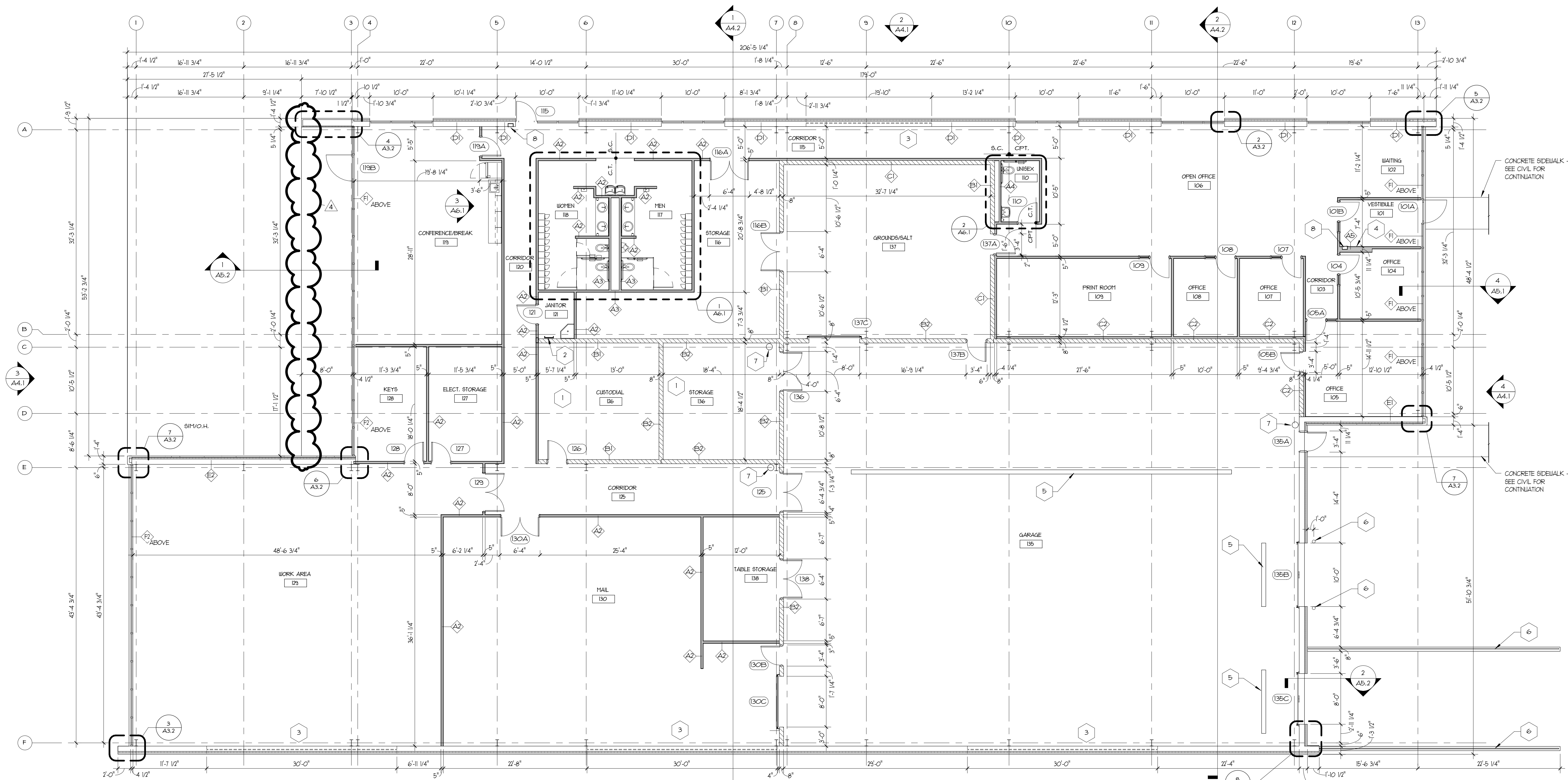
Partners in Design  
ARCHITECTS



PROJECT NO.: 154.21.085  
DRAWN BY: EMM CHECKED BY: MAM  
DATE: 06.28.22  
SHEET NO.:

A1.1

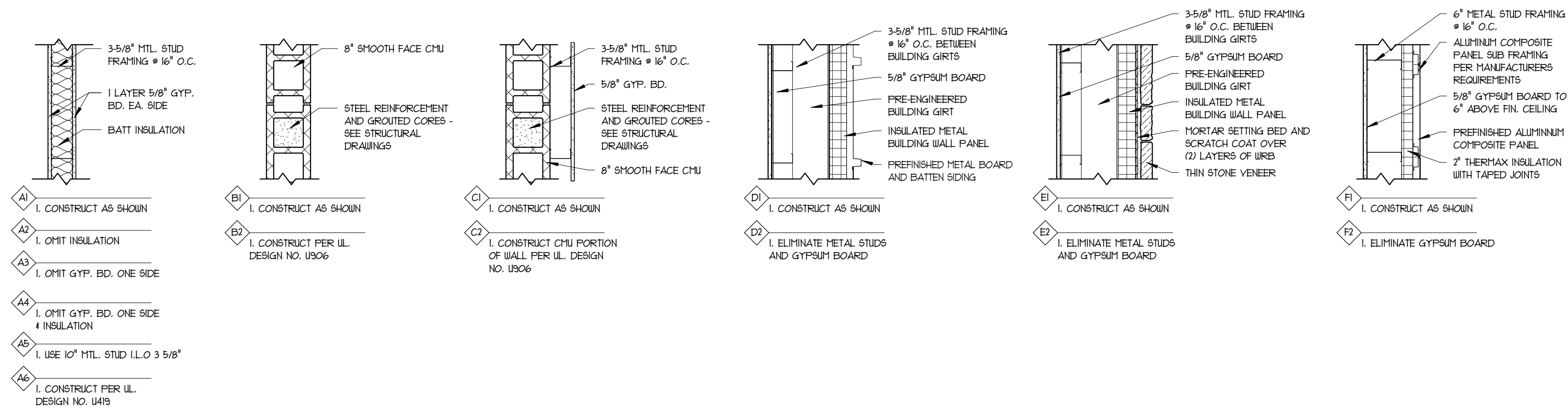




1 First Floor Plan  
1/8" = 1'-0"

### Wall Types

- NOTES:
1. ALL INTERIOR WALLS TO BE TYP. A1 U.N.O.
  2. ALL EXTERIOR WALLS TO BE TYPE D2 U.N.O.
  3. ALL WALLS TO EXTEND TO UNDERSIDE OF ROOF DECK U.N.O.



### FLOOR PLAN KEY NOTES

1. MECHANICAL MEZZANINE OVERHEAD. SEE SHEET A3.2
2. MEZZANINE ACCESS LADDER (ROOM 110)
3. CLOSET WINDOW ABOVE. SEE ELEVATIONS AND WALL SECTIONS FOR DETAILS
4. RECESSED CABINET UNIT HEATER. SEE MECHANICAL DRAWINGS
5. TRENCH DRAIN - SLOPE FLOOR TO DRAIN. SEE PLUMBING DRAWINGS FOR DETAILS
6. 4" TALL X 1 1/2" DIAMETER PAINTED STEEL PIPE RAILING - MECHANICALLY FASTEN BASE PLATES TO RETAINING WALL.
7. WALL HUNG FIRE EXTINGUISHER
8. FULLY RECESSED FIRE EXTINGUISHER CABINET
9. 4" DIAMETER CONCRETE FILLED STEEL BOLLARD (PAINTED WHITE) SET IN 12" DIAMETER X 48" DEEP CONCRETE FOOTING





## ROOM FINISH SCHEDULE

| ROOM NAME        | NO. | FLOOR           | BASE         | WALLS                    | CEILING                   | H.T.                 | PAINT             | REMARKS           |
|------------------|-----|-----------------|--------------|--------------------------|---------------------------|----------------------|-------------------|-------------------|
| VESTIBULE        | 101 | WALK OFF CARPET | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | S.A.T. 1 GY.P. BOARD | VARIABLES         | YES YES/NO        |
| WAITING          | 102 | CARPET          | VINYL        | GYPSUM BOARD/GLAZING     | GLAZING                   | S.A.T. 1 GY.P. BOARD | VARIABLES         | YES YES/NO        |
| CORRIDOR         | 103 | CARPET          | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | S.A.T. 1             | YES NO            | NOTES: 10         |
| OFFICE           | 104 | CARPET          | VINYL        | GYPSUM BOARD             | GLAZING                   | GYPSUM BOARD         | VARIABLES         | YES NO            |
| OFFICE           | 105 | CARPET          | VINYL        | GYPSUM BOARD             | GLAZING                   | GYPSUM BOARD         | VARIABLES         | YES YES/NO        |
| OPEN OFFICE      | 106 | CARPET          | VINYL        | GYPSUM BOARD/GLAZING     | GYPSUM BOARD/OPEN         | GYPSUM BOARD         | S.A.T. 1          | YES NO            |
| OFFICE           | 107 | CARPET          | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | S.A.T. 1             | YES NO            | NOTES: 1, 2, 7, 8 |
| OFFICE           | 108 | CARPET          | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | S.A.T. 1             | YES NO            | NOTES: 1, 2, 7, 8 |
| PRINT ROOM       | 109 | CARPET          | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | GYPSUM BOARD         | S.A.T. 1          | YES NO            |
| UNSEX            | 110 | CERAMIC TILE    | CERAMIC TILE | GYPSUM BOARD/C.T.        | GYPSUM BOARD              | GYPSUM BOARD         | S.A.T. 2          | YES/NO            |
| CORRIDOR         | 115 | SEALED CONCRETE | VINYL        | METAL PANEL              | OPEN                      | GYPSUM BOARD         | S.A.T. 1          | YES/NO            |
| STORAGE          | 116 | SEALED CONCRETE | VINYL        | GYPSUM BOARD             | CHU                       | GYPSUM BOARD         | EXPOSED STRUCTURE | VARIABLES         |
| YEN              | 117 | CERAMIC TILE    | CERAMIC TILE | GYPSUM BOARD             | GYPSUM BOARD/CERAMIC TILE | GYPSUM BOARD         | S.A.T. 1          | YES/NO            |
| WOMEN            | 118 | CERAMIC TILE    | CERAMIC TILE | GYPSUM BOARD             | GYPSUM BOARD/CERAMIC TILE | GYPSUM BOARD         | S.A.T. 2          | YES/NO            |
| CONFERENCE/BREAK | 119 | SEALED CONCRETE | VINYL        | METAL PANEL              | GLAZING                   | GYPSUM BOARD         | S.A.T. 1          | YES/NO            |
| CORRIDOR         | 120 | SEALED CONCRETE | VINYL        | OPEN                     | GYPSUM BOARD              | OPEN                 | S.A.T. 1          | YES NO            |
| JANITOR          | 121 | SEALED CONCRETE | VINYL        | GYPSUM BOARD/FRP         | GYPSUM BOARD/FRP          | GYPSUM BOARD/FRP     | EXPOSED STRUCTURE | VARIABLES         |
| CORRIDOR         | 125 | SEALED CONCRETE | VINYL        | CHU/OPEN                 | CHU                       | GYPSUM BOARD         | S.A.T. 1          | YES NO            |
| OUTDOOR          | 126 | SEALED CONCRETE | VINYL        | CHU                      | CHU                       | CHU                  | PRECAST CONCRETE  | 9'-4" YES         |
| ELECT. STORAGE   | 127 | SEALED CONCRETE | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | GYPSUM BOARD         | EXPOSED STRUCTURE | VARIABLES         |
| KEYS             | 128 | SEALED CONCRETE | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | GLAZING              | EXPOSED STRUCTURE | VARIABLES         |
| WORK AREA        | 129 | SEALED CONCRETE | VINYL        | METAL PANEL/GYPSUM BOARD | GLAZING                   | GLAZING              | EXPOSED STRUCTURE | VARIABLES         |
| MAIL             | 130 | SEALED CONCRETE | VINYL        | GYPSUM BOARD             | GYPSUM BOARD              | GLAZING              | EXPOSED STRUCTURE | VARIABLES         |
| GARAGE           | 135 | SEALED CONCRETE | NONE         | CHU                      | METAL PANEL               | CHU                  | EXPOSED STRUCTURE | VARIABLES         |
| STORAGE          | 136 | SEALED CONCRETE | NONE         | CHU                      | METAL PANEL               | CHU                  | PRECAST CONCRETE  | 9'-4" YES         |
| GROUNDS/SALT     | 137 | SEALED CONCRETE | NONE         | CHU                      | CHU                       | CHU                  | EXPOSED STRUCTURE | VARIABLES         |
| TABLE STORAGE    | 138 | SEALED CONCRETE | VINYL        | GYPSUM BOARD             | CHU                       | GYPSUM BOARD         | EXPOSED STRUCTURE | VARIABLES         |
| MECHANICAL       | 201 | SEALED CONCRETE | NONE         | CHU                      | CHU                       | CHU                  | EXPOSED STRUCTURE | VARIABLES         |

### ROOM FINISH SCHEDULE NOTES:

1. PAINT GYPSUM BOARD WALL ABOVE CERAMIC TILE
2. INSTALL CERAMIC TILE TO 6'-0" A.F.F.
3. DO NOT PAINT METAL PANEL
4. VINYL BASE AT GYPSUM BOARD WALLS ONLY
5. GYPSUM BOARD WALLS TO RECEIVE PRIME PAINT FINISH ONLY
6. CHU WALLS TO REMAIN UNPAINTED
7. SIDE WALLS AT SINK AND TOILET ALCOVES TO RECEIVE CERAMIC TILE FINISH
8. PROVIDE SCHLUTER DILEX-AH-K COVE BETWEEN FLOOR TILE AND WALL TILE
9. INSTALL FRP PANELS TO 8'-0". PAINT GYPSUM BOARD WALLS ABOVE
10. PAINT GYPSUM BOARD SOFFIT AT WINDOWS

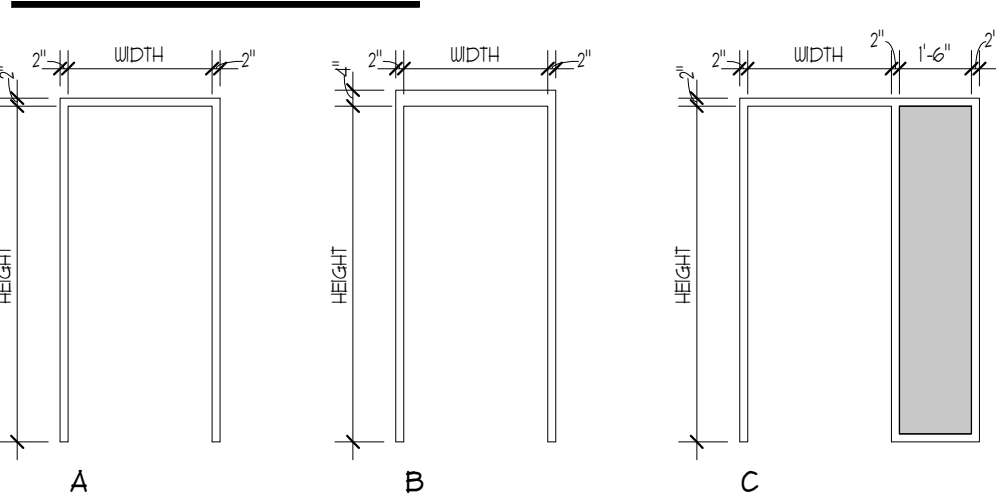
## DOOR SCHEDULE

| NO.  | SIZE                              | MATERIAL   | DOOR  | FRAME | TYPE | FRAME  | HOW SET        | REMARKS |
|------|-----------------------------------|------------|-------|-------|------|--------|----------------|---------|
| 101A | 3' - 7 21/32" X 8' - 0" X 1 3/4"  | ALUM.      | ALUM. | B     | —    | SET 1  | NOTES: 1       |         |
| 101B | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | B     | C    | SET 2  | NOTES: 2       |         |
| 104  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | C    | SET 3  | NOTES: 2       |         |
| 105A | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | C    | SET 3  | NOTES: 2       |         |
| 105B | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 4  | NOTES: 2, 3, 5 |         |
| 107  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | C    | SET 3  | NOTES: 2       |         |
| 108  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | C    | SET 3  | NOTES: 2       |         |
| 109  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | C    | SET 3  | NOTES: 2       |         |
| 110  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | A    | SET 5  | NOTES: 2       |         |
| 115  | 3' - 1 11/32" X 7' - 11" X 1 3/4" | ALUM.      | ALUM. | B     | —    | SET 1  | NOTES: 1       |         |
| 116A | 6' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | A    | SET 6  | NOTES: 2       |         |
| 116B | 6' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 6  | NOTES: 2, 3    |         |
| 119A | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | B     | A    | SET 2  | NOTES: 2       |         |
| 119B | 4' - 1 21/32" X 7' - 10" X 1 3/4" | ALUM.      | ALUM. | B     | —    | SET 1  | NOTES: 1       |         |
| 121  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | A    | SET 4  | NOTES: 2       |         |
| 125  | 6' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 7  | NOTES: 2, 3, 5 |         |
| 126  | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | B    | SET 3  | NOTES: 2       |         |
| 127  | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | A    | SET 3  | NOTES: 2, 3    |         |
| 128  | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | A    | SET 3  | NOTES: 2, 3    |         |
| 129  | 6' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | A    | SET II | NOTES: 2       |         |
| 130A | 6' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | A    | SET II | NOTES: 2       |         |
| 130B | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 9  | NOTES: 2, 3, 5 |         |
| 130C | 8' - 0" X 8' - 0" X 1 3/4"        | STEEL      | NONE  | C     | —    | —      | NOTES: 4, 5    |         |
| 135A | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | A    | SET 8  | NOTES: 2, 3    |         |
| 135B | 10' - 0" X 10' - 3' X 1 3/4"      | INS. STEEL | NONE  | D     | —    | —      | NOTES: 4       |         |
| 135C | 8' - 0" X 10' - 3' X 1 3/4"       | INS. STEEL | NONE  | I     | —    | —      | NOTES: 4       |         |
| 136  | 6' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 7  | NOTES: 2, 3, 5 |         |
| 137A | 3' - 0" X 7' - 0" X 1 3/4"        | WOOD       | H.M.  | A     | B    | SET 2  | NOTES: 2       |         |
| 137B | 3' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 9  | NOTES: 2, 3, 5 |         |
| 137C | 8' - 0" X 8' - 0" X 1 3/4"        | STEEL      | NONE  | C     | —    | —      | NOTES: 4, 5    |         |
| 138  | 6' - 0" X 7' - 0" X 1 3/4"        | H.M.       | H.M.  | A     | B    | SET 7  | NOTES: 2, 3, 5 |         |
| 201  | 6' - 0" X 5' - 6' X 1 3/4"        | H.M.       | H.M.  | J     | B    | SET 10 | NOTES: 2, 3, 5 |         |

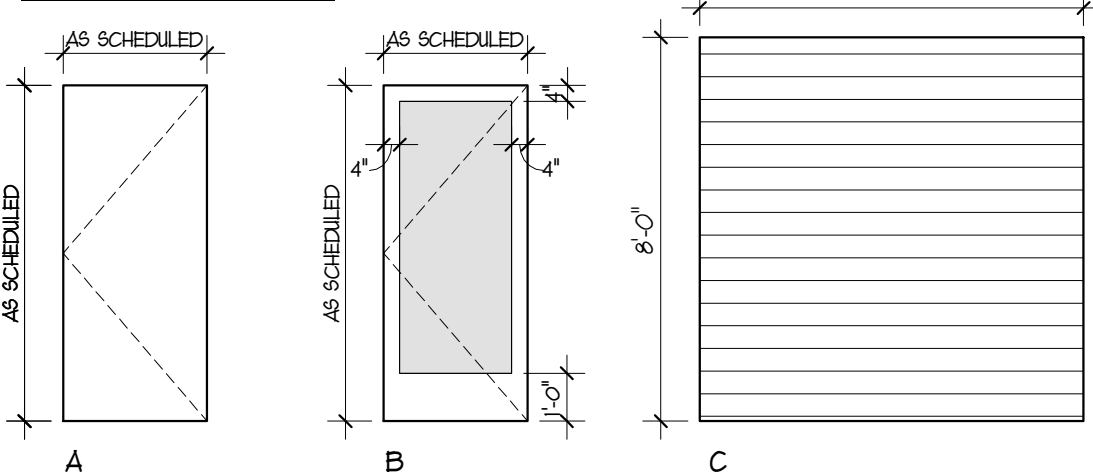
### DOOR SCHEDULE NOTES:

1. DOOR PART OF ALUMINUM STOREFRONT SYSTEM. SEE EXTERIOR ELEVATIONS.
2. PAINT HOLLOW METAL FRAME.
3. PAINT HOLLOW METAL DOOR.
4. DOOR HARDWARE TO BE SUPPLIED AS PART OF OVERHEAD DOOR PACKAGE. SEE SPECIFICATIONS.
5. DOOR AND FRAME TO BE 1-HOUR FIRE RATED.

## FRAME TYPES



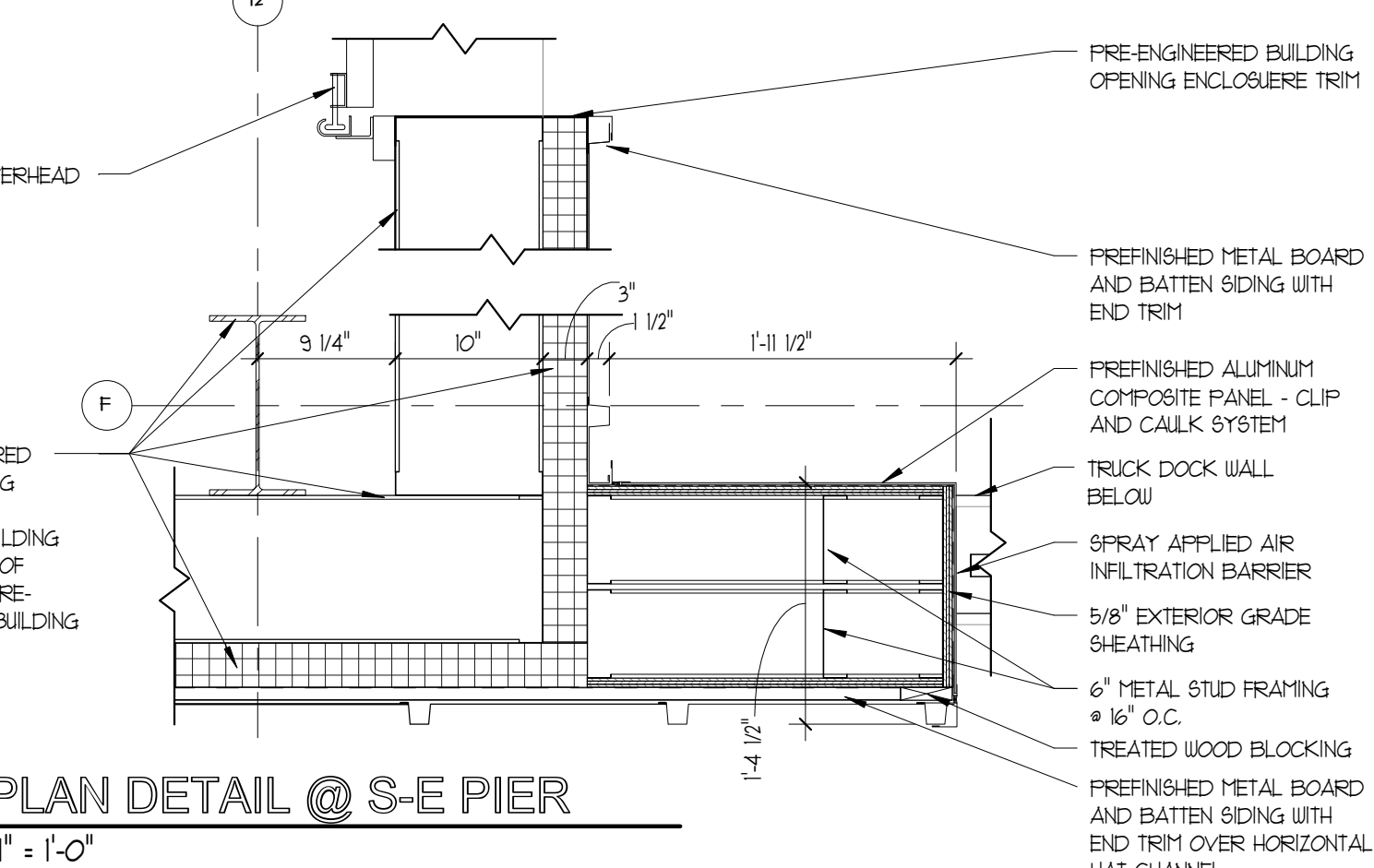
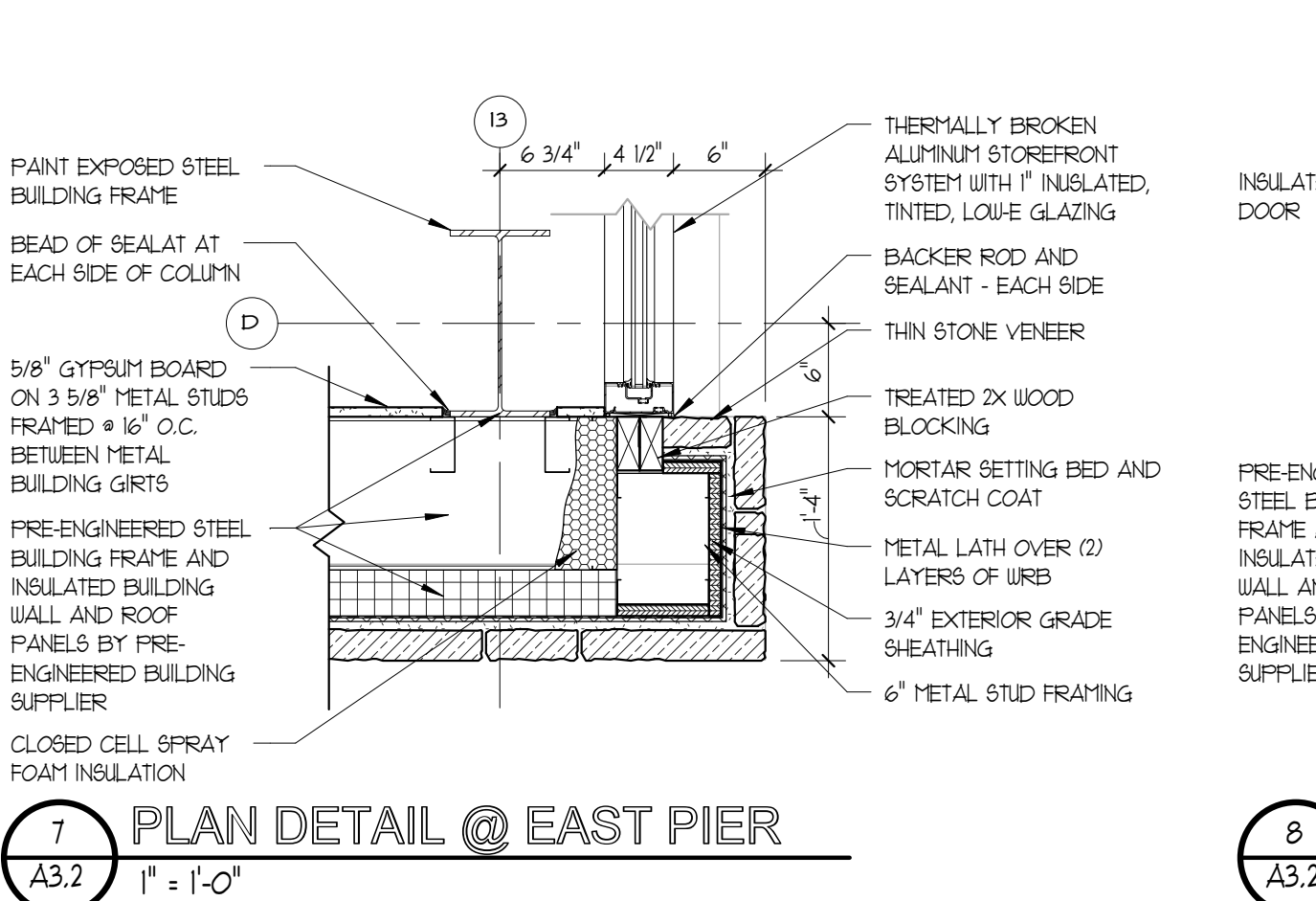
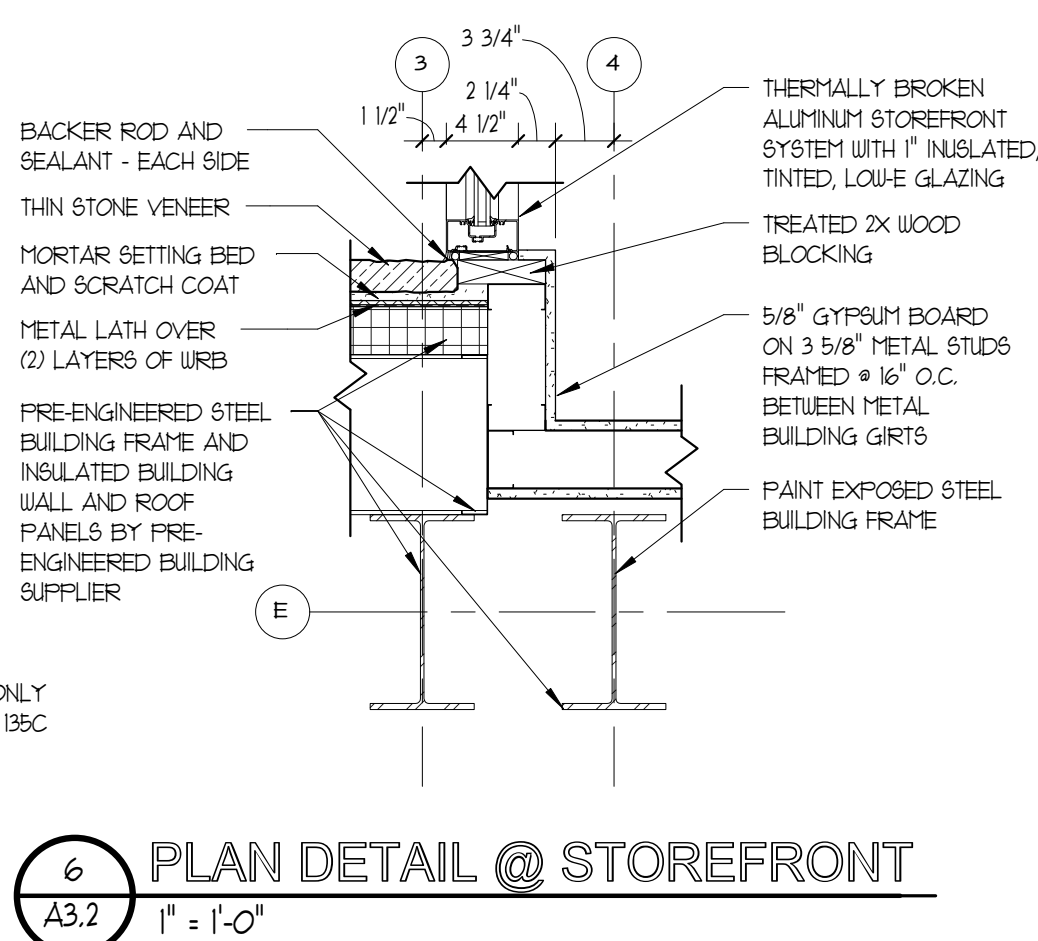
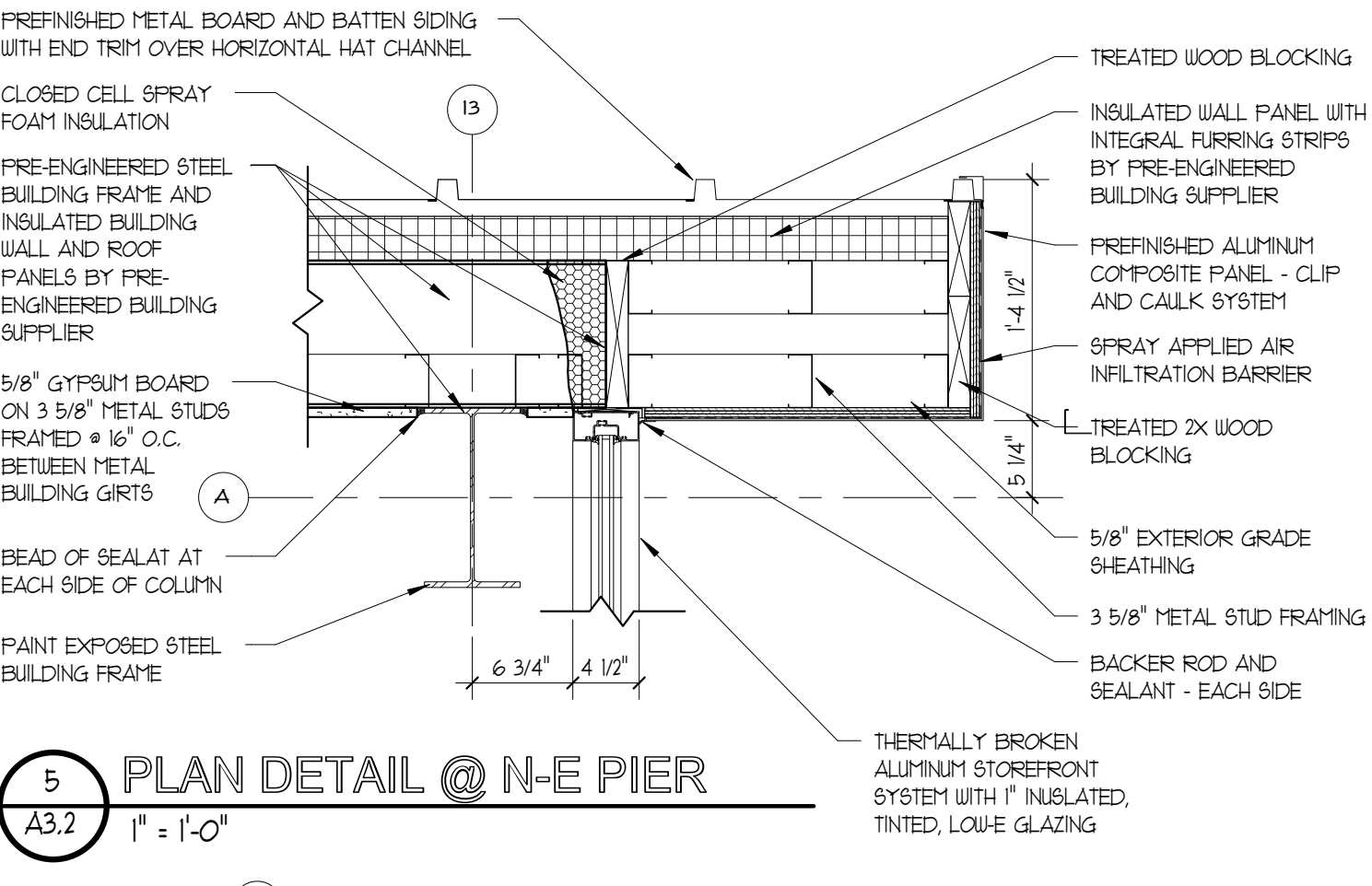
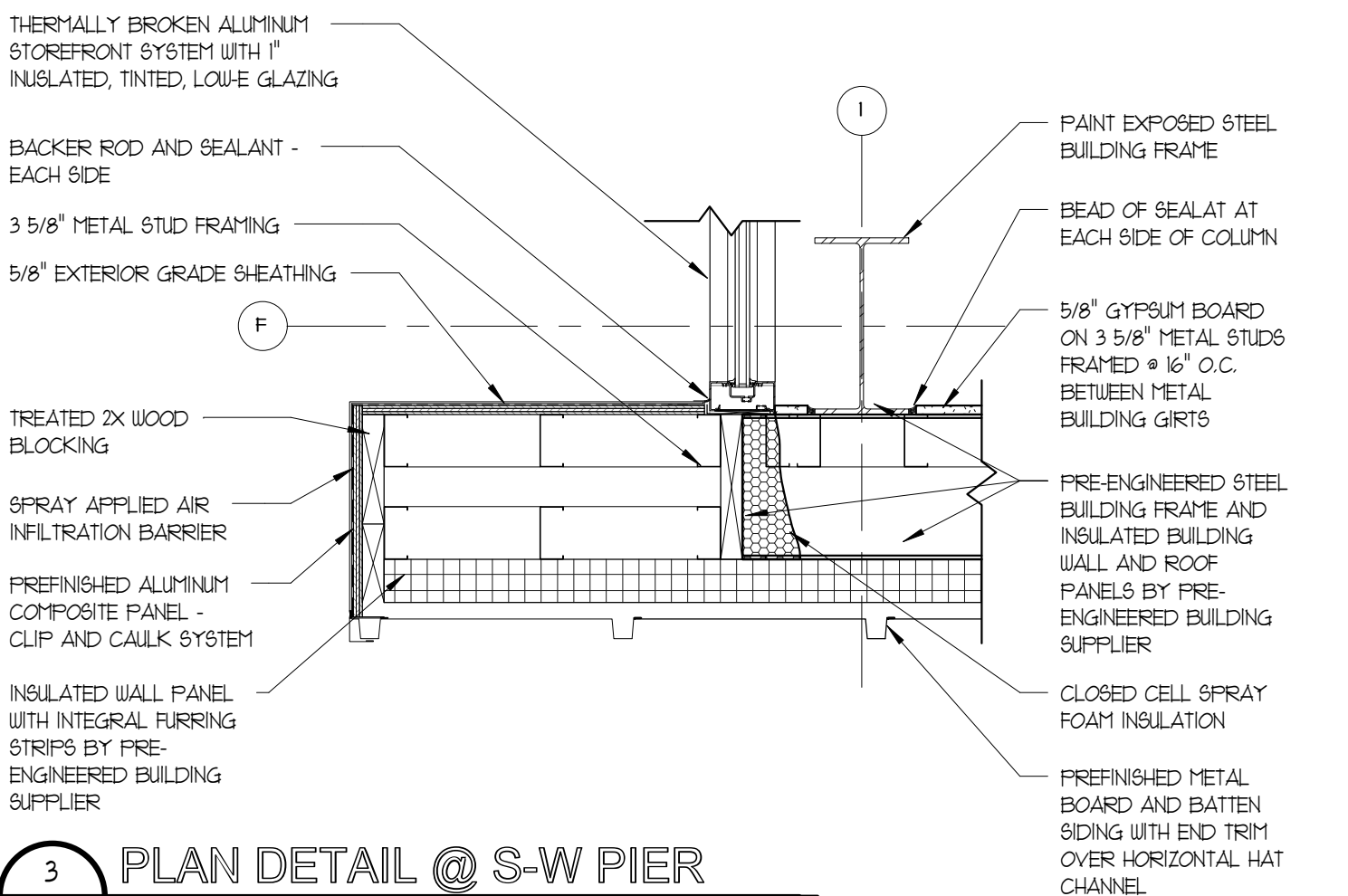
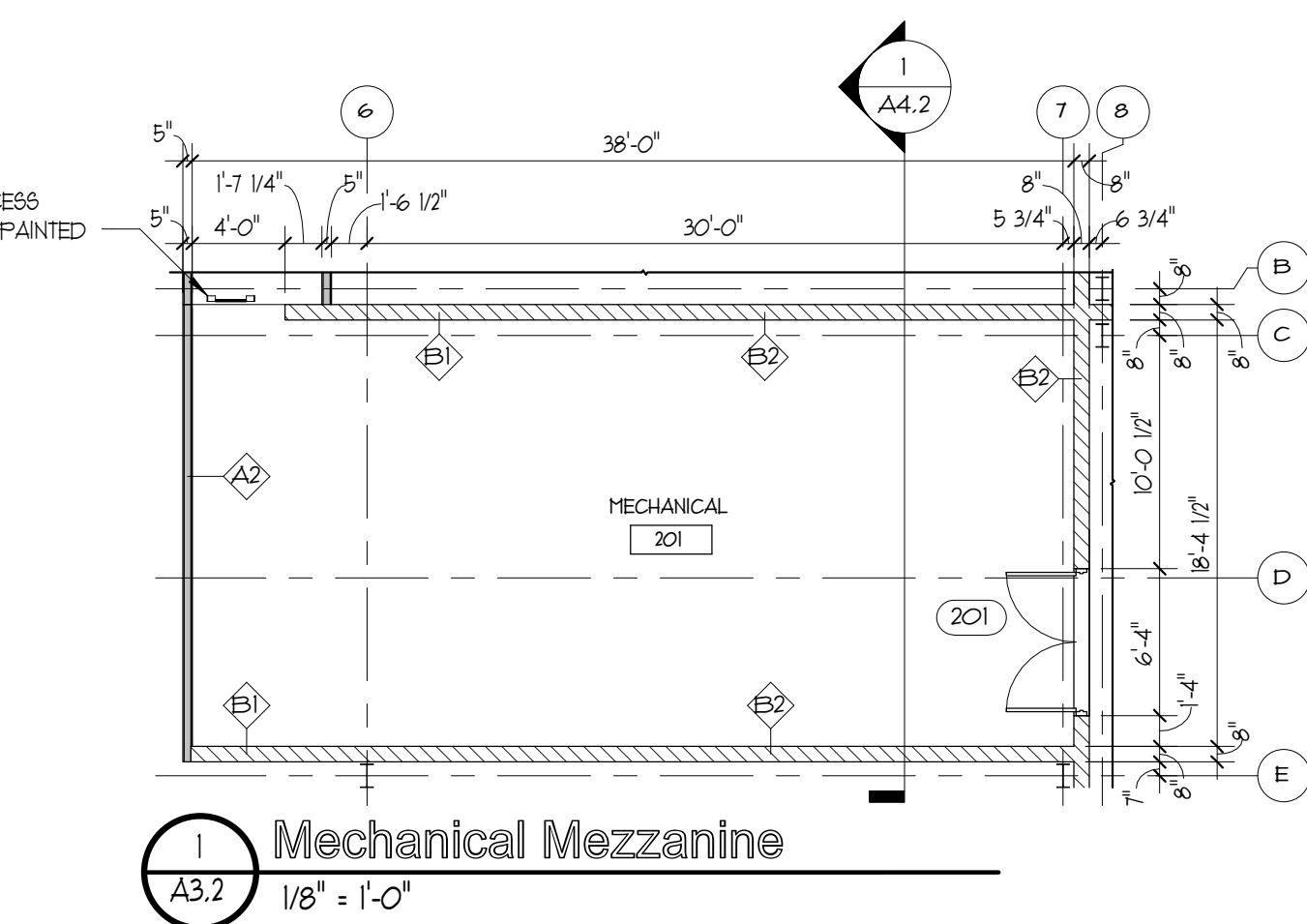
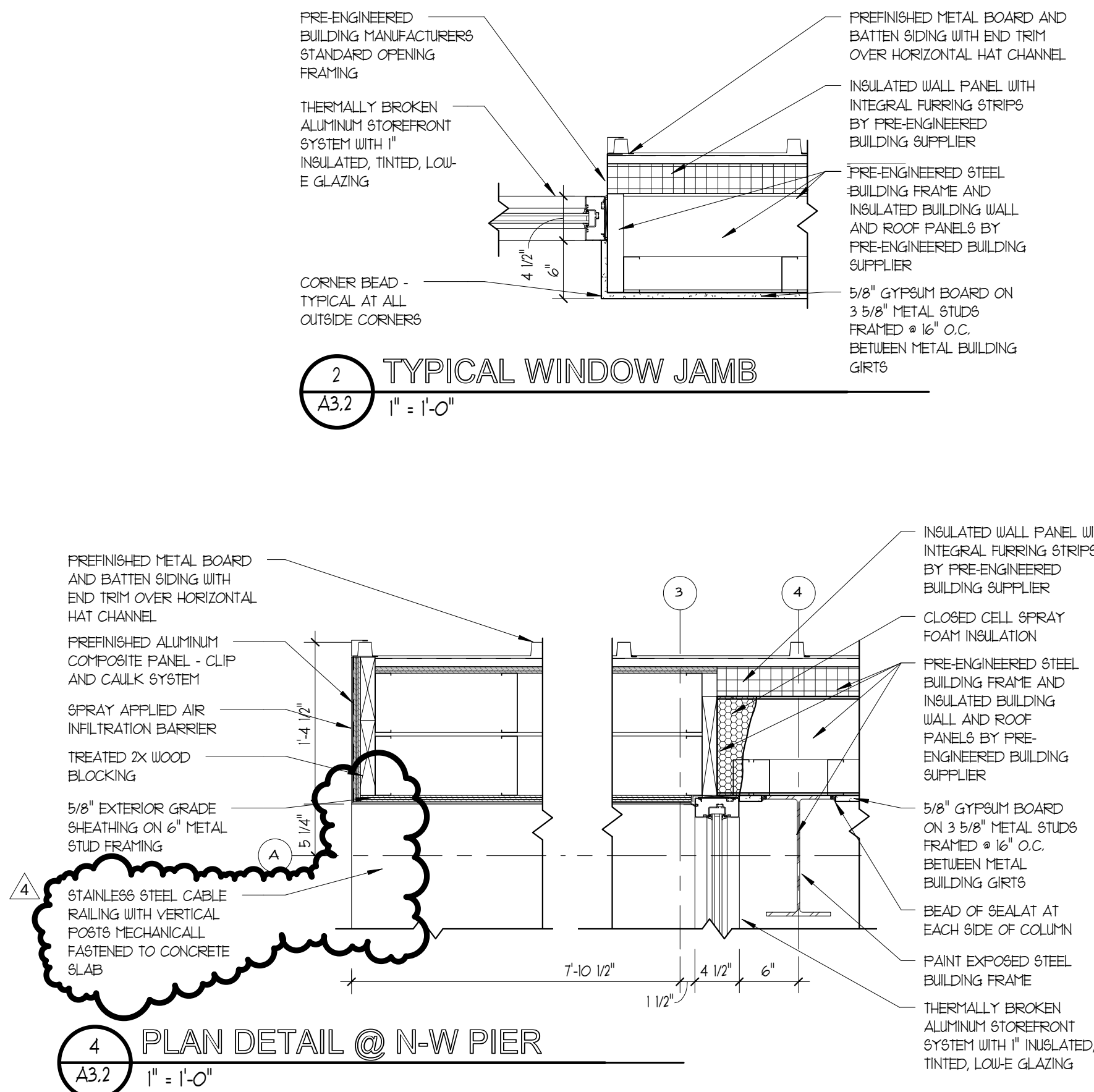
## DOOR TYPES



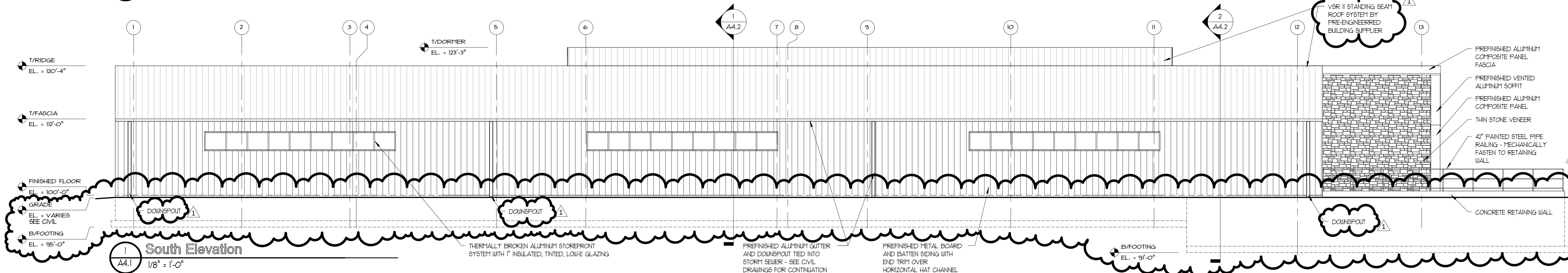
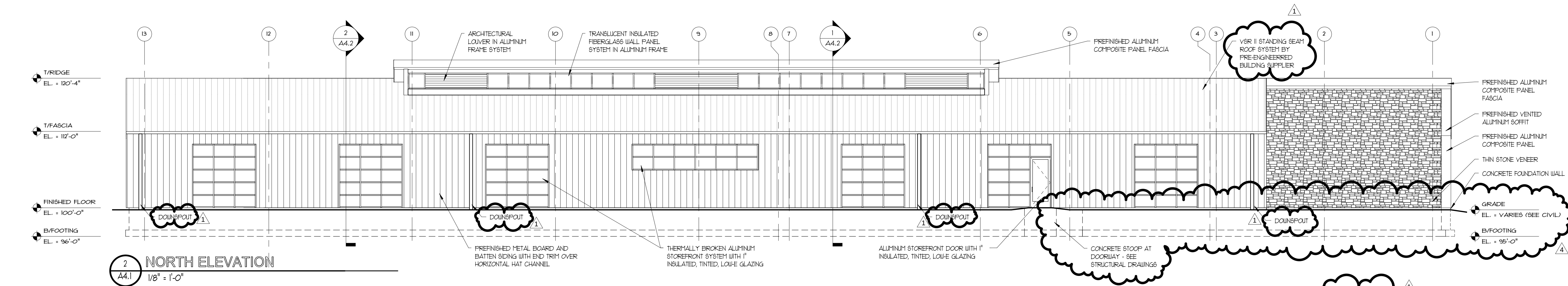
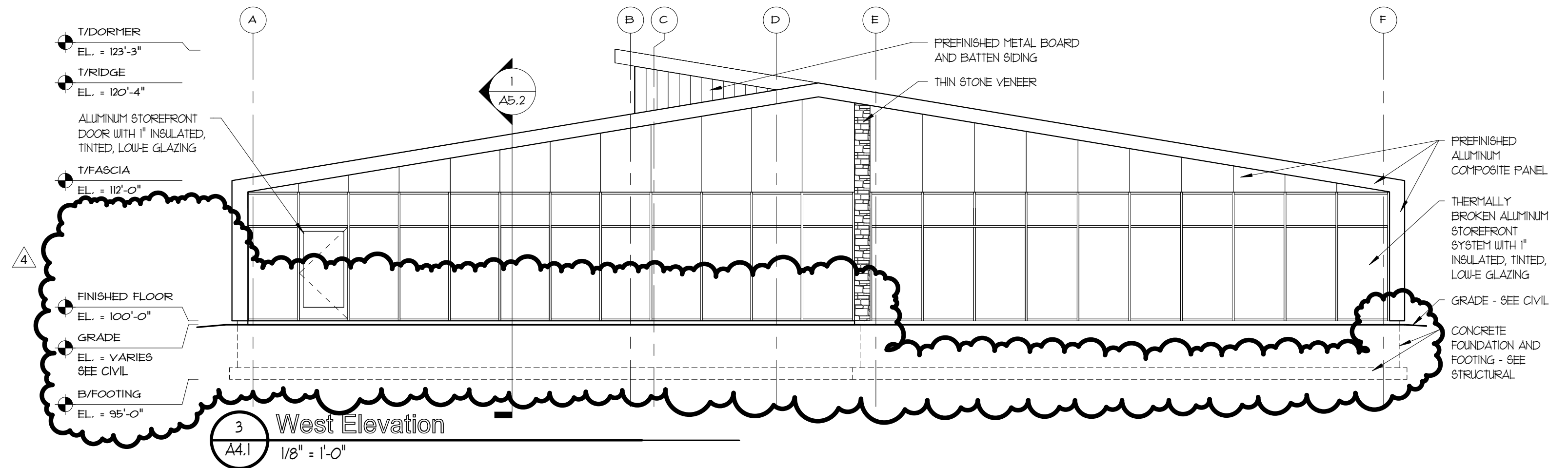
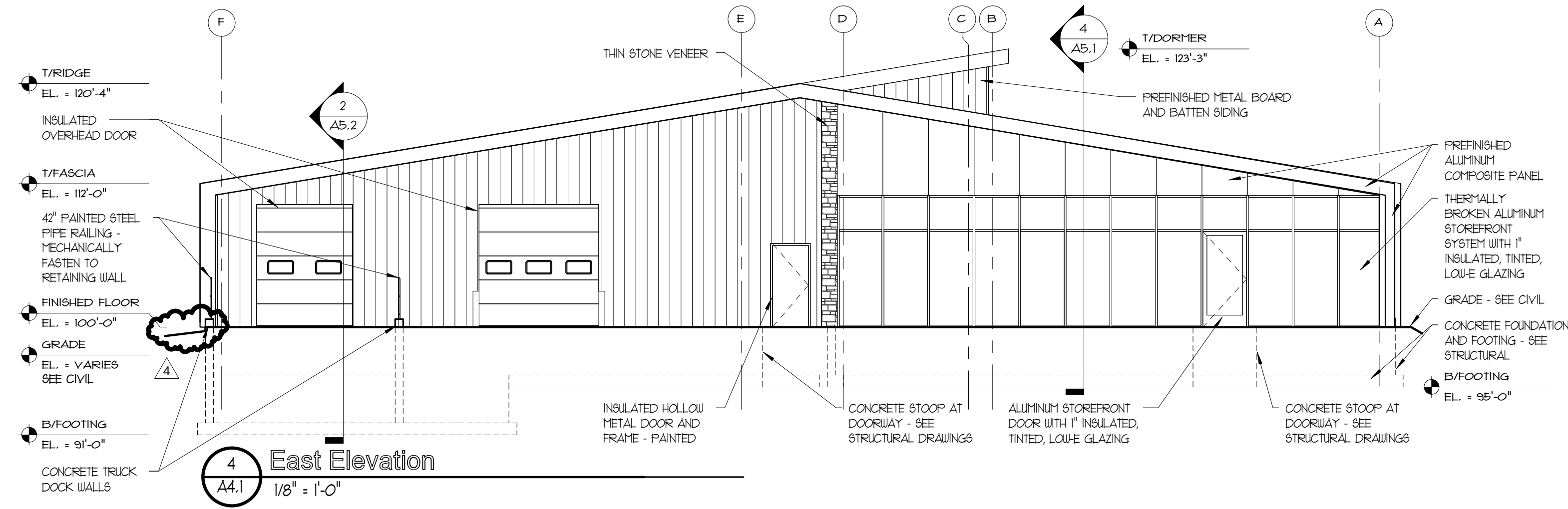
## HARDWARE SETS

- SET 1
- (1) CONTINUOUS HINGE
  - (1) KEYS CYLINDER WITH PUSH PADDLE
  - (1) SURFACE MOUNTED CLOSER WITH INTEGRAL STOP
  - (1) ALUMINUM THRESHOLD
  - (1) WEATHERSTRIPPING SET
- SET 2
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) WALL STOP
  - (1) SURFACE MOUNTED CLOSER
- SET 3
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (OFFICE FUNCTION)
  - (1) WALL STOP
- SET 4
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (STORAGE/DOOR FUNCTION)
  - (1) SURFACE MOUNTED CLOSER
- SET 5
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 6
- (6) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (STORAGE FUNCTION)
  - (1) FLUSH BOLT
  - (2) SURFACE MOUNTED CLOSERS
- SET 7
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 8
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 9
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 10
- (6) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP

- SET 1
- (1) CONTINUOUS HINGE
  - (1) KEYS CYLINDER WITH PUSH PADDLE
  - (1) SURFACE MOUNTED CLOSER WITH INTEGRAL STOP
  - (1) ALUMINUM THRESHOLD
  - (1) WEATHERSTRIPPING SET
- SET 2
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) WALL STOP
  - (1) SURFACE MOUNTED CLOSER
- SET 3
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (OFFICE FUNCTION)
  - (1) WALL STOP
- SET 4
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (STORAGE/DOOR FUNCTION)
  - (1) SURFACE MOUNTED CLOSER
- SET 5
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 6
- (6) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LOCK (STORAGE FUNCTION)
  - (1) FLUSH BOLT
  - (2) SURFACE MOUNTED CLOSERS
- SET 7
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 8
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 9
- (3) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP
- SET 10
- (6) MORTISE HINGES
  - (1) CYLINDRICAL LEVER LATCH (PASSAGE FUNCTION)
  - (1) AUTOMATIC EXTENSION FLUSH BOLT
  - (1) WALL STOP







| REVISIONS |          |
|-----------|----------|
| 1         | 07/13/22 |
| 4         | 07/28/22 |

CARTHAGE FACILITIES BUILDING  
Somers, Wisconsin  
EXTERIOR ELEVATIONS

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262)652-2800

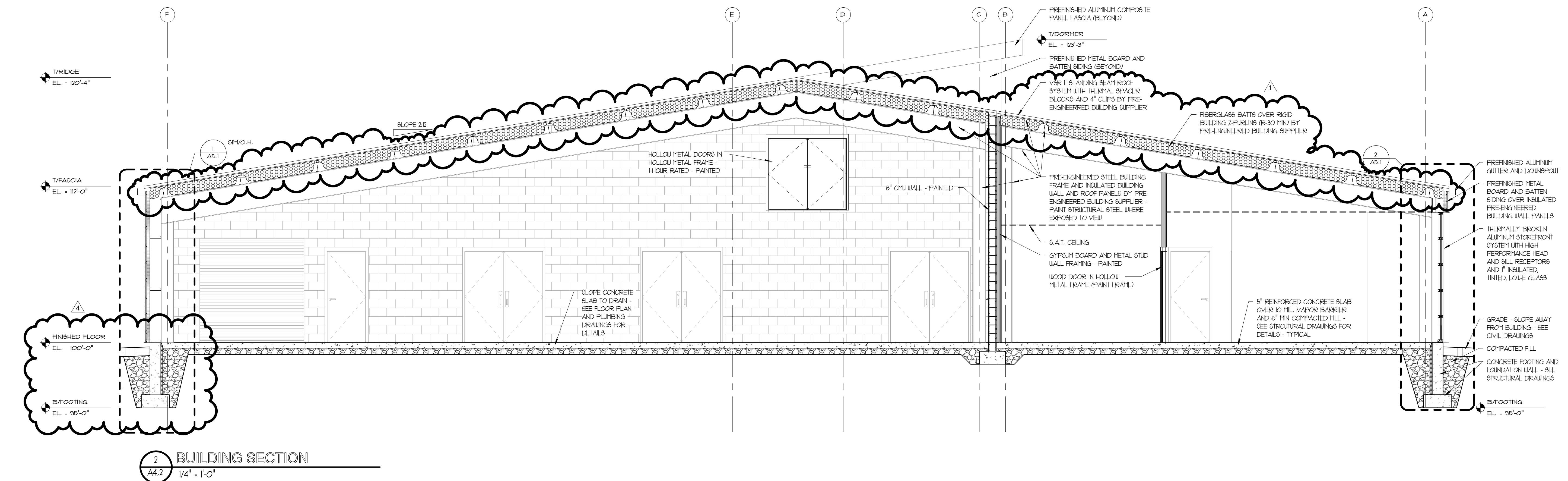
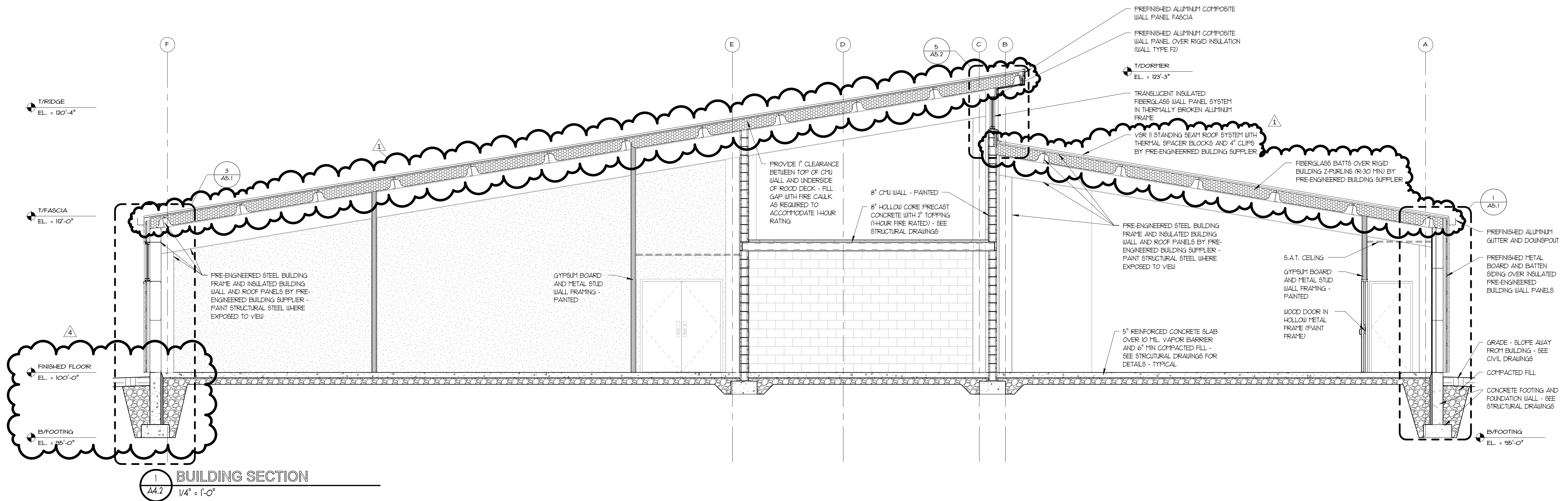
Partners in Design  
ARCHITECTS



PROJECT NO.: 154.21.085  
DRAWN BY: EMM  
CHECKED BY: MAM  
DATE: 06.28.22  
SHEET NO.:

A4.1





| REVISIONS |                         |
|-----------|-------------------------|
| 1         | 07/13/22 Addendum No. 1 |
| 4         | 07/28/22 Addendum No. 4 |

CARTHAGE FACILITIES BUILDING  
Somers, Wisconsin

BUILDING SECTIONS

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262)652-2800

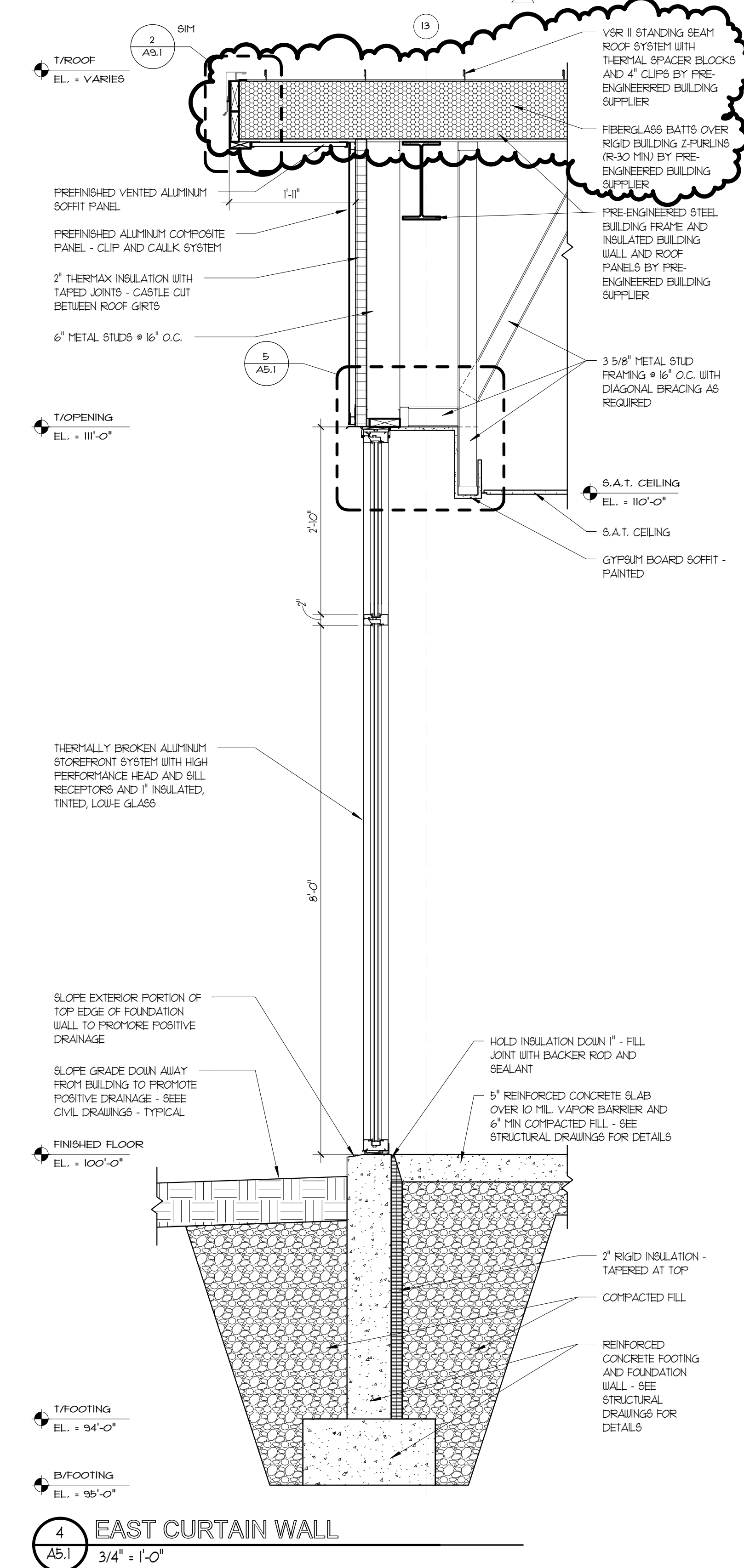
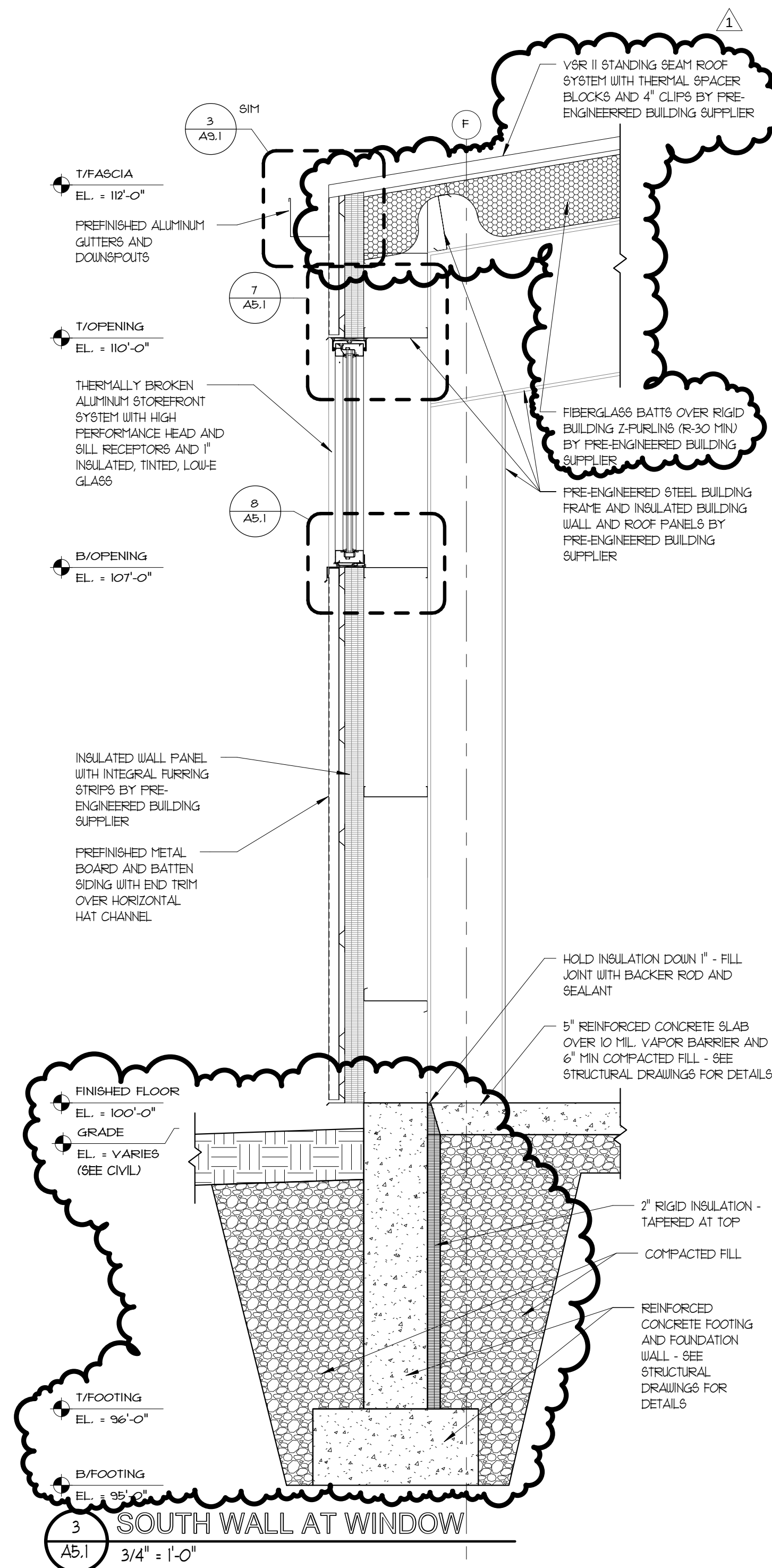
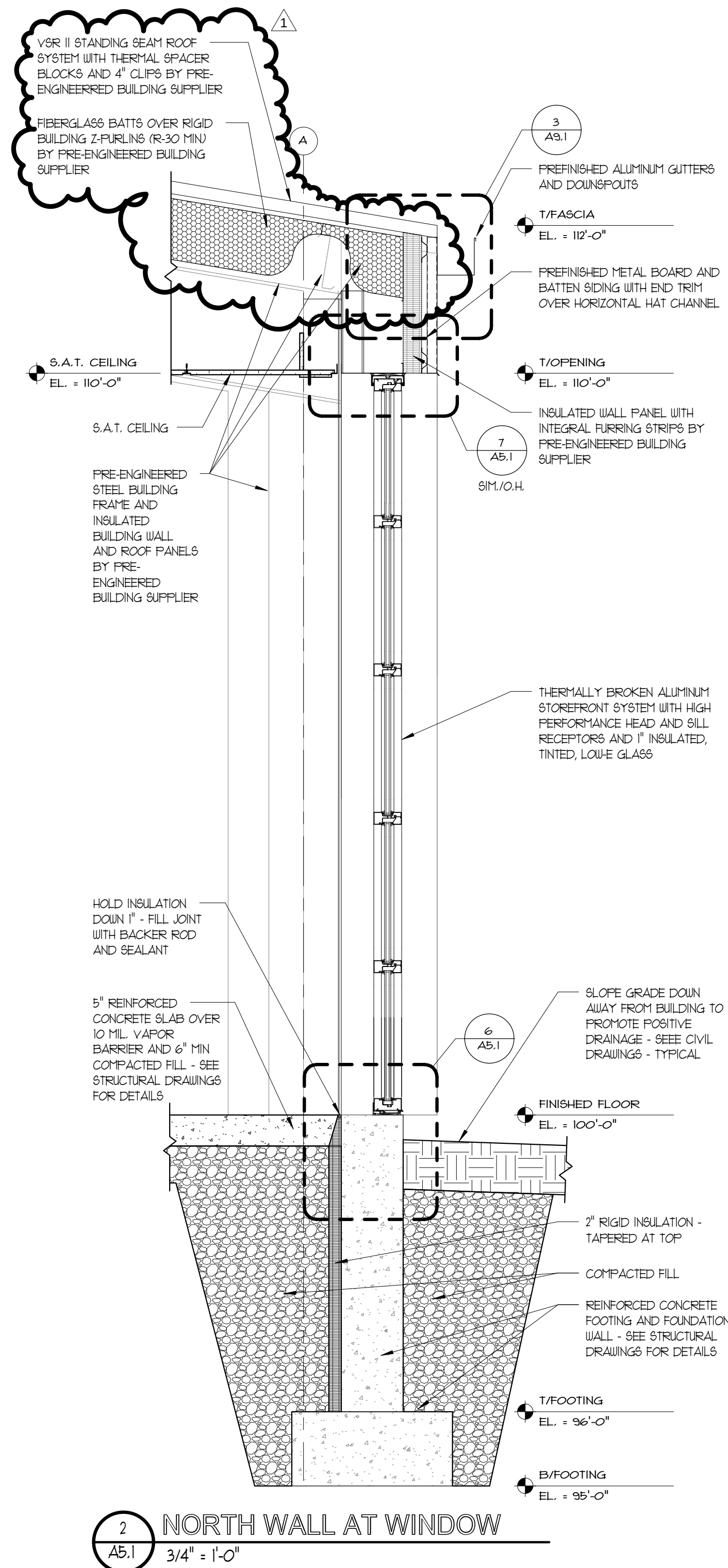
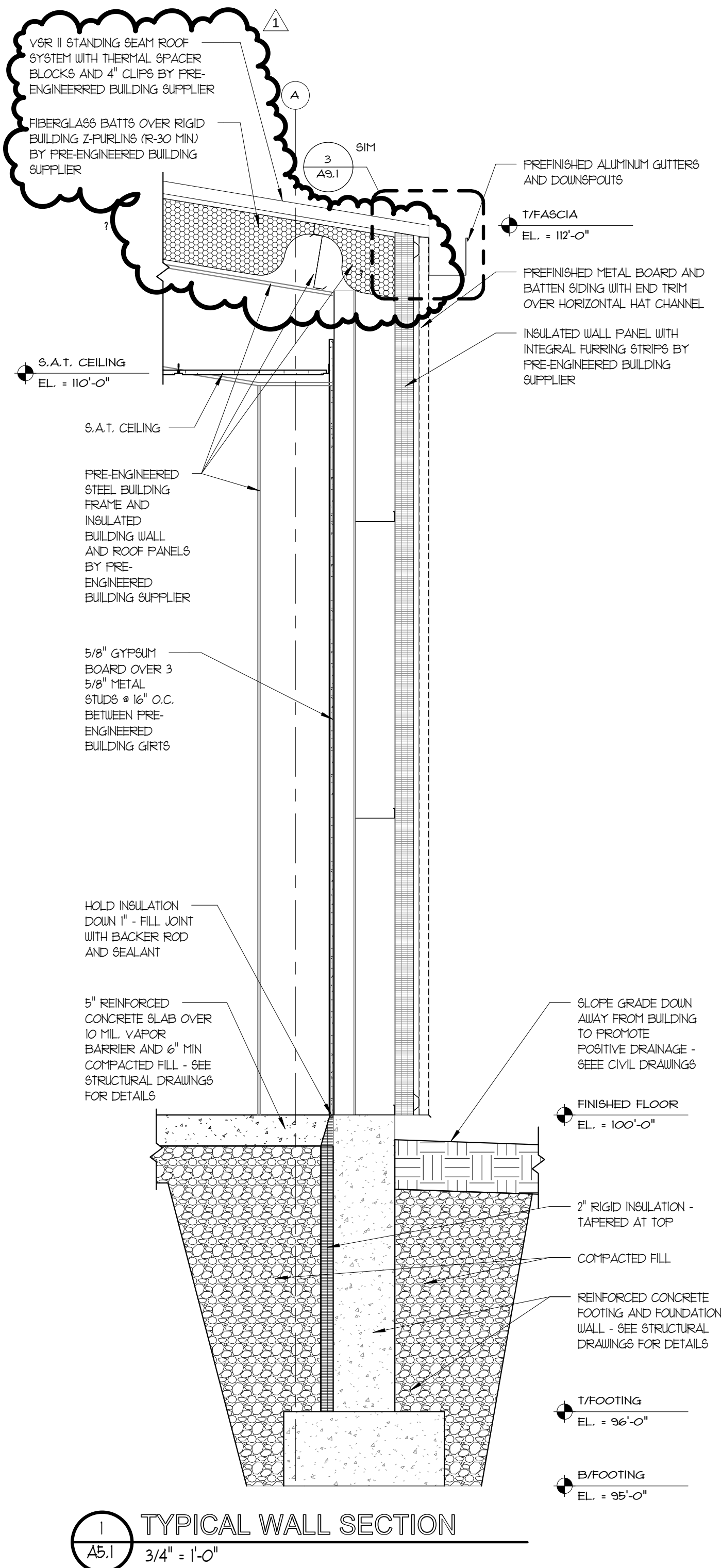
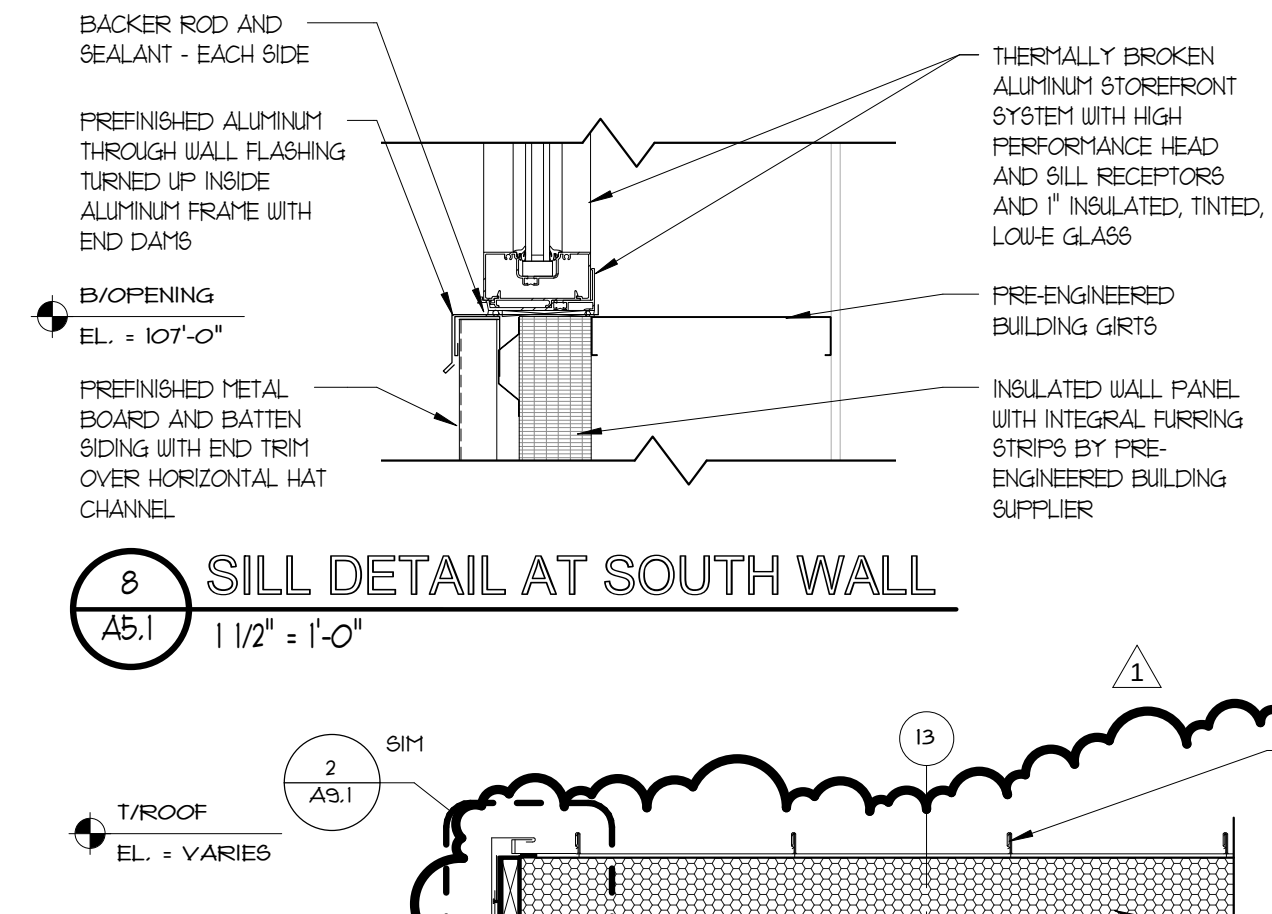
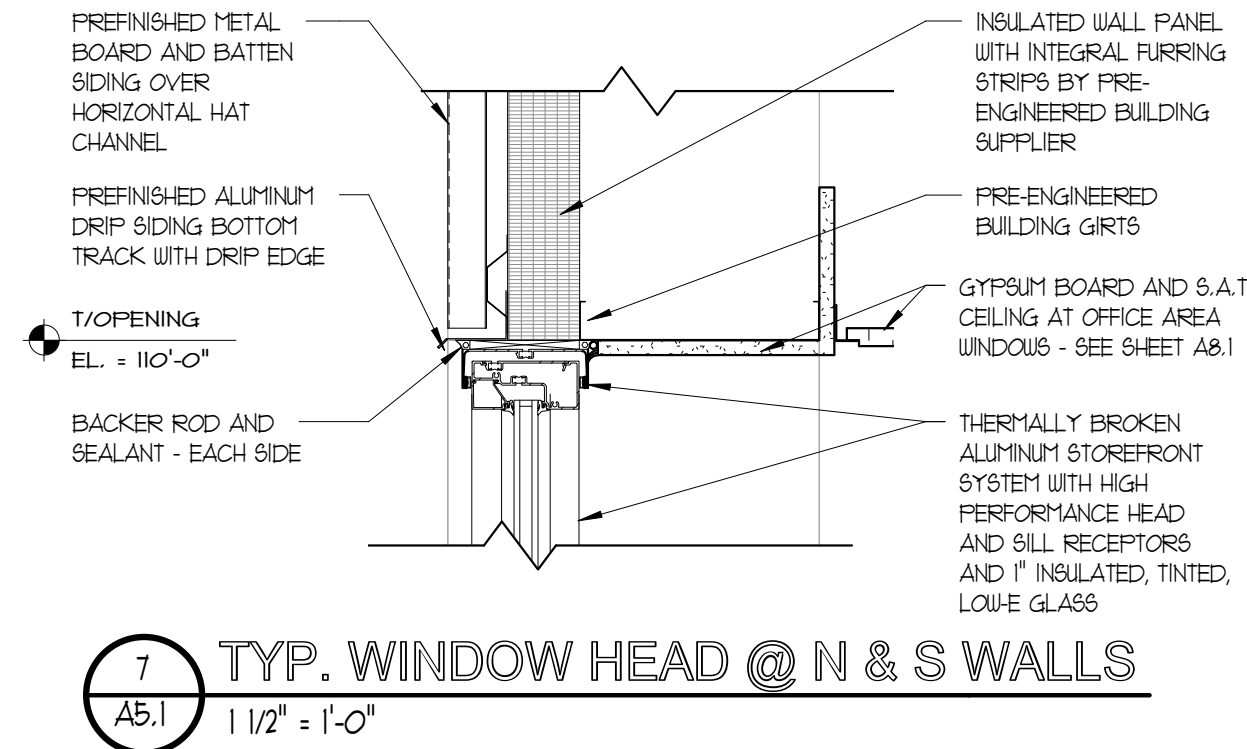
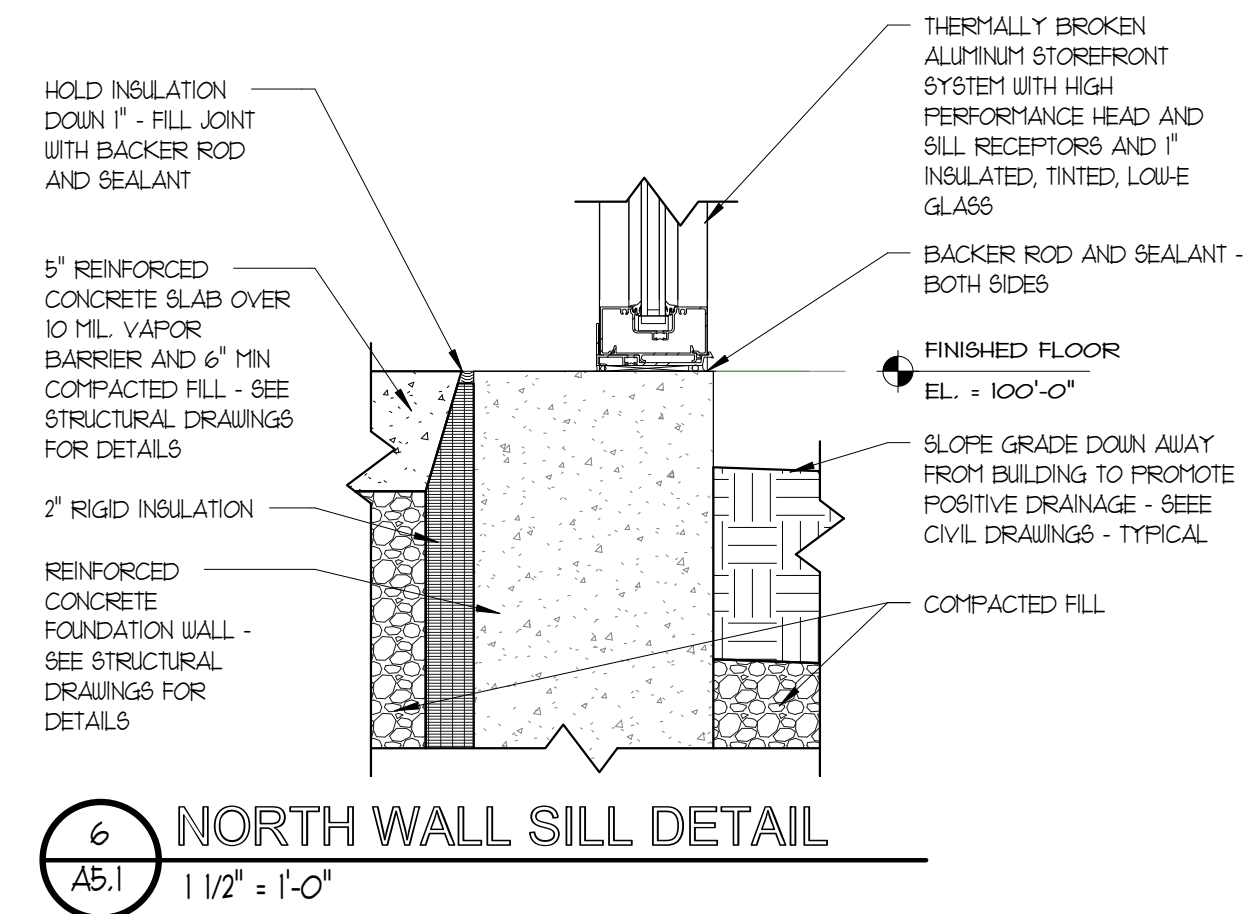
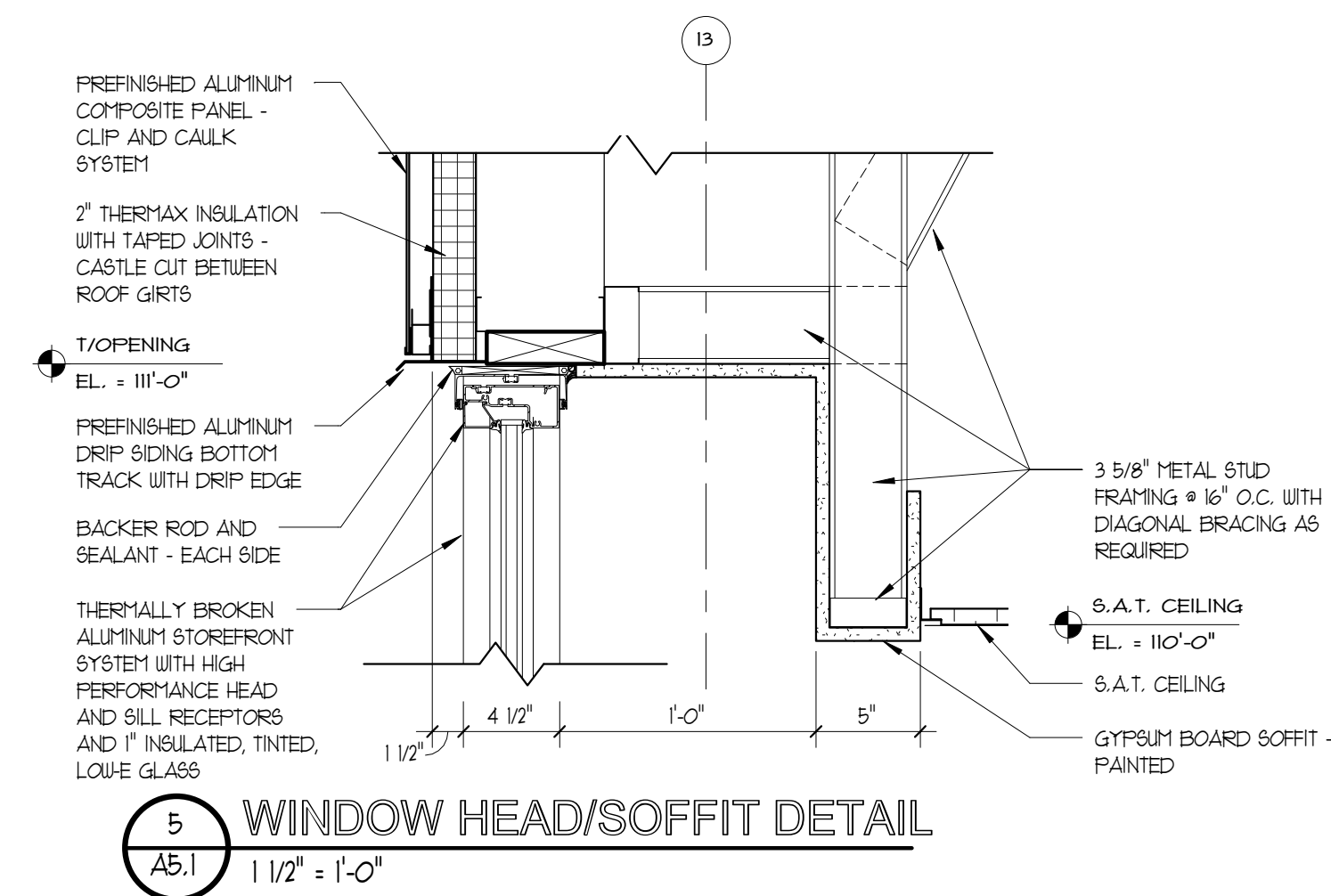
Partners in Design  
ARCHITECTS



PROJECT NO.:  
154.21.085  
DRAWN BY: CHECKED BY:  
Author Checker  
DATE:  
06.28.22  
SHEET NO.:

A4.2





CARTHAGE FACILITIES BUILDING

Somers, Wisconsin

WALL SECTIONS & DETAILS

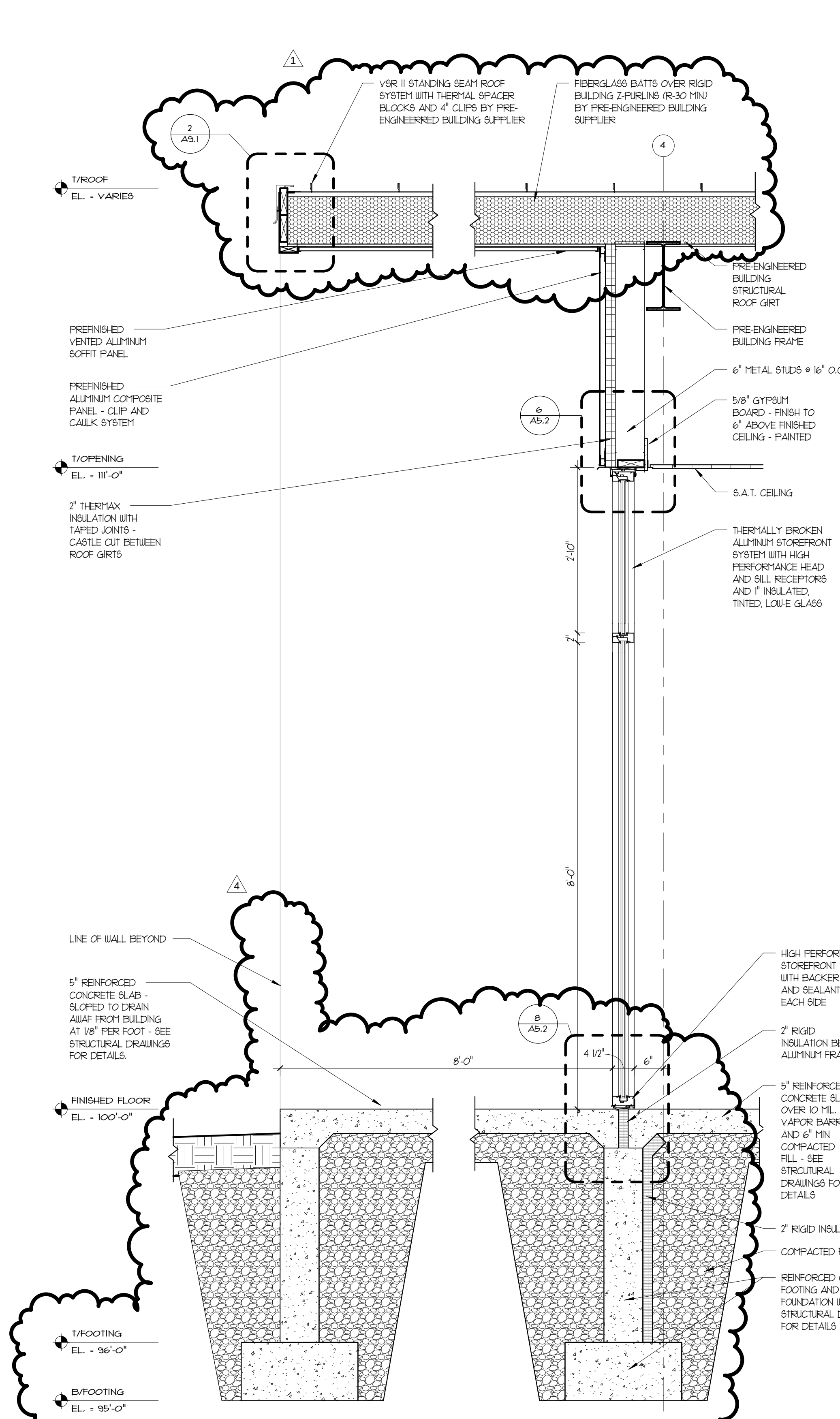
600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262) 652-2800

Partners in Design  
ARCHITECTS

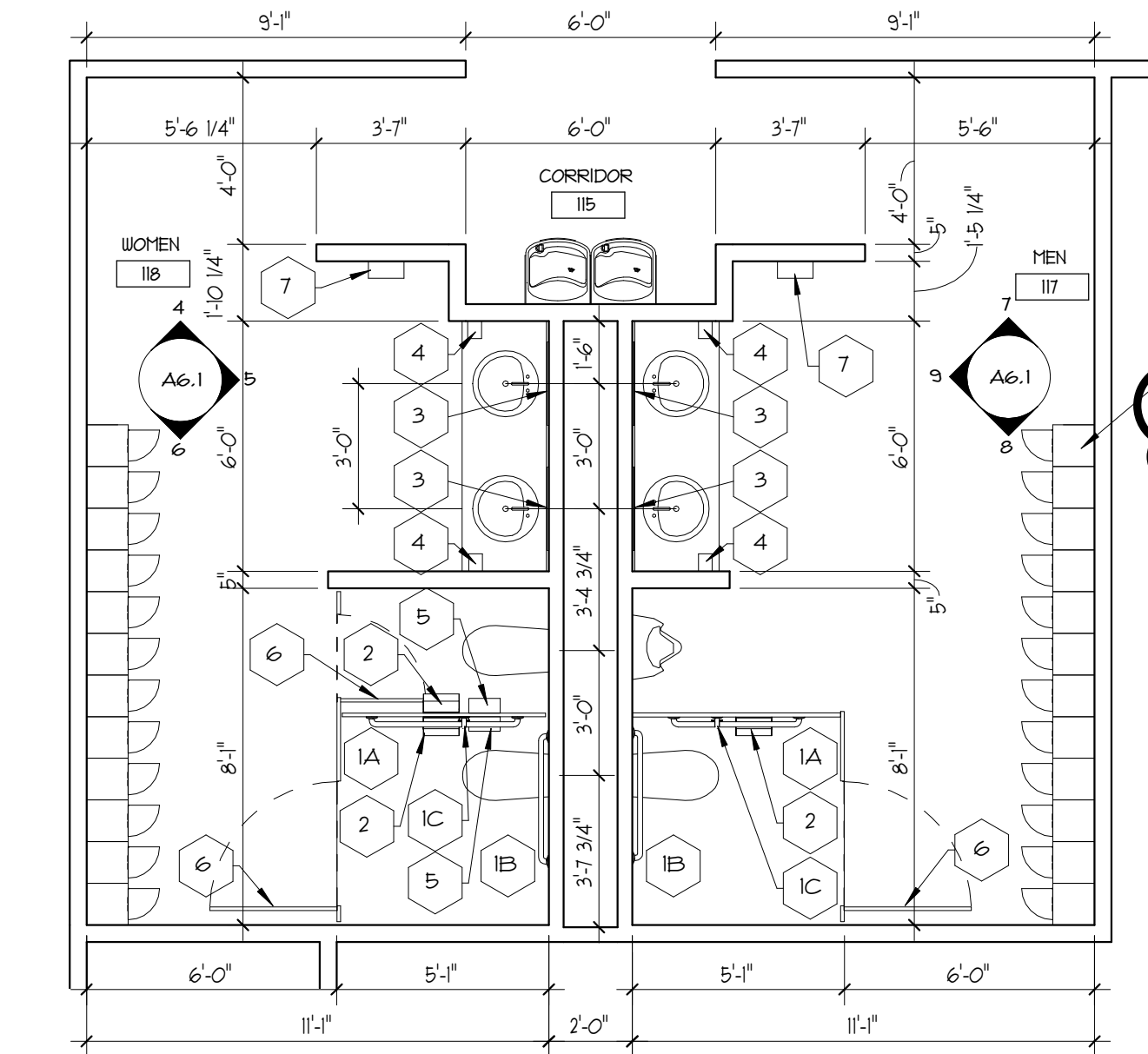
PROJECT NO.: 154.21.085  
DRAWN BY: EMM CHECKED BY: MAM  
DATE: 06.28.22  
SHEET NO.:

A5.1

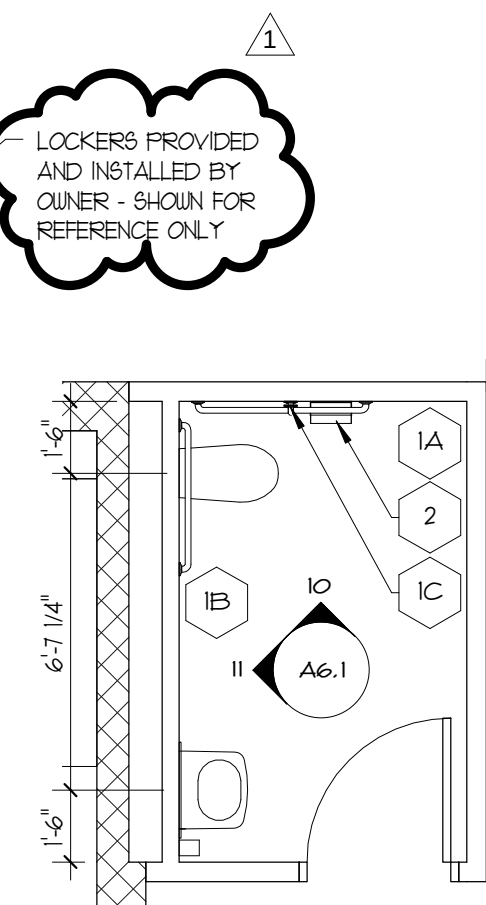




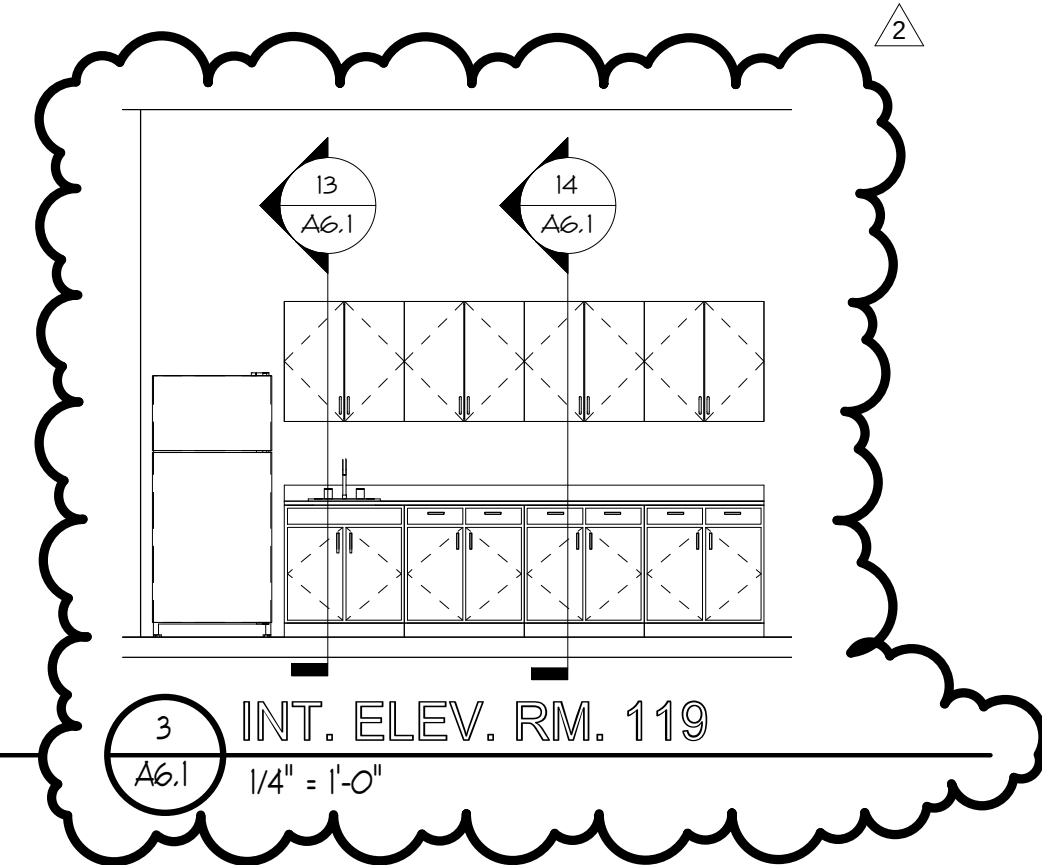




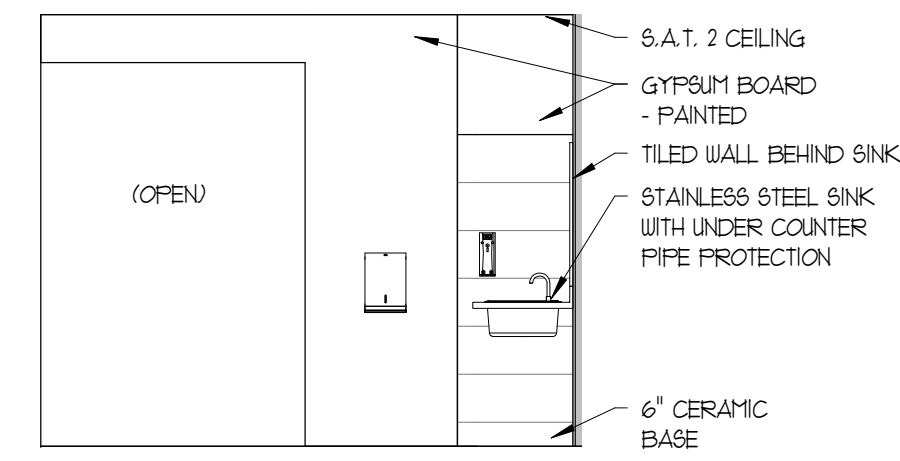
1 ENLARGED RESTROOM PLAN  
A6.1 1/4" = 1'-0"



2 ENLARGED RESTROOM PLAN  
A6.1 1/4" = 1'-0"



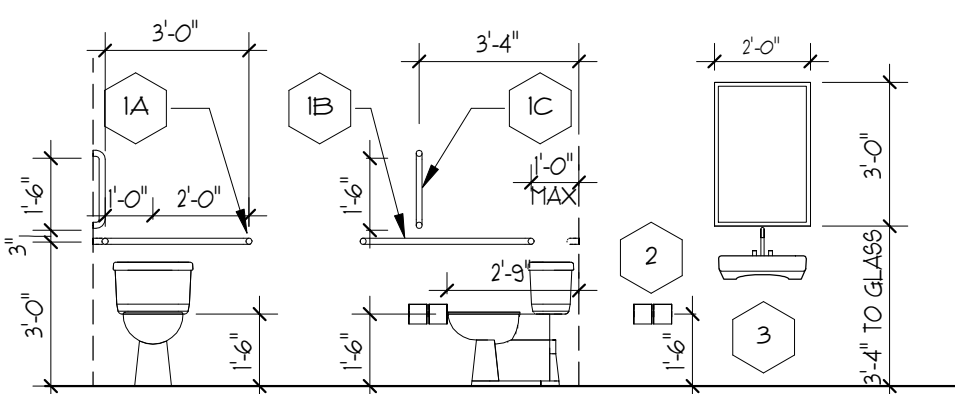
3 INT. ELEV. RM. 119  
A6.1 1/4" = 1'-0"



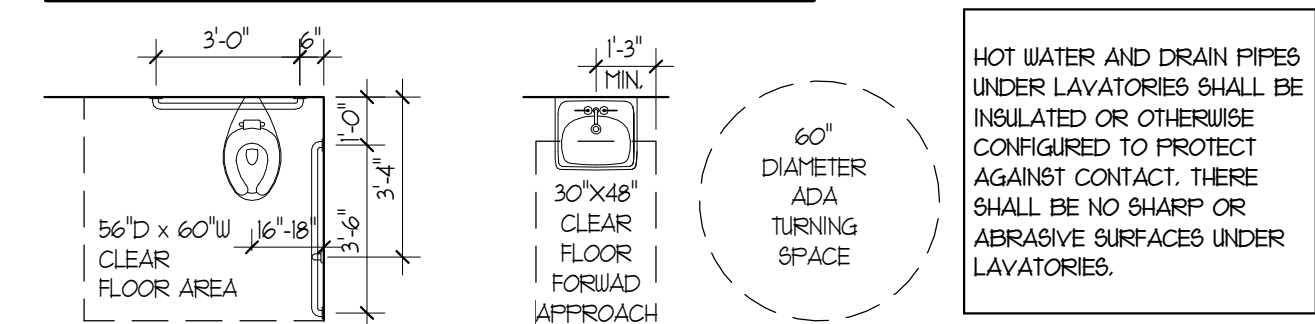
4 INT. ELEV. RM. 118 NORTH  
A6.1 1/4" = 1'-0"

## ACCESSORY MOUNTING HEIGHTS

ALL FIXTURES TO MEET ADA CLEARANCE AND HEIGHT REQUIREMENTS



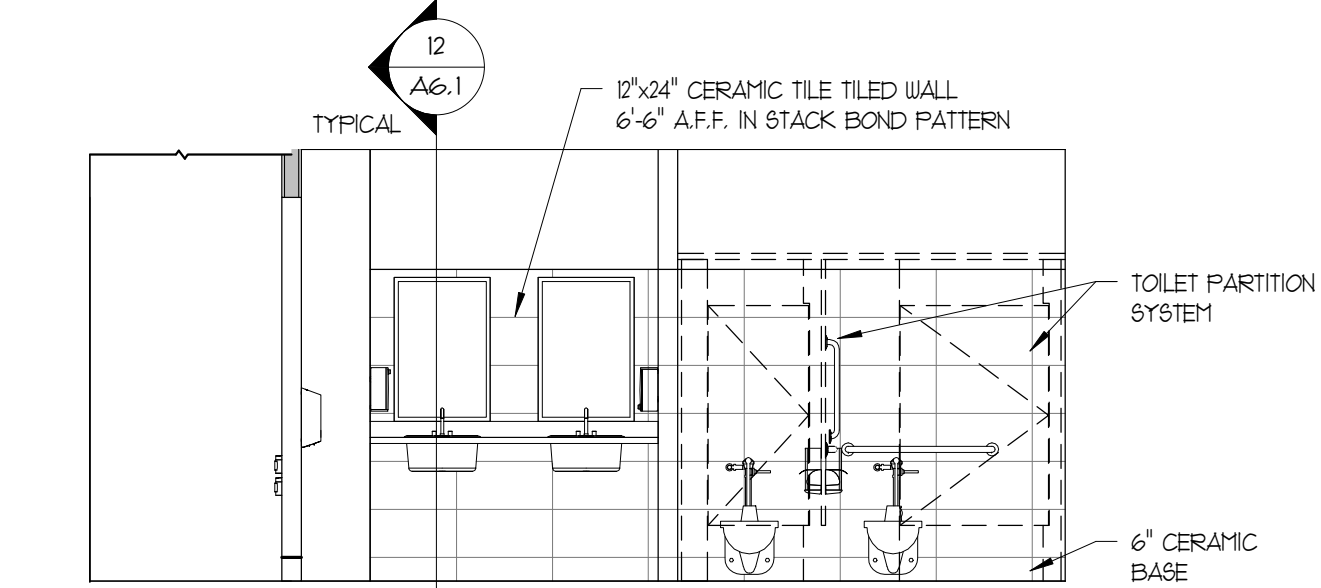
## FIXTURE CLEARANCES



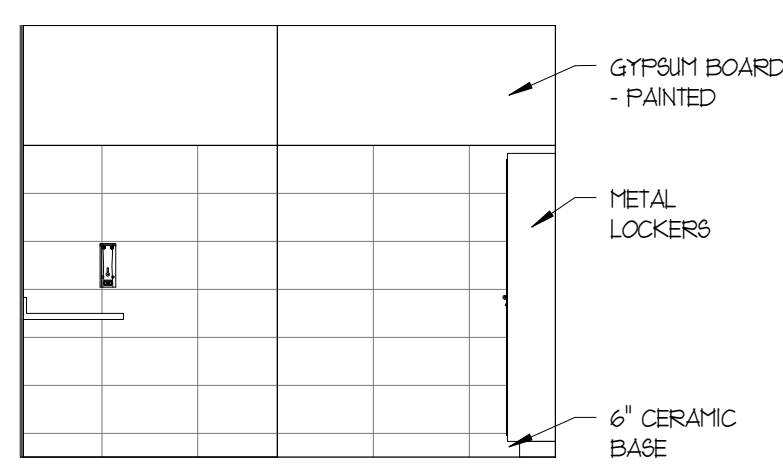
HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

## TOILET ACCESSORIES LEGEND

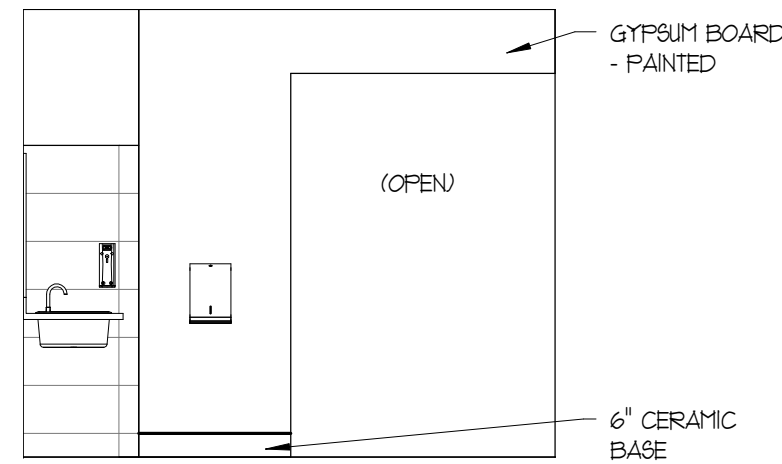
| APPROVED ALTERNATE MANUFACTURERS* A61, BOERICK |                                            |              |                                              |
|------------------------------------------------|--------------------------------------------|--------------|----------------------------------------------|
| TAG                                            | DESCRIPTION                                | MANUFACTURER | MODEL#                                       |
| 1A                                             | 36" GRAB BAR                               | BRADLEY      | 812 (42)                                     |
| 1B                                             | 42" GRAB BAR                               | BRADLEY      | 812 (36)                                     |
| 1C                                             | 18" GRAB BAR                               | BRADLEY      | 812 (18)                                     |
| 2                                              | DUAL ROLL TOILET PAPER DISPENSER           | BRADLEY      | 522                                          |
| 3                                              | WALL MTD. FRAMELESS MIRROR (STANDARD SIZE) | BRADLEY      | (36"x60")                                    |
| 4                                              | SOAP DISPENSER                             | BRADLEY      | OWNER FURNISHED, CONTRACTOR INSTALLED        |
| 5                                              | FEMININE NAPKIN DISPOSAL - SEMI RECESSED   | BRADLEY      | 4722-1015                                    |
| 6                                              | COAT HOOK                                  | BRADLEY      | PROVIDED AND INSTALLED BY PARTITION SUPPLIER |
| 7                                              | TOILET DISPENSER                           | BRADLEY      | OWNER FURNISHED, CONTRACTOR INSTALLED        |



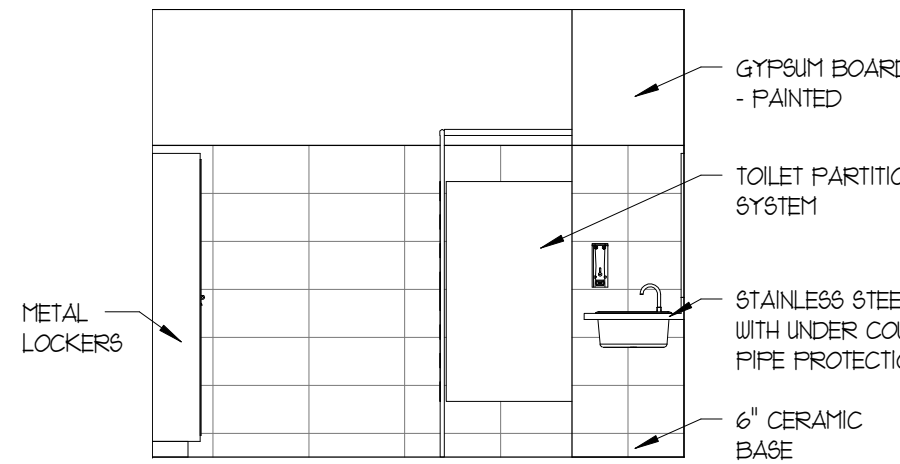
5 INT. ELEV. RM. 118 EAST  
A6.1 1/4" = 1'-0"



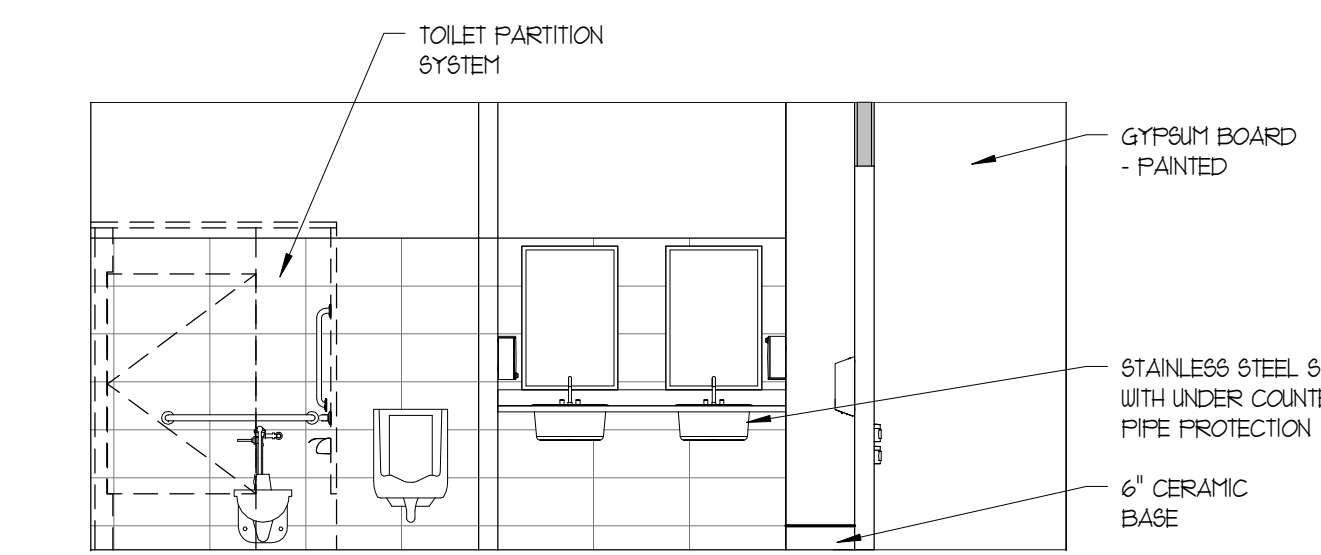
6 INT. ELEV. RM. 118 SOUTH  
A6.1 1/4" = 1'-0"



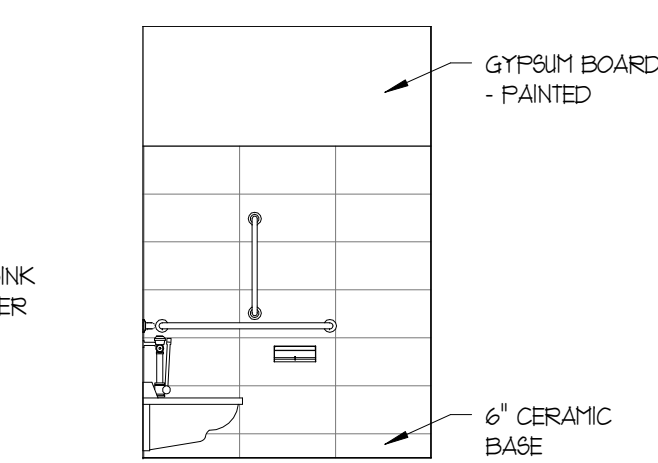
7 INT. ELEV. RM. 117 NORTH  
A6.1 1/4" = 1'-0"



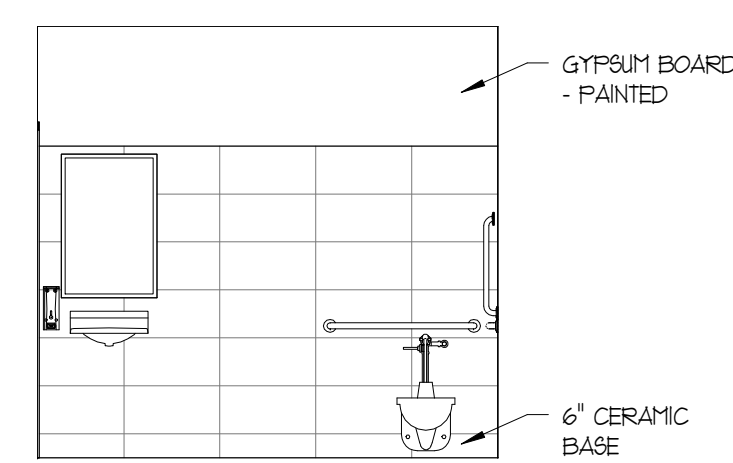
8 INT. ELEV. RM. 117 SOUTH  
A6.1 1/4" = 1'-0"



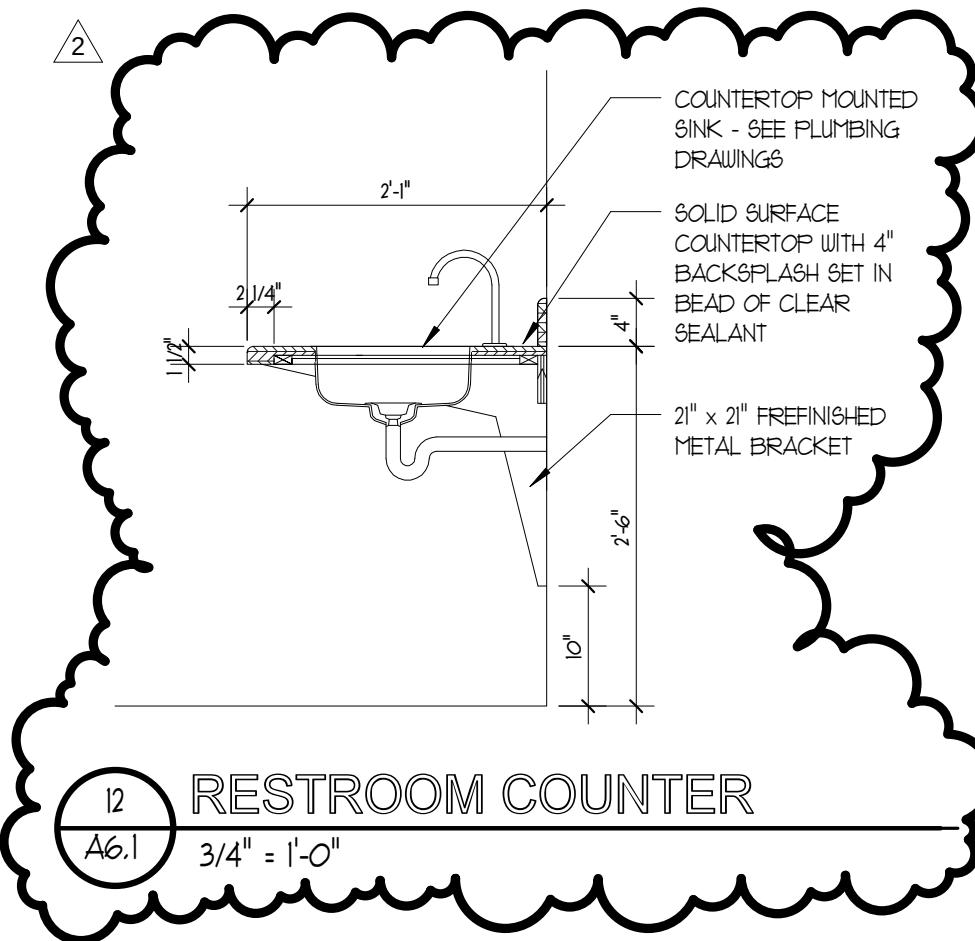
9 INT. ELEV. RM. 117 WEST  
A6.1 1/4" = 1'-0"



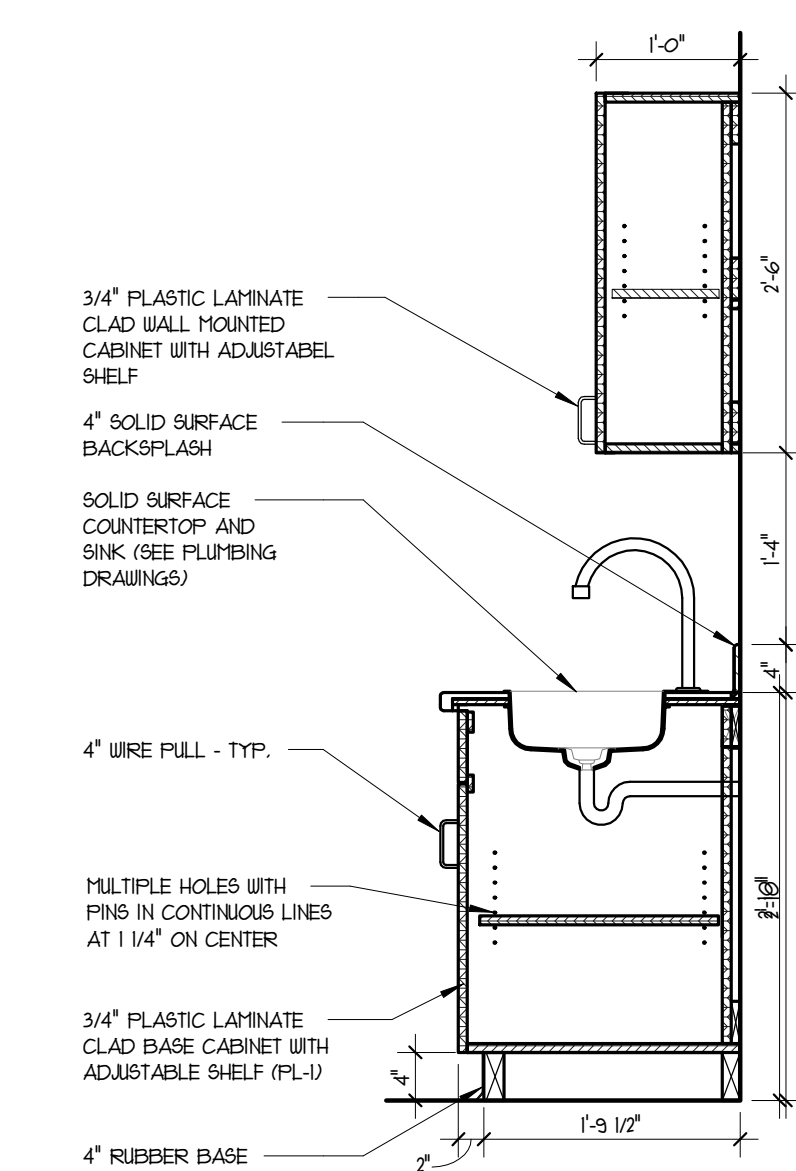
10 INT. ELEV. RM. 110 NORTH  
A6.1 1/4" = 1'-0"



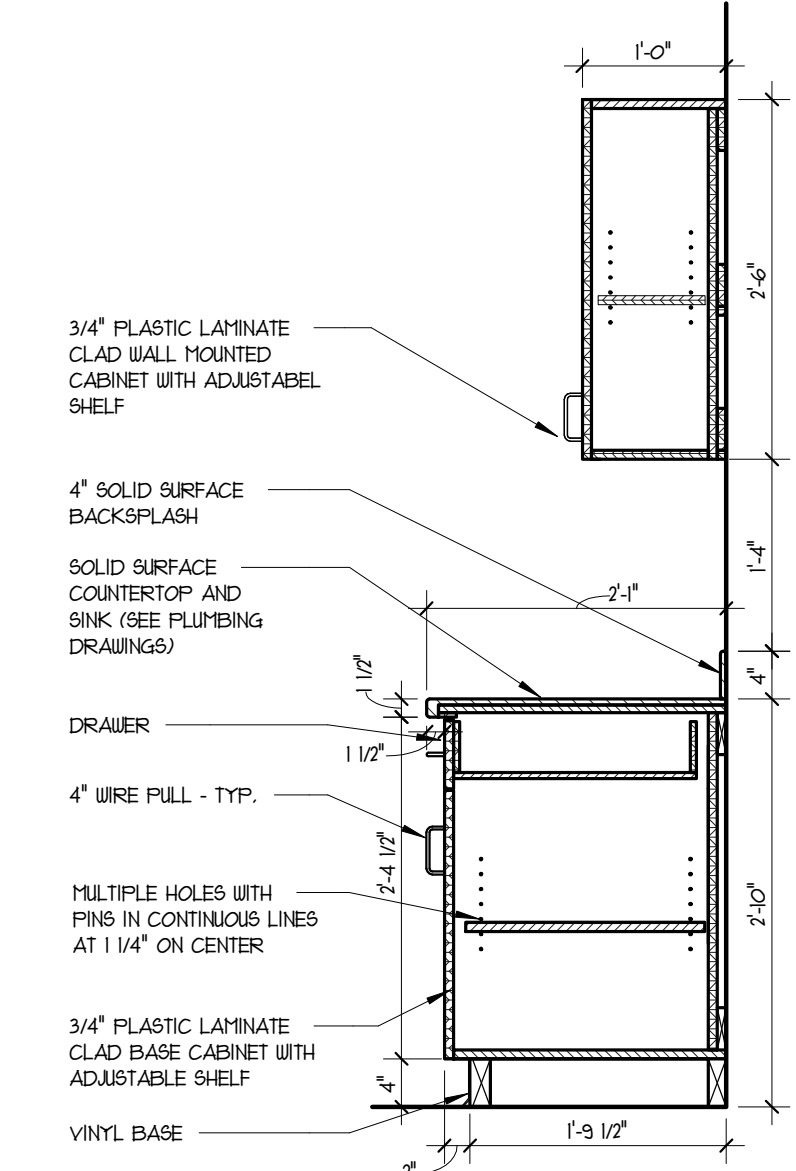
11 INT. ELEV. RM. 110 WEST  
A6.1 1/4" = 1'-0"



12 RESTROOM COUNTER  
A6.1 3/4" = 1'-0"



13 MILLWORK SECTION  
A6.1 3/4" = 1'-0"



14 MILLWORK SECTION  
A6.1 3/4" = 1'-0"

## CARTHAGE FACILITIES BUILDING

Somers, Wisconsin

## ENLARGED FLOOR PLANS

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262) 652-2800

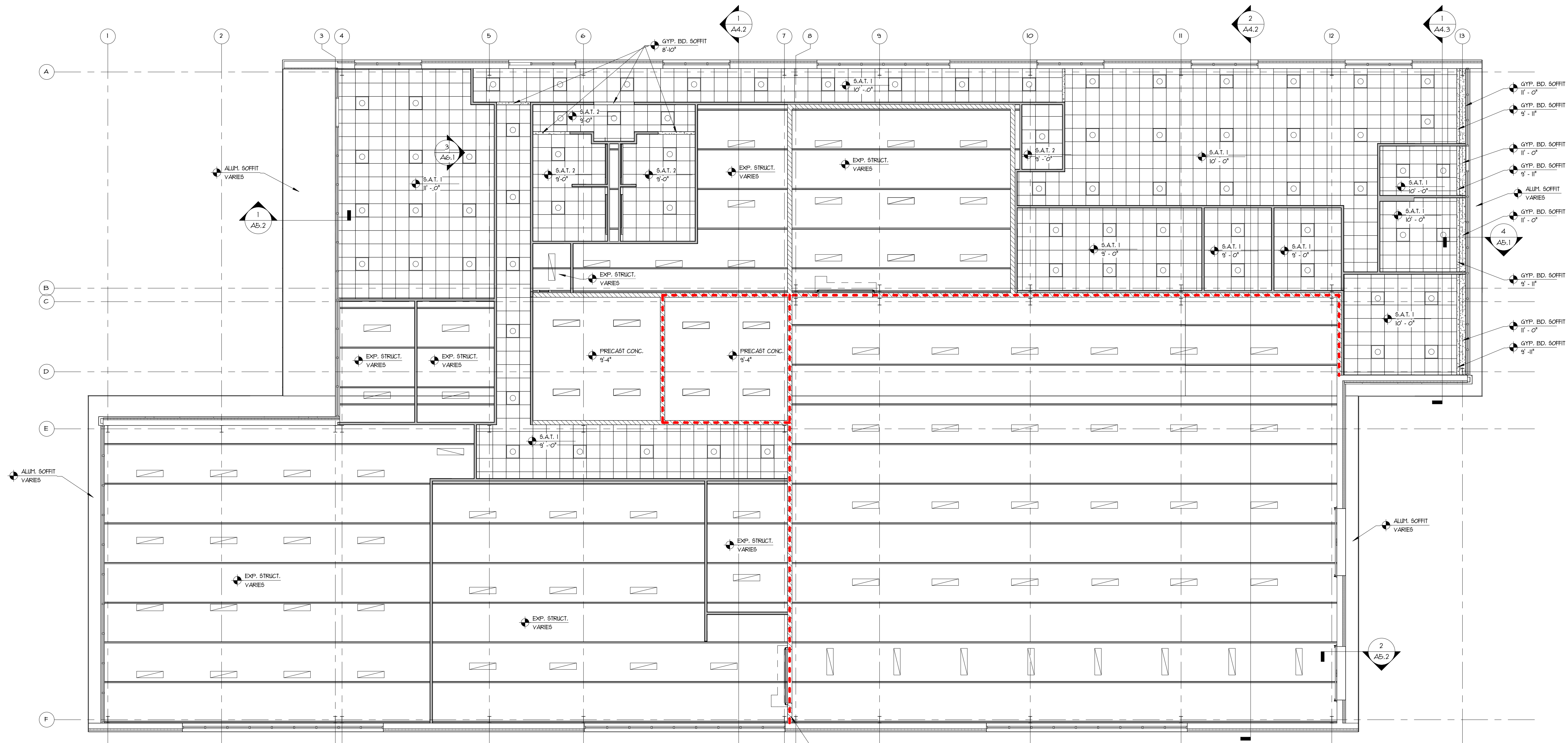
Partners in Design  
ARCHITECTS



PROJECT NO.:  
154.21.085  
DRAWN BY: EMM CHECKED BY: MAM  
DATE: 06.28.22  
SHEET NO.:

A6.1





1 REFLECTED CEILING PLAN  
A8.1 1/8" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- GYPSUM BOARD  
EL. = 0'-0"
- CEILING MATERIAL AND ELEVATION
- SAT 1
  - GYPSUM BOARD SOFFIT
  - 2X4 LED LAY-IN FIXTURE
  - 1X4 LED SUSPENDED FIXTURE
  - LED COVE LIGHT

RED DASHED LINE INDICATES 1-HOUR RATED FIRE WALL  
CONSTRUCTION - SEE WALL TYPES FOR DETAILS.  
WALLS TO EXTEND TO UNDERSIDE OF ROOF DECK -  
PROVIDE FIRE CALK AT TOP OF WALL AS REQUIRED

CARTHAGE FACILITIES BUILDING  
Somers, Wisconsin

REFLECTED CEILING PLAN

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262) 652-2800

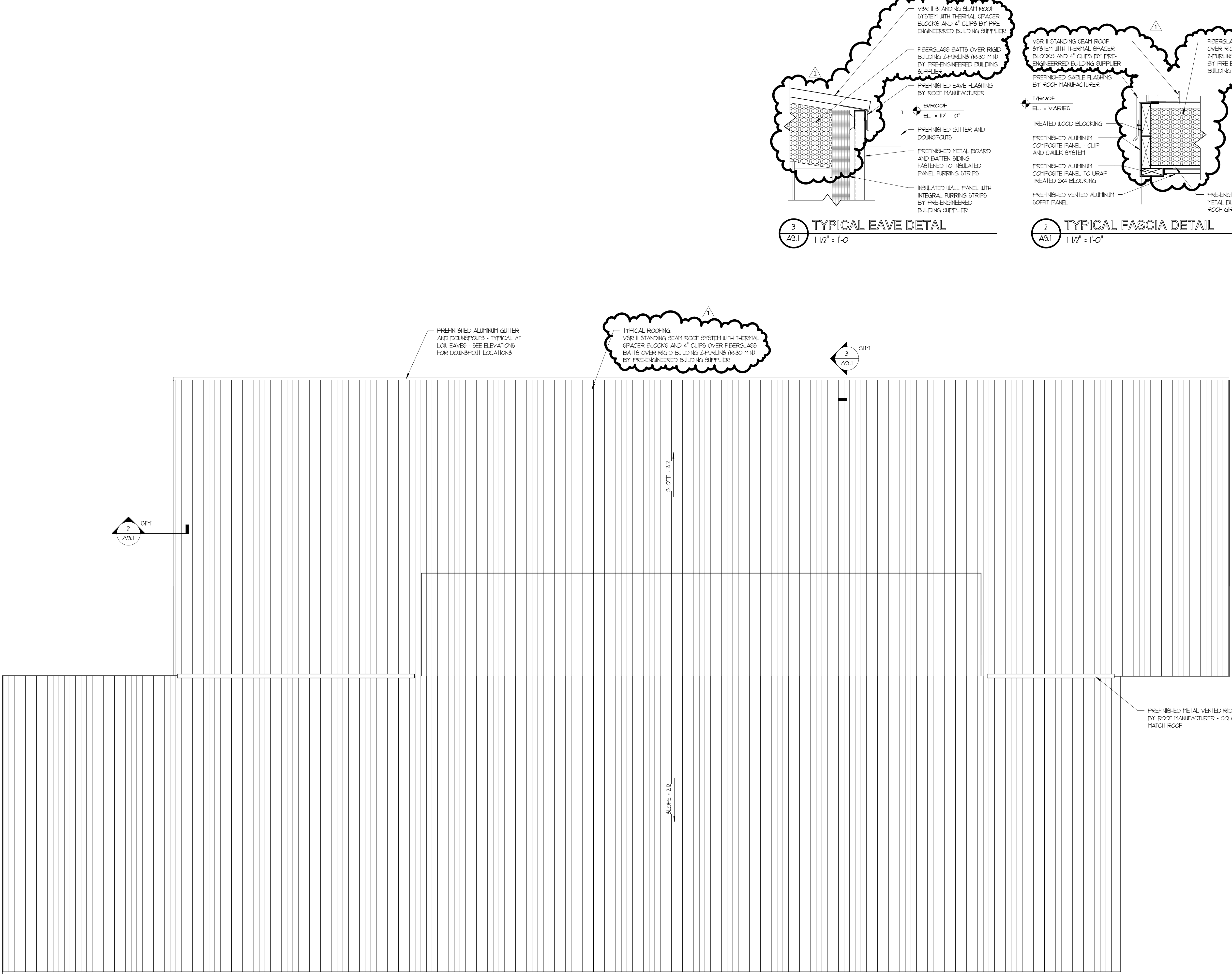
Partners in Design  
ARCHITECTS



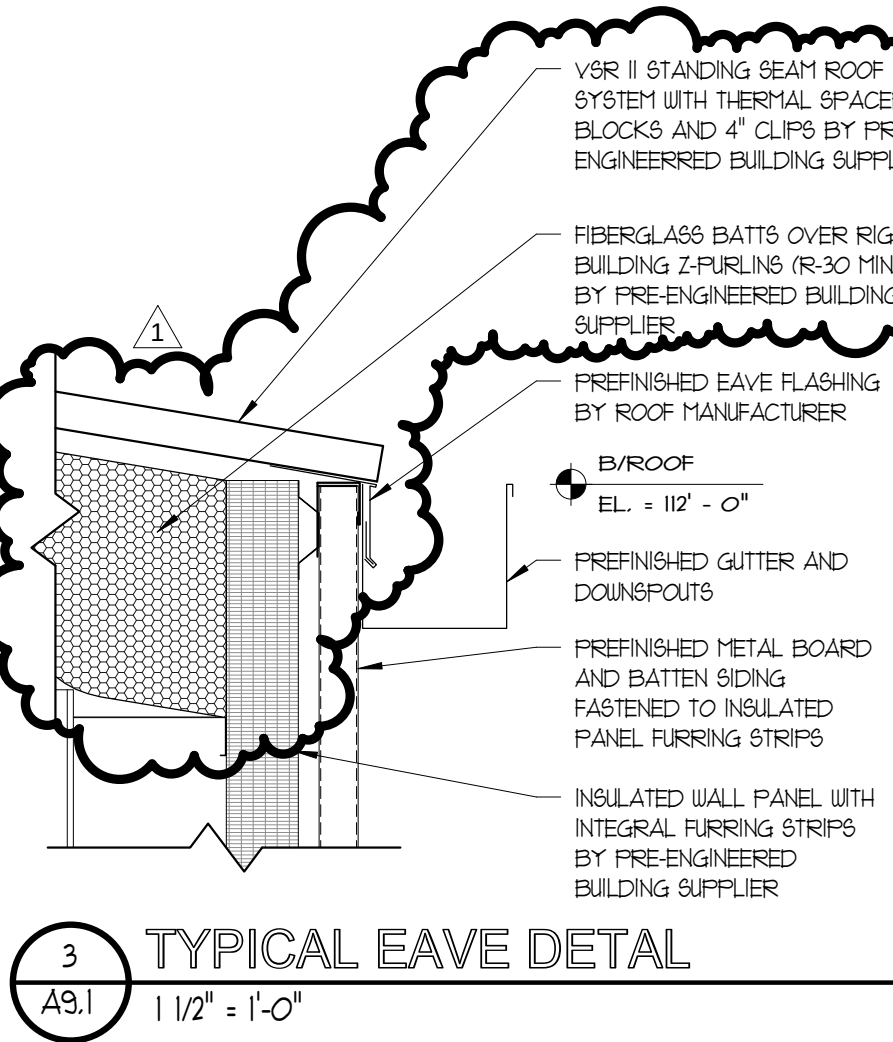
PROJECT NO.:  
154.21.085  
DRAWN BY: EMM CHECKED BY: MAM  
DATE: 06.28.22  
SHEET NO.:

A8.1

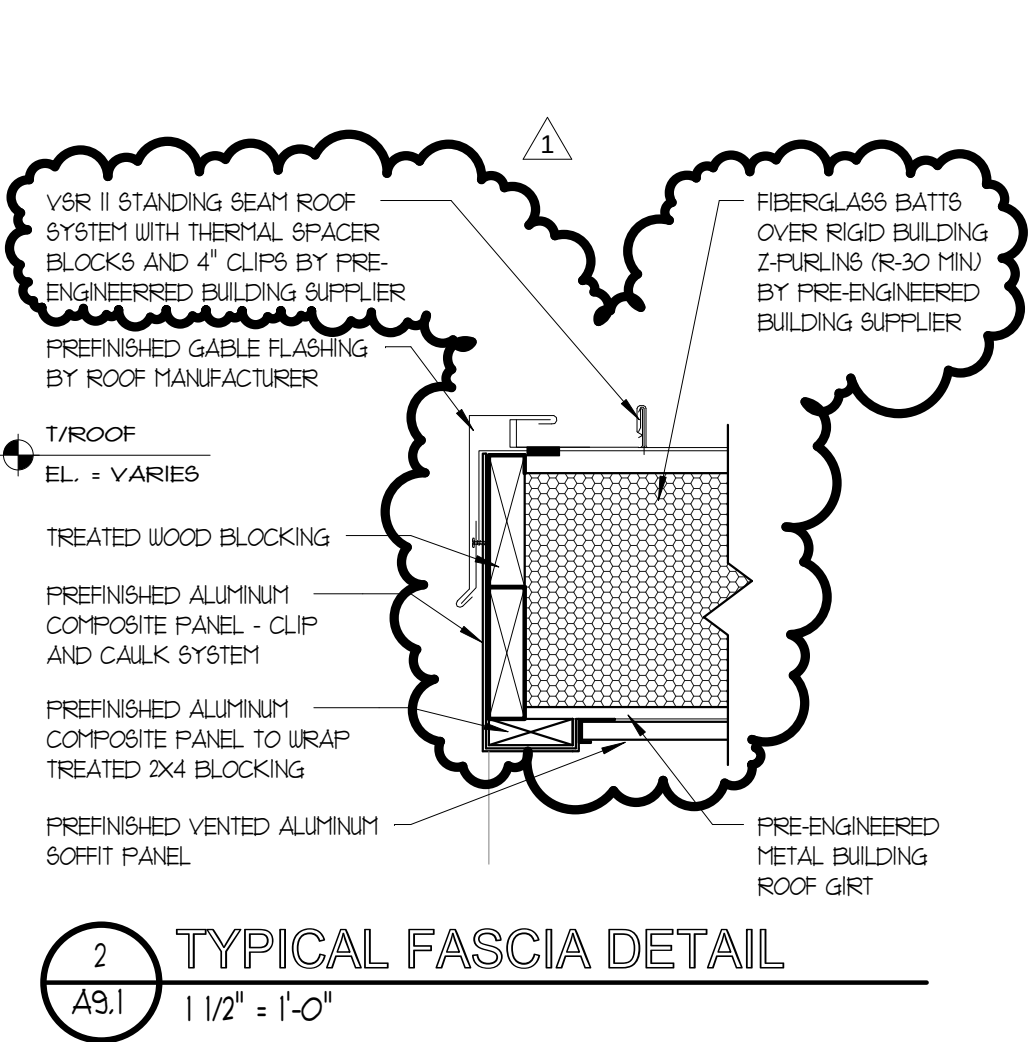




1 Roof Plan  
A9.1 1/8" = 1'-0"



3 TYPICAL EAVE DETAIL  
A9.1 1 1/2" = 1'-0"



2 TYPICAL FASCIA DETAIL  
A9.1 1 1/2" = 1'-0"

REVISIONS  
1 07/13/22 Addressed No. 1

CARTHAGE FACILITIES BUILDING  
Somers, Wisconsin  
ROOF PLAN & DETAILS

600 Fifty-Second Street  
Suite 220  
Kenosha, Wisconsin 53140  
Ph.: (262)652-2800

Partners in Design  
ARCHITECTS

PROJECT NO.:  
154.21.085

DRAWN BY: EMM CHECKED BY: MAM

DATE:  
06.28.22

SHEET NO.:  
A9.1



GENERAL NOTES:

- ALL MATERIALS, CONSTRUCTION, AND DETAILS SHALL CONFORM WITH THE FOLLOWING: PLANS AND SPECIFICATIONS CODE AS SPECIFIED IN DESIGN DATA
- THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE FAMILIAR WITH THE ENTIRE SET OF CONSTRUCTION DOCUMENTS (ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL, ETC.) IN ORDER TO PROVIDE ALL CONSTRUCTION AND MATERIALS FOR THIS PROJECT.
- THE CONTRACTOR SHALL REFER TO OTHER DRAWINGS CONTAINED IN THE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIED MEMBERS, DIMENSIONS, ELEVATIONS, DETAILS, OPENINGS, INSERTS, SLEEVES, DEPRESSIONS, ETC. NOT SHOWN ON THE STRUCTURAL DRAWINGS, REQUIRED TO CONSTRUCT THIS PROJECT.
- DETAILS SHOWN ON STRUCTURAL DRAWINGS SHALL BE APPLICABLE TO ALL PORTIONS OF THE CONTRACT DOCUMENTS UNLESS NOTED OTHERWISE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
- DO NOT SCALE PLANS.
- IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE UNLESS APPROVED BY THE STRUCTURAL ENGINEER.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE AND PROVIDE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES REQUIRED TO COMPLETE THE STRUCTURE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO: SHORING, UNDERPINNING, TEMPORARY BRACING, ETC. SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AS REQUIRED TO ENSURE THE SAFETY OF THE BUILDING AND WORKMEN ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE BASE BUILDING PRIMARY STRUCTURAL FRAME IS DESIGNED FOR THE FINAL COMPLETED CONDITION AS INDICATED HEREIN. LOADS IMPOSED ON THE BUILDING STRUCTURE DURING THE COURSE OF CONSTRUCTION SHALL BE CONFIRMED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS PART OF THE MEANS AND METHODS OF CONSTRUCTION. CARE SHALL BE GIVEN BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER TO CONSIDER THE PRESENT STATE OF THE STRUCTURE AT THE TIME OF LOADING, INCLUDING AGE-DEPENDENT STRENGTH OF THE STRUCTURAL ELEMENTS AND THE NATURE OF ALL LOADS IMPOSED.
- CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACE OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER PLANS, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE ARCHITECT'S ATTENTION IMMEDIATELY, IN WRITING.
- NO PROVISIONS HAVE BEEN MADE IN THE DESIGN OF THIS STRUCTURE FOR FUTURE EXPANSION, UNLESS SPECIFICALLY NOTED ON PLAN.
- ALL EXISTING STRUCTURES, INCLUDING EXISTING FOUNDATION SYSTEMS AND UNDERGROUND ELEMENTS, SHALL BE COMPLETELY REMOVED. EXISTING EMBANKMENTS SHALL REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL CONSULT WITH THE STRUCTURAL ENGINEER AND THE EXISTING MATERIALS ARE PREPARED AS DIRECTED BY THE GEOTECHNICAL ENGINEER TO ACHIEVE THE PERFORMANCE CHARACTERISTICS INDICATED IN THE GEOTECHNICAL REPORT.

FOUNDATION AND EARTHWORK:

- FOUNDATION AND SUBSURFACE DESIGN IS BASED ON THE SUBSURFACE EXPLORATION AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY:  
  
PROFESSIONAL SERVICE INDUSTRIES, INC.  
821 CORPORATE COURT  
WAUKESHA, WI 53189  
PROJECT No. 0052940  
DATED APRIL 18, 2022  
  
REFER TO DESIGN DATA FOR A SUMMARY OF KEY SOIL DESIGN VALUES. REFER TO REPORT FOR DESCRIPTION OF SUBSURFACE CONDITIONS, GEOTECHNICAL RECOMMENDATIONS, OTHER INFORMATION, AND ADDITIONAL REQUIREMENTS.
- THE CONTRACTOR AND THE OWNER'S TESTING AGENT SHALL CONFIRM INSTALLATION AND CONSTRUCTION OF FOUNDATIONS IS COMPLETED IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- CENTER PIERS AND FOUNDATIONS UNDER COLUMN / WALL CENTERLINES UNLESS NOTED OTHERWISE.
- BACKFILL AND DRAINAGE AT BASEMENT WALLS AND RETAINING WALLS SHALL BE PROVIDED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. DO NOT PLACE BACKFILL AGAINST BASEMENT OR RETAINING WALLS UNTIL THE WALLS AND ALL SLABS, BEAMS, AND SLABS-ON-GROUND FRAMING INTO THE WALL HAVE ATTAINED 100% OF THEIR DESIGN STRENGTH. BACKFILL SIMULTANEOUSLY ON BOTH SIDE OF FOUNDATION AND STEM WALLS.
- EARTH RETENTION AND UNDERPINNING SYSTEMS, TEMPORARY OR PERMANENT, SHALL BE PROVIDED BY THE CONTRACTOR AND THE CONTRACTOR'S ENGINEER AS AN ELEMENT OF THE MEANS AND METHODS OF CONSTRUCTION.
- SUBGRADES SHALL BE PREPARED PER THE GEOTECHNICAL RECOMMENDATIONS. TOP OF FOOTING ELEVATIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS REPRESENT MINIMUM FOOTING DEPTHS FOR FROST PROTECTION AND ESTIMATES OF REQUIRED BEARING DEPTH BASED ON THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT. THE ON-SITE GEOTECHNICAL ENGINEER SHALL ENSURE FOUNDATION AND SLAB-ON-GROUND SYSTEMS ARE FOUNDED ON COMPETENT MATERIAL TO ACHIEVE THE DESIGN VALUES INDICATED ON THESE CONSTRUCTION DOCUMENTS AND IN THE GEOTECHNICAL REPORT. AT THE GEOTECHNICAL ENGINEER'S DIRECTION, EXCAVATIONS MAY BE NEED TO BE EXTENDED TO FIND COMPETENT MATERIALS OR ADDITIONAL SUBGRADE PREPARATIONS MAY BE REQUIRED.
- ALL EXTERIOR FOUNDATIONS SHALL BE CAST AT LEAST FROST DEPTH BELOW ADJACENT FINISH EXTERIOR GRADE. FOOTINGS SHALL BE CAST AT LEAST MINIMUM BEARING DEPTH BELOW ADJACENT FINAL GRADE OR FINISHED FLOOR ELEVATION. REFER TO SOIL DESIGN VALUES.
- REFER TO GEOTECHNICAL AND/OR ENVIRONMENTAL REPORT FOR REMEDIATION OF SOILS THAT ARE NOT SUITABLE FOR BEARING BELOW FOOTINGS OR SLABS, OR SOILS THAT REQUIRE REMOVAL DUE TO CONTAMINATION.
- ENGINEERED FILL MATERIALS OR LEAN CONCRETE SHALL BE PROVIDED AND INSTALLED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- FOUNDATIONS SHALL NOT BE INSTALLED ON FROZEN SUBGRADE.

METAL BUILDING:

- THE ENTIRE DESIGN OF THE METAL BUILDING SUPERSTRUCTURE SHALL BE THE RESPONSIBILITY OF THE METAL BUILDING SUPPLIER. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BE STAMPED BY THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE, FOR THE STATE IN WHICH THE PROJECT IS LOCATED.
- THE CONTRACTOR SHALL COORDINATE WITH THE METAL BUILDING SUPPLIER ANCHOR BOLT SIZES, TYPE, AND LOCATIONS.
- METAL BUILDING SHOP DRAWINGS SHALL CONTAIN THE FOLLOWING INFORMATION:  
A. THE NAME, ADDRESS, AND PHONE NUMBER OF THE SUPPLIER  
B. ALL DESIGN LOADS  
C. FRAMING PLANS SPECIFYING ALL MEMBER SIZES AND LOCATIONS  
D. ANCHOR BOLT SIZES, LENGTHS, AND ELEVATIONS  
E. ALL COLUMN FRAME VERTICAL AND HORIZONTAL REACTIONS TRANSMITTED TO THE FOUNDATION
- CONTRACTOR SHALL REVIEW AND COORDINATE WITH THE METAL BUILDING SUPPLIER ALL BUILDING DIMENSIONS AND ELEVATIONS FOR THE METAL BUILDING TO ENSURE THAT THE METAL BUILDING STRUCTURE WILL SUFFICIENTLY BEAR ON THE FOUNDATION PRIOR TO THE METAL BUILDING FABRICATION.

CAST-IN PLACE REINFORCED CONCRETE:

- CONCRETE WORK SHALL CONFORM TO REFERENCED EDITION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION".
- CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- REFER TO REINFORCEMENT DEVELOPMENT AND LAP SPICE SCHEDULE FOR LAP SPLICES IN REINFORCING STEEL.
- ALL LAPS IN REINFORCING STEEL SHALL BE CLASS "B" LAP SPLICES UNLESS OTHERWISE NOTED. AT CONSTRUCTION JOINTS, CONTINUOUS BARS SHALL BE LAP SPICED WITH A CLASS "B" LAP. ALL OTHER BARS EXTENDING THRU THE JOINT SHALL BE FULLY DEVELOPED EACH SIDE OF JOINT, UNO.
- ALL HOOKS IN REINFORCING STEEL SHALL BE STANDARD HOOKS, UNO.
- PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCEMENT IN CONCRETE UNLESS NOTED OTHERWISE:  
  
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"  
  
CONCRETE EXPOSED TO EARTH OR WEATHER:  
NO. 6 THROUGH NO. 18 BARS 2"  
NO. 5 BAR AND SMALLER 1 1/2"  
  
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:  
WALLS, JOISTS: NO. 11 BAR AND SMALLER 1"  
BEAMS AND COLUMNS 1 1/2"  
  
7. CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE ARE NOT PERMITTED IN ANY CONCRETE MIX.
- CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. ANY CONCRETE SURFACE REPAIRS SHALL BE PERFORMED BY THE CONTRACTOR AS REQUIRED. REPAIR AND PATCH DEFECTIVE AREAS WITH PROPRIETARY PATCHING COMPOUND IMMEDIATELY AFTER REMOVAL OF FORMS.
- PROVIDE AN ALLOWANCE FOR 50 FEET OF CRACK REPAIR FOR EACH 10,000 SQUARE FEET OF SLAB AREA DURING AND AFTER CONSTRUCTION.
- PROVIDE AN ADDITIONAL 200 lbs STOCK OF #5 BARS OF VARYING LENGTHS FOR EACH 10,000 SQUARE FEET OF SLAB AREA FOR PLACEMENT AS DIRECTED BY STRUCTURAL ENGINEER.
- PROVIDE A 3/4" CHAMFER ON EXPOSED CORNERS OF CONCRETE UNLESS NOTED OTHERWISE. TOP SURFACE OF WALLS SHALL BE FINISHED SMOOTH, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC FOR SUPPORTING REINFORCING STEEL IN THE PROPER POSITION WHILE PLACING CONCRETE.
- PROVIDE 1/2" EXPANSION JOINT MATERIAL AT INTERIOR LOCATIONS WHERE SLABS ABUT WALLS, COLUMNS, AND OTHER VERTICAL SURFACES UNLESS NOTED OTHERWISE.
- TIME BETWEEN CONCRETE BATCHING AND PLACEMENT SHALL BE IN ACCORDANCE WITH ASTM C94.
- ADDITION OF JOBSITE WATER TO CONCRETE SHALL BE PER ASTM C94.
- ALL CONCRETE SLABS SHALL BE CURED PER ACI 308.1 RECOMMENDATIONS.
- CONTROL JOINTS SHALL BE PLACED IN CONVENTIONAL SLAB ON GROUND WITHIN 24 HOURS OF INITIAL POUR. REFER TO PLAN NOTES FOR ADDITIONAL INFO.
- DO NOT PLACE CONTROL JOINTS IN: STRUCTURAL SLAB ON GROUND, POST TENSIONED SLAB ON GROUND, OR PILE SUPPORTED SLABS.
- OWNER SHALL HIRE A MATERIALS TESTING LABORATORY TO CAST AND TEST CONCRETE CYLINDERS. ALL TESTING SHALL BE IN ACCORDANCE WITH ACI 318. RESULTS OF CYLINDER TESTS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER. CONCRETE TEST REPORTS SHALL STATE THE FOLLOWING INFORMATION:  
A. LOCATION ON PROJECT WHERE THE CONCRETE IS USED  
B. 7 DAY COMPRESSIVE STRENGTH  
C. 28 DAY COMPRESSIVE STRENGTH  
D. AIR CONTENT  
E. SLUMP  
F. AMOUNT OF WATER ADDED ON JOB SITE  
G. MIX USED
- CONCRETE TEST REPORTS SHALL DIRECTLY STATE WHETHER OR NOT THE TEST RESULT COMPLIES WITH THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY IRREGULARITIES OR DEFECTS IN CONCRETE SLABS (CRACKS, BUMPS, FLOOR CURLING, ETC.) BEFORE ANY FLOOR FINISHES ARE APPLIED.
- CONFORM TO ACI 117 FOR CONCRETE TOLERANCES.
- CONFORM TO ACI 308.1 FOR COLD WEATHER CONCRETE PLACEMENT.
- CONFORM TO ACI 305.1 FOR HOT WEATHER CONCRETE PLACEMENT.
- WELDING OF REINFORCING STEEL SHALL NOT BE PERMITTED FOR NONWELDABLE REBAR NOR WITHOUT THE CONSENT OF THE STRUCTURAL ENGINEER

PRECAST CONCRETE:

- PRECAST CONCRETE SUPPLIER SHALL DESIGN ALL PRECAST ELEMENTS (HOLLOW CORE PLANK) AND CONNECTIONS TO RESIST ALL GRAVITY AND LATERAL LOADS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
- PRECAST CONCRETE SUPPLIER SHALL DESIGN ALL CONNECTIONS BETWEEN PRECAST ELEMENTS AND CONNECTIONS TO THE SUPERSTRUCTURE AND FOUNDATION TO RESIST ALL LOADS SPECIFIED.
- PRECAST CONCRETE MEMBERS SHALL BE DESIGNED TO SUPPORT ALL SUPERIMPOSED LOADS SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THIS INCLUDES LOADS FROM PERMANENT EQUIPMENT (FOLDING PARTITIONS, MECHANICAL UNITS, SURGICAL LIGHTS, ETC.).
- PRECAST CONCRETE SUPPLIER SHALL DESIGN AND PROVIDE ALL LINTELS ACROSS OPENINGS IN NEW PRECAST CONCRETE WALL PANELS. THIS INCLUDES ANY HOT-ROLLED STEEL REQUIRED TO SUPPORT PRECAST CONCRETE MEMBERS.
- PRECAST CONCRETE ELEMENTS SHALL BE DESIGNED FOR FIRE RESISTANCE AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
- PRECAST CONCRETE SUPPLIER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE, FOR THE STATE IN WHICH THE PROJECT IS LOCATED.
- PRECASTER SHALL GROUT PRECAST PLANK SOLID AND ADD STEEL REINFORCEMENT TO PRECAST PLANK AS REQUIRED TO SUPPORT ALL LOADS STATED ON THESE CONSTRUCTION DOCUMENTS.
- PLACE CONCRETE TOPPING ON TOP OF PRECAST CONCRETE PLANK BEFORE CONSTRUCTION OF ANY PARTITION WALLS.
- FINISH CONCRETE TOPPING ON TOP OF PRECAST CONCRETE PLANK TO A LEVEL SURFACE.

POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY:

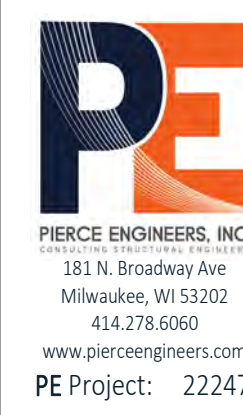
- POST INSTALLED ANCHORS SHALL BE: EXPANSION, ADHESIVE, OR SCREW ANCHORS AS SPECIFIED, UNLESS NOTED OTHERWISE.
- EXPANSION ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):  
A. FOR CONCRETE:  
a. HILTI KWIK BOLT TZ  
B. FOR SOLID GROUTED CONCRETE MASONRY:  
a. HILTI KWIK BOLT TZ
- ADHESIVE ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):  
A. FOR CONCRETE:  
a. HILTI HIT-RE 500 V3 EPOXY ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD OR REBAR WHERE SPECIFIED  
b. HILTI HIT-HY 200 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD OR REBAR WHERE SPECIFIED.  
B. SOLID GROUTED CONCRETE MASONRY:  
a. HILTI HIT-HY 270 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD, THREADED ROD OR REBAR WHERE SPECIFIED.  
C. HOLLOW OR MULTI-WYTHE MASONRY:  
a. HILTI HIT-HY 70 ADHESIVE ANCHOR SYSTEM WITH HAS THREADED ROD OR THREADED ROD WITH SCREEN TUBES.
- SCREW ANCHORS (SEE NOTES BELOW FOR SUBSTITUTIONS):  
A. FOR CONCRETE:  
a. HILTI KWIK HUS EZ  
B. SOLID GROUTED CONCRETE MASONRY:  
a. HILTI KWIK HUS EZ
- WHEN INSTALLING POST INSTALLED ANCHORS:  
A. THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND CURRENT ICC-ES REPORT SHALL BE FOLLOWED.  
B. DO NOT DAMAGE EXISTING REINFORCING, POST TENSIONED CABLES OR OTHER EMBEDDED ITEMS.  
C. WHEN INSTALLING IN CONCRETE:  
a. THE MINIMUM CONCRETE DESIGN COMPRESSIVE STRENGTH SHALL MATCH THE COMPRESSIVE STRENGTHS NOTED IN THE CONCRETE NOTES SECTION.  
b. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE SHALL HAVE A MINIMUM AGE OF 21 DAYS AT THE TIME OF INSTALLATION. ANCHORS INSTALLED IN CONCRETE LESS THAN 21 DAYS OLD SHALL BE TESTED IN ACCORDANCE WITH ACI 355.4 TO VERIFY PERFORMANCE.  
c. FOR POST INSTALLED ADHESIVE ANCHORS, THE CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE AT LEAST 50 DEGREES FAHREHEIT.  
D. ADHESIVE USED IN AN ADHESIVE ANCHOR SYSTEM SHALL BE STORED AT THE SERVICE TEMPERATURE RANGE RECOMMENDED BY THE MANUFACTURER.  
E. ANCHORS TO BE INSTALLED IN ADHESIVE SHALL BE CLEAN, OIL FREE AND FREE OF RUST, PAINT OR OTHER COATINGS.  
F. ADHESIVE ANCHORS SHALL BE SECURELY PLACED TO PREVENT DISPLACEMENT OR DISTURBANCE WHILE THE ADHESIVE CURES. IF AN ANCHOR IS DISPLACED OR DISTURBED BEFORE A FULL ADHESIVE CURE IT SHALL BE CONSIDERED DAMAGED AND REPLACED AT THE CONTRACTOR'S EXPENSE.  
G. UNLESS NOTED OTHERWISE, ANCHORS SHALL BE INSTALLED PERPENDICULAR TO THE SUPPORTING SURFACE.  
H. INSTALL ANCHORS TO ACCOMMODATE THE STANDARD HOLE SIZE IN THE SUPPORTED STEEL MEMBER. THE HOLE DIAMETER THROUGH THE SUPPORTED STEEL MEMBER SHALL BE 1/16" LARGER THAN THE ANCHOR UNLESS NOTED OTHERWISE. USE PLATE WASHERS WITH A STANDARD SIZE HOLE WELDED TO STEEL MEMBERS WHERE OVERSIZED HOLES MUST BE USED THROUGH THE STEEL MEMBER, UNO.  
I. HOLES SHALL BE DRILLED AND INSTALLED PER THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AS OUTLINED IN THE ICC-ES REPORT. WHERE APPLICABLE, INSTALLATION SHALL ALSO FOLLOW PROPER CLEANING PROCEDURE AS INDICATED IN THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTION AS OUTLINED IN THE ICC-ES REPORT. HOLES SHALL BE DRILLED WITH A ROTARY IMPACT HAMMER DRILL OR ROCK DRILL. DO NOT CORE DRILL HOLES.
- ALL PERSONNEL INSTALLING ANCHORS SHALL BE TRAINED AND CERTIFIED BY THE ANCHORING SYSTEM MANUFACTURER. CONTRACTOR SHALL SUBMIT VALID CERTIFICATION FROM THE MANUFACTURER ON ALL PERSONNEL. ALL PERSONNEL INSTALLING ADHESIVE ANCHORS IN A HORIZONTAL, OVERHEAD OR UPWARDLY INCLINED CONDITION SHALL BE TRAINED AND CERTIFIED BY THE AIC/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM FOR SUCH APPLICATIONS.
- POST INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. CONTRACTOR SHALL OBTAIN APPROVAL FROM STRUCTURAL ENGINEER OF RECORD PRIOR TO USING POST INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST IN PLACE ANCHORS. ONLY USE SPECIFIC TYPE OF ANCHOR (EXPANSION, ADHESIVE, SCREW) WHERE INDICATED. DO NOT SUBSTITUTE ANCHOR TYPES WITHOUT WRITTEN APPROVAL FROM SEOR.
- SUBSTITUTION REQUESTS FOR PRODUCTS OTHER THAN THOSE LISTED ABOVE SHALL BE SUBMITTED TO THE ENGINEER WITH CALCULATIONS THAT ARE PREPARED AND SEALED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED (PER THE DELEGATED DESIGN NOTES) SHOWING THAT THE SUBSTITUTED PRODUCT WILL ACHIEVE AN EQUIVALENT CAPACITY USING THE APPROPRIATE DESIGN PROCEDURE REQUIRED BY THE BUILDING CODE. PRODUCT ICC-ES CODE REPORTS SHALL BE INCLUDED WITH THE SUBMITTAL PACKAGE. THE PROPOSED SUBSTITUTION(S) SHALL MEET THE MOST RECENTLY PUBLISHED ACI 355.2 OR ACI 355.4.
- SPECIAL INSPECTION SHALL BE PROVIDED FOR ALL POST INSTALLED ANCHORS AS REQUIRED BY THE BUILDING CODE AND/OR ICC-ES REPORT. WRITTEN SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE BY THE SPECIAL INSPECTOR. THE REPORTS SHALL RECORD AND REPORT THE FOLLOWING AS A MINIMUM:  
A. PRIOR TO AND DURING INSTALLATION OF ANCHORS, INSPECTION AND REPORT SHALL INCLUDE:  
a. INSTALLER SHALL HAVE REVIEWED THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND ESR REPORT AND HAVE BEEN CERTIFIED AS NOTED ABOVE.  
b. ALL HORIZONTAL, OVERHEAD AND UPWARDLY INCLINED ADHESIVE ANCHORS SHALL BE CONTINUOUSLY INSPECTED DURING THE INSTALLATION BY AN INSPECTOR SPECIALLY TRAINED AND APPROVED FOR THIS PURPOSE.  
c. GENERAL CONCRETE OR CMU BLOCK CONDITIONS (I.E. CRACKED OR UNCRACKED, WET OR DRY, FINISHED STATE).  
d. HOLE CONDITION AND PREPARATION PRIOR TO INSTALLATION OF ANCHOR. INDICATE IF MANUFACTURE'S WRITTEN PROCEDURES FOR PREPARATION OF HOLE WERE FOLLOWED.  
e. INSTALLATION OF ANCHOR FOLLOWED MANUFACTURES WRITTEN PROCEDURES. INDICATE IF MANUFACTURER'S WRITTEN PROCEDURES FOR ANCHOR INSTALLATION WERE FOLLOWED.  
f. EMBEDMENT DEPTH AND CONCRETE OR BLOCK THICKNESS.  
g. ANCHOR SIZE AND TYPE.

CONCRETE MASONRY UNIT (CMU):

- MASONRY CONSTRUCTION TO CONFORM TO ACI 530/530.1 BUILDING CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (AND RELATED COMMENTARIES).
- ONLY LOAD BEARING MASONRY IS SHOWN ON THE STRUCTURAL PLANS. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR LOCATIONS OF NON-LOAD BEARING MASONRY. REFER TO SCHEDULES AND DETAILS FOR NON-LOAD BEARING MASONRY INFORMATION.
- CONTRACTOR SHALL ELECTRONICALLY SUBMIT STEEL REBAR SHOP DRAWINGS WITH ELEVATIONS OF REINFORCED WALLS FOR APPROVAL PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING TO THE ARCHITECT.
- ALL MASONRY WALLS SHALL BE CONSTRUCTED IN A RUNNING BOND PATTERN AS DESCRIBED BY ACI 530 UNLESS NOTED OTHERWISE ON THE CONSTRUCTION DOCUMENTS.
- REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN EXTERIOR FACADE.
- FOR LOAD BEARING WALLS, PROVIDE CONTROL JOINTS AS INDICATED ON PLAN. FOR ALL LOAD BEARING WALL CONTROL JOINTS NOT SPECIFIED AND AT ALL NON-LOAD BEARING WALLS, PROVIDE VERTICAL WALL CONTROL JOINTS IN MASONRY WALLS AS FOLLOWS:  
A. 10'-0" MAXIMUM FROM CORNERS OF WALLS  
B. 24'-0" o/c MAXIMUM  
C. AT CHANGES IN WALL HEIGHT AND THICKNESS  
D. AT WALLS ABUTTING COLUMNS  
E. DO NOT PROVIDE CONTROL JOINTS IN ELEVATOR AND STAIR SHAFT WALLS.
- PROVIDE (1) VERTICAL BAR AT CORNERS AND ON EACH SIDE OF CONTROL JOINTS. MATCH SIZE OF SPECIFIED REINFORCEMENT. PROVIDE #5 IF NOT SPECIFIED.
- LAP VERTICAL WALL REINFORCEMENT PER SCHEDULE.
- LAP HORIZONTAL WALL REINFORCING PER SCHEDULE. STAGGER BOND BEAM LAP LOCATIONS MINIMUM 5'-0".
- HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS SHALL BE LAPPED PER TYPICAL DETAILS.
- PROVIDE STANDARD (W1.7) HORIZONTAL JOINT REINFORCING AT 16" o/c VERTICALLY (8" o/c IN PARAPET WALLS) UNLESS NOTED OTHERWISE. REINFORCING TO BE HOT-DIPPED GALVANIZED IN EXTERIOR WALLS AND MILL-GALVANIZED FOR INTERIOR WALLS. JOINT REINFORCING SHALL BE LADDER TYPE CONFORMING TO ASTM A951, WITH PREFABRICATED CORNER AND TEE UNITS AT CORNERS AND INTERSECTIONS. LAP JOINT REINFORCING 6" MINIMUM.
- FACE SHELLS AND WEBS SHALL BE FULL-BEDDED IN ALL COURSES OF PIERS, AND THE STARTING COURSE OF ALL WALLS.
- ALL VERTICAL MASONRY WALL REINFORCEMENT SHALL RUN CONTINUOUSLY THROUGH BOND BEAMS AND EXTEND FULL HEIGHT OF THE WALL. GROUT CORES SOLID AT ALL VERTICAL REINFORCING.
- COURSE AGGREGATE IN MASONRY GROUT SHALL BE PEA GRAVEL.
- GALVANIZE ALL STEEL OUTSIDE OF BUILDING VAPOR BARRIER INCLUDING THE EXTERIOR LINTELS AND VENEER SUPPORT ANGLES AND ASSOCIATED ANCHORS, UNLESS NOTED OTHERWISE. WHERE ARCH DRAWINGS CALL OUT PAINTED LINTELS, COORDINATE PREP AND CLEAN LINTEL FOR PAINTING AFTER GALVANIZING WITH ARCHITECT AND PAINTING CONTRACTOR.
- ALL PARTIAL HEIGHT BLOCKS LESS THAN 4" HIGH SHALL BE GROUTED SOLID IN LOAD BEARING WALLS.
- SOLID OR SOLID-GROUTED CMU SHALL BE PROVIDED IN COURSES IMMEDIATELY ABOVE AND BELOW ANY CHANGES IN WYTHE THICKNESS.
- SOLID GROUT ALL MASONRY BELOW GRADE.
- CONTRACTOR SHALL GROUT MASONRY SOLID AT ALL POST-INSTALLED ANCHOR (EXPANSION, EPOXY, DRILLED) LOCATIONS. GROUT ON ALL SIDES OF EACH ANCHOR AT LEAST 4" OR THE SPECIFIED ANCHOR EMBEDMENT, WHICHEVER IS GREATER.
- PROVIDE 8" HIGH BOND BEAM w/ (2) #5 x CONT AT TOP OF WALLS AND AT FLOOR LINES FOR MULTI-STORY WALLS. REFER TO TYPICAL DETAILS FOR TOP AND BOTTOM OF WALL DETAILS.
- AT BEAM BEARING LOCATIONS, GROUT CMU SOLID A MINIMUM OF 16" WIDE x 3 COURSES DEEP UNLESS NOTED OTHERWISE.
- MASONRY FIREWALL CONSTRUCTION ASSUMES MASONRY BLOCKS COMPRISED OF LIMESTONE.
- ALL CMU BLOCK TO BE NORMAL WEIGHT UNLESS NOTED OTHERWISE.
- PROVIDE A MINIMUM OF 1/2" CLEAR BETWEEN INTERIOR BLOCK FACE SHELL AND FACE OF REINFORCING BAR. PROVIDE THE FOLLOWING CLEAR COVER DISTANCES FOR REINFORCING BARS AND TIES:  
MASONRY NOT EXPOSED TO EARTH OR WEATHER: 1 1/2"  
MASONRY EXPOSED TO EARTH OR WEATHER: 2"  
NO. 6 THROUGH NO. 9 BARS 2"  
NO. 5 BAR AND SMALLER 1 1/2"
- REFER TO LOOSE VENEER LINTEL SCHEDULE FOR LINTEL SIZE AND REQUIREMENTS. VERIFY LINTEL QUANTITY, LOCATIONS, AND ELEVATIONS W/ ARCHITECTURAL DRAWINGS.

REVISIONS:

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |





MATERIAL STRENGTHS:

UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE USED. REFER TO MATERIAL NOTES AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

| CONCRETE MATERIALS SCHEDULE         |                                       |                      |                     |   |    |      |             |
|-------------------------------------|---------------------------------------|----------------------|---------------------|---|----|------|-------------|
| TYPE OF CONSTRUCTION                | COMPRESSIVE STRENGTH (psi) (ASTM C39) | EQUIL. DENSITY (pcf) | EXPOSURE CATEGORIES |   |    |      | AIR CONTENT |
|                                     |                                       |                      | F                   | S | W  | C    |             |
| FOOTINGS                            | 3,000                                 | 145                  |                     |   |    | --   | --          |
| FROST WALLS                         | 4,000                                 | 145                  | F1                  |   |    | 0.55 | 5%          |
| INTERIOR WALLS AND PIERS            | 4,000                                 | 145                  |                     |   |    | --   | --          |
| EXTERIOR WALLS AND PIERS            | 4,500                                 | 145                  | F2                  |   |    | 0.45 | 6%          |
| INTERIOR NON-PARKING SLAB ON GROUND | 4,000                                 | 145                  |                     |   |    | --   | --          |
| EXTERIOR PARKING SLAB ON GROUND     | 5,000                                 | 145                  |                     |   | C2 | 0.4  | --          |
| INTERIOR SLAB ON GROUND             | 5,000                                 | 145                  | F3                  |   | C2 | 0.4  | 6%          |
| LEAN CONCRETE                       |                                       | 145                  |                     |   |    | --   | --          |

CONCRETE MATERIALS SCHEDULE NOTES:

- CORROSION EXPOSURE SHALL BE F0, S0, W0, AND C0 UNLESS NOTED OTHERWISE IN THE EXPOSURE CATEGORIES COLUMN.
- MAXIMUM AGGREGATE SIZE FOR ALL MIXES TO BE 3/4 INCHES. FOOTINGS MAY BE 1 1/2 INCHES.
- PROVIDE 5% AIR CONTENT AT ALL EXPOSED CONDITIONS NOT EXPLICITLY INDICATED ABOVE. TOLERANCE OF AIR CONTENT AS DELIVERED SHALL BE +/- 1.5%.
- CONCRETE SUPPLIER AND FINISHER SHALL COORDINATE PROPERTIES OF PROPOSED MIX DESIGN UNDER VARIOUS WEATHER CONDITIONS TO COMPLETE PLACING AND FINISHING OF SLAB PER THE PROJECT REQUIREMENTS AND IN A TIMELY MANNER. APPROVED CHEMICAL ADMIXTURES MAY BE USED TO INCREASE WORKABILITY PROVIDED THE ADMIXTURE-TREATED CONCRETE HAS THE SAME OR LOWER WATER-CEMENT RATIO AND DOES NOT EXHIBIT SEGREGATION POTENTIAL OR EXCESSIVE BLEEDING. IF PROPOSED SLUMP WILL EXCEED 9", PROVIDE DOCUMENTATION OF PAST PERFORMANCE OF MIX DESIGN.
- FOR CONCRETE FLOOR SLABS AND TOPPINGS, THE MINIMUM CEMENTITIOUS MATERIAL CONTENT SHALL BE 540 LBS/YD3 UNLESS APPROVED BY ENGINEER OF RECORD.
- CONCRETE COMPRESSIVE STRENGTH SHALL BE DETERMINED AT 28 DAYS FOR STRENGTH EQUAL TO OR LESS THAN 6000 PSI, AND AT 56 DAYS FOR STRENGTH GREATER THAN 6000 PSI.
- FOR LIGHTWEIGHT CONCRETE HAVING EQUILIBRIUM DENSITY LESS THAN 145 pcf, LAMBDA (λ) HAS BEEN TAKEN AS 0.75.
- FOR EXPOSURE CATEGORY F3, MAXIMUM PERCENT OF TOTAL CEMENTITIOUS MATERIALS BY MASS AS FOLLOWS:
  - FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 - 25%
  - SLAG CEMENT CONFORMING TO ASTM C989 - 50%
  - SILICA FUME CONFORMING TO ASTM C1240 - 10%
  - TOTAL OF FLY ASH OR OTHER POZZOLANS AND SILICA FUME - 35%
  - TOTAL OF FLY ASH OR OTHER POZZOLANS, SLAG CEMENT, AND SILICA FUME - 50%
- FOR EXPOSURE CATEGORIES S1, S2, AND S3, MINERAL FILLERS DERIVED FROM CARBONATE AGGREGATE ARE PROHIBITED. FOR EXPOSURE CLASSES S2 AND S3, DO NOT USE CEMENTITIOUS MATERIALS OTHER THAN PORTLAND CEMENT IN CONCRETE.
- REFER TO MASS CONCRETE NOTES FOR ADDITIONAL REQUIREMENTS
- CONCRETE SUPPLIER, IN CONCERT WITH THE GENERAL CONTRACTOR, TO PROVIDE CONCRETE MIX SUCH THAT THE MAXIMUM TEMPERATURE WILL NOT EXCEED 158 DEGREES FAHRENHEIT. LIKEWISE, A THERMAL GRADIENT (FROM THE CENTER TO THE EDGE OF THE CONCRETE PLACEMENT) THAT EXCEEDS 35 DEGREES FAHRENHEIT IS NOT PERMITTED.

MACROSYNTHETIC FIBERS ENGINEERED AND DESIGNED FOR USE IN CONCRETE SLABS COMPLYING WITH ASTM C 1116, TYPE III, 1 1/2" TO 2 1/2" LONG

METAL / STEEL:

UNLESS NOTED OTHERWISE, THE FOLLOWING MATERIALS SHALL BE PROVIDED:

REINFORCING STEEL

|                                              |           |
|----------------------------------------------|-----------|
| ASTM A615, DEFORMED, TYPICAL                 | GRADE 60  |
| ASTM A706, DEFORMED, WELDABLE                | GRADE 60  |
| STEEL WELDED WIRE REINFORCEMENT, FLAT SHEETS | GRADE 60  |
| POST-TENSIONING TENDONS, ASTM A416           | GRADE 270 |
| STUD RAIL ASSEMBLIES, ASTM A1044             |           |
| HEADED WELDED STUDS, ASTM A108               |           |

STRUCTURAL STEEL

|                                                |                       |
|------------------------------------------------|-----------------------|
| ROLLED WIDE FLANGE SHAPES, ASTM A992           | GRADE 50              |
| CHANNELS, ANGLES, AND S-SHAPES, ASTM A36       | GRADE 36              |
| PLATES AND BARS, TYPICAL, ASTM A36             | GRADE 36              |
| PLATES AND BARS, WHERE NOTED, ASTM A572        | GRADE 50              |
| RECT. HSS SHAPES, ASTM A500, TYPICAL           | GRADE C (Fy = 50 KSI) |
| CIRCULAR HSS SHAPES, ASTM A500, TYPICAL        | GRADE C (Fy = 46 KSI) |
| ALL HSS SHAPES, ASTM A1086, WHERE NOTED        | (Fy = 50 KSI)         |
| PIPE, ASTM A53, TYPE E OR S                    | GRADE B               |
| ALL OTHER ROLLED SHAPES, ASTM A36              | GRADE 36              |
| COLD FORMED METAL FRAMING                      |                       |
| GAUGE STEEL (ALL STUDS AND TRACKS), ASTM A1003 |                       |
| • 18 GAUGE AND LIGHTER                         | GRADE 33              |
| • 16 GAUGE AND HEAVIER                         | GRADE 55              |
| GALVANIZED COATING                             | G60                   |

STRUCTURAL CONNECTORS

|                                                      |                     |
|------------------------------------------------------|---------------------|
| ANCHOR RODS, ASTM F1554, TYPICAL                     | GRADE 36            |
| ANCHOR RODS, ASTM F1554, WHERE NOTED                 | GRADE 55, S1        |
| HIGH STRENGTH BOLTS, ASTM F3125, TYPE 1, TYPICAL     | GROUP A (120 KSI)   |
| HIGH STRENGTH BOLTS, ASTM F3125, TYPE 1, WHERE NOTED | GROUP B (150 KSI)   |
| NUTS, ASTM A563                                      |                     |
| WASHERS, ASTM F436                                   |                     |
| DTA WASHERS, ASTM F699                               |                     |
| STEEL HEADED STUD ANCHORS, ASTM A108                 | GRADE PER BOLT SPEC |
| RODS, ASTM A36, TYPICAL                              | GRADE 36            |
| RODS, ASTM F1554, WHERE NOTED                        | GRADE 55, S1        |
| CLEVIS AND TURNBUCKLES, ASTM A108                    | GRADE 1035          |
| EYEBOLTS AND NUTS, ASTM A108                         | GRADE 1030          |

STAINLESS STEEL

|                                                     |                 |
|-----------------------------------------------------|-----------------|
| STAINLESS STEEL BOLTS, NUTS, AND WASHERS, ASTM F593 |                 |
| STAINLESS STEEL ANGLES, ASTM A276, S304             | Fy = 30,000 PSI |
| PLATE AND BAR, ASTM A276, S304                      | Fy = 30,000 PSI |
| TUBE SHAPES, ASTM A554, S304                        | Fy = 30,000 PSI |
| WELDING ELECTRODES                                  | E70XX           |
| STRUCTURAL STEEL                                    | E70XX           |
| WELDABLE REINFORCING STEEL                          | E80XX           |
| STAINLESS STEEL                                     | E75XX           |

MASONRY:

|                                            |                             |
|--------------------------------------------|-----------------------------|
| ASSEMBLY                                   | fm = 2,500 PSI              |
| BLOCK                                      | FCMU = 3,250 PSI OR GREATER |
| GROUT                                      | fg = 2,500 PSI OR GREATER   |
| MASONRY MORTAR                             | TYPE "M" MORTAR BELOW GRADE |
|                                            | TYPE "M" OR "S" ABOVE GRADE |
| GROUT BELOW BASE PLATES AND BEARING PLATES |                             |
| NON-METALLIC, SHRINKAGE RESISTANT          | ASTM C1107                  |

DESIGN DATA:

APPLICABLE CODES / STANDARDS:

WISCONSIN COMMERCIAL BUILDING CODE, 2015 IBC AS MODIFIED BY CHAPTERS SPS 361-366, ADOPTED APRIL 1, 2018  
ASCE 7-10 MIN DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, ASCE/SEI

STRUCTURAL DESIGN STANDARDS (DESIGN SHALL CONFORM TO THE CURRENT EDITION UNDER THE APPLICABLE CODE)

ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AND COMMENTARY  
ACI 308/309.1 BUILDING CODE REQUIREMENTS AND SPECS FOR MASONRY STRUCTURES (AND RELATED COMMENTARIES)  
ANSI/ASCE 360 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
AWS D1.1/D1.1M STRUCTURAL WELDING CODE - STEEL

BUILDING DESIGN LOADS / CRITERIA:

RISK CATEGORY ..... II

DESIGN DEAD LOADS:

ROOF DEAD LOAD ..... AS SPECIFIED BY METAL BUILDING SUPPLIER

DESIGN LIVE LOADS:

|                                                         |         |
|---------------------------------------------------------|---------|
| LIGHT STORAGE                                           | 125 PSF |
| INTERIOR PARTITION WALLS (UNIFORMLY DISTRIBUTED WEIGHT) | 15 PSF  |
| INTERIOR PARTITION WALLS (HORIZONTAL DESIGN LOADS)      | 5 PSF   |

HANDRAIL ASSEMBLIES AND GUARDS:

200 lb LOAD OR 50 pf LOAD APPLIED IN ANY DIRECTION AT TOP OF HANDRAIL ASSEMBLY OR GUARD AND TO TRANSFER THIS LOAD THROUGH SUPPORTS TO THE STRUCTURE

ROOF SNOW LOADS AND DESIGN DATA:

|                                                      |                             |
|------------------------------------------------------|-----------------------------|
| DESIGN ROOF SNOW LOAD                                | 21 PSF (BALANCED SNOW LOAD) |
| FLAT ROOF SNOW LOAD (Pf) = (0.7 × Ce × Cf × Is × Pg) | 21 PSF                      |
| SNOW EXPOSURE (Ce)                                   | 1.0                         |
| SNOW LOAD IMPORTANCE FACTOR (Is)                     | 1.0                         |
| ROOF THERMAL FACTOR (Cf)                             | 1.0                         |
| GROUND SNOW (Pg)                                     | 30 PSF                      |
| RAIN ON SNOW SURCHARGE                               | 0.0                         |
| SLOPED ROOF FACTOR (Cs)                              | 1.0                         |

WIND DESIGN DATA:

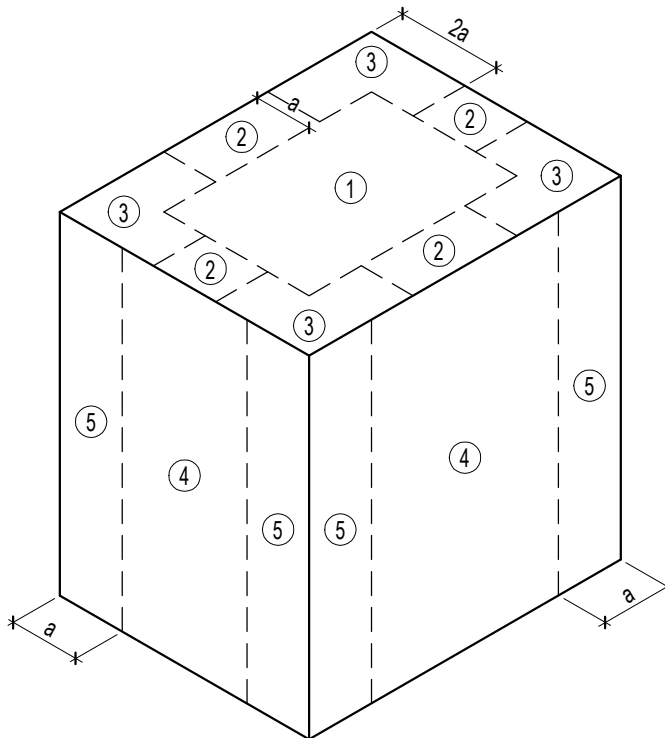
|                                                    |                    |
|----------------------------------------------------|--------------------|
| ULTIMATE WIND SPEED (3 SECOND GUST)                | 115 MPH            |
| NOMINAL WIND SPEED                                 | 89.1 MPH           |
| WIND DIRECTIONALITY FACTOR (Kd)                    | 0.85               |
| MEAN ROOF HEIGHT                                   | 16 FT              |
| WIND EXPOSURE CATEGORY                             | C                  |
| WIND EXPOSURE CLASSIFICATION                       | ENCLOSED           |
| INTERNAL PRESSURE COEFFICIENT                      | +0.18              |
| BUILDING LENGTH (L)                                | 200 FT             |
| LEAST WIDTH (B)                                    | 100 FT             |
| VELOCITY PRESSURE EXPOSURE COEFFICIENT K1 (CASE 1) | 0.734              |
| VELOCITY PRESSURE EXPOSURE COEFFICIENT K1 (CASE 2) | 0.734              |
| TOPOGRAPHIC FACTOR (Kzt)                           | 1.0                |
| EDGE STRIP (a)                                     | 6.5 FT             |
| EDGE ZONE (Za)                                     | 13 FT              |
| DESIGN PROCEDURE                                   | ENVELOPE PROCEDURE |

ULTIMATE WIND LOADS COMPONENTS & CLADDING:

| ROOF SURFACE PRESSURE |           |           |           |
|-----------------------|-----------|-----------|-----------|
| AREA                  | 10 SF     | 50 SF     | 100 SF    |
| NEGATIVE ZONE 1       | -27.0 PSF | -27.0 PSF | -27.0 PSF |
| NEGATIVE ZONE 2       | -31.3 PSF | -30.6 PSF | -29.8 PSF |
| NEGATIVE ZONE 3       | -41.8 PSF | -38.0 PSF | -33.0 PSF |
| POSITIVE ALL ZONES    | 16.0 PSF  | 16.0 PSF  | 16.0 PSF  |
|                       |           |           |           |
| NEGATIVE ZONE 2'      | -37.6 PSF | -37.0 PSF | -36.1 PSF |
| NEGATIVE ZONE 3'      | -58.7 PSF | -52.4 PSF | -43.9 PSF |

WALL SURFACE PRESSURE

| AREA              | 10 SF     | 100 SF    | 500 SF    |
|-------------------|-----------|-----------|-----------|
| NEGATIVE ZONE 4   | -24.7 PSF | -21.4 PSF | -20.3 PSF |
| NEGATIVE ZONE 5   | -30.4 PSF | -23.7 PSF | -21.7 PSF |
| POSITIVE ZONE 4&5 | 22.8 PSF  | 19.5 PSF  | 18.4 PSF  |



WIND LOADS COMPONENTS AND CLADDING ZONE DIAGRAM (ASCE 7-10)

EARTHQUAKE DESIGN DATA:

|                                                                  |                          |
|------------------------------------------------------------------|--------------------------|
| SEISMIC IMPORTANCE FACTOR (Ih)                                   | 1.0                      |
| MAPPED SPECTRAL ACCELERATIONS AT SHORT PERIODS (Sa)              | 0.12                     |
| MAPPED SPECTRAL ACCELERATIONS AT (1) SECOND PERIODS (S1)         | 0.05                     |
| SITE CLASSIFICATION                                              | D                        |
| DESIGN SPECTRAL RESPONSE COEFFICIENT AT SHORT PERIODS (Sds)      | 0.128                    |
| DESIGN SPECTRAL RESPONSE COEFFICIENT AT (1) SECOND PERIODS (Sd1) | 0.080                    |
| SEISMIC DESIGN CATEGORY                                          | B                        |
| BASIC SEISMIC FORCE-RESISTING SYSTEM                             | SYSTEM NOT DETAILED      |
|                                                                  | FOR SEISMIC RESISTANCE   |
| DESIGN BASE SHEAR                                                | 0.043W KIPS              |
| SEISMIC RESPONSE COEFFICIENT (Cs)                                | 0.043                    |
| RESPONSE MODIFICATION COEFFICIENT (R)                            | 3                        |
| ANALYSIS PROCEDURE FOR SEISMIC DESIGN                            | EQUIVALENT LATERAL-FORCE |

SOIL DESIGN VALUES:

THE DESIGN VALUES BELOW HAVE BEEN USED AS THE BASIS OF THE FOUNDATION DESIGN. THESE VALUES SHALL BE CONFIRMED BY THE FOUNDATION CONTRACTOR AND THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO CONSTRUCTION. NOTIFY THE SEOR IF THE FINAL DESIGN OR INSTALLED VALUES DIFFER FROM THE VALUES NOTED BELOW.

|                                                              |                                 |
|--------------------------------------------------------------|---------------------------------|
| SOIL UNIT WEIGHT                                             | 130 PCF                         |
| LATERAL EARTH PRESSURE                                       |                                 |
| ACTIVE (RETAINING WALLS)                                     | 40 psf / ft OF DEPTH            |
| AT REST (BASEMENT WALLS)                                     | 65 psf / ft OF DEPTH            |
| PASSIVE                                                      | 420 PSF                         |
| COEFFICIENT OF SLIDING FRICTION                              | 0.3 (UNCONFIRMED)               |
| SUBGRADE MODULUS                                             | 125 PCI                         |
| FROST DEPTH                                                  | 48" BELOW EXTERIOR FINISH GRADE |
| ALLOWABLE SOIL BEARING PRESSURE                              | 3000 PSF                        |
| MINIMUM BEARING DEPTH, EXTERIOR                              | 48" BELOW EXTERIOR FINISH GRADE |
| MINIMUM BEARING DEPTH, INTERIOR                              | 18" BELOW INTERIOR FINISH GRADE |
| MAXIMUM TOTAL FOUNDATION SETTLEMENT                          | 1" (UNCONFIRMED)                |
| MAXIMUM DIFFERENTIAL SETTLEMENT BETWEEN ADJACENT FOUNDATIONS | 1/2" (UNCONFIRMED)              |

DELEGATED DESIGN NOTES:

- ENGINEERING DESIGN, DETAILING, AND COORDINATION OF DELEGATED DESIGN ITEMS ARE DELEGATED TO THE CONTRACTOR PER THE SPECIFICATIONS AND CRITERIA INDICATED ON THE DRAWINGS. THE PRIMARY BASE BUILDING STRUCTURE HAS BEEN DESIGNED AS INDICATED HEREIN TO ACCEPT THE DELEGATED DESIGN ITEMS. THE CONTRACTOR SHALL COORDINATE THE WORK OF THE DELEGATED DESIGNERS WITH EACH OTHER AND THE PRIMARY BASE BUILDING STRUCTURE. IT IS SUGGESTED THAT DESIGN CRITERIA, LOAD PATHS, AND ATTACHMENT SCHEMES PROPOSED BY THE DELEGATED DESIGNER BE SUBMITTED FOR REVIEW BY THE ARCHITECT FOR COMPATIBILITY OF THE BASE BUILDING DESIGN PRIOR TO FINAL DESIGN AND DETAILING OF THE DELEGATED DESIGN PACKAGE.
- DOCUMENTS FOR DELEGATED DESIGN ITEMS SHALL BE STAMPED BY A QUALIFIED, PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE CONTRACTOR SHALL FORWARD THE REVIEWED DOCUMENTS TO THE ARCHITECT AND/OR ENGINEER OF RECORD WITH A NOTATION INDICATING THAT THE DELEGATED DESIGN DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
- DELEGATED DESIGN ITEMS INCLUDE ANY ITEMS NOT EXPLICITLY NOTED ON THE STRUCTURAL DRAWINGS, INCLUDING BUT NOT LIMITED TO:

PRIMARY BASE BUILDING STRUCTURAL ELEMENTS

- METAL BUILDING
- PRECAST PLANK FLOOR SYSTEM
- OTHER ITEMS SUPPORTED BY PRIMARY STRUCTURE (SECONDARY MEMBERS)
  - NON-LOAD-BEARING COLD FORMED METAL FRAMING AND CONNECTIONS
  - STAIRS, RAILINGS, HANDRAILS, GUARDRAIL, LADDERS, ETC. - REFER TO STAIR DELEGATE DESIGN NOTES
  - CANOPIES AND AWNINGS
  - CLADDING SYSTEMS AND COMPONENTS, INCLUDING SUPPLEMENTAL SUPPORT, WHERE REQUIRED
  - SUPPORTS, BRACING, ATTACHMENTS, AND SUBFRAMING FOR SUPPORT OF OTHER TRADES AND BUILDING COMPONENTS. REFER TO MODIFICATIONS FOR COORDINATION WITH OTHER TRADES NOTES.

- DELEGATED DESIGN SUBMITTALS PERTAINING TO FOUNDATIONS AND OTHER GEOTECHNICAL ELEMENTS SHALL BE REVIEWED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- STAIRS NOT DETAILED ON THE DRAWINGS ARE DELEGATED TO THE CONTRACTOR TO SUPPORT CONSTRUCTION REMAIN THE PREROGATIVE AND RESPONSIBILITY OF THE CONTRACTOR. REFER TO GENERAL NOTES.

DELEGATED DESIGN STAIR NOTES:

STAIRS NOT DETAILED ON THE DRAWINGS ARE DELEGATED TO THE CONTRACTOR FOR DESIGN. SEE THE ARCHITECTURAL DRAWINGS AND PROJECT SPECIFICATIONS FOR PERFORMANCE CRITERIA AND FINISHING REQUIREMENTS. THE BASE BUILDING STRUCTURE HAS BEEN DESIGNED FOR SUPPORT OF STAIR LOADING AS FOLLOWS:

- STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DELEGATED DESIGN BY THE STEEL SUPPLIER. CONNECTIONS INTO SURROUNDING STRUCTURE SHALL BE APPROVED BY STRUCTURAL ENGINEER. CALCULATIONS OF ALL STAIR COMPONENTS MUST BE SUPPLIED WITH STAIR SHOP DRAWINGS AND STAMPED BY THE PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE. IN THE STATE IN WHICH THE PROJECT IS LOCATED.
- THIS SUBMITTAL CONCERNS ITEMS THAT WERE NOT DESIGNED BY PIERCE ENGINEERS (PIERCE) AND ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. WE HAVE REVIEWED THE SUBMITTAL TO VERIFY THAT THE DESIGN WAS PERFORMED BY A REGISTERED PROFESSIONAL OR STRUCTURAL ENGINEER AND THE DESIGN FOLLOWED THE DESIGN CRITERIA SHOWN IN THE CONTRACT DOCUMENTS. BASED ON OUR REVIEW, WE RECOMMEND THE STATUS LISTED ABOVE.

- REFER TO ARCHITECTURAL DRAWINGS FOR STAIR FRAMING AND CONFIGURATION.

DESIGN LOADS:

- STAIR LIVE LOAD SHALL BE 100 PSF, NON-REDUCIBLE.
- STAIR CONSTRUCTION SHALL BE:
  - CHECKER PLATE (NO CONCRETE FILL), HAVING A TOTAL AVERAGE DEAD LOAD OF NOT MORE THAN 25 PSF.
  - METAL PAN WITH 2" NORMAL WEIGHT CONCRETE FILL ON TREADS AND INTERMEDIATE LANDINGS, HAVING A TOTAL AVERAGE DEAD LOAD OF NOT MORE THAN 50 PSF.
  - METAL PAN WITH ARCHITECT-SPECIFIED FINISHES, HAVING A TOTAL AVERAGE DEAD LOAD OF NOT MORE THAN 50 PSF.

CONNECTIONS TO BASE BUILDING STRUCTURE

- CONNECTIONS FOR INTERMEDIATE LANDINGS ARE ASSUMED TO BE MADE AT THE FAR END OF THE STAIR STRINGER OPPOSITE THE CONNECTION AT THE FLOOR LEVELS, UNLESS NOTED OTHERWISE. IT IS SUGGESTED THAT ALTERNATE SUPPORT LOCATIONS BE SUBMITTED FOR REVIEW PRIOR TO COMPLETION OF THE STAIR SHOP DRAWINGS.

STEEL FRAMING:

- ALL LOADS APPLIED TO BASE BUILDING SHALL BE ATTACHED SUCH THAT ROTATION OF THE BASE BUILDING STEEL FRAMING IS RESTRAINED, UNLESS NOTED OTHERWISE. PROVIDE CONCENTRIC CONNECTIONS WHERE POSSIBLE, OR DESIGN AND PROVIDE KICKERS OR OTHER MEANS OF RESTRAINT IF NECESSARY.
- CONNECTION LOCATIONS AND LOADS SHALL BE PROVIDED BEFORE OR CONCURRENT TO THE REVIEW OF THE STRUCTURAL STEEL SHOP DRAWINGS.

CONCRETE FRAMING:

- POST-INSTALLED ATTACHMENT TO POST-TENSIONED BEAMS AND SLABS SHALL BE AVOIDED.
- CONNECTION LOCATIONS AND LOADS SHALL BE PROVIDED BEFORE OR CONCURRENT TO THE REVIEW OF THE BEAM AND SLAB REINFORCEMENT SHOP DRAWINGS.

| DELEGATED DESIGN PERFORMANCE CRITERIA DEFLECTION LIMITS |       |              |                     |
|---------------------------------------------------------|-------|--------------|---------------------|
| MEMBERS                                                 | LIVE  | SNOW OR WIND | DEAD + LIVE OR SNOW |
| ROOF MEMBERS                                            |       |              |                     |
| SUPPORTING GYPSUM BOARD CEILINGS                        | L/360 | L/360        | L/240               |
| SUPPORTING FLEXIBLE CEILINGS                            | L/360 | L/360        | L/240               |
| NOT SUPPORTING CEILINGS                                 | L/240 | L/240        | L/180               |
| SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)       | L/600 | L/600        | L/600               |
| FLOOR MEMBERS                                           |       |              |                     |
| SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)       | L/600 | N/A          | L/600               |
| SUPPORTING FLEXIBLE MATERIALS                           | L/360 | N/A          | L/240               |
| LINTEL / HEADER / BEAM MEMBERS                          |       |              |                     |
| SUPPORTING RIGID MATERIALS (BRICK, MASONRY, ETC.)       | L/600 | L/600        | L/600               |
| SUPPORTING FLEXIBLE MATERIALS                           | L/360 | L/360        | L/240               |
| EXTERIOR WALLS (LATERAL DEFLECTION)                     |       |              |                     |
| WITH RIGID FINISHES (BRICK, MASONRY, ETC.)              | N/A   | L/600        | N/A                 |
| WITH FLEXIBLE FINISHES (EIFS, SIDING, ETC.)             | N/A   | L/360        | N/A                 |

COORDINATION WITH OTHER TRADES:

- SUPPORT, SUBFRAMING, BRACING, AND ATTACHMENTS TO PRIMARY BASE BUILDING STRUCTURE FOR ALL NONSTRUCTURAL BUILDING COMPONENTS, INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION ELEMENTS SHALL BE DESIGNED AND DETAILED BY THE MANUFACTURER, SUPPLIER, OR CONTRACTOR FURNISHING THOSE COMPONENTS. CONNECTIONS AND SUPPORTED LOADS TO STRUCTURAL MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW. RESPONSIBILITY FOR THE PERFORMANCE OF THE SUPPLIED SYSTEM AND ASSOCIATED CONNECTIONS SHALL REMAIN THAT OF THE PARTY FURNISHING THE DESIGN AND DETAILING.
- SEISMIC SUPPORT, BRACING, AND ANCHORAGE OF NONSTRUCTURAL COMPONENTS SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR AS REQUIRED BY GOVERNING CODE.
- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES CONNECTING TO, REQUESTING OPENINGS IN, PENETRATIONS THROUGH, OR ITEMS EMBEDDED WITHIN STRUCTURAL ELEMENTS, OR OTHERWISE IMPACTING THE BASE BUILDING STRUCTURE. UPON COMPLETION OF COORDINATION AND DESIGN, FULLY COORDINATED PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO FABRICATION AND INSTALLATION. THIS INCLUDES BUT IS NOT LIMITED TO SLEEVES, CONDUITS, CABLES, PIPES, ELECTRICAL BOXES, CAST-IN ATTACHMENTS, POST-INSTALLED ANCHORS, ETC. REFER TO TYPICAL DETAILS CONTAINED HEREIN FOR REINFORCEMENT REQUIRED TO ACCOMMODATE REQUESTED MODIFICATIONS TO THE PRIMARY BASE BUILDING STRUCTURE. UPON REVIEW, ADDITIONAL OR ALTERNATIVE MODIFICATIONS MAY BE REQUIRED AT THE DISCRETION AND DIRECTION OF THE STRUCTURAL ENGINEERING OF RECORD.
- PENETRATIONS THROUGH, CONNECTIONS TO, AND ITEMS EMBEDDED WITHIN STRUCTURAL MEMBERS SHALL NOT NEGATIVELY IMPACT THE PERFORMANCE OF THE BASE BUILDING STRUCTURE.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, INCLUDING AS-BUILT CONDITIONS IMPACTING DESIGN AND COORDINATION ADJACENCIES OF ITEMS PLANNED OR INSTALLED IN OR ON STRUCTURE SHALL BE IDENTIFIED AND CONSIDERED BY EACH TRADE FOR THE IMPACT OF SUCH ADJACENCIES TO THEIR SYSTEMS. VERIFY ALL MECHANICAL EQUIPMENT, WEIGHTS, SIZES, AND LOCATIONS PRIOR TO PREPARING SHOP DRAWINGS AND FABRICATING MATERIALS. COORDINATE ANY REQUIRED REVISIONS TO THE BASE BUILDING STRUCTURE WITH THE STRUCTURAL ENGINEER.
- MISCELLANEOUS ELEMENTS SUCH AS SHELF ANGLES, LINTELS, SUPPORTS FOR CURTAIN WALLS OR MASONRY, AND EDGE ANGLES AT OPENINGS AND PERIMETER CONDITIONS ARE INTENDED TO SUPPORT AND BE COORDINATED WITH MATERIALS FURNISHED BY OTHER TRADES. THESE MATERIALS ARE INTENDED TO BE FIELD ATTACHED TO MEET THE TOLERANCES REQUIRED BY OTHER TRADES, WHICH MAY BE MORE STRINGENT THAN THE TOLERANCES SPECIFIED BY THE RELEVANT CODE OF STANDARD PRACTICE FOR THE SUPPORTING ELEMENTS. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND COORDINATE THE INSTALLATION OF SUPPORTING ELEMENTS TO COMPLY WITH THE TOLERANCE CRITERIA REQUIRED FOR INSTALLATION OF MATERIALS BY OTHER TRADES.

UNDERGROUND

- THE INFLUENCE AREA OF A FOOTING OR MAT SHALL BE DEFINED AS THE FRUSTRUM OF SOIL LOCATED BELOW THE FOOTING OR MAT HAVING A 2:1 (HORIZONTAL:VERTICAL) SLOPE EMANATING FROM THE FOOTING OR MAT EDGE, OR AS DEFINED BY THE GEOTECHNICAL ENGINEER OF RECORD.

- PIPES, CONDUITS, AND BURIED ITEMS SHALL NOT BE PLACED WITHIN THE INFLUENCE AREA OF ADJACENT FOOTINGS OR MATS.

- ALL STRUCTURES (eg. TRIPLE BASINS, GREASE TRAPS, ETC.) SHALL NOT BE INSTALLED WITHIN THE INFLUENCE AREA OF ADJACENT FOOTINGS OR MATS UNLESS THE STRUCTURE IS DESIGNED BY THE MANUFACTURER FOR INCREASED SURCHARGE LOAD APPLIED BY THE ADJACENT FOUNDATION AND HAS BEEN REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER OF RECORD OR THE GEOTECHNICAL ENGINEER OF RECORD.

- ITEMS TO BE BURIED IN IMPROVED SOILS SHALL BE REVIEWED AND APPROVED BY THE GROUND IMPROVEMENT DELEGATED DESIGN ENGINEER AND THE GEOTECHNICAL ENGINEER OF RECORD

STEEL ELEMENTS

- ALL PENETRATIONS INDICATED HEREIN SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH COORDINATION WITH THE SUBCONTRACTORS AND DELEGATED DESIGN ENGINEERS. SUBMIT ALL REQUIRED PENETRATIONS FOR REVIEW AND APPROVAL SUBSEQUENT TO FINAL COORDINATION OF BUILDING SYSTEMS.
- FIELD-CUTTING SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL BY THE STRUCTURAL ENGINEER OF RECORD.

## ABBREVIATIONS

|            |                                       |            |                         |
|------------|---------------------------------------|------------|-------------------------|
| ALT.....   | ALTERNATE                             | LLV.....   | LONG LEG VERTICAL       |
| ARCH.....  | ARCHITECTURAL                         | LSH.....   | LONG SIDE HORIZONTAL    |
| BLDG.....  | BUILDING                              | LSL.....   | LAMINATED STRAND LUMBER |
| BOT.....   | BOTTOM                                | LSLT.....  | LONG SLOTTED            |
| BRG.....   | BEARING                               | LSV.....   | LONG SIDE VERTICAL      |
| CMF.....   | COLD FORMED METAL FRAMING             | LVL.....   | LAMINATED VENEER LUMBER |
| CIP.....   | CAST IN PLACE                         | LW.....    | LONG WAY                |
| CL.....    | CENTERLINE                            | MAX.....   | MAXIMUM                 |
| CLR.....   | CLEAR                                 | MECH.....  | MECHANICAL              |
| CJ.....    | CONTROL OR CONSTRUCTION JOINT         | MIN.....   | MINIMUM                 |
| CMU.....   | CONCRETE MASONRY UNIT                 | MISC.....  | MISCELLANEOUS           |
| COL.....   | COLUMN                                | NTS.....   | NOT TO SCALE            |
| CONT.....  | CONTINUOUS                            | OC.....    | ON CENTER               |
| DIA.....   | DIAMETER                              | ODD.....   | OVERFLOW DRAIN          |
| DIM.....   | DIMENSION                             | OPP.....   | OPPOSITE                |
| DL.....    | DEAD LOAD                             | PC.....    | PRECAST CONCRETE        |
| DWG.....   | DRAWING                               | PERP.....  | PERPENDICULAR           |
| E.....     | MODULUS OF ELASTICITY                 | PSL.....   | PARALLEL STRAND LUMBER  |
| EA.....    | EACH                                  | PT.....    | POST TENSIONED CONCRETE |
| EF.....    | EACH FACE                             | PT.....    | PRESERVATIVE TREATED    |
| EL.....    | ELEVATION                             | RD.....    | ROOF DRAIN              |
| EOD.....   | EDGE OF DECK                          | REINF..... | REINFORCEMENT           |
| EOS.....   | EDGE OF SLAB                          | REOD.....  | REQUIRED                |
| EQ.....    | EQUAL                                 | RTU.....   | ROOF TOP UNIT           |
| EW.....    | EACH WAY                              | SEOR.....  | STRUCTURAL ENGINEER OF  |
| EXT.....   | EXTERIOR                              |            | RECORD                  |
| Fb.....    | BENDING STRENGTH (WOOD)               | SIM.....   | SIMILAR                 |
| Fc.....    | COMPRESSIVE STRENGTH (WOOD)           | SOG.....   | SLAB-ON-GROUND          |
| Fc.....    | MINIMUM CONCRETE COMPRESSIVE STRENGTH | SPA.....   | SPACING                 |
| FD.....    | FLOOR DRAIN                           | SPEC.....  | SPECIFICATIONS          |
| FF.....    | FINISH FLOOR                          | SSLT.....  | SHORT SLOTTED           |
| FLR.....   | FLOOR                                 | STL.....   | STEEL                   |
| fm.....    | MINIMUM MASONRY COMPRESSIVE STRENGTH  | SW.....    | SHORT WAY               |
| FRT.....   | FIRE-RETARDANT-TREATED                | TI.....    | TOP OF                  |
| FTG.....   | FOOTING                               | T&B.....   | TOP AND BOTTOM          |
| Fv.....    | SHEAR STRENGTH (WOOD)                 | T&G.....   | TONGUE AND GROOVE       |
| Fy.....    | MINIMUM YIELD STRENGTH                | TRANS..... | TRANSVERSE              |
| GA.....    | GAUGE                                 | TYP.....   | TYPICAL                 |
| GALV.....  | GALVANIZED                            |            | UNLESS NOTED OTHERWISE  |
| GC.....    | GENERAL CONTRACTOR                    | VERT.....  | VERTICAL                |
| GT.....    | GIRDER TRUSS                          | VIF.....   | VERIFY IN FIELD         |
| HORIZ..... | HORIZONTAL                            | w/.....    | WITH                    |
| HVAC.....  | HEATING, VENTILATION, AIR COND.       | w/o.....   | WITHOUT                 |
| HWS.....   | HEADED WELDED STUD                    | WP.....    | WORKPOINT               |
| LL.....    | LIVE LOAD                             | WT.....    | WEIGHT                  |
| LLH.....   | LONG LEG HORIZONTAL                   | WWF.....   | WELDED WIRE FABRIC      |

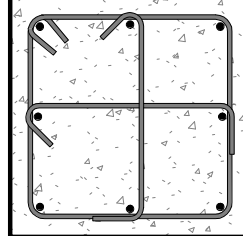


| MARK | SIZE   | VERTICAL REINFORCEMENT | PIER TIES     | TIE TYPE | DOWELS | REMARKS         |
|------|--------|------------------------|---------------|----------|--------|-----------------|
| P1   | 16x24" | (10) #6                | #3 AT 12" o/c |          |        | REFER TO 153401 |
| P2   | 20x24" | (8) #6                 | #3 AT 12" o/c |          |        | REFER TO 253401 |
| P3   | 22x30" | (10) #6                | #3 AT 12" o/c |          |        | REFER TO 353401 |
| P4   | 24x24" | (12) #6                | #3 AT 12" o/c |          |        | REFER TO 453401 |
| P5   | 16x16" | (8) #6                 | #3 AT 12" o/c | TYPE I   |        |                 |

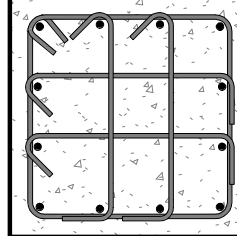
**CONCRETE PIER SCHEDULE NOTES:**

- REFER TO PLAN FOR TOP OF CONCRETE PIER ELEVATION.
- AT TOP OF CONCRETE PIER, PROVIDE (3) #3 TIES AT 3" o/c.
- WHERE NO DOWELS ARE SHOWN FROM THE CONCRETE FOOTING, EMBED VERTICAL PIER REINFORCEMENT TO BOTTOM OF FOOTING w/ 3" CONCRETE COVERAGE AND PROVIDE A STANDARD 90 DEGREE HOOK.
- CENTER CONCRETE PIER BELOW COLUMN ABOVE UNLESS DETAILED OTHERWISE.
- LAP VERTICAL REINFORCEMENT 30 BAR DIAMETERS OR 24", WHICHEVER IS GREATER.

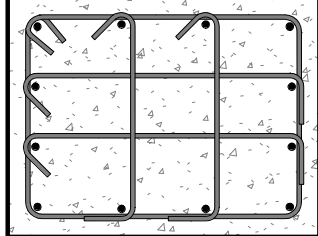
**CONCRETE PIER TIE TYPES:**



**TYPE I**



**TYPE II**



**TYPE III**

| CLASS 'B' TENSION LAP SPlice LENGTHS (INCHES) |                |     |                |     |                |     |                |     |                |     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------|----------------|-----|----------------|-----|----------------|-----|----------------|-----|----------------|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BAR SIZE                                      | fc = 3,000 psi |     | fc = 4,000 psi |     | fc = 5,000 psi |     | fc = 6,000 psi |     | fc = 6,000 psi |     | NOTES (db = BAR DIAMETER, C-C = CENTER TO CENTER):<br>THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP LENGTHS.                                                                                                                                                                                                                                                                                                           |
|                                               | BOT            | TOP | BOT            | TOP | BOT            | TOP | BOT            | TOP | BOT            | TOP |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #3                                            | 22             | 28  | 19             | 24  | 17             | 22  | 16             | 20  | 13             | 17  | 2. SCHEDULE BASED ON NORMAL WEIGHT CONCRETE AND CLEAR COVER: 1.4 IN.<br>3. TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPlice LENGTHS ARE CALCULATED PER CURRENT EDITION OF ACI-318.<br>4. TOP BARS ARE DEFINED AS HORIZONTAL BARS HAVING 12" OR MORE OF CONCRETE IN EXPOSURE BEYOND THE BARS.<br>5. VALUES IN THIS SCHEDULE ARE BASED ON NON-EPOXY COATED BARS. FOR EPOXY COATED BARS, MULTIPLE VALUES IN THIS TABLE BY 1.5.<br>6. THESE LAPS ARE TO BE USED UNLESS ALTERNATIVE LENGTH LAPS SPECIFICALLY INDICATED ON PLANS OR IN DETAILS. |
| #4                                            | 29             | 37  | 25             | 32  | 22             | 29  | 21             | 27  | 18             | 23  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #5                                            | 36             | 47  | 31             | 40  | 28             | 36  | 26             | 33  | 22             | 29  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #6                                            | 43             | 56  | 37             | 48  | 33             | 43  | 31             | 40  | 26             | 34  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #7                                            | 53             | 61  | 44             | 54  | 40             | 49  | 36             | 45  | 30             | 38  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #8                                            | 62             | 81  | 52             | 60  | 48             | 55  | 42             | 51  | 35             | 44  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #9                                            | 81             | 105 | 70             | 91  | 63             | 81  | 57             | 74  | 49             | 64  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #10                                           | 91             | 118 | 79             | 102 | 70             | 91  | 64             | 84  | 56             | 72  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #11                                           | 101            | 131 | 87             | 113 | 78             | 101 | 71             | 93  | 62             | 80  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| #12                                           | 101            | 131 | 87             | 113 | 78             | 101 | 71             | 93  | 62             | 80  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| ISOLATED FOOTING SCHEDULE                                                                           |            |        |           |                    |        |                 |       |         |
|-----------------------------------------------------------------------------------------------------|------------|--------|-----------|--------------------|--------|-----------------|-------|---------|
| MARK                                                                                                | DIMENSIONS |        |           | BOTTOM REINFORCING |        | TOP REINFORCING |       | REMARKS |
|                                                                                                     | WIDTH      | LENGTH | THICKNESS | LONG               | SHORT  | LONG            | SHORT |         |
| F36                                                                                                 | 3'-6"      | 3'-6"  | 1'-0"     | (4) #4             | (4) #4 |                 |       |         |
| F40                                                                                                 | 4'-0"      | 4'-0"  | 1'-0"     | (4) #5             | (4) #5 |                 |       |         |
| F50                                                                                                 | 5'-0"      | 5'-0"  | 1'-0"     | (5) #5             | (5) #5 |                 |       |         |
| F56                                                                                                 | 5'-6"      | 5'-6"  | 1'-2"     | (5) #5             | (5) #5 |                 |       |         |
| ISOLATED FOOTING SCHEDULE NOTES:                                                                    |            |        |           |                    |        |                 |       |         |
| 1. REFER TO STRUCTURAL NOTES SHEET FOR MINIMUM COVER REQUIREMENTS.                                  |            |        |           |                    |        |                 |       |         |
| 2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.                                          |            |        |           |                    |        |                 |       |         |
| 3. REFER TO FOUNDATION AND EARTHWORK GENERAL NOTES AND DESIGN CRITERIA FOR ADDITIONAL REQUIREMENTS. |            |        |           |                    |        |                 |       |         |
| 4. ALL LAP'S IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPLICES UNLESS NOTED OTHERWISE.            |            |        |           |                    |        |                 |       |         |

| CONTINUOUS FOOTING SCHEDULE |               |           |               |               |                  |
|-----------------------------|---------------|-----------|---------------|---------------|------------------|
| MARK                        | DIMENSIONS    |           | REINFORCEMENT |               | REMARKS          |
|                             | WIDTH (xCONT) | THICKNESS | LONGITUDINAL  | TRANSVERSE    |                  |
| RW1                         | 5'-0"         | 1'-0"     | (1) #6        | #5 AT 18" o/c | REFER TO 11/S400 |
| W16                         | 1'-8"         | 1'-0"     | (2) #6        |               |                  |
| W20                         | 2'-0"         | 1'-0"     | (2) #6        |               |                  |

CONTINUOUS FOOTING SCHEDULE NOTES:

1. REFER TO STRUCTURAL NOTES SHEET FOR MINIMUM COVER REQUIREMENTS.
2. REFER TO FOUNDATION PLAN FOR TOP OF FOOTING ELEVATIONS.
3. REFER TO FOUNDATION AND EARTHWORK GENERAL NOTES AND DESIGN CRITERIA FOR ADDITIONAL REQUIREMENTS.
4. ALL LAPS IN STEEL REINFORCING SHALL BE CLASS "B" LAP SPICES UNLESS NOTED OTHERWISE.

# MASONRY (CMU) REINFORCEMENT DEVELOPMENT AND LAP SPICE SCHEDULE

| BAR SIZE | CENTERED |          |           |           |           |           | CLEAR COVER - EACH FACE - ALL BLOCK - ASD |      | EQ | EQ | CLEAR COVER REFER TO GENERAL NOTES |
|----------|----------|----------|-----------|-----------|-----------|-----------|-------------------------------------------|------|----|----|------------------------------------|
|          | 6" BLOCK | 8" BLOCK | 10" BLOCK | 12" BLOCK | 14" BLOCK | 16" BLOCK | 11/2"                                     | 2"   |    |    |                                    |
| #3       | 12"      | 12"      | 12"       | 12"       | 12"       | 12"       | 11/2"                                     | 2"   |    |    |                                    |
| #4       | 16"      | 12"      | 12"       | 12"       | 12"       | 12"       | 26"                                       | 20"  |    |    |                                    |
| #5       | 25"      | 16"      | 14"       | 12"       | 12"       | 12"       | 41"                                       | 31"  |    |    |                                    |
| #6       | 47"      | 34"      | 26"       | 21"       | 18"       | 17"       | 77"                                       | 58"  |    |    |                                    |
| #7       | ---      | 47"      | 36"       | 29"       | 25"       | 22"       | 104"                                      | 78"  |    |    |                                    |
| #8       | ---      | 71"      | 55"       | 45"       | 38"       | 32"       | 156"                                      | 117" |    |    |                                    |
| #9       | ---      | ---      | 70"       | 57"       | 48"       | 41"       | 188"                                      | 149" |    |    |                                    |

**MASONRY (CMU) REINFORCING DEVELOPMENT AND LAP SPICE SCHEDULE NOTES:**

- THIS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT INTENDED TO COVER ALL SITUATIONS. SHOP DRAWINGS SHALL CLEARLY INDICATE ALL REQUIRED LAP LENGTHS.
- VALUES IN THIS SCHEDULE ARE BASED ON NORMAL WEIGHT MASONRY BLOCK.  $f_m = 2500$  psi.
- LOCATE BAR POSITIONERS AT SPICES, TOP AND BOTTOM OF WALLS, AND AT INTERVALS NOT EXCEEDING 8'-0".
- TENSION DEVELOPMENT LENGTHS AND TENSION LAP SPICE LENGTHS ARE CALCULATED PER CURRENT ADDITION OF THIS 402ACI 350.

## LOAD BEARING MASONRY WALL REINFORCING SCHEDULE

| MARK | NOMINAL WALL THICKNESS (t) | BAR PER CELL | MAX SPACING | REINFORCEMENT LOCATION IN CELL | REMARKS |
|------|----------------------------|--------------|-------------|--------------------------------|---------|
| MW-1 | 8"                         | #5           | 48" o/c     | CENTERED                       |         |
|      |                            |              |             |                                |         |
|      |                            |              |             |                                |         |

### MASONRY WALL REINFORCEMENT SCHEDULE NOTES:

1. GROUT CONCRETE MASONRY UNITS SOLID FULL HEIGHT OF BUILDING AT REINFORCEMENT LOCATIONS.
2. UNLESS NOTED OTHERWISE, PROVIDE DOWELS INTO FOOTING TO MATCH VERTICAL WALL REINFORCEMENT.
3. FOR LAP SPICE LENGTH REFER TO LAP SPICE SCHEDULE.
4. LOCATE BAR POSITIONERS AT SPLICES, TOP AND BOTTOM OF WALLS, AND AT INTERVALS NOT EXCEEDING 8'-0".

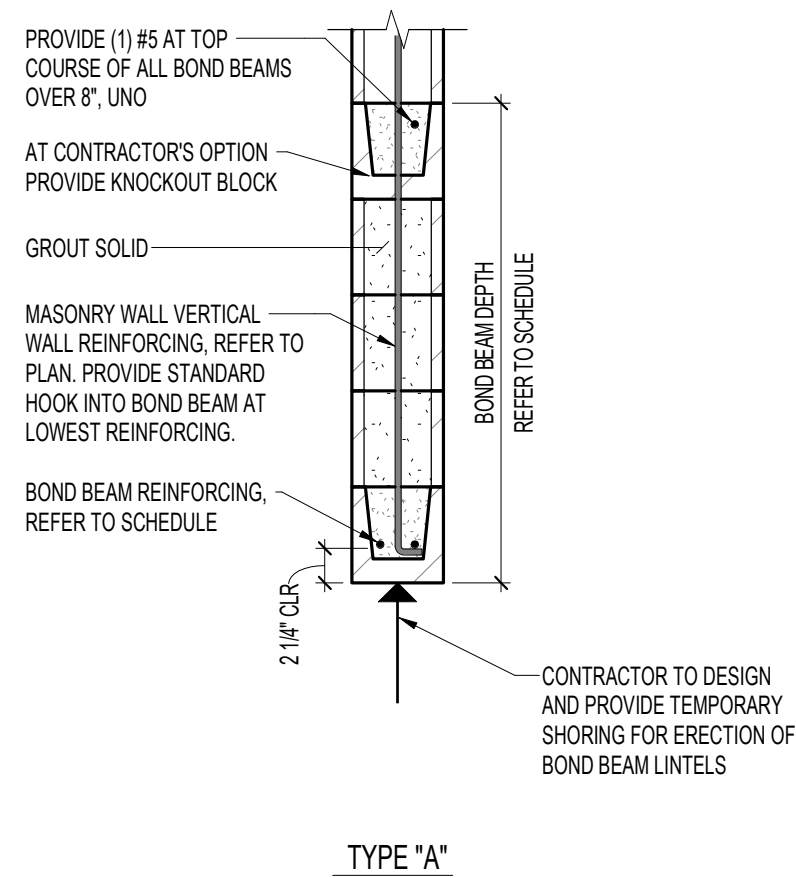
The image contains three detailed cross-sectional diagrams of masonry wall reinforcement:

- CENTERED:** Shows a wall of thickness 't' with reinforcement bars placed in the center of the wall. The distance from the outer face to the center of the bar is labeled 'ED'. The maximum spacing between bars is labeled 'MAX SPACING'.
- EACH FACE:** Shows a wall of thickness 't' with reinforcement bars placed on both the front and back faces. The distance from the outer face to the center of the bar is labeled 'CUR COVER TYP'. The maximum spacing between bars is labeled 'MAX SPACING'.
- STAGGERED:** Shows a wall of thickness 't' with reinforcement bars placed on both faces, staggered relative to each other. The distance from the outer face to the center of the bar is labeled 'CUR COVER TYP'. The maximum spacing between bars on each face is labeled 'MAX SPACING'.

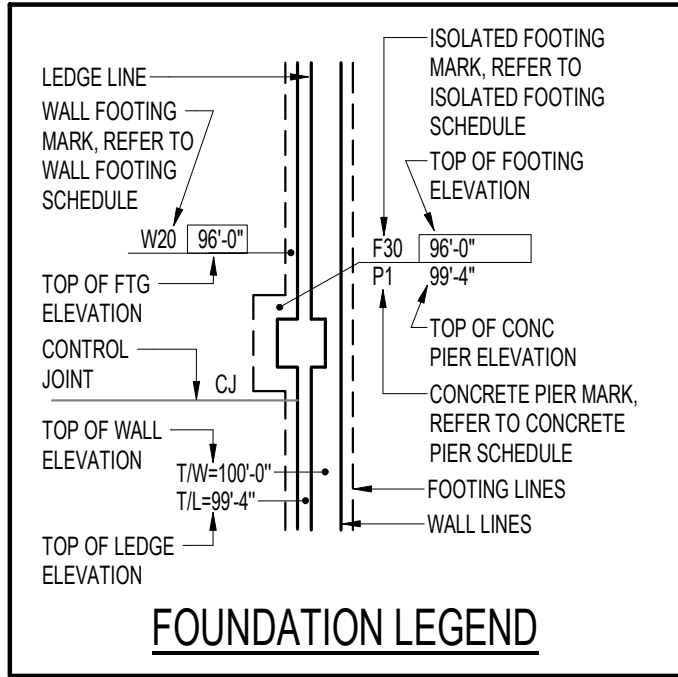
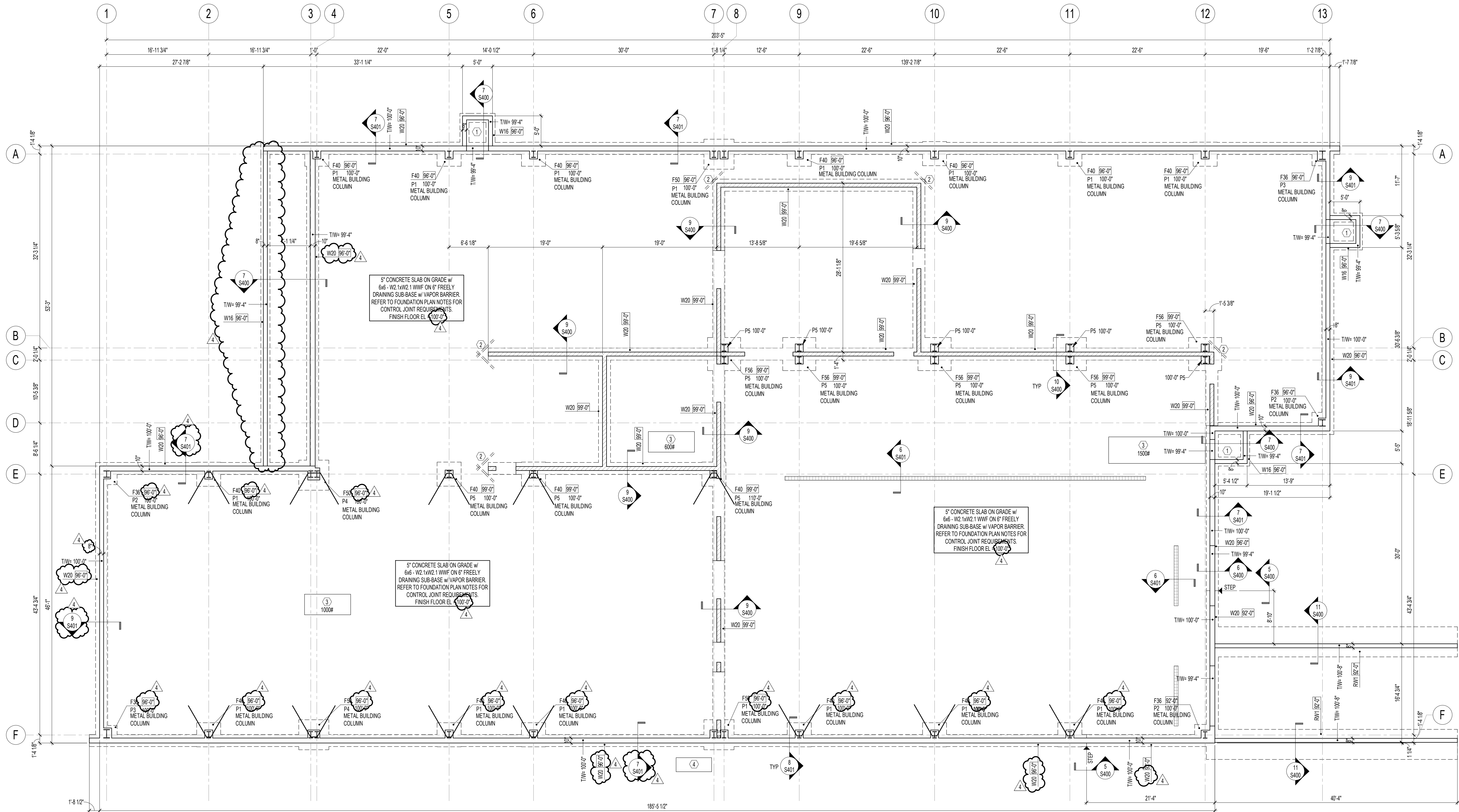
| LOAD BEARING MASONRY WALL LINTEL SCHEDULE |      |                                 |                         |                               |          |                       |         |
|-------------------------------------------|------|---------------------------------|-------------------------|-------------------------------|----------|-----------------------|---------|
| MARK                                      | TYPE | BEAM SIZE OR<br>BOND BEAM DEPTH | CONT PLATE<br>THICKNESS | BOND BEAM<br>BOTTOM REIN, UNO | STIRRUPS | BEARING<br>PLATE SIZE | REMARKS |
| L1                                        | A    | 8"                              | -                       | (2) #5                        | -        |                       |         |
| L2                                        | A    | 16"                             | -                       | (2) #5                        | -        |                       |         |
|                                           |      |                                 |                         |                               |          |                       |         |
|                                           |      |                                 |                         |                               |          |                       |         |

LOAD BEARING LINTEL SCHEDULE NOTES:

- UNLESS STEEL LINTEL BEAM CONNECTS TO A COLUMN, PROVIDE 8" BEARING AT EACH END OF LINTEL.
- EXTEND BOND BEAM REINFORCING 30" PAST OPENING EXTENTS. REINFORCING THAT CANNOT ACHIEVE 30" PAST OPENING SHALL TERMINATE IN A 180° HOOK AND EXTEND AT LEAST 18" PAST OPENING. NOTIFY ENGINEER IF THIS CANNOT BE ACHIEVED.
- DO NOT INSTALL CONTROL JOINT WITHIN BOND BEAM REINFORCING EXTENTS.
- EXTERIOR LINTELS TO BE HOT DIPPED GALVANIZED, UNLESS NOTED OTHERWISE. UNLESS ARCH DRAWINGS CALL OUT PAINTED LINTELS, COORDINATE PREP AND CLEAN LINTEL FOR PAINTING AFTER GALVANIZING WITH ARCHITECT AND PAINTING CONTRACTOR.
- REFER TO ARCH DRAWINGS FOR OPENING LOCATIONS, ELEVATIONS, AND SIZES.
- REFER TO TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- GROUT CONCRETE MASONRY UNITS SOLID FULL HEIGHT AND LENGTH OF BOND BEAM LINTEL.





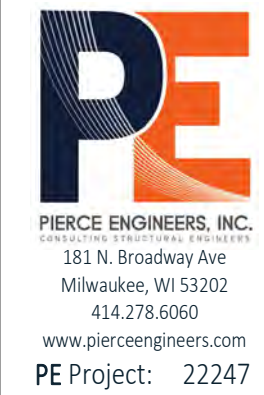


- 1 S100 FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"
1. METAL BUILDING SUPERSTRUCTURE TO BE DESIGN, ENGINEERED AND FABRICATED BY THE PRE-ENGINEERED BUILDING MANUFACTURER.
  2. FOUNDATION DESIGN IS BASED UPON PRELIMINARY PRE-ENGINEERED BUILDING REACTION CALCULATIONS PROVIDED DURING DESIGN. FINAL BUILDING FRAME LOADS SHALL BE PROVIDED TO THE ENGINEER FOLLOWING AWARD OF BIDS. AT THAT TIME, THE ENGINEER OF RECORD WILL REVIEW THE FINAL LOADS AND MAKE ANY FOUNDATION MODIFICATIONS NECESSARY TO ACCOMMODATE THOSE LOADS.
  3. LOADS, REACTIONS, REINFORCING, ANCHOR BOLT SIZES AND SPACING AND ALL OTHER INFORMATION FOR THE COMPLETION OR MODIFICATION OF THE FOUNDATION DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR BY THE PRE-ENGINEERED BUILDING MANUFACTURER.
  4. THE INITIAL BID BY THE GENERAL CONTRACTOR SHALL ANTICIPATE AND INCLUDE ALL OF THESE ITEMS AND COSTS.
  5. PRE-ENGINEERED BUILDING MANUFACTURER SHALL CERTIFY THE ADEQUACY OF THE FOUNDATION DRAWING.
  6. ANCHOR BOLT DATA TO BE PROVIDED BY PRE-ENGINEERED BUILDING CONTRACTOR. CONCRETE DIMENSIONS MAY BE REVISED DUE TO PEBC REQUIREMENTS.
  7. PRE-ENGINEERED BUILDING CONTRACTOR TO PROVIDE ADEQUATE SUPPORT FOR MECHANICAL EQUIPMENT HUNG FROM ROOF STRUCTURE.

| FOUNDATION PLAN NOTES:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | FOUNDATION PLAN KEYED NOTES:                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| PLAN NOTES APPLY TO ALL FOUNDATION PLANS.<br>INDIVIDUAL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | KEYED NOTES APPLY TO ALL FOUNDATION PLANS.<br>ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.                           |
| 1. REFER TO S00x SERIES SHEETS FOR GENERAL NOTES AND SCHEDULES.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ① CONCRETE STOOP, REFER TO 7/S400.                                                                                         |
| 2. REFER TO S40x SERIES SHEETS FOR TYPICAL FOUNDATION DETAILS NOT CUT ON PLAN.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | ② ③ #4 x4'-0" CENTERED IN THICKNESS OF SLAB ON GROUND AND LOCATED AT RE-ENTRANT CORNERS. TYPICAL.                          |
| 3. ELEVATION 100'-0" ON STRUCTURAL DRAWINGS CORRESPONDS TO FF ELEVATION SHOWN ON SITE PLAN. TYPICAL.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ③ MECHANICAL EQUIPMENT HUNG BELOW ROOF STRUCTURE. COORDINATE LOCATION WITH MECHANICAL DRAWINGS. REFER TO PLAN FOR WEIGHTS. |
| 4. <b>SLAB ON GROUND CONTROL JOINTS:</b><br>PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE SLAB ON GROUND CONSTRUCTION WITHIN 24 HOURS OF INITIAL POUR. CONTROL JOINTS SHALL BE SPACED AT 36 TIMES THE SLAB THICKNESS, UP TO A MAXIMUM SPACING OF 18'-0". THE ASPECT RATIO OF SLAB PANELS SHALL BE A MAXIMUM OF 1.5 TO 1. CONTROL JOINTS SHALL BE PLACED ON COLUMN CENTERLINES, INTERIOR CORNERS, AND FLOOR DISCONTINUITIES (PITS, EQUIPMENT PADS, TRENCHES, DEPRESSED SLABS, ETC.). COORDINATE SLAB CONTROL JOINTS LAYOUT WITH ARCHITECT. SLAB ON GROUND CONSTRUCTION SHALL CONFORM TO ACI 302 GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION. REFER TO TYPICAL DETAILS FOR SLAB ON GROUND CONSTRUCTION. | ④ 6" CONCRETE RTU PAD w/ 6x6 - W2.5W2.9 WWF FLAT SHEET STOCK.                                                              |
| 5. GC TO COORDINATE FOOTING ELEVATIONS w/ ALL UNDERGROUND UTILITY WORK. NOTIFY SEOR OF ANY CONFLICTS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                            |

REVISIONS:  
4 07.28.2022 Addendum No. 4

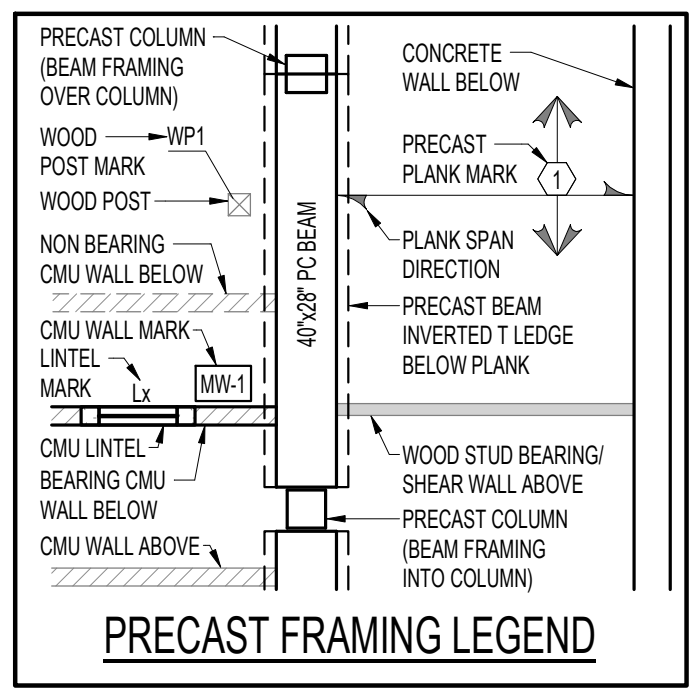
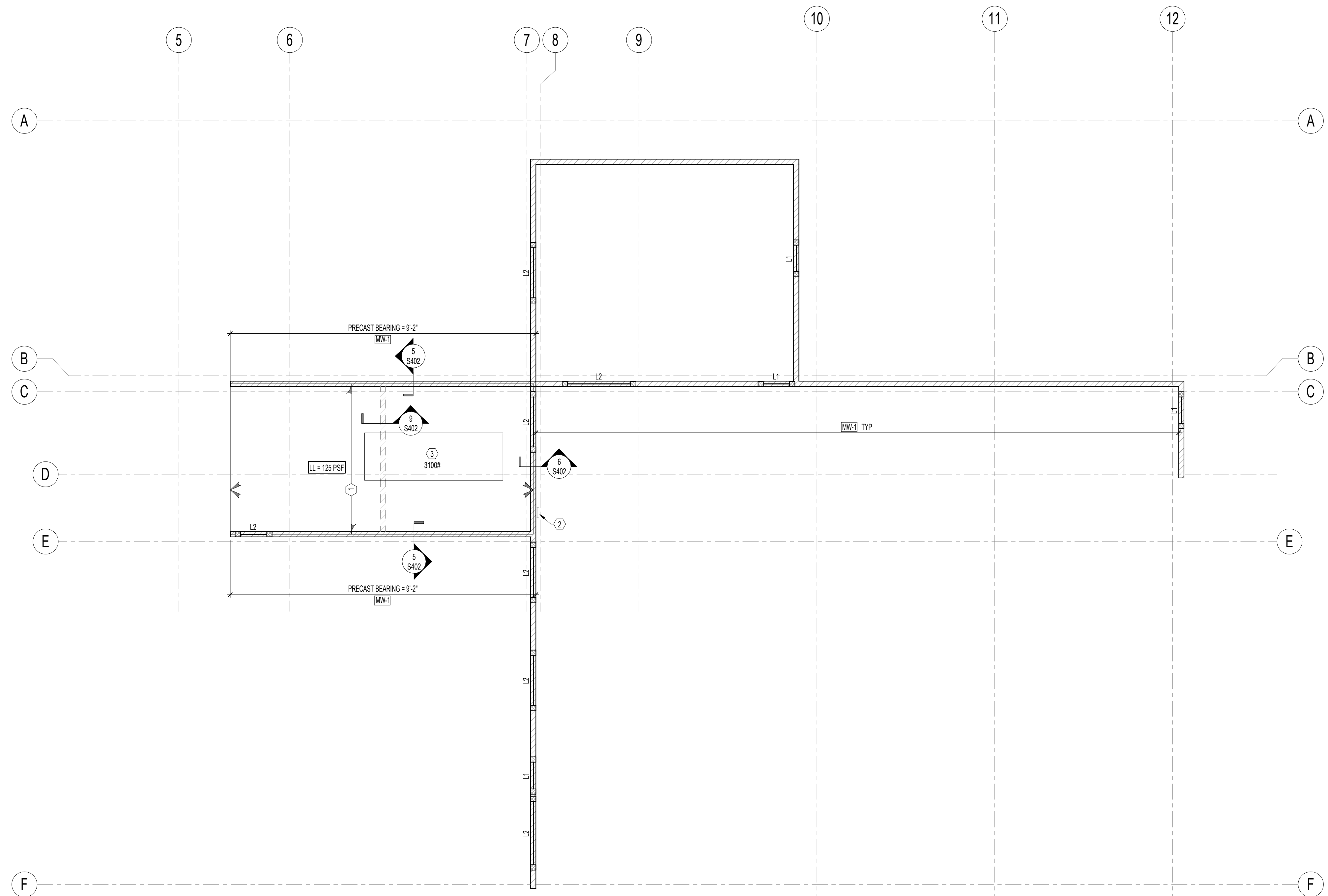
**FACILITIES BUILDING**  
**Carthage College - Kenosha, Wisconsin**  
**FOUNDATION PLAN**



PROJECT NO.:  
**154.21.085**  
DRAWN BY: **DJK** CHECKED BY: **PE**  
DATE: **06.29.22**  
SHEET NO.:

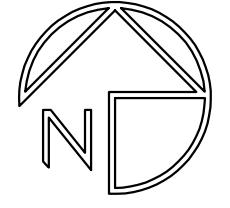
**S100**





| PRECAST FRAMING PLAN NOTES:                                                                                                                                                  | PRECAST FRAMING PLAN KEYED NOTES:                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PLAN NOTES APPLY TO ALL PRECAST FLOOR FRAMING PLANS. INDIVIDUAL NOTES DO NOT NECESSARILY APPLY TO ALL SHEETS.                                                                | KEYED NOTES APPLY TO ALL PRECAST FLOOR FRAMING PLANS. ALL NOTES DO NOT NECESSARILY APPEAR ON ALL SHEETS.                                                                                                                                                 |
| 1. ALL CONCRETE TOPPING ON PRECAST STRUCTURE TO BE BONDED. ALL PRECAST STRUCTURE TO RECEIVE CONCRETE TOPPING TO BE CLEAN AND SATURATED SURFACE DRY PRIOR TO PLACING TOPPING. | ① 8" PRECAST CONCRETE PLANK w/ 2" CONCRETE TOPPING AT ENDS (LESS AT MIDSPAN) w/ 6x6-W1.4xW1.4 WWF FLAT SHEET STOCK. DESIGN PLANK FOR SUPERIMPOSED DEAD LOAD OF 10 PSF IN ADDITION TO TOPPING WEIGHT AND FOR ALL LIVE LOADS SPECIFIED IN DESIGN CRITERIA. |
| 2. (XXX-XX) INDICATES THE TOP OF STEEL ELEVATION. REFER TO PLAN FOR TOP OF STEEL ELEVATIONS.                                                                                 | ② STEEL FRAMED LADDER. DESIGN FOR LOADS SPECIFIED IN ASCE 7 SECTION 4.5.4 G.C. TO COORDINATE WALL CONSTRUCTION WITH LADDER SUPPLIER FOR CORRESPONDING ATTACHMENT.                                                                                        |
| 3. ALL VERTICAL MASONRY WALL REINFORCEMENT SHALL RUN CONTINUOUS THROUGH BOND BEAMS AND EXTEND FULL HEIGHT OF THE WALL. GROUT CORES SOLID AT ALL VERTICAL REINFORCING.        | ③ MECHANICAL UNIT w/ 4" CONCRETE RTU CURB w/ 6x6 - W1.4xW1.4 WWF FLAT SHEET STOCK ON TOP OF TOPPING. ADD ADDITIONAL WEIGHT OF RTU CURB TO PRECAST PLANK. REFER TO PLAN FOR UNIT WEIGHT.                                                                  |
| 4. REFER TO LINTEL SCHEDULE FOR LINTEL SIZES AND REQUIREMENTS. VERIFY LINTEL ELEVATIONS w/ ARCHITECTURAL DRAWINGS.                                                           |                                                                                                                                                                                                                                                          |

1 MEZZANINE FLOOR FRAMING PLAN  
S200 SCALE: 1/8" = 1'-0"



REVISIONS

FACILITIES BUILDING

Carthage College - Kenosha, Wisconsin

MEZZANINE FRAMING PLAN

PE

PIERCE ENGINEERS, INC.

181 N. Broadway Ave

Milwaukee, WI 53202

414.278.6060

www.pierceengineers.com

PE Project: 22247

PROJECT NO.: 154.21.085

DRAWN BY: DJK CHECKED BY: PE

DATE: 06.29.22

SHEET NO.: S200



REVISIONS:

**FACILITIES BUILDING**  
**Carthage College - Kenosha, Wisconsin**

## STRUCTURAL DETAILS



PROJECT NO.:  
**154.21.085**

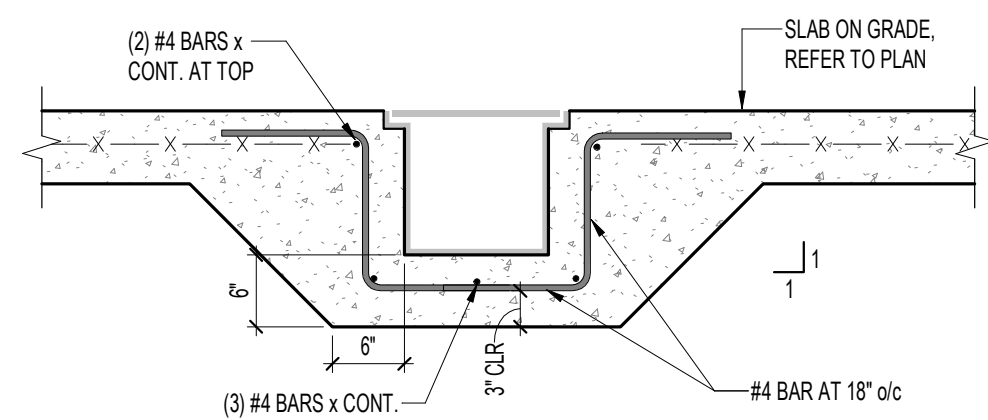
DRAWN BY: CHECKED BY:  
**DJK**

DATE:  
**06.29.22**

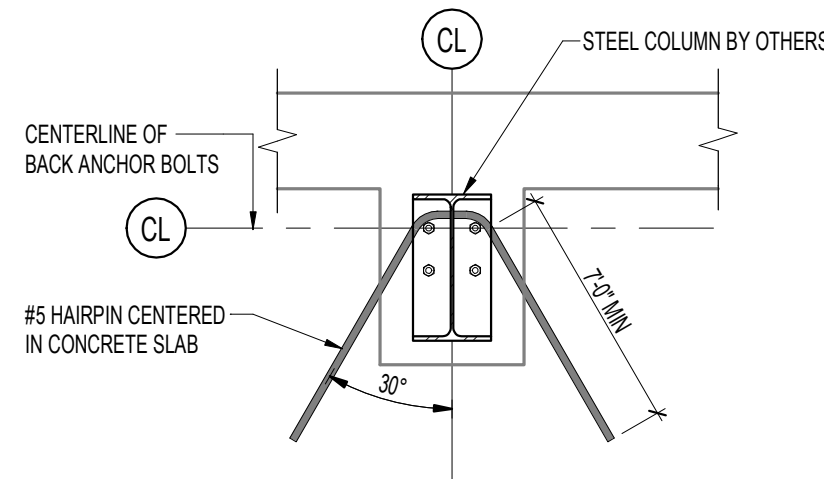
SHEET NO.:

**S400**

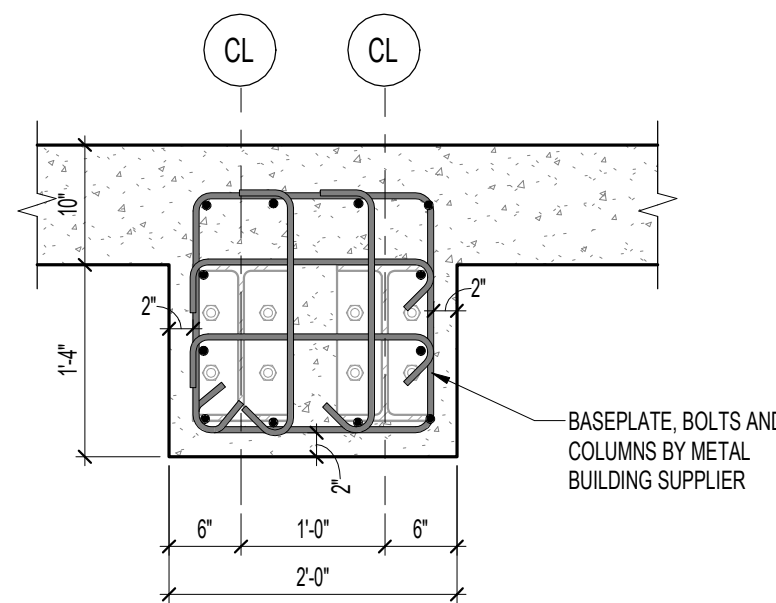




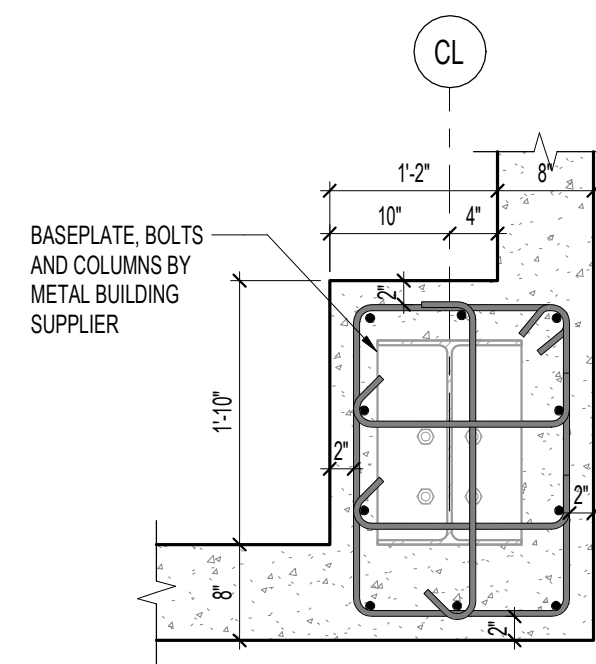
6 S401 TRENCH DRAIN DETAIL



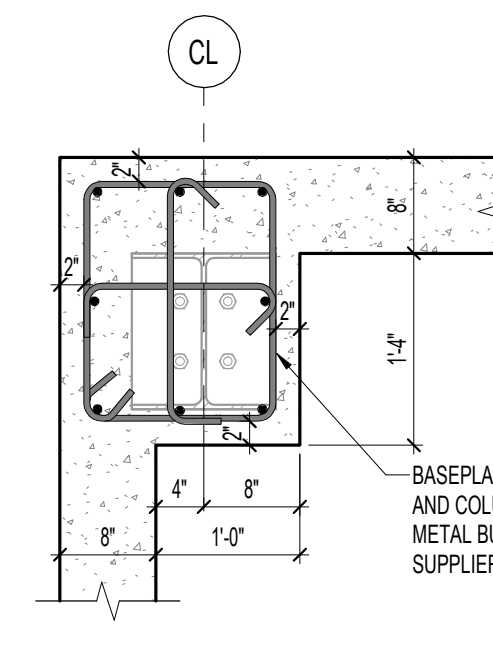
5 S401 HAIRPIN DETAIL #5 BARS



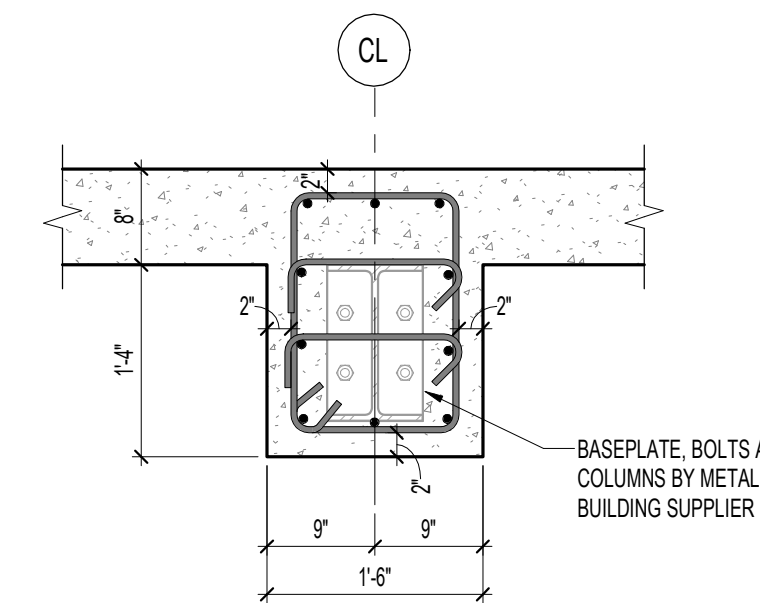
4 S401 PIER 4



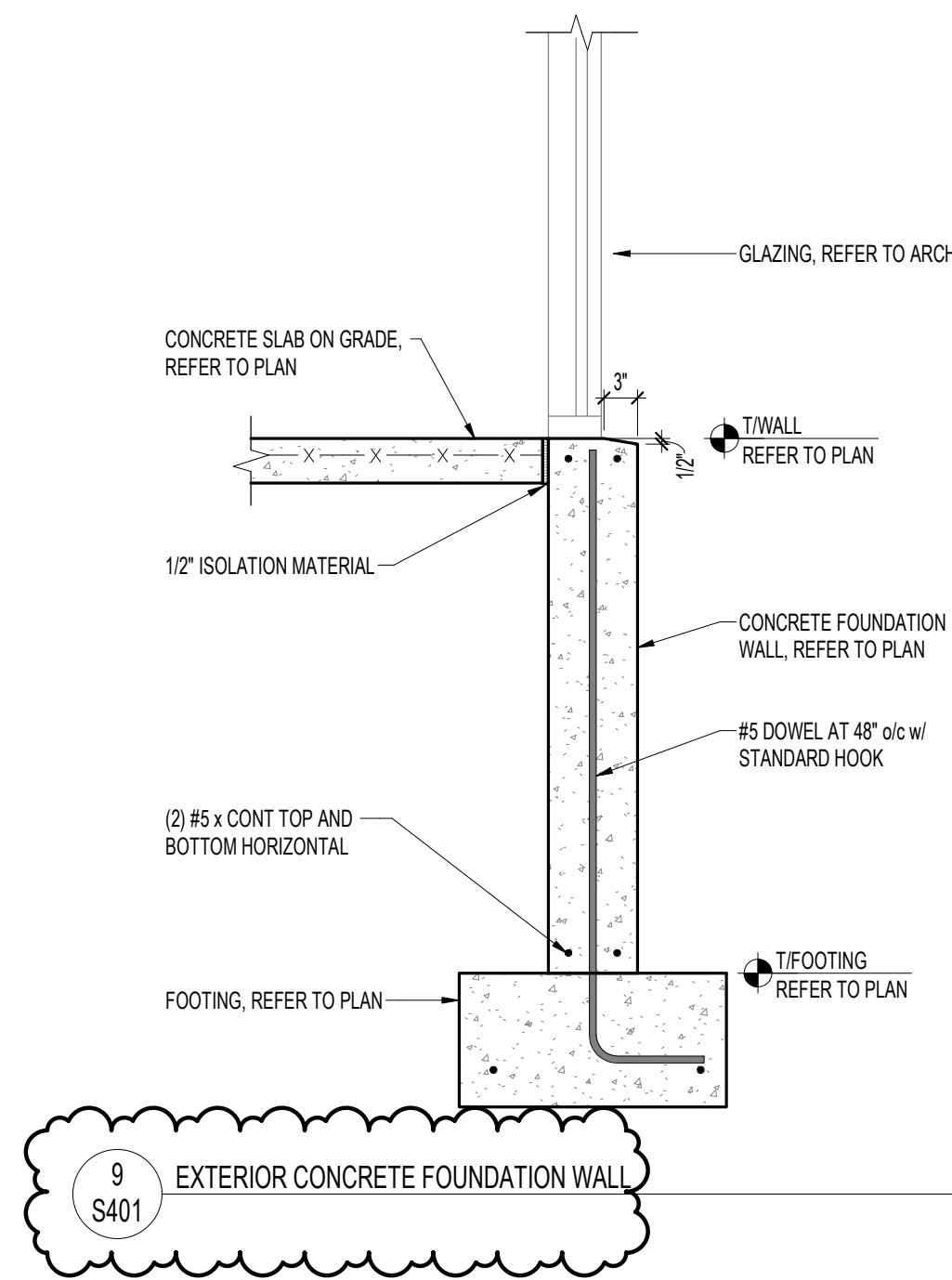
3 S401 PIER 3



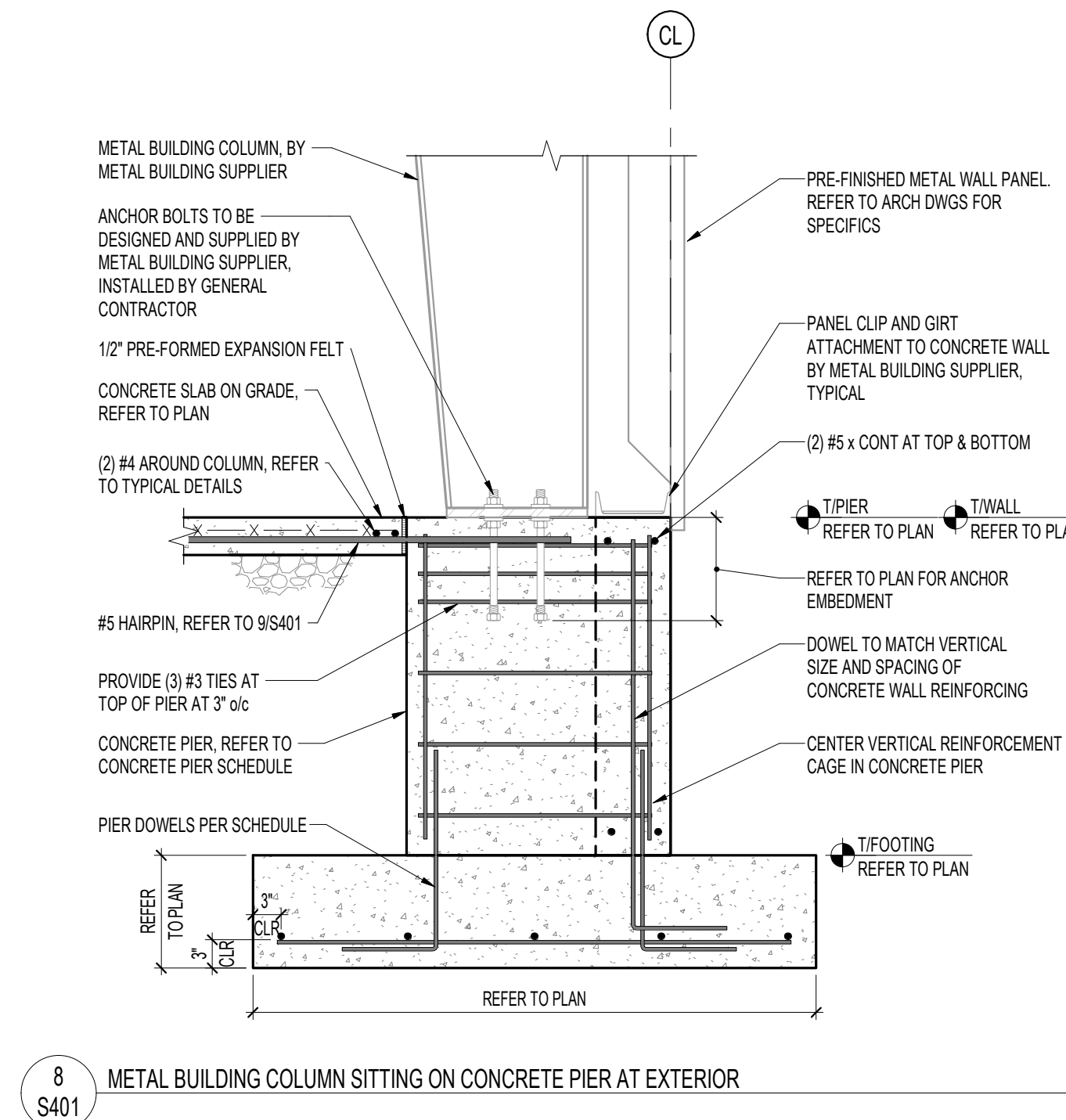
2 S401 PIER 2



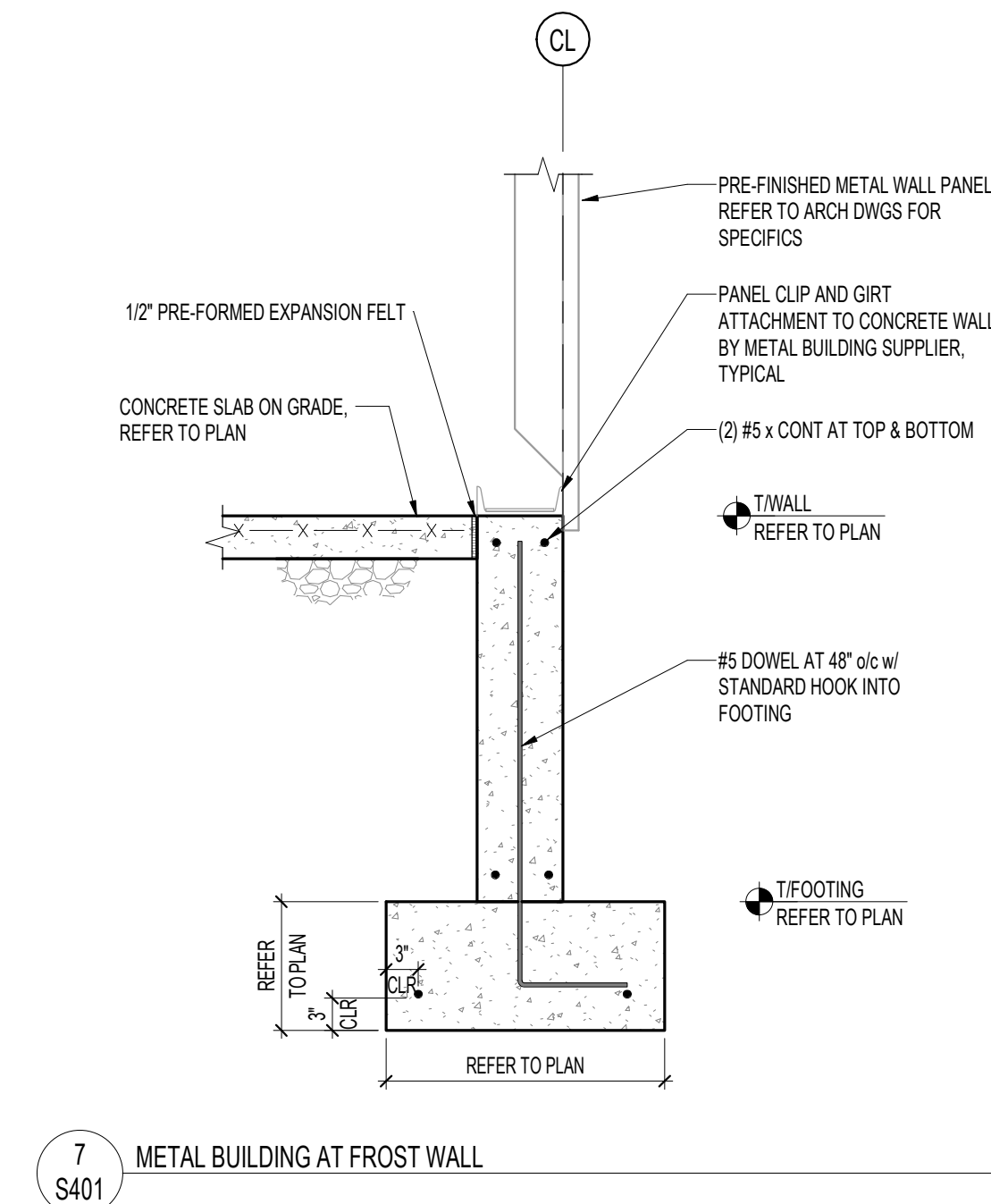
1 S401 PIER 1



9 S401 EXTERIOR CONCRETE FOUNDATION WALL

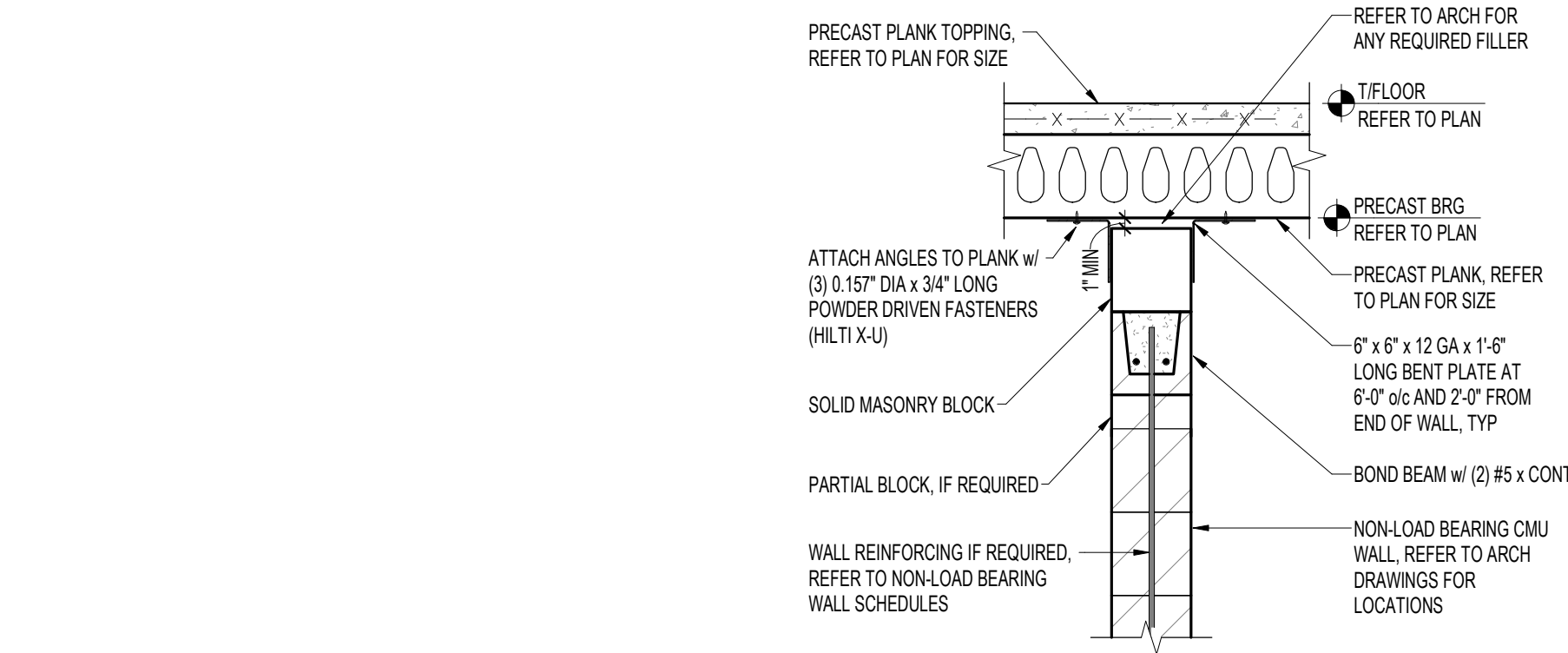


8 S401 METAL BUILDING COLUMN SITTING ON CONCRETE PIER AT EXTERIOR

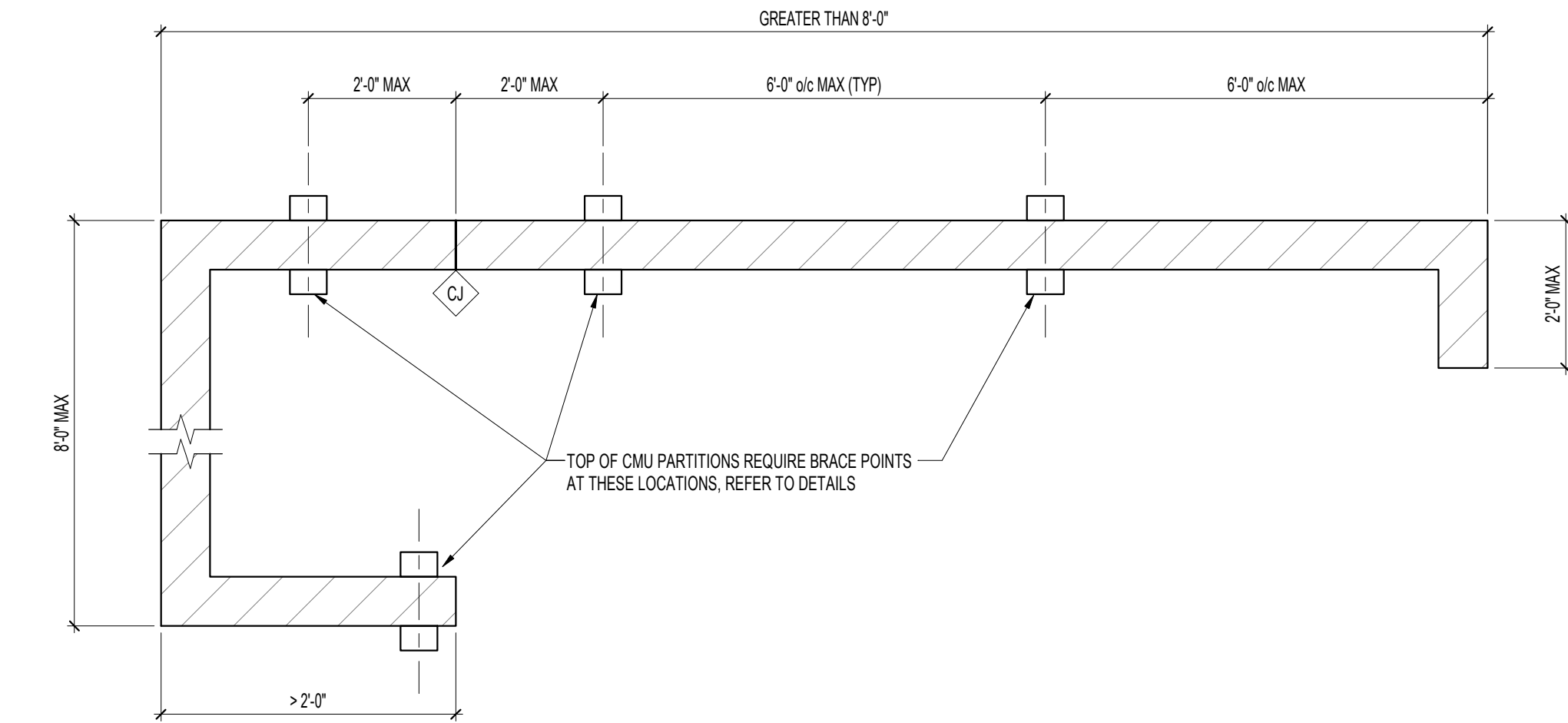


7 S401 METAL BUILDING AT FROST WALL

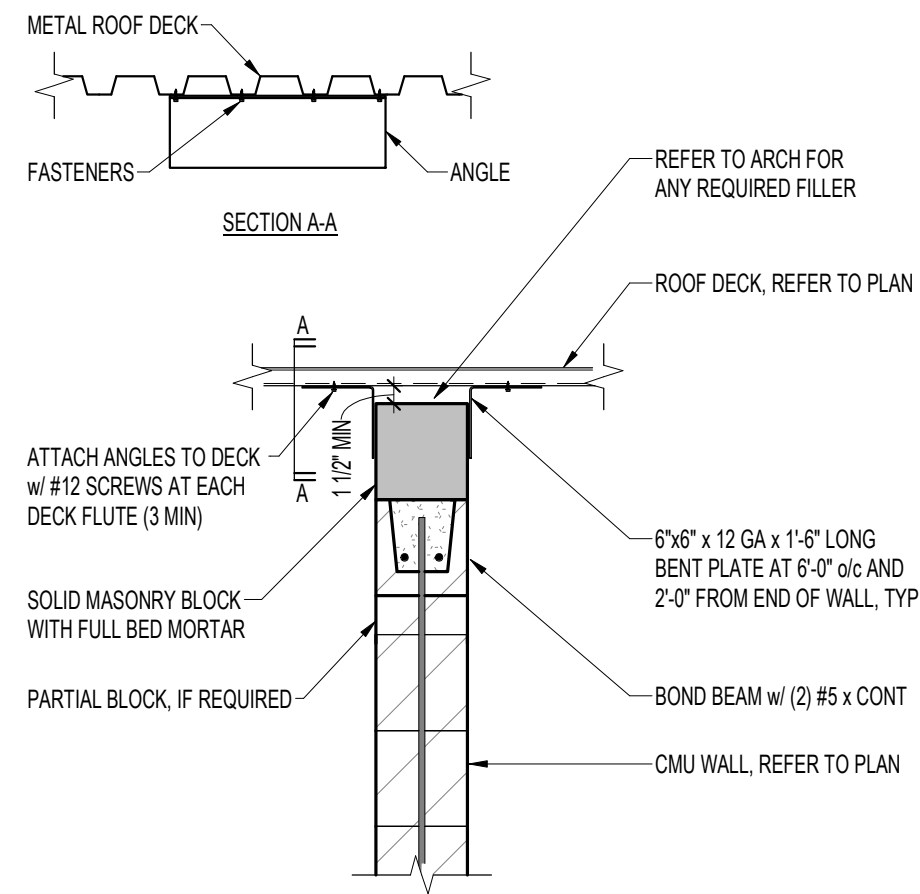




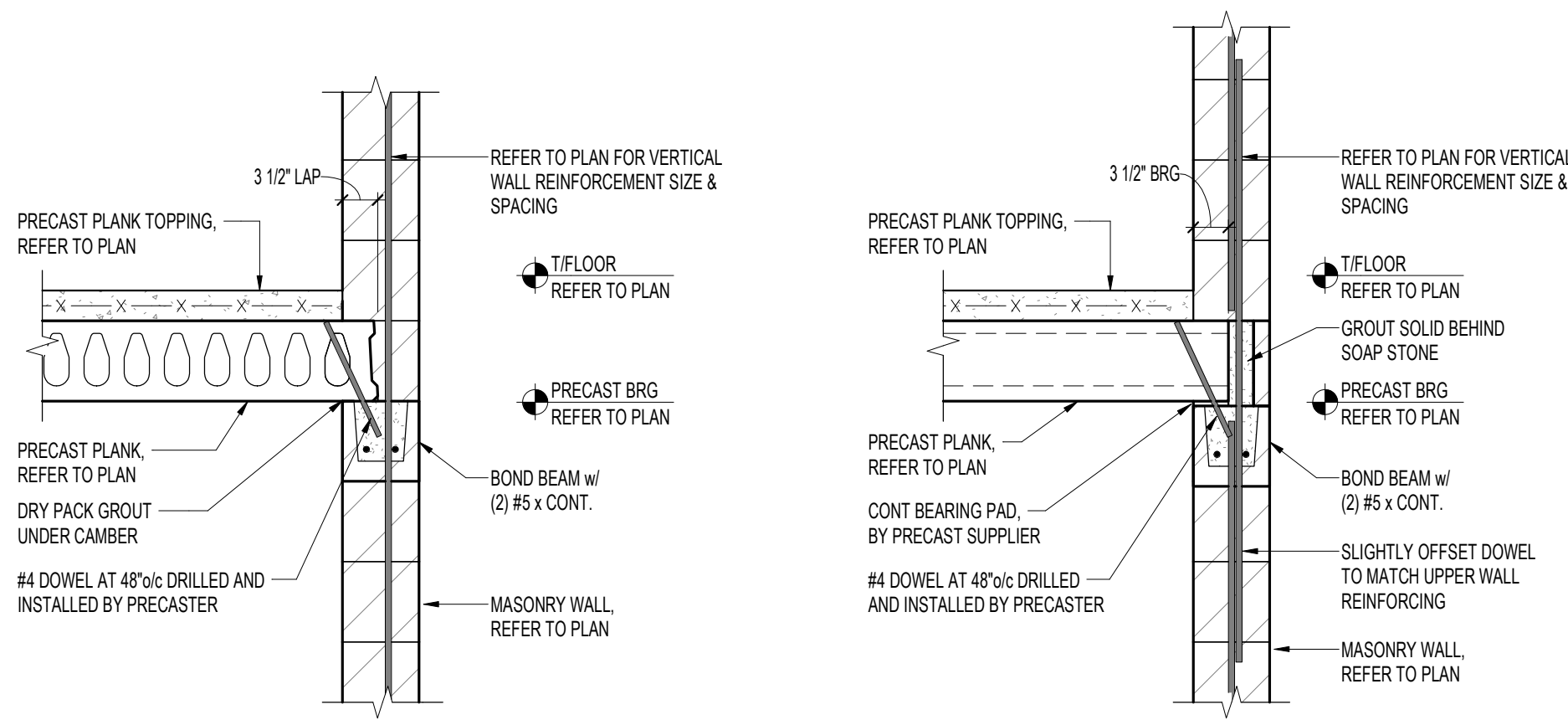
9 S402 PRECAST PLANK OVER NON-BEARING INTERIOR CMU WALL



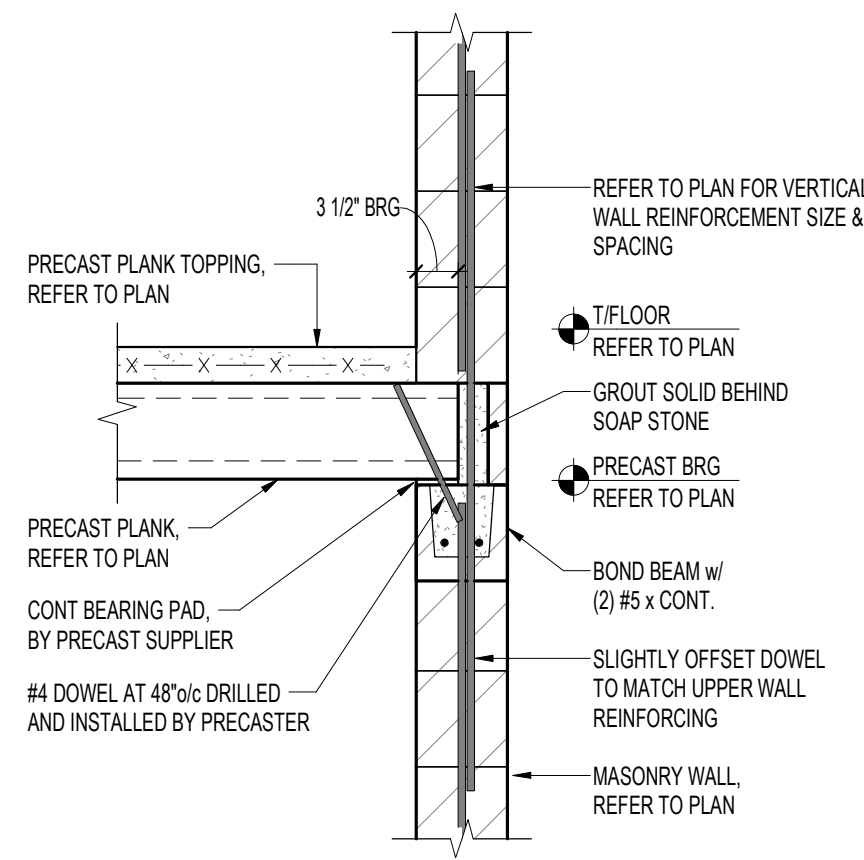
8 S402 TYPICAL DIAGRAMATIC PLAN OF CMU WALL TOP BRACING



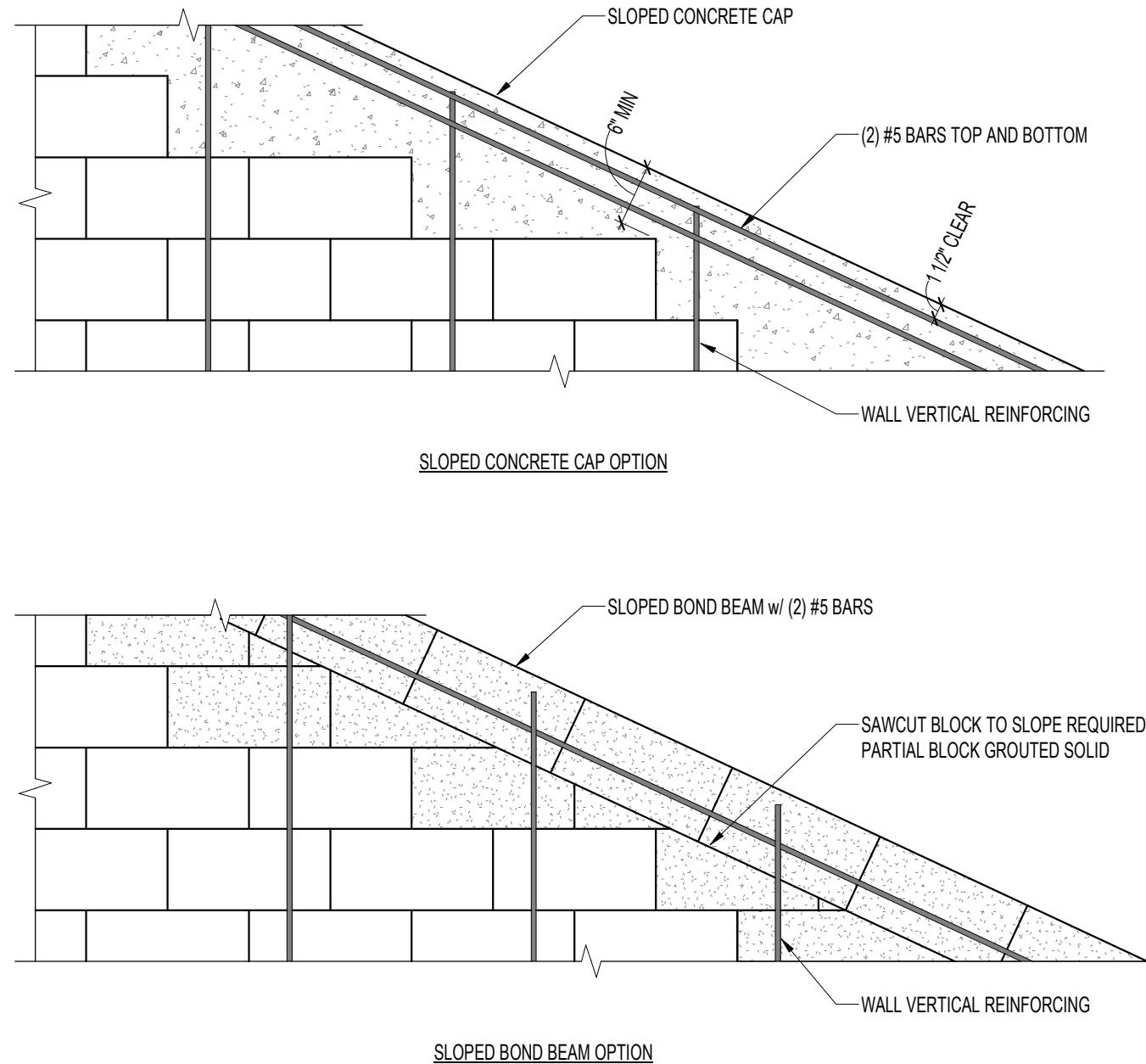
7 S402 PARTITION SUPPORT AT ROOF DECK



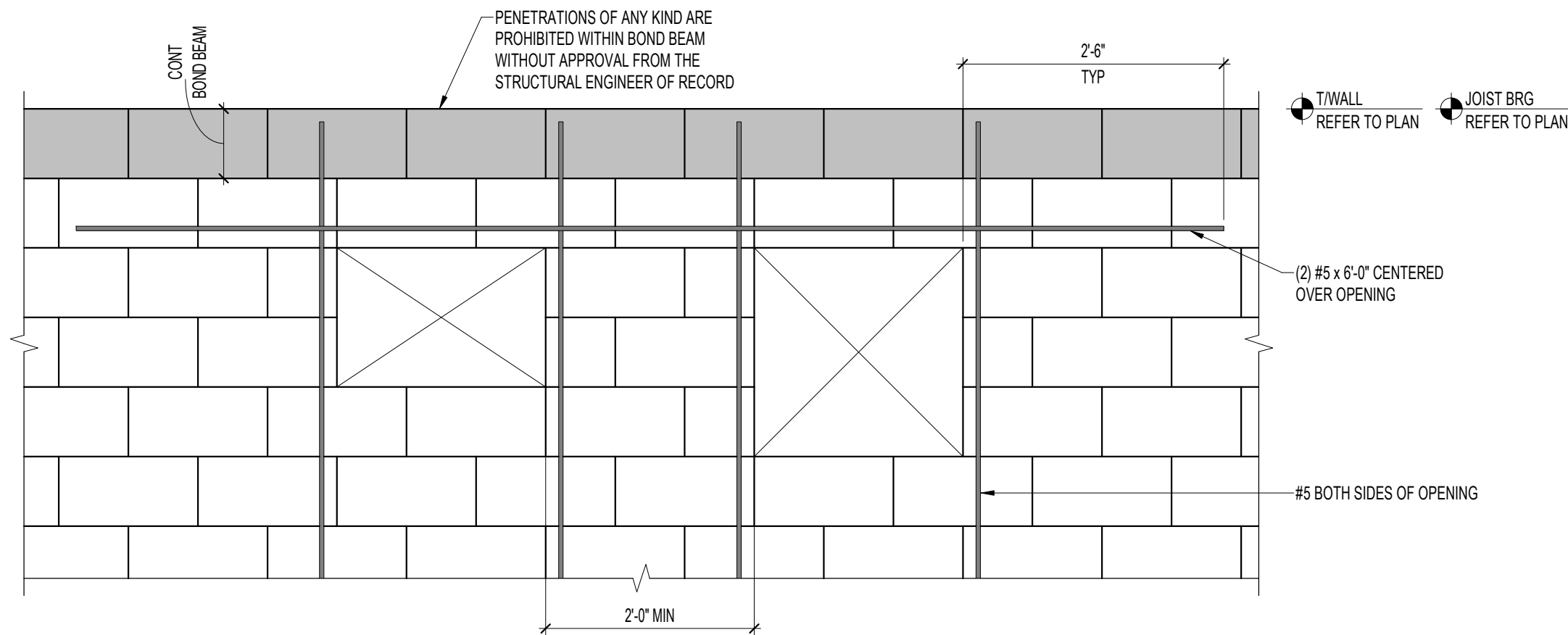
6 S402 PRECAST PLANK SIDE LAP ON CMU WALL



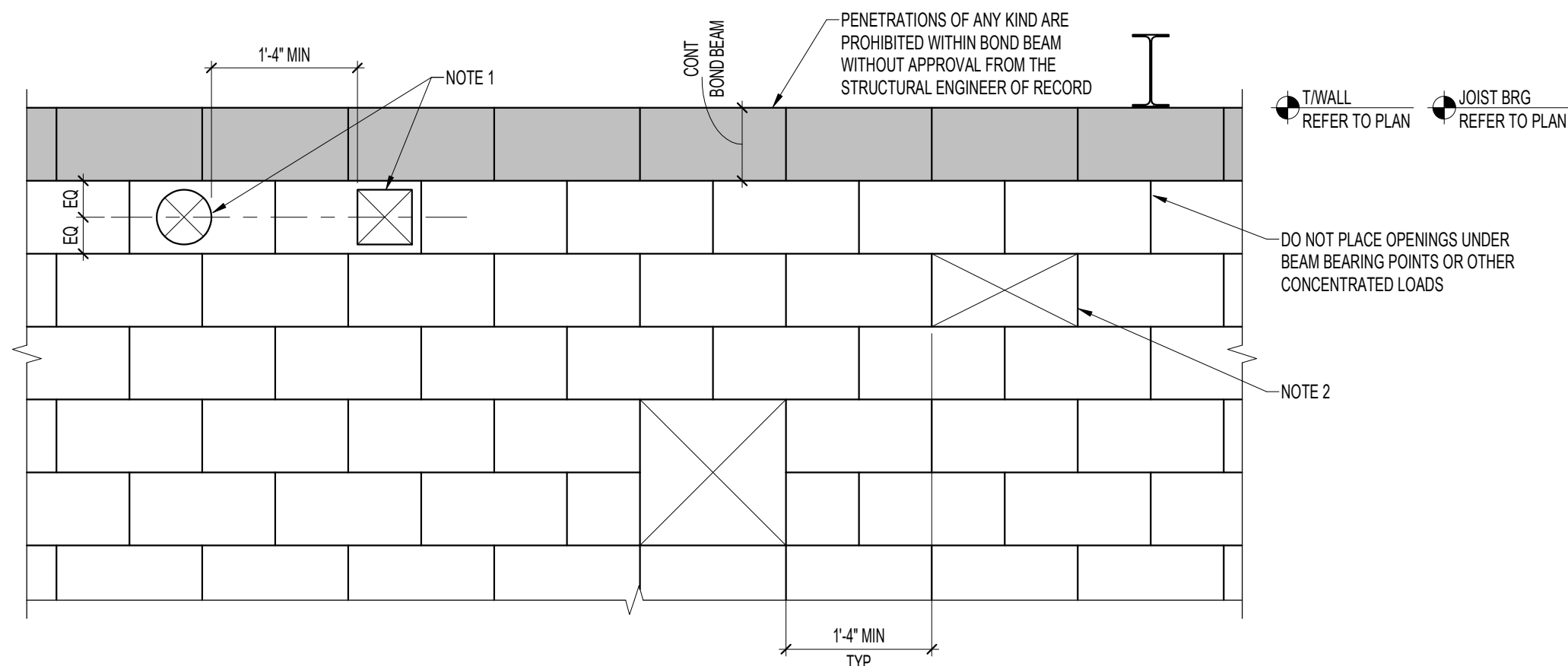
5 S402 PRECAST PLANK BEARING ON CMU WALL



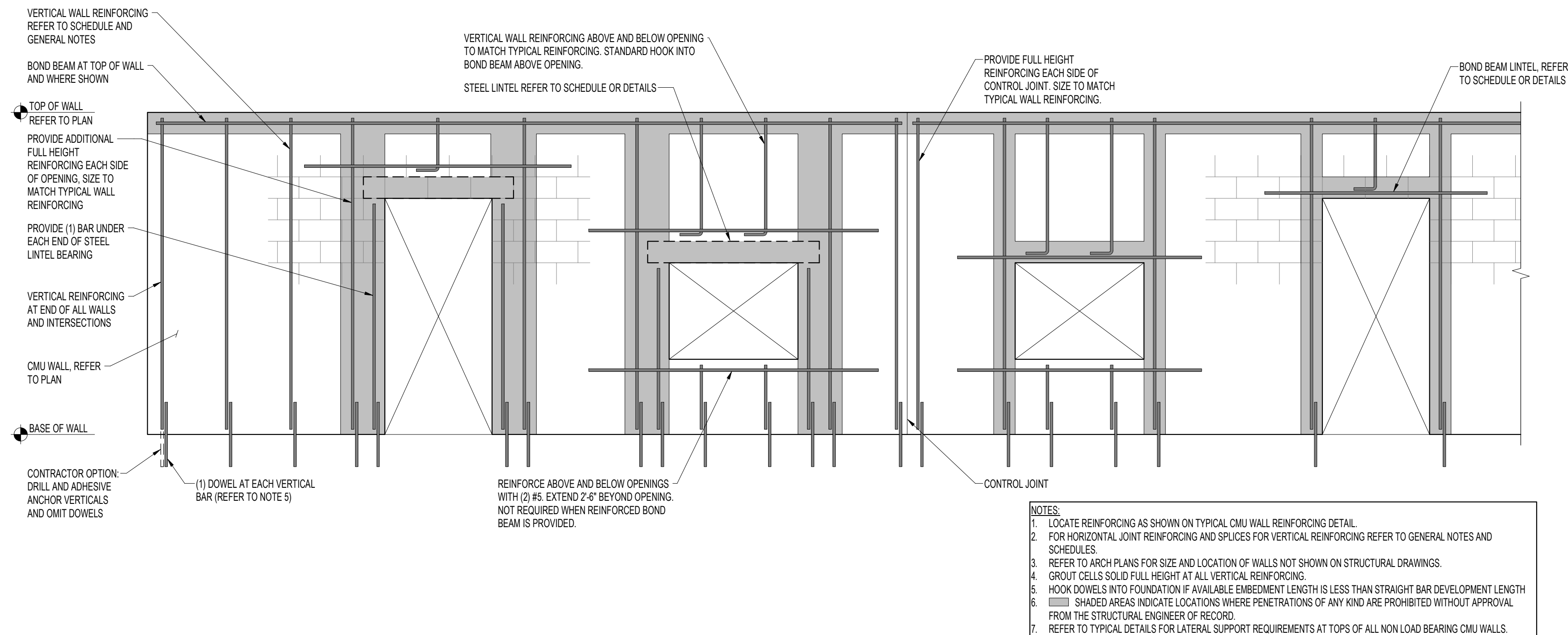
4 S402 TYPICAL SLOPE TOP OF CMU WALL DETAIL



3 S402 TYPICAL CMU WALL OPENING 16\"/>



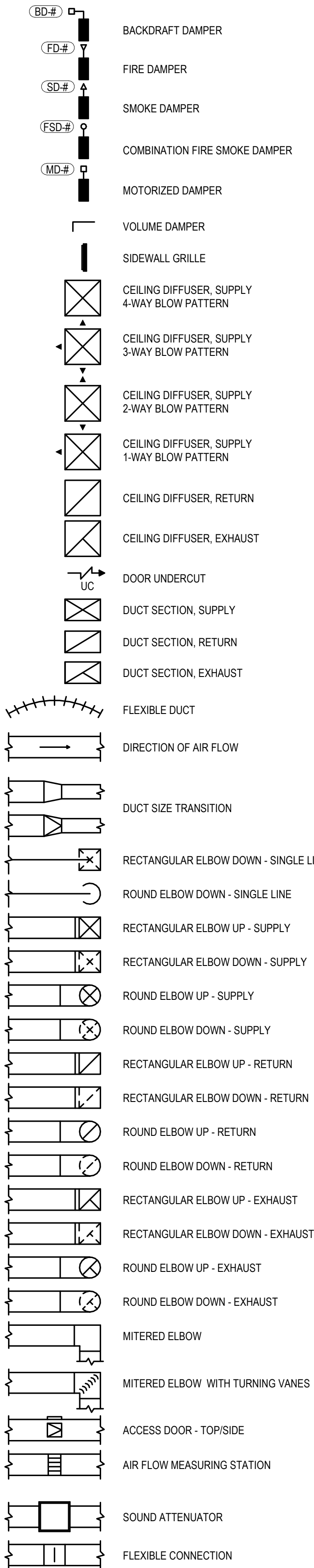
2 S402 TYPICAL SMALL MEP PENETRATIONS UP TO 16\"/>



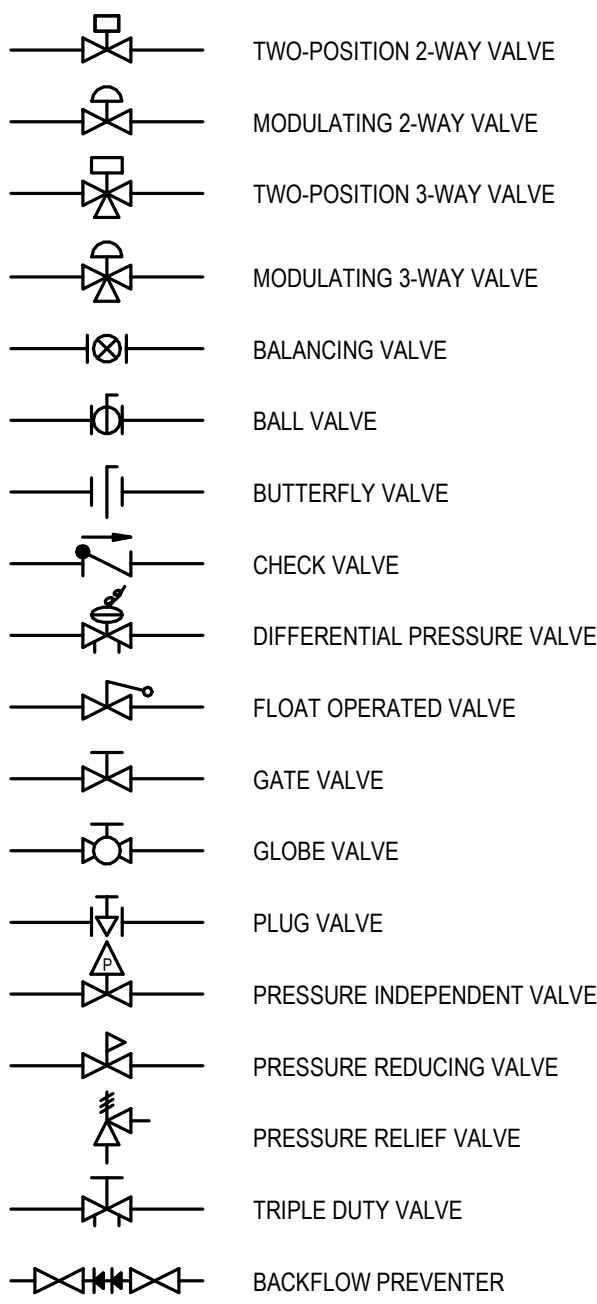
1 S402 TYPICAL WALL ELEVATION



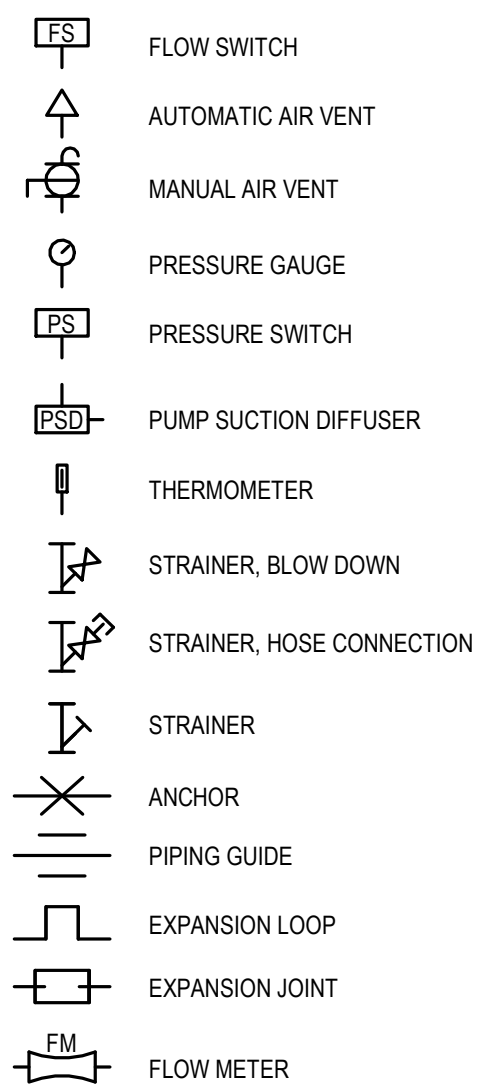
DUCT SYSTEMS:



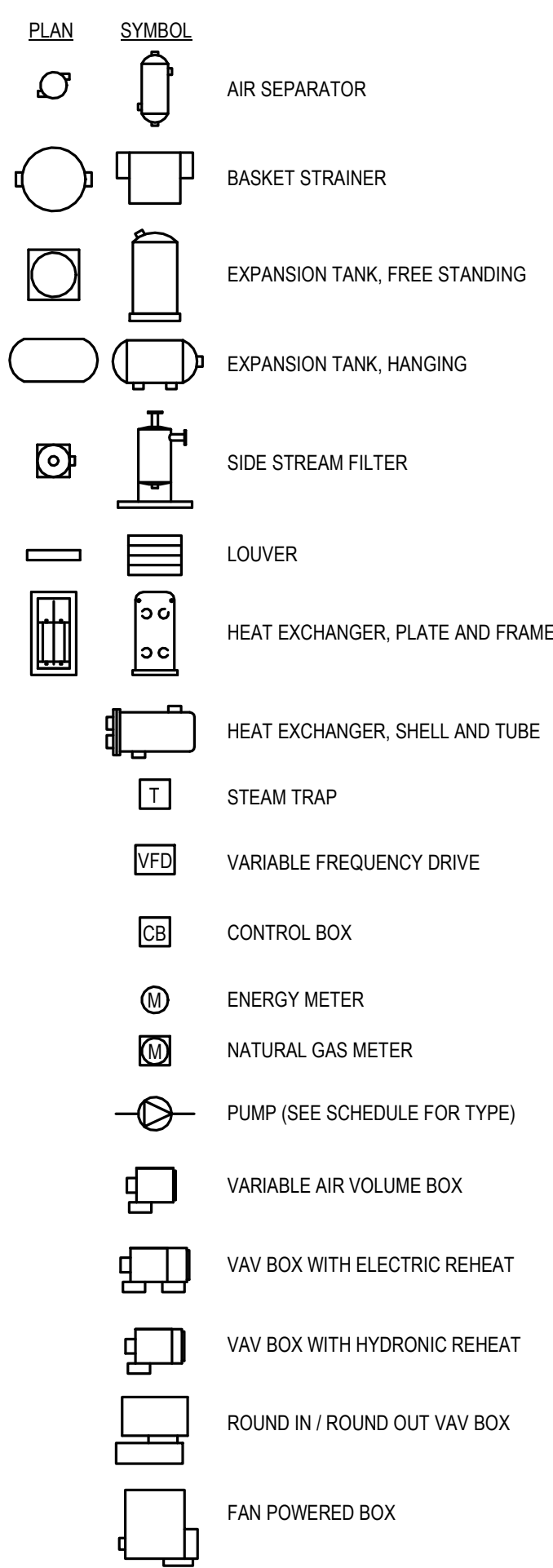
HYDRONIC VALVES:



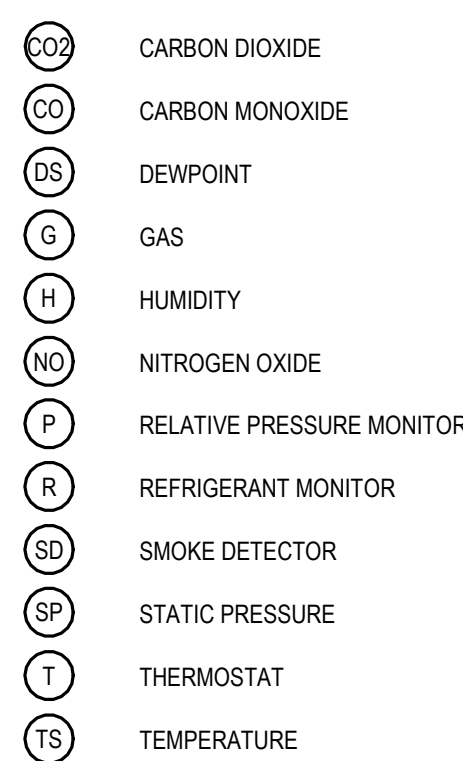
HYDRONIC SPECIALTIES:



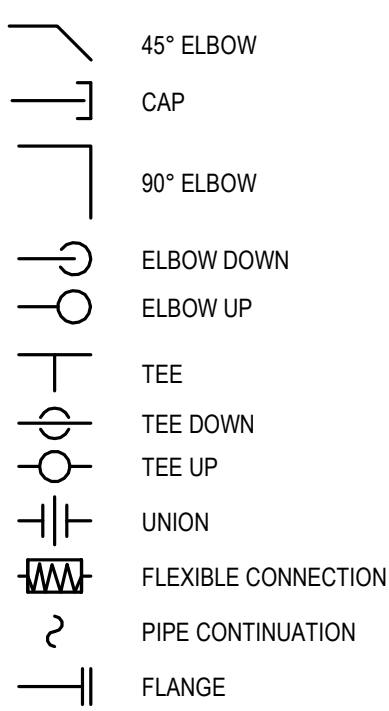
MECHANICAL EQUIPMENT:



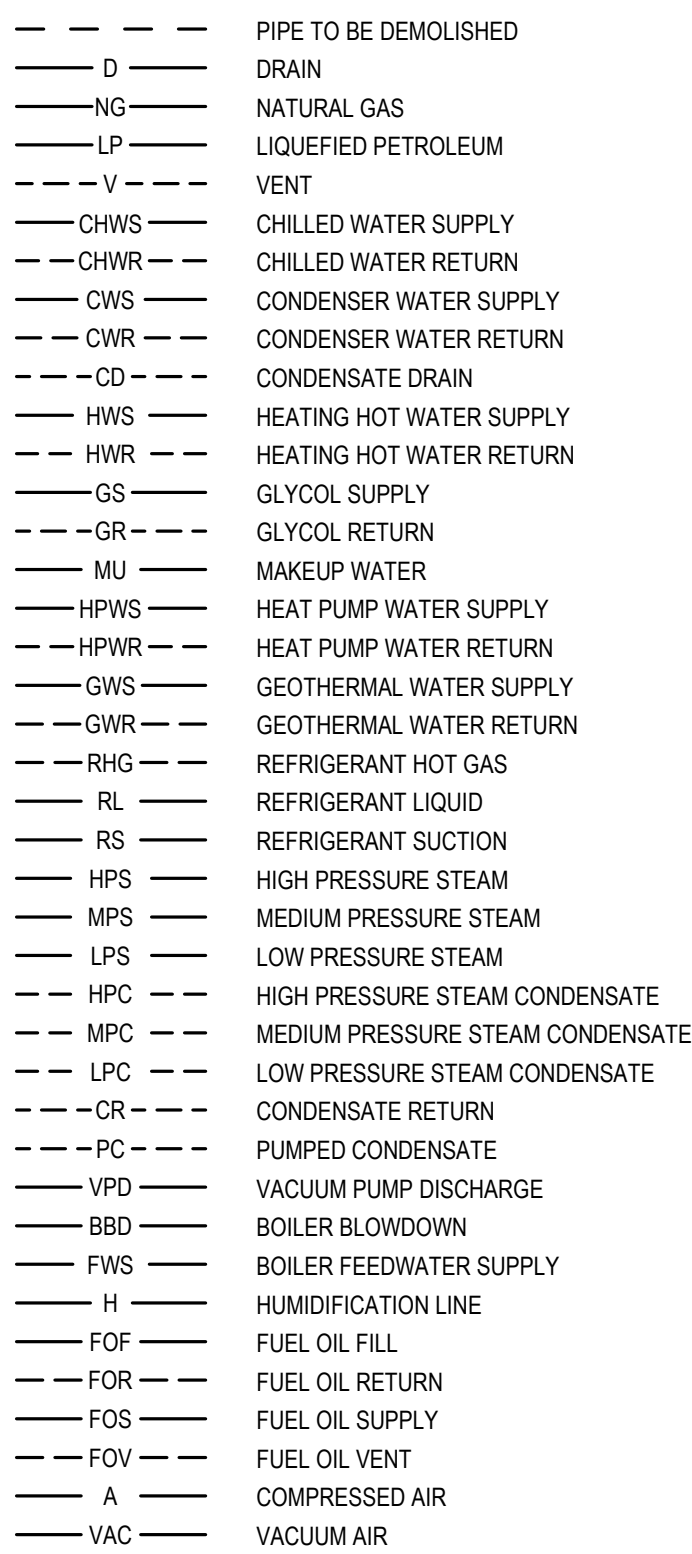
HVAC SENSORS:



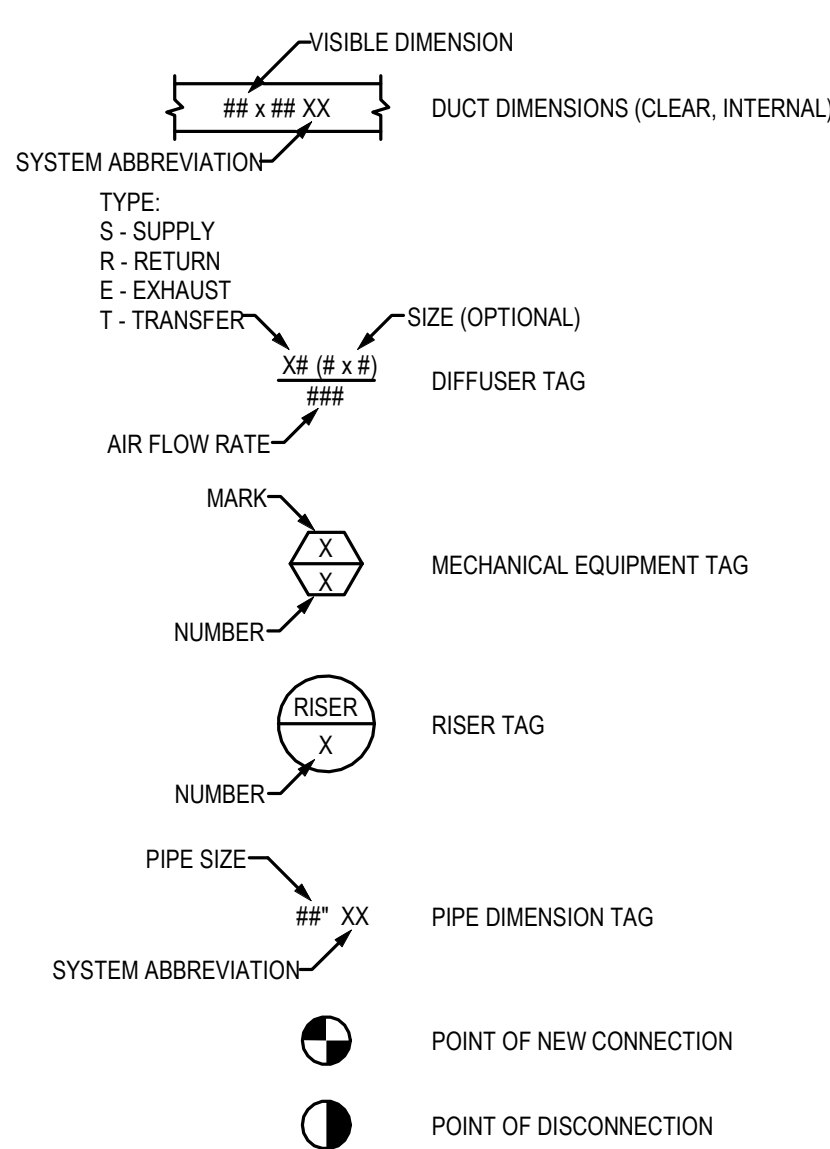
HYDRONIC FITTINGS:



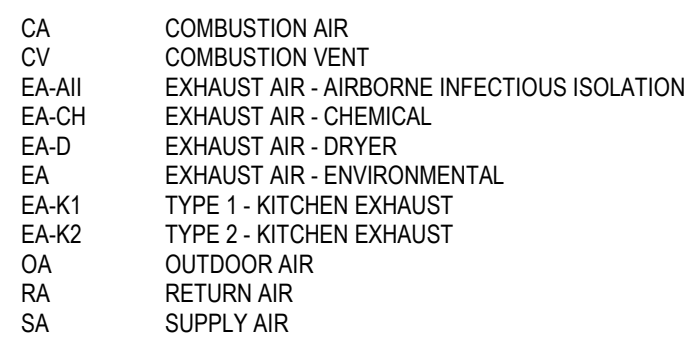
HYDRONIC SYSTEM ABBREVIATIONS:



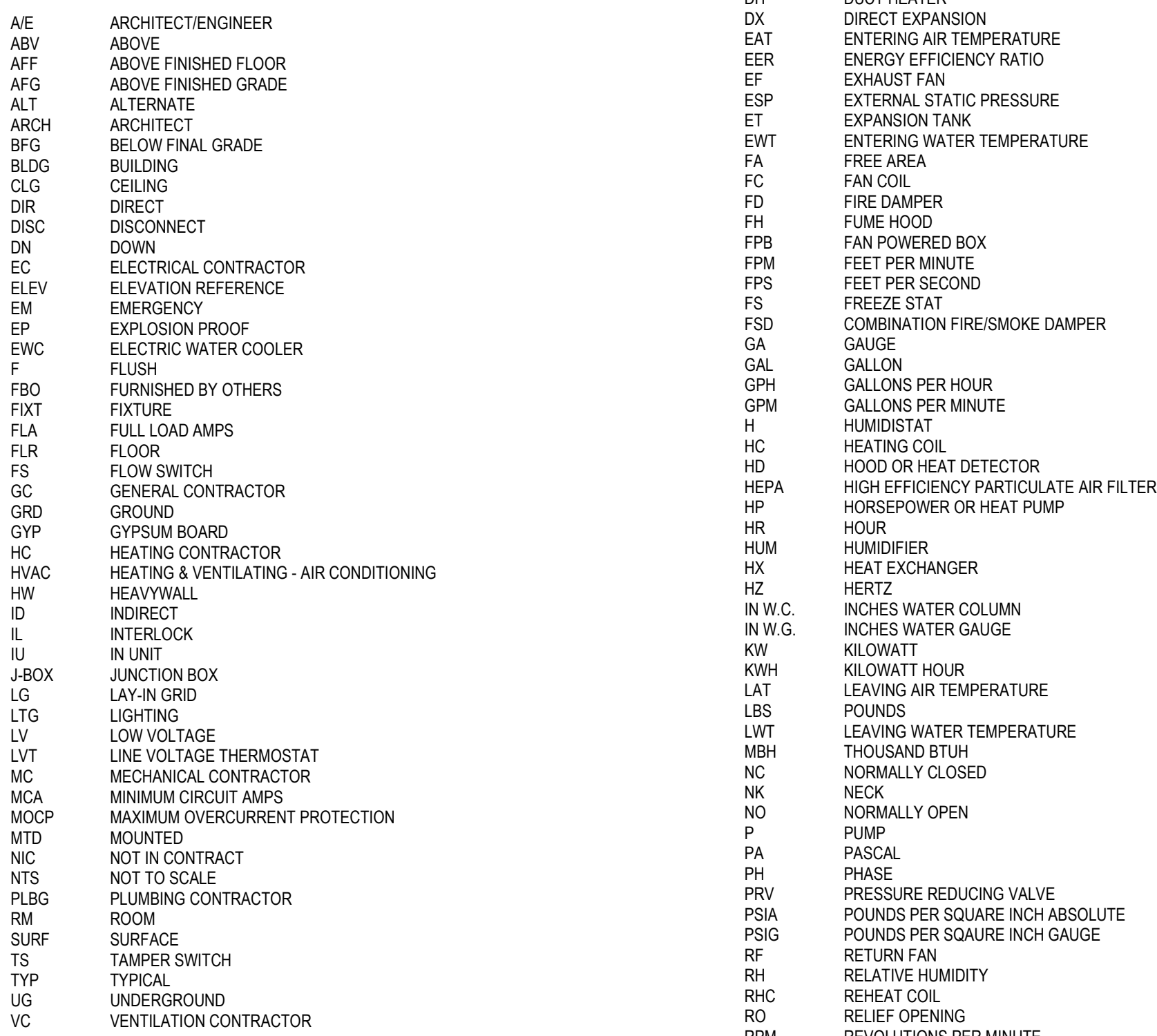
MECHANICAL TAGS:



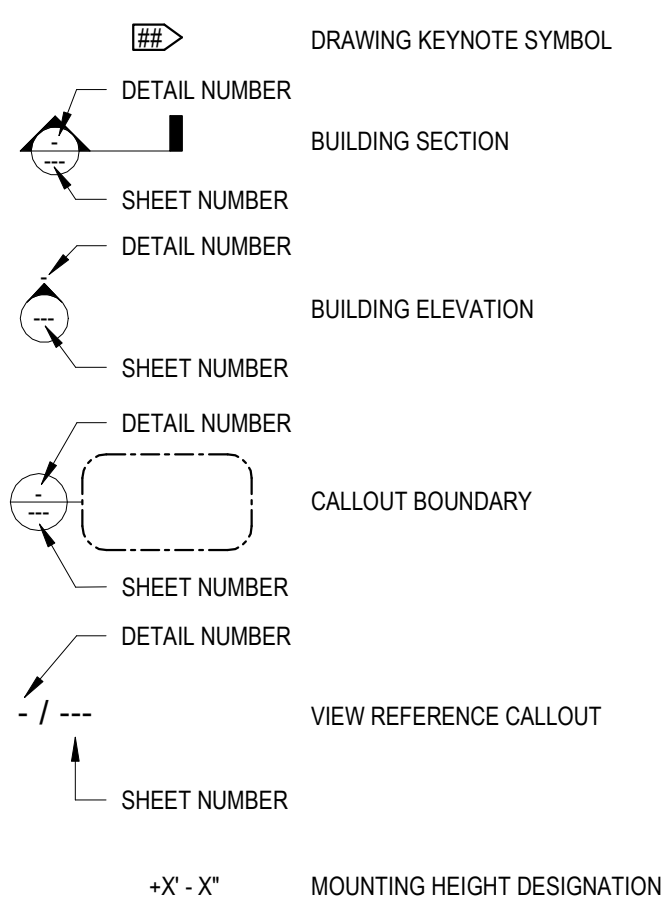
DUCT SYSTEM ABBREVIATIONS:



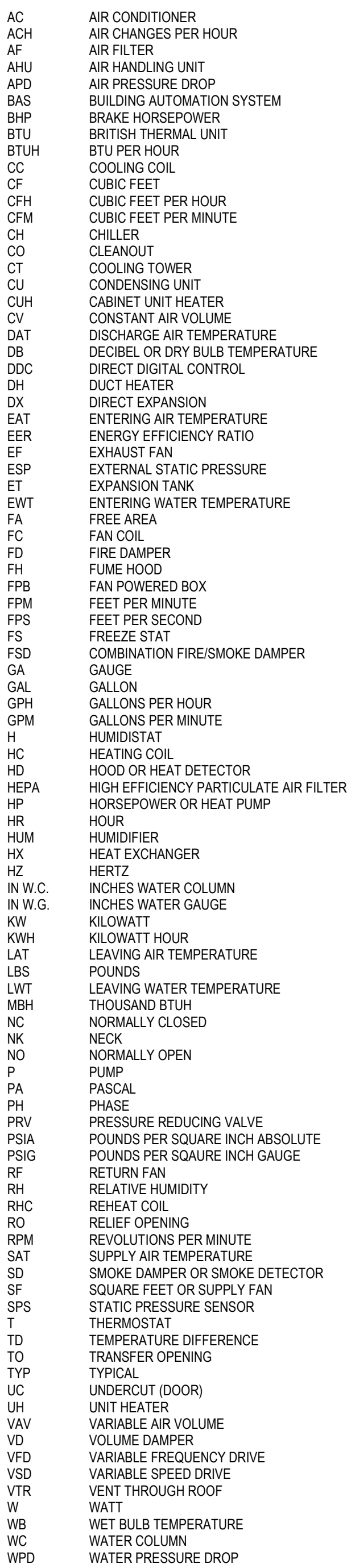
GENERAL ABBREVIATIONS:



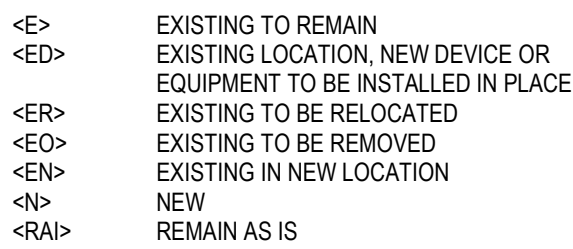
GENERAL:



MECHANICAL ABBREVIATIONS:



RENOVATION LEGEND:





| SPLIT SYSTEM SCHEDULE - CONDENSING UNITS                                                                                                                                                                                                                                                                                                                                                                                                                                                   |               |                                 |      |                 |                      |            |      |          |             |              |                  |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------------------|------|-----------------|----------------------|------------|------|----------|-------------|--------------|------------------|---------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CONNECTED AHU | DESIGN AMBIENT AIR TEMPERATURES |      | COOLING         |                      | ELECTRICAL |      |          | WEIGHT (LB) | MANUFACTURER | MODEL NO.        | REMARKS |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               | SUMMER                          |      | NOMINAL TONNAGE | TOTAL CAPACITY (MBH) | MCA        | MOCP | V/PH/Hz  |             |              |                  |         |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               | DB°F                            | WB°F |                 |                      |            |      |          |             |              |                  |         |
| ACCU-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | AHU-1         | 90.3                            | 74.3 | 25              | 290.6                | 120.2      | 150  | 208/3/60 | 1,095       | CARRIER      | 38APD0255H-22194 | ALL     |
| <b>REMARKS:</b><br>1. FACTORY PROVIDED NON-FUSED DISCONNECT<br>2. LOW SOUND FANS AND COMPRESSORS.<br>3. PROVIDE LONG LINE LENGTH CHECK VALVES.<br>4. SINGLE POINT POWER.<br>5. PROVIDE SECURITY GRILLES AND HAIL GUARDS.<br>6. PROVIDE BACNET COMMUNICATION.<br>7. PROVIDE OUTSIDE AIR TEMPERATURE SENSOR.<br>8. UNIT SHALL BE GRADE MOUNTED INSTALLED ON CONCRETE PAD.<br>9. PROVIDE ONE-YEAR PARTS AND COMPLETE UNIT PARTS WARRANTY.<br>10. PROVIDE FIVE-YEAR COMPRESSOR PARTS WARRANTY. |               |                                 |      |                 |                      |            |      |          |             |              |                  |         |

| SPLIT SYSTEM SCHEDULE - AIR HANDLING UNIT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                   |               |               |                     |                    |                  |      |     |                         |                            |      |      |     |    |                   |                   |                |                 |                   |                            |                            |                    |      |          |                            |             |              |               |         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|---------------|---------------------|--------------------|------------------|------|-----|-------------------------|----------------------------|------|------|-----|----|-------------------|-------------------|----------------|-----------------|-------------------|----------------------------|----------------------------|--------------------|------|----------|----------------------------|-------------|--------------|---------------|---------|
| TAG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CONNECTED<br>ACCU | SERVICE       | MOUNTING      | DESIGN MAX AIRFLOWS |                    | SUPPLY FAN       |      |     | COOLING                 |                            |      |      |     |    | GAS HEATING       |                   |                |                 |                   |                            |                            | ELECTRICAL-PER FAN |      |          | FILTER RATING<br>PRE/FINAL | WEIGHT (LB) | MANUFACTURER | MODEL NO.     | REMARKS |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |               |               | SUPPLY<br>CFM       | OUTSIDE AIR<br>CFM | AIRFLOW<br>(CFM) | ESP  | BHP | TOTAL CAPACITY<br>(MBH) | SENSIBLE<br>CAPACITY (MBH) | EAT  |      | LAT |    | EAT<br>DB (DEG F) | LAT<br>DB (DEG F) | INPUT<br>(MBH) | OUTPUT<br>(MBH) | HEATING<br>STAGES | MAX GAS<br>PRESSURE (IN... | MIN GAS<br>PRESSURE (IN... | HP                 | FLA  | V/PH/HZ  |                            |             |              |               |         |
| AHU-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | ACCU-1            | OFFICE SPACES | FLOOR MOUNTED | 7,000               | 1,750              | 7,000            | 1.75 | 8.7 | 276.72                  | 198.85                     | 78.9 | 65.8 | 55  | 55 | 51.5              | 65                | 200            | 160             | 10:1              | 13.5                       | 5.0                        | 5.0                | 15.4 | 208/3/60 | MERV 8/13                  | 3,400       | CARRIER      | 39M1402HPDL-D | ALL     |
| REMARKS:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                   |               |               |                     |                    |                  |      |     |                         |                            |      |      |     |    |                   |                   |                |                 |                   |                            |                            |                    |      |          |                            |             |              |               |         |
| <div><div>1. DISCONNECT PROVIDED BY ELECTRICAL CONTRACTOR.</div><div>2. FIELD INSTALLED AND WIRED, FULLY PROGRAMMABLE, DDC CONTROLS COMPLETE WITH ALL END-DEVICES, SENSORS, SWITCHES, CONTROL VALVES AND ACTUATORS. CONTROLS BY AUTOMATED LOGIC.</div><div>3. FILTER MAGNEHELIC GAUGE.</div><div>4. DIRECT DRIVE PLENUM FANS, MOTOR SHAFT GROUND RING, PIEZOMETER PLUS TRANSDUCER AND BLANK-OFF PLATE, ONE VFD FOR TWO FANS, INDIVIDUAL OVERLOAD PER MOTOR.</div><div>5. ONE FACTORY INSTALLED VFD FOR UNIT – 3 YEAR PARTS AND LABOR WARRANTY ON VFDS. START-UP BY MANUFACTURER.</div><div>6. FIELD PROVIDED AND INSTALLED OUTDOOR AIRFLOW MEASURING STATIONS.</div><div>7. 4" MERV 13 + 2" MERV 8 PLEATED MEDIA FILTERS</div><div>8. CASING LEAKGE RATE SHALL BE LESS THAN 1% AT 8" WG OF NOMINAL AIRFLOW OR 50 CFM, WHICHEVER IS GREATER.</div><div>9. R-13 DOUBLE WALL SEALED PANEL. LEVEL 1 THERMAL BREAK. GALVANIZED EXTERIOR AND INTERIOR PANELS.</div><div>10. PROVIDE PREMIUM PARALLEL BLADE DAMPERS FOR RETURN, PREMIUM OPPOSED BLADE DAMPERS FOR OUTSIDE AIR.</div><div>11. 6" INTEGRAL BASE RAIL</div><div>12. FACTORY PRESSURE TEST COILS TO 450PSIG</div><div>13. SS COOLING COIL DRAINPAN AND COIL CASING – NO EXCEPTIONS</div><div>14. HINGED, LOCKABLE DOUBLE-WALL ACCESS DOORS ON BOTH SIDES.</div><div>15. UL LISTING</div><div>16. OEM TWO YEAR PARTS AND LABOR WARRANTY – ENTIRE UNIT. FACTORY STARTUP.</div><div>17. SUBMIT SOUND DATA PER AHRI STD 430/431. NO EXCEPTIONS</div><div>18. 20 GAGE GALVANIZED STEEL GAS HEAT EXCHANGER CABINET, INDUCED DRAFT FAN, 1" THICK, MINIMUM 1-1/2 LB/CU FT DENSITY THERMAL INSULATION FOR HEAT EXCHANGER CABINET.</div><div>19. GAS HEATING SECTION TO HAVE SEPARATE 115 VOLT POWER CONNECTION.</div></div> |                   |               |               |                     |                    |                  |      |     |                         |                            |      |      |     |    |                   |                   |                |                 |                   |                            |                            |                    |      |          |                            |             |              |               |         |

| EXHAUST FAN SCHEDULE                                                                     |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
|------------------------------------------------------------------------------------------|-----------|-------------------------|--------------|-----------------|--------------------|--------|----------------|-----|----------|-----------|-------|---------------|--------------------|----------|--------|---------|
| TAG                                                                                      | LOCATION  | SERVICE                 | MANUFACTURER | MODEL           | TYPE               | DRIVE  | BLOWER SECTION |     |          |           |       | SPEED CONTROL | CONTROLLED BY      | V/PH/Hz  | WEIGHT | REMARKS |
|                                                                                          |           |                         |              |                 |                    |        | CFM            | ESP | MOTOR HP | BHP       | RPM   |               |                    |          |        |         |
| EF-1                                                                                     | WORK AREA | SHOP EXHAUST            | LOREN COOK   | 100SQN17DEC     | CENTRIFUGAL INLINE | DIRECT | 450            | 0.5 | 1/4      | 78 WATTS  | 1,466 | FSC           | OCCUPANCY SCHEDULE | 115/1/60 | 60     | 1,2,3   |
| EF-2                                                                                     | WORK AREA | SHOP EXHAUST            | LOREN COOK   | 225SQNH17D (VF) | CENTRIFUGAL INLINE | DRIVE  | 2,050          | 0.5 | 1-1/4    | 0.302     | 669   | VARIFLOW EC   | BUILDING PRESSURE  | 208/3/60 | 271    | 1,2,3,4 |
| EF-3                                                                                     | GARAGE    | TOILET/LOCKER EXHAUST   | LOREN COOK   | 100SQN17DEC     | CENTRIFUGAL INLINE | DIRECT | 450            | 0.5 | 1/4      | 78 WATTS  | 1,466 | FSC           | OCCUPANCY SCHEDULE | 115/1/60 | 60     | 1,2,3   |
| EF-4                                                                                     | GARAGE    | SALT STORAGE EXHAUST    | LOREN COOK   | 100SQN17DEC     | CENTRIFUGAL INLINE | DIRECT | 450            | 0.5 | 1/4      | 78 WATTS  | 1,466 | FSC           | OCCUPANCY SCHEDULE | 115/1/60 | 60     | 1,2,3   |
| EF-5                                                                                     | GARAGE    | CO/NOX EXHAUST          | LOREN COOK   | 24SSQN17D (VF)  | CENTRIFUGAL INLINE | DIRECT | 3,700          | 0.5 | 1-1/4    | 0.58      | 594   | VARIFLOW EC   | CO/NOX             | 208/3/60 | 309    | 1,2,3   |
| EF-6                                                                                     | GARAGE    | CONSTANT GARAGE EXHAUST | LOREN COOK   | 100SQN12D       | CENTRIFUGAL INLINE | DIRECT | 300            | 0.5 | 1/6      | 104 WATTS | 1,301 | FSC           | OCCUPANCY SCHEDULE | 115/1/60 | 54     | 1,2,3   |
| EF-7                                                                                     | MEZZANINE | AHU-1 GENERAL EXHAUST   | LOREN COOK   | 225SQMHPD11     | MIXED FLOW INLINE  | DIRECT | 5,600          | 0.5 | 3        | 0.837     | 868   | VFD           | BUILDING PRESSURE  | 208/3/60 | 542    | 1,2,3,4 |
| EF-8                                                                                     | GARAGE    | STORAGE EXHAUST         | LOREN COOK   | 13SQN-8 OR81    | CENTRIFUGAL INLINE | BELT   | 350            | 0.5 | 1/4      | 0.121     | 1,156 | NA            | CONSTANT           | 115/1/60 | 66     | 1,3,5,6 |
| REMARKS:                                                                                 |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 1. PROVIDE INTEGRAL DISCONNECT. DISCONNECT SHALL BE RATED FOR THE INSTALLED ENVIRONMENT. |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 2. PROVIDE MOTORIZED DAMPER POWERED FROM DDC.                                            |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 3. PROVIDE VIBRATION ISOLATION AS REQUIRED BY SPECIFICATIONS.                            |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 4. MANUFACTURER TO PROVIDE PRESSURE CONTROL PACKAGE.                                     |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 5. PROVIDE GRAVITY BACKDRAFT DAMPER.                                                     |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |
| 6. PROVIDE ALL ACCESSORIES AND COMPONENTS FOR SPARK-PROOF CONSTRUCTION.                  |           |                         |              |                 |                    |        |                |     |          |           |       |               |                    |          |        |         |

| DIRECT FIRED INDOOR AIR HANDLING UNIT SCHEDULE                              |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
|-----------------------------------------------------------------------------|----------------------|--------------------|---------------|-----------------------|-----|------|------------------|----------------|-------------|--------------|---------------------------|---------------------------|------------|------|----------|---------------|-------------|--------------|---------------------|---------|--|
| TAG                                                                         | BURNER TYPE          | AMBIENT CONDITIONS | SUPPLY FAN    |                       |     |      | GAS HEATING COIL |                |             |              |                           |                           | ELECTRICAL |      |          | FILTER RATING | WEIGHT (LB) | MANUFACTURER | MODEL NO.           | REMARKS |  |
|                                                                             |                      | WINTER DB°F        | AIRFLOW (CFM) | MAX OUTSIDE AIR (CFM) | ESP | BHP  | EAT DB (DEG F)   | LAT DB (DEG F) | INPUT (MBH) | OUTPUT (MBH) | MIN GAS PRESSURE (IN. WG) | MAX GAS PRESSURE (IN. WG) | MCA        | MOCp | V/PH/Hz  |               |             |              |                     |         |  |
| MAU-1                                                                       | SEPARATED COMBUSTION | -10                | 4,600         | 3,900                 | 1   | 3.01 | 1.5              | 97.5           | 600         | 480          | 6.5                       | 14.0                      | 21.0       | 35   | 208/3/60 | MERV 8        | 1,377       | STERLING     | MS60A6B01K4351AB1R1 | 1-11    |  |
| AHU-2                                                                       | SEPARATED COMBUSTION | -10                | 2,600         | 550                   | 1   | 1.64 | 55               | 91.87          | 150         | 120          | 6.5                       | 14.0                      | 10.2       | 25   | 208/3/60 | MERV 8        | 833         | STERLING     | MS20A2B01K41G4MA3B1 | 1-12    |  |
| REMARKS:                                                                    |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 1. INSTALL PER MANUFACTURER'S WITH VIBRATION ISOLATION HANGERS.             |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 2. PROVIDE MANUFACTURER DISCONNECT SWITCH.                                  |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 3. PROVIDE END OUTISE AIR INTAKE, BOTTOM RETURN, AND END DISCHARGE.         |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 4. COORDINATE CONTROLS LOCATION WITH PLANS TO MAINTAIN REQUIRED CLEARANCES. |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 5. PROVIDE MOTORIZED DAMPERS ON OA AND RA OPENINGS.                         |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 6. STARTUP SHALL BE BY MANUFACTURER.                                        |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 7. PROVIDE SEVEN DAY PROGRAMMABLE THERMOSTAT.                               |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 8. PROVIDE HINGED ACCESS DOORS.                                             |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 9. PROVIDE STAINLESS STEEL NATURAL GAS BURNER AND EVAPORATOR COMPONENTS.    |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 10. PROVIDE MANUFACTURER PROVIDED SUPPLY FAN VFD FOR FIELD BALANCING.       |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 11. 2-YEAR PARTS WARRANTY, 5-YEAR LABOR WARRANTY.                           |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |
| 12. PROVIDE THREE-WAY DISCHARGE HEAD.                                       |                      |                    |               |                       |     |      |                  |                |             |              |                           |                           |            |      |          |               |             |              |                     |         |  |



| FAN POWERED BOX SCHEDULE                                                                           |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
|----------------------------------------------------------------------------------------------------|--------------|-------|-----------|-----------------|---------|---------|-------|-----|----------|---------------|-------------|-------------|----|---------|----------|-----|------------|----|---------|
| TAG                                                                                                | MANUFACTURER | MODEL | UNIT SIZE | PRIMARY AIR     |         |         | FAN   |     |          | ELECTRIC HEAT |             |             |    |         |          |     | ELECTRICAL |    | REMARKS |
|                                                                                                    |              |       |           | INLET SIZE (IN) | MAX CFM | MIN CFM | CFM   | HP  | V/PH/Hz  | HEATING CFM   | EAT (DEG F) | LAT (DEG F) | KW | V/PH/Hz | STAGES   | MCA | MOCP       |    |         |
| FPB-1                                                                                              | TITUS        | DTFS  | D         | 12              | 1,300   | 350     | 1,300 | 0.5 | 208/1/60 | 1,300         | 64.5        | 90          |    | 10.5    | 208/3/60 | SCR | 42.7       | 45 | ALL     |
| <b>REMARKS:</b>                                                                                    |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 1. PROVIDE SINGLE POINT POWER AND DOOR INTERLOCK DISCONNECT.                                       |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 2. COORDINATE UNIT ORIENTATION WITH FLOOR PLANS AND FIELD CONDITIONS TO MAINTAIN PROPER CLEARANCE. |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 3. PROVIDE EC MOTORS.                                                                              |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 4. PROVIDE 1" ECOSHIELD LINER.                                                                     |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 5. PROVIDE INDUCED AIR FILTER, DISPOSABLE TYPE.                                                    |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 6. PROVIDE HANGERS AND VIBRATION ISOLATION AS REQUIRED BY SPECIFICATIONS.                          |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |
| 7. PROVIDE DUST TIGHT CONSTRUCTION.                                                                |              |       |           |                 |         |         |       |     |          |               |             |             |    |         |          |     |            |    |         |

| VARIABLE AIR VOLUME WITH ELECTRIC REHEAT BOX SCHEDULE                                                                                                                                                                                                                                                                                       |              |       |                 |         |         |               |             |             |     |         |            |      |         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|-----------------|---------|---------|---------------|-------------|-------------|-----|---------|------------|------|---------|------|
| TAG                                                                                                                                                                                                                                                                                                                                         | MANUFACTURER | MODEL | PRIMARY AIR     |         |         | ELECTRIC HEAT |             |             |     |         | ELECTRICAL |      | REMARKS |      |
|                                                                                                                                                                                                                                                                                                                                             |              |       | INLET SIZE (IN) | MAX CFM | MIN CFM | HEATING CFM   | EAT (DEG F) | LAT (DEG F) | KW  | V/PH/Hz | STAGES     | MCA  |         | MOCP |
| VAVE-1                                                                                                                                                                                                                                                                                                                                      | TITUS        | DESV  | 8               | 820     | 820     | 820           | 55          | 72          | 5.5 | 208/360 | SCR        | 19.1 | 20      | ALL  |
| <b>REMARKS:</b><br>1. PROVIDE SINGLE POINT POWER AND DOOR INTERLOCK DISCONNECT.<br>2. COORDINATE UNIT ORIENTATION WITH FLOOR PLANS AND FIELD CONDITIONS TO MAINTAIN PROPER CLEARANCE.<br>3. PROVIDE 1" ECOSHIELD LINER.<br>4. PROVIDE HANGERS AND VIBRATION ISOLATION AS REQUIRED BY SPECIFICATIONS.<br>5. PROVIDE DUST TIGHT CONSTRUCTION. |              |       |                 |         |         |               |             |             |     |         |            |      |         |      |

| ELECTRIC BASEBOARD HEATER SCHEDULE |                                             |         |                        |              |                      |             |          |         |
|------------------------------------|---------------------------------------------|---------|------------------------|--------------|----------------------|-------------|----------|---------|
| TAG                                | MANUFACTURER                                | MODEL   | STYLE                  | WATT DENSITY | HEATING CAPACITY (W) | LENGTH (IN) | V/PH/Hz  | REMARKS |
| EBB-A                              | OULLET                                      | OHb2108 | BOTTOM INLET/PEDESTALS | STANDARD     | 1577                 | 70-7/8      | 208/1/60 | ALL     |
| EBB-B                              | OULLET                                      | OHb2808 | BOTTOM INLET/PEDESTALS | STANDARD     | 2103                 | 94-1/2      | 208/1/60 | ALL     |
| REMARKS:                           |                                             |         |                        |              |                      |             |          |         |
| 1.                                 | INSTALL PER MANUFACTURER'S RECOMMENDATIONS. |         |                        |              |                      |             |          |         |
| 2.                                 | PROVIDE BUILT-IN THERMOSTAT.                |         |                        |              |                      |             |          |         |
| 3.                                 | PROVIDE NON-FUSED DISCONNECT SWITCH.        |         |                        |              |                      |             |          |         |

| VARIABLE AIR VOLUME BOX SCHEDULE |              |       |                 |         |         |         |
|----------------------------------|--------------|-------|-----------------|---------|---------|---------|
| TAG                              | MANUFACTURER | MODEL | PRIMARY AIR     |         |         | REMARKS |
|                                  |              |       | INLET SIZE (IN) | MAX CFM | MIN CFM |         |
| VAV-1                            | TITUS        | DESV  | 12              | 1,300   | 300     | ALL     |
| VAV-2                            | TITUS        | DESV  | 12              | 1,300   | 300     | ALL     |
| VAV-3                            | TITUS        | DESV  | 10              | 1,100   | 200     | ALL     |
| VAV-4                            | TITUS        | DESV  | 8               | 500     | 120     | ALL     |
| VAV-5                            | TITUS        | DESV  | 6               | 400     | 80      | ALL     |
| VAV-6                            | TITUS        | DESV  | 8               | 900     | 120     | ALL     |
| VAV-7                            | TITUS        | DESV  | 8               | 500     | 120     | ALL     |
| VAV-8                            | TITUS        | DESV  | 6               | 400     | 80      | ALL     |
| VAV-9                            | TITUS        | DESV  | 8               | 600     | 120     | ALL     |

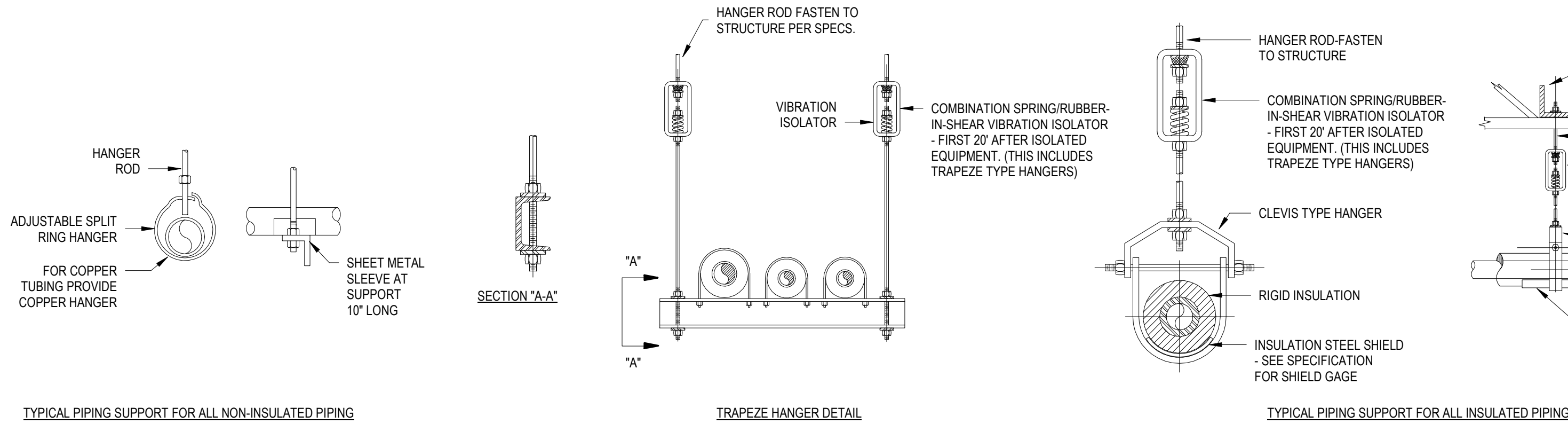
- COORDINATE UNIT ORIENTATION WITH FLOOR PLANS AND FIELD CONDITIONS TO MAINTAIN PROPER CLEARANCE.
- PROVIDE 1" ECOSHIELD LINER.
- PROVIDE HANGERS AND VIBRATION ISOLATION AS REQUIRED BY SPECIFICATIONS.

| ELECTRIC UNIT HEATER SCHEDULE                                                                                                                                                                                          |              |           |                       |         |          |      |        |         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|-----------------------|---------|----------|------|--------|---------|
| TAG                                                                                                                                                                                                                    | MANUFACTURER | MODEL     | HEATING CAPACITY (KW) | AIRFLOW | V/PH/Hz  | AMPS | WEIGHT | REMARKS |
| EUH-3                                                                                                                                                                                                                  | QMARK        | GUX300812 | 3                     | 700     | 208/1/60 | 16.7 | 135    | 1,2,3,4 |
| EUH-5                                                                                                                                                                                                                  | QMARK        | MUH05-01  | 5                     | 350     | 208/3/60 | 24   | 27     | 1,2,3   |
| <b>REMARKS:</b><br>1.     INSTALL PER MANUFACTURER'S RECOMMENDATIONS.<br>2.     PROVIDE BUILT-IN THERMOSTAT SET TO 60F.<br>3.     PROVIDE NON-FUSED DISCONNECT SWITCH.<br>4.     PROVIDE EXPLOSION PROOF CONSTRUCTION. |              |           |                       |         |          |      |        |         |

| ELECTRIC CABINET UNIT HEATER SCHEDULE |                                             |       |                       |                         |                |         |          |      |        |         |
|---------------------------------------|---------------------------------------------|-------|-----------------------|-------------------------|----------------|---------|----------|------|--------|---------|
| TAG                                   | MANUFACTURER                                | MODEL | HEATING CAPACITY (KW) | DIMENSIONS (HxWxD) (IN) | INSTALLATION   | AIRFLOW | V/PH/Hz  | AMPS | WEIGHT | REMARKS |
| ECUH-5                                | QMARK                                       | CU935 | 5                     | 35"x26-3/8"x9-3/4"      | FULLY RECESSED | 250     | 208/3/60 | 15   | 120    | ALL     |
| REMARKS:                              |                                             |       |                       |                         |                |         |          |      |        |         |
| 1.                                    | INSTALL PER MANUFACTURER'S RECOMMENDATIONS. |       |                       |                         |                |         |          |      |        |         |
| 2.                                    | PROVIDE BUILT-IN THERMOSTAT SET TO 65F.     |       |                       |                         |                |         |          |      |        |         |
| 3.                                    | PROVIDE NON-FUSED DISCONNECT SWITCH.        |       |                       |                         |                |         |          |      |        |         |
| 4.                                    | COORDINATE FINISH WITH ARCHITECT.           |       |                       |                         |                |         |          |      |        |         |

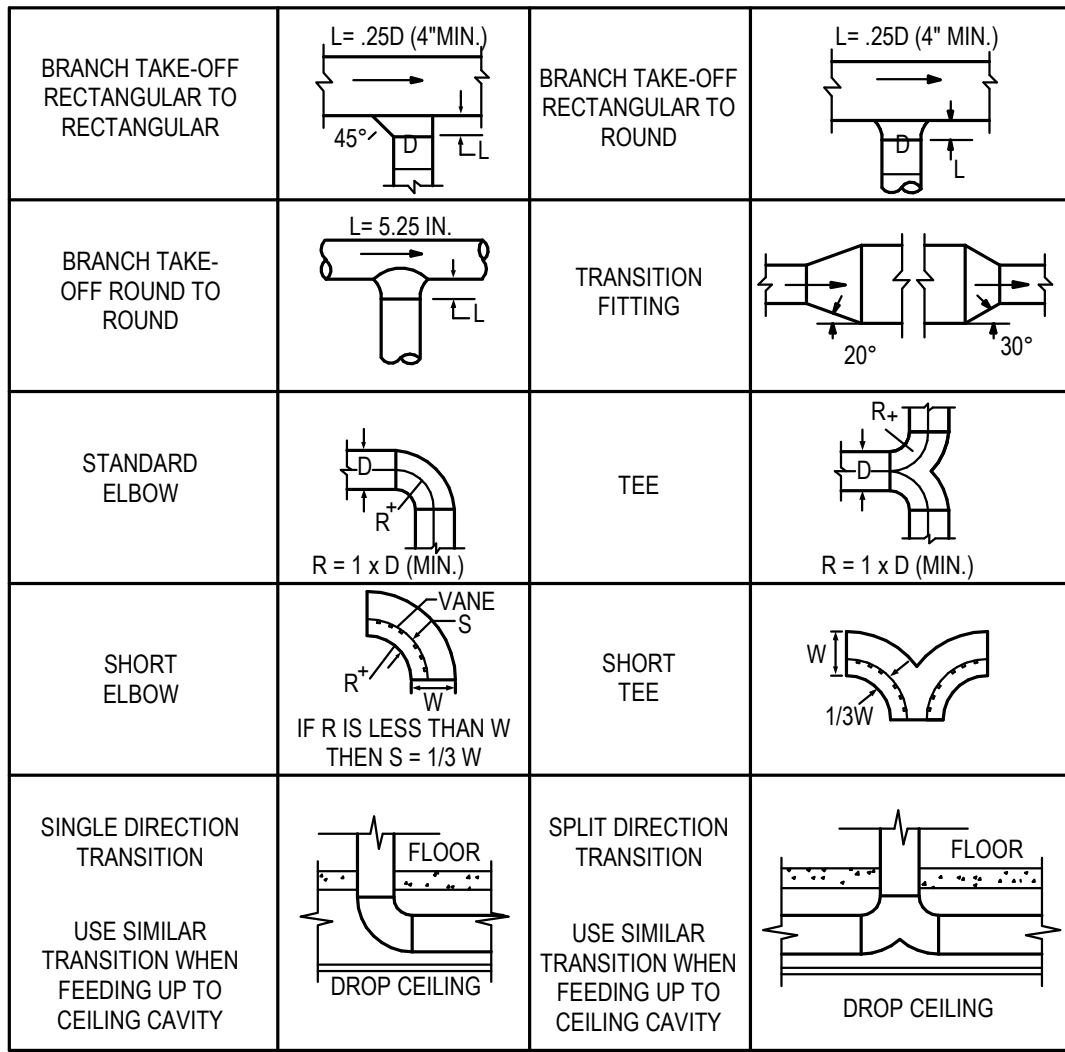
| AIR DEVICE SCHEDULE                                                                                                                                                                                 |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------|---------------------------------|-----------------------|----------|-----------|-------------|-------------------|--------------------|-----------|------------------|---------|
| TAG                                                                                                                                                                                                 | MANUFACTURER | MODEL   | TYPE                            | SERVICE               | MATERIAL | FACE SIZE | SLOT NUMBER | SLOT WIDTH (INCH) | SLOT LENGTH (INCH) | DAMPER    | INSULATED PLENUM | REMARKS |
| A1                                                                                                                                                                                                  | TITUS        | OMNI    | SQUARE PLAQUE                   | SUPPLY/RETURN/EXHAUST | STEEL    | 24X24     | -           | -                 | -                  | NO        | NO               | 1,2,3   |
| B1                                                                                                                                                                                                  | TITUS        | 350RL   | 35 DEGREE DEFLECTION GRILLE     | EXHAUST/RETURN        | STEEL    | INLET+2"  | -           | -                 | -                  | NO        | NO               | 1,2,3   |
| B2                                                                                                                                                                                                  | TITUS        | 300RL   | DOUBLE DEFLECTION SUPPLY GRILLE | SUPPLY                | ST EEL   | INLET+2"  | -           | -                 | -                  | NO        | NO               | 1,2,3   |
| C1                                                                                                                                                                                                  | TITUS        | TBDI-80 | PLENUM SLOT DIFFUSER            | SUPPLY                | STEEL    | -         | 2           | 1                 | 48                 | NO        | YES              | 1,2,3,4 |
| C2                                                                                                                                                                                                  | TITUS        | TBDI-80 | PLENUM SLOT DIFFUSER            | SUPPLY                | STEEL    | -         | 3           | 1                 | 48                 | NO        | YES              | 1,2,3,4 |
| D1                                                                                                                                                                                                  | TITUS        | S300FL  | SPIRAL DUCT MOUNTED GRILLE      | SUPPLY                | ALUMINUM | INLET+2"  | -           | -                 | -                  | EXTRACTOR | NO               | 1,2,3   |
| E1                                                                                                                                                                                                  | TITUS        | DL-SV   | LONG THROW GRILLE               | SUPPLY                | ALUMINUM | INLET+2"  | -           | -                 | -                  | EXTRACTOR | NO               | 1,2,3   |
|                                                                                                                                                                                                     |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
| <b>REMARKS:</b>                                                                                                                                                                                     |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
| 1. COORDINATE FINISH WITH ARCHITECT.                                                                                                                                                                |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
| 2. COORDINATE FRAME STYLES WITH ARCHITECTURAL PLANS                                                                                                                                                 |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
| 3. PROVIDE ALL ACCESSORIES FOR HARD CEILING INSTALLATION WHERE REQUIRED.                                                                                                                            |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |
| 4. IF LOCATED ALONG EXTERIOR, ADJUST FLOW PATTERN CONTROLLERS TO THROW TOWARD WINDOW. IF LOCATED IN INTERIOR OF SPACE, ADJUST FLOW PATTERN CONTROLLERS TO THROW HORIZONTALLY TOWARD CENTER OF ROOM. |              |         |                                 |                       |          |           |             |                   |                    |           |                  |         |





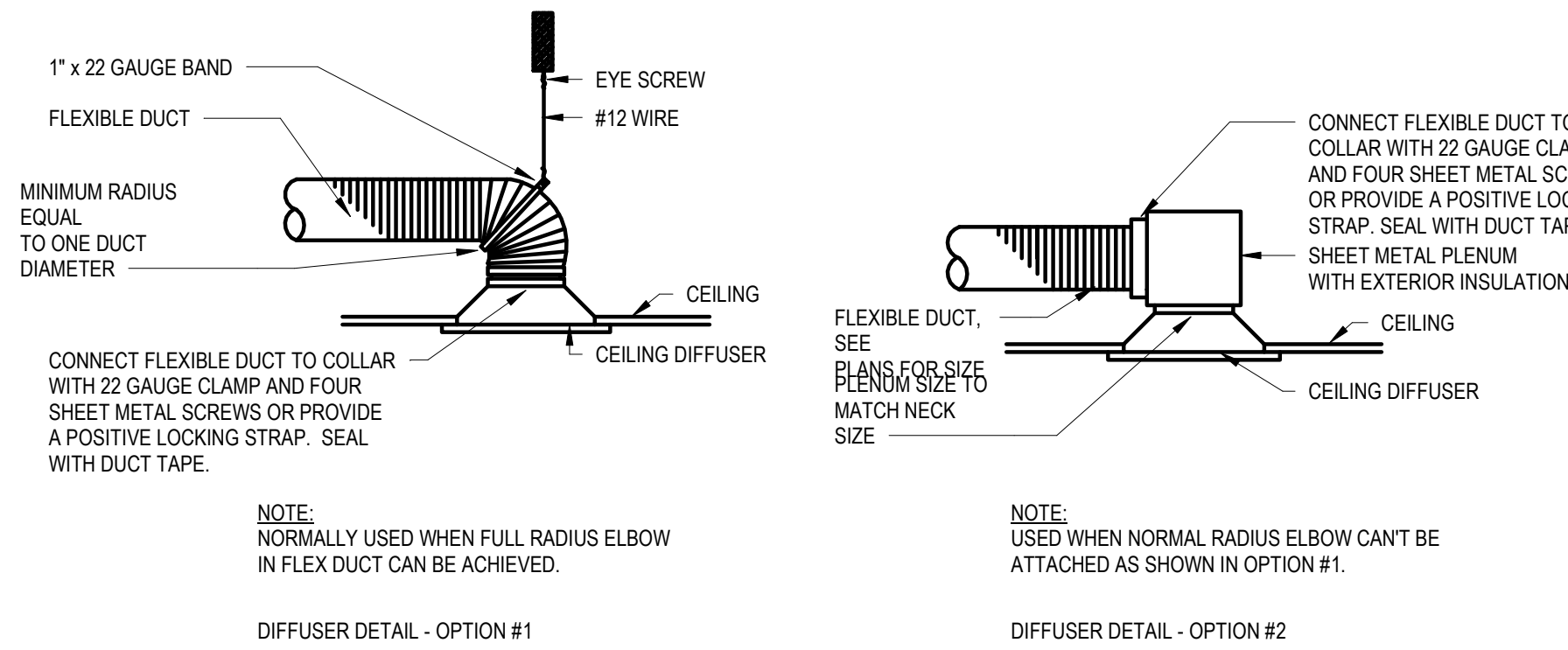
| PIPE SUPPORT SCHEDULE |     |     |   |       |       |    |       |    |    |    |     |
|-----------------------|-----|-----|---|-------|-------|----|-------|----|----|----|-----|
| PIPE SIZE (INCHES)    | 1/2 | 3/4 | 1 | 1-1/4 | 1-1/2 | 2  | 2-1/2 | 3  | 4  | 5  | 6-8 |
| SPACING (FEET)        |     |     |   |       |       |    |       |    |    |    |     |
| STEEL                 | 5   | 6   | 7 | 8     | 9     | 10 | 11    | 12 | 12 | 12 | 12  |
| COPPER                | 6   | 6   | 6 | 6     | 10    | 10 | 10    | 10 | 10 | 10 | 10  |

NOTE: HANGER ROD SIZE - 3/8 INCH

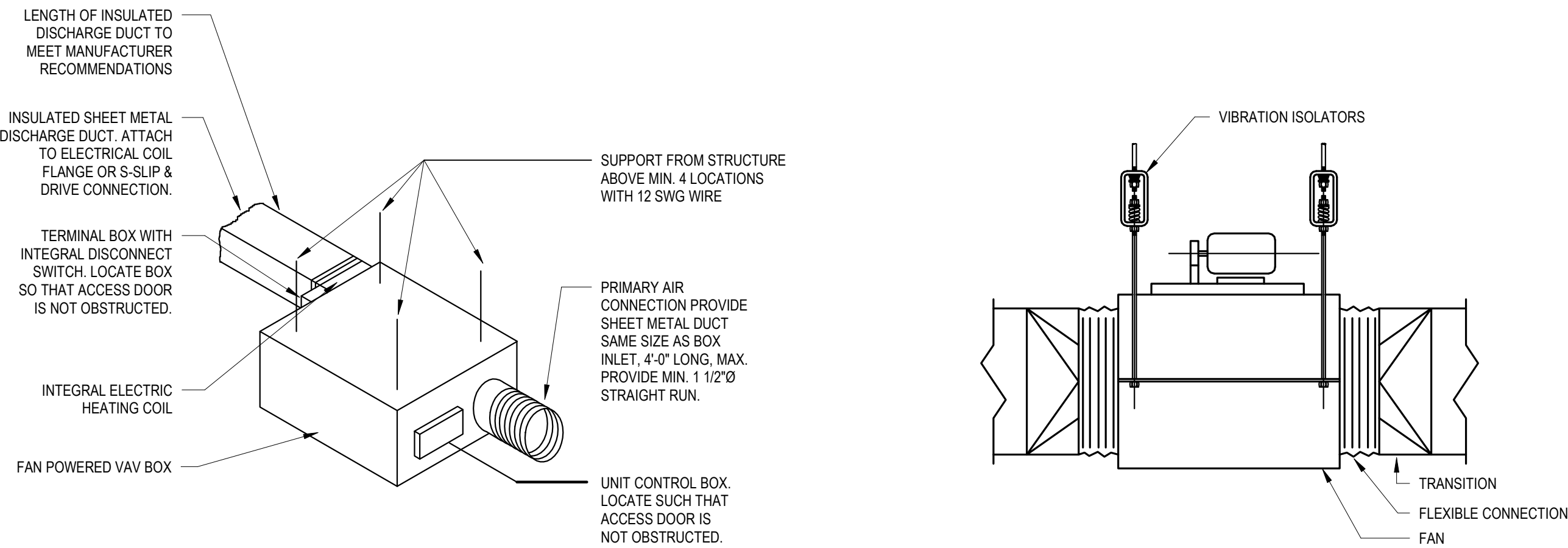


③ TYPICAL PIPE SUPPORT DETAIL  
NOT TO SCALE

① TYPICAL DUCT TAKE-OFFS DETAIL  
NOT TO SCALE

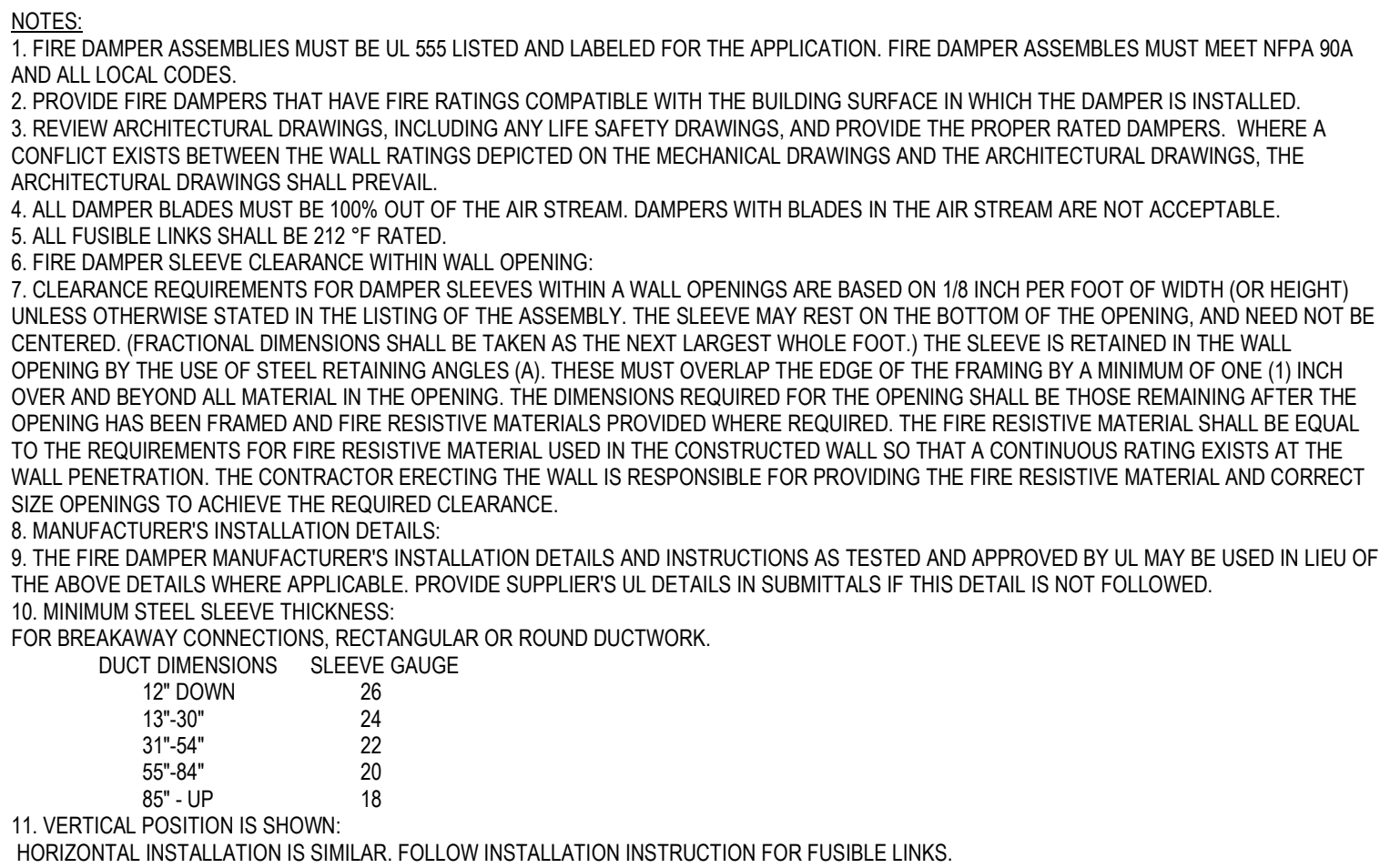


④ TYPICAL DIFFUSER AND GRILLE CONNECTIONS  
NOT TO SCALE



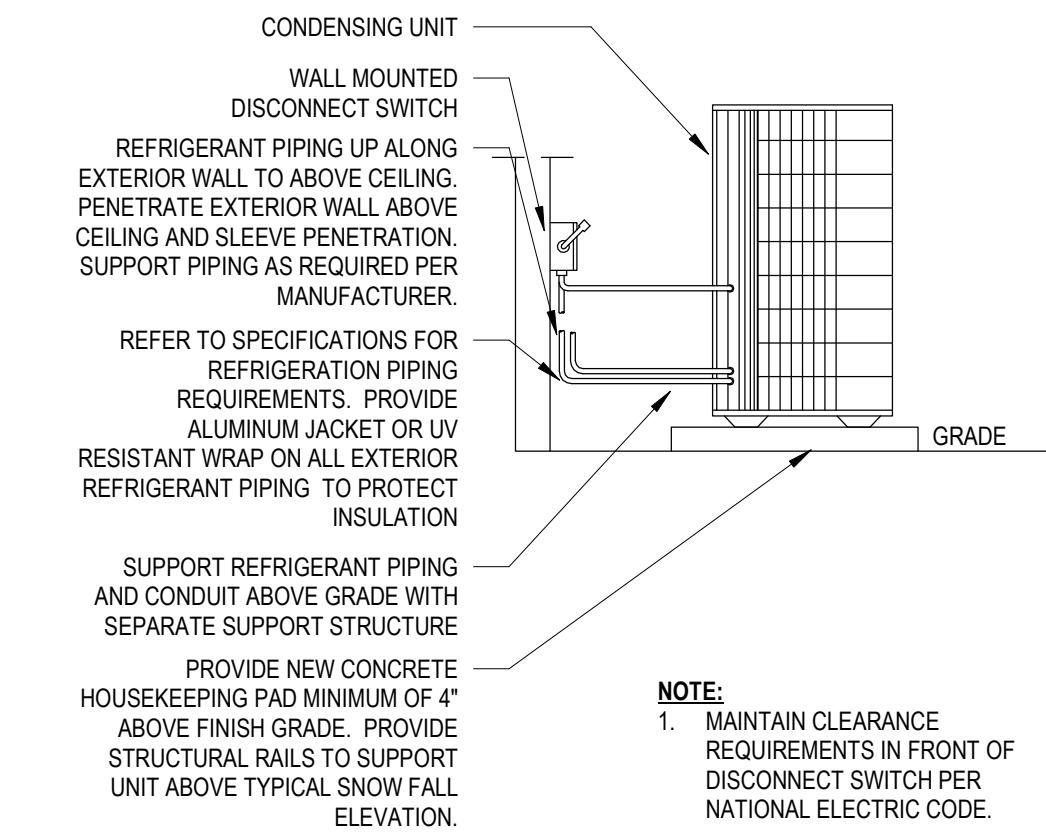
⑥ TYPICAL FAN POWERED VAV BOX DETAIL  
NOT TO SCALE

⑤ INLINE FAN SUPPORT DETAIL  
NOT TO SCALE

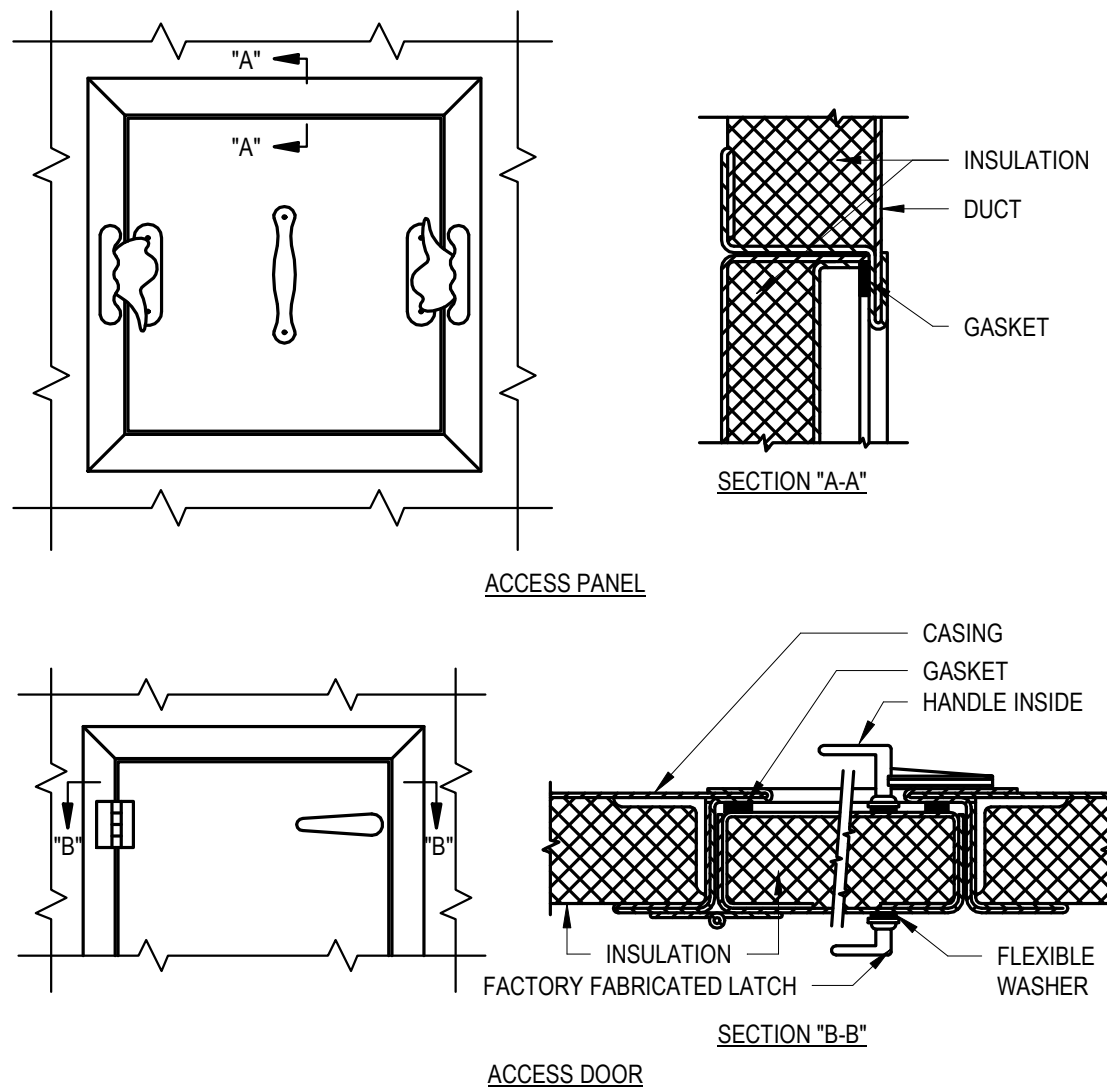


② FIRE DAMPER INSTALLATION DETAIL  
NOT TO SCALE



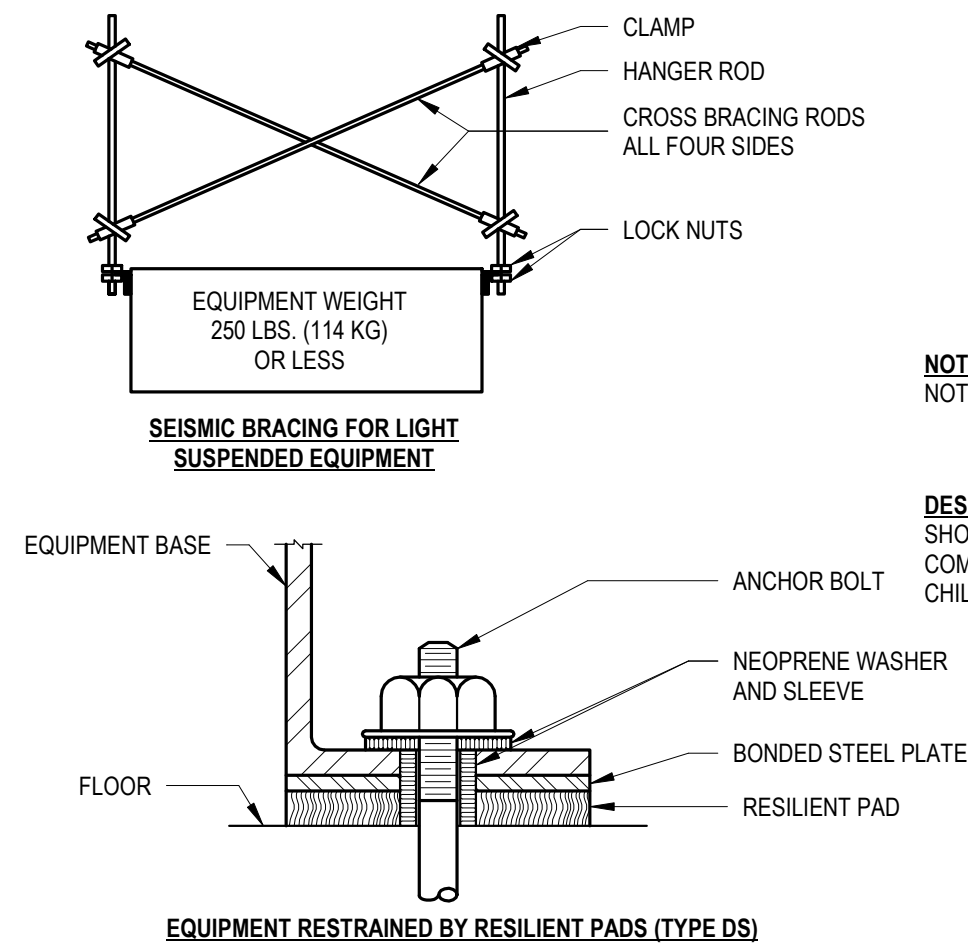


6 GROUND MOUNTED CONDENSING UNIT  
NOT TO SCALE

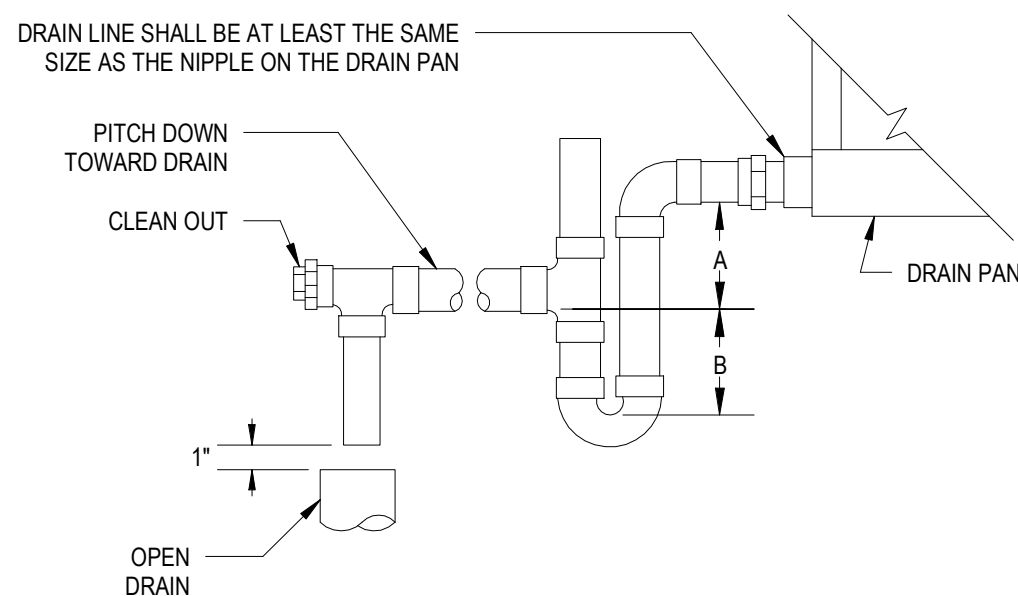


- NOTES:
- LATCHES SHALL BE OF THE WEDGE TYPE TO CLOSE DOORS TIGHTLY.
  - HINGES ON THE ACCESS DOORS SHALL HAVE NON-CORROSIVE PINS.
- DESIGNERS NOTES:
- USE ACCESS DOORS ON AIR HANDLING UNITS AND DUCTWORK INSTALLED IN EQUIPMENT ROOMS.
  - USE ACCESS PANELS ON ALL EQUIPMENT AND DUCTWORK INSTALLED ABOVE FINISHED CEILINGS.

7 ACCESS DOOR DETAIL  
NOT TO SCALE



3 SUSPENDED EQUIPMENT DETAIL  
NOT TO SCALE

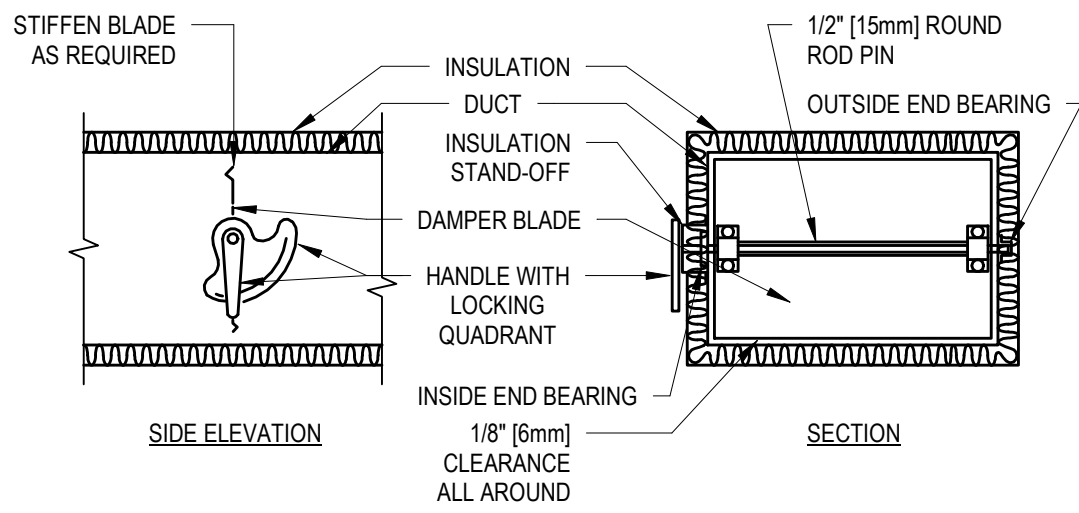


DESIGNER'S NOTE:

| UNIT TYPE | A                 | B  |
|-----------|-------------------|----|
| DRAW THRU | 2" (51mm) PLUS X  | X  |
| BLOW THRU | 1" (25mm) MINIMUM | 2X |

WHERE X = STATIC PRESSURE IN PAN

4 AIR HANDLING UNIT DRAIN TRAP  
NOT TO SCALE

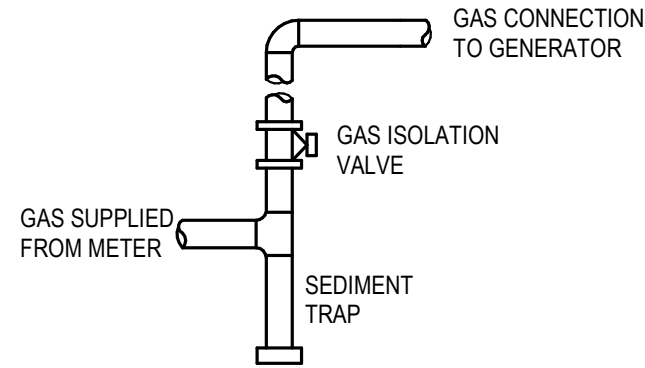


- NOTE:
- DELETE INSULATION STAND-OFF ON DUCTWORK WITHOUT EXTERIOR INSULATION.
  - DETAIL SHOWS SINGLE BLAD DAMPER. DAMPER INSTALLATION SHALL BE SIMILAR FOR MULTI-BLAD DAMPERS & ROUND DAMPERS.

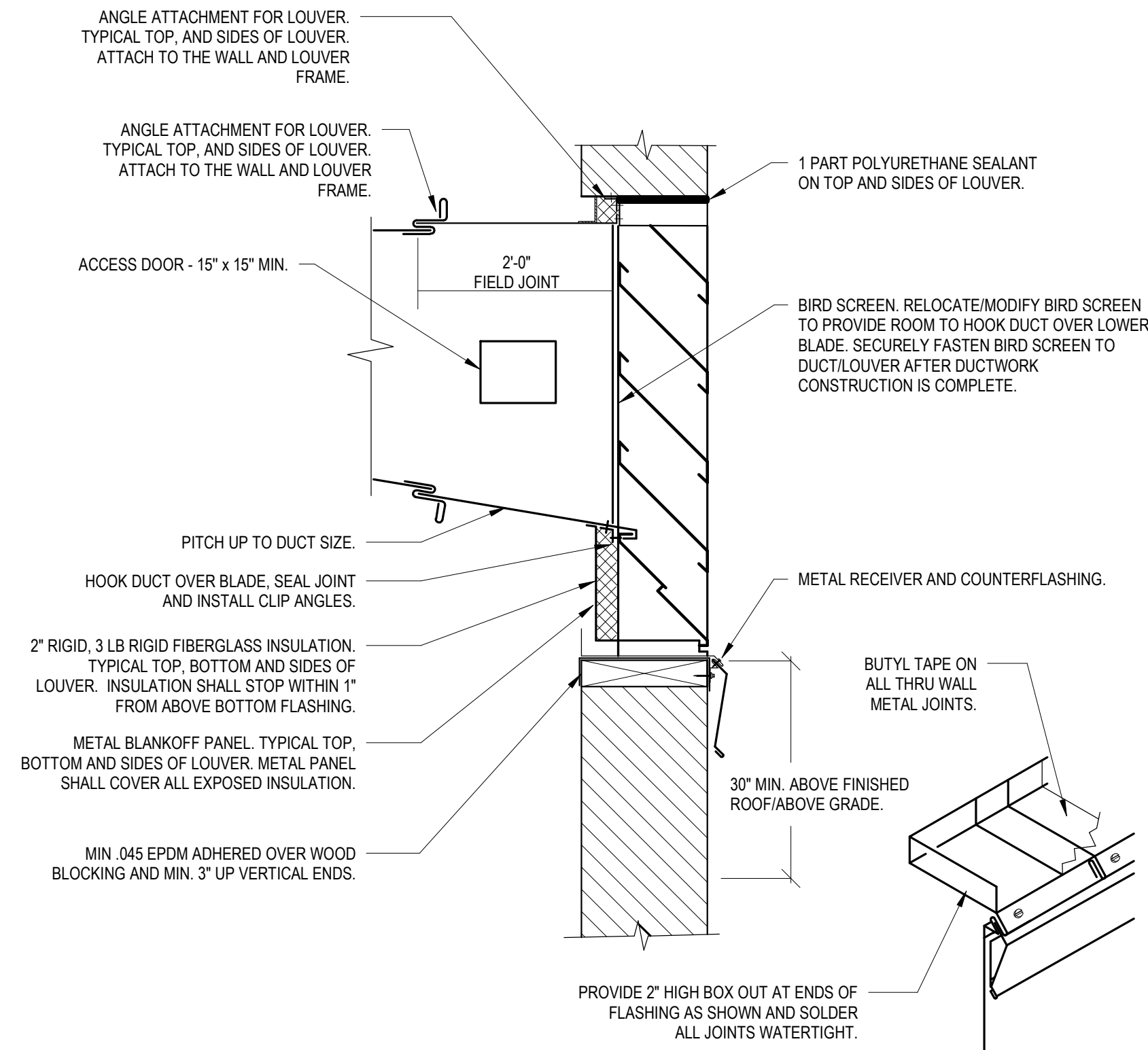
5 VOLUME DAMPER DETAIL  
NOT TO SCALE

NOTE:  
NOT REQUIRED FOR AIR TERMINAL UNITS.

DESIGNER'S NOTE:  
SHOW THIS TYPE FOR CONTROL AIR COMPRESSORS AND FOR CENTRIFUGAL CHILLERS ON SLAB ON GRADE.



2 GAS CONNECTOR DETAIL  
NOT TO SCALE



NOTES TO SPECIFIER:  
COORDINATE ACCESS DOOR SIZES AND LOCATIONS FOR EACH INDIVIDUAL PROJECT. THE SIZE LISTED IS A MINIMUM SIZE INTENDED TO BE USED FOR SMALLER SIZE LOUVERS/DUCTS AND SHOULD NOT BE UTILIZED FOR ALL DESIGNS.

- NOTES:
- SEAL ALL DUCT JOINTS, CORNERS AND SEAMS WATERTIGHT USING SEALANT AND OR SOLDERING. REFER TO SPECIFICATION SECTION 23 31 00 FOR ACCEPTABLE SEALANTS TO BE UTILIZED IN DUCT SYSTEMS.

2 LOUVER INSTALLATION DETAIL  
NOT TO SCALE

REVISIONS

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
MECHANICAL DETAILS

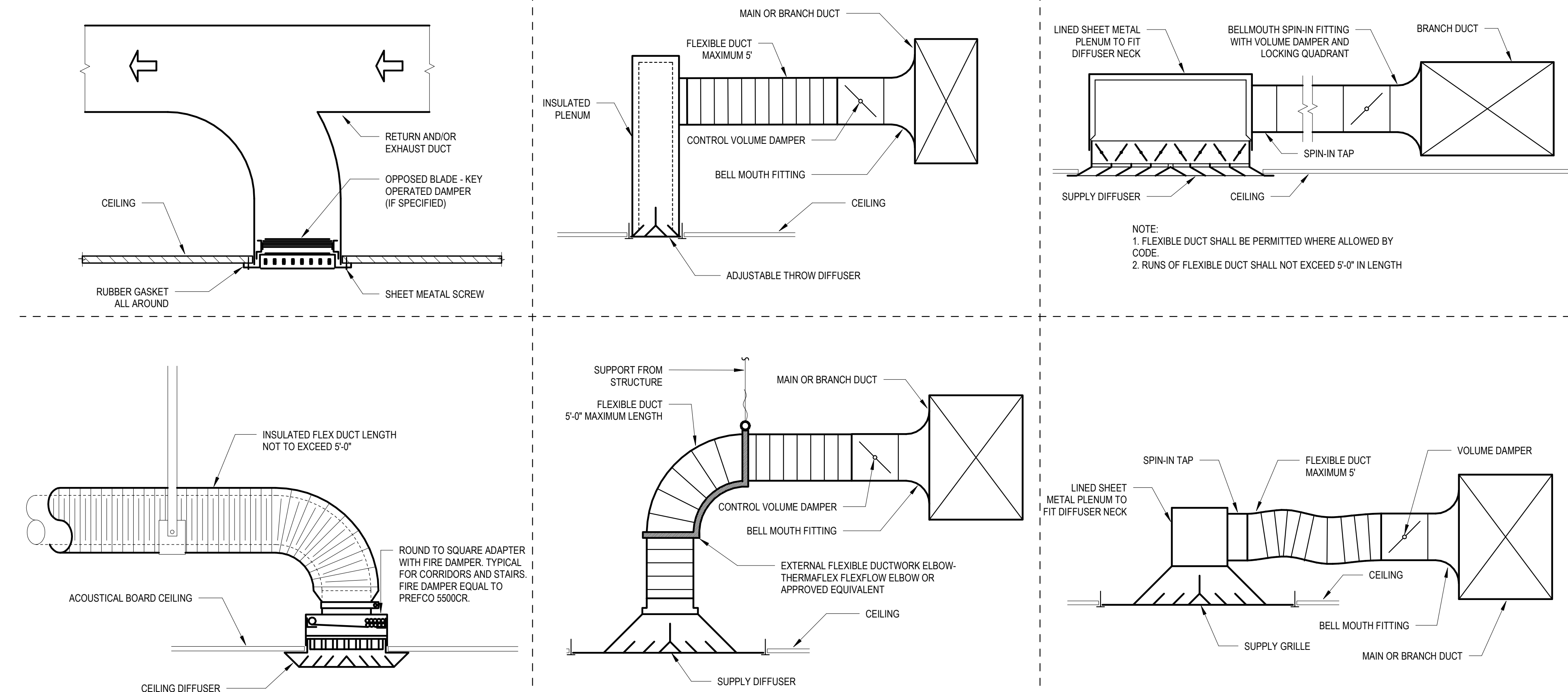
engineering consultants  
650 E. Algonquin Rd., Suite 200, Schaumburg, Illinois 60173  
rmasassociates.com | 847.756.4190



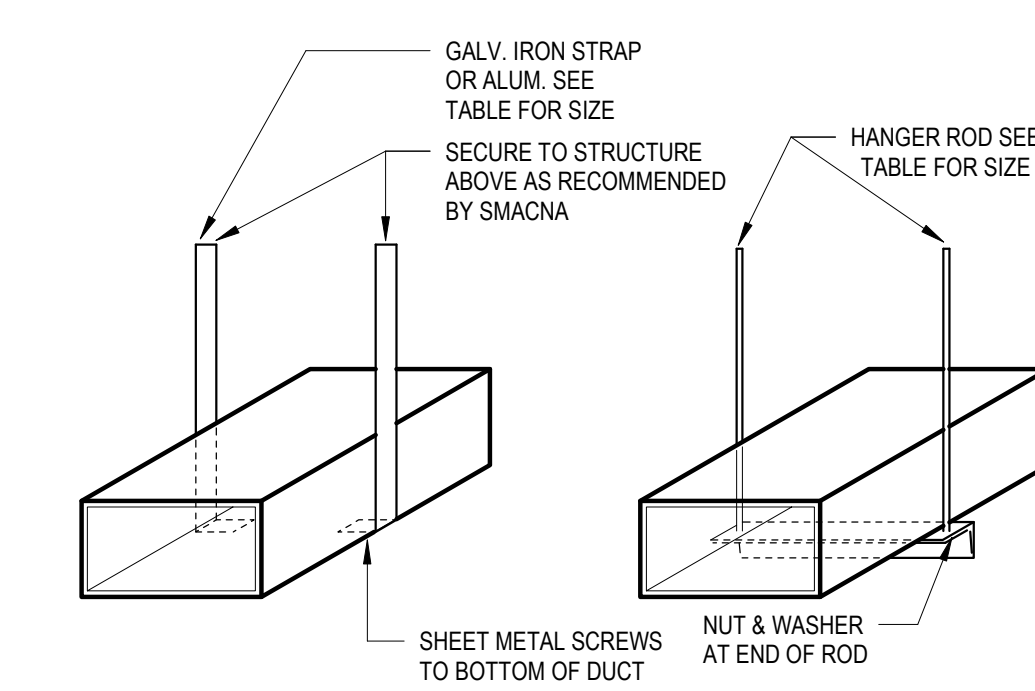
PROJECT NO.:  
154.21.085  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE:  
04.10.22  
SHEET NO.:

M0.5





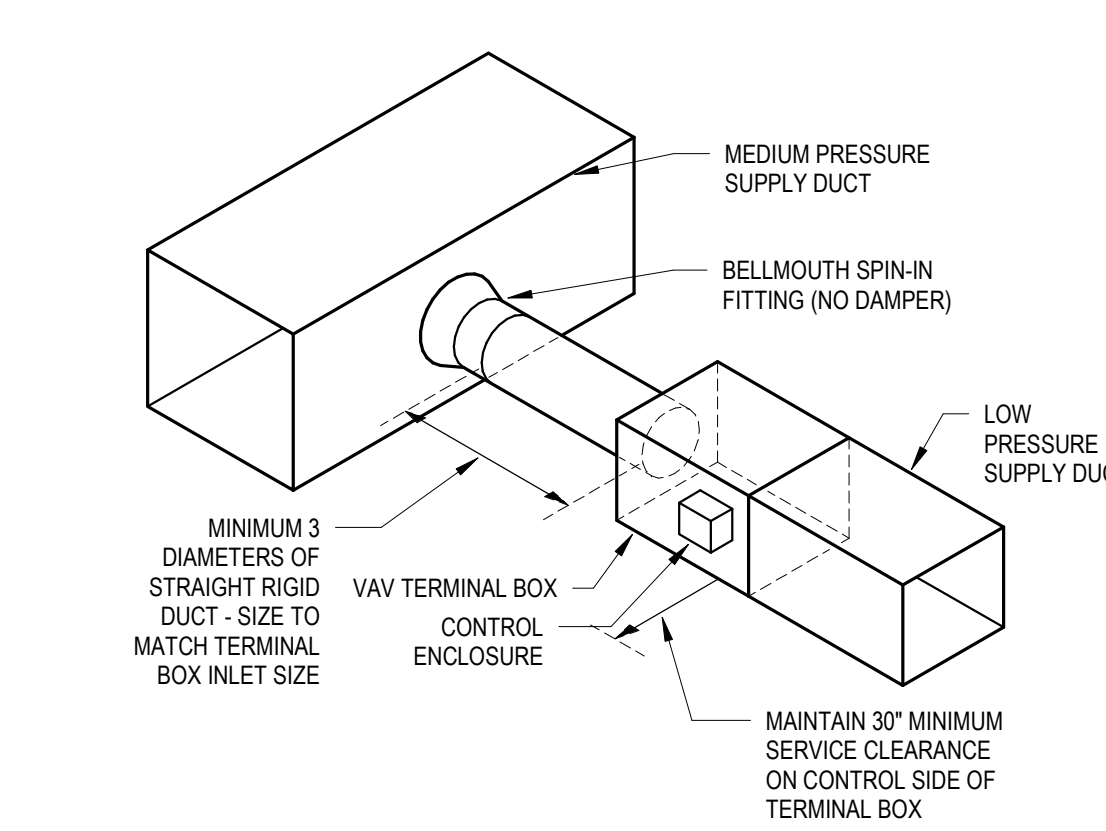
① CEILING DIFFUSER DETAIL  
NOT TO SCALE



| DUCT HANGER SCHEDULE |                |                     |            |                 |                     |
|----------------------|----------------|---------------------|------------|-----------------|---------------------|
| DUCT SIZE (INCH)     | TYPE OF HANGER | HANGER SPACING (FT) | STRAP SIZE | ROD SIZE (INCH) | ANGLE FOR BRACING   |
| UP TO 12             | A              | 8'-0"               | 1"x16GA    | N.A.            | N.A.                |
| 13 TO 18             | A              | 8'-0"               | 1"x16GA    | N.A.            | N.A.                |
| 19 TO 30             | A/B            | 8'-0"               | 1"x16GA    | 1/4"            | 1-1/2"x1-1/2"x1/8"  |
| 31 TO 42             | B              | 8'-0"               | N.A.       | 1/4"            | 1-1/2"x1-1/2"x1/8"  |
| 43 TO 54             | B              | 8'-0"               | N.A.       | 1/4"            | 1-1/2"x1-1/2"x1/8"  |
| 55 TO 60             | B              | 8'-0"               | N.A.       | 1/4"            | 1-1/2"x1-1/2"x3/16" |
| 61 TO 84             | B              | 8'-0"               | N.A.       | 1/4"            | 1-1/2"x1-1/2"x3/16" |
| 85 TO 96             | B              | 8'-0"               | N.A.       | 1/4"            | 1-1/2"x1-1/2"x3/16" |
| OVER 96              | B              | 8'-0"               | N.A.       | 3/8"            | 2"x2"x1/4"          |

- NOTES:**
- FOR SEVERAL DUCTS ON ONE HANGER, TYPE "B" MAY BE USED. SIZE OF HANGER WILL BE SELECTED ON THE SUM OF DUCT WIDTHS EQUAL TO MAX WIDTH OF DUCT SCHEDULE.
  - ON TYPE "A" HANGER, PROVIDE 3 HANGERS AT EACH TAKE-OFF OR BRANCH.

③ DUCT SUPPORT DETAIL  
NOT TO SCALE



② VAV TERMINAL BOX INSTALLATION  
NOT TO SCALE

REVISIONS:

|  |
|--|
|  |
|  |
|  |
|  |
|  |

## FACILITIES BUILDING

### Carthage College - Kenosha, Wisconsin

#### MECHANICAL DETAILS

**engineering consultants**  
 650 E. Algonquin Rd., Suite 200,  
 Schaumburg, Illinois 60173  
 rmasassociates.com | 847.756.4190

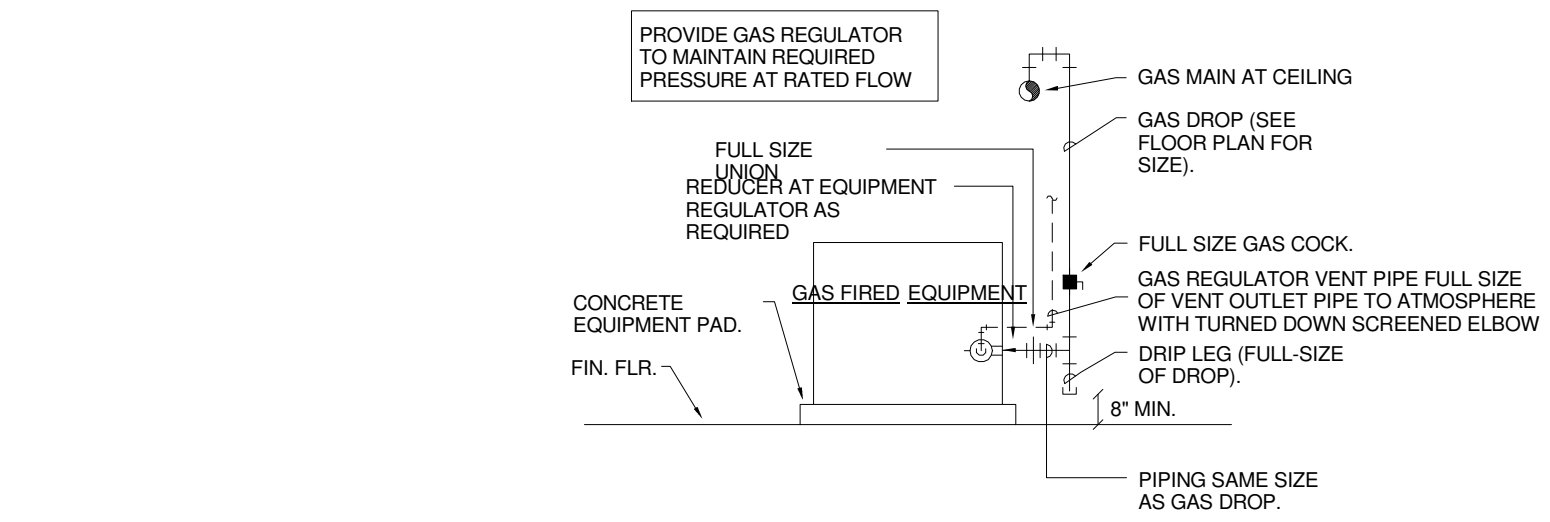
PROJECT NO.:  
**154.21.085**

DRAWN BY:      CHECKED BY:  
**Author**      **Checker**

DATE:  
**04.10.22**

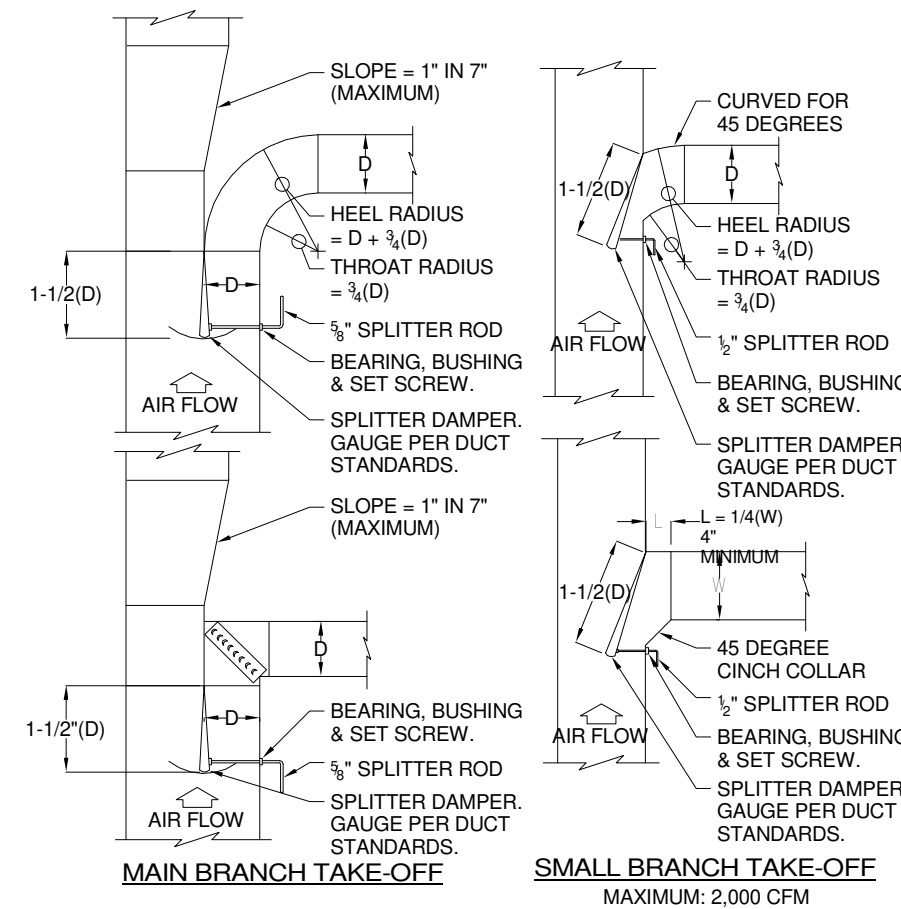
SHEET NO.:  
**M0.6**





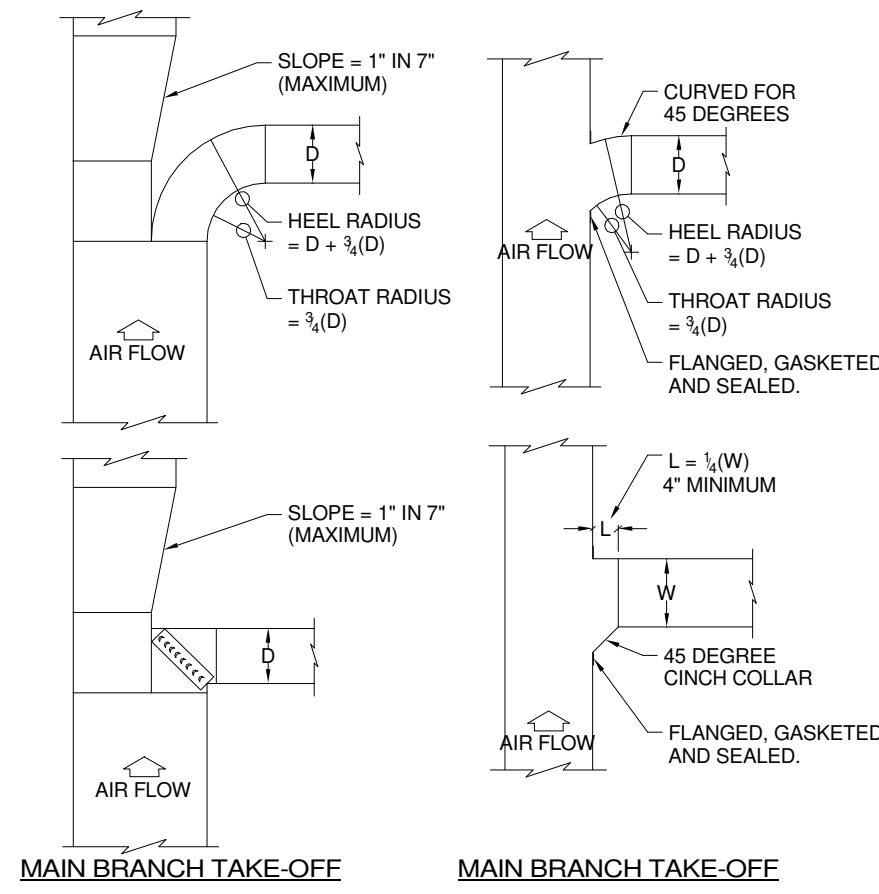
1 GAS CONNECTION DETAIL

N.T.S. MECHANICAL



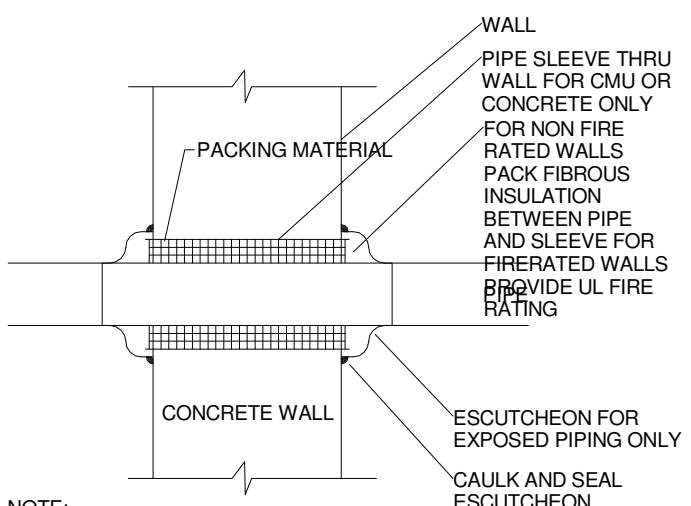
2 LOW PRESSURE DUCTS TAKEOFFS

SCALE: N.T.S. MECHANICAL



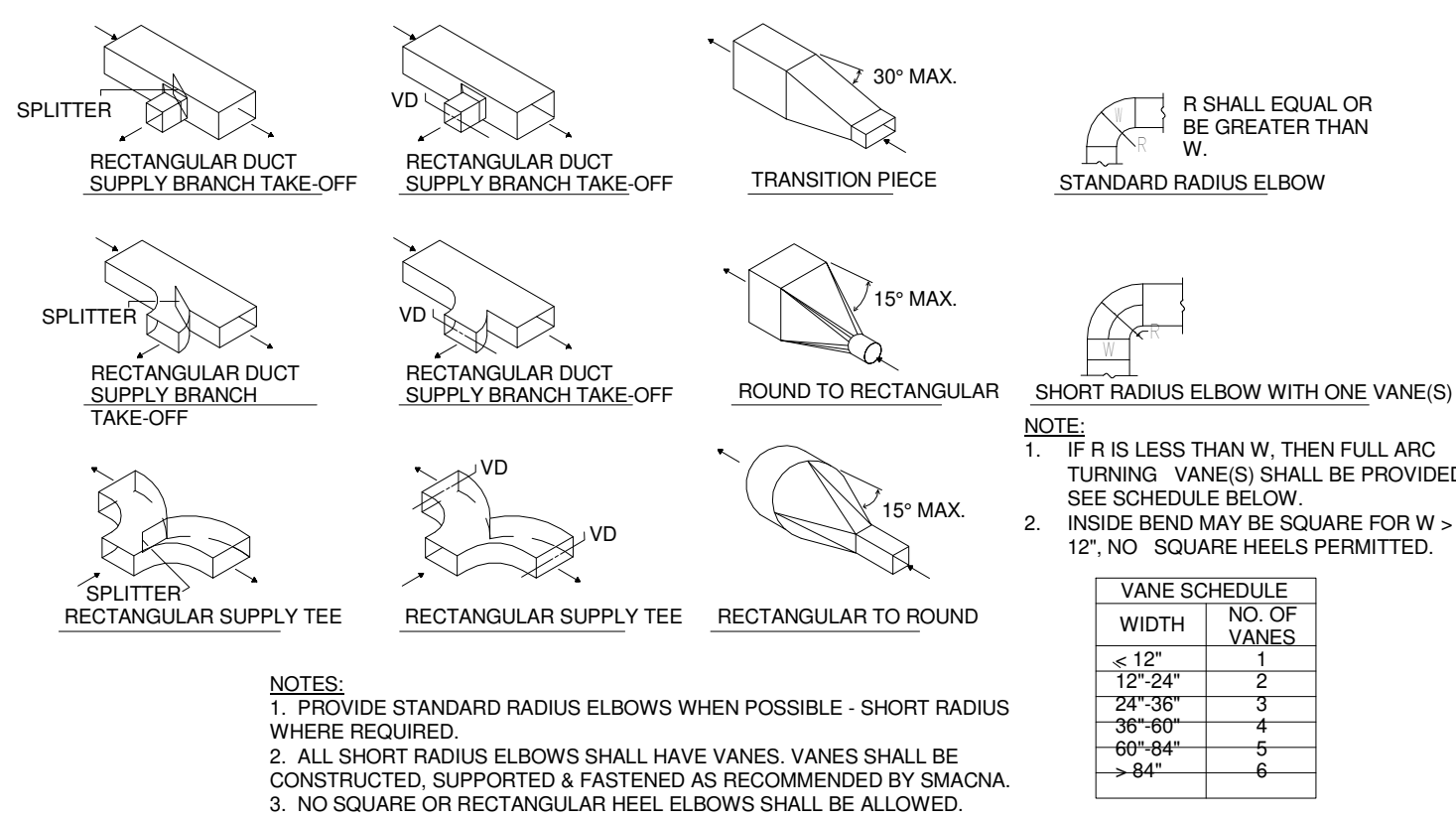
3 MEDIUM PRESSURE DUCTS TAKEOFFS

SCALE: N.T.S. MECHANICAL



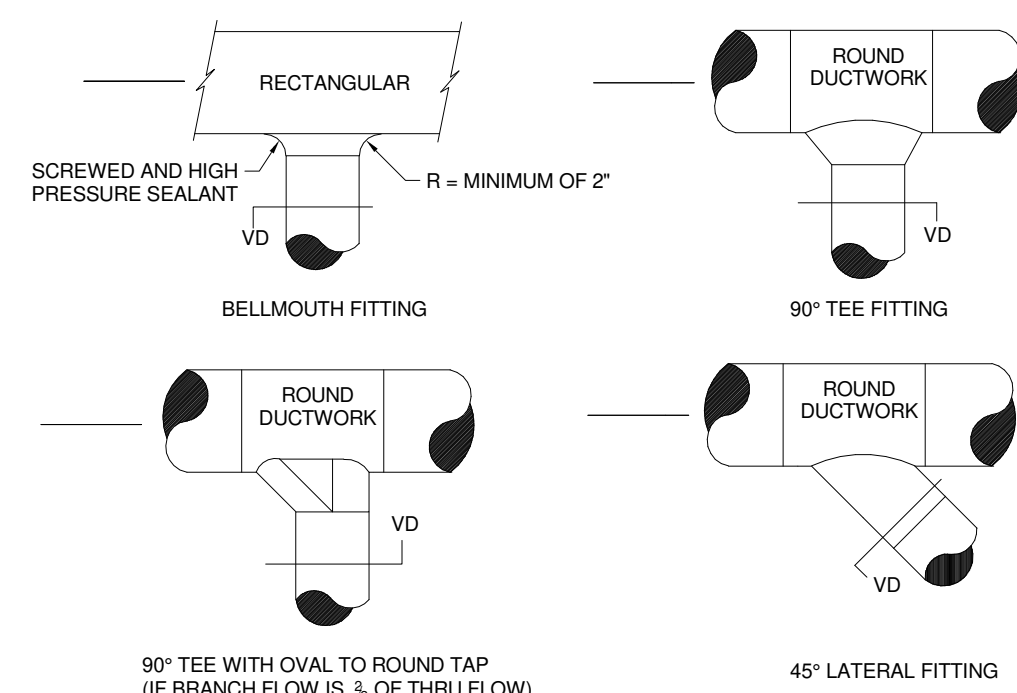
4 PIPE THRU WALL DETAIL

N.T.S. MECHANICAL



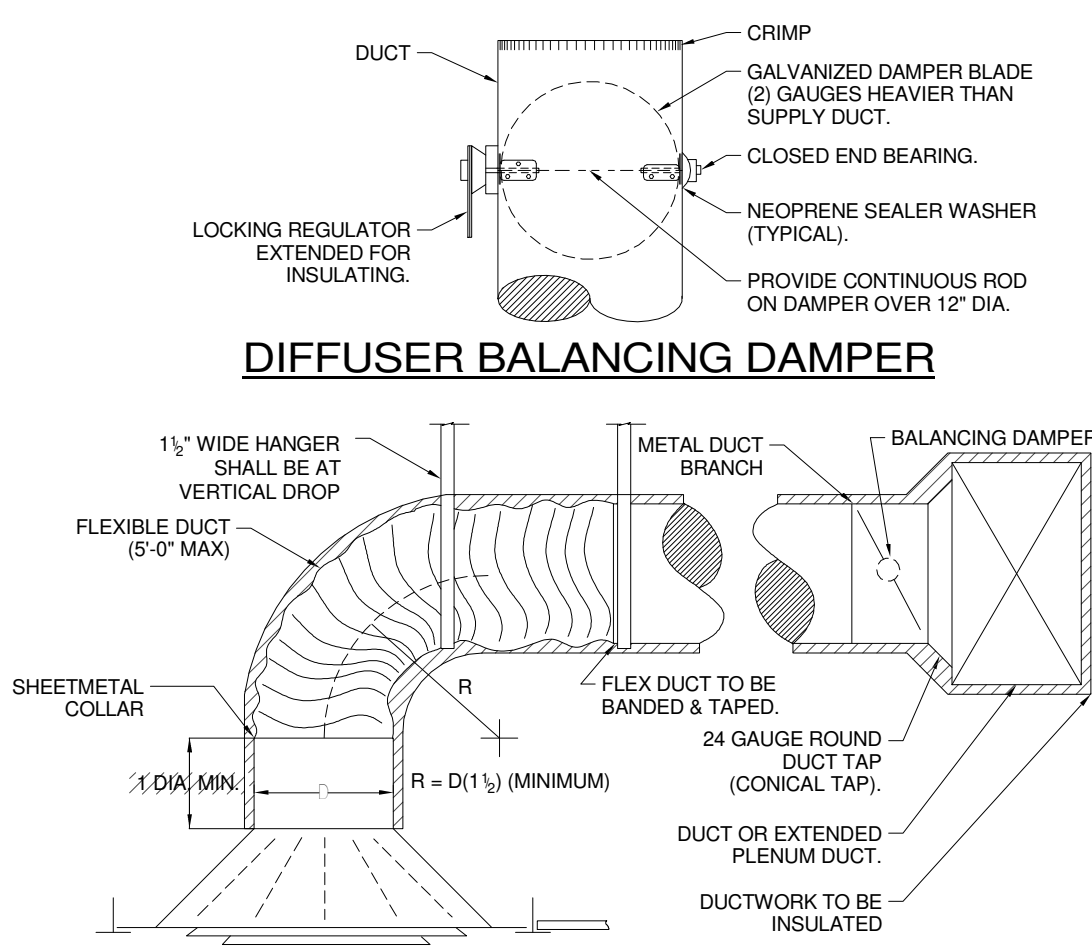
5 RECTANGULAR DUCTWORK TRANSITIONS AND FITTINGS

SCALE: NONE



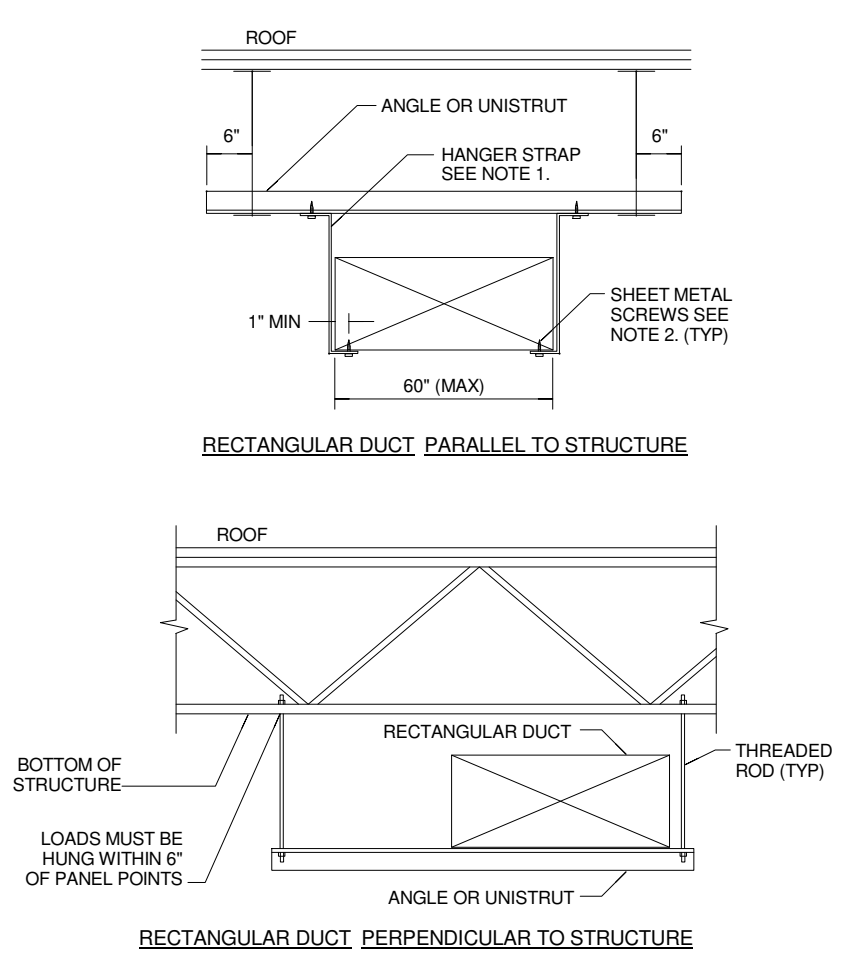
6 ROUND DUCTWORK FITTINGS

SCALE: NONE



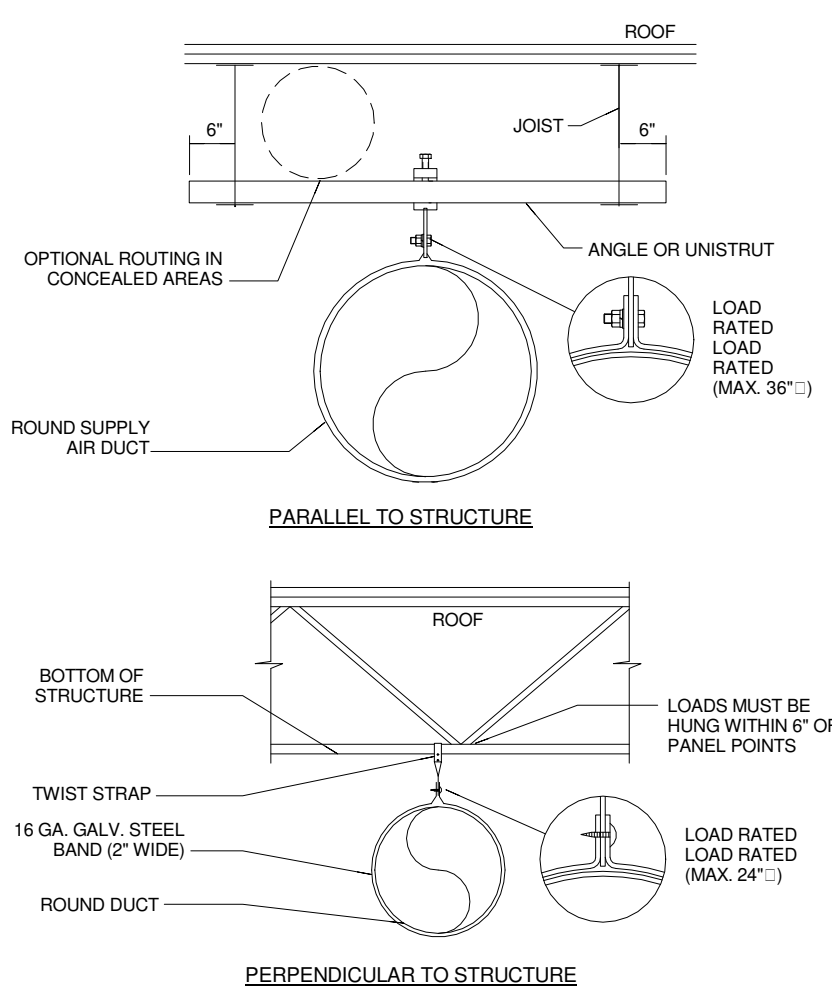
7 CEILING DIFFUSERS AND BRANCH DUCTS

SCALE: NONE



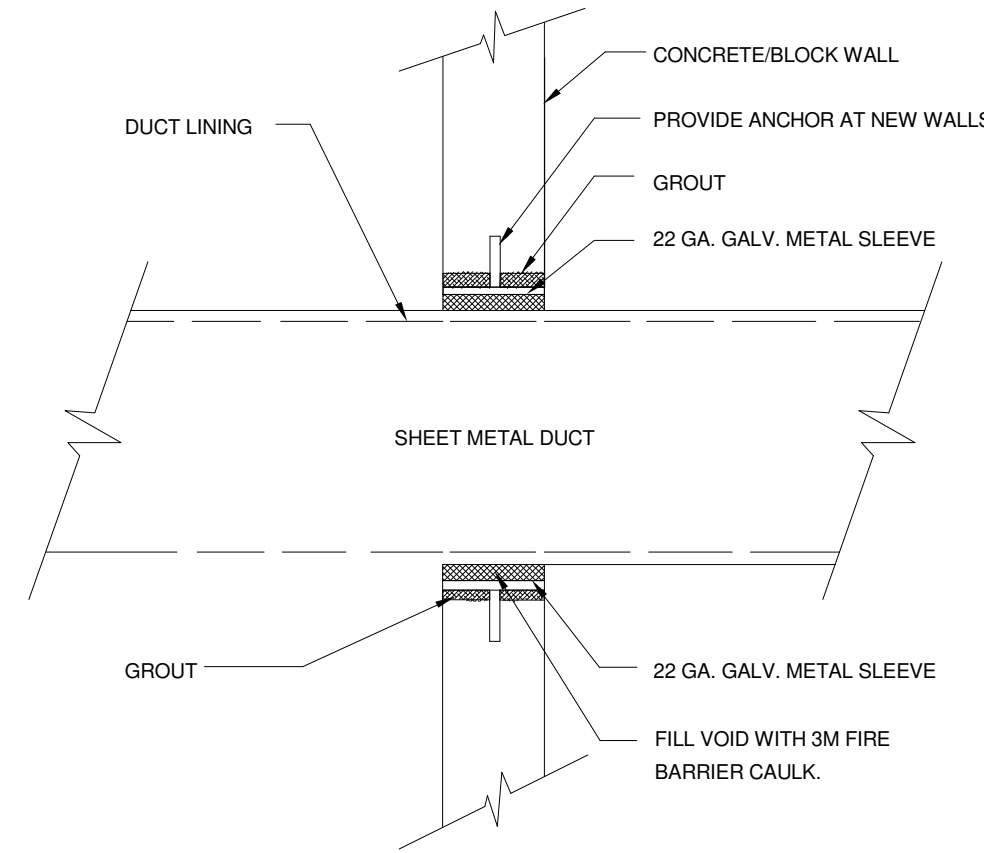
8 RECTANGULAR DUCT SUPPORT DETAIL

SCALE: NONE



9 ROUND DUCT SUPPORT DETAIL

SCALE: NONE



10 DUCT PASSING THROUGH WALL DETAIL

SCALE: NONE

| REVISIONS |
|-----------|
|           |
|           |
|           |
|           |

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
MECHANICAL DETAILS

engineering consultants  
600 E. Main St., Suite 200  
Kenosha, WI 53140  
Phone: 847.756.4180  
Fax: 847.756.4180



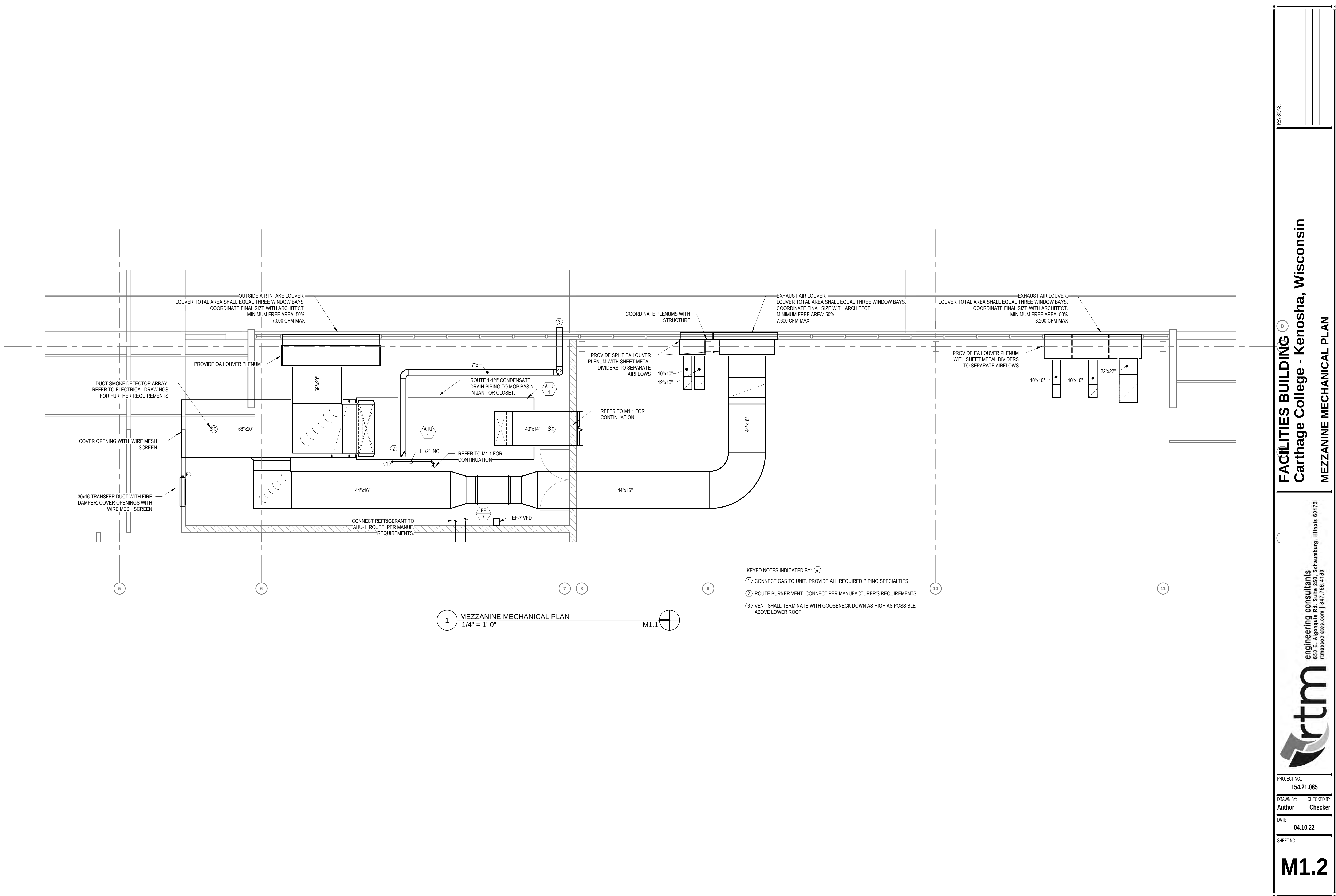
PROJECT NO.:  
154.21.085  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE:  
04.10.22  
SHEET NO.:

M0.7











GENERAL NOTES

THIS INSTALLATION SHALL BE IN COMPLIANCE WITH THE 2017 NEC AND ALL APPLICABLE LOCAL CODES.

BEFORE COMMENCING WORK THE CONTRACTOR SHALL VISIT THE JOB SITE AND FULLY INFORM HIMSELF OF ALL CONDITIONS THAT AFFECT THE WORK, EXAMINE THE DRAWINGS AND SPECIFICATIONS, AND SUBMIT ANY QUESTIONS IN WRITING TO THE ENGINEER.

ALL ELECTRICAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND ALL OTHER DRAWINGS RELATED TO THE PERFORMANCE OF THE WORK.

THE CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THIS WORK SHALL BECOME THOROUGHLY FAMILIAR WITH THE PROJECT SPECIFICATIONS BEFORE COMMENCING ANY WORK. THE PROJECT SPECIFICATIONS AND DRAWINGS FORM THE BASIS OF THIS CONTRACT REQUIREMENTS AND INCLUDE THE TYPE AND GRADE OF MATERIALS TO BE INSTALLED. EQUIPMENT TO BE FURNISHED, THE MANNER BY WHICH TO BE INSTALLED AND WHERE TO BE LOCATED. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT SPECIFICATIONS AND DRAWINGS, SPECIFICATIONS GOVERN UNLESS THE ARCHITECT/ENGINEER DIRECTS OTHERWISE.

THE ELECTRICAL CONTRACTOR SHALL CHECK CAREFULLY ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS THAT ARE PART OF THIS PROJECT TO ENSURE THAT NO FIXTURE, OUTLET, ALARM STATION OR CONTROL AND POWER WIRING IS OMITTED. HE SHALL CONSULT ALL TRADES FURNISHING EQUIPMENT AND OBTAIN FROM THEM DATA IN SOME CASES EQUIPMENT, FIXTURES AND DEVICES ARE SHOWN ONLY. ASCERTAIN AND PROVIDE THE WIRING AND CONTROL STATIONS REQUIRED FOR THE PROPER FUNCTION OF BUILDING EQUIPMENT. NO EXTRA CHARGES SHALL BE ACCEPTED BY OWNER AFTER BIDDING FOR SUCH EQUIPMENT AND LABOR.

EQUIPMENT LABELS AND INSTRUCTIONS REGARDING THE APPLICATION AND INSTALLATION OF THE LISTED EQUIPMENT SHALL BE FOLLOWED TO INSURE THAT THE EQUIPMENT IS BEING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S LISTING INSTRUCTIONS. THE TEMPERATURE RATING OF THE EQUIPMENT TERMINATIONS MUST BE CAREFULLY CORRELATED WITH THE CONDUCTOR AMPACITY TO PREVENT OVERHEATING AND PREMATURE FAILURE.

INSTALL ELECTRICAL DEVICES AS INDICATED IN THIS SET OF DRAWINGS. ADJUST FINAL DEVICE LOCATIONS AS REQUIRED TO ACCOMMODATE WORK. COORDINATE WITH ALL TRADES INVOLVED AND WITH ARCHITECTURAL CASEWORK AND ELEVATIONS DRAWINGS. NOTIFY THE ENGINEER AND/OR THE ARCHITECT IF ANY CONFLICTS ARE FOUND PRIOR TO BIDDING PROJECT. INSTALL CONDUIT AND BOXES TO CLEAR EMBEDDED DUCTS, OPENINGS AND OTHER STRUCTURAL FEATURES.

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS.

ALL LIGHTING FIXTURES ARE TO BE LOCATED AS REQUIRED ON THE JOB TO CLEAR DUCTS, PIPING, EQUIPMENT, AND/OR MECHANICAL UNITS.

CONDUIT RUNS SHOWN ON DRAWINGS ARE DIAGRAMMATIC. ALL CONDUITS SHALL RUN CONCEALED, EXCEPT IN EQUIPMENT ROOMS AND WHERE APPROVED BY ARCHITECT OR AS INDICATED ON DRAWINGS.

FURNISH AND INSTALL EQUIPMENT DISCONNECT SWITCHES IN STRICT COMPLIANCE WITH CODE REQUIREMENTS.

ADJACENT POWER AND DATA/TELEPHONES SHALL BE SPACED NO MORE THAN 4" APART. PROVIDE JUNCTION BOX MOUNTING BRACKET BETWEEN STUDS AS NEEDED.

ALL RECEPTACLES, TELEPHONE, AND DATA OUTLETS SHALL BE MOUNTED PER MOUNTING HEIGHT LEGEND OR TO MATCH BUILDING STANDARD (WHEN APPLICABLE), UNLESS OTHERWISE NOTED. ALL DEVICES SHALL BE NEW UNLESS OTHERWISE NOTED.

ALL FIRE ALARM NOTIFICATION DEVICES SHALL BE MOUNTED AT 80" AFF IN ACCORDANCE WITH ADA, UNLESS OTHERWISE NOTED.

DETERMINE, IN ADVANCE OF PURCHASE, THAT ALL ELECTRICAL MATERIALS AND EQUIPMENT TO BE INSTALLED SHALL FIT INTO THE ROOM OR SPACE ALLOCATED, AS INDICATED ON THE DRAWINGS, ALLOWING SUFFICIENT CLEARANCE FOR THE SAFE SERVICE AND/OR MAINTENANCE OF RELATED EQUIPMENT, INCLUDING THAT OF OTHER TRADES.

ALL CIRCUITS SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR INSTALLED. COLOR OF GROUNDING CONDUCTOR SHALL BE GREEN. SIZE OF GROUNDING CONDUCTOR SHALL BE AS REQUIRED PER LOCAL CODE.

ALL BRANCH CIRCUITS SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR INSTALLED. COLOR OF NEUTRAL CONDUCTOR SHALL BE WHITE FOR 120/208V AND GREY FOR 480/277V CIRCUITS.

ALL CONDUCTORS SHALL BE MADE OF COPPER. MINIMUM WIRE SIZE SHALL BE #12AWG UNLESS OTHERWISE INDICATED. UTILIZE SOLID CONDUCTORS FOR WIRE GAUGES UP TO #12AWG AND STRANDED CONDUCTOR FOR GAUGES #10AWG AND LARGER.

SPECIAL RECEPTACLES PLUG CONFIGURATION REQUIREMENTS SHALL BE COORDINATED WITH EQUIPMENT PLUG REQUIREMENTS PRIOR TO INSTALLATION.

ALL FEEDER AND BRANCH CIRCUIT WIRING INSTALLED Indoors SHALL USE THHN INSULATION. ALL WIRING INSTALLED Outdoors SHALL USE THWN INSULATION. REFER TO SPECIFICATION DOCUMENTS FOR COLOR CODED REQUIREMENTS.

ALL POWER WIRING SHALL BE INSTALLED IN A DEDICATED RACEWAY SYSTEM. MINIMUM RACEWAY SIZE SHALL BE 3/4"C UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL SIZE ALL CONDUITS SO AS TO NOT EXCEED 40% OF CONDUIT FILLING CAPACITY PER LOCAL CODE.

ALL PULL BOXES AND JUNCTION BOXES SHALL BE SIZED PER NEC. BASED ON THE AMOUNT OF CABLE AND CONDUITS ENTERING/LEAVING THE BOX.

ALL BREAKERS SERVING FIRE ALARM AND EXIT SIGNS EQUIPMENT SHALL BE KEY-LOCK STYLE.

SERVICE EQUIPMENT AND BRANCH CIRCUIT PANELBOARDS SHALL HAVE AN UPDATED PANEL DIRECTORY INSTALLED UPON PROJECT COMPLETION. UTILIZE TYPE WRITER AS A MINIMUM FOR COMPLIANCE. HAND WRITTEN CARD DIRECTORIES ARE NOT ACCEPTABLE.

ALL FINAL CONNECTIONS TO MOTORS AND VIBRATING EQUIPMENT SHALL BE DONE WITH LIQUID TIGHT FLEXIBLE METAL CONDUIT. INSTALL GREEN GROUNDING CONDUCTOR.

E.C. SHALL COORDINATE WITH HVAC CONTRACTOR EXACT POINT OF CONNECTION TO MECHANICAL UNIT PRIOR TO ROUGH-IN. E.C. SHALL ALSO VERIFY EXACT BREAKER SIZE AND WIRING WITH APPROVED MECHANICAL UNITS SHOP DRAWINGS PRIOR TO INSTALLATION.

SERVICE EQUIPMENT, BRANCH CIRCUIT PANELBOARDS, METER SOCKETS SHALL HAVE AN "ARC-FLASH HAZARD WARNING" LABEL INSTALLED. LABEL SHALL BE CLEARLY VISIBLE TO PERSONNEL.

SERVICE EQUIPMENT AND PANELBOARDS SHALL BE LABELED WITH A READILY VISIBLE LABEL PER NFPA STANDARD FOR SAFETY IN THE WORKPLACE, LABEL SHALL READ "CAUTION ARC FLASH HAZARD". SIZE AND COLOR OF TEXT SHALL BE PER STANDARD.

ALL EQUIPMENT INSTALLED OUTSIDE SHALL BE WEATHER PROOF RATED. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

INSTALL CONDUIT FROM THE TOP OF THE BAR JOIST.

LABEL ALL J-BOX COVER PLATES AND RECEPTACLE COVER PLATES WITH CIRCUIT INFORMATION. PROVIDE A TYPED LABEL, MARKER IS NOT ACCEPTABLE.

E.C. SHALL FURNISH AND INSTALL J-BOX AND 1/2"C FOR MECHANICAL THERMOSTAT. COORDINATE FINAL LOCATION WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH-IN.

ALL NEW ELECTRICAL PANELS SHALL BE BOLT-ON TYPE CIRCUIT BREAKERS.

ALL CABLE LOCATED WITHIN CEILING SPACE USED FOR PLENUM AIR RETURN SHALL BE PLENUM RATED OR RUN IN CONDUIT.

LOW VOLTAGE WIRING (PHONE/DATA, LIGHTING CONTROLS, SECURITY, THERMOSTATS, ETC.) LOCATED IN NON-ACCESSIBLE WALLS, CEILING SPACES, AND IN OPEN CEILING AREAS PRONE TO DAMAGE SHALL BE IN CONDUIT.

ELECTRICAL SYMBOL LIST

DUPLEX RECEPTACLE, 20A, @+18"AFF UNLESS OTHERWISE NOTED, GROUNDING TYPE.  
WP: WEATHER PROOF  
TP: TAMPER PROOF

DUPLEX RECEPTACLE, 20A, FLUSH WALL MOUNTED 4" ABOVE COUNTER, UNLESS OTHERWISE NOTED.

FLUSH CEILING MOUNTED 20A DUPLEX RECEPTACLE.

QUAD RECEPTACLE, 20A, @+18"AFF UNLESS OTHERWISE NOTED, GROUNDING TYPE.

FLOOR DUPLEX RECEPTACLE, 20A, MOUNT RECEPTACLE FLUSHED WITH THE SLAB.

FLOOR QUAD RECEPTACLE, 20A, MOUNT RECEPTACLE FLUSHED WITH THE SLAB.

GFCI DUPLEX RECEPTACLE, 20A, @+18"AFF UNLESS OTHERWISE NOTED.

GFCI DUPLEX RECEPTACLE, 20A, MOUNTED 4" CENTERED ABOVE BACK SPLASH OR COUNTER, U.O.N.

SPECIAL PURPOSE RECEPTACLE AS INDICATED ON PLAN.

ISOLATED GROUND DUPLEX RECEPTACLE, @+18"AFF UNLESS OTHERWISE NOTED.

ISOLATED GROUND QUADRUPLEX RECEPTACLE, @+18"AFF UNLESS OTHERWISE NOTED.

JUNCTION BOX.

TELEVISION BOX. PROVIDE (1) COAX DROP & (2) DATA DROPS.

DATA OUTLET, INDICATES EMPTY 3/4"C, PULL STRING, & JUNCTION BOX

SINGLE POLE TOGGLE SWITCH, FLUSH MOUNTED @+4'-0" U.O.N.

SINGLE POLE THREE-WAY TOGGLE SWITCH, FLUSH MOUNTED @ 4'-0" U.O.N.

MANUAL MOTOR STARTER SWITCH WITH TERMINAL OVERLOAD PROTECTION,  
1 OR 2 POLE AS REQUIRED

SINGLE POLE DIMMING TOGGLE SWITCH, FLUSH MOUNTED @+4'-0" U.O.N.

OCCUPANCY WALL SENSOR SWITCH (DUAL TECH). MANUAL-ON, AUTO OFF.

CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR COMPLETE WITH RELAYS,  
POWER PACKS & CONNECTORS.

POWER PACK.

NON-FUSED SAFETY DISCONNECT SWITCH.

FUSED DISCONNECT SWITCH "60" DENOTES SWITCH SIZE, "40" DENOTES FUSE SIZE,  
"3" DENOTES POLES.

COMBINATION MOTOR STARTER WITH FUSED DISCONNECT SWITCH.

SURFACE MOUNTED ELECTRICAL PANELBOARD.

CONDUIT RUN CONCEALED ABOVE CEILING OR IN WALL.

CONDUIT RUN CONCEALED IN OR BELOW FLOOR OR GRADE.

HOMERUN TO DESIGNATED CIRCUIT.

TELEPHONE/DATA TERMINAL BACKBOARD.

Audible Alarm  
Safety Strobe  
Wall Phone  
Light Switch  
T-stat  
Voice/data  
Receptacle mounted above millwork or 4.5' above counter or sink/lav. verify counter heights with architectural elevation drawings  
Card reader  
CO2 sensors  
Fire alarm pull station

NOTES:  
ALL HEIGHTS FOR OUTLETS ARE TO CENTER OF DEVICE (UNLESS OTHERWISE INDICATED); COORDINATE WITH ARCHITECTURAL DRAWINGS. WHERE DIFFERENCES EXIST, USE ARCHITECTURAL MOUNTING HEIGHTS.

ELECTRICAL DRAWING LIST

ELECTRICAL SHEET INDEX

SHEET NO.

SHEET NAME

E0.0ELECTRICAL - GENERAL NOTES, SYMBOLS, & LEGENDS

E1.0ELECTRICAL - POWER & DATA PLAN

E2.0ELECTRICAL - LIGHTING PLAN

E3.0SINGLE LINE DIAGRAM

E3.1PANEL SCHEDULES

EST.0ELECTRICAL - SITE PLAN

FA1.0FIRE ALARM - PLAN

ABBREVIATIONS

WPWEATHER PROOF

WWALL MOUNTED DEVICE

ACAbove the Counter

NNEW

XEXISTING TO REMAIN

CCEILING MOUNTED DEVICE

NLNIGHT LIGHT

WHTANK GAS WATER HEATER

EWHINSTANTANEOUS ELECTRIC WATER HEATER

EWC ELECTRICAL WATER COOLER

HD ELECTRIC HAND DRYER

AFFABOVE FINISH FLOOR

LEGEND

X————EXISTING FIXTURE TO REMAIN

XO-----EXISTING TO BE REMOVED

XRL-----EXISTING TO BE RELOCATED

XRC————EXISTING TO BE RE-CIRCUITED

XRP-----EXISTING TO BE REPLACED WITH NEW

XRPC-----EXISTING TO BE REPLACED WITH NEW & RE-CIRCUITED

XRLC-----EXISTING TO BE RELOCATED & RE-CIRCUITED

N———NEW FIXTURE

XLN———EXISTING FIXTURE IN NEW LOCATION

XNC———EXISTING FIXTURE ON NEW CIRCUIT

XNP———EXISTING LOCATION WITH NEW FIXTURE



A. GENERAL REQUIREMENTS

1. SCOPE OF WORK

FURNISH AND INSTALL A COMPLETE ELECTRICAL SYSTEM AS SHOWN ON THE CONTRACT DRAWINGS. THE INSTALLATION SHALL BE COMPLETE IN EVERY DETAIL ESSENTIAL TO PROPER AND SATISFACTORY OPERATION, READY FOR USE AND IN CONDITION FOR SERVICE WHEN DELIVERED TO THE OWNER. ALL MANUFACTURED ITEMS SHALL BE ERECTED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS EXCEPT AS OTHERWISE SPECIFIED HEREIN.

2. APPROVALS

OBTAIN APPROVALS FROM INSPECTION AUTHORITIES FOR ELECTRICAL INSTALLATIONS REQUIRING SPECIFIC APPROVAL. PRINTS OF THE ELECTRICAL DRAWINGS, FOR THIS PURPOSE, WILL BE FURNISHED UPON REQUEST. REQUIRED WIRING DIAGRAMS SHALL BE PROVIDED AND SUBMITTED FOR APPROVAL BY THE CONTRACTOR. COPIES OF THE FINAL APPROVALS SHALL BE OBTAINED BEFORE COMMENCEMENT OF RELATED WORK.

3. CODES AND STANDARDS

a. THE WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, MUNICIPAL, AND NATIONAL CODES, WHERE THE CONSTRUCTION DOCUMENTS INDICATE MORE RESTRICTIVE REQUIREMENTS, THE CONSTRUCTION DOCUMENTS SHALL GOVERN. HOWEVER, THE CONSTRUCTION DOCUMENTS SHALL NOT BE INTERPRETED AS AUTHORITY TO VIOLATE ANY CODE OR REGULATION.

b. MATERIALS, EQUIPMENT AND INSTALLATION SHALL CONFORM TO LOCAL CODE AND STANDARDS, THE NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), UNDERWRITER'S LABORATORIES (UL), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND ALL LAWS AND ORDINANCES OF LOCAL, STATE AND FEDERAL GOVERNING AGENCIES.

4. FEES

CONTRACTOR SHALL PAY ALL FEES AND OTHER CHARGES INCIDENTAL TO THE ELECTRICAL WORK. IN ADDITION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED INSURANCE, PERMITS, LICENSES, ETC. RELATING TO THE ELECTRICAL WORK.

5. CONTRACTOR'S LIABILITY

a. THE CONTRACTOR SHALL AGREE THAT THE OWNER, THE ARCHITECT AND THE ENGINEER SHALL NOT IN ANY FORM OR MANNER BE ANSWERABLE OR ACCOUNTABLE FOR ANY VIOLATION OF ORDINANCES, CODES OR REGULATIONS OF ANY AUTHORITIES, UTILITIES, INSURANCE COMPANIES AND GOVERNMENT AGENCIES HAVING JURISDICTION, OR FOR ANY ACCIDENTS, INJURY, LOSS OR DAMAGE TO ANY PERSON OR PERSONS AND THEIR PROPERTIES ARISING FROM NEGLIGENCE OR CARELESSNESS ON THE PART OF THE CONTRACTOR (NOR ANYONE IN HIS EMPLOY), ANY OF HIS SUBCONTRACTORS, OR ANY OTHER PARTIES OR AGENTS TO THIS CONTRACT.

b. THE CONTRACTOR SHALL AGREE TO MAKE GOOD TO SAID OWNER, ARCHITECT, AND ENGINEER ANY LOSS, DAMAGE OR EXPENSE SO INCURRED, TOGETHER WITH REASONABLE ATTORNEYS FEES.

6. EXAMINATION OF DRAWINGS AND SITE

a. THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ARCHITECTURAL AND ENGINEERING DOCUMENTS AND COORDINATE WITH MECHANICAL, PLUMBING, ARCHITECTURAL, AND OTHER TRADES FOR EXACT DIMENSIONS, CLEARANCES, ROUGH-IN LOCATIONS, AND OTHER ADDITIONAL SCOPES OF WORK THAT MAY NOT BE SHOWN ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE POWER TO OTHER TRADES EQUIPMENT AND HARDWARE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, CONTROLS, FIRE AND SECURITY SYSTEMS, MOTORIZED DOORS, DAMPERS, LIFTS, AND OTHER SYSTEMS, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE ELECTRICAL PLANS. THE ELECTRICAL CONTRACTOR SHALL FURNISH ALL SAFETY DISCONNECT SWITCHES TO MECHANICAL EQUIPMENT.

b. BY THE ACT OF HAVING SUBMITTED A BID, THE CONTRACTOR SHALL DEEM TO HAVE MADE SUCH AN EXAMINATION AND SHALL HAVE ACCEPTED THE PREVAILING CONDITIONS, NO SUBSEQUENT ALLOWANCE WILL BE MADE TO CONTRACTOR BECAUSE OF HIS NEGLIGENCE IN COMPLYING WITH THE FOREGOING.

7. DRAWINGS AND SPECIFICATIONS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND COMPLYING WITH BOTH THE DRAWINGS AND SPECIFICATIONS. IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS, OR CODES, THE REFERENCE WHICH PROVIDES THE MORE COMPLETE OR HIGHER STANDARD SHALL PREVAIL.

8. INTERPRETATION OF THE DOCUMENTS

CAREFULLY COMPARE THE DRAWINGS AND SPECIFICATIONS, CHECKING MEASUREMENTS AND CONDITIONS UNDER WHICH THIS INSTALLATION IS TO BE MADE. FOR CLARIFICATION BETWEEN VARIOUS DRAWINGS, BETWEEN DRAWINGS OR SPECIFICATION, OR BETWEEN SECTIONS OF THE SPECIFICATION, THE MATTER SHALL BE REFERRED TO THE ENGINEER BEFORE ANY WORK IS EXECUTED. THE CONTRACTOR SHALL STATE IN THEIR PROPOSAL ANY EXCEPTIONS NECESSARY TO MAKE THIS A COMPLETE, READY TO USE INSTALLATION. IF NOT STATED IN THE PROPOSAL, IT WILL NOT BE CONSIDERED EXTRA.

9. ELECTRICAL DRAWINGS

THE ELECTRICAL DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL DOORS, WALLS, FURNITURE, EQUIPMENT, ETC. THE LOCATION OF RACEWAY SYSTEM COMPONENTS IS SCHEMATIC. THE EXACT LOCATION OF RACEWAY SYSTEM COMPONENTS SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD. THE CONTRACTOR SHALL CONFIRM THE DIMENSIONS OF THE ACTUAL EQUIPMENT TO BE SUPPLIED FOR THIS PROJECT, AND VERIFY CLEARANCES AND ROUGH-INS PRIOR TO STARTING WORK.

10. PERMITS, APPLICATIONS AND RELEASES

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS INSPECTIONS, APPLICATIONS, RELEASES AND FEES REQUIRED BY LOCAL, STATE AND FEDERAL AGENCIES FOR THE EXECUTION OF THIS WORK. SCHEDULING OF ALL REQUIRED INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

11. CLOSE OUT DOCUMENTS

THE CONTRACTOR SHALL PROVIDE AS-BUILT DOCUMENTATION UPON COMPLETION OF THE WORK. THE CONTRACTOR SHALL ALSO PROVIDE OWNER TRAINING FOR ALL EQUIPMENT, INCLUDING LIGHTING CONTROLS.

B. INSTALLATION

1. CUTTING AND PATCHING

a. ALL CUTTING, DRILLING, PATCHING, ETC. NECESSARY FOR INSTALLATION OF EQUIPMENT UNDER THIS CONTRACT SHALL BE DONE BY THIS CONTRACTOR.

b. ALL DISTURBED CONSTRUCTION AND FINISHED SHALL BE RETURNED TO ITS ORIGINAL STATE. HOLES IN CONCRETE WALLS AND FLOORS SHALL BE CORE DRILLED AND SLEEVED. NO CUTTING OF STRUCTURAL MEMBERS WILL BE ALLOWED.

2. INSTALLATION OF WIRING

WIRE SHALL BE INSTALLED CONTINUOUS BETWEEN DEVICES, WITH SPLICES LOCATED ONLY IN JUNCTION BOXES, PULL BOXES, OUTLET BOXES OR IN CABINETS. CONDUCTORS SHALL BE OF SUFFICIENT LENGTH TO REACH THE FARTHEST TERMINAL IN PANELS. A MINIMUM OF 6" LOOPS SHALL REMAIN WHERE CONNECTIONS OR TAPS ARE TO BE MADE IN BRANCH CIRCUIT WIRING.

3. GROUNDING

CONTRACTOR SHALL INSTALL ENTIRE CONDUIT SYSTEM, INCLUDING BOXES, CABINETS, PANELS, ETC. SO AS TO INSURE PROPER GROUND CONTINUITY THROUGHOUT THE SYSTEM.

4. INSTALLATION OF WORK

a. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT LOCATION OF ALL EQUIPMENT AND IN CASE ANY OUTLETS DO NOT COME IN CORRECT LOCATION, HE SHALL MOVE SAME, DO NECESSARY CUTTING AND PATCHING.

b. OWNER RESERVES THE RIGHT TO CHANGE LOCATION OF OUTLETS WITHIN 10'-0" RADIUS BEFORE WORK IS INSTALLED WITHOUT EXTRA COST.

c. CHECK WITH HVAC CONTRACTOR AS TO LOCATION OF UNITS, DUCTS AND GRILLES AND PLUMBING CONTRACTOR AS TO LOCATION OF PIPING BEFORE INSTALLING THE WORK.

d. CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND REVIEW THE PLANS TO VERIFY THE EXACT LOCATIONS OF ALL OUTLETS ARE ABOVE COUNTERS WHERE CABINET WORK OCCURS, AND VERIFY THAT SWITCHES ARE AT THE CORRECT SIDE OF DOOR SWINGS.

e. THE CONTRACTOR SHALL CONSULT WITH THE EQUIPMENT SUPPLIERS FOR THE CORRECT SIZES OF ALL OUTLETS IN SUFFICIENT TIME BEFORE WALL CONSTRUCTION.

f. FAILURE OF THE CONTRACTOR TO COMPLY WITH ALL OF THE ABOVE SHALL MAKE HIM RESPONSIBLE FOR ANY RELOCATIONS AT HIS EXPENSE DUE TO CONFLICT WITH OTHER EQUIPMENT.

5. BALANCING OF LOADS

UPON CONNECTING ALL CIRCUITS TO PANELS, THE CONTRACTOR SHALL BALANCE THE LOAD IN AMPERES TO +/- 5% BETWEEN PHASES FOR EACH PANEL OR PER OWNERS SATISFACTION.

6. FIRE STOPPING

ALL PENETRATIONS IN WALL, FLOOR OR CEILINGS SHALL BE SUITABLY CLOSED UP AND SEALED WITH AN INTUMESCENT FIRE STOPPING COMPOUND LISTED IN THE MOST RECENT FACTORY MUTUAL RESEARCH CORPORATION (FMRC) APPROVAL GUIDE. FIRE STOPPING PRODUCTS SHALL BE MANUFACTURED BY 3M CO.

7. EQUIPMENT

ALL MATERIALS AND EQUIPMENT USED IN THIS INSTALLATION SHALL BE NEW, AND HAVE THE APPROPRIATE UL LISTING AND LABEL.

8. MISCELLANEOUS SUPPORTING MEMBERS

THE INSTALLATION OF ANGLES CHANNELS, AND OTHER MISCELLANEOUS STEEL, BOLTS, RODS, ETC. REQUIRED TO SUPPORT LIGHT FIXTURE, CONDUIT, RACEWAY, LADDER TRAY, OR OTHER ELECTRICAL EQUIPMENT OR DEVICES SHALL BE COORDINATED WITH THE G.C.

9. SAFETY

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE SAFETY OF THE OWNERS EMPLOYEES, BUILDING EMPLOYEES AND GUESTS, AS WELL AS THEIR OWN FORCES, BY ADEQUATELY PROTECTING ANY EXPOSED LIVE CONDUCTORS, OR DEVICES THROUGHOUT THE COURSE OF THIS WORK.

10. EQUIPMENT CONNECTIONS

PROVIDE FINAL CONNECTIONS FOR ALL EQUIPMENT FURNISHED UNDER OTHER DIVISIONS AND FOR ALL OWNER FURNISHED EQUIPMENT. PROVIDE A FLEXIBLE LIQUID TIGHT CONNECTION TO ALL VIBRATION PRODUCING EQUIPMENT.

11. TEMPORARY LIGHTING, POWER, FIRE, AND SAFETY

a. PROVIDE TEMPORARY LIGHTING AND POWER AS REQUIRED IN AREAS UNDERGOING WORK DURING CONSTRUCTION.

b. COMPLY WITH NFPA 241 FOR SAFEGUARDING DURING CONSTRUCTION AND ALTERATION OPERATIONS.

12. BRANCH CIRCUITS

BRANCH CIRCUITS TO RECEPTACLES, LIGHTING AND MISC. SMALL LOADS (20 AMP CIRCUITS), UNLESS SPECIFICALLY NOTED OTHERWISE, SHALL BE 2-#12, 1-#12IG, 3/4" C.

C. MATERIAL AND EQUIPMENT

1. PROPOSALS SHALL BE BASED UPON THE FURNISHING OF ALL MATERIALS AND EQUIPMENT AS SPECIFIED, WHICH IN EVERY CASE SHALL BE NEW AND OF THE BEST GRADE AND QUALITY AVAILABLE.

2. EQUIPMENT AND MATERIALS SHALL BE WITHOUT BLEMISH OR DEFECT AND SHALL NOT BE USED FOR TEMPORARY POWER PURPOSES, WITHOUT THE ENGINEER'S PRIOR WRITTEN AUTHORIZATION.

3. ALL ITEMS OF EQUIPMENT OF ONE TYPE, EXCEPT CONDUIT, CONDUIT FITTINGS, OUTLET BOXES, WIRE, AND CABLE, SHALL BE THE PRODUCT OF ONE MANUFACTURER THROUGHOUT UNLESS OTHERWISE INDICATED OR ACCEPTED BY THE ENGINEER.

4. THE USE OF ROMEX, BX, ETC. IS NOT PERMITTED.

5. CONDUITS

a. THE CONTRACTOR SHALL PROVIDE ALL CONDUITS SERVING ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO LIGHTING, RECEPTACLES, HEATING, AIR CONDITIONS, PLUMBING EQUIPMENT, TELEPHONE AND ELECTRICAL EQUIPMENT.

b. ALL PANEL AND SERVICE FEEDERS SHALL BE IN RIGID GALVANIZED STEEL CONDUIT (RIGSC). ALL CONDUIT SHALL BE UL LABELED. EMT SHALL BE ACCEPTABLE FOR BRANCH CIRCUITS RUN ABOVE SUSPENDED CEILINGS OR CONCEALED IN INTERIOR PARTITIONS. EMT CONNECTORS SHALL BE COMPRESSION TYPE. CONDUIT UNDER SLAB ON GRADE SHALL BE GALVANIZED RIGID STEEL.

c. MINIMUM SIZES OF CONDUIT SHALL BE 3/4" FOR INDIVIDUAL LIGHTING FIXTURE CONNECTION OR TO INDIVIDUAL LIGHT SWITCHES AND FOR ALL OTHER LOCATIONS. IF HVAC CONDUIT, WIRING IS REQUIRED TO BE RUN IN CONDUIT, IT SHALL BE MINIMUM OF 1/2" SIZE, UNLESS NOTED OTHERWISE ON DRAWINGS. ALL IN/UNDER FLOOR SLAB CONDUIT SHALL BE OF MINIMUM 1" C SIZE.

d. SUPPORT ALL CONDUIT.

e. GENERALLY, ALL CONDUIT SHALL BE CONCEALED EXCEPT FOR UNFINISHED AREAS, SUCH AS EQUIPMENT ROOMS. EXPOSED CONDUIT SHALL BE ALLOWED ONLY AS NOTED ON PLAN AND AS APPROVED BY THE OWNER'S CONSTRUCTION MANAGER. PAINTING OF CONDUITS WILL BE BY GENERAL CONTRACTOR.

f. FLEXIBLE METAL CONDUIT

1.1. FLEXIBLE METAL CONDUIT AND THEIR ASSOCIATED FITTINGS ARE TO BE LISTED FOR GROUNDING. A GREEN GROUNDING CONDUCTOR SHALL BE PROVIDED. ALL CONNECTORS ARE TO BE OF A NEMA APPROVED TYPE.

1.2. FLEXIBLE CONDUIT SHALL BE ACCEPTABLE FOR THE FOLLOWING APPLICATIONS AND SHALL NOT EXCEED 6 FEET IN LENGTH.

1.2.1. FINAL CONNECTIONS TO OUTLETS ON VIBRATING EQUIPMENT.

1.2.2. FINAL INTER-CONNECTIONS BETWEEN LIGHT FIXTURES.

1.2.3. FINAL CONNECTIONS WHERE RIGID CONDUIT IS NOT PRACTICAL.

g. PROVIDE POLY PULL-STRING IN ALL EMPTY CONDUITS.

h. HOME RUNS AND MAIN CONDUIT RUNS ARE TO BE HELD TIGHT TO STRUCTURE ABOVE OR AS REQUIRED TO ALLOW PROPER CLEARANCE OF CEILING AND OTHER TRADES WORK.

i. ALL CONDUITS SHALL BE RUN PARALLEL OR PERPENDICULAR TO COLUMN LINES.

j. ALL CONDUITS MUST BE SIZED PER THE CODE.

k. COMPLETE CONDUIT WORK ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.

6. OUTLET BOXES

a. UNLESS OTHERWISE NOTED, OUTLET BOXES SHALL BE GALVANIZED PRESSED STEEL, KNOCKOUT TYPE, WITH SUITABLE PLASTER RINGS AND COVERS OR PLATES.

b. UNUSED KNOCKOUT HOLES SHALL REMAIN CLOSED AND THOSE OPENED BY ERROR SHALL BE CLOSED WITH SNAP-IN BLANKS.

c. OUTLET BOXES SHALL NOT BE SMALLER THAN REQUIRED BY CODE FOR THE NUMBER AND SIZE OF WIRES TO BE INSTALLED.

d. OUTLET BOX AND COVE LOCATED ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.

e. OUTLET BOX MANUFACTURERS SHALL BE APPLETON, GARVIN, RACO (HUBBELL) & STEEL CITY.

7. JUNCTION AND PULL BOXES

a. PROVIDE JUNCTION BOXES, PULL BOXES, CABLE SUPPORTS, AND WIREWAYS AS REQUIRED FOR PROPER INSTALLATION OF THE ELECTRICAL WORK, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS. COVERS SHALL BE ACCESSIBLE. SMALL JUNCTION BOXES SHALL BE SIMILAR TO OUTLET BOXES.

b. PULL BOXES, CABLE SUPPORT BOXES, AND LARGE JUNCTION BOXES FOR INDOOR USE SHALL BE MADE OF CODE GAUGE STEEL. COVERS SHALL BE HELD IN PLACE WITH STAINLESS STEEL SCREWS. PAINT INTERIOR AND EXTERIOR SURFACES WITH RUST-INHIBITIVE PAINT.

c. JUNCTION BOX AND PULL BOX LOCATED ABOVE SUSPENDED CEILING SHALL BE PLENUM RATED.

8. WIRING

a. CONDUCTORS FOR FEEDERS AND BRANCH CIRCUITS SHALL BE COPPER AND THE AWG SIZE AND TYPE AS SHOWN ON DRAWINGS. MINIMUM WIRE SIZE SHALL BE #12. THE CONDUCTORS SHALL HAVE 600 VOLT INSULATION, TYPE THWN OR THHN.

b. MINIMUM WIRE SIZE - 20 AMP. BRANCH CIRCUIT SHALL BE AWG LISTED SIZE PER DISTANCE SHOWN BELOW. DISTANCE SHALL BE MEASURED FROM THE PANELBOARD CIRCUIT BREAKER TO THE FURTHEST OUTLET.

b.1. #12 LESS THAN 80 FEET. (AT 120V)

b.2. #10 OVER 80 FEET. (AT 120V)

c. CONDUCTORS SHALL BE STRANDED FOR SIZES #10AWG AND LARGER.

d. ALUMINUM CONDUCTORS ARE NOT PERMITTED.

e. ALL WIRING SHALL BE IN CONDUIT.

1. WIRE CONNECTORS SHALL BE EQUAL TO "SCOTCH LOCK" FOR #10 AWG WIRE AND SMALLER AND EQUAL TO T & B "LOCKTIGHT" FOR #6 AWG AND LARGER. EQUALS BY BUCHANAN OR IDEAL ARE ACCEPTABLE.

g. ALL WIRING TO BE COLOR-CODED AS FOLLOWS:

|                       |                        |
|-----------------------|------------------------|
| 120/208 VOLT SYSTEM   | 277/480 VOLT SYSTEM    |
| NEUTRAL - WHITE       | NEUTRAL - GRAY         |
| PHASE A OR L1 - BLACK | PHASE A OR L1 - BROWN  |
| PHASE B OR L2 - RED   | PHASE B OR L2 - ORANGE |
| PHASE C OR L3 - BLUE  | PHASE C OR L3 - YELLOW |
| GROUND - GREEN        | GROUND - GREEN         |

9. GROUNDING

PROVIDE COMPLETE WIRE GROUNDING CONDUCTOR SYSTEM. #12 AWG MINIMUM, SIZED AND INSTALLED IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF THE CODE.

a. ALL DEVICES SHALL BE BONDED TO THE CONDUIT SYSTEM. USE A BONDING JUMPER BETWEEN THE OUTLET BOX AND THE DEVICE GROUNDING TERMINAL. METAL-TO-METAL CONTACT BETWEEN THE DEVICES YOKE AND THE OUTLET BOX IS NOT ACCEPTABLE AS A BOND FOR EITHER SURFACE MOUNTED BOXES OR FLUSH TYPE BOXES. ALL JUNCTION BOXES, OUTLET BOXES AND PULL BOXES SHALL BE BONDED TO THE CONDUIT SYSTEM. ALL CONDUIT, INCLUDING FLEXIBLE CONDUIT, SHALL BE GROUNDING WITH GREEN GROUNDING CONDUCTOR.

b. ALL ENCLOSURES AND NON-CURRENT CARRYING METAL PARTS ARE TO BE GROUNDED. CONDUIT SYSTEM IS TO BE ELECTRICALLY CONTINUOUS. ALL LOCK NUTS MUST CUT THROUGH ENAMELED OR PAINTED SURFACES ON ENCLOSURES. WHERE ENCLOSURES AND NON-CURRENT CARRYING METAL PARTS ARE ISOLATED FROM THE CONDUIT SYSTEM, USE BONDING JUMPERS WITH APPROVED CLAMPS. ALL GROUND CLAMPS SHALL BE "PEN-UNION" OR EQUAL, SIMILAR TO "GPI" TYPE.

c. NO OTHER CIRCUITS ARE TO BE RUN IN SAME CONDUIT FEEDING ISOLATED GROUND RECEPTACLES.

10. SLEEVES

a. THE CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE FLOOR, WALL OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2" ABOVE THE FLOOR.

b. UNLESS OTHERWISE NOTED, ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS SHALL BE FIRE SEALED WITH CALCIUM SILICATE, SILICONE RTV "FOAM", 3M" FIRE RATED SEALANTS OR EQUAL. SO AS TO RETAIN THE FIRE RATING OF THE FLOOR OR WALL. CONFORM TO UL ASSEMBLY RATING OF FLOOR OR WALL.

c. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS AND PARTITIONS SHALL BE STANDARD WEIGHT BLACK STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS, OR FOR CONCEALED VERTICAL CONDUIT, SLEEVES SHALL BE NO. 22.

11. TESTING AND INSPECTION

a. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY TEST THE ENTIRE ELECTRICAL SYSTEM FOR GROUNDS, SHORTS AND PROPER GROUNDING RESISTANCE. A MAXIMUM OF 25 OHMS RESISTANCE FROM NEUTRAL CONDUCTOR AND CONDUIT TO EARTH GROUND SHALL BE PERMITTED. ONLY A GROUND RESISTANCE MEASURING METER OF APPROVED TYPE SHALL BE USED. A COMMON OHM METER IS NOT ACCEPTABLE.

b. THE ELECTRICAL CONTRACTOR SHALL SEE THAT LOCAL INSPECTION AUTHORITIES ARE NOTIFIED WHEN INSPECTIONS ARE REQUIRED BY CODE AND SHALL GIVE ALL NECESSARY ASSISTANCE TO THE INSPECTOR WHEN HE IS MAKING AN INSPECTION.

c. THE ELECTRICAL CONTRACTOR WILL SATISFY ALL REGULATIONS HAVING JURISDICTION ON THIS PROJECT.

12. WIRING DEVICES

a. THIS CONTRACTOR SHALL FURNISH AND INSTALL SWITCHES AND RECEPTACLES AS SHOWN ON THE DRAWINGS AND NECESSARY FOR A COMPLETE INSTALLATION. COLOR OF DEVICES AND PLATES SHALL BE AS DIRECTED BY ARCHITECT. THE DEVICES SHALL BE OF THE TYPES AND RATINGS LISTED, OR EQUALS BY PASS & SEYMOUR, HUBBELL OR LEVITON. WEATHERPROOF GR RECEPTACLES SHALL BE INSTALLED WHERE SHOWN ON DRAWINGS OR AS REQUIRED BY CODE.

a.1. TOGGLE SWITCHES: 20A-120V COMMERCIAL SPECIFICATION GRADE

a.2. DUPLEX RECEPTACLES: 20A-120V COMMERCIAL SPECIFICATION GRADE

a.3. GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE: 20A-120V, 5MA, COMMERCIAL SPECIFICATION GRADE

13. WALL PLATES

a. WALL PLATES SHALL BE AS SPECIFIED BY OWNER. WHERE STANDARD PLATES WILL NOT FIT WALL FINISH, UNFINISHED BRICK OR SPECIAL FINISH WALLS, USE SPECIAL SIZE PLATES TO SUIT CONDITIONS. ALL WALL PLATES LINE UP AND FLUSH WITH MOUNTING SURFACE AND SECURELY ATTACHED IN PLACE.

b. WHERE SWITCHES, RECEPTACLES OR COMBINATIONS THEREOF ARE GROUNDED, USE GANG PLATES AND OUTLET BOXES TO SUIT THE SPECIFIC ARRANGEMENTS.

c. VERIFY MOUNTING HEIGHTS OF WIRING DEVICES WITH ARCHITECT/OWNER. IN GENERAL, RECEPTACLES 15" ABOVE FLOOR OR 4.5" ABOVE COUNTER TOP WHERE COUNTERS OCCUR, AND SWITCHES 4'-0" ABOVE FLOOR, EXCEPT WHERE SPECIFIC HEIGHTS ARE INDICATED. SPECIAL RECEPTACLE LOCATED AS DIRECTED BY ARCHITECT AND ENGINEER.

d. WALL PLATES SHALL BE OF THE SAME MANUFACTURER AS WIRING DEVICE.

14. LIGHTING FIXTURES & LAMPS:

a. THIS CONTRACTOR SHALL FURNISH ADDITIONAL AUXILIARY SUPPORTING STEEL HANGER WIRES ADEQUATELY SIZED TO SUPPORT THE WEIGHT OF THE FIXTURE AND FASTENED TO BUILDING STRUCTURE (MINIMUM TWO PER FIXTURE) FOR FIXTURES NOT MOUNTED ON BUILDING FRAMEWORK. FIXTURES SHALL NOT BE SUPPORTED SOLELY BY THE CEILING STRUCTURE.

b. PROVIDE APPLICABLE FIRE RATED DRYWALL BOXES OVER RECESSED FIXTURES IN FIRE RATED CEILINGS AS REQUIRED BY CODES. FIELD COORDINATE AS REQUIRED TO AVOID CONFLICT.

c. THIS CONTRACTOR SHALL PROVIDE ANY NECESSARY FITTINGS, ACCESSORIES, ETC. AS NECESSARY TO MAKE A COMPLETE INSTALLATION.

d. REMOVE ALL DIRT, OIL OR GREASE FROM LIGHT FIXTURES. CLEAN ALL GLASS, LENSES, ETC. AND POLISH FIXTURES AND TRIM.

15. IDENTIFICATION

a. PROVIDE TYPED DIRECTORIES IN PANELBOARDS TO DEPICT ACTUAL EQUIPMENT CONNECTED TO INDIVIDUAL BREAKERS/SWITCHES.

16. SHOP DRAWINGS AND SUBMITTALS:

a. SUBMIT COMPLETE SHOP DRAWINGS FOR MANUFACTURED EQUIPMENT. CLEARLY MARK SUBMISSIONS FOR LIGHTING FIXTURES WITH THE TYPE LETTER OR LETTERS ASSIGNED TO EACH FIXTURE IN THE FIXTURES SCHEDULE AND INCLUDE A GRAPH SHOWING TYPICAL LIGHT DISTRIBUTION AND A TABLE OF CERTIFIED UTILIZATION FACTORS. ALL FIXTURE SUBMITTALS SHALL BE IN BROCHURE FORM.

b. PROVIDE SUFFICIENT INFORMATION AND DATA REQUIRED FOR THE ARCHITECT TO REASONABLY DETERMINE PROPER COMPLIANCE WITH THE SPECIFICATIONS.

c. IN ADDITION, THE CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF MATERIALS PROPOSED, GIVING THE MANUFACTURER'S NAME, CATALOG NUMBER, OR OTHER MEANS OF IDENTIFICATION TO SHOW COMPLIANCE WITH THESE SPECIFICATIONS.

d. REVIEW OF SHOP DRAWINGS IS RENDERED AS A SERVICE ONLY, AND SHALL NOT BE CONSIDERED AS A GUARANTEE OF MEASUREMENTS OR BUILDING CONDITIONS, NOR SHALL IT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF BASIC RESPONSIBILITY UNDER THE CONTRACT. SHOP DRAWINGS SHALL BE SUBMITTED ON, BUT NOT BE LIMITED TO THE FOLLOWING SYSTEMS: LIGHT FIXTURE BALLASTS AND ALL ASSOCIATED LIGHT FIXTURES HARDWARE, WIRING DEVICES, COVER PLATES, PANELS, BEAKERS, DATAVOICE JACKS, CABLE, FIRE ALARM DEVICES, ETC.

17. INSTALLATION OF EQUIPMENT FURNISHED BY OTHERS

a. CONTRACTOR SHALL INSTALL ALL EQUIPMENT, WIRE AND CABLE FURNISHED TO HIM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INSTALLATION DRAWINGS AND WIRING DIAGRAMS FROM THE EQUIPMENT MANUFACTURER. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

b. CONTRACTOR SHALL MAKE FINAL CONNECTIONS AND TERMINATIONS TO THE OWNER, MECHANICAL, AND PLUMBING CONTRACTOR'S FURNISHED EQUIPMENT.

18. SPECIAL SYSTEMS

TELEPHONE/DATA SYSTEM: ELECTRICAL CONTRACTOR SHALL INSTALL CONDUITS, OUTLET BOXES, AND CABLE G.C. IS RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB CONTRACTORS AND IS ULTIMATELY RESPONSIBLE FOR ACCURATELY DICTATING THE SCOPE BETWEEN SUB CONTRACTS.

19. OCCUPANCY SENSORS

a. CONTRACTOR'S WORK TO INCLUDE ALL LABOR, MATERIALS, TOOLS, APPLIANCES, CONTROL HARDWARE, SENSOR, WIRE, JUNCTION BOXES AND EQUIPMENT NECESSARY FOR AND INCIDENTAL TO THE DELIVERY, INSTALLATION AND FURNISHING OF A COMPLETELY OPERATIONAL OCCUPANCY SENSOR LIGHTING CONTROL SYSTEM, AS DESCRIBED HEREIN.

b. WALL SWITCH PRODUCTS MUST BE CAPABLE OF WITHSTANDING THE EFFECTS OF INRUSH CURRENT.

c. WALL SWITCH SENSORS SHALL BE CAPABLE OF DETECTION OF OCCUPANCY AT DESKTOP LEVEL UP TO 300 SQUARE FEET, AND GROSS MOTION UP TO 1000 SQUARE FEET.

d. WALL SWITCH SENSORS SHALL ACCOMMODATE LOADS FROM 0 TO 800 WATTS AT 120 VOLTS; 0 TO 1200 WATTS AT 277 VOLTS.

e. ALL SENSORS SHALL BE CAPABLE OF OPERATING NORMALLY WITH ELECTRONIC BALLASTS, PL LAMP SYSTEMS AND RATED MOTOR LOADS.

20. VACANCY SENSORS

a. CONTRACTOR'S WORK TO INCLUDE ALL LABOR, MATERIALS, TOOLS, APPLIANCES, CONTROL HARDWARE, SENSOR, WIRE, JUNCTION BOXES AND EQUIPMENT NECESSARY FOR AND INCIDENTAL TO THE DELIVERY, INSTALLATION AND FURNISHING OF A COMPLETELY OPERATIONAL OCCUPANCY SENSOR LIGHTING CONTROL SYSTEM, AS DESCRIBED HEREIN.

b. WALL SWITCH PRODUCTS MUST BE CAPABLE OF WITHSTANDING THE EFFECTS OF INRUSH CURRENT.

c. WALL SWITCH SENSORS SHALL BE CAPABLE OF DETECTION OF OCCUPANCY AT DESKTOP LEVEL UP TO 300 SQUARE FEET, AND GROSS MOTION UP TO 1000 SQUARE FEET.

d. WALL SWITCH SENSORS SHALL ACCOMMODATE LOADS FROM 0 TO 600 WATTS AT 120 VOLTS; 0 TO 1200 WATTS AT 277 VOLTS.

e. ALL SENSORS SHALL BE CAPABLE OF OPERATING NORMALLY WITH ELECTRONIC BALLASTS, PL LAMP SYSTEMS AND RATED MOTOR LOADS.

21. SHORT CIRCUIT RATED PROTECTION

a. OVERCURRENT DEVICES SHALL BE RATED FOR THE FULL PROSPECTIVE SHORT-CIRCUIT CURRENT AT THEIR LINE SIDE TERMINALS THROUGHOUT THE SYSTEM COMPLYING WITH A FULLY RATED AND COORDINATED SYSTEM.

b. THE SYSTEM SHALL BE RATED TO: 100K

c. THE EMERGENCY DISTRIBUTION SHORT CIRCUIT SHALL BE FULLY RATED.

d. THE NORMAL DISTRIBUTION SHORT CIRCUIT MAY BE SERIES RATED.

e. IF SERIES RATED EQUIPMENT IS USED, CONTRACTOR SHALL PROVIDE BREAKER CHARTS TO SHOW COMPLIANCE WITH SERIES RATING.

22. SELECTIVE COORDINATION

a. EMERGENCY DISTRIBUTION AND ELEVATOR DISTRIBUTION OVERCURRENT DEVICES SHALL BE SELECTIVELY COORDINATED.

b. CONTRACTOR SHALL VERIFY SELECTIVELY COORDINATED OVERCURRENT DEVICES PRIOR TO BID.

c. CONTRACTOR SHALL PROVIDE SUBMITTALS OF EXACT BREAKER TYPES AND COORDINATION CURVES FOR APPROVAL AND VERIFICATION.

23. ARC FLASH

a. CONTRACTOR SHALL PROVIDE ALL NEW PANELS, SWITCHBOARDS, AND EQUIPMENT WITH ARC FLASH WARNING LABELS.

b. ARC FLASH LABELS SHALL CONTAIN INFORMATION WITH: AVAILABLE INCIDENT ENERGY, MINIMUM ARC RATINGS OF CLOTHING, REQUIRED LEVEL OF PPE, HIGHEST HAZARD CATEGORY FOR THE EQUIPMENT, NOMINAL SYSTEM VOLTAGE, AND ARC FLASH BOUNDARY.

24. FIRE ALARM

a. ALL FIRE ALARM WIRING SHALL BE IN CONDUIT.

b. WIRING SHALL BE FIRE RATED FOR 2 HOURS AND SHALL MEET NFPA REQUIREMENTS FOR THIS TYPE OF INSTALLATION.

c. FIRE ALARM CALCULATIONS INCLUDING BATTERY, LOAD, VOLTAGE DROP, AND WIRE SIZING SHALL BE PERFORMED AND SUBMITTED BY THE FA CONTRACTOR AS PART OF THE FIRE ALARM SHOP DRAWING SUBMITTAL PROCESS AT WHICH TIME THE CONTRACTOR SHALL SUBMIT ALL REQUIRED INFORMATION



GENERAL NOTES:

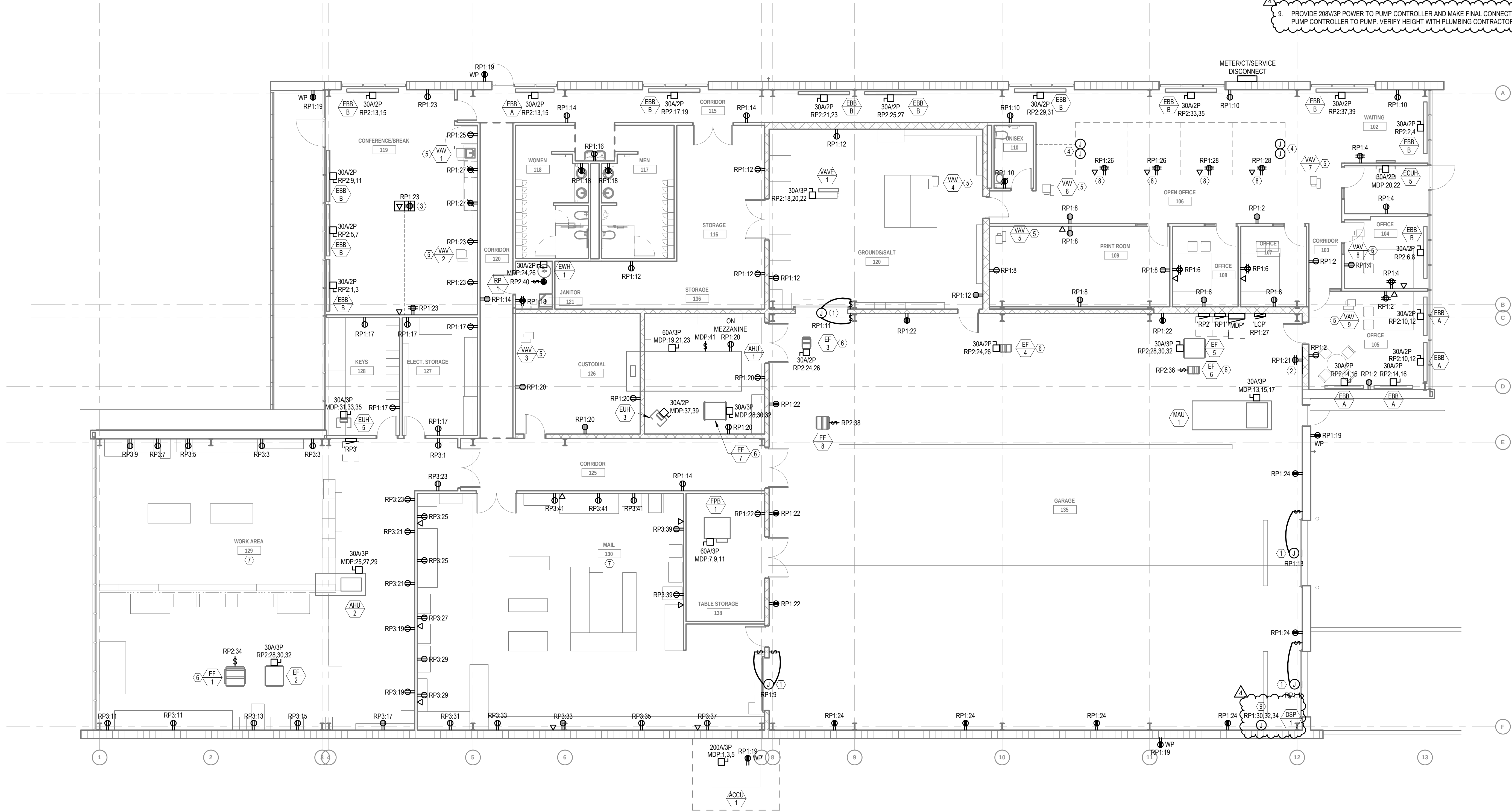
1. REFER TO GENERAL NOTES ON SHEET E0.0.
2. REFER TO SPECIFICATIONS ON SHEET E0.1.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS, ELEVATIONS, AND ADDITIONAL NOTES.
4. COORDINATE FINISHES FOR COVERPLATES, SWITCHES, RECEPTACLES, POKE-THRU'S, ETC. WITH ARCHITECT.
5. PROVIDE 3/4"C. TO ACCESSIBLE LOCATION ABOVE CEILING FOR ALL TELE/DATA.
6. DIMENSIONS SHOWN INDICATE HEIGHT ABOVE FINISHED FLOOR. COORDINATE FINAL LOCATION AND ORIENTATION OF ALL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.

PLENUM NOTE

SPACE ABOVE ALL LAY-IN CEILINGS IS BEING USED AS A RETURN AIR PLENUM. ALL MATERIALS CONTAINED THEREIN SHALL BE PLENUM RATED AND COMPLY WITH INTERNATIONAL MECHANICAL CODE, IMC SECTION 602.2.1 PLENUMS. MATERIALS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME AND SMOKE SPREAD INDEX OF NOT MORE THAN 25/50 WHEN TESTED IN ACCORDANCE WITH ASTM E84. PIPING AND DUCTWORK SHALL BE INSTALLED SO THAT THE RETURN AIR PATH IS NOT BLOCKED OR OBSTRUCTED.

KEYNOTES

1. PROVIDE 120V POWER TO OVERHEAD DOORS. PROVIDE OVERHEAD DOOR CONTROLLER. COORDINATE LOCATION AND CONNECTION REQUIREMENTS WITH OWNER AND MANUFACTURER.
2. PROVIDE A 48"x48"x3/4" FIRE RESISTANT PLYWOOD MOUNTED SECURELY TO WALL. PAINT AS DIRECTED BY ARCHITECT. PROVIDE (2) 4"C STUBBED TO EXTERIOR FOR TELEPHONE SERVICE.
3. E.C. SHALL PROVIDE 3/4"C FOR POWER & 3/4"C FOR DATA TO RECESSED FLOORBOX. COORDINATE EXACT LOCATION WITH ARCHITECT.
4. PROVIDE (1) NEW JUNCTION BOX @+18" AFF WITH A 1-1/2" CONDUIT FOR POWER AND (1) NEW JUNCTION BOX @+18" AFF WITH A (2) 3/4" CONDUIT FOR VOICE/DATA TO FEED FURNITURE PARTITIONS. COORDINATE EXACT LOCATION WITH ARCHITECT. CONNECTIONS TO RECEPTACLES IN THE PARTITIONS SHALL BE BY THE ELECTRICAL CONTRACTOR. FIELD VERIFY EXACT PARTITION REQUIREMENTS WITH THE FURNITURE VENDOR AND ADJUST ACCORDINGLY. ONE BRANCH CIRCUIT CAN BE USED FOR A MAXIMUM OF (3) WORKSTATIONS.
5. PROVIDE LINE VOLTAGE AS NECESSARY TO VAV UNIT. COORDINATE EXACT REQUIREMENTS WITH MECHANICAL CONTRACTOR.
6. EXHAUST FAN TO BE CONTROLLED BY LOCAL LIGHTING OCCUPANCY SENSOR.
7. FINAL LAYOUT TO BE DETERMINED IN THE FIELD BY OWNER. E.C. SHALL PROVIDE A COMPLETE AND OPERATIONAL SYSTEM FOR ALL OWNER PROVIDED PIECES OF EQUIPMENT.
8. COORDINATE EXACT LOCATION OF RECEPTACLES AND MOUNTING WITH FURNITURE VENDOR.
9. PROVIDE 208V/3P POWER TO PUMP CONTROLLER AND MAKE FINAL CONNECTION FROM PUMP CONTROLLER TO PUMP. VERIFY HEIGHT WITH PLUMBING CONTRACTOR.



3 ELECTRICAL - POWER & DATA PLAN  
1/8" = 1'-0"

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
ELECTRICAL - POWER & DATA PLAN

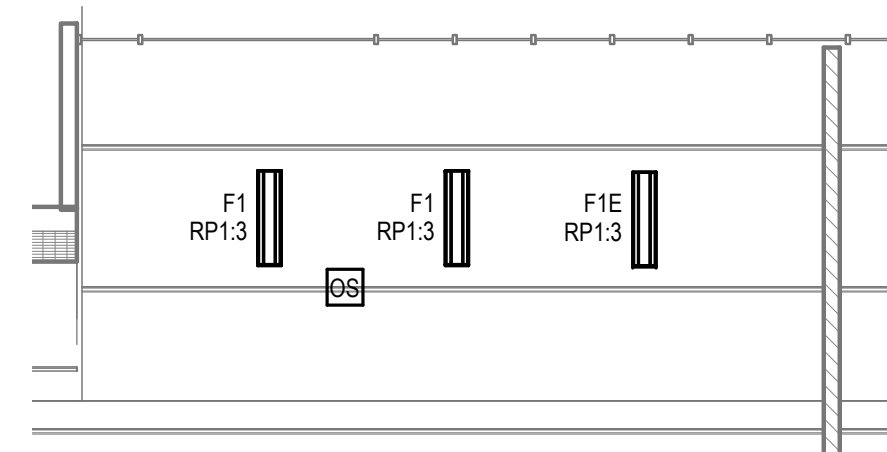
engineering consultants  
600 E. Algonquin Rd., Suite 200  
Richton Park, IL 60471  
rmasassociates.com | 847.756.4190



PROJECT NO.:  
154.21.085  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE:  
04.10.22  
SHEET NO.:

E1.0





- GENERAL NOTES:

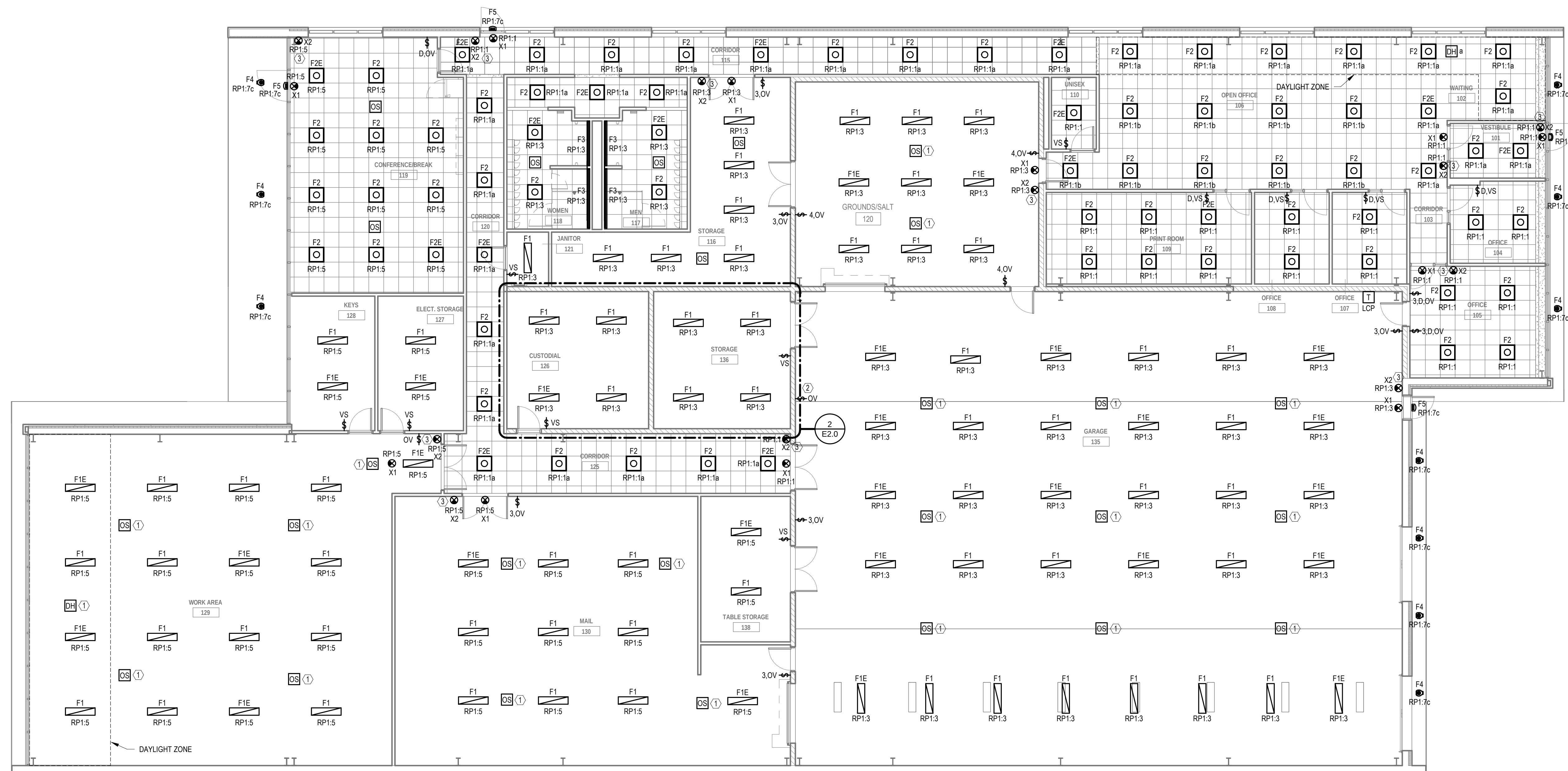
1. REFER TO GENERAL NOTES ON SHEET E0.0.
2. REFER TO SPECIFICATIONS ON SHEET E0.1.
3. ALL EMERGENCY LIGHTING (DENOTED WITH "E", "E1", "E1E" OR "NL") SHALL ACT AS 24/7 NIGHT LIGHTING UNLESS NOTED OTHERWISE.
4. FOR ALL ROOMS WITH OCCUPANCY SENSORS, CONTRACTOR SHALL PROVIDE ALL REQUIRED SENSORS, POWERPACKS, RELAYS, OVERRIDE SWITCHES, ETC. TO PROVIDE A COMPLETE AND OPERATIONAL SYSTEM.
5. EMERGENCY BATTERY PACKS, NIGHT LIGHTS, AND EMERGENCY FIXTURES SHALL BE CIRCUITED TO LOCAL CIRCUIT AHEAD OF SWITCHING AND CONTROLS.

- KEYNOTES:

1. OCCUPANCY SENSOR SHALL BE MOUNTED TO UNISTRUT. BOTTOM OF SENSOR SHALL BE LEVEL WITH LIGHTING IN ROOM.
2. SWITCH SHALL CONTROL LIGHTS LOCATED ON MEZZANINE.
3. PROVIDE WALL MOUNTED EXIT SIGN MOUNTED NOT LESS THAN 6" AND NOT MORE THAN 8" ABOVE FINISHED FLOOR PER KENOSHA REQUIREMENT.

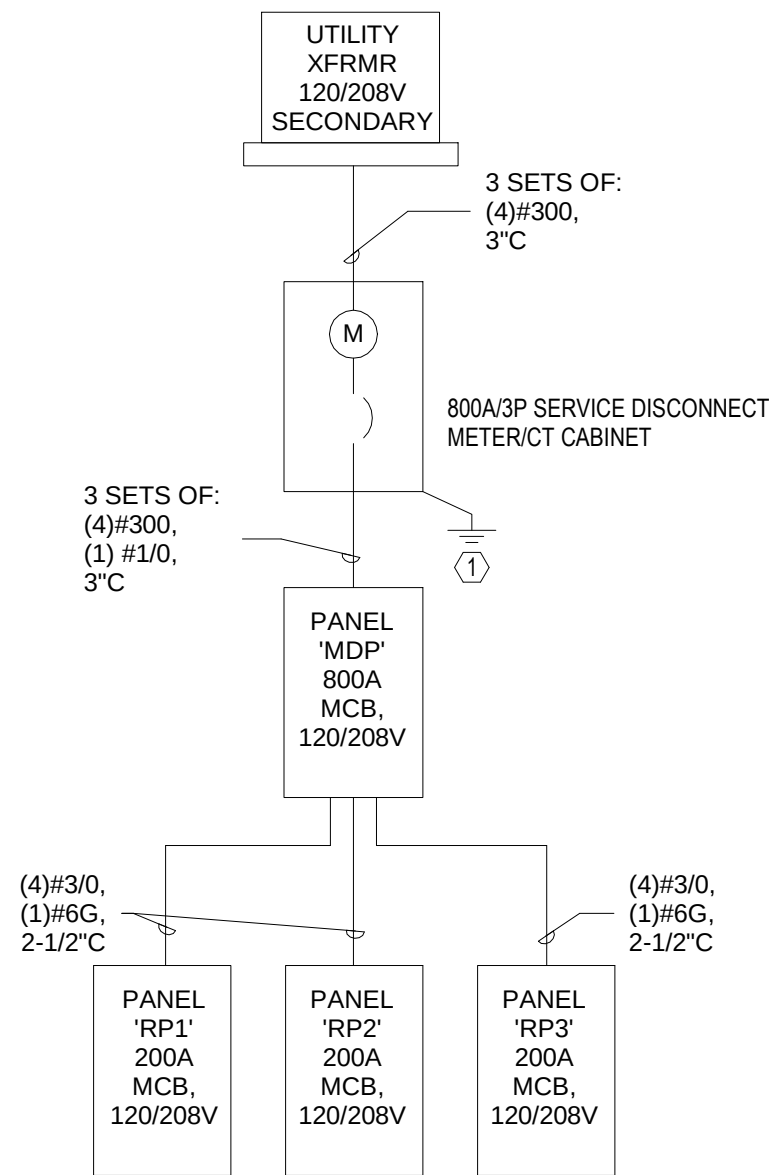
## PLENUM NOTE

SPACE ABOVE ALL LAY-IN CEILINGS IS BEING USED AS A RETURN AIR PLENUM. ALL MATERIALS CONTAINED THEREIN SHALL BE PLENUM RATED AND COMPLY WITH INTERNATIONAL MECHANICAL CODE; IMC SECTION 602.2.1 PLENUMS. MATERIALS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME AND SMOKE SPREAD INDEX OF NOT MORE THAN 25/50 WHEN TESTED IN ACCORDANCE WITH ASTM E84. PIPING AND DUCTWORK SHALL BE INSTALLED SO THAT THE RETURN AIR PATH IS NOT BLOCKED OR OBSTRUCTED.

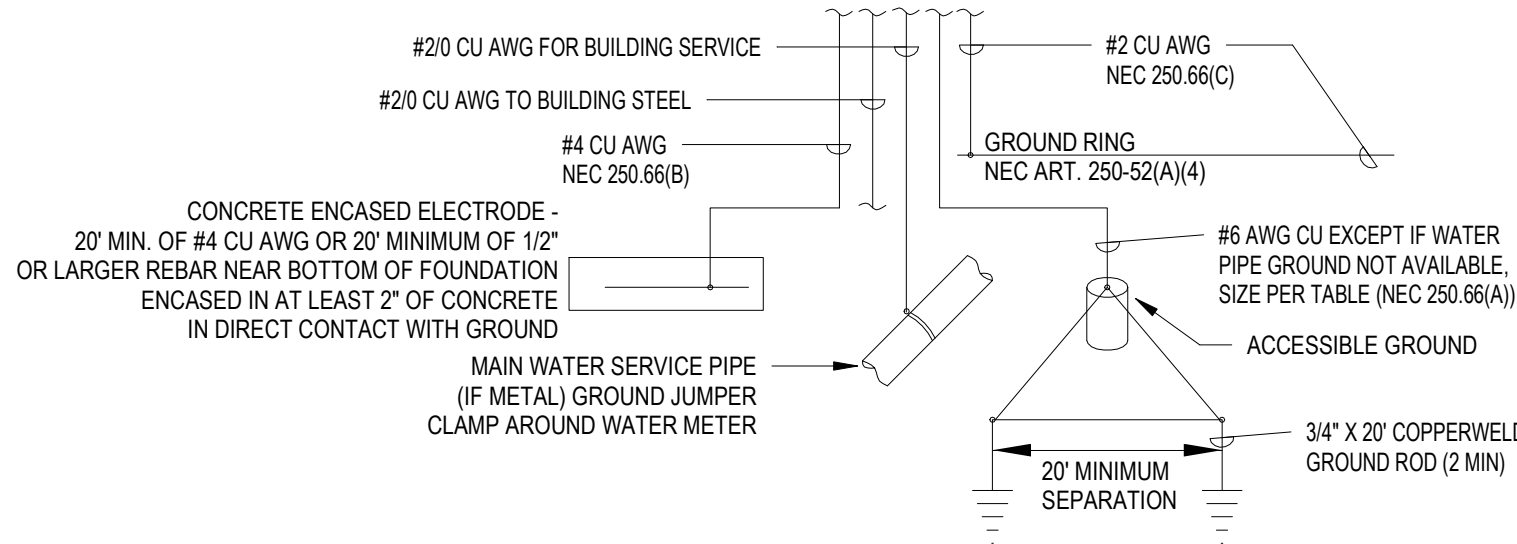




| LIGHTING FIXTURE SCHEDULE                                                                                                   |         |       |         |               |                                                                         |                                                                                                    |
|-----------------------------------------------------------------------------------------------------------------------------|---------|-------|---------|---------------|-------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| TYPE                                                                                                                        | FIXTURE | VOLTS | WATTAGE | MOUNTING      | MANUFACTURER & CATALOG #<br>OR APPROVED EQUAL                           | DESCRIPTION                                                                                        |
| F1                                                                                                                          | LED     | UNV   | 25W     | CHAIN<br>HUNG | LITHONIA:<br>ZLTN-48-3000LM-FST-MVOLT-35K-80CRI-WH<br>F1E: PROVIDE -E7W | 4' LINEAR FIXTURE<br>PROVIDE HANGER CHAIN, COORDINATE MOUNTING HEIGHTS<br>WITH ARCHITECTURAL PLANS |
| F2                                                                                                                          | LED     | UNV   | 27W     | CEILING       | LITHONIA:<br>2BLT2-33L-ADP-EZ1-LP835<br>F2E: PROVIDE -EL7L              | 2X2 TROFFER FIXTURE                                                                                |
| F3                                                                                                                          | LED     | UNV   | 4.6W/FT | CEILING       | FOCAL POINT:<br>FWSL-FL-450LF-40K-1C-UNV-L11-U-WH-XX                    | LINEAR RECESSED COVE LIGHT<br>COORDINATE EXACTS FIXTURE LENGTHS WITH ARCHITECT                     |
| F4                                                                                                                          | LED     | UNV   | 18W     | CEILING       | LITHONIA:<br>LDN4-3015LO4-AR-LSS-MVOLT-EZ10<br>F4E: PROVIDE -EL         | 4" RECESSED DOWNLIGHT                                                                              |
| F5                                                                                                                          | LED     | UNV   | 25W     | WALL          | LITHONIA:<br>ARC1LED-P3-40K-MVOLT-E4WH-XX                               | EMERGENCY EGRESS LIGHTING                                                                          |
| X1                                                                                                                          | LED     | UNV   | < 5W    | WALL          | LITHONIA:<br>EDGR-X-R-EL<br>PROVIDE -WM FOR WALL MOUNT                  | EXIT SIGN WITH EMERGENCY BATTERY BACKUP. RED<br>LETTERING W/ CLEAR FACE                            |
| X2                                                                                                                          | LED     | UNV   | < 5W    | WALL          | LITHONIA:<br>TLE-1-R-EL-N                                               | WALL FLUSH EXIT SIGN WITH EMERGENCY BATTERY BACKUP                                                 |
| LIGHTING FIXTURE SCHEDULE NOTES                                                                                             |         |       |         |               |                                                                         |                                                                                                    |
| 1. INSTALLATION OF LIGHTING FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS. |         |       |         |               |                                                                         |                                                                                                    |
| 2. ALL LIGHT FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.                 |         |       |         |               |                                                                         |                                                                                                    |
| 3. COORDINATE ALL MOUNTING HEIGHTS WITH ARCHITECT.                                                                          |         |       |         |               |                                                                         |                                                                                                    |



1 ELECTRICAL SINGLE LINE DIAGRAM



2 GROUNDING DETAIL

GENERAL NOTES:

1. REFER TO GENERAL NOTES ON SHEET E0.0.
2. REFER TO SPECIFICATIONS ON SHEET E0.1.

KEYNOTES:

1. PROVIDE NEUTRAL-GROUND BOND WITHIN SERVICE DISCONNECT. SEE GROUNDING DETAIL ON THIS PAGE FOR GROUNDING REQUIREMENTS.

EQUIPMENT CONNECTION SCHEDULE KEY NOTES

1. VERIFY FINAL LOCATION OF ALL EQUIPMENT WITH EQUIPMENT INSTALLER BEFORE INSTALLING FEEDERS.
2. SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR MORE INFORMATION.
3. SIZE STARTER/FEEDER DISCONNECT PER FINAL EQUIPMENT REQUIREMENTS.
4. PROVIDE FEEDERS AS INDICATED, VERIFY WITH EQUIPMENT REQUIREMENTS.
5. PROVIDE OVERLOAD PROTECTION (FUSES OR MOTOR CIRCUIT PROTECTOR) PER SPECIFICATIONS, ACTUAL FIELD MEASURED FULL LOAD CURRENT, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.
6. VERIFY FINAL VOLTAGE AND PHASE REQUIREMENTS OF ALL EQUIPMENT WITH INSTALLER BEFORE INSTALLING FEEDERS.
7. COORDINATE SHORT CIRCUIT OCD RATING WITH FINAL EQUIPMENT REQUIREMENTS.
8. EC TO PROVIDE LOCAL DISCONNECT WITHIN 5'-0" OF EQUIPMENT.
9. NON-STANDARD ITEMS, TIMERS, METERS, INTERLOCKS, ETC.

EQUIPMENT CONNECTION SCHEDULE GENERAL NOTES

1. PROVIDE POWER CONNECTIONS TO ALL ARCHITECTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION AND OWNER FURNISHED EQUIPMENT. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION DRAWINGS FOR LOCATIONS AND POWER REQUIREMENTS. VERIFY ALL TECHNICAL DATA WITH FINAL SHOP DRAWINGS.
2. OVER CURRENT PROTECTION SIZES LISTED ARE FROM MANUFACTURER'S AND STANDARD MOTOR DATA. FURNISH FUSES BASED ON FUSE MANUFACTURER'S STANDARDS, ACTUAL FIELD MEASURED FULL LOAD CURRENT, AND EQUIPMENT MANUFACTURER'S REQUIREMENTS.
3. FLEXIBLE CONNECTIONS TO MOTORS SHALL BE IN FLEXIBLE CONDUIT. PROVIDE COPPER EQUIPMENT GROUND FROM DISCONNECT TO MOTOT CONNECTION.

NEW EQUIPMENT CONNECTION SCHEDULE

| TAG ①  | DESCRIPTION ②                                 | LOAD ③                      | WIRE/CONDUIT ③                                                                 | STARTER/DISC./OCD ④                                                                                                                                                                                                         | VOLTAGE ⑥          | FEED ⑦ | LOCAL DISCONNECT ⑧                                                                                                                                                                                                                                                                                         | REMARKS ⑨                                                |
|--------|-----------------------------------------------|-----------------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| ACCU-1 | CONDENSING UNIT                               | 120.2 MCA<br>150 MOCP       | 3#10 AWG<br>1#6 AWG EQ. GND.<br>2"C.                                           | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| AHU-1  | AIR HANDLING UNIT<br>(2 POINTS OF CONNECTION) | 2X 5 HP<br>5 MCA<br>15 MOCP | 3#8 AWG<br>1#8 AWG EQ. GND.<br>1"C.<br>2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C. | <input type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE<br><input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE | 208V 3P<br>120V 1P | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P<br><input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P | E.C. TO PROVIDE DISCONNECT<br>E.C. TO PROVIDE DISCONNECT |
| AHU-2  | AIR HANDLING UNIT                             | 14 MCA<br>25 MOCP           |                                                                                | <input type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                                      | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | E.C. TO PROVIDE DISCONNECT                               |
| EBB-A  | ELECTRIC BASEBOARD HEATER                     | 1577 W                      | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 1P            | RP1    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| EBB-B  | ELECTRIC BASEBOARD HEATER                     | 2103 W                      | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 1P            | RP1    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| ECUH-5 | ELECTRIC CABINET UNIT HEATER                  | 15 MCA                      | 3#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| EF-1   | EXHAUST FAN                                   | 1/4 H.P.                    | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 120V 1P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY OCCUPANCY SCHEDULE                         |
| EF-2   | EXHAUST FAN                                   | 1-1/4 H.P.                  | 3#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY BUILDING PRESSURE                          |
| EF-3/4 | EXHAUST FAN                                   | 1/4 H.P.                    | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 1P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY OCCUPANCY SCHEDULE                         |
| EF-5   | EXHAUST FAN                                   | 1-1/4 H.P.                  | 3#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY COINOX                                     |
| EF-6   | EXHAUST FAN                                   | 1/6 H.P.                    | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 120V 1P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY OCCUPANCY SCHEDULE                         |
| EF-7   | EXHAUST FAN                                   | 3 H.P.                      | 3#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | CONTROLLED BY OCCUPANCY SCHEDULE                         |
| EF-8   | EXHAUST FAN                                   | 1/4 H.P.                    | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 120V 1P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| EUH-3  | ELECTRIC UNIT HEATER                          | 14.5 MCA                    | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 1P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| EUH-5  | ELECTRIC UNIT HEATER                          | 24 MCA                      | 3#10 AWG<br>1#10 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| FPB-1  | FAN POWERED BOX                               | 42.7 MCA<br>45 MOCP         | 3#8 AWG<br>1#10 AWG EQ. GND.<br>1"C                                            | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| MUA-1  | AIR HANDLING UNIT                             | 20.7 MCA<br>35 MOCP         | 3#8 AWG<br>1#10 AWG EQ. GND.<br>1"C.                                           | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |
| VAVE-1 | VARIABLE AIR VOLUME W/ ELEC. REHEAT           | 19.1 MCA<br>20 MOCP         | 3#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | E.C. TO PROVIDE DISCONNECT                               |
| EWH-1  | ELECTRIC WATER HEATER                         | 4.5KW                       | 2#10 AWG<br>1#10 AWG EQ. GND.<br>3/4"C.                                        | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 1P            | MDP    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | E.C. TO PROVIDE DISCONNECT                               |
| RP-1   | RE-CIRCULATION PUMP                           | 45W                         | 2#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 120V 1P            | RP2    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | E.C. TO PROVIDE DISCONNECT                               |
| DSP-1  | DOCK SUMP PUMP                                | 1/2 HP                      | 4#12 AWG<br>1#12 AWG EQ. GND.<br>3/4"C                                         | <input checked="" type="checkbox"/> INTEGRAL TO EQUIPMENT<br><input type="checkbox"/> IN MCC<br>NEMA SIZE<br>TYPE                                                                                                           | 208V 3P            | RP1    | <input type="checkbox"/> FUSED A FUSE<br><input checked="" type="checkbox"/> NON-FUSED A SWITCH<br><input type="checkbox"/> THERMAL SWITCH, 120V,1P                                                                                                                                                        | -                                                        |

NOTE: PROVIDE SEPARATE GROUNDING CONDUCTOR SIZED PER NEC 250.122 INSTALLED FOR ALL HVAC UNITS.

| LIGHTING CONTROL PANEL "LCP"                                                                                                                                                                                                                                                                                       |                 |           |                   |             |         |             |           |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------|-------------------|-------------|---------|-------------|-----------|-------------------|
| RELAY #                                                                                                                                                                                                                                                                                                            | DESCRIPTION     | CIRCUIT # | LOCAL L.V. SWITCH | DIMMING Y/N | RELAY # | DESCRIPTION | CIRCUIT # | LOCAL L.V. SWITCH |
| 1                                                                                                                                                                                                                                                                                                                  | CORRIDOR LTG    | RP1:1     | a                 | Y           | 5       | -           | -         | -                 |
| 2                                                                                                                                                                                                                                                                                                                  | OPEN OFFICE LTG | RP1:1     | b                 | Y           | 6       | -           | -         | -                 |
| 3                                                                                                                                                                                                                                                                                                                  | EXTERIOR LTG    | RP1:7     | c                 | N           | 7       | -           | -         | -                 |
| 4                                                                                                                                                                                                                                                                                                                  | -               | -         | -                 | -           | 8       | -           | -         | -                 |
| LIGHTING CONTROL NOTES                                                                                                                                                                                                                                                                                             |                 |           |                   |             |         |             |           |                   |
| CONTRACTOR SHALL PROVIDE NEW LIGHTING CONTROL PANEL.                                                                                                                                                                                                                                                               |                 |           |                   |             |         |             |           |                   |
| 1. THE BUILDING LIGHTING CONTROLS SHALL CONTROL THE FOLLOWING SWITCHLEGS TO TURN ON/OFF DURING NORMAL BUSINESS HOURS AS DETERMINED BY OWNER:                                                                                                                                                                       |                 |           |                   |             |         |             |           |                   |
| SWITCHLEGS<br>a,b,c                                                                                                                                                                                                                                                                                                |                 |           |                   |             |         |             |           |                   |
| THESE CIRCUITS SHALL BE CONTROLLED THROUGH THE LOW VOLTAGE LCP INTERFACE IN THE BOH OFFICE                                                                                                                                                                                                                         |                 |           |                   |             |         |             |           |                   |
| 2. ALL OTHER ROOMS ARE NOT CONNECTED TO THE BUILDING LIGHTING CONTROLS AND ARE CONTROLLED BY OCCUPANCY OR VACANCY SENSORS WHICH PROVIDE THE AUTOMATIC SHUT-OFF REQUIREMENT.                                                                                                                                        |                 |           |                   |             |         |             |           |                   |
| 3. CONTRACTOR IS RESPONSIBLE FOR NECESSARY PROGRAMMING OF LIGHTING CONTROLS.                                                                                                                                                                                                                                       |                 |           |                   |             |         |             |           |                   |
| DETAILS OF OPERATION                                                                                                                                                                                                                                                                                               |                 |           |                   |             |         |             |           |                   |
| THE LCP LIGHTING CONTROLS PROVIDE TIME OF DAY CONTROL FOR ALL OPEN AREAS. THE OWNER DEFINES NORMAL HOURS OF OPERATION, CONTROLLED BY THE ASTRONOMICAL TIMER.                                                                                                                                                       |                 |           |                   |             |         |             |           |                   |
| THE OVERRIDE SWITCHES FUNCTION AS REGULAR SWITCHES DURING NORMAL HOURS, BUT ALLOW PERSONNEL WORKING DURING OFF-HOURS TO TEMPORARILY OVERRIDE THE LIGHTING CONTROL FOR A PERIOD OF UP TO 2-HOURS. THE OVERRIDE SWITCHES CAUSE THE LIGHTING FOR THE ZONE THEY ARE WIRED TO TO TURN ON FOR THE SPECIFIED TIME PERIOD. |                 |           |                   |             |         |             |           |                   |
| EXTERIOR:<br>THESE LIGHT FIXTURES ARE CONFIGURED WITH THE LIGHTING CONTROL PANEL FOR AFTER HOURS OVERRIDE, AND WITH AUTOMATIC-ON/AUTOMATIC-OFF CONTROLS FROM ROOF MOUNTED PHOTOCOLL.                                                                                                                               |                 |           |                   |             |         |             |           |                   |
| CORRIDOR:<br>THESE LIGHT FIXTURES ARE CONFIGURED WITH THE LIGHTING CONTROL PANEL FOR AFTER HOURS OVERRIDE, AND WITH ON/OFF CONTROL DURING NORMAL HOURS. LOW-VOLTAGE MOMENTARY CONTACT SWITCHES ARE PROVIDED FOR AFTER HOURS OVERRIDE. SCENE CONTROL SHALL BE DEFINED BY OWNERSHIP.                                 |                 |           |                   |             |         |             |           |                   |
| VACANCY SENSORS AND OCCUPANCY SENSORS (NOT PART OF THE LCP):<br>WALL AND CEILING MOUNTED VACANCY AND OCCUPANCY SENSORS ARE USED IN ENCLOSED SPACES AND CONTROLLED WITH LOCAL OVERRIDE SWITCHES.                                                                                                                    |                 |           |                   |             |         |             |           |                   |

| EXTERIOR LIGHTING FIXTURE SCHEDULE                                                                                          |         |       |         |          |                                                                      |                               |
|-----------------------------------------------------------------------------------------------------------------------------|---------|-------|---------|----------|----------------------------------------------------------------------|-------------------------------|
| TYPE                                                                                                                        | FIXTURE | VOLTS | WATTAGE | MOUNTING | MANUFACTURER & CATALOG #<br>OR APPROVED EQUAL                        | DESCRIPTION                   |
| S1                                                                                                                          | LED     | UNV   | 102W    | POLE     | LITHONIA:<br>DSX1-LED-P3-30K-T4M-MVOLT<br>PROVIDE POLE PER SITE PLAN | POLE MOUNTED EXTERIOR FIXTRE  |
| S2                                                                                                                          | LED     | UNV   | 38.8W   | WALL     | LITHONIA:<br>DSXW1-LED-10C-1000-30K-TFTM-MVOLT                       | WALL MOUNTED EXTERIOR FIXTURE |
| LIGHTING FIXTURE SCHEDULE NOTES                                                                                             |         |       |         |          |                                                                      |                               |
| 1. INSTALLATION OF LIGHTING FIXTURES SHALL BE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE CODE REQUIREMENTS. |         |       |         |          |                                                                      |                               |
| 2. ALL LIGHT FIXTURES SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.                 |         |       |         |          |                                                                      |                               |
| 3. COORDINATE ALL MOUNTING HEIGHTS WITH ARCHITECT.                                                                          |         |       |         |          |                                                                      |                               |

REVISIONS:  
2 7.15.2022 ADDEDDMM NO.2  
4 7.29.2022 ADDEDDMM NO.4

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
SINGLE LINE DIAGRAM

PROJECT NO.:  
154.21.085  
DRAWN BY: CHECKED BY:  
Author Checker  
DATE:  
04.10.22  
SHEET NO.:  
E3.0

engineering consultants  
605 E. Adams Rd., Suite 210, Schaumburg, Illinois 60173  
rmasassociates.com | 847.756.4190



- GENERAL NOTES:
1. REFER TO GENERAL NOTES ON SHEET E0.0.
  2. REFER TO SPECIFICATIONS ON SHEET E0.1.

| Branch Panel: MDP                    |                     |       |       |                    |          |          |          |                       |          |       |       |                     |     |
|--------------------------------------|---------------------|-------|-------|--------------------|----------|----------|----------|-----------------------|----------|-------|-------|---------------------|-----|
| Location: GARAGE 135                 |                     |       |       | Volts: 120/208 Wye |          |          |          | A.I.C. Rating: 65,000 |          |       |       |                     |     |
| Supply From: SEE SINGLE LINE DIAGRAM |                     |       |       | Phases: 3          |          |          |          | Mains Rating: 800 A   |          |       |       |                     |     |
| Mounting: Surface                    |                     |       |       | Wires: 4           |          |          |          | MCB Rating: 800 A     |          |       |       |                     |     |
| CKT                                  | Circuit Description | Trip  | Poles | A                  |          | B        |          | C                     |          | Poles | Trip  | Circuit Description | CKT |
| 1                                    |                     |       |       | 14435...           | 8661 VA  |          |          |                       |          |       |       |                     | 2   |
| 3                                    | ACCU-1 (120.2 MCA)  | 150 A | 3     |                    |          | 14435... | 6850 VA  |                       |          | 3     | 200 A | PANEL 'RP1'         | 4   |
| 5                                    |                     |       |       |                    |          |          |          | 14435...              | 8008 VA  |       |       |                     | 6   |
| 7                                    |                     |       |       | 5128 VA            | 16911... |          |          |                       |          |       |       |                     | 8   |
| 9                                    | FPB-1 (42.7 MCA)    | 45 A  | 3     |                    |          | 5128 VA  | 16733... |                       |          | 3     | 200 A | PANEL 'RP2'         | 10  |
| 11                                   |                     |       |       |                    |          |          |          | 5128 VA               | 13851... |       |       |                     | 12  |
| 13                                   |                     |       |       | 2486 VA            | 4260 VA  |          |          |                       |          |       |       |                     | 14  |
| 15                                   | MUA-1 (20.7 MCA)    | 25 A  | 3     |                    |          | 2486 VA  | 3300 VA  |                       |          | 3     | 200 A | PANEL 'RP3'         | 16  |
| 17                                   |                     |       |       |                    |          |          |          | 2486 VA               | 2160 VA  |       |       |                     | 18  |
| 19                                   |                     |       |       | 4161 VA            | 1560 VA  |          |          |                       |          |       |       |                     | 20  |
| 21                                   | AHU-1 (2 X 5 H.P.)  | 45 A  | 3     |                    |          | 4161 VA  | 1560 VA  |                       |          | 2     | 20 A  | ECUH-5 (15 MCA)     | 22  |
| 23                                   |                     |       |       |                    |          |          |          | 4161 VA               | 2250 VA  | 2     | 30 A  | EW-H1 (4.5 KW)      | 24  |
| 25                                   |                     |       |       | 1681 VA            | 2250 VA  |          |          |                       |          |       |       |                     | 26  |
| 27                                   | AHU-2 (14 MCA)      | 25 A  | 3     |                    |          | 1681 VA  | 1272 VA  |                       |          |       |       |                     | 28  |
| 29                                   |                     |       |       |                    |          |          |          | 1681 VA               | 1272 VA  | 3     | 20 A  | EF-7 (3 H.P.)       | 30  |
| 31                                   |                     |       |       | 2882 VA            | 1272 VA  |          |          |                       |          |       |       |                     | 32  |
| 33                                   | EUH-5 (24 MCA)      | 30 A  | 3     |                    |          | 2882 VA  | --       |                       |          | 1     | --    | SPACE               | 34  |
| 35                                   |                     |       |       |                    |          |          |          | 2882 VA               | --       | 1     | --    | SPACE               | 36  |
| 37                                   | EUH-3 (14.5 MCA)    | 20 A  | 2     | 1508 VA            | --       |          |          |                       |          |       |       |                     | 38  |
| 39                                   |                     |       |       |                    |          | 1508 VA  | --       |                       |          | 3     | --    | SPACE               | 40  |
| 41                                   | AHU-1 (5 A)         | 15 A  | 1     |                    |          |          |          | 600 VA                | --       |       |       |                     | 42  |
|                                      |                     |       |       | Total Load:        |          | 67194 VA |          | 61995 VA              |          |       |       |                     |     |
|                                      |                     |       |       | Total Amps:        |          | 564 A    |          | 521 A                 |          |       |       |                     |     |
|                                      |                     |       |       | Total Amps:        |          | 521 A    |          |                       |          |       |       |                     |     |

| Branch Panel: RP1                    |                                  |      |       |                    |         |         |         |                       |         |       |      |                               |     |
|--------------------------------------|----------------------------------|------|-------|--------------------|---------|---------|---------|-----------------------|---------|-------|------|-------------------------------|-----|
| Location: GARAGE 135                 |                                  |      |       | Volts: 120/208 Wye |         |         |         | A.I.C. Rating: 22,000 |         |       |      |                               |     |
| Supply From: SEE SINGLE LINE DIAGRAM |                                  |      |       | Phases: 3          |         |         |         | Mains Rating: 225 A   |         |       |      |                               |     |
| Mounting: Surface                    |                                  |      |       | Wires: 4           |         |         |         | MCB Rating: 200 A     |         |       |      |                               |     |
| CKT                                  | Circuit Description              | Trip | Poles | A                  |         | B       |         | C                     |         | Poles | Trip | Circuit Description           | CKT |
| 1                                    | OFFICE & CORRIDOR LIGHTING       | 20 A | 1     | 1623 VA            | 900 VA  |         |         |                       |         | 1     | 20 A | OFFICE 105 - RECS.            | 2   |
| 3                                    | STORAGE & GARAGE LIGHTING        | 20 A | 1     |                    |         | 1605 VA | 720 VA  |                       |         | 1     | 20 A | OFFICE 104 & VESTIBLE - RECS. | 4   |
| 5                                    | MAIL, WORK, CONFERENCE LIGHTING  | 20 A | 1     |                    |         |         |         | 1140 VA               | 720 VA  | 1     | 20 A | OFFICE 107 - RECS.            | 6   |
| 7                                    | EXTERIOR LIGHTING                | 20 A | 1     | 530 VA             | 900 VA  |         |         |                       |         | 1     | 20 A | OFFICE 108 & 109 - RECS.      | 8   |
| 9                                    | GARAGE 135- DOOR OPENER          | 20 A | 1     |                    |         | 500 VA  | 720 VA  |                       |         | 1     | 20 A | WAITING 102 & 110 - RECS.     | 10  |
| 11                                   | GARAGE 135- DOOR OPENER          | 20 A | 1     |                    |         |         |         | 500 VA                | 1080 VA | 1     | 20 A | STORAGE 116 - RECS.           | 12  |
| 13                                   | GARAGE 135- DOOR OPENER          | 20 A | 1     | 500 VA             | 720 VA  |         |         |                       |         | 1     | 20 A | CORRIDOR 120 - RECS.          | 14  |
| 15                                   | GARAGE 135- DOOR OPENER          | 20 A | 1     |                    |         | 500 VA  | 180 VA  |                       |         | 1     | 20 A | ELECTRIC WATER COOLER         | 16  |
| 17                                   | SHOP - CONV. RECS.               | 20 A | 1     |                    |         |         |         | 900 VA                | 720 VA  | 1     | 20 A | BATHROOM & JANITOR - RECS.    | 18  |
| 19                                   | EXTERIOR RECEPTACLES             | 20 A | 1     | 900 VA             | 1080 VA |         |         |                       |         | 1     | 20 A | STORAGE 126& 136 - RECS.      | 20  |
| 21                                   | TELEPHONE BOARD                  | 20 A | 1     |                    |         | 180 VA  | 1080 VA |                       |         | 1     | 20 A | GARAGE 135 - RECS.            | 22  |
| 23                                   | CONFERENCE ROOM RECEPTACLES      | 20 A | 1     |                    |         |         |         | 1080 VA               | 1080 VA | 1     | 20 A | GARAGE 135 - RECS.            | 24  |
| 25                                   | CONFERENCE ROOM REFRIGERATOR     | 20 A | 1     | 500 VA             | 720 VA  |         |         |                       |         | 1     | 20 A | FURNITURE RECEPTACLES         | 26  |
| 27                                   | CONFERENCE ROOM ABV COUNTER RECS | 20 A | 1     |                    |         | 360 VA  | 720 VA  |                       |         | 1     | 20 A | FURNITURE RECEPTACLES         | 28  |
| 29                                   | LIGHTING CONTROL PANEL           | 20 A | 1     |                    |         |         |         | 500 VA                | 288 VA  |       |      |                               | 30  |
| 31                                   | SPARE                            | 20 A | 1     | 0 VA               | 288 VA  |         |         |                       |         | 3     | 15 A | DOCK SUMP PUMP (1/2HP)        | 32  |
| 33                                   | SPARE                            | 20 A | 1     |                    |         | 0 VA    | 288 VA  |                       |         |       |      |                               | 34  |
| 35                                   | SPARE                            | 20 A | 1     |                    |         |         |         | 0 VA                  | 0 VA    | 1     | 20 A | SPARE                         | 36  |
| 37                                   | SPARE                            | 20 A | 1     | 0 VA               | 0 VA    |         |         |                       |         | 1     | 20 A | SPARE                         | 38  |
| 39                                   | SPARE                            | 20 A | 1     |                    |         | 0 VA    | 0 VA    |                       |         | 1     | 20 A | SPARE                         | 40  |
| 41                                   | SPARE                            | 20 A | 1     |                    |         |         |         | 0 VA                  | 0 VA    | 1     | 20 A | SPARE                         | 42  |
| Total Load:                          |                                  |      |       | 8661 VA            |         | 6850 VA |         | 8008 VA               |         |       |      |                               |     |
| Total Amps:                          |                                  |      |       | 74 A               |         | 57 A    |         | 68 A                  |         |       |      |                               |     |
| Total Amps:                          |                                  |      |       |                    |         | 64 A    |         |                       |         |       |      |                               |     |

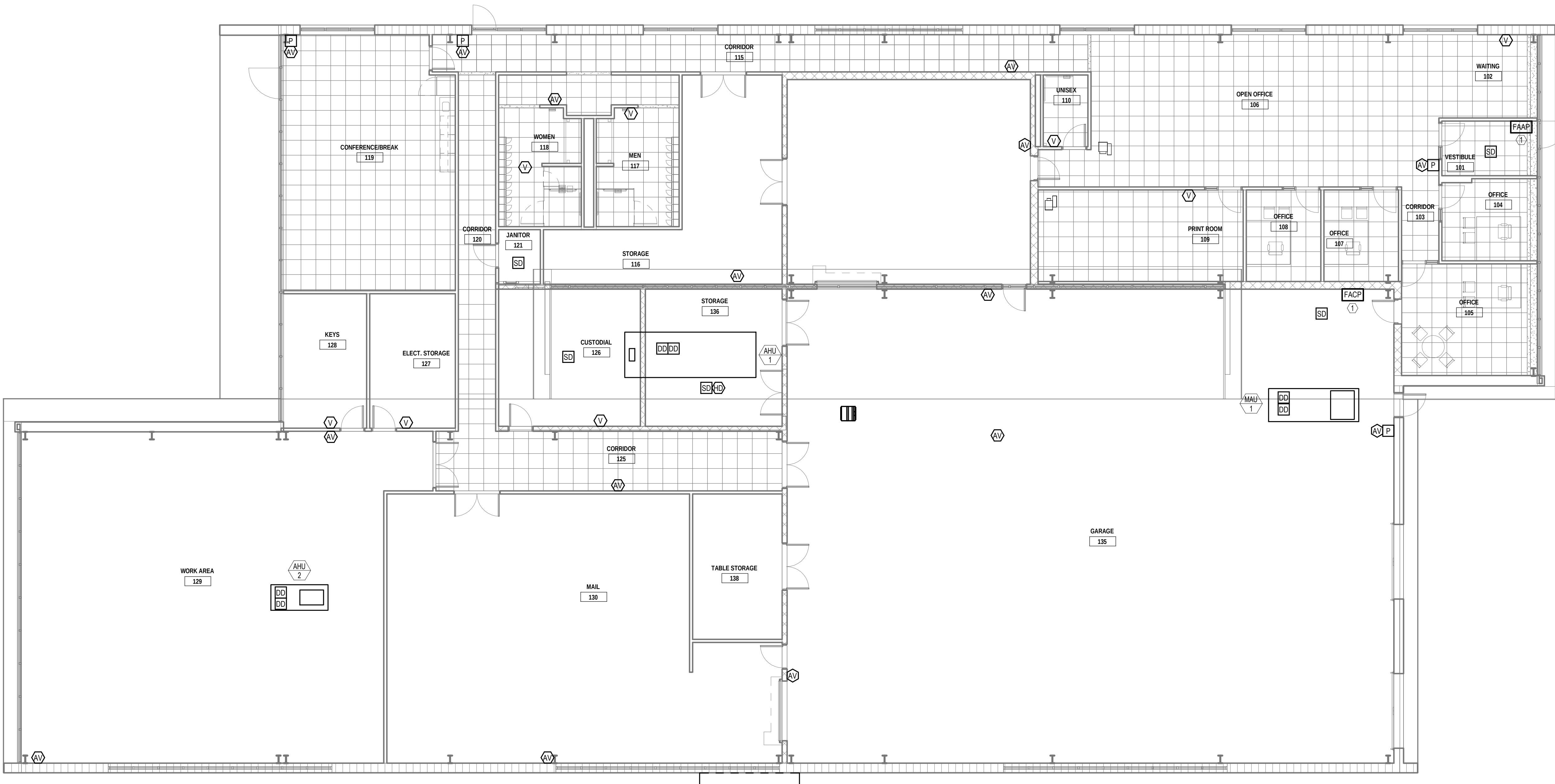
| Branch Panel: RP2                    |                                 |      |       |                    |         |          |         |                       |         |       |      |                         |     |
|--------------------------------------|---------------------------------|------|-------|--------------------|---------|----------|---------|-----------------------|---------|-------|------|-------------------------|-----|
| Location: GARAGE 135                 |                                 |      |       | Volts: 120/208 Wye |         |          |         | A.I.C. Rating: 22,000 |         |       |      |                         |     |
| Supply From: SEE SINGLE LINE DIAGRAM |                                 |      |       | Phases: 3          |         |          |         | Mains Rating: 225 A   |         |       |      |                         |     |
| Mounting: Surface                    |                                 |      |       | Wires: 4           |         |          |         | MCB Rating: 200 A     |         |       |      |                         |     |
| CKT                                  | Circuit Description             | Trip | Poles | A                  |         | B        |         | C                     |         | Poles | Trip | Circuit Description     | CKT |
| 1                                    | EBB-B (2,103W)                  | 20 A | 2     | 1052 VA            | 1052 VA |          |         |                       |         | 2     | 20 A | EBB-B (2,103W)          | 2   |
| 3                                    |                                 |      |       |                    |         | 1052 VA  | 1052 VA |                       |         |       |      |                         | 4   |
| 5                                    | EBB-B (2,103W)                  | 20 A | 2     | 1052 VA            | 1052 VA |          |         | 1052 VA               | 1052 VA | 2     | 20 A | EBB-B (2,103W)          | 6   |
| 7                                    |                                 |      |       |                    |         |          |         |                       |         |       |      |                         | 8   |
| 9                                    | EBB-B (2,103W)                  | 20 A | 2     |                    |         | 1052 VA  | 1577 VA |                       |         | 2     | 20 A | (2) EBB-A (1,577W EACH) | 10  |
| 11                                   |                                 |      |       |                    |         |          |         | 1052 VA               | 1577 VA |       |      |                         | 12  |
| 13                                   | EBB-B & EBB-A (2,103W & 1,577W) | 20 A | 2     | 1840 VA            | 1577 VA |          |         |                       |         | 2     | 20 A | (2) EBB-A (1,577W EACH) | 14  |
| 15                                   |                                 |      |       |                    |         | 1840 VA  | 1577 VA |                       |         |       |      |                         | 16  |
| 17                                   | EBB-B (2,103W)                  | 20 A | 2     |                    |         |          |         | 1052 VA               | 2294 VA |       |      |                         | 18  |
| 19                                   |                                 |      |       | 1052 VA            | 2294 VA |          |         |                       |         | 3     | 20 A | VAVE-1 (19.1 MCA)       | 20  |
| 21                                   | EBB-B (2,103W)                  | 20 A | 2     |                    |         | 1052 VA  | 2294 VA |                       |         |       |      |                         | 22  |
| 23                                   |                                 |      |       |                    |         |          |         | 1052 VA               | 748 VA  | 2     | 20 A | EF-3,4 (1/4 H.P. EACH)  | 24  |
| 25                                   | EBB-B (2,103W)                  | 20 A | 2     | 1052 VA            | 748 VA  |          |         |                       |         |       |      |                         | 26  |
| 27                                   |                                 |      |       |                    |         | 1052 VA  | 1344 VA |                       |         |       |      |                         | 28  |
| 29                                   | EBB-B (2,103W)                  | 20 A | 2     |                    |         |          |         | 1052 VA               | 1344 VA | 3     | 20 A | EF-2,5 (1-1/4 H.P.)     | 30  |
| 31                                   |                                 |      |       | 1052 VA            | 1344 VA |          |         |                       |         |       |      |                         | 32  |
| 33                                   | EBB-B (2,103W)                  | 20 A | 2     |                    |         | 1052 VA  | 696 VA  |                       |         | 1     | 20 A | EF-1 (1/4 H.P.)         | 34  |
| 35                                   |                                 |      |       |                    |         |          |         | 1052 VA               | 528 VA  | 1     | 20 A | EF-6 (1/6 H.P.)         | 36  |
| 37                                   |                                 |      |       | 1052 VA            | 696 VA  |          |         |                       |         | 1     | 20 A | EF-8 (1/4 H.P.)         | 38  |
| 39                                   | EBB-B (2,103W)                  | 20 A | 2     |                    |         | 1052 VA  | 45 VA   |                       |         | 1     | 20 A | RP-1 (45 W)             | 40  |
| 41                                   | SPARE                           | 20 A | 1     |                    |         |          |         | 0 VA                  | 0 VA    | 1     | 20 A | SPARE                   | 42  |
| Total Load:                          |                                 |      |       | 16911 VA           |         | 16733 VA |         | 13851 VA              |         |       |      |                         |     |
| Total Amps:                          |                                 |      |       | 145 A              |         | 143 A    |         | 115 A                 |         |       |      |                         |     |
| Total Amps:                          |                                 |      |       |                    |         | 132 A    |         |                       |         |       |      |                         |     |

| Branch Panel: RP3                    |                       |      |       |                    |      |         |      |                       |      |       |      |                     |     |
|--------------------------------------|-----------------------|------|-------|--------------------|------|---------|------|-----------------------|------|-------|------|---------------------|-----|
| Location: WORK AREA 129              |                       |      |       | Volts: 120/208 Wye |      |         |      | A.I.C. Rating: 22,000 |      |       |      |                     |     |
| Supply From: SEE SINGLE LINE DIAGRAM |                       |      |       | Phases: 3          |      |         |      | Mains Rating: 225 A   |      |       |      |                     |     |
| Mounting: Surface                    |                       |      |       | Wires: 4           |      |         |      | MCB Rating: 200 A     |      |       |      |                     |     |
| CKT                                  | Circuit Description   | Trip | Poles | A                  |      | B       |      | C                     |      | Poles | Trip | Circuit Description | CKT |
| 1                                    | WORK AREA 129 - RECS. | 20 A | 1     | 180 VA             | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 2   |
| 3                                    | WORK AREA 129 - RECS. | 20 A | 1     |                    |      | 360 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 4   |
| 5                                    | WORK AREA 129 - RECS. | 20 A | 1     |                    |      |         |      | 180 VA                | 0 VA | 1     | 20 A | SPARE               | 6   |
| 7                                    | WORK AREA 129 - RECS. | 20 A | 1     | 180 VA             | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 8   |
| 9                                    | WORK AREA 129 - RECS. | 20 A | 1     |                    |      | 180 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 10  |
| 11                                   | WORK AREA 129 - RECS. | 20 A | 1     |                    |      |         |      | 360 VA                | 0 VA | 1     | 20 A | SPARE               | 12  |
| 13                                   | WORK AREA 129 - RECS. | 20 A | 1     | 180 VA             | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 14  |
| 15                                   | WORK AREA 129 - RECS. | 20 A | 1     |                    |      | 180 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 16  |
| 17                                   | WORK AREA 129 - RECS. | 20 A | 1     |                    |      |         |      | 180 VA                | 0 VA | 1     | 20 A | SPARE               | 18  |
| 19                                   | WORK AREA 129 - RECS. | 20 A | 1     | 360 VA             | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 20  |
| 21                                   | WORK AREA 129 - RECS. | 20 A | 1     |                    |      | 360 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 22  |
| 23                                   | WORK AREA 129 - RECS. | 20 A | 1     |                    |      |         |      | 360 VA                | 0 VA | 1     | 20 A | SPARE               | 24  |
| 25                                   | MAIL 130 - RECS.      | 20 A | 1     | 360 VA             | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 26  |
| 27                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      | 1500 VA | 0 VA |                       |      | 1     | 20 A | SPARE               | 28  |
| 29                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      |         |      | 360 VA                | 0 VA | 1     | 20 A | SPARE               | 30  |
| 31                                   | MAIL 130 - RECS.      | 20 A | 1     | 1500 VA            | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 32  |
| 33                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      | 360 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 34  |
| 35                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      |         |      | 180 VA                | 0 VA | 1     | 20 A | SPARE               | 36  |
| 37                                   | MAIL 130 - RECS.      | 20 A | 1     | 1500 VA            | 0 VA |         |      |                       |      | 1     | 20 A | SPARE               | 38  |
| 39                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      | 360 VA  | 0 VA |                       |      | 1     | 20 A | SPARE               | 40  |
| 41                                   | MAIL 130 - RECS.      | 20 A | 1     |                    |      |         |      | 540 VA                | 0 VA | 1     | 20 A | SPARE               | 42  |
| Total Load:                          |                       |      |       | 4260 VA            |      | 3300 VA |      | 2160 VA               |      |       |      |                     |     |
| Total Amps:                          |                       |      |       | 37 A               |      | 29 A    |      | 18 A                  |      |       |      |                     |     |
| Total Amps:                          |                       |      |       |                    |      | 27 A    |      |                       |      |       |      |                     |     |









- GENERAL NOTES:
1. REFER TO GENERAL NOTES ON SHEET E0.0.
  2. REFER TO SPECIFICATIONS ON SHEET E0.1.
  3. REFER TO FIRE ALARM SYMBOLS LEGEND ON SHEET E0.0.
  4. ALL FIRE ALARM DEVICES ARE NEW.
  5. ALL FIRE ALARM PANELS SHALL BE AN APPROVED ADDRESSABLE TYPE.
  6. A MAP INDICATING THE LOCATION OF ALL FIRE ALARM DEVICES SHALL BE POSTED DIRECTLY ADJACENT TO THE FIRE ALARM PANEL OR IN A LOCATION ACCEPTABLE TO THE FIRE PREVENTION BUREAU.
  7. COORDINATE ALL WORK WITH LOCAL FIRE MARSHALL PRIOR TO BID.
  8. ALL AUDIO/VISUAL DEVICES MAY NOT BE SHOWN AS REQUIRED BY THE LOCAL JURISDICTION HAVING AUTHORITY. ALL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 72, ADA, STATE & LOCAL CODES. A COMPLETE FIRE ALARM DEVICE LAYOUT SHALL BE PROVIDED BY THE FIRE ALARM CONTRACTOR.
  9. CONDUIT & WIRING FOR ALL FIRE ALARM DEVICES TO BE RUN WITHIN COLUMNS OR WALLS WHERE APPLICABLE. ALL WIRING SHALL BE CONCEALED.
  10. ALL FIRE ALARMS TO BE AUDIBLE & VISUAL, & COMPLY FULLY TO ICC/ANSI A117.1 SECTION 702. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT.
  11. ALL FIRE ALARM WIRING SHALL BE IN CONDUIT. IT SHALL BE PERMITTED TO RUN CABLES OPEN THROUGHOUT CEILING WITH OWNER & AHJ APPROVAL. CONDUIT SHALL BE PROVIDED WITHIN WALLS AND INACCESSIBLE CEILINGS, AS WELL AS FOR ALL SURFACE MOUNTED DEVICES UP TO THE CEILING SPACE.
- KEYNOTES:
1. COORDINATE LOCATION WITH AHJ.

**PLENUM NOTE**

SPACE ABOVE ALL LAY-IN CEILINGS IS BEING USED AS A RETURN AIR PLENUM. ALL MATERIALS CONTAINED THEREIN SHALL BE PLENUM RATED AND COMPLY WITH INTERNATIONAL MECHANICAL CODE; IMC SECTION 602.2.1 PLENUMS. MATERIALS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME AND SMOKE SPREAD INDEX OF NOT MORE THAN 25/50 WHEN TESTED IN ACCORDANCE WITH ASTM E84. PIPING AND DUCTWORK SHALL BE INSTALLED SO THAT THE RETURN AIR PATH IS NOT BLOCKED OR OBSTRUCTED.

FIRE ALARM SHALL BE DESIGN-BUILD BY ELECTRICAL CONTRACTOR. DEVICES ARE SHOWN FOR REFERENCE ONLY. IT WILL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO VERIFY ANY ADDITIONAL REQUIREMENTS WITH THE FIRE MARSHALL AS PART OF THE BASE BID.

RTM FIRE ALARM DRAWINGS ARE SCHEMATIC ONLY. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE & OPERATIONAL FIRE ALARM SYSTEM THAT MEETS LOCAL CODE. E.C. SHALL PROVIDE NEW DEVICES AS REQUIRED TO MEET LOCAL MINIMUM REQUIREMENTS & NFPA FIRE CODE.

REVISIONS

|  |  |  |  |  |  |
|--|--|--|--|--|--|
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |

FACILITIES BUILDING

Carthage College - Kenosha, Wisconsin

FIRE ALARM - PLAN

engineering consultants

650 E. Algonquin Rd., Ste. 200, Schaumburg, Illinois 60173

rtmassociates.com | 847.756.4190

rtm

Associates

PROJECT NO:

154.21.085

DRAWN BY:

CHECKED BY:

Author

Checker

DATE:

04.10.22

SHEET NO:

FA1.0



| PLUMBING CALCULATIONS |               |          | DFU EACH | DFU TOTAL | HWFU EACH | HWFU TOTAL | CWFU EACH | WSFU EACH | WSFU TOTAL |
|-----------------------|---------------|----------|----------|-----------|-----------|------------|-----------|-----------|------------|
| FIXTURE               | FIXTURE MARK  | QUANTITY |          |           |           |            |           |           |            |
| WATER CLOSET          | WC-1          | 1        | 6        | 6         | 0         | 0          | 6.5       | 6.5       | 6.5        |
| WATER CLOSET          | WC-2          | 3        | 6        | 18        | 0         | 0          | 6.5       | 6.5       | 19.5       |
| URINAL                | UR-1          | 1        | 2        | 2         | 0         | 0          | 4         | 4         | 4          |
| LAVATORY              | L-1           | 4        | 2        | 8         | 0.5       | 2          | 0.5       | 1         | 4          |
| LAVATORY              | L-2           | 1        | 2        | 2         | 0.5       | 0.5        | 0.5       | 1         | 1          |
| SINK                  | SK-1          | 1        | 2        | 2         | 2         | 2          | 2         | 3         | 3          |
| FLOOR DRAIN           | FD-1          | 7        | 4        | 28        | 0         | 0          | 0         | 0         | 0          |
| TRENCH DRAIN          | TD-1 AND TD-2 | 2        | 4        | 8         | 0         | 0          | 0         | 0         | 0          |
| HOSE BIB              | HB-1          | 2        | 0        | 0         | 0         | 0          | 1         | 1         | 2          |
| DRINKING FOUNTAIN     | EW-1          | 1        | 0.5      | 0.5       | 0         | 0          | 0.25      | 0.25      | 0.25       |
| MOP BASIN             | MB-1          | 1        | 3        | 3         | 2         | 2          | 2         | 3         | 3          |
| TOTALS                | -             | 24       | -        | 77.5      | -         | 6.5        | -         | -         | 43.25      |
| PIPE SIZE             |               |          | SAN = 6" |           |           | HW = 3/4"  |           |           | CW = 2"    |

| PLUMBING FIXTURE SCHEDULE |                                    |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------------------------|------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESIG.                    | COMPONENT                          | MANUF./MODEL                           | REMARKS                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| WC-1                      | FLUSH VALVE<br>WATER CLOSET        | KOHLER / K-4325<br>"KINGSTON"          | VITREOUS CHINA, WALL MOUNTED FLUSH VALVE WATER CLOSET, HIGH EFFICIENCY, ELONGATED BOWL, MOUNT AT STANDARD HEIGHT A.F.F.<br>PROVIDE BEMIS # 3155CT COMMERCIAL ANTIMICROBIAL GRADE OPEN FRONT TOILET SEAT , POLISHED BRASS TOILET SUPPLY, & FLOOR FLANGE WITH BRASS BOLTS AND RUBBER GASKET. PROVIDE W/ BATTERY POWERED FLUSH VALVE SLOAN #G2 8113-1.28. PROVIDE ZURN Z1201-N OR Z1201-ND WATER CLOSET CARRIER.                                     |
| WC-2                      | FLUSH VALVE<br>WATER CLOSET        | KOHLER / K-4325<br>"KINGSTON"          | VITREOUS CHINA, WALL MOUNTED FLUSH VALVE WATER CLOSET, HIGH EFFICIENCY, ELONGATED BOWL, COMPLIANT HEIGHT, MOUNT AT ADA COMPLIANT HEIGHT A.F.F.<br>PROVIDE BEMIS # 3155CT COMMERCIAL ANTIMICROBIAL GRADE OPEN FRONT TOILET SEAT , POLISHED BRASS TOILET SUPPLY, & FLOOR FLANGE WITH BRASS BOLTS AND RUBBER GASKET. PROVIDE W/ BATTERY POWERED FLUSH VALVE SLOAN #G2 8113-1.28. PROVIDE ZURN Z1201-N OR Z1201-ND WATER CLOSET CARRIER.              |
| L-1                       | LAVATORY<br>(UNDER MOUNT)          | KOHLER / K-2209<br>"CAXTON"            | 20-1/4" X 18-1/8" WALL-MOUNT/CONCEALED ARM CARRIER BATHROOM SINK WITH 4" CENTERSET FAUCET HOLES, FRONT OVERFLOW, BARRIER FREE, ADA COMPLIANT (SEE ARCH. DRAWINGS FOR ADDITIONAL INFO). PROVIDE W/ BATTERY POWERED FAUCET, SLOAN "OPTIMA" #EBF-615. PROVIDE WITH CODE REQUIRED THERMOSTATIC MIXING VALVE TEMPERED TO 110°. TRUEBRO LAV GUARD 2 UNDERSINK PIPING COVERS, 1-1/2" CP, "P" TRAP AND 1/2" SUPPLIES WITH STOPS.                          |
| L-2                       | LAVATORY<br>(WALL MOUNT)           | KOHLER / K-2005-0<br>"KINGSTON"        | 17" x 14" UNDER-MOUNT BATHROOM SINK, 4" CENTERSET FAUCET HOLES, FRONT OVERFLOW, BARRIER FREE, ADA COMPLIANT (SEE ARCH. DRAWINGS FOR ADDITIONAL INFO). PROVIDE W/ BATTERY POWERED FAUCET, SLOAN "OPTIMA" #EBF-615. PROVIDE WITH CODE REQUIRED THERMOSTATIC MIXING VALVE TEMPERED TO 110°. TRUEBRO LAV GUARD 2 UNDERSINK PIPING COVERS, 1-1/2" CP, "P" TRAP, 1/2" SUPPLIES WITH STOPS AND LAVATORY SUPPORTS. PROVIDE WITH WALL CARRIER AS REQUIRED. |
| UR-1                      | WALL MOUNTED<br>URINAL             | KOHLER / K-4991-ET<br>"BARDON"         | VITREOUS CHINA, WALL MOUNTED FLUSH VALVE URINAL, HIGH EFFICIENCY, ULTRA LOW-CONSUMPTION 0.5 GPF FLOW RATE, 3/4" TOP SPOUT. PROVIDE WITH ZURN #Z1221 WALL CARRIER & BATTERY POWERED FLUSH VALVE SLOAN #G2 8186-0.5.                                                                                                                                                                                                                                |
| EW-C-1                    | ELECTRIC<br>WATER COOLER           | ELKAY /<br>EZSTLDDWSLK                 | WALL-MOUNT ADA COMPLIANT, B1-LEVEL 2-STATION, FILTERED, REFRIGERATED, STAINLESS STEEL WATER COOLER DRINKING FOUNTAIN WITH BOTTLE FILLING STATION. (ELECTRICAL: 115V/60HZ, 6.0 AMPS)                                                                                                                                                                                                                                                               |
| TD-1                      | TRENCH DRAIN<br>10'-0" LENGTH      | SIoux CHIEF                            | SIoux CHIEF 865 GAST TRACK TRENCH DRAIN - 10'-0" TOTAL LENGTH - HIGH DENSITY POLYETHYLENE WITH HIGH DENSITY POLYETHYLENE SLOTTED GRATE HEEL-PROF AND ADA COMPLIANT                                                                                                                                                                                                                                                                                |
| TD-2                      | TRENCH DRAIN<br>62'-0" LENGTH      | SIoux CHIEF                            | SIoux CHIEF 865 GAST TRACK TRENCH DRAIN - 62'-0" TOTAL LENGTH - HIGH DENSITY POLYETHYLENE WITH HIGH DENSITY POLYETHYLENE SLOTTED GRATE HEEL-PROF AND ADA COMPLIANT                                                                                                                                                                                                                                                                                |
| FD-1                      | FLOOR DRAIN                        | SIoux CHIEF                            | 5" ROUND FLOOR DRAIN W/ VANDAL PROOF SCREWS FOR 4" OUTLET PIPE, TRAP SEAL GUARD, & NICKEL BRONZE STRAINER. COORDINATE WITH FLOORING SPECS ON ARCHITECTURAL DRAWINGS.                                                                                                                                                                                                                                                                              |
| WH-1                      | ELECTRIC<br>WATER HEATER           | BRADFORD<br>WHITE<br>#LE350S3-3        | 50 GALLON STORAGE CAPACITY - 4500 kW NON-SIMULTANEOUS OPERATION OF HEATING ELEMENTS - 18 GPH AT 100 DEGREE RISE<br>PROVIDE EXPANSION TANK WATTS #PLT-5.2.1 TANK VOLUME 3/4" CONNECTION - NO VALVES BETWEEN WATER HEATER AND EXPANSION TANK.                                                                                                                                                                                                       |
| RP-1                      | HOT WATER<br>RECIRCULATION<br>PUMP | BELL AND GOSSETT<br>#NBF-33 - 103351LF | LEAD-FREE BRONZE CIRCULATOR - 3/4" FLANGE SIZE - 125 WATTS - 1 PHASE - 1.10 AMPS<br>PROVIDE AQUA-STAT AND TIMER BELL AND GOSSETT AQS-3/4 AND TC-1                                                                                                                                                                                                                                                                                                 |
| SK-1                      | BREAK ROOM SINK                    | ELKAY<br>LRAD252155                    | SINGLE BOWL, STAINLESS STEEL, BOWL SIZE: 21"x15-3/4"x5-3/8", SINGLE HOLE, PROVIDE WITH CODE REQUIRED THERMOSTATIC MIXING VALVE TEMPERED TO 110 DEGREES, AND 1 1/2" CP "P" TRAP, 1/2" SUPPLIES WITH STOPS.<br>PROVIDE KOHLER FORTE K-10415-CP SINGLE HOLE, 9-1/16" SPOUT, SINGLE LEVER, ADA COMPLIANT                                                                                                                                              |
| MB-1                      | MOB BASIN                          | FIAT<br>TSBC1610                       | TERRAZZO CORNER MOUNT MOP SERVICE BASIN - 12" DEPTH WITH 6" DROP FRONT<br>PROVIDE CHICAGO FAUCETS S40-LD897/SW/FABCP, WALL MOUNT DOUBLE LEVER HANDLE SERVICE SINK FAUCET, TOP-MOUNT WALL BRACE AND LOOSE-KEY STOPS                                                                                                                                                                                                                                |
| CATCH<br>BASIN            | CATCH<br>BASIN                     | AK INDUSTRIES                          | 36" DIAMETER X 48" DEEP HIGH DENSITY POLYETHYLENE<br>PROVIDE CAST IRON FRAME AND GRATE - HEAVY DUTY TRAFFIC RATED                                                                                                                                                                                                                                                                                                                                 |

### PLUMBING GENERAL NOTES:

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY THE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
2. FURNISH A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE OWNER REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS PREPARED BY THE ENGINEER-OF-RECORD AFTER FINAL INSPECTION OF INSTALLED PLUMBING SYSTEMS.
3. FURNISH TO THE OWNER A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE INSPECTIONS.
4. PLANS AND SPECIFICATIONS GOVERN WHERE THEY EXCEED CODE REQUIREMENTS.
5. REFER TO ARCHITECTURAL PLANS AND KITCHEN EQUIPMENT PLAN FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
6. DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
7. VALVES SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
8. PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
9. COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
10. COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
11. CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
12. PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
13. COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
14. PAINT ALL EXPOSED GAS PIPING USING RUST INHIBITOR PAINT. PAINT AND COLOR SHALL BE COORDINATED WITH THE ARCHITECT AND/OR OWNER.
15. INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING. ALL COLD WATER LINES SHALL BE INSULATED WITH MINIMUM OF 3/4" FIBERGLASS INSULATION WITH VAPOR BARRIER. ALL HOT WATER AND HOT WATER RECIRCULATING LINES SHALL BE INSULATED WITH MINIMUM OF 1" INSULATION HAVING A CONDUCTIVITY NOT EXCEEDING 0.27 BTU PER IN-Hr-Sq-Ft.
16. PROVIDE SHIELDED ADAPTER COUPLINGS FOR CONNECTION OF PVC DWV TO CAST IRON AT SLAB ON GRADE. SEE DIVISION 15 SPECIFICATION SECTION "DRAINAGE AND VENT SYSTEMS" FOR MORE INFORMATION.
17. WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
18. PROVIDE CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS, DOWNSTREAM OF SHUTOFF VALVES.
19. EXPOSED HOT WATER PIPES AND DRAINPIPS UNDER HANDICAPPED ACCESSIBLE LAVATORIES SHALL BE CONFIGURED OR INSULATED TO PROTECT AGAINST CONTACT.
20. RPZ SHALL BE INSTALLED IN THE POTABLE WATER SUPPLY TO EACH LOCATION WHERE SANITIZING CHEMICALS OR DETERGENTS WILL BE ASPIRATED OR PUSHED BY WATER PRESSURE INTO CLEANSING/SANITIZING OPERATION.
21. DRAINAGE AND VENT SYSTEM SHALL BE PRESSURE TESTED WITH WATER OR AIR.
22. ALL RPZ ASSEMBLIES SHALL BE TESTED AND APPROVED BY A CROSS CONNECTION CONTROL DEVICE INSPECTOR BEFORE INITIAL OPERATION. RECORDS TO VERIFY THIS TESTING SHALL BE AVAILABLE ON SITE.
23. ALL PENETRATIONS OF FLOOR/CEILING ASSEMBLIES SHALL BE FIRE STOPPED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
24. ALL DRY VENTS SHALL RISE VERTICALLY TO A MINIMUM OF 6 INCHES ABOVE THE FLOOD LEVEL RIM OF THE HIGHEST TRAP OR TRAPPED FIXTURE BEING VENTED.
25. MATERIAL EXPOSED WITHIN A PLENUM CEILING SHALL BE NON-COMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 (MFC 602.2.1).
26. ALL ABANDONED AND/OR UNUSED COMPONENTS CREATED OR EXPOSED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO HVAC, CABLES, PIPING WIRING, AND ASSOCIATED SUPPORTS AND/OR ATTACHMENTS SHALL BE REMOVED.

# PLUMBING SYMBOLS

|                                                                                     |                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | DOMESTIC COLD WATER - EXISTING - X-CW                 |
|  | DOMESTIC COLD WATER - DEMO                            |
|  | DOMESTIC COLD WATER - NEW - CW                        |
|  | DOMESTIC HOT WATER - EXISTING - X-HW                  |
|  | DOMESTIC HOT WATER - DEMO                             |
|  | DOMESTIC HOT WATER - NEW - HW                         |
|  | DOMESTIC HOT WATER RETURN - EXISTING - X-HWR          |
|  | DOMESTIC HOT WATER RETURN - DEMO                      |
|  | DOMESTIC HOT WATER RETURN - NEW - HWR                 |
|  | SANITARY DRAIN BELOW GROUND - EXISTING - X-SS - X-SAN |
|  | SANITARY DRAIN - DEMO                                 |
|  | SANITARY DRAIN - NEW - SS - SAN                       |
|  | SANITARY DRAIN - EXISTING - X-S - X-SAN               |
|  | SANITARY DRAIN - DEMO                                 |
|  | SANITARY DRAIN - NEW - S - SAN                        |
|  | VENT - EXISTING - X-V                                 |
|  | VENT - DEMO                                           |
|  | VENT - NEW - V                                        |
|  | FLOOR SINK - FS                                       |
|  | FLOOR DRAIN - FD                                      |
|  | FLOOR CLEANOUT FCO                                    |
|  | WALL CLEANOUT - WCO                                   |
|  | ROOF DRAIN - RD                                       |
|  | ROOF DRAIN OVER-FLOW - OD                             |
|  | SHUT-OFF VALVE                                        |
|  | CIRCUIT SETTER - CS                                   |
|  | BACKFLOW PREVENTER - BFP                              |
|  | WATER HAMMER ARRESTOR - WHA                           |

**NOTE:** THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS, ABBREVIATIONS, ETC. ARE NECESSARILY USED ON THE DRAWINGS.

## PLUMBING MATERIALS

ALL PLUMBING INSTALLATION AND MATERIALS SHALL CONFORM TO  
THE WISCONSIN ADMINISTRATIVE CODE - SAFETY AND PROFESSIONAL SERVICES  
CHAPTER SPS 382

## WATER DISTRIBUTION PIPE AND FITTINGS

COPPER - TYPE L

## UNDERGROUND BUILDING DRAINAGE AND VENT PIPE AND FITTINGS

CAST IRON HUB AND SPIGOT - SERVICE WEIGHT  
COPPER - TYPE L  
PVC - SCHEDULE 40

ABOVE GROUND DRAINAGE AND VENT PIPE AND FITTINGS (NON-PLENUM CEILING SPACE)

CAST IRON HUB AND SPIGOT - SERVICE WEIGHT  
CAST IRON HUBLESS - SERVICE WEIGHT  
COPPER - TYPE L  
PVC - SCHEDULE 40

ABOVE GROUND DRAINAGE AND VENT PIPE AND FITTINGS (PLENUM CEILING SPACE)

CAST IRON HUB AND SPIGOT - SERVICE WEIGHT  
CAST IRON HUBLESS - SERVICE WEIGHT  
COPPER - TYPE L

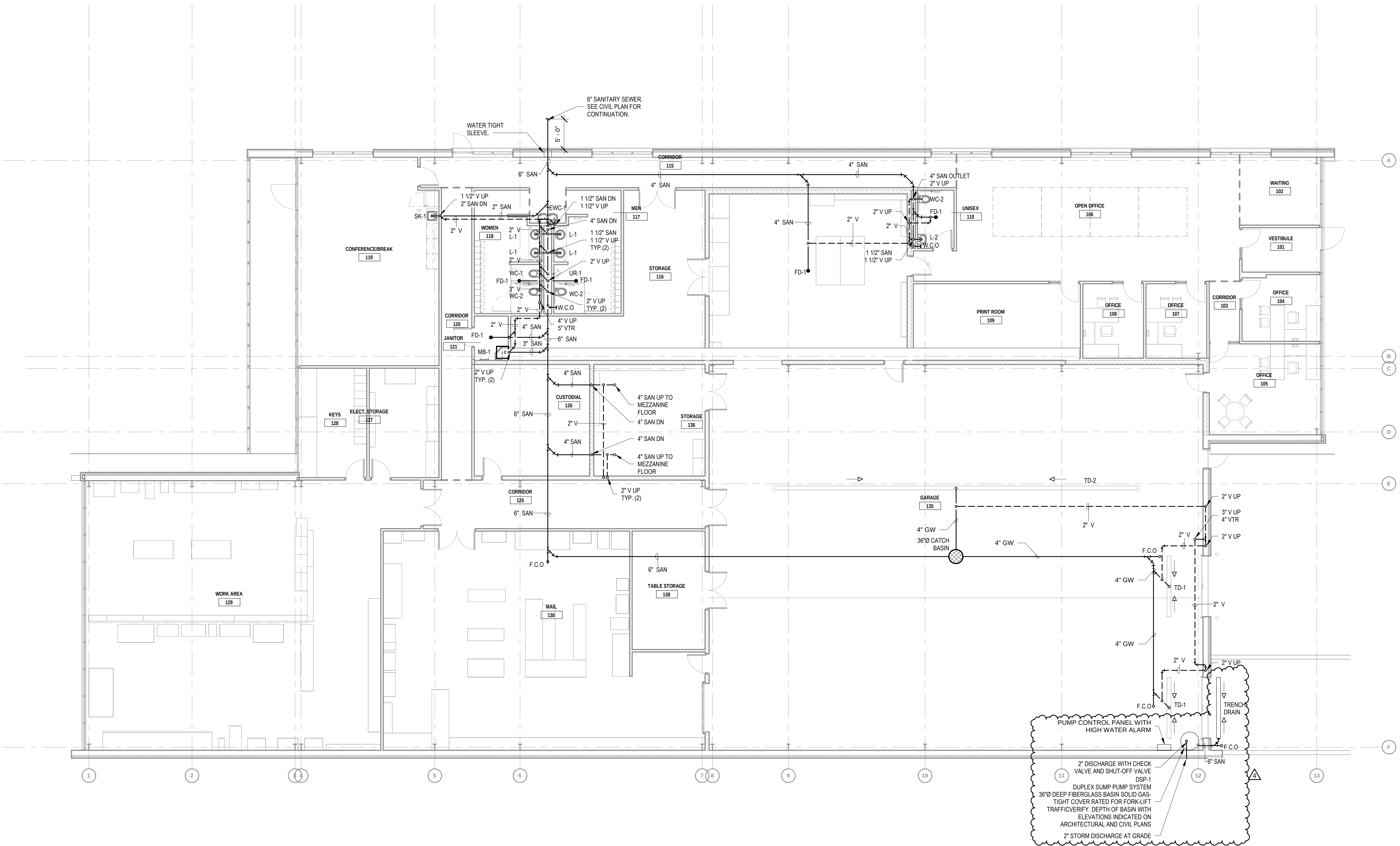
## DSP-1 TRUCK DOCK SUMP PUMP SYSTEM

[illegible]

## PLUMBING SHEET INDEX

| SHEET NO. | SHEET NAME                                 |
|-----------|--------------------------------------------|
| P0.0      | PLUMBING GENERAL NOTES, SYMBOLS, & LEGENDS |
| P3.1      | PLUMBING FIRST FLOOR SANITARY & VENT PLAN  |
| P3.2      | PLUMBING FIRST FLOOR DOMESTIC WATER PLAN   |
| P3.3      | PLUMBING MEZZANINE FLOOR PLAN              |
| P4.1      | PLUMBING RISER DIAGRAMS                    |





1 PLUMBING - SANITARY & VENT PLAN  
1/8" = 1'-0"

|                            |
|----------------------------|
| REVISIONS:                 |
| 4 7.23.2022 ADDENDUM NO. 4 |

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
PLUMBING FIRST FLOOR SANITARY & VENT PLAN



engineering consultants  
600 E. Algonquin Rd., Suite 200, Schaumburg, Illinois 60173  
rmasassociates.com | 847.756.4190

PROJECT NO.:  
154.21.085

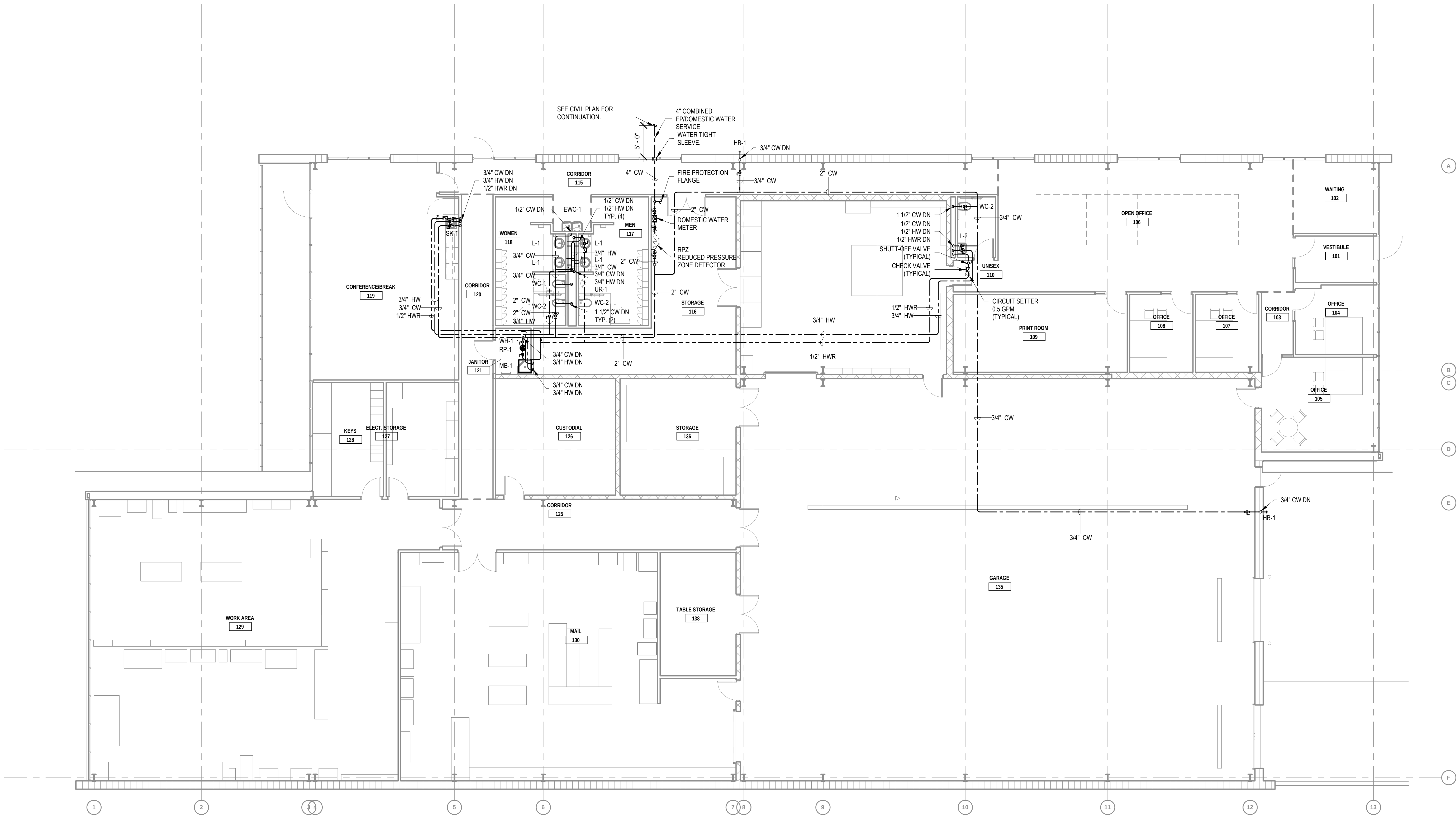
DRAWN BY: Author  
CHECKED BY: Checker

DATE:  
04.10.22

SHEET NO.:

P3.1





1 PLUMBING - DOMESTIC WATER PLAN  
1/8" = 1'-0"

REVISIONS:

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
PLUMBING FIRST FLOOR DOMESTIC WATER PLAN

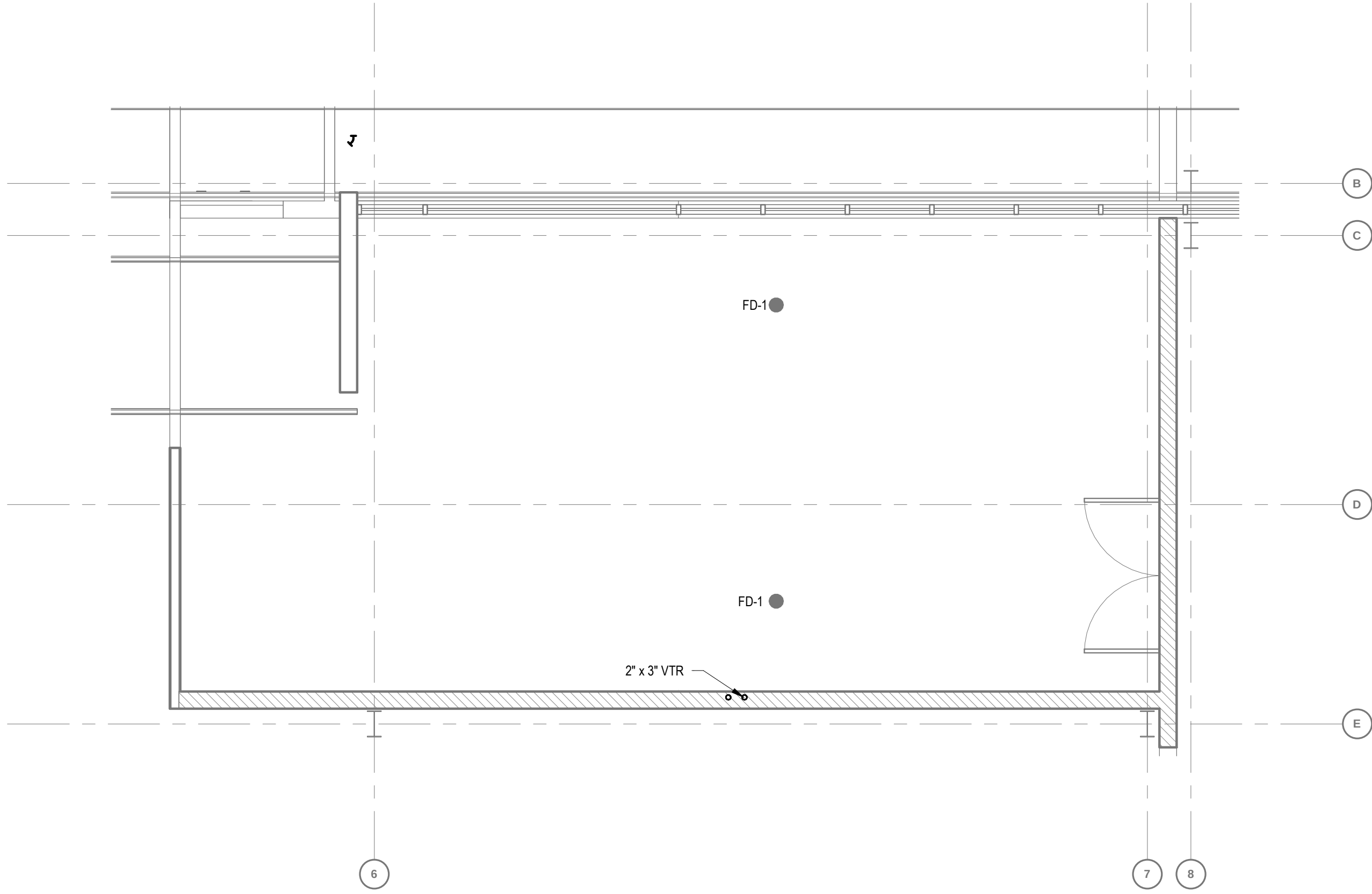
engineering consultants  
600 E. Algonquin Rd., Suite 200  
Kenosha, WI 53141  
rmasassociates.com | 847.756.4190



PROJECT NO.:  
154.21.085  
DRAWN BY: Author  
CHECKED BY: Checker  
DATE:  
04.10.22  
SHEET NO.:

P3.2





① MEZZANINE PLUMBING PLAN  
1/4" = 1'-0"

|            |  |
|------------|--|
| REVISIONS: |  |
|            |  |
|            |  |
|            |  |
|            |  |
|            |  |

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
PLUMBING MEZZANINE FLOOR PLAN

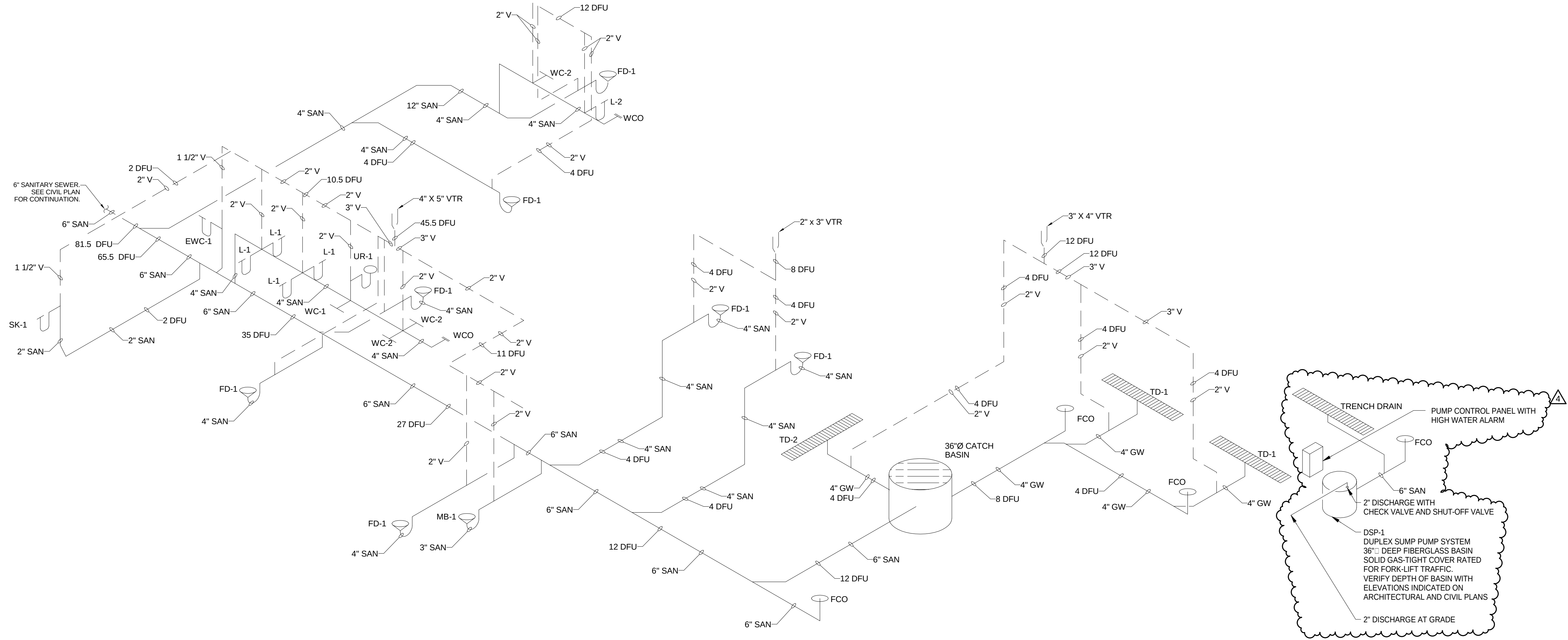


engineering consultants  
650 E. Lincoln Rd., Suite 200  
Richton Park, IL 60173  
rtmassociates.com | 847.756.4180

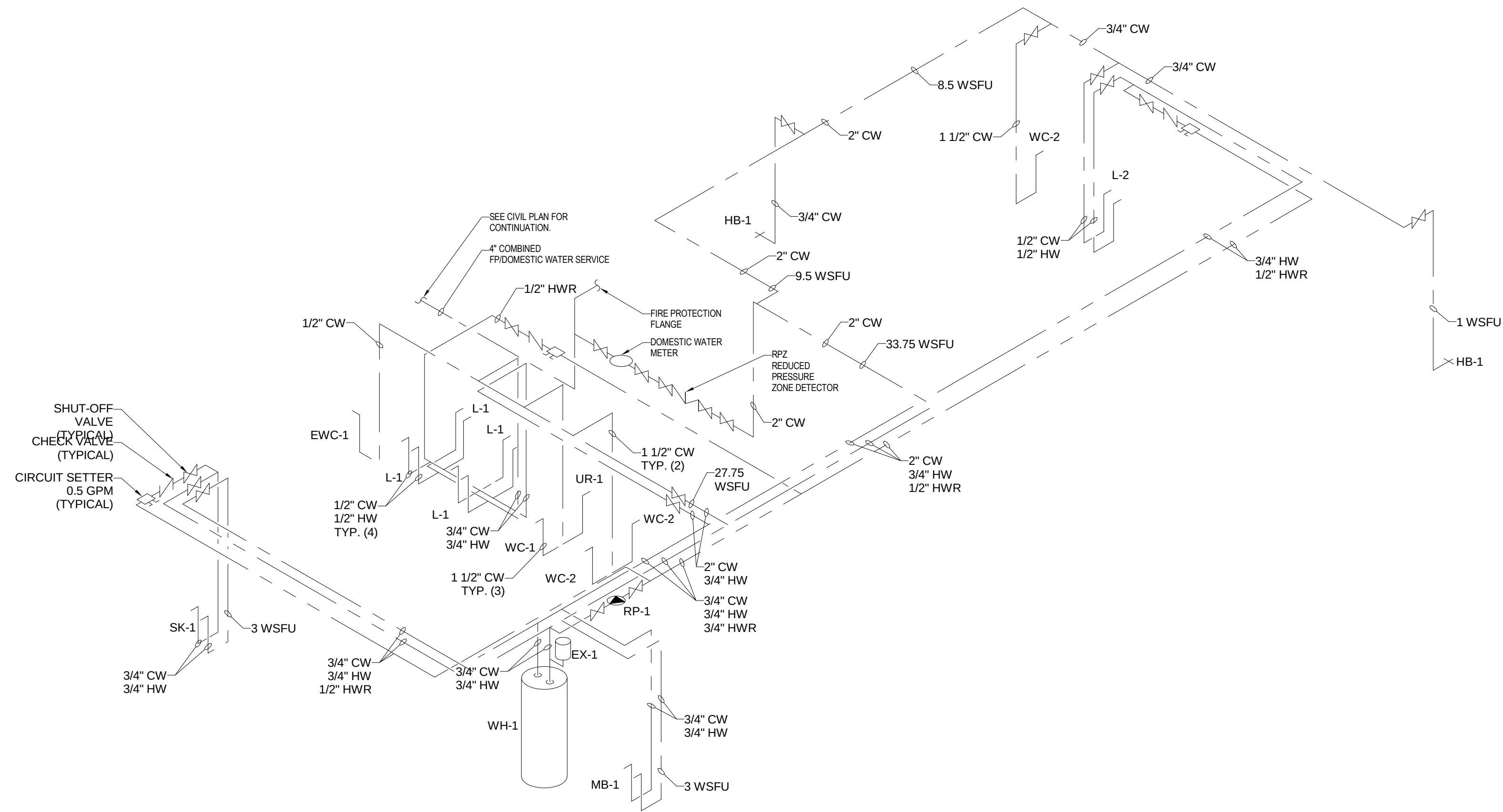
|              |             |
|--------------|-------------|
| PROJECT NO.: |             |
| 154.21.085   |             |
| DRAWN BY:    | CHECKED BY: |
| Author       | Checker     |
| DATE:        |             |
| 04.10.22     |             |
| SHEET NO.:   |             |

P3.3





1 PLUMBING-SANITARY AND VENT RISER DIAGRAM  
NOT TO SCALE



2 PLUMBING-DOMESTIC WATER RISER DIAGRAM  
NOT TO SCALE

REVISIONS:  
4 7.23.2022 ADDENDUM NO. 4

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin

PLUMBING RISER DIAGRAMS

engineering consultants

650 E. Algonquin Rd., Suite 200,  
Richton Park, IL 60471

rtm

rimassociates.com | 847.756.4180

PROJECT NO.:  
154.21.085

DRAWN BY: Author  
CHECKED BY: Checker

DATE:  
04.10.22

SHEET NO.:  
P4.1



FIRE PROTECTION SCOPE SPECIFICATION

1. THE CONTRACTOR FOR THE FIRE PROTECTION WORK SHALL BE A RECOGNIZED, QUALIFIED AND LICENSED FIRE PROTECTION CONTRACTOR, PRIMARY ENGAGED IN THE PROTECTION SYSTEMS. THE FIRE PROTECTION WORKING DRAWINGS INCLUDING HYDRAULIC CALCULATIONS (BASED ON RECENT FLOW TEST DATA) & MATERIAL SUBMITTALS SHALL BE SUBMITTED TO THE STATE INSPECTION SERVICE, LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION AND TO THE OWNER'S FIRE INSURANCE UNDER WRITER'S, OWNER'S ENGINEER OF RECORD FOR REVIEW, APPROVALS AND PERMITS.

2. THIS DRAWING IS FOR REFERENCES PURPOSE ONLY, THE FIRE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR THE FULL DESIGN OF THE SPRINKLER SYSTEM AND ITS CONFORMANCE TO NFPA 13 AND ANY LOCAL CODE REQUIREMENTS. THE FIRE PROTECTION CONTRACTOR SHALL INCLUDE ALL NEEDED OFFSETS, CHANGES IN DIRECTION, TRANSITIONS, ETC. NEEDED FOR COMPLETE AND OPERATIONAL SYSTEMS.

3. THE CONTRACTOR WILL VISIT THE SITE AND BE FAMILIAR WITH SITE CONDITIONS. NO EQUIPMENT OR MATERIAL IS TO BE ORDERED OR FABRICATED PRIOR TO FIELD VERIFICATION OF ALL MEASUREMENTS, CLEARANCES, POTENTIAL CONFLICTS WITH EXISTING CONDITIONS OR THAT OF OTHER TRADES ON THE JOB.

4. PERFORM ALL WORK IN ACCORDANCE WITH THE, RULES & REGULATIONS OF THE APPROPRIATE STATE AND LOCAL BUILDING CODES AND SUBTITLES.

5. QUESTIONS REGARDING THESE DRAWINGS SHALL BE ADDRESSED TO THE ENGINEER PRIOR TO THE AWARDED OF THE CONTRACT. OTHERWISE THE ENGINEER'S INTERPRETATION OF THE MEANING AND INTENT OF THE DRAWINGS SHALL BE FINAL.
6. SPRINKLER CONTRACTOR SHALL REVIEW ARCHITECTURAL DRAWINGS FOR CEILING TYPES, HEIGHTS, COLOR, ELEVATIONS, SOFFITS, DISPLAY WINDOWS, RACKING (TYPES, HEIGHTS, ETC...), ETC.

7. FIRE PROTECTION CONTRACTOR SHALL PROVIDE 1/8" SCALE PIPING DRAWING FOR COORDINATION WITH OTHER TRADES. DRAWINGS TO INDICATE DIMENSION AND CRITICAL ELEVATION OF PIPING.

8. ALL PIPING SHALL BE HYDROSTATICALLY TESTED @ 200 PSI FOR NO LESS THAN 2 HOURS. THE FIRE DEPARTMENT BE NOTIFIED (NO LESS THAN 48 HOURS PRIOR) OF THE DATE AND TIME AND MAY WITNESS IT IF SO DESIRED OR REQUIRED.

9. CONTRACTOR SHALL PROVIDE WARRANTY FOR ALL MATERIAL AND GUARANTEE ALL WORKMANSHIP FOR (1) ONE YEAR FROM SUBSTANTIAL COMPLETION OF WORK.

10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ALL INSPECTIONS WITH THE LOCAL AUTHORITY HAVING JURISDICTION.

11. CONTRACTOR SHALL PROVIDE ADDITIONAL SPRINKLER HEADS ABOVE AND BELOW MECHANICAL/ELECTRICAL DUCTS AND EQUIPMENT WHICH EXCEEDS 48 INCHES IN WIDTH.

12. ALL INSTALLATIONS SHALL CONFORM TO NFPA 13, LATEST EDITION.

13. ALL FIRE PROTECTION PIPING SHALL BE SUSPENDED WITH APPROVED/LISTED PIPE HANGERS IN COMPLIANCE WITH NFPA STANDARDS. CUTTING STRUCTURAL MEMBERS TO RUN PIPING, OR TO FACILITATE HANGER FASTENING, IS NOT PERMITTED.
14. ALL PIPING PASSING THRU FLOOR CONSTRUCTION SHALL HAVE A SCHEDULE 40 PIPE SLEEVE INSTALLED AROUND PIPE ONLY. ALL PIPE PASSING THRU WALLS SHALL HAVE A GALVANIZED SHEET METAL OR SCHEDULE 40 PIPE SLEEVE INSTALLED AROUND THE PIPE. ALL EXPOSED PIPE WHICH PASSES THROUGH A WALL OR CEILING SHALL BE EQUIPPED WITH AN ESCUTCHEON PLATE.

15. FIRE PROTECTION PIPING SHALL BE AS FOLLOWS:

A. (1"-6") STEEL PIPE: ASTM A795; SCHEDULE 40, BLACK. STEEL FITTINGS: ASME B16.5, STEEL FLANGES AND FITTINGS. CAST IRON FITTINGS: ASME 16.1, FLANGES AND FLANGED FITTINGS; OR ASME B16.4, THREADED FITTINGS. MALLEABLE IRON FITTINGS: ASME B16.3, THREADED FITTINGS.

B. (1 1/4"-6") STEEL PIPE: ASTM A795; SCHEDULE 40, BLACK. MECHANICAL GROOVED COUPLINGS: MALLEABLE IRON HOUSING CLAMPS TO ENGAGE AND LOCK, "C" SHAPED ELECTROMETRIC SEALING GASKET, STEEL BOLTS, NUTS, AND WASHERS.

C. (1 1/4"-6") STEEL PIPE: ASTM A135, SCHEDULE 40, BLACK. STEEL FITTINGS: ASME B16.5, STEEL FLANGES AND FITTINGS. MECHANICAL GROOVED COUPLINGS: MALLEABLE IRON HOUSING CLAMPS TO ENGAGE AND LOCK, "C" SHAPED ELECTROMETRIC SEALING GASKET, STEEL BOLTS, NUTS, AND WASHERS.

18. SPRINKLER PIPING SHALL NOT BE INSTALLED DIRECTLY OVER ANY ELECTRICAL EQUIPMENT PANELS.

19. ALL PIPE AND FITTINGS SHALL BE INSTALLED IN RUST-FREE CONDITION.

20. THE USE OF THREADED BUSHINGS WILL NOT BE PERMITTED IN ANY AREA OF THIS INSTALLATION.
21. ALL PIPING AND COMPONENTS NECESSARY FOR INSTALLATION MAY BE PREFABRICATED. HOWEVER, THE CONTRACTOR MUST BE WILLING TO REWORK THE PREFABRICATED PIPE, FITTINGS, AND THE LIKE, AS NECESSARY TO CONSTITUTE A PROPER APPROVED INSTALLATION. EXISTING SITE CONDITIONS NOTWITHSTANDING, AT NO ADDITIONAL COST TO THE OWNER.

22. THE CONTRACTOR SHALL BE RESPONSIBLE DURING AND TESTING PERIODS OF THE FIRE SPRINKLER SYSTEM WORK, FOR ANY MATERIAL DAMAGE TO THE WORK OF THE OWNER OR OTHERS, AND TO THE PROPERTY AND MATERIALS OF THE OWNER OR OTHERS, INCLUDING CEILING SPRINKLER TILES, AND INCLUDING DAMAGE CAUSED BY GREASE, OIL, OR LEAKS IN SPRINKLER EQUIPMENT, FITTINGS OR BY DISCONNECTED PIPES.

23. THE GENERAL CONDITIONS AND SUPPLEMENTAL GENERAL CONDITIONS ISSUED BY THE ARCHITECT SHALL GOVERN WHERE APPLICABLE.

24. ENTIRE INSTALLATION SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL; ACCEPTANCE BY THE OWNER SHALL BE A CONDITION WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCES. PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS.

25. CONTRACTOR TO MAKE ALL NECESSARY TAPS, AS CALLED FOR ON THE DRAWINGS.

26. THIS CONTRACTOR SHALL REMOVE ALL DEBRIS ON COMPLETION OF THE JOB AND CLEAN ALL FIXTURES.
27. THIS CONTRACTOR SHALL SUBMIT TO THE ARCHITECT, ENGINEER, OWNERS INSURANCE UNDERWRITER, AND LOCAL FIRE DEPARTMENT FOR APPROVAL COMPLETE INSTALLATION AND DESIGN DRAWINGS SHOWING THE SPRINKLER SYSTEM LAYOUTS. THE LAYOUT SHALL INDICATE ALL OF THE SPRINKLER PIPING, SPRINKLER HEAD LOCATIONS, EQUIPMENT AND DETAILS OF ANCHORS AND SUPPORTS AS REQUIRED.

28. FITTINGS SHALL BE NEW 125 LB. CAST IRON SCREWED OR FLANGED CONFORMING TO A.S.A. B16.4, MANUFACTURED IN THE U.S. AND APPROVED FOR FIRE PROTECTION SPRINKLER SYSTEMS.

29. THE SPRINKLER RISERS, MAINS AND BRANCH PIPING SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE, USING APPROVED TYPE STEEL HANGERS, BRACKETS, ANCHORS AND STUDS, OF SIZE AND NUMBER IN ACCORDANCE WITH N.F.P.A. #13.

30. ALL PIPING ABOVE GRADE SHALL BE HYDROSTATICALLY TESTED AT 200 PSIG FOR A TWO-HOUR PERIOD IN ACCORDANCE WITH N.F.P.A. #24.

31. CONTRACTOR IS RESPONSIBLE FOR SPACING, PIPE SIZE, OFFSETS, CLEARANCES, VALVES, ELBOWS, HANGERS, ALL ACCESSORIES AND QUANTITIES FOR ALL.



1 FIRE PROTECTION PLAN  
1/8" = 1'-0"

REVISIONS

FACILITIES BUILDING

Carthage College - Kenosha, Wisconsin

LEVEL 1 FIRE PROTECTION SPRINKLER PLAN

rtm

engineering consultants

600 E. Algonquin Rd., Suite 200, Schaumburg, Illinois 60173

847.756.4180

PROJECT NO.:

154.21.085

DRAWN BY:

Author

CHECKED BY:

Checker

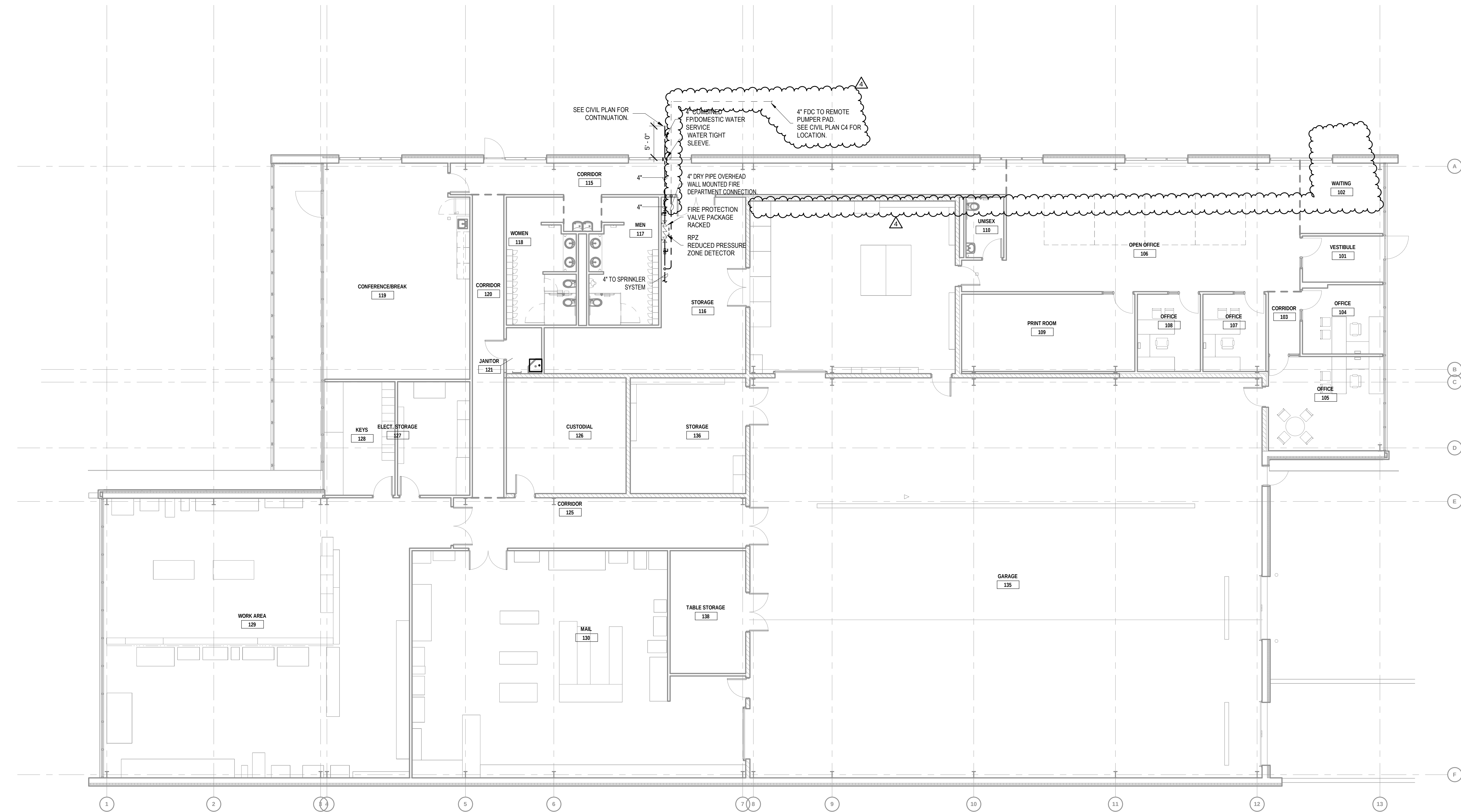
DATE:

04.10.22

SHEET NO.:

FP3.1





1 PLUMBING - FIRE PROTECTION PLAN  
1/8" = 1'-0"

|            |           |
|------------|-----------|
| REVISIONS: |           |
| 2          | 7.15.2022 |
| 4          | 7.29.2022 |

FACILITIES BUILDING  
Carthage College - Kenosha, Wisconsin  
LEVEL 1 FIRE PROTECTION PLAN



engineering consultants  
600 E. Algonquin Rd., Suite 200  
Richton Park, IL 60471  
rtnassociates.com | 847.756.4190

PROJECT NO.:  
154.21.085

DRAWN BY: Author  
CHECKED BY: Checker

DATE:  
04.10.22

SHEET NO.:  
FP3.2

**DEVELOPMENT AGREEMENT  
BETWEEN THE VILLAGE OF SOMERS  
AND CARTHAGE COLLEGE, FOR  
“CARTHAGE COLLEGE OPERATIONS BUILDING”  
A PROPOSED DEVELOPMENT BEING A PART  
OF SECTION 18, TOWN 2 NORTH, RANGE 23 EAST**

WITNESS THIS DEVELOPMENT AGREEMENT (“Agreement”) made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the VILLAGE OF SOMERS, Kenosha County, Wisconsin, the VILLAGE OF SOMERS UTILITY DISTRICT (“District”) and the VILLAGE OF SOMERS WATER UTILITY (“Utility”) (the Village of Somers, the Utility and the District are hereinafter collectively referred to as the “Village”) and CARTHAGE COLLEGE, a foreign non-stock corporation (hereinafter referred to as the “Developer”).

WHEREAS, the Developer has proposed to rezone and develop an operations building consisting of a building and associated improvements (the “Development”) on the real property (the “Property”) described with more particularity on Exhibit “A” (the “Legal Description”) attached hereto; and

WHEREAS, on June 14, 2022, upon recommendation by the Village Plan Commission, the Village Board approved (i) an amendment to the land use plan map for the Village changing the Property’s land use category from “Medium Density Residential” to “Governmental and Institutional”, (ii) rezoning of the Property from R-5 (“Urban Single Family Residential District”) to I-1 (“Institutional District”) with a Planned Unit Development (PUD) Overlay District, and (iii) the site plan as shown on Exhibit “B” (the “Site Plan”) and exterior fenestration attached as Exhibit “I” for the Development (collectively, the “Development Approvals”), all subject to the execution of this Agreement by the Village and Developer; and

WHEREAS, consistent with the Development Approvals, this Agreement details stormwater management, public and private road access, public utility services and other rights and obligations of the parties with respect to the Development. To that end, the Developer warrants and represents that the Development shall be subject to the requirements of this Agreement and such addition of detail as is necessary shall be submitted for the review and approval of the Village to fulfill the requirements of this Agreement, as well as State Statute, Administrative Code provision, and Village of Somers ordinance provisions (as modified by the Development Approvals).

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Developer hereby agree as follows:

**I. INFRASTRUCTURE IMPROVEMENTS**

**A. SANITARY SEWER - DEVELOPER CONSTRUCTED.**

1. The Developer shall be responsible to pay the full cost for the design and construction of the onsite gravity flow sanitary sewer system as shown on Exhibit "EE" as defined by Chapters 13 and 18 of the Village Ordinances as required for connection of the Property to the interceptor sanitary sewer collection system of the Village of Somers Utility District, all of which plans must be reviewed and approved by the Village and are subject to further review and approval by the Kenosha Water Utility and the State of Wisconsin Department of Natural Resources. The Developer shall submit both electronic and paper form copies to the Village of the required plans and specifications. Village shall cooperate with Developer in obtaining all necessary permits required from the State of Wisconsin and the Kenosha Water Utility for such sanitary sewer approval. The Village agrees to complete its review and approval of such plans and specifications within thirty (30) days after submittal by the Developer.

2. The Developer shall provide all construction staking and the Village shall make all appropriate inspections of the onsite private sanitary sewer improvements. The Developer shall prepare all record drawings and systems updates and GPS Survey of constructed facilities, suitable for submittal to Kenosha County. The Developer shall provide the Village both paper and electronic copies of all plans and specifications. All related costs for these items shall be paid by the Developer.

3. Village shall allow Developer to extend and connect its onsite sanitary sewerage system to the public sanitary sewerage system of Village at the cost and expense of Developer.

4. Any building constructed on the Property shall be required to have an individual sanitary sewer sampling and metering manhole which shall be approved by the Village, such approval not to be unreasonably withheld conditioned or delayed.

5. If any funds and/or "letter of credit" deposited by the Developer for inspection, engineering, legal and/or administrative expenses, are not required, they shall be returned to the Developer within thirty (30) days. However, in the event additional or unforeseen costs or expenses are incurred which are in excess of the funds deposited by the Developer with the Village, then the Developer shall within thirty (30) days of written demand by the Village reimburse to the Village all such documented and verifiable costs and expenses so incurred.

**B. WATER SERVICES–DEVELOPER CONSTRUCTED.**

1. The Developer shall be responsible to pay the full cost for the design and construction of a complete onsite private potable water distribution system to service the building on the Property including connection to the water distribution system of the Somers Water Utility.

2. Following the submission of both paper and electronic format documentation to the Village, the Developer's Engineer shall prepare specifications and upon approval by the Village Consulting Engineer shall solicit bids for the construction of water main improvements. Developer shall award construction of private water improvements only to contractor(s) who have been pre-qualified under Chapter 22 of the Municipal Code of the Village.



3. The Developer shall deposit cash or a letter of credit with the Village in the amount of one hundred twenty (120%) percent of the estimated expenses to be incurred by the Village for the reasonable engineering, legal and administrative expenses incurred by the Village for the onsite to be constructed. Such deposit or letter of credit shall be in a form acceptable to the Village Attorney (Exhibit "E"). Following the delivery of such funds and/or letter of credit to cover all expenses to be incurred by the Village, including engineering, legal, administrative and other contingencies, the Developer shall then award the contract to a responsible bidder.

4. Upon completion of the water main within the Property, as shown on Exhibit "EE", and verification by the Village Consulting Engineer that said water system has been constructed in accordance with plans and specifications, all right, title and interest in, and any easements required for the installation by the Water Utility, shall be vested in the Utility for any public portion of such improvements without further documentation.

5. Any funds and/or letter of credit deposited by the Developer that are not required following completion of construction, shall be returned to the Developer within a reasonable amount of time. However, in the event additional or unforeseen costs or expenses are incurred by the Village which are in excess of the funds deposited by the Developer with the Village, then the Developer shall within thirty (30) days of demand by the Village reimburse to the Village all such costs and expenses so incurred.

6. The Developer shall provide all construction staking and the Village shall make appropriate inspections of all onsite public water main improvements. The Developer shall prepare all record drawings and system map updates for the public mains and GPS Survey of constructed facilities, suitable for submittal to Kenosha County. All related costs shall be paid by Developer.

7. Upon completion of onsite water main improvements, the Village shall allow Developer to connect to the municipal water system of Village, all at the cost and expense of Developer. Village shall cooperate with Developer and shall assist in obtaining all necessary permits required from the State of Wisconsin and the Kenosha Water Utility for such municipal water systems, extensions and connections.

#### C. ROADWAYS AND STORM SEWERS.

1. Required Improvements. The Developer shall be responsible to pay for and shall proceed with the preparation of complete plans and specifications for all internal private roads and the connections to any public road, including road bed preparation and storm sewer construction which shall be as set forth in the Site Plan, Exhibit "B" attached hereto and incorporated herein by reference. No construction of said roads shall be commenced until plans and specifications have been reviewed by the Village Consulting Engineer and approved by Village. The Village agrees to complete its review and approval of such plans and specifications within thirty (30) days after submittal of all necessary information to the Village Consulting Engineer by the Developer. All road improvements once constructed, shall be privately owned by Developer. The Village shall allow such private roads or parking lots to be used after

construction has been completed and Developer has certified to the Village that the private street is in compliance with the specifications provided herein. The entire cost for the construction of all private roads within the Property including fees for Village services, (inspection, engineering, legal, etc.) shall be paid by the Developer. The Developer's Engineer shall submit to the Village both paper and electronic copies of road and street plans and specifications.

2. Long-Term Maintenance. Developer shall be responsible for the maintenance of all private improvements on lots within the Property including crack filling, pavement markings, filling of potholes and pavement replacement where necessary.

D. GRADING, EROSION CONTROL AND SURFACE WATER DRAINAGE.

1. The Developer shall provide to the Village a complete design for grading, erosion control and on-site surface stormwater drainage facilities for the development which shall be adequate to serve the development and shall be in compliance with requirements and specifications as set forth in §18.32(F) of the Somers Subdivision and Platting Ordinance. Developer shall be responsible for obtaining all permits (if any) required for onsite stormwater facilities or conveyancing required by the Wisconsin Department of Natural Resources, the Army Corps of Engineers and Kenosha County. Storm and surface waters shall be retained on Property to the extent necessary to assure that the rate of storm and surface water runoff from Property, during the construction and after completion of construction of improvements, shall not be greater than the rate of runoff allowed by the WDNR release rates or in Chapter 18 of the Code of Ordinances. Stormwater drainage shall be accomplished by the construction of a stormwater collection system in accordance with the subdivision stormwater plan, Exhibit "C" attached hereto. All such plans and specifications referred to above shall be reviewed by the Village Consulting Engineer and approved by the Village, such costs of review to be paid by Developer. The Village agrees to complete its review of such plans and specifications within thirty (30) days after submittal of all necessary information to the Village Consulting Engineer by the Developer.

2. Upon receipt of the construction bids and the determination of a responsible contractor for the construction of public improvements, the Developer shall inform the Village of the amount of such bid and the Contractor to whom contracts shall be awarded. All expenses incurred by the Village related to improvements including engineering, legal, administrative and other contingencies for such review shall be paid by the Developer. The Developer may then award the contract to the responsible contractor and may proceed to construction.

3. The Developer shall create a Storm Water Pollution Prevention Plan (SWPPP) which shall address the concerns associated with storm water pollution during mass grading and site preparation during construction of the initial phase of the development. The Developer's engineer of record shall provide a certification that the building site is in conformance with such plans and specifications and shall provide such certification to the Village Consulting Engineer at the time of application for a building permit for improvements. Upon completion of construction of the storm water detention facilities, the Developer's engineer will certify that such construction is in conformance with the Property storm water plan, Exhibit "C" incorporated herein by reference. No occupancy permit shall be issued for any building until such time as a

complete topographic survey of the Property shall have been obtained by the Developer and submitted to the Village Consulting Engineer which shall confirm conformance with the Property site plan and storm water plan which are incorporated herein by reference.

4. Village shall approve all public storm and surface water drainage facilities, underground storm and surface water conveyance systems and outlet structures, located in the public road or in any public easement lying within or without the Property upon (i) completion in accordance with approved plans and specifications, (ii) construction and delivery without defect, damage or non-conformance, (iii) delivery to Village of certified copies of all tests of the storm sewer system, (iv) receipt of lien waivers from all contractors, and (v) certification by Village Consulting Engineer within a reasonable amount of time after submittal by Developer of all required information and documents set forth above. Approval of the storm and surface water drainage facilities shall be upon recommendation by the Village Consulting Engineer, and formal action by the Village Board. Following approval by Village, Developer shall be responsible for the operation and maintenance of said storm and surface water drainage facilities lying within the development. Village shall be responsible for the operation and maintenance of storm and surface water drainage facilities lying outside the development within public rights-of-way and public easements.

5. Developer shall enter into a Management Maintenance Plan (hereinafter the "Maintenance Agreement") to provide for the general maintenance of Property and maintenance of stormwater facilities beyond the duration of this Agreement in accordance with Exhibit "DD". The maintenance agreement shall contain, at a minimum, the following information and provisions:

- (a) Identification of the stormwater facilities and designation of the drainage area served by the facilities.
- (b) A schedule for regular maintenance of each aspect of the stormwater management system consistent with Exhibit "DD".
- (c) Identification of the Developer responsible for long-term maintenance of the stormwater management practices identified in the stormwater plan required hereunder.
- (d) Authorization for the Village to access the property to conduct inspections of stormwater facilities as necessary to ascertain that the facilities are maintained and in accordance with the Agreement. This authorization shall also be noted on any certified survey map prior to recording the same.
- (e) Provisions that the landowner charged with the responsibility to perform the terms of the maintenance agreement repair any maintenance problems which require correction, the specified corrective actions to be taken within thirty (30) days of written notice to Developer (or Developer's approved designee) of the problem (unless after written notice from Developer to Village seeking a longer period of



time for compliance for good cause, approval of an extension is granted by Village, which approval will not be unreasonably withheld).

- (f) Authorization for the Village at its discretion to perform the corrective actions if the responsible owner does not make the required action within the specified time period together with the provision that the Village may enter the amount due on the tax rolls and collect the money as a special charge against all property benefitted by such action by the Village pursuant to §66.60(16), Wis. Stats. This authorization shall also be noted on the Final Plat before recording the same.

6. The Developer's Engineer shall prepare detailed plans and specifications for grading, erosion control and surface stormwater drainage which shall be approved by the Village Consulting Engineer. The Village Consulting Engineer agrees to complete its review and approval of such plans and specifications within thirty (30) days after submittal by the Developer. All appropriate inspections of the surface stormwater drainage improvements shall be conducted by the Village Consulting Engineer.

## **II. ADDITIONAL REQUIRED DEVELOPER IMPROVEMENTS AND DESIGN STANDARDS FOR SAME**

### **A. LANDSCAPING.**

1. The Developer shall be responsible for all landscaping to be approved by the Village, for all areas of the proposed development which are in accordance with the landscaping standards stated hereafter. Plans shall show plant lay-out, and shall specify a species and size.

2. The landscaping for the proposed development shall be consistent with the Landscaping Plan attached hereto as Exhibit "G" and incorporated herein by reference which Village acknowledges complies with the standards in this Section II.A. Landscaping in the development shall be sprinkled between May 1 and October 1 in those areas set forth in Exhibit "G" and shall meet the following minimum standards. Village acknowledges that the Developer's Landscaping Plan, Exhibit "G" attached hereto, meets or exceeds these standards:

- (a) All areas that do not contain a building or paved surface are considered open spaces. The open spaces shall be landscaped, sodded or hydroseeded with turf grass prior to occupancy. All parkway areas, which are the areas between the lot line and street pavement, not otherwise improved with a sidewalk, shall be sodded or hydroseeded with turf grass prior to occupancy.
- (b) A landscaped buffer shall be maintained along all roadways. At a minimum, this area shall contain a mixture of trees, or trees and shrubs along fifty (50%) percent of the frontage. All trees which are deciduous shall be a minimum two and one-half (2½") inch caliper. Evergreens are

to be at least six (6') feet in height. Shrubs are to be at least three (3') feet in height.

- (c) One evergreen or deciduous parkway tree, which is a minimum of two and one-half (2½") inch caliber, shall be planted in the parkway for every sixty (60) feet of public or private street frontage. Two (2) ornamental trees or two (2) shrubs shall equal one (1) evergreen or deciduous tree.
- (d) Foundation planting shall be provided along all building walls facing a street, excluding where the truck dock aprons exist. This area is to contain a five (5') foot wide planting area containing a mixture of shrubs which are at least three (3') feet in height along fifty (50%) percent of the building wall.
- (e) Parking area landscaping, which is located in the front and/or side street of a lot, shall provide a buffer for all car parking areas from the public street frontage. The landscaping shall contain a mixture of trees and shrubs along fifty (50%) percent of the frontage. At a minimum, one two and one-half (2½") inch caliber deciduous tree or one six (6') foot evergreen shall be planted for every sixty (60') feet of frontage. All shrubs should be a minimum of three (3') feet in height. A three (3') foot high berm or shrub screen shall be constructed along fifty (50%) percent of the frontage.
- (f) Where car parking area planting islands are provided, they shall be a minimum of eight (8') feet in width from back of the curb to back of the curb, and contain at least one two and one-half (2½") inch caliber tree.
- (g) Landscape planting island shall be located within a car parking area whenever the distance in all directions between a parking space and landscape buffer or another landscape island is greater than one hundred thirty-five (135') feet.
- (h) Planting in utility easements should be avoided. If such planting does occur, it is at the risk of the property owner. Any plants that must be removed because of utility work within such easements shall be replaced by the property owner(s) at their cost. Replacement landscaping shall satisfy the minimum standards of this title.
- (i) Notwithstanding the foregoing provisions for landscaping, if the occupancy first occurs between October 15 and May 15 in any year, the landscaping may be completed by the next July 1. Notwithstanding anything contained herein to the contrary, the parties hereby acknowledge and agree that Village shall issue Developer a temporary certificate of occupancy without final landscaping, with a permanent certificate of occupancy contingent upon final landscaping set forth herein.

## B. EXTERIOR LIGHTING AND ILLUMINATION

1. The Developer shall provide plans, specifications and photometrics to be approved by the Village for the exterior lighting and illumination of each element of the development, which shall be consistent with the exterior lighting and illumination standards contained hereafter. The Village agrees to complete its review and approval of such plans, specifications and photometrics within thirty (30) days after submittal by the Developer. Developer shall be responsible for all costs associated with construction and installation of all exterior lighting and illumination. Village acknowledges that the Photometrics Plan submitted by Developer is in conformance with the standards required by this Section II.B. as depicted on the attached Exhibit "H" which is incorporated by reference.

2. The intent of the following standards is to mitigate the impact of exterior illumination related to development on surrounding properties, particularly in areas proximal to residential uses, while providing safe, healthy and visually attractive nighttime environments. In order to achieve that, good lighting design shall be practiced. Good lighting design is characterized by: illumination levels appropriate for the visual task; reasonably uniform illumination levels on adjoining sites; an absence of glare and consideration of the compatibility and aesthetics of illumination and the mechanical improvements that create it as those relate to surrounding properties and the character of the community.

In order to insure that proper lighting design occurs, the following standards shall apply to all development within the district. Village agrees that the Photometric Plan, Exhibit "H" attached hereto, meets these minimum standards.

- (a) All exterior lighting fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North American (IESNA) and shall be of the same design and theme throughout the development. All lighting shall be designed and fixtures selected to prevent glare. The Developer, with the advance written approval of the Village, shall modify the cutoff fixture requirement for security lighting in areas where the exterior lights are not visible from a residential area or a public street.
- (b) Illumination of sites and improvements thereon shall be designed to avoid competition with illumination on adjoining or neighboring properties.
- (c) Illumination levels shall be appropriate for the intended. improvement, area and/or function to be illuminated. In general, illumination levels should follow the guidelines and recommendations of the IESNA.
- (d) In no event shall any exterior illumination exceed an average illumination level of twenty (20') foot-candles for the surface to be illuminated unless approved otherwise by the Plan Commission as part of a conditional use permit. Ground mounted directional sign lighting shall be exempt from



this requirement. Sign lighting to be reviewed as part of sign permit application and issuance.

- (e) The illumination uniformity ratio (the ratio of the average illumination to the minimum illumination) for the surface to be illuminated shall not exceed 4:1.
- (f) The illumination level at any property line shall not exceed one-half (0.5') foot-candle above the ambient lighting conditions on a cloudless night.
- (g) In no instance shall an outdoor lighting fixture be mounted or oriented such that the lighting element is visible from any residence located in a residential zone district.
- (h) The following shall be the maximum mounting height for the respective lighting fixture. The mounting height shall be measured from the surface to be illuminated to the bottom of the light fixture.
  - (1) Parking lot light fixtures in lots - thirty (30') feet.
  - (2) Building or security lighting - thirty (30') feet.
  - (3) Any other site lighting fixture thirty (30') feet or as determined appropriate and consistent with the intent of this title by the Village Administrator.
- (i) When the building is vacant, unless otherwise reasonably necessary, only building mounted security lighting and up to twenty-five (25%) percent of all other outdoor lighting fixtures may remain illuminated.
- (j) Exterior illumination of wall, building or ground signs, architecture, landscaping, site amenities or other specialty illumination of any kind shall be designed consistent with the intent of this Section II.B.
- (k) Alternatives to these standards may be proposed to incorporate the use of a particular architectural style or theme or to incorporate innovative or unique illumination techniques. Such alternatives shall be presented to the Village Plan Commission and Village Board with supportive evidence sufficient to determine that the proposal is consistent with intent of the heretofore established standards. Approval of an alternative illumination plan is at the reasonable discretion of the Village Administrator, such approval to not be unreasonably withheld, conditioned or delayed.
- (l) A lighting plan, specifications for all proposed fixtures and photometric plan or other plans delineating illuminance levels that evidence

compliance with the established standards are required for all developments in order to determine compliance with these standards.

- (m) The Village may in the future pass an ordinance requiring that certain properties allow the Village to install video surveillance cameras and related equipment on light poles in parking areas and driveways (and no other structures including, without limitation, any buildings, for the sole purpose of monitoring public roadways and intersections for policing and public safety purposes (“Security Camera Equipment”), which could affect all or a portion of the Property (provided such portions of the Property are limited solely to light poles in parking areas and driveways and used solely for the policing and public safety purposes set forth herein) . If such an ordinance is passed by the Village, the owner of any portion of the Property subject to such ordinance shall reasonably cooperate with the Village in the Village’s installation and maintenance of reasonably sized wireless Security Camera Equipment on light poles on the Property (and no other structures), subject to Developer’s and/or the owner of the Property’s prior approval of the plans, specifications and locations of such Security Camera Equipment. The Village is hereby granted a non-exclusive, non-transferable license for the Village and its agents and contractors to enter upon the driveways and parking lots of all of the Property for reasonable access for the Village to install and maintain Village Security Camera Equipment, at the Village’s expense, on such light poles upon no less than two (2) business days prior notice to Developer and/or the owner of the Property. Neither Developer nor the owner of the Property nor any Developer Parties (as defined below) shall be liable for any damage or injury to the Village or any other person, or to any property, occurring on the Property or any part thereof, except where solely caused by the gross negligence or willful misconduct of Developer. The Village shall indemnify, defend and hold Developer, the owner of the Property and their agents, partners, representatives, shareholders, members, managers, directors, officers, employees, affiliates, subsidiaries, parent companies, lenders, mortgagees and contractors and each of their respective successors and assigns (collectively, the “Developer Parties”), harmless from any claims, liability, damages, suits, judgments, actions, causes of action and losses of any kind whatsoever (including, without limitation, reasonable attorney’s fees) arising out of or relating in any fashion whatsoever to the Village’s use and access of the Property pursuant to this paragraph.

#### C. INTERNAL TRAFFIC CONTROL.

The Developer, at Developer’s cost, shall install, pursuant to plans and specifications approved by the Village, such traffic signs and other parking control signs on the private roads in the development at such locations as are required on the approved plan. The Village agrees to

complete its review and approval of such plans and specifications within thirty (30) days after submittal by the Developer. Developer shall be responsible for the costs of maintenance and upkeep of such stop signs and traffic control signs as are installed in the private roads in the development.

**D. BUILDING DESIGN.**

1. Developer shall construct the building as depicted on Exhibit "I" Building Design and located in accordance with Exhibit "B" Site Plan. The following building standards shall apply to all construction and development on the Property.

2. All siding shall be "Ultra Batten" produced by Bridger Steel with a dark gray finish and shall have a finish warranty of not less than thirty (30) years.

3. Public building entryways shall be clearly defined and highly visible on the building's exterior design, and shall be emphasized by on-site traffic flow patterns.

**4. Screening.**

(a) All ground-mounted and wall-mounted mechanical equipment, refuse containers (excluding compactors) and any permitted outdoor storage (other than for motor vehicles or trailers) shall be screened from on-site and off-site ground level views, with materials identical to those used on the building exterior, all in accordance with Exhibit "I".

(b) As set forth on Exhibit "I", loading docks shall be screened from surrounding public roads. Said screening may be accomplished through loading areas internal to buildings, screen walls, which match the building exterior in materials and design, fences, berms or landscaping with landscaping matching the landscaping on the Property. The method of screening shall be reviewed and approved as part of project reviews and site plan approval by the Village.

**E. TRAFFIC IMPACT.**

1. The project (excluding outlots contained therein) shall have direct access to arterial and/or collector roads deemed appropriate by the Village and/or the authority having authority over the respective road(s).

2. Vehicle access shall be designed to accommodate peak on-site traffic volumes without unreasonably disrupting traffic on public roads. This shall be accomplished through adequate parking lot design and capacity; access drive entry throat length, width, design, location, and number; and traffic control devices; and sidewalks.



3. The site design shall provide direct connections to adjacent land uses if required by the Village in writing but such requirement shall not prevent or affect the Developer designing and locating private roads in the development. Such use shall not materially impact the uses or layout of the development including roads, potential buildings or detention areas.

F. PARKING.

Parking lots shall conform to the requirements contained in the Village General Zoning and Shoreland/Floodplain Zoning Ordinance entitled "Parking Requirements", as modified by the approved Site Plan, Exhibit "B".

G. OUTDOOR STORAGE USES AND AREAS.

Exterior storage structures or uses, including the parking or storage of equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables (but excluding enclosed compactor and boiler), and all other items shall be prohibited. Trash and recycle areas shall be constructed of masonry or precast materials.

H. SIGNAGE.

All signage shall comply with the requirements contained in the Village General Zoning and Shoreland/Floodplain Zoning Ordinances.

I. NOISE.

All activities in the development will be required to comply with applicable federal, state, county and Village laws and ordinances regarding noise. Noise associated with activities at the site shall not create a nuisance to nearby properties.

J. MAINTENANCE OF IMPROVEMENTS.

Developer, and its successors and assigns, shall be responsible for maintaining the appearance of the entire development including, but not limited to, all parking areas, sidewalks and landscape features in accordance with Exhibit "DD" attached hereto and Chapter 21 of the Village of Somers Code of General Ordinances. Developer shall be responsible for the collection of debris and for snow plowing throughout the entire property and shall periodically clean and maintain all paved surfaces. Any debris collected shall be disposed of in accordance with all federal, state and local laws. Developer acknowledges that if, after thirty (30) days written notice from Village (unless after written request from Developer to Village seeking a longer period of time for good cause, approval of an extension is granted by Village, which approval will not be unreasonably withheld), maintenance has not yet been performed in accordance with the provisions of this paragraph then the Village may proceed to maintain or hire an independent contractor of its choice to maintain the property or parts thereof and impose the costs of such maintenance upon the benefitted property as a special assessment or special charge.

### **III. DEVELOPER WARRANTIES AND OBLIGATIONS**

#### **A. GUARANTEE OF ROADS AND TRENCH BACKFILL.**

With respect to any portion of the Property subject to this Agreement, Developer shall assume responsibility for any settlement of fill materials which may occur in any Developer installed public utility trenches in any public right-of-way or public easement not under street pavement for a period of five (5) years from the date of the substantial completion of such utility improvement located in such portion of Property. Developer agrees to mechanically compact all granular materials used in Developer installed utility trenches.

#### **B. VILLAGE COSTS.**

Upon execution of this Agreement, Developer shall pay to the Village the actual documented and verifiable costs incurred by the Village for engineering, attorney fees and administrative costs incurred prior to the date of this Agreement. Developer shall pay to Village all documented and verifiable costs for construction review or inspection of all improvements and any legal and administration costs encountered by the Village in granting approvals for the development of the Property.

#### **C. SUBDIVISION AND CONDOMINIUM PLATTING ORDINANCE.**

The Developer represents that it has reviewed the Somers Subdivision and Condominium Platting Ordinance as revised and will complete the improvements set forth herein in compliance with the Subdivision and Platting Ordinance, and its revisions and further agrees to comply therewith, except as may be modified by the terms of this Agreement.

#### **D. BUILDING PERMITS.**

It is agreed that there shall be no building permits issued by the Somers Building Inspector until that Inspector shall be satisfied in its reasonable discretion that all the relevant terms and conditions of this Agreement and of the Somers Subdivision and Platting Ordinance have fully complied with regarding such proposed building.

#### **E. INDEMNIFICATION.**

Developer shall, during the term of this Agreement, indemnify, defend and hold harmless Village and officers, consulting engineers, attorneys, agents, representatives and employees thereof from and against any and all claims, damages, judgments, costs and expenses and reasonable attorney fees which any of them may pay, sustain or incur should any person or party incur personal injury, property loss or damage arising out of wrongful, negligent, improper or deficient conduct of Developer in the design or construction of any of the improvements on the Property, including the design and construction of all onsite sanitary sewer systems, the design and construction of onsite municipal water systems which Developer constructed (and not which Village constructed), the design and construction of onsite underground storm and surface water

drainage facilities relating to this proposed development or as a result of any claim for labor, materials or improvements in connection with the construction of the same other than any act or omission to Village, its agents or contractors, provided that Village shall provide notice of any claim it has under this provision, will afford the Developer the right to defend, prosecute and settle such claim, will make full disclosure of all relevant facts and circumstances, and shall cooperate with Developer and Developer's legal counsel in defending against any such claim, at Village's expense if by separate counsel, to the extent permitted by Developer's insurance company. Any costs or expenses including actual and reasonable attorney fees, which the Village incurs as a result of any claim indemnified herein shall be reimbursed to the Village either through a cash deposit, any letter of credit posted by the Developer in connection with this Agreement, other assurance or through such other means as the Village, in the Village's reasonable discretion, deems appropriate. This indemnity shall not include liability for the negligence, fraud, omissions or acts of the Village or its officers, consulting engineers, attorneys agents, representatives and employees.

**F. SITE PLAN APPROVAL AND ZONING; PERMITS AND ASSESSMENTS.**

1. The Site Plan attached hereto as Exhibit "B" and incorporated herein by reference has been approved by the Village Board and the zoning and Site Plan for the Property shall not be changed, modified or altered without the prior written consent of the Developer and the Village, except as provided herein.

2. Any amendment to this Development Agreement may be modified or amended as provided in Paragraph V.B. below.

3. The Village agrees that all special assessments, permit fees, connection fees and other charges by the Village and Utility shall not be charged against any portion of the Property or its users, in a manner which would be in excess of those charged generally for commercial development in the Village.

**G. TAX EXEMPTION OF PROPERTY.**

In the event that the property is determined by the Wisconsin Department of Revenue to be treated as tax exempt from real estate taxes pursuant to the applicable laws of the State of Wisconsin, the Developer and Village agree that in lieu of the payment of real estate taxes, the Developer shall pay in lieu of real estate taxes (hereinafter "PILOT" fees) under the formula contained in this paragraph. Both the Developer and the Village acknowledge that there may be certain portions of improvements on the property which are not tax exempt from real estate taxes if their use is not exempt. In the event that the property is determined to be tax exempt, then the parties agree that the Developer shall pay PILOT fees equal to the sum of the Village portion of all net real estate taxes paid on the property for tax year 2021, using the combined equal assessed value of the property as of January 1, 2021. The parties agree that this amount is Two Thousand Eight Hundred Ninety-five and 81/100 (\$2,895.81) Dollars and shall be paid on or before the first day of April in any year covered under the term of this Agreement, beginning April 1, 2023. This arrangement shall remain in effect so long as the property is tax-exempt as determined by



the Wisconsin Department of Revenue. In the event that any portion of the property is determined not to be tax-exempt, it would be subject to the imposition of real estate taxes levied in a non-discriminatory, equalized fashion, as is required by Wisconsin law.

#### **IV. LETTERS OF CREDIT/ESCROW**

##### **A. VILLAGE EXPENSES TO BE REIMBURSED.**

To insure the payment to the Village of its expenses incurred in connection with any such improvements, including without limitation, engineering reviews, field observations, legal and administrative costs, the Developers shall deposit with the Village, either in cash funds or by an irrevocable letter of credit in a form reasonably acceptable to and approved by the Village Attorney (with the form attached hereto as Exhibit "E" being an acceptable form for such purposes) in the reasonably estimated amount of such expenses.

##### **B. FORMAT OF LETTER OF CREDIT.**

The Developer may submit one or more letters of credit, as long as each letter of credit conforms to the formal requirements of this Agreement. The Developer may, at any time, substitute a different letter of credit for a letter of credit previously provided, as long as the substitute letter of credit complies with the terms of this Agreement.

##### **C. REDUCTIONS IN LETTER(S) OF CREDIT.**

The Developer may submit written requests to the Village for a reduction in any letter of credit not more often than once per calendar month. Any such requests shall include an explanation as to why the letter of credit may be reduced, including without limitation, that the Developer has paid any such costs or expenses, the reasonable estimates of the Village's costs have been reduced, or the development has proceeded to an extent that the Village expenses are reasonably likely to be substantially lower than first estimated. The Village agrees to reasonably reduce any letter of credit in such circumstances. Any such letter of credit shall be released to the Developer or cancelled once the expenses for which such letter of credit were issued have been substantially completed.

##### **D. ACCOUNTING FOR REIMBURSABLE EXPENSES INCURRED BY VILLAGE.**

Any funds deposited with the Village under the terms of this Agreement shall be used by the Village only for the purposes designated for such funds. Reasonable expenses incurred by the Village which are to be paid out of said funds may be paid and the Village agrees to provide accountings to the Developer, as requested by the Developer, for the use of said funds and the expenses paid with said funds. The Village agrees to provide reasonable written notice to the Developer whenever the Village has notice or knowledge that the funds deposited for a purpose are unlikely to be sufficient for such purpose and if more than ninety percent (90%) of said funds

have been expended. Upon request of the Developer, the Village shall provide the Developer with all information regarding the payment of said expenses and why there may be an overcharge for any expenses.

## **V. MISCELLANEOUS**

### **A. ASSIGNMENT.**

The Developer recognizes that agreement is based on Developer's presentation to the Plan Commission and Village Board. Developer shall not assign or transfer this Agreement to any other person or corporation without prior written consent of the Village.

### **B. MODIFICATION.**

This Agreement supersedes all prior oral or written understandings or representations between the parties except as may be embodied by applicable state, county or Village statute, code or ordinance. Any modification to the terms of this Agreement shall only be enforceable if in writing signed by duly authorized representatives of each of the parties hereto in the same manner as this Agreement.

### **C. GOOD FAITH AND FAIR DEALING.**

The parties agree that they shall deal with one another fairly and in good faith. If this Agreement provides that any approving party may grant or withhold its approval or consent, the approving party shall not unreasonably withhold, condition or delay its approval.

### **D. TERM.**

Agreement shall be in effect for a period of forty (40) years from the date of execution hereof and shall inure to the benefit of and be binding upon the successors in title and assigns of Developer and upon successor corporate authorities and successor municipalities of Village. However, the guarantee of improvements shall be for the period specified herein, whether or not such guarantee may extend beyond the term of Agreement, and any recorded restrictions shall have the life accorded to such restrictions under applicable state law.

### **E. VOLUNTARY DONATIONS IN LIEU OF IMPACT FEES.**

Developer and Village agree that in lieu of the imposition of the fees delineated in Section 18.30 of the Code of Ordinances of the Village of Somers, including impact fees for development of the Property, the Developer shall make to the Village a donation in the sum of Twenty-three Thousand Seven Hundred Thirty-eight and 15/100 (\$23,738.15) Dollars, which shall be paid prior to the issuance of any mass grading permit. The Developer and the Village hereby agree to be contractually bound by the terms and conditions of this paragraph, V.E., in lieu of the terms and conditions of Section 18.30 of the Code of Ordinances, except as provided

hereafter, and in consideration of such accommodation on the part of the Village, the Developer agrees to forever waive and relinquish any objection to any fees or the use of such fees by the Village whether such objection could be based upon Chapter 18 of the Code of Ordinances of the Village of Somers, Chapter 66 of the Wisconsin Statutes or otherwise. This waiver and acknowledgment shall be binding upon the legal successors and assigns of the Developer. Developer affirmatively represents that it is not necessary for the Village to expend the donations received under this Agreement in the year in which received and that the Village may use such donations for any lawful purpose without consulting with or advising the Developer as to how such donations are to be used. The voluntary donations referred to in this paragraph V. E. Shall not eliminate the requirements of municipal sanitary sewer connection fees to be paid by users on the Property of those systems as required by Section 18.30(L) and Appendix "C" of the Code of Ordinances of the Village as described hereafter.

**F. SANITARY SEWER CONNECTION CHARGES AND BUILDING PERMIT FEES.**

Pursuant to Section 18.30(L) and Appendix "C" of Chapter 13 of the Code of Ordinances of the Village of Somers, users of the municipal sanitary sewer system must pay a one-time connection fee for each service prior to the issuance of a building permit at the then applicable rate specified in such ordinances at time of issuance of such building permit. Developer shall pay all building permit fees upon issuance pursuant to Village ordinance.

**G. DEFAULTS.**

1. No default shall arise hereunder unless the non-defaulting party has provided the defaulting party with written notice and a reasonable cure period of at least thirty (30) business days. Following any default either party may exercise all rights and remedies allowed by law and this Agreement.

2. In the event any default cannot reasonably be cured within said thirty (30) day period, the party shall not be deemed in default as long as the party is acting reasonably, diligently and in good faith in curing such default.

**H. SEVERABILITY.**

If any provision, covenant, or a portion of this Agreement or its application to any person, entity or property is held to be invalid or unenforceable by a court of law or equity, such status shall not affect the application or validity of other provisions, covenants or portions of this Agreement which shall be given effect without the invalid provisions or applications, and to this end, the provisions and covenants of this Agreement are declared to be severable.



I. RECORDATION.

This Agreement shall be recorded in the office of the Register of Deeds for Kenosha County, Wisconsin. Such recordation may, at the discretion of the Village, omit some or all of the attached exhibits delineated in subsection K below.

J. EXECUTION OF COUNTERPARTS.

This Agreement may be executed as three (3) or more counterparts, with each acting as an original.

K. EXHIBITS INCORPORATED BY REFERENCE.

Each of the terms, conditions and specifications described, noted or depicted on the following Exhibits are hereby incorporated herein by reference:

|              |                              |
|--------------|------------------------------|
| Exhibit "A"  | Legal Description            |
| Exhibit "B"  | Site Plan                    |
| Exhibit "C"  | Stormwater Plan              |
| Exhibit "E"  | Form of Letter of Credit     |
| Exhibit "G"  | Landscape Plan               |
| Exhibit "H"  | Photometrics Plan            |
| Exhibit "I"  | Building Design              |
| Exhibit "J"  | Planned Unit Development     |
| Exhibit "DD" | Management Maintenance Plan  |
| Exhibit "EE" | Sewer and Water Main Drawing |

L. INTEGRATION.

This Developer's Agreement, including the exhibits hereto, and such other documents as are incorporated herein embodies the entire agreement and understanding among the parties hereto and supersedes all prior agreements and understandings relating to the subject matter hereof.

M. CHOICE OF LAW AND VENUE.

This Developer's Agreement and all attached exhibits shall be construed and enforced according to the laws of the State of Wisconsin. The parties agree that any matter which may be brought or pursued in court hereunder shall brought and maintained only in the Circuit Court for Kenosha County, Wisconsin, and each party consents to such venue and the court's personal jurisdiction over each party. In the event of a conflict between the terms set forth in this Agreement and the terms and specifications set forth on the Exhibits hereto during the initial construction of improvements, the terms and specifications of such exhibits shall control.

N. WAIVER OF BREACH OR VIOLATION NOT DEEMED CONTINUING.

Either party may, to the extent legally allowed, (a) extend the time for performance of any of the obligations or other acts of the other party(s), (b) waive any inaccuracies in the representations or warranties of the other party(s) hereto contained herein, or in any document delivered pursuant hereto and (c) waive any compliance by any of the other parties hereto with any of the agreements or conditions contained herein. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate as, or be construed to be, a waiver of any or other subsequent breach or violation of any provision hereof. No breach or violation of any provision hereof shall be waived exceed by an agreement in writing signed by the waiving party.

O. CONSTRUCTION.

Each party to this Agreement and their respective legal counsel acknowledge that they have had the opportunity to participate equally in the drafting of this Agreement and that in the event of a dispute, neither party shall be treated, for any purpose as the author of this Agreement nor have any ambiguity resolved against it on account thereof.

P. NOMENCLATURE.

The use of the male gender shall include the female, the individual shall include the corporate, and the singular shall include the plural, and visa versa, wherever such usage is appropriate to the context.

Q. NOTICES.

Except as otherwise specifically provided in this Agreement, all notices given in connection with this Agreement shall be in writing, shall specifically refer to this Agreement, and shall be sent to the other party by personal delivery, by established overnight courier, fees prepaid, by certified or registered mail, postage prepaid and return receipt requested, or by facsimile transmission or email transmission to the party (provided that an original of said notice or communication is sent simultaneously by first class United States mail with postage prepaid). Any notice addressed to the Village shall be addressed to the attention of the Village Administrator, 7511- 12<sup>th</sup> Street, PO Box 197, Somers, Wisconsin 53171. Any notice addressed to the Developer shall be addressed to the attention of Carthage College, 2001 Alford Park Drive, Kenosha, Wisconsin 53140 with a copy to Attorney Philip Godin, 6301 Green Bay Road, Kenosha, Wisconsin 53142. Either party may give notice to the other, in accordance with the terms of this paragraph, of a change-of-address to which notices under this Agreement may be sent. Any notice given in accordance with this paragraph shall be effective upon delivery, if personally delivered, upon delivery by overnight courier, upon delivery by email or facsimile transmission if transmitted during regular business hours, or three (3) days after notice is deposited in the United States mail if sent by certified mail. Any facsimile or email transmission received after 5:00 pm (Kenosha, Wisconsin time) or on a day other than a normal business day shall be deemed delivered on the next normal business day.

R. NO THIRD PARTY BENEFICIARIES

This Agreement is not intended to benefit or be enforceable by any person other than the Village, the Developer, and their respective successors and assigns. This Agreement shall be binding upon and be for the benefit of the Village, the Developer, and their respective successors and assigns only.

S. UNAVOIDABLE DELAY.

If either party is in any way delayed or prevented from performing all of its obligations under this Agreement, other than the payment of money, due to fire, act of God, civil disorder, riots, insurrections, fuel shortages, failure of power, accidents, casualties, adverse weather conditions, strikes, labor disputes, inability to procure materials, acts of the other party or other party is agent, governmental restrictions, closures, orders and regulations (whether local, state or federal in nature), including, without limitation, government restrictions, closures, orders and regulations in connection with or arising from public health emergencies, such as the global COVID-19 virus pandemic, or any other cause beyond a party's reasonable control, then the party so delayed or prevented from performing its obligations under this Agreement shall not be deemed to be in default under this Agreement as long as such party is acting reasonably and in good faith in performing under this Agreement, and the period of such delay or prevention shall allow for an extension period equal to the period of such delay, interruption or prevention to perform such obligation.

WITNESS OUR HANDS AND SEALS this \_\_\_\_ day of \_\_\_\_\_, 2022.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Brandi Baker, Clerk/Treasurer

STATE OF WISCONSIN     )  
                                          ) ss.  
COUNTY OF KENOSHA    )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2022, the above named George Stoner, President and Brandi Baker, Clerk/Treasurer of the Village of Somers, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public; Kenosha County, WI  
My commission expires \_\_\_\_\_.



DEVELOPER  
CARTHAGE COLLEGE, a foreign non-stock  
corporation

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above-named  
\_\_\_\_\_, on behalf of Carthage College, to me known to be the person who  
executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public; \_\_\_\_\_ County, \_\_\_\_\_  
My commission expires \_\_\_\_\_.



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #9 Motion to take from the Table, Plan Commission Recommendation (J&M's Bar & Grill):

- a. Request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)

#10 Plan Commission Recommendation (J&M's Bar & Grill):

- a. Discussion and possible action on request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12th Street.)

---

**BACKGROUND:**

Eclectic, LLC (dba J&M's Bar & Grill) was granted a Conditional Use Permit (CUP) by the Board in August of 2021. This CUP allowed the business to have an outdoor dining and recreation area. The site is currently zoned B-2. The CUP limits the hours of operations for the outdoor/recreation area to 11 a.m. to 9 p.m.

In May, J&M's Bar & Grill applied for a cabaret license to hold outdoor music. The applicant was informed that the CUP would not permit these activities as it states, "There

shall be no outside amplified music speakers or live music”. They were advised that if they wished to hold these activities, they would need to seek an amendment to their CUP. They applied for an amendment to their CUP at the end of May.

#### PRIOR ACTION TAKEN:

The requisite public hearing for the amendment to their CUP held by the Plan Commission on July 11<sup>th</sup>. Several residents spoke out against the granting of the amendment. Their main concern was the noise that would be created.

Justin Traugher, with J&M’s Bar & Grill spoke during the public hearing and stated that he did not want to have loud music on the patio. He stated that he was looking to have someone with a guitar and an amplifier. His application states that the “music level will be appropriate to ensure that our customers can conversate and not be uncomfortable with over-loud music.”

The Plan Commission’s main concern was over any noise created by the suggested activities and how this could affect neighboring properties given the proximity of the homes. The Plan Commission’s recommendation (7-0) was to deny the request for an amendment to the CUP.

The Board discussed this at the July 19<sup>th</sup> Work session and Directed the Owner to hold a neighbor meeting.

For these activities to take place, J&M’s Bar and Grill also needed to go through the probationary period for a cabaret license. This item was placed on our July 12<sup>th</sup> Board Meeting. The Board tabled the matter.

Owner Justin Traugher held a “neighborhood meeting” at the Village Hall on August 15<sup>th</sup>. The purpose of the meeting was to address the concerns held by the surrounding neighbors. Invitations went out to the seventy-four neighbors that received the initial Notice of Public Hearing sent by the Village. There were seven attendees along with Trustee Smith. Concerns about noise occurrences from the parking lot was discussed, along with solutions to minimize future occurrences. After discussing the main reason for the meeting, owners Justin and Megan Traugher proposed the following:

- 1 to 2 artists (vocalist/guitarist)
- 1 to 2 events per month, weather permitting
- Music shall be played in the far east corner of the patio, adjacent to the east commercial building. To help with sound mitigation, speakers and other equipment will be positioned in the direction of the south vacant lot behind the patio; away from the only surrounding residential neighbor
- Music to cease no later than 9pm, allowing an appropriate time for all outdoor activities to end and patrons to move inside
- Permit/License is nontransferable



The neighbors suggested a 1-year probationary period with the following added stipulations:

- The immediate neighbors be notified via text/call one week in advance to the event
- All neighbors be provided with a direct/personal phone number to notify of a significant disturbance.

Based on the fact the “neighborhood meeting” was held on August 15<sup>th</sup>, the Board again reviewed and discussed this matter at our September 6<sup>th</sup> Work Session. Several Trustees spoke out in favor of granting the request with the stipulated conditions. While several other Trustees spoke out against the granting the of their request for fears that the outdoor music would change the feel of the neighborhood and how this would affect the current homeowners.

At our September 13<sup>th</sup> Board meeting, this matter was tabled. The discussion leading to the tabling of this matter, focused on removal of the condition that no outside amplified music speakers or live music be removed so that the applicant could apply for the events that he is requesting through the special event permit application.

Attorney Davison has drafted an amended CUP. Condition 8 of the amended CUP now reads as follows:

8. There shall be no outside amplified music speakers or live music, except as may be allowed under any Special Events Permit issued by the Village Board pursuant to Chapter 12 of the Code of Ordinances, as may be amended from time to time.

#### SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:

In the event that the Village Board wishes to move forward with the proposed amendment to the conditional use permit, the suggested motions to approve would be as follows:

- #9 *Motion to take from the Table, Plan Commission Recommendation (J&M’s Bar & Grill):*
  - a. *Request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers.*
- #10 *Motion to approve action on request by Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traughber, PO Box 78, Somers, WI 53171 (agent), for a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-*

4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers, subject to the following conditions:

1. *Subject to receiving any required licenses/permits (i.e. cabaret license) from the Village of Somers regarding the use of outside amplified music speakers.*
2. *Subject to the information and site plan contained in the submitted conditional use permit application dated May 26, 2022.*
3. *Hours of operation may be limited to prevent disturbance to abutting property owners, and final approved hours shall be determined by the Board and incorporated into the recorded Conditional Use Permit and any licenses issued by the Village of Somers.*
4. *All other conditions contained in the previously approved Conditional Use Permit (effective date September 13, 2021 and recorded in the Kenosha County Register of Deeds on September 20, 2021) shall remain in effect.*
5. *It is the responsibility of the applicant to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.*
6. *Any substantial change or expansion of the submitted plan of operation, shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.*
7. *If property ownership and/or tenant shall happen to change then it shall be the responsibility of the person(s) that signed these conditions to notify new owner and/or tenant of all above stated conditions of approval.*
8. *It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until*

*the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit*

9. *Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.*
10. *There shall be no outside amplified music speakers or live music, except as may be allowed under any Special Events Permit issued by the Village Board pursuant to Chapter 12 of the Code of Ordinances, as may be amended from time to time.*

ATTACHMENTS:

Planning Memo dated 06/30/2022

Plan Commission Meeting Minutes 07/11/2022 – Highlighted

CUP Application

Correspondence from Applicant



Attorney Jeffrey J. Davison

1207 55th Street  
Kenosha, WI 53140  
Telephone No. (262) 657-5165  
Fax No. (262) 657-5517  
dmltd@sbcglobal.net

## **Memorandum**

**TO:** Village Board  
**FROM:** Attorney Jeffrey J. Davison  
**CC:**  
**DATE:** September 21, 2022  
**SUBJECT:** Amendment to J & M Bar & Grill CUP

---

---

Attached please find is a proposed Amendment to the J & M Bar & Grill Conditional Use Permit in the event that the Board accepts Trustee Nelson's proposed compromise. I will let her explain that compromise but the essentials are these:

1. As you will recall, the applicant requested and received in September 2021 a Conditional Use Permit which allows for outdoor dining but which specifically excludes any amplified music speakers or live music.
2. The Amended Conditional Use Permit would continue to prohibit outside amplified music or live music except as was granted by the conditions imposed in any special event permit issued by the Village Board. In that manner, each event can be evaluated on its own merits and if there are neighbor complaints, there need be no revocation hearing, the Board could simply refuse to grant further special event permits.
3. The cabaret license for indoor entertainment would remain unchanged and would not be extended to the exterior dining area.



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

**TO:** Village of Somers Plan Commission  
**FROM:** Luke Godshall, Kenosha County Planning & Development  
**RPT DATE:** 06-30-22  
**MTG DATE:** 07-11-22  
**APPLN DATE:** 05-26-22

---

### PROJECT/SITE INFO:

1. Petitioner/Agent: Justin Traugher, J&M's Bar & Grill
2. Property Owner: Eclectic LLC
3. Location/Address: 8013 12<sup>th</sup> ST.
4. Tax key Number(s): 82-4-222-162-0010
5. Area: 0.41 acres
6. Existing Zoning: B-2 Community Business District
7. Proposed Zoning: B-2 Community Business District
8. Future Land Use: Mixed Use

---

### OVERVIEW:

The Petitioner is requesting approval to amend their previously approved Conditional Use Permit, to allow for outdoor music.

### PLANNER COMMENTS:

The submitted application is intended to amend the Conditional Use Permit that was previously approved by the Board in 2021 for an outdoor dining and recreational area (copy of recorded CUP attached). The approval of that CUP contained a condition (condition #8) which specifically prohibited outside amplified music speakers or live music on the property. The Petitioner now wishes to amend the previously approved CUP to have such outside music.

The Petitioner's narrative included with the submitted CUP application indicates they would like to provide live music/bands and other entertainment utilizing the exterior patio area. The narrative goes on to state that music levels will be appropriate so as to allow customers to converse, and that music speakers would be directed southwards and away from the nearest residential neighbor (located approximately 150 feet to the west of the exterior patio area).

The Petitioner's intent is for outside music to conclude by 9pm.

### STAFF RECOMMENDATION:

Should the Plan Commission choose to recommend approval of this application, staff would recommend the following conditions:



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

1. Subject to receiving any required licenses/permits (i.e. cabaret license) from the Village of Somers regarding the use of outside amplified music speakers.
2. Subject to the information and site plan contained in the submitted conditional use permit application dated May 26, 2022.
3. Hours of operation may be limited to prevent disturbance to abutting property owners, and final approved hours shall be determined by the Board and incorporated into the recorded Conditional Use Permit and any licenses issued by the Village of Somers.
4. All other conditions contained in the previously approved Conditional Use Permit (effective date September 13, 2021 and recorded in the Kenosha County Register of Deeds on September 20, 2021) shall remain in effect.
5. It is the responsibility of the applicant to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.
6. Any substantial change or expansion of the submitted plan of operation, shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
7. If property ownership and/or tenant shall happen to change then it shall be the responsibility of the person(s) that signed these conditions to notify new owner and/or tenant of all above stated conditions of approval.
8. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit
9. Subject to a Kenosha County zoning permit being issued for any proposed structures including principal buildings, signage, fences, accessory buildings, etc.

### Attachment:

- Existing Conditional Use Permit, recorded 9-20-21 in the Kenosha County Register of Deeds



## CONDITIONAL USE PERMIT

Document Number

Document Title

Document #: **1910738**

Date: **2021-09-20** Time: **12:22 PM** Pages: **6**

Fee: **\$30.00** County: **KENOSHA** State: **WI**

REGISTER OF DEEDS: **JOELLYN M. STORZ**

Effective Date September 13, 2021

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners of the above referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owner, its lessees, agents or representatives, to utilize the premises known as 8013 12<sup>th</sup> Street, Kenosha, Wisconsin 53144, to operate on outside dining/recreation area, subject to the following conditions

**Recording Area**

**Name and Return Address**

Davison Law Office, Ltd  
1207 55th Street  
Kenosha, WI 53140

6

82-4-222-162-0010

**Parcel Identification Number (PIN)**

- 1 This Conditional Use Permit is subject to the application of Eclectic, LLC, on file in the office of the Clerk/Treasurer for the Village of Somers and stamped received by the office of Planning and Development on June 23, 2021, including a survey, which indicates an approximately 3,900 sq ft outdoor dining and recreational area surrounded by 4 foot railing enclosure on the southeastern portion of the property directly south of the proposed building and shall affect the premises described on the attached Exhibit "A" which is incorporated herein by reference
- 2 The applicant shall comply with all parking requirements outlined in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance
- 3 The name of the restaurant shall be "J & M's Bar and Grill" There shall be no other business conducted on the premises covered by this conditional use permit without the advance written consent of the Village and Amendment of this permit
- 4 There shall be no outside storage of any kind
- 5 Any expansion of the conditional use granted herein shall occur only following review by and the consent of the Village Board
- 6 Any new signage shall be in accordance with the aforementioned zoning ordinance
- 7 There shall be no storage of gasoline, other petrohydrocarbons or any other material classified as hazardous at the site or in any building located thereon
- 8 There shall be no outside amplified music speakers or live music

- 9 Refuse containers shall be screened from view from public rights-of-way, adjacent properties or eating area. Screening for waste receptacle shall consist of a solid opaque fence of similar color and materials of main building, or masonry, and shall be a minimum of six (6) feet and maximum of eight (8) feet tall. Waste receptacles shall be enclosed on the fourth side with a gate to contain trash or other debris. The gate side of the waste receptacle shall be oriented toward the parking lot facing Highway E and is required to be always closed except for servicing by the waste management contractor and site users. Prior to the installation of such fencing, the owner shall submit to the Village for approval the description or sample of the fencing which is proposed to be installed. Installation of the fencing shall be completed no later than December 31, 2021.
- 10 Any change of the submitted plan of operation, change in use, and/or a proposed addition(s) to any existing principal building(s) or proposed new principal building(s), shall require the petitioner to reapply for a Conditional Use Permit to the Village Plan Commission for its review and approval.
- 11 The undersigned shall fully cooperate with any law enforcement personnel performing inquiries or investigations. Any substantial change or expansion of the submitted plan of operation (i.e. expansion of the proposed outside dining/recreation area) shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
- 12 There shall be no alcohol on any portion of the premises which is not licensed for alcohol consumption.
- 13 The Village Building Inspector shall establish an occupancy permit based upon all of the available circumstances including, but not limited to, the overall space of the premises and such other factors as the Building Inspector may deem relevant.
- 14 No person under the age of 21 shall be allowed to be in the alcohol licensed portion of the subject premises unless accompanied by their parent or by their spouse who is 21 years of age or older. Security measures for the premises, if deemed necessary, to be approved by the Village Building Inspector and Kenosha County Sheriff's Department.
- 15 The undersigned recognizes and acknowledges that the violation of this condition or the violation of the prohibition of alcohol on the outdoor dining/recreation portion of the premises shall, in and by itself, constitute grounds for the immediate revocation of this conditional use permit.
- 16 The undersigned each recognize that in the event that a permit holder fails to comply with the conditions specified in this permit, the permit may be revoked by the Village Board upon ten (10) days notice to the permit holder(s). The permit holder(s) shall be entitled to a hearing before the Village Board on the question of revocation of the

conditional use permit and approval of the Village Board shall be required for the reinstatement of any conditional use permit

- 17 It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with If property ownership and/or tenant shall happen to change, then it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval
- 18 The undersigned agrees to limit the hours of operations of the outdoor dining/recreation area of the premises from 11 00 a m until 9 00 p m
- 19 The area to be utilized for outdoor dining/recreation area shall be as depicted on the attached Exhibit "B" which is incorporated by reference This area shall be completely enclosed by a fence and shall be accessible only from the interior of the licensed premises Provisions shall be made for an emergency exit from the enclosed area, which access shall be kept closed at all times other than in an emergency The fencing enclosing this area as of the date of this permit complies with this requirement
- 20 It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with Any deviation from the approved plans and conditions shall result in the issuance of a citation

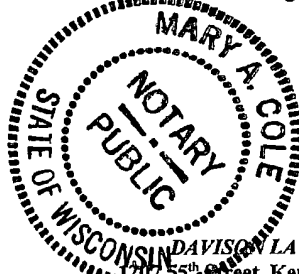
Dated at Somers, Wisconsin, this 13 day of September, 2021

OWNER  
Eclectic, LLC

By [Signature]  
Printed Name Justin Traugber, its owner

STATE OF WISCONSIN )  
 ) SS  
COUNTY OF KENOSHA )

Personally came before me this 13<sup>th</sup> day of September, 2021, the above named Justin Traugber, on behalf of Eclectic, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same



Mary A. Cole  
Printed Name Mary A. Cole  
Notary Public, Kenosha County, WI  
My commission expires 6/11/22

DAVIS LAW OFFICE, LTD  
55th Street, Kenosha, Wisconsin 53140  
Telephone No (262) 657-5165 Fax No (262) 657-5517 Email dmltd@sbeglobal.net

Page 3

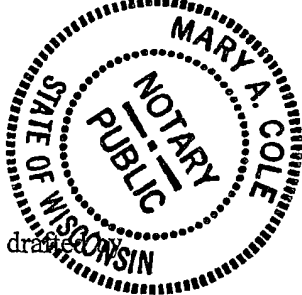


TENANT

By [Signature]  
Printed Name Justin Traugber, as tenant

STATE OF Wisconsin )  
 ) SS  
COUNTY OF Kenosha )

Personally came before me this 18<sup>th</sup> day of September, 2021, the above named Justin Traugber, on behalf of Ecleckte, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same



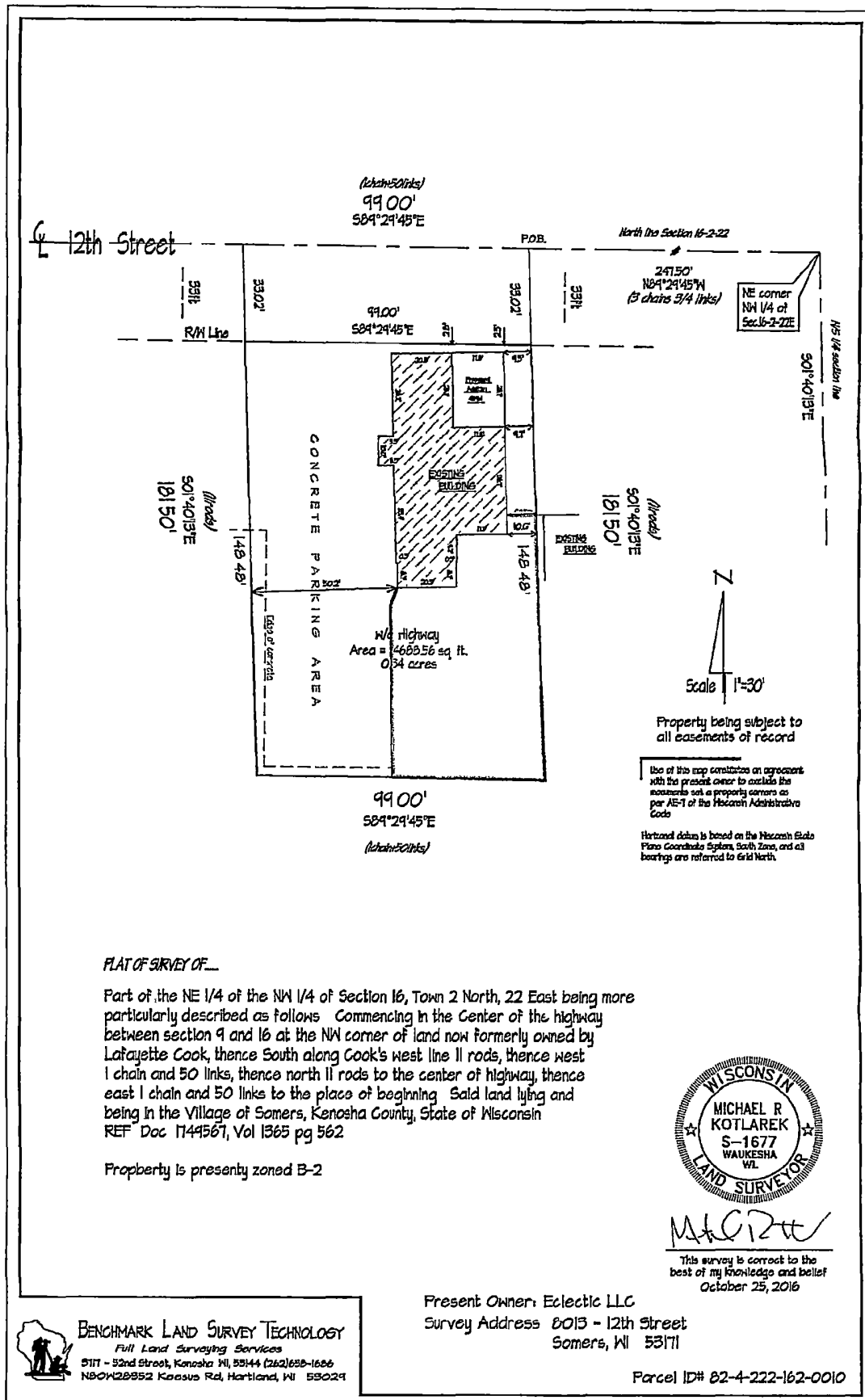
[Signature]  
Printed Name Mary A. Cole  
Notary Public, Kenosha County, WI  
My Commission expires 6/11/22

This instrument was drafted by  
Attorney Jeffrey J Davison  
DAVISON LAW OFFICE, LTD

**LEGAL DESCRIPTION:**

Part of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian and described as Commencing in the center of the highway 3 chains and 3/4th of a link West of the 1/4 stake between Sections 9 and 16 in the Northwest corner of land now and formerly owned by Lafayette Cook, thence South along Cook's West line 11 rods, thence West 1 chain and 50 links, thence North 11 rods to the center of highway, thence East 1 chain and 50 links to the place of beginning, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin

Tax Key No 82-4-222-162-0010



**PLAT OF SURVEY OF...**

Part of the NE 1/4 of the NW 1/4 of Section 16, Town 2 North, 22 East being more particularly described as follows Commencing in the Center of the highway between section 9 and 16 at the NW corner of land now formerly owned by Lafayette Cook, thence South along Cook's west line 11 rods, thence west 1 chain and 50 links, thence north 11 rods to the center of highway, thence east 1 chain and 50 links to the place of beginning Said land lying and being in the Village of Somers, Kenosha County, State of Wisconsin REF Doc 1744567, Vol 1365 pg 562

Property is presently zoned B-2



*Michael R. Kotlarek*

This survey is correct to the best of my knowledge and belief  
October 25, 2016

Present Owner: Eclectic LLC  
Survey Address 8013 - 12th Street  
Somers, WI 53171

Parcel ID# 82-4-222-162-0010



**BENCHMARK LAND SURVEY TECHNOLOGY**  
Full Land Surveying Services  
5117 - 32nd Street, Kenosha WI, 53144 (262)658-1686  
N80W28852 Keesau Rd, Hartland, WI 53029





## **Village of Somers Proceeding from the Village Plan Commission Meeting July 11, 2022**

### **1. Call to Order**

Chairman Stoner called the meeting to order at 5:30 p.m.

Present: Chairman George Stoner, as well as Commissioners Aiello, Gardinier, Boxx, Lee, and Grimes. Commissioner Fredrick came at 5:43 p.m.

Staff Present in person: Administrator Jason Peters, Assistant to the Administrator Cassandra Bodenbach, and Fire Chief Ben Andersen.

Kenosha County Planners: Luke Godshall

### **2. Pledge of Allegiance**

Chairman Stoner led everyone in stating the Pledge of Allegiance.

### **3. Approve Minutes of June 13, 2022**

Commissioner Boxx moved to approve to the Minutes from the June 13<sup>th</sup> Meeting. Seconded by Commissioner Aiello. Motion carried. 6-0 vote.

### **4. Correspondence**

Email from Steve Lichter.  
Letter from Residents with signatures.

### **5. Citizen Comments**

None.

### **6. Conditional Use Permit:**

**Public Hearing and Action on Request by: Eclectic LLC, PO Box 78, Somers, WI 53171 (Owner), Justin Traugher, PO Box 78, Somers, WI 53171 (agent), requesting a Conditional Use Permit amendment to allow for outside amplified music in the B-2 Community Business Dist. on Tax Parcel # 82-4-222-162-0010, located in the NW ¼ of Section 16, T2N, R22E, Village of Somers. (For information purposes only, this property is located at 8013 12<sup>th</sup> Street.)**

Public Hearing was opened at 5:31 p.m.

**Public Comment:**

George Wojtak, 8111 12<sup>th</sup> Street

Mr. Wojtak brought a letter from June 17, 2022 in response to J&M's letter that is on file with the Clerk. The letter contained complaints about noise, fights, traffic, and parking at the establishment along with eleven (11) signatures of surrounding residents agreeing to said complaints.

Jim Tabbert, 8114 12<sup>th</sup> Place

Jim's house is directly in the path of the amplified music and current music that drifts from the establishment. He is not in favor of the amplified music being discussed. Mr. Tabbert did not want music to go past 9 pm. The patio conditions as they are, are fine.

Linda Wawiorka, 8101 12<sup>th</sup> Street

Linda is not against the music but has severe concerns with the parking lot situation. Most of the easement is blocked daily as well as burnouts happening past 2 a.m. She understands that what happens in the parking lot after hours is out of the owner's control to a degree.

Justin Traugher, 8013 12<sup>th</sup> Street

Justin has owned J&M's for two years and been a part of the establishment for twenty (20). In the last two years, there have only been two incidents. There is an annual party hosted and I am just looking for one or two people singing with a guitar and maybe a speaker: possibly Saturday and Sunday afternoons. I submitted a seven-page, detailed letter, site plan, etc., with the application to the Village. I work 67 hours a week and if the music is too loud, I will turn it down. I donate my time to my community and run fundraisers for residents, neighbors, and friends. All these complaints are shocking and slanderous because everyone has been misinformed and interpreting it to others, skewing it more.

Public Hearing was closed as 5:47 p.m.

Commissioner Boxx moved the motion to request a Conditional Use Permit amendment to allow for outside amplified music. Seconded by Lee.

**Commissioner's Discussion:**

Commissioner Lee supports the neighbors, but if it is not amplified music there is room for compromise. Parking seems to be a bigger issue and where does the Village stand?

Commissioner Fredrick: asked Justin if there were bands. Justin responded, no, there will be none. Fredrick anticipated this may happen after the approvals for the biergarten and received several emails from residents concerned about J&M's request for amplified music. He is in agreement that the parking is an issue, especially if there will be more draw with the entertainment. Will the occupancy limit be exceeded?

Commissioner Aiello: Commission Fredrick addressed his concern on exceeding the occupancy limit. Kenosha is cracking down on it. Bring more patrons which will bring more vehicles, so we need to be cognoscente of homeowners in the area. I am not in favor of every week, but special events seem fine – a few selected days.

Commissioner Boxx: A long-time customer of Justin's, but your neighbors were there long before you and appreciate what you want to do. However, you knew what you were buying. Just giving the location and proximity of neighbors, I could not agree to amplified or live music. Considering the proximity of the neighbors, I wouldn't agree to any music at all.

Commissioner Grimes: Also sensitive to the neighbors. Possibly limit the time and agree to a two-year probationary period? Tell the Sheriffs it is in their CUP if there were any calls.

Commissioner Stoner: Also received several emails and had conversations with residents on this topic. Administrator Peters mentioned, according to the CUP, amplified music is not allowed for tavern or any business with a liquor license, especially in a residential area. Even if the music is only one or two people, it is still amplified with a speaker and live.

Commissioner Gardinier: Questioned the amplified portion. I try to put myself on both sides – is there a way we can satisfy both sides? Is there a way to not have it in the CUP and make it a Special Events Permit?

Amended motion to deny amendment to conditional use permit to allow for amplified music at J&M's Bar and Grill. Moved by Commissioner Boxx. Seconded by Aiello.

**Roll Call:** Gardinier – deny, Boxx – deny, Aiello – deny, Stoner – deny, Fredrick – deny, Lee – deny, Grimes – deny.

Motion passed 7-0 vote.

## 7. **Rezone:**

**Public Hearing and Action on Request by: Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), requests a rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. to BP-1 Business Park Dist. & PUD Planned Unit Development Overlay Dist., on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers. *(For information purposes only, this property is located at 10610 Burlington Road, 10812 Burlington Road, and 10524 Burlington Road.***

Public Hearing opened at 6:04 p.m.

**Public Comment:**

Gregg Sinnen, 3190 100<sup>th</sup> Ave.

I spoke on similar projects and this development is getting closer and closer to residential areas. Please be vigilant on the noise, lights, etc. I just ask that all boxes be checked and would like to thank the developers for the neighborhood invitation for the special meeting they had. It shows much caring, and we appreciate you listening to our input.

Stream Realty, Patrick Russo, Market Leader in Chicago for the Midwest

The meeting was equally informational for us and we want to hear from the community and be a part of it. Stream has been around for 25 years and have 32 million feet on our pipeline and want to build a great product for the community.

Public Hearing closed at 6:10 p.m.

Commissioner Boxx made the motion to approve rezoning from A-1 Agricultural Preservation Dist., A-2 General Agricultural Dist., R-2 Suburban Single-Family Residential Dist. & R-3 Urban Single-Family Residential Dist. to BP-1 Business Park Dist. & PUD Planned Unit Development Overlay District. Seconded by Fredrick.

**Commissioner's Discussion:**

None

Motion passed 7-0 vote.

**8. Site Plan & Exterior Fenestration Reviews:**

**Action on Request by: Carol F Grohs Trust & Delmar R and Jeanne V Golbricht Trust, 10812 Burlington Rd, Kenosha WI 53144; Deborah K Kahana & John P Parmentier, 10610 Burlington Rd, Kenosha WI 53144-7448; Michael C Sarauer, 10524 Burlington Rd, Kenosha WI 53144 (owners), Joe Podge, Stream Realty, 226 N. Morgan St., Suite 500, Chicago, IL 60607 (Agent), requests approval of site plan and exterior fenestration on Tax Parcel #s 82-4-222-194-0101, 82-4-222-301-0050, 82-4-222-301-0040 & 82-4-222-301-0030, located in the SE ¼ of Section 19 and the NE ¼ of Section 30, T2N, R22E, Village of Somers.**

Commissioner Boxx moved to approve site plan and exterior fenestration. Seconded by Aiello.

**Commissioner's Discussion:**

There were several discussions on stormwater, storm-sewer, runoff, etc. Adam Artz with Pinnacle Engineering gave detailed explanations and information. He also addressed concern with the Des Plaines river and if it could ever be "tapped out".



Discussions on access points and concerns with Kenosha County's new Access Plan. Commissioner Lee had concerns for safety, if the Village has the capacity to service all the developments with their equipment and staff. Administrator Peters and Chairman Stoner mentioned they have had several meetings with the County about the access points and rules.

Motion passed 7-0 vote.

## **9. Adjourn**

Commissioner Boxx moved to adjourn at 6:50 p.m. Seconded by Aiello.

Motion carried. 7-0 vote.

**Drafted this 13<sup>th</sup> day of July 2022. These minutes are not official until approved by the Plan Commission. Submitted by Cassandra Bodenbach, Assistant to the Village Administrator**

## CONDITIONAL USE PERMIT

Document Number

Document Title

Effective Date: September 13, 2021

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners of the above referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owner, its lessees, agents or representatives, to utilize the premises known as 8013 12<sup>th</sup> Street, Kenosha, Wisconsin 53144, to operate on outside dining/recreation area, subject to the following conditions:

1. This Conditional Use Permit is subject to the application of Eclectic, LLC, on file in the office of the Clerk/Treasurer for the Village of Somers and stamped received by the office of Planning and Development on June 23, 2021, including a survey, which indicates an approximately 3,900 sq. ft. outdoor dining and recreational area surrounded by 4 foot railing enclosure on the southeastern portion of the property directly south of the proposed building and shall affect the premises described on the attached Exhibit "A" which is incorporated herein by reference.
2. The applicant shall comply with all parking requirements outlined in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.
3. The name of the restaurant shall be "J & M's Bar and Grill". There shall be no other business conducted on the premises covered by this conditional use permit without the advance written consent of the Village and Amendment of this permit.
4. There shall be no outside storage of any kind.
5. Any expansion of the conditional use granted herein shall occur only following review by and the consent of the Village Board.
6. Any new signage shall be in accordance with the aforementioned zoning ordinance.
7. There shall be no storage of gasoline, other petrohydrocarbons or any other material classified as hazardous at the site or in any building located thereon.
8. There shall be no outside amplified music speakers or live music.

Document #: **1910738**

Date: **2021-09-20** Time: **12:22 PM** Pages: **6**

Fee: **\$30.00** County: **KENOSHA** State: **WI**

REGISTER OF DEEDS: **JOELLYN M. STORZ**

Recording Area

Name and Return Address

Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

82-4-222-162-0010

Parcel Identification Number (PIN)

9. Refuse containers shall be screened from view from public rights-of-way, adjacent properties or eating area. Screening for waste receptacle shall consist of a solid opaque fence of similar color and materials of main building, or masonry, and shall be a minimum of six (6) feet and maximum of eight (8) feet tall. Waste receptacles shall be enclosed on the fourth side with a gate to contain trash or other debris. The gate side of the waste receptacle shall be oriented toward the parking lot facing Highway E and is required to be always closed except for servicing by the waste management contractor and site users. Prior to the installation of such fencing, the owner shall submit to the Village for approval the description or sample of the fencing which is proposed to be installed. Installation of the fencing shall be completed no later than December 31, 2021.
10. Any change of the submitted plan of operation, change in use, and/or a proposed addition(s) to any existing principal building(s) or proposed new principal building(s), shall require the petitioner to reapply for a Conditional Use Permit to the Village Plan Commission for its review and approval.
11. The undersigned shall fully cooperate with any law enforcement personnel performing inquiries or investigations. Any substantial change or expansion of the submitted plan of operation (i.e. expansion of the proposed outside dining/recreation area) shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
12. There shall be no alcohol on any portion of the premises which is not licensed for alcohol consumption.
13. The Village Building Inspector shall establish an occupancy permit based upon all of the available circumstances including, but not limited to, the overall space of the premises and such other factors as the Building Inspector may deem relevant.
14. No person under the age of 21 shall be allowed to be in the alcohol licensed portion of the subject premises unless accompanied by their parent or by their spouse who is 21 years of age or older. Security measures for the premises, if deemed necessary, to be approved by the Village Building Inspector and Kenosha County Sheriff's Department.
15. The undersigned recognizes and acknowledges that the violation of this condition or the violation of the prohibition of alcohol on the outdoor dining/recreation portion of the premises shall, in and by itself, constitute grounds for the immediate revocation of this conditional use permit.
16. The undersigned each recognize that in the event that a permit holder fails to comply with the conditions specified in this permit, the permit may be revoked by the Village Board upon ten (10) days notice to the permit holder(s). The permit holder(s) shall be entitled to a hearing before the Village Board on the question of revocation of the

conditional use permit and approval of the Village Board shall be required for the reinstatement of any conditional use permit.

17. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. If property ownership and/or tenant shall happen to change, then it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval.
18. The undersigned agrees to limit the hours of operations of the outdoor dining/recreation area of the premises from 11:00 a.m. until 9:00 p.m.
19. The area to be utilized for outdoor dining/recreation area shall be as depicted on the attached Exhibit "B" which is incorporated by reference. This area shall be completely enclosed by a fence and shall be accessible only from the interior of the licensed premises. Provisions shall be made for an emergency exit from the enclosed area, which access shall be kept closed at all times other than in an emergency. The fencing enclosing this area as of the date of this permit complies with this requirement.
20. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation.

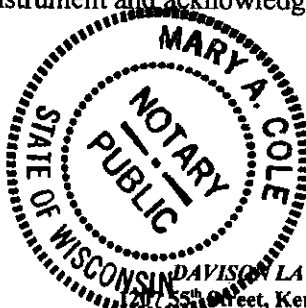
Dated at Somers, Wisconsin, this 13 day of September, 2021.

OWNER  
Eclectic, LLC

By: [Signature]  
Printed Name: Justin Traugber, its owner

STATE OF WISCONSIN    )  
                                  ) SS.  
COUNTY OF KENOSHA    )

Personally came before me this 13<sup>th</sup> day of September, 2021, the above named Justin Traugber, on behalf of Eclectic, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



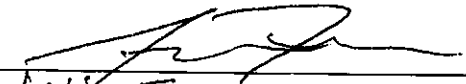
[Signature]  
Printed Name: Mary A. Cole  
Notary Public; Kenosha County, WI  
My commission expires 6/11/22

DAVIS LAW OFFICE, LTD.  
5th Street, Kenosha, Wisconsin 53140  
Telephone No. (262) 657-5165 Fax No. (262) 657-5517 Email: dmltd@sbcglobal.net

Page 3



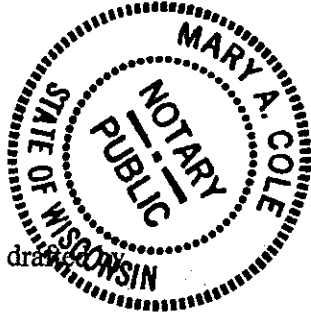
TENANT

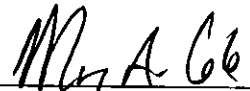
By: 

Printed Name: Justin Traugber, as tenant

STATE OF Wisconsin )  
 ) SS.  
COUNTY OF Kenosha )

Personally came before me this 18<sup>th</sup> day of September, 2021, the above named Justin Traugber, on behalf of Eclectc, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



  
Printed Name: Mary A. Cole  
Notary Public; Kenosha County, WI  
My Commission expires 6/11/22

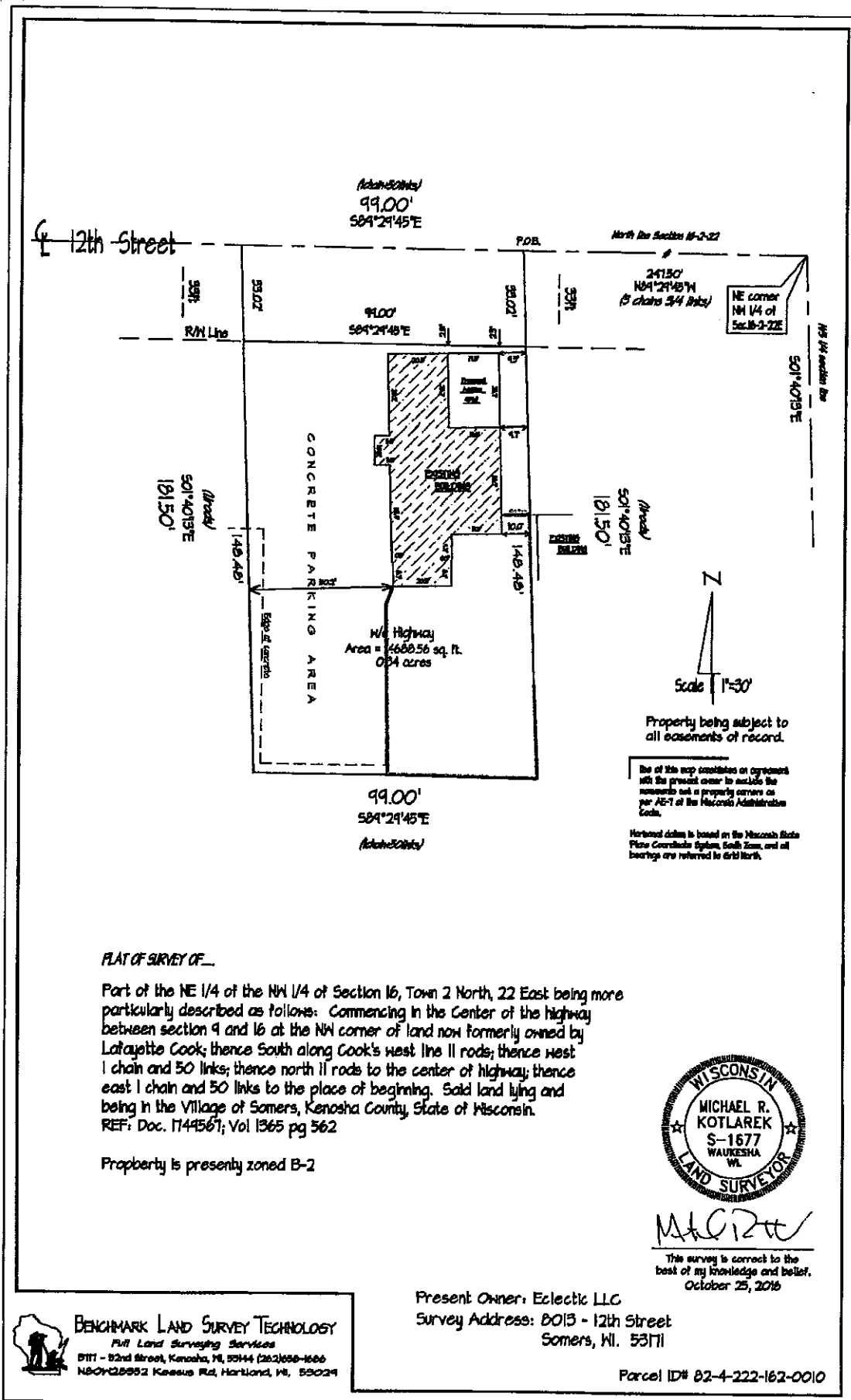
This instrument was drawn

Attorney Jeffrey J. Davison  
DAVISON LAW OFFICE, LTD.

**LEGAL DESCRIPTION:**

Part of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian and described as: Commencing in the center of the highway 3 chains and 3/4th of a link West of the 1/4 stake between Sections 9 and 16 in the Northwest corner of land now and formerly owned by Lafayette Cook; thence South along Cook's West line 11 rods; thence West 1 chain and 50 links; thence North 11 rods to the center of highway; thence East 1 chain and 50 links to the place of beginning, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

Tax Key No. 82-4-222-162-0010



Justin Traugher  
J&M's Bar & Grill (Eclectic LLC)  
Justin8259@gmail.com



#### **Somers Plan Commission / Board,**

I, Justin Traugher and Megan Strandell hosted a neighborhood meeting on August 15<sup>th</sup>, 2022, to have an open discussion to address any of concerns and support of our pending request to allow "amplified music" outside on the patio. We invited the 74 neighbors/addresses vial mail (*Attachment 1*) that received the initial *Notice of Public Hearing* issued June 17<sup>th</sup>, 2022. Although we received support from many people, we believe this meeting was beneficial for both parties to improve our communication/understanding amongst each other. Below is summary of our meeting/discussion.

**Attendees:** Jim Tabbert, Teresa Tabbert, Linda Wawiora, George Wojtak, Kathy Wojtak, Steve Nelson, and Shelly Nelson.

**Board Member Present:** Joe Smith

The meeting began with casual conversation on issues that our immediate neighbors explained to us. Their main concern was the few occurrences of loud noises (laughing, arguing, talking loudly, etc.) in the parking lot during and after bar close. As Megan and I believe those occurrences are rare considering the number of days we are open throughout the year, we respect our neighbors and their concerns. For instance, we have paid for parking poles recently to appease our closest neighbor and show respect for her property. We believe we have tried to minimize noise when applicable in the past, but we acknowledge that we can do more. By adding signage on the doors to the parking lot, training our staff and talking to our patrons we can decrease sound/loitering in hopes to satisfy all. We also believe a lot of this sound is caused by people having to smoke outside and, in the future, we strongly believe we can almost eliminate these issues by building a smoking room. At the end of this discussion, both parties came to a level of understanding and trust that the issues were acknowledged and will be improved.

The focus was then transitioned to the main reason of the gathering to discuss the live music outside on patio. Support was presented on having music and the benefits for our customers and business. We also described the type of music and demographics that we aim to host. Historically, our family business has not been problem with the law, and we take pride in continuing to run a strict, safe, and clean business environment that is enjoyed by many in our community. We emphasized that in almost two years of ownership, we have received zero citations, warnings, violations, underage drinking against our license/establishment.

Megan and I then present the proposal which included the following:

- 1 to 2 artists (vocal/guitarist)
- 1 to 2 events per month while weather permits
- Music will be played in the far east corner of the patio, adjacent to the east commercial building. To help with sound mitigation, speakers and other equipment will be pointed in the direction of the south vacant lot behind the patio; away from the only surrounding residential neighbor
- Music to conclude earlier than 9pm, allowing an appropriate time for all outdoor activities to end and our patrons to move inside.
- Permit/License is nontransferable.



Justin Traughber  
J&M's Bar & Grill (Eclectic LLC)  
Justin8259@gmail.com



With no disagreement to our proposal above, Jim Tabbert then present a 1-year probationary trial with the following stipulations added/reiterated:

- Maximum of 2 band members
- No more than 2 events a month
- The immediate neighbors to be notified via text/call, one week in advance of the event
- Music only between the hours of 11am to 9pm
- All neighbors asked for our direct/personal phone number(s) to notify us of a significant disturbance

Following Jim Tabbert's proposal, we agreed that those were reasonable requests. We requested that the first notification/disturbance call during an event will mean that we lower and/or modify the event or patrons. If we receive a reasonable second notification from our neighbors during the same event, we will then shut the event down. The 1-year probationary period is not terminated if an event is shut down and after the one-year period, we will review the success rate compared to the number of events for permit renewal.

All neighbors present agreed to the criteria listed above and the meeting was cordially concluded.

Thank you,

A handwritten signature in black ink, appearing to read 'Justin Traughber', is written over a light blue horizontal line.

Justin Traughber

Justin Traugher  
J&M's Bar & Grill (Eclectic LLC)  
Justin8259@gmail.com



**Attachment 1**

**Somers Neighbors,**

I, Justin Traugher, owner of J&M's Bar & Grill (formerly Tina's Somers Inn) am writing you in response/regards to the *Notice of Public Hearing* issued June 17<sup>th</sup>, 2022 that you received from the Village on our request to amend our current Conditional Use Permit for our new outdoor patio for "amplified music". We've had a tremendous amount of support for this request from many residents of the neighborhood, while at the same time there has been a disruption/discomfort for a couple neighbors/individuals on our request. This has been a long process, which we believe the communication/understanding amongst each other can be better.

I, Megan, and our staff/family work very hard to provide a clean, safe neighborhood Bar & Grill to provide our customers and community an enjoyable experience. This establishment has been a part of the family for over 23 years, and we understand that we own a business in a residential area. I resigned from my career to keep this staple in the family. We are proud to be one of the small businesses in Somers that many enjoy. The Village of Somers is constantly growing with big corporations, housing, museums, and franchises. All the while, us small business owners are thriving for improvement and are desperate to keep up with the changing times.

Many of you have signed our petition in support and read the letter(s) of our true intentions on what we're trying to accomplish; we thank you for that. However, there's still some miscommunication or misunderstanding within our full neighborhood that we are passionate on overcoming.

We are asking for your trust and support to allow us to occasionally hold outside music on our patio. Here is our initial proposal:

**Outdoor Amplified Music:**

- 1 to 2 artists (vocal/guitarist)
- 1 to 2 events per month while weather permits
- Music will be played in the far east corner of the patio, adjacent to the east commercial building. To help with sound mitigation, speakers and other equipment will be pointed in the direction of the south vacant lot behind the patio; away from the only surrounding residential neighbor
- Music to conclude earlier than 9pm, allowing an appropriate time for all outdoor activities to end and our patrons to move inside.
- Permit/License is nontransferable.

**As a recipient of this letter, we request your attendance at the Village of Somers Town Hall at 6:00 pm on Monday, August 15<sup>th</sup>, to have an open discussion amongst each other to address any concerns and support of this request.**

Thank you,

Justin Traugher

# AMENDED CONDITIONAL USE PERMIT

Effective Date: \_\_\_\_\_, 2022

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners of the above referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owner, its lessees, agents or representatives, to utilize the premises known as 8013 12<sup>th</sup> Street, Kenosha, Wisconsin 53144, to operate on outside dining/recreation area, subject to the following conditions:

Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

82-4-222-162-0010

1. This Conditional Use Permit is subject to the application of Eclectic, LLC, on file in the office of the Clerk/Treasurer for the Village of Somers and stamped received by the office of Planning and Development on June 23, 2021, including a survey, which indicates an approximately 3,900 sq. ft. outdoor dining and recreational area surrounded by 4 foot railing enclosure on the southeastern portion of the property directly south of the proposed building and shall affect the premises described on the attached Exhibit "A" which is incorporated herein by reference.
2. The applicant shall comply with all parking requirements outlined in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.
3. The name of the restaurant shall be "J & M's Bar and Grill". There shall be no other business conducted on the premises covered by this conditional use permit without the advance written consent of the Village and Amendment of this permit.
4. There shall be no outside storage of any kind.
5. Any expansion of the conditional use granted herein shall occur only following review by and the consent of the Village Board.
6. Any new signage shall be in accordance with the aforementioned zoning ordinance.
7. There shall be no storage of gasoline, other petrohyrdocarbons or any other material classified as hazardous at the site or in any building located thereon.
8. There shall be no outside amplified music speakers or live music, except as may be allowed under any Special Events Permit issued by the Village Board pursuant to Chapter 12 of the Code of Ordinances, as may be amended from time to time.

9. Refuse containers shall be screened from view from public rights-of-way, adjacent properties or eating area. Screening for waste receptacle shall consist of a solid opaque fence of similar color and materials of main building, or masonry, and shall be a minimum of six (6) feet and maximum of eight (8) feet tall. Waste receptacles shall be enclosed on the fourth side with a gate to contain trash or other debris. The gate side of the waste receptacle shall be oriented toward the parking lot facing Highway E and is required to be always closed except for servicing by the waste management contractor and site users. Prior to the installation of such fencing, the owner shall submit to the Village for approval the description or sample of the fencing which is proposed to be installed. Installation of the fencing shall be completed no later than December 31, 2021.
10. Any change of the submitted plan of operation, change in use, and/or a proposed addition(s) to any existing principal building(s) or proposed new principal building(s), shall require the petitioner to reapply for a Conditional Use Permit to the Village Plan Commission for its review and approval.
11. The undersigned shall fully cooperate with any law enforcement personnel performing inquiries or investigations. Any substantial change or expansion of the submitted plan of operation (i.e. expansion of the proposed outside dining/recreation area) shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
12. There shall be no alcohol on any portion of the premises which is not licensed for alcohol consumption.
13. The Village Building Inspector shall establish an occupancy permit based upon all of the available circumstances including, but not limited to, the overall space of the premises and such other factors as the Building Inspector may deem relevant.
14. No person under the age of 21 shall be allowed to be in the alcohol licensed portion of the subject premises unless accompanied by their parent or by their spouse who is 21 years of age or older. Security measures for the premises, if deemed necessary, to be approved by the Village Building Inspector and Kenosha County Sheriff's Department.
15. The undersigned recognizes and acknowledges that the violation of this condition or the violation of the prohibition of alcohol on the outdoor dining/recreation portion of the premises shall, in and by itself, constitute grounds for the immediate revocation of this conditional use permit.
16. The undersigned each recognize that in the event that a permit holder fails to comply with the conditions specified in this permit, the permit may be revoked by the Village Board upon ten (10) days notice to the permit holder(s). The permit holder(s) shall be entitled to a hearing before the Village Board on the question of revocation of the



conditional use permit and approval of the Village Board shall be required for the reinstatement of any conditional use permit.

17. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. If property ownership and/or tenant shall happen to change, then it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval.
18. The undersigned agrees to limit the hours of operations of the outdoor dining/recreation area of the premises from 11:00 a.m. until 9:00 p.m.
19. The area to be utilized for outdoor dining/recreation area shall be as depicted on the attached Exhibit "B" which is incorporated by reference. This area shall be completely enclosed by a fence and shall be accessible only from the interior of the licensed premises. Provisions shall be made for an emergency exit from the enclosed area, which access shall be kept closed at all times other than in an emergency. The fencing enclosing this area as of the date of this permit complies with this requirement.
20. It is the responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation.

Dated at Somers, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER  
Eclectic, LLC

By: \_\_\_\_\_  
Printed Name: \_\_\_\_\_, its \_\_\_\_\_

STATE OF WISCONSIN     )  
                                          ) SS.  
COUNTY OF KENOSHA    )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named \_\_\_\_\_, on behalf of Eclectic, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public; Kenosha County, WI  
My commission expires \_\_\_\_\_.

TENANT

\_\_\_\_\_

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_, as \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, the above named  
\_\_\_\_\_, on behalf of \_\_\_\_\_, to me known to  
be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

Notary Public; \_\_\_\_\_ County, \_\_\_\_\_

My Commission expires \_\_\_\_\_.

This instrument was drafted by

Attorney Jeffrey J. Davison  
DAVISON LAW OFFICE, LTD.

**LEGAL DESCRIPTION:**

Part of Section 16, Town 2 North, Range 22 East of the Fourth Principal Meridian and described as: Commencing in the center of the highway 3 chains and 3/4th of a link West of the 1/4 stake between Sections 9 and 16 in the Northwest corner of land now and formerly owned by Lafayette Cook; thence South along Cook's West line 11 rods; thence West 1 chain and 50 links; thence North 11 rods to the center of highway; thence East 1 chain and 50 links to the place of beginning, lying and being in the Village of Somers, County of Kenosha and State of Wisconsin.

Tax Key No. 82-4-222-162-0010



[www.somers.org](http://www.somers.org)

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Brandi Baker, Clerk-Treasurer

**AGENDA ITEM:** #11 Action on proposed Ordinance 2022-013, an Ordinance to recreate section 11.07(K)(1) of the code of Ordinances of the Village of Somers relating to the separation of Licensed Premises.

---

**BACKGROUND:**

To make section 11.07(K)(1) of the code of Ordinance consistent with State Statue section 125.51(8) Attorney Davison has drafted the attached ordinance making the Ordinance in compliance with state statue. A person may hold a both a “Class A” and “Class B” if there is a separate entrance to the “tavern” portion of the building.

**PRIOR ACTION TAKEN:**

This was discussed at our September 20<sup>th</sup> Work Session

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Staff would recommend approval of proposed Ordinance 2022-013. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to waive first reading of Ordinance No. 2022-013”*

*“Motion to approve proposed Ordinance 2022-013, an Ordinance to recreate section 11.07(K)(1) of the code of Ordinances of the Village of Somers relating to the separation of Licensed Premises”*

**ATTACHMENTS:**

Ordinance 2022-013



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO REPEAL AND RECREATE SECTION 11.07(K)(1)  
OF THE CODE OF ORDINANCES OF THE VILLAGE OF SOMERS  
RELATING TO SEPARATION OF LICENSED PREMISES

---

The Village Board of Trustees of the Village of Somers, Kenosha County,  
Wisconsin, hereby repeals and recreates Section 11.07(K)(1) of the Code of Ordinances of the  
Village of Somers to read as follows:

(1) Any "Class A" Intoxicating Liquor License and Class "B" Combination  
Intoxicating Liquor and Fermented Malt Beverage License or Class "C" Liquor  
License issued for the same or connecting premises shall be in compliance with  
§125.51(8) of the Wisconsin Statutes.

Dated at Somers, Wisconsin, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

VILLAGE OF SOMERS

By: \_\_\_\_\_  
George Stoner, President

Attest: \_\_\_\_\_  
Brandi Baker, Clerk/Treasurer



**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator  
Brandi Baker, Clerk-Treasurer

**AGENDA ITEM:** #12 Plan Commission Recommendation (Golden Oil)

- a. Motion to reconsider on request by Somers USA, LLC, 1170 22nd Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); for an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Village of Somers. For informational purposes only, this property is located on the northwest corner of the intersection of 120th Avenue (the east frontage road of I-94) and County Trunk Highway "S". Matter was conditionally approved on August 23, 2022.

- #13 Action on application for 2022-2023 "Class B" & Class "B" Alcohol License for Kenosha Travel Plaza, 11800 Burlington Road, Kenosha WI

---

**BACKGROUND:**

On August 23<sup>rd</sup>, Kenosha Travel Plaza conditional use permit was conditionally approved by the Board. One of the conditions, added to the motion to approve was that the applicant needed to add the name Somers to the building in lieu of Kenosha Travel Plaza.

On the 23<sup>rd</sup> the Board also approved a second amendment to their development agreement to allow for the consumption of alcohol on the premises.

At our September 20<sup>th</sup> Work Session, the Board reviewed their application for a “Class B” Class “B” Combo alcohol license for the 2022-2023 licensing year. For this license to be granted the amendment to the Development Agreement and CUP need to be executed. During the beforementioned work session, the issue adding Somers to the building in lieu of Kenosha Travel Plaza. The applicant has requested that this condition be removed as it would affect their branding that has been in place for some time. The Board was in general agreement that this portion of the approval of the CUP needs to be reconsidered.

**PRIOR ACTION TAKEN:**

This was discussed at the September 20<sup>th</sup> Work Session.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Administration would recommend that the approval from August 23<sup>rd</sup> be reconsidered. The proposed motion below removes the naming requirement. Staff would also recommend that the application for liquor license be approved, but with the stated conditions. In the event that the Village Board agrees with the suggested actions, a suggested motion to approve would be as follows:

#11

*Motion to reconsider on request by Somers USA, LLC, 1170 22nd Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); for an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Village of Somers. For informational purposes only, this property is located on the northwest corner of the intersection of 120th Avenue (the east frontage road of I-94) and County Trunk Highway “S”. Matter was conditionally approved on August 23, 2022.*

*If matter is to be reconsidered, then the following motion would be in order:*

*“Motion to approve request by Somers USA, LLC, 1170 22nd Avenue, Kenosha, WI 53140 (Owner), Ted Gement, BP Kenosha Travel Plaza, 1170 22nd Avenue, Kenosha, WI 53140 (Agent); for an amendment to a previously approved Conditional Use Permit to allow alcohol consumption on the premises in the B-3 Highway Business District on Tax Parcel # 82-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Village of Somers, subject to the following conditions:*

1. *Subject to the information and site plan contained in the submitted conditional use permit application dated June 22, 2022.*

2. *Subject to receiving approval of any required licenses/permits from the Village of Somers regarding the sale & consumption of alcohol on premises.*
3. *All other conditions contained in previously approved Conditional Use Permits for the property shall remain in effect.*
4. *Subject to Kenosha County zoning permit(s) being issued for any proposed structures including signage, new principal buildings or additions thereto, fences, accessory buildings, etc.*
5. *Subject to issuance of a revised Kenosha County Certificate of Compliance prior to opening of the bar/lounge to the public.*
6. *It is the responsibility of the applicant to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.*
7. *Any substantial change or expansion of the submitted plan of operation shall require the applicant to re-apply for a Conditional Use Permit to the Village of Somers for its review and approval.*
8. *If property ownership and/or tenant shall happen to change it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval.*
9. *It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.*
10. *Execution of a Developer's Agreement between Golden Oil Co. and Somers USA, LLC and the Village of Somers.*



11. *Conditional use permit shall not be issued until such time as Golden Oil Co. and USA, LLC have corrected parking lot lights on Tax Parcel 82-4-222-193-0202 so that they are in compliance with Village Ordinances.*

#12

*“Motion to approve application for 2022-2023 “Class B” & Class “B” Alcohol License for Kenosha Travel Plaza, 11800 Burlington Road, Kenosha WI” subject to the following conditions:*

1. *Execution of a Developer’s Agreement between Golden Oil Co. and Somers USA, LLC and the Village of Somers; and*
2. *Execution of amendment to a previously approved Conditional Use Permit.*

ATTACHMENTS:

Attorney Davison Memo date 09/21/2022

Planning Memo dated 06/30/2022

Proposed Conditional Use Permit

Class B Application

Attorney Jeffrey J. Davison

1207 55th Street  
Kenosha, WI 53140  
Telephone No. (262) 657-5165  
Fax No. (262) 657-5517  
dmltd@sbcglobal.net

## **Memorandum**

**TO:** Village Board  
**FROM:** Attorney Jeffrey J. Davison  
**CC:** Jason Peters  
**DATE:** September 21, 2022  
**SUBJECT:** Conditional Use Permit for Somers USA, LLC

---

Attached please find the revised Conditional Use Permit for Somers USA, LLC. The original Conditional Use Permit for this property was issued on July 15, 2009 and provided that there would be no consumption of alcohol on any portion of the premises. It is worth noting that the original Application for the initial CUP, the initial Developer's Agreement and the Certified Survey Map were all in the name of Golden Oil Co., Inc. It was only later that we discovered that the actual owner was Somers USA, LLC, and that Golden Oil Co., Inc., was the operating entity. The entity known as BP Kenosha Travel Plaza, LLC, was issued a "carry out" liquor license. Later, the applicant approached the then-Town and requested assistance in a floodplain adjustment, additional paving and a small addition to the principle building as well as an outdoor dining area. These requests were all granted, but the Amendment to the Developer's Agreement executed at that time had the specific prohibition on the serving of alcohol beverages in the outdoor dining area so as to prevent patrons of the convenience store from simply buying alcohol and then drinking outdoors.

In March of this year, the applicant sought to remodel space within the building into a lounge where customers could both eat and drink alcoholic beverages. In order to accomplish that goal, the applicant would need to be approved for a Class "B" liquor license, that is to say, a tavern license. This was somewhat problematic as I will describe but we provided a roadmap for a solution.

Because the Conditional Use Permit prohibited the consumption of alcohol on any portion of the premises, the Conditional Use Permit needed to be amended. In addition, as a general proposition under Wisconsin law, the two liquor licenses which were sought—the carry out license and the tavern license—cannot be issued to one facility and one licensee (there are exceptions for resorts, etc.). The only work around for this problem was to notify the applicant that if he wanted to accomplish his goals, he would need to reconfigure the plans which he had submitted so as to provide a separate outside entrance for the tavern area, allow only an emergency egress door to the remainder of the building and provide additional detail as to the areas for liquor service and storage. In working with the applicant, the

reconfigured space was approved by staff, a Second Amendment to the Developer's Agreement was approved by both the owner, Somers USA, LLC, and the operating entity, Golden Oil Co., Inc., and the second liquor license (the tavern license) was conditionally approved to a second tenant of the building subject to completion of the remodeling and favorable inspections by the Fire Department and Building Inspector. Both license holders and the owner of the real estate are related entities. I have included a copy of my email to Mr. Gement of March 23, 2022 where I outlined the relatively difficult path which needed to be taken to get to the point where two licenses could be issued for this same building to underscore the point that Village staff and my office have gone to great lengths to get to the current situation. Finally, I would note that the only interest that the entity known as BP Kenosha Travel Plaza, LLC, has in the premises is as a license holder for the takeout license with that entity being controlled by Golden Oil Co., Inc. It does not own the real estate or operate the business, it merely holds the license.

With the approval of the Conditional Use Permit, the prohibition on the consumption of alcohol on the premises will be complete and, in conjunction with the Second Amendment to the Developer's Agreement will allow for the applicant's business plan to proceed.



# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

**TO:** Village of Somers Plan Commission  
**FROM:** Luke Godshall, Kenosha County Planning & Development  
**RPT DATE:** 07-22-22  
**MTG DATE:** 08-08-22  
**APPLN DATE:** 06-22-22

---

### BACKGROUND:

1. Petitioner/Agent: Ted Gement, BP Kenosha Travel Plaza
2. Property Owner: Somers USA, LLC
3. Location/Address: 1170 22<sup>nd</sup> Ave.
4. Tax key Number(s): 82-4-222-193-0202
5. Area: 15.12 acres
6. Existing Zoning: B-3 Highway Business District
7. Proposed Zoning: no change proposed

---

### OVERVIEW:

The Petitioner wishes to amend a previously approved Conditional Use Permit which included a condition that prohibited alcohol consumption anywhere on the premises, to allow a portion of the existing building interior to be remodeled for a bar/lounge area.

### PLANNER COMMENTS:

The submitted application is intended to amend a Conditional Use Permit (CUP) that was approved by Kenosha County in 2009 to allow an outdoor dining area on the property. That CUP contained a condition (condition #4e.) which noted that “absolutely no alcohol consumption (of carry-ins or on-site package purchase) is permitted on the premises”. This note on the Kenosha County CUP was meant to reinforce the Town of Somers Town Board approval motion which contained 7 conditions, with condition #7 stating “No alcohol consumption on premises”.

The subject property is zoned B-3 Highway Business District, which allows bars/taverns and wine taps as a principal use.

The submitted CUP application dated June 22, 2022 includes a floor plan detailing the area to be remodeled into the proposed interior bar/lounge space, located within the northwestern corner of the existing building. The proposed bar/lounge is shown to be a total of 854 sq. ft. in area. with seating for 32 people, located entirely inside the existing building. There are no outside dining or entertainment areas proposed in conjunction with the proposed bar/lounge. The bar/lounge area would be staffed by 2 employees, as indicated in the submitted CUP application.





# COUNTY OF KENOSHA

## Division of Planning & Development

Andy M. Buehler, Director  
Division of Planning & Development  
19600 75<sup>th</sup> Street, Suite 185-3  
Bristol, WI 53104-9772  
(262) 857-1895

A review of existing onsite parking spaces shows there to be 106 parking spaces. The proposed 854 sq. ft. bar/lounge area would require 10 parking spaces. The remainder of the building (gas station/store and restaurant uses) would require 94 parking spaces, bringing the total to 104 spaces needed. Existing parking is enough to accommodate the proposed and existing uses.

### **STAFF RECOMMENDATION:**

Should the Plan Commission choose to recommend approval of this application, staff would recommend the following conditions:

1. Subject to the information and site plan contained in the submitted conditional use permit application dated June 22, 2022.
2. Subject to receiving approval of any required licenses/permits from the Village of Somers regarding the sale & consumption of alcohol on premises.
3. All other conditions contained in previously approved Conditional Use Permits for the property shall remain in effect.
4. Subject to Kenosha County zoning permit(s) being issued for any proposed structures including signage, new principal buildings or additions thereto, fences, accessory buildings, etc.
5. Subject to issuance of a revised Kenosha County Certificate of Compliance prior to opening of the bar/lounge to the public.
6. It is the responsibility of the applicant to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until the conditional use permit is brought back into compliance. Continued violation of the conditions as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.
7. Any substantial change or expansion of the submitted plan of operation shall require the applicant to re-apply for a Conditional Use Permit to the Village of Somers for its review and approval.
8. If property ownership and/or tenant shall happen to change it shall be the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above stated conditions of approval.
9. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.

### Attachment:

- Kenosha County Conditional Use Permit (approved Sept. 9, 2009) & Town of Somers Town Board meeting minutes (dated Aug. 11, 2009).

2. Somers USA LLC, 1840 Beloit Avenue, Janesville, WI 53546 (Owner) requesting an amendment to a Conditional Use Permit (approved March 12, 2006) to allow outdoor dining in the B-3 Highway Business District on Tax Parcel #80-4-222-193-0202 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Town of Somers. For informational purposes only, this property is located on the northwest corner of the intersection of 120<sup>th</sup> Avenue (the east frontage road of I-94) and County Trunk Highway "S".

|                                 |                                           |
|---------------------------------|-------------------------------------------|
| July 15, 2009                   | <b>DATE FILED</b>                         |
| September 9, 2009               | <b>DATE OF HEARING</b>                    |
| August 27 and September 1, 2009 | <b>DATES PUBLISHED</b>                    |
| August 26, 2009                 | <b>DATE NOTICES MAILED</b>                |
| \$750.00                        | <b>FEE PAID</b>                           |
| N/A                             | <b>DATE SENT TO COUNTY BOARD</b>          |
| Somers                          | <b>TOWNSHIP</b>                           |
| September 9, 2009 – Approved    | <b>PLANNING &amp; ZONING COMM. ACTION</b> |
| N/A                             | <b>COUNTY BOARD ACTION</b>                |
| N/A                             | <b>COUNTY EXECUTIVE ACTION</b>            |
| September 11, 2009              | <b>DATE TOWN CLERK NOTIFIED</b>           |
| September 11, 2009              | <b>DATE PETITIONER NOTIFIED</b>           |



# COUNTY OF KENOSHA

## Department of Planning and Development

*George E. Melcher, Director*

19600 – 75<sup>th</sup> Street, Post Office Box 520

Bristol, WI 53104-0520

Telephone: (262) 857-1895

Facsimile: (262) 857-1920

September 11, 2009

Somers USA, LLC  
1840 Beloit Avenue  
Janesville WI 53546

Dear Mr. Gement:

On Wednesday, September 9, 2009, the Land Use Committee of the Kenosha County Board of Supervisors approved your request for an amendment to a Conditional Use Permit (approved March 12, 2006) to allow outdoor dining in the B-3 Highway Business District on Tax Parcel #80-4-222-193-0202, located in the Town of Somers.

Your request is approved, subject to the conditions as signed by you at the meeting. A copy of these conditions is enclosed, and it is your responsibility to see that they are complied with.

Should you have any questions or comments, please feel free to contact Mr. John F. Roth of this office.

Sincerely,

GEORGE E. MELCHER, Director  
Planning and Development

GEM:JFR:aa  
Enclosure  
cc: Somers Town Clerk



# COUNTY OF KENOSHA

## Department of Planning and Development

*George E. Melcher, Director*

19600 - 75th Street, Post Office Box 520

Bristol, Wisconsin 53104-0520

Telephone: (262) 857-1895

Facsimile: (262) 857-1920

### CONDITIONS OF APPROVAL

**SOMERS USA LLC (OWNER), TED GEMENT (AGENT),  
REQUESTING AN AMENDMENT TO A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT  
TO ALLOW OUTDOOR DINING  
IN THE B-3 HIGHWAY BUSINESS DISTRICT  
TAX PARCEL #80-4-222-193-0202  
SOUTHWEST QUARTER OF SECTION 19  
TOWN OF SOMERS**

1. **All other conditions of approval (Exhibit A, attached) remain in effect.**
2. Subject to the application stamped received by the office of Planning and Development on July 15, 2009 and all corresponding plans and attachments.
3. Subject to that approved by the Town of Somers Town Board on August 11, 2009 (Exhibit B, attached).
4. Subject to the conditions present in the Kenosha County General Zoning and Shoreland/Floodplain Zoning Ordinance Section 12.29-8(b)106(a) a thru e; Restaurants with outdoor dining in the B-3 District (shown below):

- a. A site plan shall be submitted showing all proposed outdoor use areas including parking, landscaping and the location of existing structures.
- b. Hours of use may be limited to prevent disturbance to abutting property owners.

Note: Use of the approved outdoor dining area is approved for the following hours:

5 AM - 10 PM (Sunday through Thursday)

7 AM - 11 PM (Friday through Saturday)

- c. Lighting may be limited to prevent disturbance to abutting property owners.

Note: No outside lighting other than that lighting previously approved for the premises shall be incorporated into the site.

- d. There shall be no outside music speakers or live music.
- e. Any approval granted must be in conformance with the restrictions of the liquor license issued for the establishment.

**Note: Absolutely no alcohol consumption (of carry-ins or on-site package purchase) is permitted on the premises.**

5. Any change of the submitted plan of operation, change in use, and/or proposed addition(s) to any existing principal building(s), or proposed new principal building(s) shall require the petitioner to reapply for a Conditional Use Permit to the Kenosha County Land Use Committee for its review and approval.



6. It is the total responsibility of the petitioner to assure and guarantee that the above stated conditions are fully complied with. Any deviation from the approved plans and conditions shall result in the issuance of a citation and associated stop work order until such time as the project is brought back into compliance. Continuance of the project shall result in a recommendation for revocation of the Conditional Use Permit.
7. If property ownership shall happen to change then it is the responsibility of the person(s) that signed these conditions to notify new owner of all above stated conditions of approval. Any changes or deviations from the above referenced approved plans will require additional review and approval and will be subject to additional fees by Planning and Development.

I have read and understand the above conditions and hereby agree that I am willing to comply with them.

PRINT NAME: Y TED GEMENT DATE: 9-9-09

SIGNATURE: ✓ Ted Gement

PRINT NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

- EXHIBIT "B"

**TOWN OF SOMERS**  
**DRAFT MINUTES of the REGULAR MEETING**  
**August 11, 2009**

The Regular Meeting of the Somers Town Board was called to order at 7 p.m. by Chairman James Smith.

Present: Chairman James Smith, Supervisors Fred Loomis, Vern Wienke, Ben Harbach & Al Ferber. Also present: Administrator William Morris, Attorney Jeff Davison & Clerk-Treasurer Timothy Kitzman.

All stood for the Pledge of Allegiance.

### **Minutes & Vouchers**

Motion by Sup. Ferber to approve Minutes of Work Sessions on July 9 & 21, 2009, Town Board meeting on July 28, 2009; Building Report, Financial Reports & Vouchers for payment, seconded by Sup. Wienke. Motion carried 5-0.

### **Correspondence**

Chairman Smith placed the following correspondence on file:

- a) WI Department of Revenue re Notice of July 27 State Aid Payments
- b) KABA Legislative Breakfast on August 21
- c) KABA Reception on August 26 for UW-Parkside Chancellor Dr. Deborah Ford

### **Citizen's Comments**

### **Supervisor's Comments**

The Board took up item #12.

### **Authorize SOARR (Supporting Opportunities in Advancing Renewable Resources) Project at Fire Station #2**

Motion by Sup. Wienke to accept SOARR project at Fire Station #2 subject to review and acceptance of documents by Town Attorney before execution, second by Sup. Harbach. Motion carried 5-0.

### **Review Plan Commission Recommendations:**

- a) Public hearing and action on request by Town of Somers, P.O. Box 197, Somers, WI (Sponsor), Berwick Properties, Inc. 4011 80th Street, Kenosha, WI (Owner) to rezone from R-9 Multiple Family Residential District to I-1 Institutional District on part of tax parcel #80-4-222-151-0560, located in the northeast quarter of Section 15, Township 2 North, Range 22 East, Town of Somers, Kenosha County, Wisconsin. For informational purposes only, this property is located on the south side of CTH "E" (12th Street) approximately ¼ mile west of STH 31 (Green Bay Road) and just east of the Pike Creek.

Motion by Sup. Loomis to concur with the Plan Commission and approve rezoning, second by Sup. Harbach. Motion carried 5-0.

b) Monument Sign approval for Dejno's, Inc., 5670 Green Bay Road, Kenosha, WI 53144. This property is located on the north side of County Trunk Highway "S" (38th Street) approximately ½ mile east of the intersection of County Trunk Highway "EA" (72nd Avenue).

No action as this item was tabled by the Plan Commission.

c) Public hearing and action on request from Golden Oil-Somers USA LLC, 1840 Beloit Avenue, Janesville WI, (Owner), requesting an amendment to current Conditional Use Permit to allow outdoor dining on Tax Parcel #80-4-222-193-0200 located in the southwest quarter of Section 19, Township 2 North, Range 22 East, Town of Somers, Kenosha County, Wisconsin. For informational purposes only, this property is located on the northeast corner of the intersection of I-94 and CTH "S".

Motion by Sup. Harbach to concur with the Plan Commission and approve amendment to current Conditional Use Permit subject to the following 7 conditions: 1. Dining area to will be enclosed by a wrought-iron fence. 2. 3 to 4 planters on the outside of fence or integrated with fence containing flower or shrubs with a minimum size of 30" in diameter. 3. No outside music. 4. No outside lighting. 5. No backing into parking stalls if front of dining area. 6. 4' access between tables for wheel chair accessibility. 7. No alcohol consumption on premises; second by Sup. Loomis. Motion carried 5-0.

#### **Approve appointment of Barb Willkomm to the Park Commission**

Motion by Sup. Ferber to approve appointment of Barb Willkomm to the Park Commission, second by Sup. Harbach. Motion carried 5-0.

#### **Approve Amended Developer's Agreement between Town of Somers and Developer for Willow Creek Condominiums**

Motion by Sup. Harbach to approve Amended Developer's Agreement between Town of Somers and Developer for Willow Creek Condominiums, second by Sup. Ferber. Motion carried 5-0.

#### **Action on proposed Resolution No. 09-012 Acceptance of Bradford Corporation/ Somers Market Center Infrastructure**

Motion by Sup. Wienke to adopt Resolution No. 09-012 Acceptance of Bradford Corporation/ Somers Market Center Infrastructure, second by Sup. Loomis. Motion carried 5-0.

#### **Action on proposed Resolution No. 09-013 Budget Resolution 2009**

Motion by Sup. Harbach to adopt Resolution No. 09-013 Budget Resolution 2009, second by Sup. Wienke. Motion carried 5-0.

#### **Award Bid for Public Works Marshalling Yard Fence**

Motion by Sup. Wienke to award bid to American Fence in the amount of \$14,877.00, second by Sup. Harbach. Sup. Wienke & Harbach withdrew their motion. Motion by Sup. Wienke to table for 2 weeks, second by Sup. Harbach. Motion carried 5-0.

**Action on Proposed Ordinance No. 09-007 to Repeal & Recreate Section 5.14 of the Code of Ordinances of the Town of Somers Relating to Rescue Squad Fees Established**

Motion by Sup. Loomis to waive the first reading, second by Sup. Wienke. Motion carried 5-0. Motion by Sup. Loomis to adopt Ordinance No. 09-007 to Repeal & Recreate Section 5.14 of the Code of Ordinances of the Town of Somers Relating to Rescue Squad Fees Established, second by Sup. Wienke. Motion carried 5-0.

**Approve Claims Policy**

Motion by Sup. Wienke to approve Claims Policy, second by Sup. Loomis. Motion carried 5-0.

**Approval of Temporary "Class B" Fermented Malt Beverage & Wine licenses for Hawthorn Hollow Nature Sanctuary, 880 Green Bay Road, on August 14 & September 5, 2009 and waiver of fees**

Motion by Sup. Harbach to grant Temporary Class B Fermented Malt Beverage & Wine Licenses to Hawthorn Hollow Nature Sanctuary, 880 Green Bay Road, on August 14 & September 5, 2009 and waive the fees, second by Sup. Ferber. Motion carried 4-1 with Chairman Smith voting nay.

**Public Hearing & Action on Original "Class B" Combination Fermented Malt Beverage & Liquor License application for Lakeside Lounge, 1091 Sheridan Road, Kenosha, WI 53144, Samira Gonzales, Agent**

Motion by Sup. Loomis to deny based the following 5 reasons:

**Approval of Operator licenses: Amanda J. Fellows, Stephanie A. Koser, Benjamin Michaelis, Justin D. Traugher. Temporary: Joe Fonk**

Motion by Sup. Loomis to grant operators licenses to Amanda J. Fellows, Stephanie A. Koser, Benjamin Michaelis, Justin D. Traugher, and a Temporary license to Joe Fonk, second by Sup. Harbach. Motion carried 5-0.

**Adjournment**

There being no further business, the meeting was adjourned at 7:58 p.m.

Submitted by  
Timothy Kitzman, Clerk-Treasurer

These minutes are not official until approved by the Town Board



# CONDITIONAL USE PERMIT

Document Number

Document Title

Effective Date: \_\_\_\_\_

The Village Board of the Village of Somers, Kenosha County, Wisconsin, hereby grants to the owners and lessees of the following referenced parcel, described with more particularity on the legal description attached hereto and incorporated herein by reference, the right for the owners, their lessees, agents or representatives, to utilize the real property known as 11800 Burlington Road, Kenosha, Wisconsin 53144, for all allowed uses in the B-3 "Business District" and to operate an outside dining area, subject to the following conditions:

Recording Area

Name and Return Address

Davison Law Office, Ltd.  
1207 55th Street  
Kenosha, WI 53140

1. This Conditional Use Permit is subject to the application of the owner, Somers USA, LLC, for such purpose on file in the office of the Clerk/Treasurer for the Village of Somers dated the 15<sup>th</sup> day of July, 2009.
2. There shall be no outside storage of any kind.
3. All tires, equipment and other personal property shall be stored inside a building.
4. Any expansion of the conditional use granted herein shall occur only following review by and by consent of the Village Board.
5. Subject to the conditions present in the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance including the following:
  - (a) All servicing and repair work shall be within an enclosed structure. Repair materials, new, used or junk parts shall not be stored outside unless the storage area has a solid masonry enclosure matching the building with solid gates. Fences shall be of uniform design and height and be properly maintained for aesthetic purposes.
  - (b) Lights shall not be beamed directly onto adjoining property.
  - (c) The hours of use may be limited to prevent disturbance to abutting property owners. The undersigned agrees to limit the hours of operations of the outdoor dining area of the premises to Sunday through Thursday from 5:00 a.m. to 10:00 p.m. and Friday through Saturday from 7:00 a.m. to 11:00 p.m.

82-4-222-193-0202

Parcel Identification Number (PIN)

- (d) There shall be no outside music speakers or live music.
  - (e) Any approval granted must be in conformance with the restrictions of any liquor license issued for the establishment.
6. This Conditional Use Permit (CUP) shall replace and supersede all prior CUPs for the Property including, but not limited to, that certain CUP issued by Kenosha County on September 9, 2009.
  7. Subject to Section 12.08-2 of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance; Site Plan Review.
  8. Subject to Section III.G. of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance; General Land Use Regulations, Traffic, Parking and Access.
  9. Subject to compliance with Chapter 18 of the Village of Somers municipal code.
  10. All existing landscape components shall be kept in a neat and trimmed condition. If components of said landscaping plan become damaged, destroyed or dead then said component(s) shall be replaced within thirty (30) business days.
  11. Subject to any dumpster locations being appropriately enclosed by a masonry matching the building and/or screened from view from street right-of-ways and adjacent residential uses per Section 12.08-2(a)15 of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinance.
  12. A zoning permit shall be applied for and issued by the Department of Planning and Development prior to commencing construction of any structures (building, fences, decks, signage, etc.).
  13. Pursuant to Section 12.29-5(k) of the Village of Somers General Zoning and Shoreland Floodplain Zoning Ordinance, this Conditional Use Permit shall not be valid unless recorded with the office of the Kenosha County Register of Deeds within five (5) days after the issuance of the permit. Any recording fees shall be paid by the applicant.
  14. It is the responsibility of the petitioner to assure and guarantee that the above conditions are fully complied with. This includes, but is not necessarily limited to, meeting conditions established herein, providing any applicable letters of credit, providing and following approved plans, obtaining permits prior to construction, making improvements, participating in coordination meetings with governmental officials, following established time frames, meeting deadlines, and providing additional information where deemed necessary. Any unauthorized deviation from the approved plans and conditions shall result in the issuance of a citation and/or applicable stop work order by the Village of Somers or other applicable agencies until such time as the Conditional Use Permit is brought back into compliance.

Confirmed violation of the conditions, as set forth herein shall result in a recommendation for revocation of the Conditional Use Permit.

15. Any substantial change or expansion of the submitted plan of operation, i.e. new buildings and/or change in use, shall require the petitioner to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
16. The undersigned shall fully cooperate with any law enforcement personnel performing inquiries or investigations. Any substantial change or expansion of the submitted plan of operation (i.e. expansion of the proposed outside dining area or addition of new outside dining areas) shall require the applicant to reapply for a Conditional Use Permit to the Village of Somers for its review and approval.
17. There shall be no alcohol on any portion of the premises which comprises the exterior seating area as depicted on the attached Exhibit "B" or on any other portion of the premises which is not licensed for alcohol consumption or sale.
18. No person under the age of 21 shall be allowed to be in the alcohol licensed portion of the subject premises unless accompanied by their parent or by their spouse who is 21 years of age or older. Security measures for the premises to be approved by the Village Building Inspector and Kenosha County Sheriff's Department.
19. The area to be utilized for outdoor seating area shall be as depicted on the attached Exhibit "B" which is incorporated by reference. This area shall be enclosed by a fence approved by the Village Administrator and shall be accessible only from the interior of the licensed premises. Provisions shall be made for an emergency exit from the enclosed area, which access shall be kept closed at all times other than in an emergency.
20. If the property ownership and/or tenant shall happen to change, then it is the responsibility of the person(s) that signed these conditions to notify the new owner and/or tenant of all above-stated conditions of approval. Any new owner and/or tenant must contact the Village of Somers to discuss use and obtain a certificate of compliance.
21. That this Conditional Use Permit shall be construed as a covenant running with the land and shall be binding upon the undersigned owners, lessees, and/or their successors and assigns. In the event that property ownership and/or ownership of the business of the lessees changes, then it shall be the responsibility of the person(s) that executed these conditions to notify such new owner(s) and/or lessee(s) of all of the conditions stated herein.
22. In the event that there are any violations of the conditions stated herein, or other violations of the Village of Somers General Zoning and Shoreland/Floodplain Zoning Ordinances, then, upon written notice to the undersigned, the Village Board shall review such alleged violation(s) and may revoke, modify or amend the conditions stated herein.





EXHIBIT "A"

Lot 1 of Certified Survey Map No. 2638, recorded in the Kenosha County Register of Deeds office on September 2, 2008 as Document No. 1566900; Together with Affidavit of Correction recorded in said Register's office on March 13, 2009 as Document No. 1582100; being located in a part of the fractional Northwest 1/4 and fractional Southwest 1/4, Section 19, Town 2 North, Range 22 East of the Fourth Principal Meridian; said land lying and being in the Village of Somers, Kenosha County, Wisconsin.

Address: 11800 Burlington Road  
Tax Key No. 82-4-222-193-0202

# Original Alcohol Beverage Retail License Application

(Submit to municipal clerk.)

For the license period beginning: JULY 1, 2022 ending: JUNE 30TH2023  
(mm dd yyyy) (mm dd yyyy)

To the Governing Body of the: ☐ Town of ☐ Village of ☐ City of } SOMERS

County of KENOSHA Aldermanic Dist. No. \_\_\_\_\_  
(if required by ordinance)

Check one: ☐ Individual ☒ Limited Liability Company  
☐ Partnership ☐ Corporation/Nonprofit Organization

| Applicant's Wisconsin Seller's Permit Number<br>456102689130902 |                  |
|-----------------------------------------------------------------|------------------|
| FEIN Number<br>26-1194453                                       |                  |
| TYPE OF LICENSE REQUESTED                                       | FEE              |
| <input type="checkbox"/> Class A beer                           | \$               |
| <input checked="" type="checkbox"/> Class B beer                | \$ <u>100</u>    |
| <input type="checkbox"/> Class C wine                           | \$               |
| <input type="checkbox"/> Class A liquor                         | \$               |
| <input type="checkbox"/> Class A liquor (cider only)            | \$ N/A           |
| <input checked="" type="checkbox"/> Class B liquor              | \$ <u>500</u>    |
| <input type="checkbox"/> Reserve Class B liquor                 | \$               |
| <input type="checkbox"/> Class B (wine only) winery             | \$               |
| Publication fee                                                 | \$ <u>40</u>     |
| <b>TOTAL FEE</b>                                                | \$ <u>640.00</u> |

Name (individual / partners give last name, first, middle; corporations / limited liability companies give registered name)  
BHARDWAJ PARVEEN K. BP KENOSHA TRAVEL PLAZA DBA Kenosha Truck Stop

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the full name and place of residence of each person.

| President / Member Last Name      | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
|-----------------------------------|---------|---------------|--------------------------------------------------------|
| BHARDWAJ                          | PARVEEN | K             | 20110 31ST STREET, BRISTOL, 53104                      |
| Vice President / Member Last Name | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| BHARDWAJ                          | SIMMI   |               | 20110 31ST STREET, BRISTOL, 53104                      |
| Secretary / Member Last Name      | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
|                                   |         |               |                                                        |
| Treasurer / Member Last Name      | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
|                                   |         |               |                                                        |
| Agent Last Name                   | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
| BHARDWAJ                          | SIMMI   |               | 20110 31ST STREET, BRISTOL, 53104                      |
| Directors / Managers Last Name    | (First) | (Middle Name) | Home Address (Street, City or Post Office, & Zip Code) |
|                                   |         |               |                                                        |

1. Trade Name Kenosha Truck Stop Business Phone Number 262-233-8865  
2. Address of Premises 11800 Burlington Road Post Office & Zip Code KENOSHA, 53144

3. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.)

BEER CAVE, FLOOR DISPLAYS, BACK ROOM STORAGE ROOM

Northside building full bar

**PAID**

**SEP 07 2022**

**VILLAGE OF SOMERS**

**CK # 30927**

4. Legal description (omit if street address is given above): \_\_\_\_\_

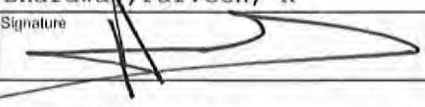
5. (a) Was this premises licensed for the sale of liquor or beer during the past license year? ..... ☒ Yes ☐ No

(b) If yes, under what name was license issued? BP Kenosha Travel Plaza



6. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? **If yes, explain** ..... ☐ Yes ☒ No
7. Is the applicant an employee or agent of, or acting on behalf of anyone except the named applicant? ..... ☐ Yes ☒ No  
**If yes, explain.**
8. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? **If yes, explain** ..... ☐ Yes ☒ No
9. (a) **Corporate/limited liability company applicants only:** Insert state WI and date 06/01/07 of registration.
- (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? **If yes, explain** ..... ☐ Yes ☒ No
- (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? **If yes, explain.** ☒ Yes ☐ No
- OSSEO, SOMERS, BRISTOL, PLEASANT SPRINGS, COTTAGE GROVE
10. Does the applicant understand they must register as a Retail Beverage Alcohol Dealer with the federal government, Alcohol and Tobacco Tax and Trade Bureau (TTB) by filing (TTB form 5630.5d) before beginning business? [phone 1-877-882-3277] ..... ☒ Yes ☐ No
11. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776] ..... ☒ Yes ☐ No
12. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? ..... ☒ Yes ☐ No

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000. Signer agrees to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants, or one member of a partnership applicant must sign; one corporate officer, one member/manager of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

|                                                                                                  |                                     |                                               |
|--------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------|
| Contact Person's Name (Last, First, M.I.)<br><u>Bhardwan, Parveen, K</u>                         | Title/Member<br><u>Member</u>       | Date<br><u>03/29/21</u>                       |
| Signature<br> | Phone Number<br><u>608-449-0777</u> | Email Address<br><u>Paul@goldenoilcompany</u> |

**TO BE COMPLETED BY CLERK**

|                                                               |                                  |                                 |                                   |
|---------------------------------------------------------------|----------------------------------|---------------------------------|-----------------------------------|
| Date received and filed with municipal clerk<br><u>9-8-22</u> | Date reported to council / board | Date provisional license issued | Signature of Clerk / Deputy Clerk |
| Date license granted                                          | Date license issued              | License number issued           |                                   |

# Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of: ☐ Town  
☒ Village of SOMERS County of KENOSHA  
☐ City

The undersigned duly authorized officer/member/manager of BP KENOSHA TRAVEL PLAZA  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as  
BP Kenosha Travel Plaza  
(Trade Name)

located at 11800 Burlington Road, Kenosha 53144

appoints Parveen K. Bhardwaj  
(Name of Appointed Agent)  
20110 31ST STREET, BRISTOL, WI 53104  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

☐ Yes ☒ No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course? ☒ Yes ☐ No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 38

Place of residence last year 20110 31ST STREET, KENOSHA, WI 53104

For: BP KENOSHA TRAVEL PLAZA  
(Name of Corporation / Organization / Limited Liability Company)

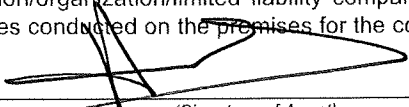
By: \_\_\_\_\_  
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

## ACCEPTANCE BY AGENT

I, Parveen BHARDWAJ, hereby accept this appointment as agent for the  
(Print / Type Agent's Name)

corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

 9/7/22 Agent's age 55  
(Signature of Agent) (Date)  
20110 31ST STREET, KENOSHA, WI 53104 Date of birth 09/13/1966  
(Home Address of Agent)

## APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)



# Auxiliary Questionnaire Alcohol Beverage License Application

*Submit to municipal clerk.*

|                                                   |  |              |               |               |                |
|---------------------------------------------------|--|--------------|---------------|---------------|----------------|
| Individual's Full Name (please print) (last name) |  | (first name) |               | (middle name) |                |
| BHARDWAJ                                          |  | PAUL         |               | K             |                |
| Home Address (street/route)                       |  | Post Office  |               | City          | State Zip Code |
| 20110 31st Street                                 |  | Bristol      |               | Kenosha       | WI 53104       |
| Home Phone Number                                 |  | Age          | Date of Birth |               | Place of Birth |
| 262-878-3506                                      |  | 55           | 09/13/1966    |               | INDIA          |

The above named individual provides the following information as a person who is (check one):

☐ Applying for an alcohol beverage license as an **individual**.

☒ A member of a **partnership** which is making application for an alcohol beverage license.

☐ Parveen Bhardwaj of BP Kenosha Travel Plaza

(Officer / Director / Member / Manager / Agent)

(Name of Corporation, Limited Liability Company or Nonprofit Organization)

which is making application for an alcohol beverage license.

The above named individual provides the following information to the licensing authority:

1. How long have you continuously resided in Wisconsin prior to this date? 38 Yrs
2. Have you ever been convicted of any offenses (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of any other states or ordinances of any county or municipality? ..... ☐ Yes ☒ No  
If yes, give law or ordinance violated, trial court, trial date and penalty imposed, and/or date, description and status of charges pending. (If more room is needed, continue on reverse side of this form.)

3. Are charges for any offenses presently pending against you (other than traffic unrelated to alcohol beverages) for violation of any federal laws, any Wisconsin laws, any laws of other states or ordinances of any county or municipality? ..... ☐ Yes ☒ No  
If yes, describe status of charges pending.

4. Do you hold, are you making application for or are you an officer, director or agent of a corporation/nonprofit organization or member/manager/agent of a limited liability company holding or applying for any other alcohol beverage license or permit? ..... ☒ Yes ☐ No  
If yes, identify. Somers Amoco

(Name, Location and Type of License/Permit)

5. Do you hold and/or are you an officer, director, stockholder, agent or employee of any person or corporation or member/manager/agent of a limited liability company holding or applying for a wholesale beer permit, brewery/winery permit or wholesale liquor, manufacturer or rectifier permit in the State of Wisconsin? ..... ☐ Yes ☒ No  
If yes, identify.

(Name of Wholesale Licensee or Permittee)

(Address By City and County)

6. Named individual must list in chronological order last two employers.

|                 |                    |               |            |
|-----------------|--------------------|---------------|------------|
| Employer's Name | Employer's Address | Employed From | To         |
| Self Employed   |                    | 01/01/1984    | 09/07/2022 |
| Employer's Name | Employer's Address | Employed From | To         |
|                 |                    |               |            |

**READ CAREFULLY BEFORE SIGNING:** Under penalty provided by law, the undersigned states that each of the above questions has been truthfully answered to the best of the knowledge of the signer. The signer agrees that he/she is the person named in the foregoing application; that the applicant has read and made a complete answer to each question, and that the answers in each instance are true and correct. The undersigned further understands that any license issued contrary to Chapter 125 of the Wisconsin Statutes shall be void, and under penalty of state law, the applicant may be prosecuted for submitting false statements and affidavits in connection with this application. Any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000.

(Signature of Named Individual)



WISCONSIN DEPARTMENT OF REVENUE  
PO BOX 8902  
MADISON, WI 53708-8902

**Contact Information:**

2135 RIMROCK RD PO BOX 8902  
MADISON, WI 53708-8902  
ph: 608-266-2776 fax: 608-264-6884  
email: DORBusinessTax@revenue.wi.gov  
website: revenue.wi.gov

Letter ID L0641390688

BP KENOSHA TRAVEL PLAZA LLC  
11800 BURLINGTON RD  
KENOSHA WI 53144-7497

### Wisconsin Department of Revenue Seller's Permit

**Legal/real name:** BP KENOSHA TRAVEL PLAZA LLC

**Business name:** BP KENOSHA TRAVEL PLAZA  
11800 BURLINGTON RD  
KENOSHA WI 53144-7497

- This certificate confirms you are registered with the Wisconsin Department of Revenue and authorized in the business of selling tangible personal property and taxable services.
- You may not transfer this permit.
- This permit must be displayed at the place of business and is not valid at any other location.
- If your business is not operated from a fixed location, you must carry or display this permit at all events.

| <b>Tax Type</b> | <b>Account Type</b> | <b>Account Number</b> |
|-----------------|---------------------|-----------------------|
| Sales & Use Tax | Seller's Permit     | 456-1026891309-02     |



State of Wisconsin • DEPARTMENT OF REVENUE

Personal Wallet Copy

Seller's Permit: 456-1026891309-02

Legal/Real Name: BP KENOSHA TRAVEL PLAZA LLC

Signature

A handwritten signature in black ink, appearing to be "AP", written over a horizontal line.

1 **WISCONSIN** DRIVER LICENSE REGULAR USA WI

2 **B632-6716-6333-09**

3 **BIARDWAJ**

4 **P. R. VEEN KUMAR**

5 **1840 BELOIT AVE**

6 **JANESVILLE, WI 53546**

7 **DOB 09/13/1966**

8 **SEX M**

9 **ISS 09/17/2015**

10 **EXP 09/13/2023**

11 **HGT 6'-00"**

12 **WGT 230 lb**

13 **EYES BLK**

14 **HAIR BLK**

15 **CLASS D**

16 **END NONE**

17 **DD OTFMS2015091708410191**

18 **USA**

19 **WI**

20 **USA**

21 **WI**

22 **USA**

23 **WI**

24 **USA**

25 **WI**

26 **USA**

27 **WI**

28 **USA**

29 **WI**

30 **USA**

31 **WI**

32 **USA**

33 **WI**

34 **USA**

35 **WI**

36 **USA**

37 **WI**

38 **USA**

39 **WI**

40 **USA**

41 **WI**

42 **USA**

43 **WI**

44 **USA**

45 **WI**

46 **USA**

47 **WI**

48 **USA**

49 **WI**

50 **USA**

51 **WI**

52 **USA**

53 **WI**

54 **USA**

55 **WI**

56 **USA**

57 **WI**

58 **USA**

59 **WI**

60 **USA**

61 **WI**

62 **USA**

63 **WI**

64 **USA**

65 **WI**

66 **USA**

67 **WI**

68 **USA**

69 **WI**

70 **USA**

71 **WI**

72 **USA**

73 **WI**

74 **USA**

75 **WI**

76 **USA**

77 **WI**

78 **USA**

79 **WI**

80 **USA**

81 **WI**

82 **USA**

83 **WI**

84 **USA**

85 **WI**

86 **USA**

87 **WI**

88 **USA**

89 **WI**

90 **USA**

91 **WI**

92 **USA**

93 **WI**

94 **USA**

95 **WI**

96 **USA**

97 **WI**

98 **USA**

99 **WI**

100 **USA**





www.somers.org

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Brandi Baker, Clerk-Treasurer

**AGENDA ITEM:** #14 Action on application for Special Event Permit from Geebo LLC for events held on September 29, 2022 from 5-9:30 pm. Events to be held at Somers House, 1548 Sheridan Road.

---

**BACKGROUND:**

An application was submitted from Geebo LLC DBA Somers House for a Micro Wrestling Federation 17<sup>th</sup> Anniversary Show to be held on September 29, 2022 from 5-9:30 pm.

**PRIOR ACTION TAKEN:**

This was discussed at the September 20 Work Session

**UPDATE:**

Since the Work Session on September 20<sup>th</sup>, Carthage College reached out to share their concerns that this event may encroach on their adjacent property. Staff has reached out the Owners of the Somers House where they agreed to rope off the area of the event and will submit an updated Site Map on Monday Sept 26th.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

*“Motion to approve application for Special Event Permit from Geebo LLC for events held on September 29, 2022, from 5-9:30 pm. Events to be held at Somers House, 1548 Sheridan Road.”*

**ATTACHMENTS:**

## Special Event Application, Original Site Plan, Security & Parking detail



Village of Somers  
P.O. Box 197  
7511-12th Street  
Somers, WI 53171  
Ph.: (262) 859-2822  
Fax: (262) 859-2331  
[www.somers.org](http://www.somers.org)

## Village of Somers Application for Special Events Permit

Fee: \$10

Return application and Fee to Clerks office

agent: Peter Gachis

Applicant/Primary Contact Name: Beebo LLC Phone: 2623872450

Applicant Email: Tommy Gachis@yahoo.com

Organization/Group Name: GEEBO LLC / <sup>DBA</sup> SOMERS HSE

Is the Business/Group Organization: ☐ For-Profit ☐ Non-Profit

Event Name: Micro Wrestling Federation 17<sup>th</sup> Anniversary show

Event Location: 1548 Sheridan Rd

Event Date(s): 9-29-22 Event Times: 5:00pm - 9:30pm

All applications are required to submit a detailed Site Plan/Map. Site plan/maps must include locations, any alcohol sale locations, tents, etc.

Applications must also include a detailed Security and Parking Plan. security to include 8 dedicated people to cover interior and ext parking lot

Will your event include the sale or distribution of alcoholic beverages? ☒ Yes ☐ No

If yes, Complete application for a temporary Class "B" alcohol license. Any sale or distribution of alcohol requires a licensed bartender.

Will your event feature any live music or sound amplification? ☒ Yes ☐ No

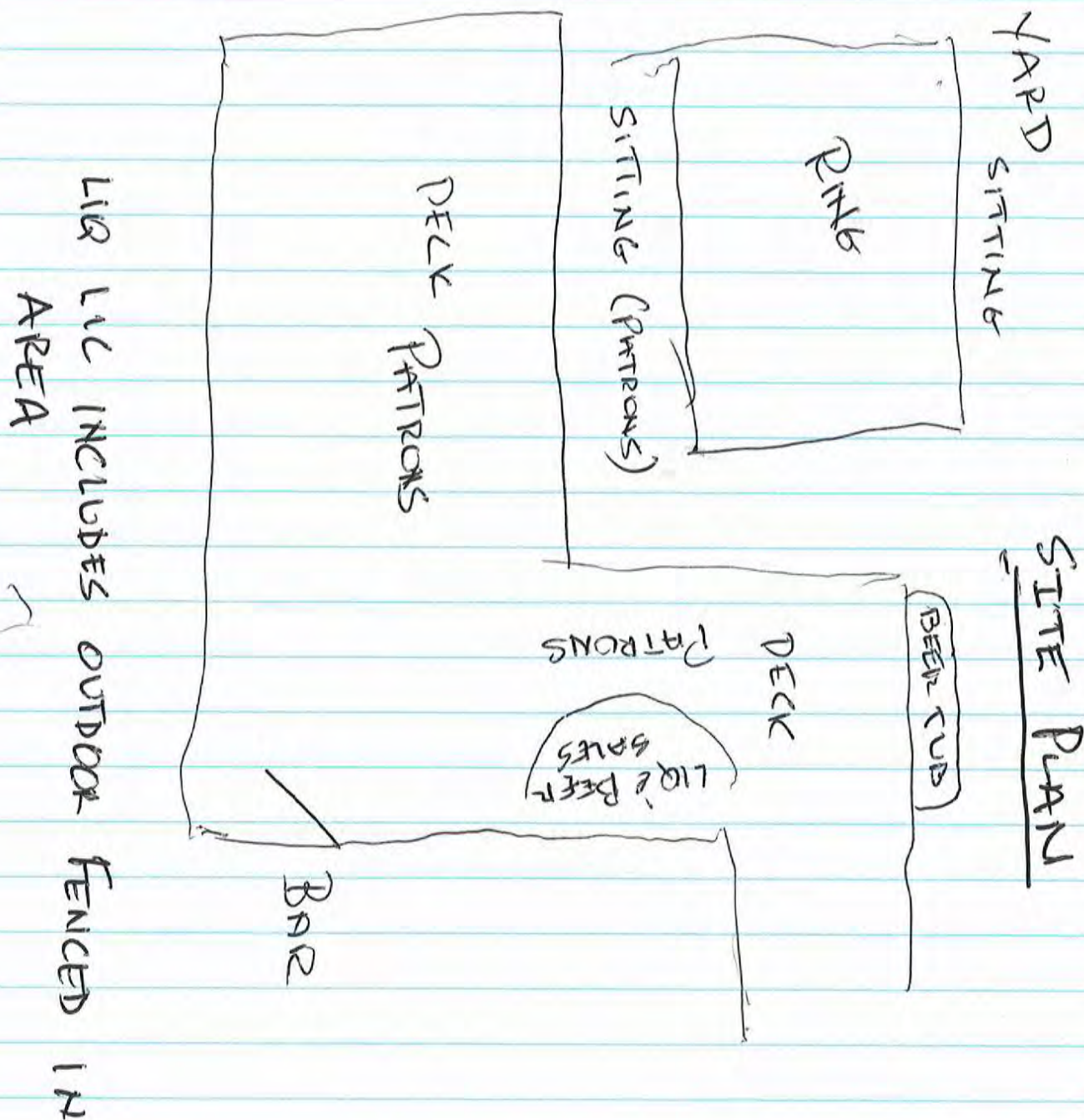
If yes, describe the live music or sound amplification planned, including times: 5:00 - 9:30 pm.

JUTBOX MUSIC - ANNOUNCER TO INTRO WRESTLERS

FOR OFFICE USE ONLY

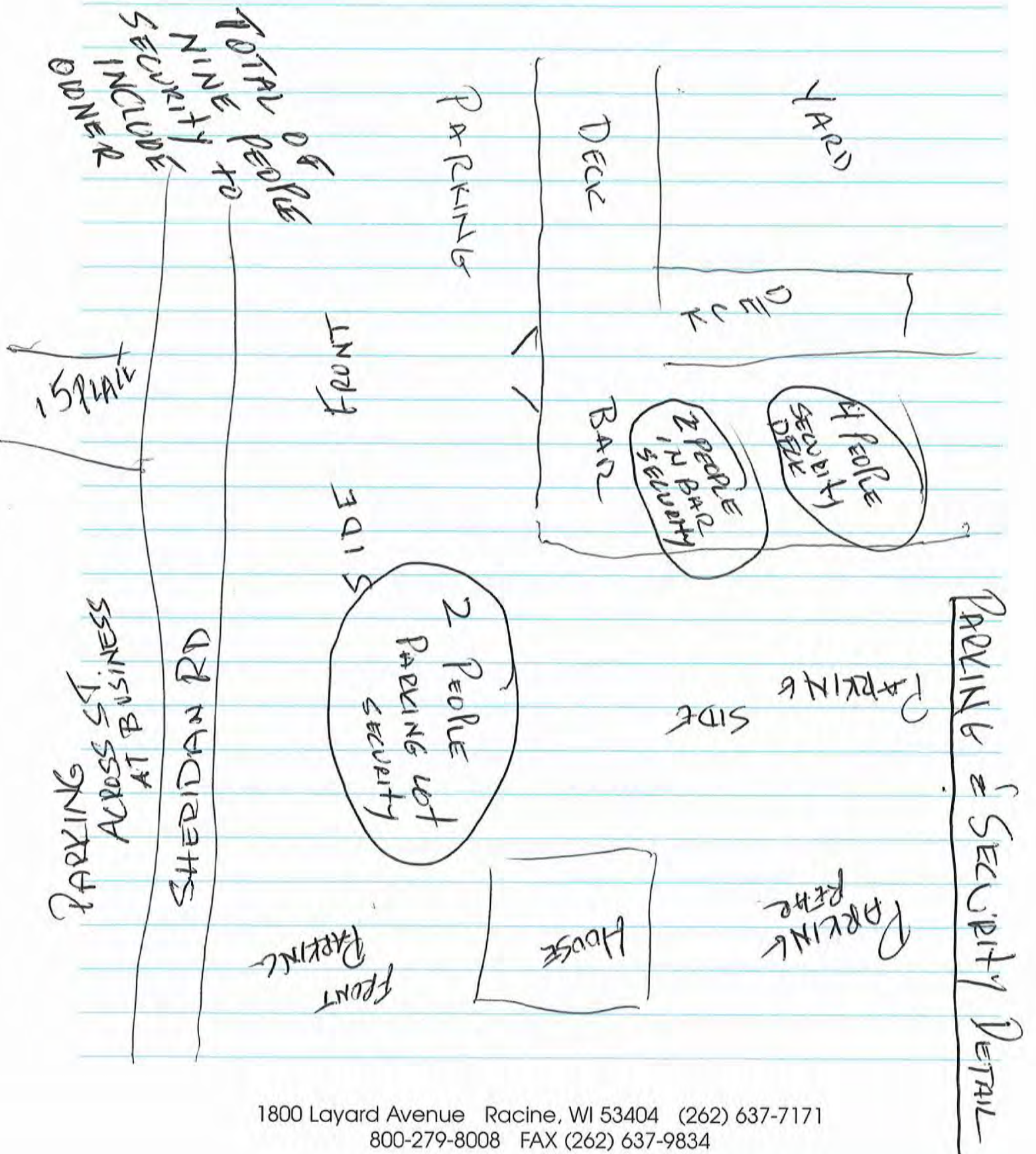
Date Received: \_\_\_\_\_

Clerk Reviewed: \_\_\_\_\_



1800 Layard Avenue Racine, WI 53404 (262) 637-7171  
800-279-8008 FAX (262) 637-9834







**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 27, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Jason J. Peters, Administrator

**AGENDA ITEM:** #15 Action on proposed Resolution No. 2022-014, Resolution for the Implementation of Phase Two Wetland Restoration and Riparian Buffer Improvements at Neumiller Woods and Gitzlaff Park in Cooperation with Root-Pike Watershed Initiative Network.

#16 Action on directing Root-Pike Watershed Initiative Network to award Engineering and Permitting Services for Neumiller Park Rehabilitation - Phase II in that amount of \$19,500 to Hey and Associates on behalf of the Village of Somers

---

**BACKGROUND:**

Gitzlaff Park is a 24-acre parcel that was donated to the Village of Somers by Larry Gitzlaff in 2007. Root-Pike WIN and the Village have worked together over the past few years to restore the North half of Gitzlaff Park. Phase I of the project was completed by Root Pike Win securing a \$125,000 grant from the Fund for Lake Michigan and U.S. Fish and Wildlife Service for the project's design and construction. No Village funds were used for design, construction, or short-term maintenance of Phase I.

In 2021, Root Pike Win informed the Village that they had secured an implementation grant for Phase II at Gitzlaff Park. A notice of award from the U.S. Fish and Wildlife Service stated that \$75,000 has been awarded for Phase II stream corridor work. In past storm water budgets, \$50,000 has been set aside for design of the Phase II of the Gitzlaff Park project. These funds were leveraged as a local match for grant applications. Phase II was allocated in our approved 2022 Budget.

Neumiller Woods is a 7.8 acre site located on the north side of 12th Street. The majority of the area is designated as a nature area consisting of wetlands. Phase I of the restoration included a wetland scape and additional native plantings. Root Pike Win secured grants totaling \$50,000 for the project. Funders include the Fund for Lake Michigan and Wisconsin Department of Natural Resources' partnership with the Great

Lakes Restoration Initiative (GLRI). This work was completed the Fall of 2020. \$30,000 was allocated for Phase II in our approved 2022 Budget.

In January of 2021, the Board approved Root-Pike WIN to serve as fiscal agent for proposed Neumiller Woods Phase II and Gitzlaff Phase II projects. Root Pike Win has continued to work on the Village's behalf to secure additional funding for the above referenced projects. In the past the Village has adopted Resolutions to authorize Root Pike Win to work on its behalf for both Phase I's. Root Pike Win has provided a new resolution to further memorialize their work for both Phase II's. A draft of the Resolution is attached.

Root Pike Win has received proposals for the engineering and permitting services for Neumiller Woods Phase II. There were two bidders. They were as follows:

- Hey and Associates, Inc.                      \$19,500
- RaSmith                                              \$26,700

Both amounts are within our budget with Hey and Associates as the low bidder.

**PRIOR ACTION TAKEN:**

These matters were reviewed and discussed at our September 20<sup>th</sup> Work Session. As stated above, \$30,000 was allocated for Phase II in our approved 2022 Budget.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Root Pike, Win and Village Staff recommend approval of Resolution 2022-014 and directing Root Pike Win to award the engineering contract for Neumiller Phase II to Hey and Associates. In the event that the Village Board agrees with the suggested action, a suggested motion to approve would be as follows:

#14

*“Motion to approve proposed Resolution No. 2022-014, Resolution for the Implementation of Phase Two Wetland Restoration and Riparian Buffer Improvements at Neumiller Woods and Gitzlaff Park in Cooperation with Root-Pike Watershed Initiative Network.*

#15

*“Motion to approve Root-Pike Watershed Initiative Network to award Engineering and Permitting Services for Neumiller Park Rehabilitation - Phase II in that amount of \$19,500 to Hey and Associates on behalf of the Village of Somers”*

**ATTACHMENTS:**

Proposed Resolution 2022-014

Neumiller Woods RPF

Hey and Associates proposal

Ra Smith Proposal

Storm Water CIP



RESOLUTION 2022-014

RESOLUTION FOR THE IMPLEMENTATION OF THE PHASE TWO WETLAND RESTORATION  
AND RIPARIAN BUFFER IMPROVEMENTS AT NEUMILLER WOODS AND GITZLAFF PARK  
IN COOPERATION WITH ROOT-PIKE WATERSHED INITIATIVE NETWORK

The Governing Board of the Village of Somers, Kenosha County, Wisconsin does resolve as follows:

WHEREAS, the Village of Somers is interested in restoring approximately 3 acres of second generation forest and farmed areas within Neumiller Woods and 6 acres in Gitzlaff Park property for public recreation, streambank stabilization, flood mitigation, and water quality improvements, and

WHEREAS, similar Phase One restoration work has been successfully completed already in Neumiller Woods and Gitzlaff Park by Root-Pike WIN and,

WHEREAS, financial aid for the design activities has already been committed to these two projects by the Village of Somers and implementation and short-term maintenance grants are being pursued by Root-Pike WIN, and

WHEREAS, Root-Pike WIN has already secured an implementation grant from the U.S. Fish and Wildlife Service for some of the Gitzlaff Park Phase Two restoration activities with a value of \$95,000, and

WHEREAS, Root-Pike WIN is willing to provide implementation oversight for the Village of Somers as a partner to coordinate funding, act as the manager to obtain professional services to develop the plans, facilitate the obtaining the professional services for construction management, and manage the grant funds received to complete the restoration activities in both adjacent parks, and

WHEREAS, the restoration in Gitzlaff Park, project ID GI14, is defined in the Pike River Watershed Restoration Plan, which was approved by the Department of Natural Resources and the Environmental Protection Agency, which follows the EPA's Nine Key Element program, and

WHEREAS, the Village of Somers formally adopted the Pike River Watershed Restoration Plan, and

WHEREAS, the recommendation in the Pike River Watershed Restoration Plan is designated as a "High" priority under the "Priority Green Infrastructure Areas" section, and states specifically, "Naturalize and protect parcel as natural area/open space", and

WHEREAS, the restoration of this portion of the Neumiller Woods and Gitzlaff Park projects would continue to serve the community by providing more improved natural areas for public recreation, reduced downstream flooding, minimized erosion, and less stormwater pollutant loads to be managed by the Village's DNR Storm Water Permit, and enhanced biodiversity through improved habitats, which creates a place where people want to be, and

NOW, THEREFORE, BE IT RESOLVED, that the Village of Somers will cooperatively work with Root-Pike Watershed Initiative Network (a 501©3 non-profit organization that initiated and implements the adopted 2014 Pike River Plan) to manage the design, funding, and implementation of the attached Phase Two Concept Plans, and HEREBY AUTHORIZES Mr. Dave Giordano, Executive Director of Root-Pike Watershed Initiative Network to act on behalf of the Village of Somers to:

1. Search and apply for grants to fund the Gitzlaff Park and Neumiller Woods Phase Two projects;
2. Prepare and submit grant application for said projects;
3. Assist the Village of Somers by managing the design, implementation, and short-term maintenance (three years) of said projects as guided by the *2014 Somers Branch Plan* recommendations for these parcels;
4. Abide by the Village of Somers' rules, regulations, and approval procedures for sourcing the design and implementation partners for said projects.

Adopted by the Village Board of the Village of Somers, Kenosha County, Wisconsin, this TBD day of TBD, 2022. I hereby certify that the foregoing resolution was duly adopted by the Somers Village Board of Trustees at a legal meeting on TBD day of TBD, 2022.

Village of Somers

By: \_\_\_\_\_

George Stoner, President

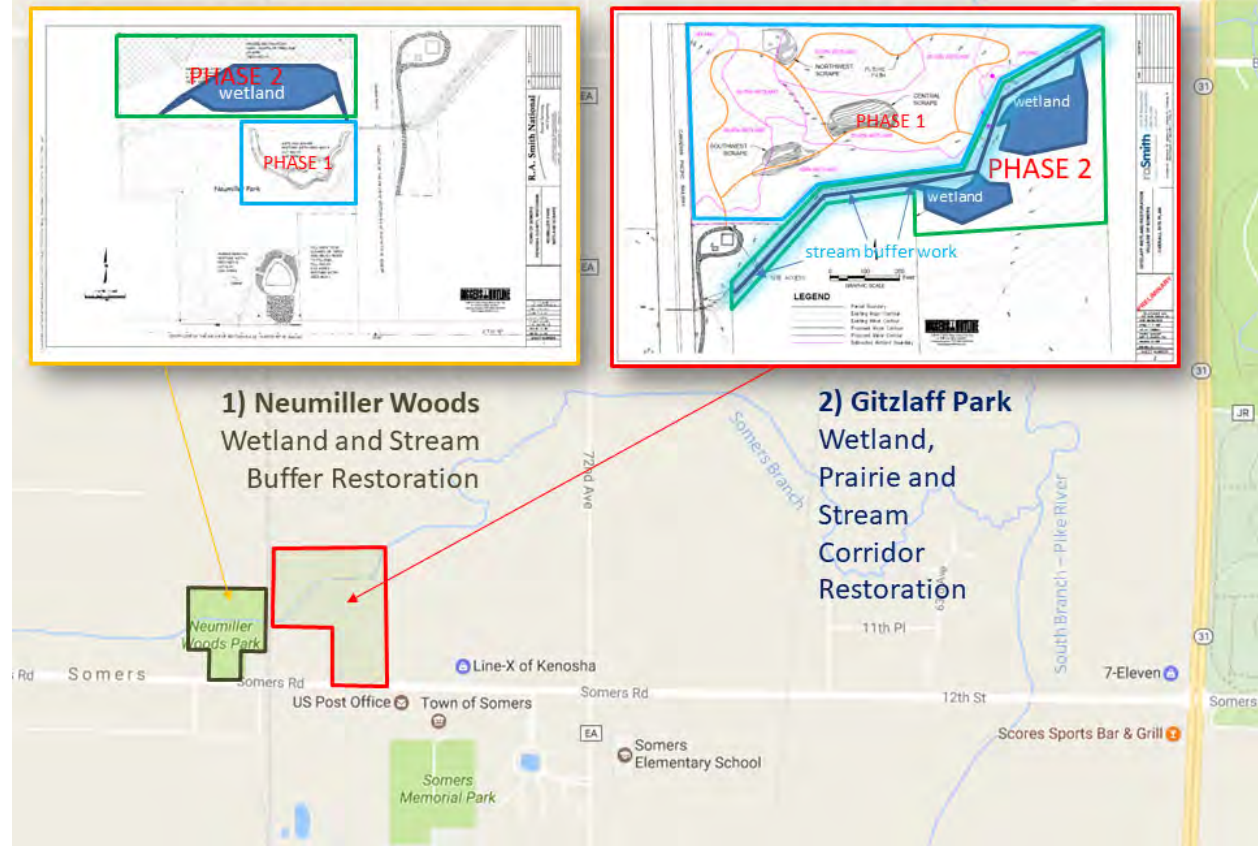
Attest: \_\_\_\_\_

Brandi Baker, Village Clerk and Treasurer

Encl. "Phase Two Concept Plans"  
"Phase Two GIS Area Measurements"

## Phase Two Concept Plans

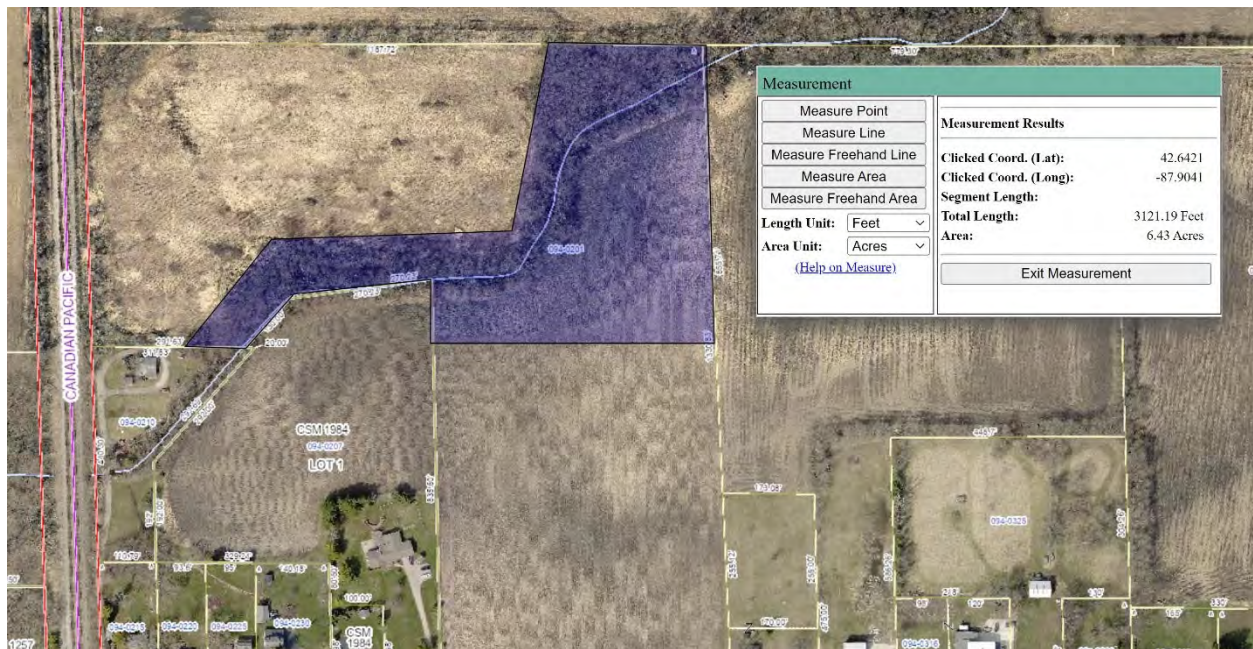
### Neumiller Woods and Gitzlaff Park: Restoration Phases



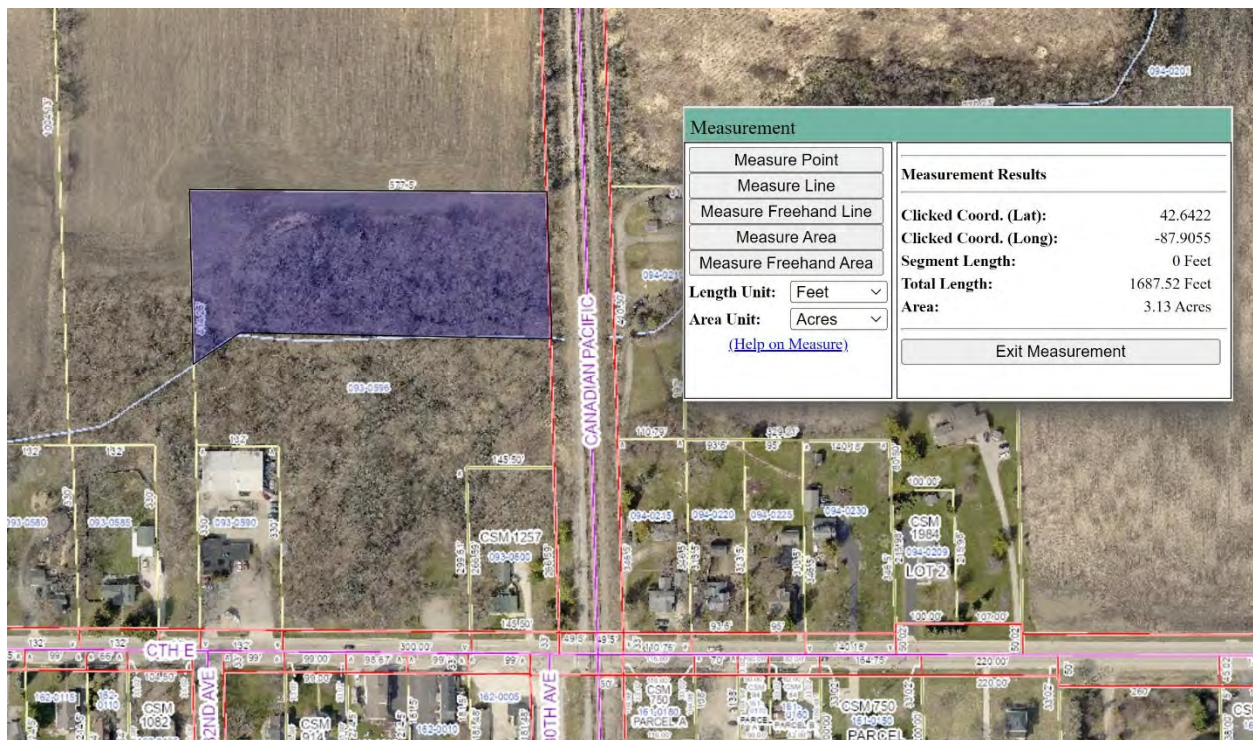


## Phase Two GIS Area Measurements

### Gitzlaff Park Phase Two Project Area



### Neumiller Woods Phase Two Project Area







REQUEST FOR PROPOSAL  
**NEUMILLER PARK REHABILITATION – PHASE II**  
**Wetland Scrape Design**

June 23, 2022



Dear Restoration Expert,

Root-Pike Watershed Initiative Network (WIN), Inc. is working on behalf of the Village of Somers to improve a mapped wetland area in Somers, WI. **As the fiscal agent for the park's rehabilitation, Root-Pike WIN invites your firm to submit a proposal for the design services necessary to improve wetlands for better habitat, improved water quality, and additional runoff infiltration.** The restoration recommendations are drawn from the EPA/DNR-approved Pike River Nine Key Element Watershed Restoration Plan (2013) and the Somers Branch Ecohydrology Study (2014) attached. Root-Pike WIN is managing funds from the Village of Somers to design this wetland habitat. Grant funding will be sought for the construction phase. The project goals are very similar to the Phase I wetland scrape project in Neumiller Woods completed in 2020.

This RFP includes goals, scope, budget, schedule and maps of the area. The chosen engineer will be responsible for wetland delineation, design, permitting, construction documents and bidding. The contract will be awarded by July 22, 2022 and the preferred completion date of the construction documents is October 1, 2022.

**We invite you to submit a proposal that must include the following responses and not exceed four pages total:**

1. Design: Please summarize your approach to the design and any improvements / challenges
2. Team: Summary of experience and expertise of the team that will design the project
3. Cost: Detail costs for all the necessary activities needed to permit and bid the project
4. Schedule: Provide major tasks, due dates and best available completion date of bid documents

**The area is public so you can research the site at your leisure. Electronic proposals (PDF) are due to Root-Pike WIN by Noon on Friday, July 15, 2022.** Root-Pike WIN and the Village of Somers will review the proposals. Direct all questions to: [dave@rootpikewin.org](mailto:dave@rootpikewin.org), and RSVP by June 30, 2022 if you plan to submit a proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Giordano", is written over a horizontal line.

Dave Giordano  
Executive Director

## 1. OVERVIEW

The Pike River is one of the most degraded Lake Michigan tributaries in Wisconsin. Kenosha or “The Place of Pike” gets its name from this river, yet its condition doesn’t support a Pike fishery. Neumiller Woods is one of the last remaining wooded wetlands in the Village of Somers, so its restoration is critical to native wetland species of all types. With the slow release of runoff and the right habitat conditions, the Somers Branch could support more marsh-dwelling species. The restoration recommendations are drawn from the EPA/DNR-approved Pike River Watershed Restoration Plan (2013) and Somers Branch Ecohydrology Study (2014) attached. Phase 2 follows the 2020 restoration of wetlands just over the Somers Branch in the southern part of the parcel.

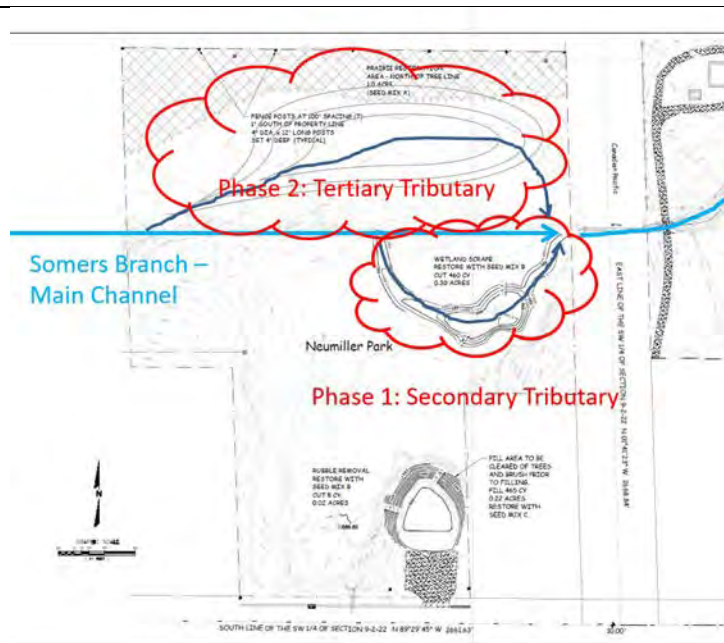
## 2. SITE

Neumiller Park is located in the Village of Somers North of CTH E and West of the Canadian Pacific rail line.

Address: 8128 12th St, Kenosha, WI 53144

Project Coordinates: [42°38'30.6"N 87°54'23.6"W](#)

Conceptual Design



DNR Mapped Wetland & Floodplain



## 3. GOALS

- 1) Increase habitat for native marsh-dwelling species
- 2) Hold and infiltrate more storm water from adjacent fields and upstream sources
- 3) Improve water quality to the Somers Branch and the Pike River South Branch



REQUEST FOR PROPOSAL  
**NEUMILLER PARK REHABILITATION – PHASE II**  
**Wetland Scrape Design**

---

#### 4. PREFERRED TIMELINE

|                |                                 |
|----------------|---------------------------------|
| July 2022      | Contractor Award                |
| July 2022      | Concept Meetings (2)            |
| August 2022    | Wetland Delineation             |
| August 2022    | 30% Design Approved             |
| September 2022 | 90% Design Approved             |
| September 2022 | Permitting Complete             |
| October 2022   | Construction Documents Complete |

#### 5. RESPONSIBILITIES

The contractor will be responsible for the following activities:

- 1) Design one wetland scrape – approximately two acres, to maximize habitat for migratory birds and aquatic species, improve water quality and infiltrate runoff from the adjacent farm field
- 2) Design the surrounding one-acre upland, which may or may not include spoil from the wetland scrapes
- 3) Design a secondary channel to serve as an inlet and outlet for excess storm water flows
- 4) Identify and describe excess material fill locations to maintain a "natural" appearance
- 5) Conduct a wetland delineation of the project area
- 6) Provide 30%, 90% and construction documents for review and revisions as necessary
- 7) Prepare an opinion of probable construction and maintenance cost based on the design
- 8) Prepare and submit WDNR and U.S. Army Corps of Engineers permit(s)
- 9) Coordinate with agencies during application review and provide guidance as needed
- 10) Prepare bid documents containing general conditions, planting specifications, and construction drawings
- 11) Attend three virtual meetings with Root-Pike WIN to present the 30%, 90% and bid documents

#### 6. PROPOSAL EVALUATION

Root-Pike WIN and the Village of Somers will review design firm proposals to determine the best value. Evaluation and selection of the contractor will be based on the five areas described below:

- 1) Cost: Does the engineer's proposal fall within the project budget and still meet the objectives?
- 2) Schedule: Can the engineer meet the timeline contained in this request for proposal?
- 3) Approach: Is the engineer's design strategy the best for meeting the goals of the project?
- 4) Expertise: Is the engineer's dedicated staff experienced and successful with similar projects?



REQUEST FOR PROPOSAL  
**NEUMILLER PARK REHABILITATION – PHASE II**  
**Wetland Scrape Design**

---

## 7. PROPOSAL MANAGEMENT

Based on a Village of Somers resolution in 2019, Root-Pike WIN and the Village of Somers will work cooperatively to select and manage to design and permit this project. The contract for this work will be with Root-Pike WIN – the fiscal agent. However, review of the proposals, engineer selection, scope decisions, and the timing of the project will be made jointly by the Village of Somers and Root-Pike WIN. The Village of Somers is the final decision maker in all matters. Proposal development time is not reimbursable.

Please do not contact Village of Somers officials about the project. Direct all questions to Dave Giordano, Executive Director, Root-Pike Watershed Initiative Network, via email at: [dave@rootpikewin.org](mailto:dave@rootpikewin.org). Dave will serve as the Owner's Representative for the project and will lead the procurement process. **Proposals are due via email (PDF) to [dave@rootpikewin.org](mailto:dave@rootpikewin.org) by Noon on Friday, July 15, 2022.** No formal tour of the site is planned as the project area is public. Contractors are welcome to visit Neumiller Woods park at their leisure.

## 8. ABOUT ROOT-PIKE WIN

Root-Pike Watershed Initiative Network's (Root-Pike WIN) mission is to restore, protect and sustain all the watersheds in the Root-Pike basin. More than 20 years ago, we were founded by a cooperative effort with the Wisconsin Department of Natural Resources and other watershed stakeholders to address specific issues within the Root-Pike basin. In 2004, we became a 501(c)(3) nonprofit. Since inception, Root-Pike WIN has initiated and helped complete education, restoration, and monitoring projects in Southeastern Wisconsin. In the last five years, we facilitated the development and implementation of more than \$15 million of watershed restoration projects. Root-Pike WIN continues to provide education, project development, and monitoring to landowners, municipalities, and the public through the framework of the EPA's Nine Key Element plans.

Together, we can fix our broken Lake Michigan rivers.



# *Hey and Associates, Inc.*

Engineering, Ecology and Landscape Architecture

*MILWAUKEE, WISCONSIN*

*26575 W. COMMERCE DRIVE, SUITE 601*

*VOLO, ILLINOIS 60073*

*PHONE (847) 740-0888*

*FAX (847) 740-2888*

*CHICAGO, ILLINOIS*

July 15, 2022

Mr. Dave Giordano  
Root-Pike Watershed Initiative Network  
4116 12<sup>th</sup> Street  
Kenosha, Wisconsin 53144

Proposal No.: 22-0264

Re: Proposal for Engineering and Permitting Services for Neumiller Park Rehabilitation – Phase II  
Wetland Scrape Design  
Village of Somers, Kenosha County, Wisconsin

Dear Mr. Giordano:

Thank you for the opportunity to provide this proposal to provide engineering, permitting and project administration services for the Neumiller Park Rehabilitation Project – Phase II Wetland Scrape. Hey is intimately familiar with the project site and overall site goals, having performed the native planting work for Phase I of the site restoration. Phase II of the project, located north of the Somers Branch, includes expanding the site restoration aimed at enhancing on-site wetland habitat and treating surface runoff to the stream from the agricultural field to the north. Our staff have previously walked the Phase II project with you and have a solid understanding of the landscape and project goals.

Our design approach will focus on maximizing surface runoff interception from the north. This will focus on water quality pretreatment near the existing field edge and may include sediment collection measures that can be more readily accessed for maintenance, and to limit blinding of more sensitive restoration measures in the improvements. We will explore site specific soil conditions and look for opportunities to improve infiltration and stream hyporheic zone restoration, with any eye towards full natural riparian corridor restoration and enhancement.

In the existing wooded riparian corridor, we will balance the creation of the wetland scrape and floodplain terracing with more frequent hydraulic connection to the stream against disruption to existing tree and shrub communities. We will prepare a detailed grading plan that can be executed cost-effectively by contractors while also providing the kind of habitat variability that a thriving wetland depends on.

In addition to treatment of surface water runoff, we will look to create a hydraulic connection from the stream to the enhanced wetland area to supplement seasonal hydrology, treat stream flows, and target an ecologic interaction between the stream and adjacent wetland. This design approach will maximize the ecosystem services provided by the project corridor and Pike River system. The sections below outline our team, experience, and specific approach to executing the above design vision for this project.

## RELEVANT EXPERIENCE

Hey has a long history of working on complex stormwater and restoration projects in southern Wisconsin and northern Illinois. Included in this experience is more than 15 years of directly relevant experience in the Village of Mount Pleasant. In 2016, Hey prepared a master plan for proposed future improvements along Hoods Creek and in the Hoods Creek watershed and has been working with the Village to execute this plan since. These identified projects have included retrofits to the Village compost facility that included a native planted stormwater management facility, preliminary engineering for a key corridor located in a Village tax District to be prepared to incorporate water quality and recreational enhancements as development progresses, and ongoing planning for large-scale wetland restoration in the riparian corridor. We are also currently working with the Village to prepare a Chloride Management Plan for the portion of the Pike River watershed located within the municipal boundaries.

Additionally, the following table highlights key project components we believe will be necessary for success and a range of recent projects that included similar challenges. We would be happy to provide additional information on any of these projects.

| Projects                                 | Completion Date | Client                  | Project Experience         |                            |                       |                                     |
|------------------------------------------|-----------------|-------------------------|----------------------------|----------------------------|-----------------------|-------------------------------------|
|                                          |                 |                         | Stormwater Design/Retrofit | Native Wetland Restoration | Stormwater Permitting | Water Quality Modeling/Improvements |
| Hydrologic Restorations                  | Ongoing         | Mequon Nature Pres.     | •                          | •                          | •                     | •                                   |
| Larson Lagoon Water Quality Retrofit     | 2019            | City of Fort Atkinson   | •                          | •                          | •                     | •                                   |
| Nippersink Watershed 319 Projects        | 2021            | Nippersink WA           | •                          | •                          | •                     | •                                   |
| Klema Ravine Restoration                 | 2013            | Village of Caledonia    | •                          | •                          | •                     | •                                   |
| George Lake Water Quality Improvements   | Ongoing         | GLRD                    | •                          | •                          | •                     | •                                   |
| Buffalo Creek Wetland Mitigation         | Ongoing         | LCDOT                   | •                          | •                          | •                     | •                                   |
| Detention Basin Retrofits and Management | Ongoing         | LCDOT                   | •                          | •                          | •                     | •                                   |
| McCormick Preserve Improvements          | Ongoing         | LFOLA                   | •                          | •                          | •                     | •                                   |
| Trinity Creek Restoration                | Ongoing         | Mequon Nature Pres.     | •                          | •                          | •                     | •                                   |
| Abbey Springs Improvements               | Ongoing         | Abbey Springs GC        | •                          | •                          | •                     | •                                   |
| Grant Woods Hydrologic Restoration       | 2021            | Lake County FP          | •                          | •                          | •                     | •                                   |
| Powderhorn Lake Hydrologic Restoration   | Ongoing         | Cook County FP          | •                          | •                          | •                     | •                                   |
| Pingree Grove Hydrologic Restoration     | Ongoing         | Kane County FP          | •                          | •                          | •                     | •                                   |
| School Springs Stream Restoration        | 2020            | McHenry Co. Cons. Dist. | •                          | •                          | •                     | •                                   |

## TEAM SUMMARY

The following team will lead the effort described in detail in the following section. These selected staff all bring substantial experience solving the types of issues that we feel will be necessary to execute the next phase of restoration at Neumiller Park. Resumes for these staff can be provided upon request.

**Dave Kraft, PE, CFM** will be the primary project contact and project manager for the project, lending his expertise to all project tasks. Dave's passion for his work stems from a lifetime as a fisherman and outdoorsman. Since a very young age he explored the tributaries of Lake Michigan with his father, ultimately building off of that experience for his career.

Dave has been lead engineer on natural areas restorations, streambank stabilizations, hydrologic restorations, access improvements, trail and park design, stormwater management systems, roadway and parking design, urban flooding improvements, and general site development projects. He is a graduate of UW Madison in Civil and Environmental Engineering and began his career in the Dam Safety and Floodplain division of the DNR.

**Vince Mosca** has over 33 years of experience leading the preparation and development of water resources projects. He will serve as overall project QA/QC and offer his input on the natural resources aspects of the design. He has offered his deep ecological insight to the design and restoration, habitat improvement, and wetland restoration projects along waterways such as the Des Plaines River, Tyler Creek, Shaw Creek, Lincoln Creek and the Kinnickinnic River. Vince is a graduate of Northland College and UW-Green Bay and will offer his substantial experience to the project in design oversight and quality control for native restoration and green infrastructure practices.

**Kirsten James, PE** will serve as project engineer for the project. Her background in hydrologic, hydraulic, and water quality modeling, design, permitting, and grant writing positions her well to see projects through from planning to construction. As a recent graduate of the Wisconsin Lake Leaders Institute, Kirsten received her degree in hydrology and environmental management applications of Geographic Information Systems from the University of Wisconsin - Stevens Point College of Natural Resources, where she began work with many lake, river, and watershed management groups through the University of Wisconsin Extension Lakes Program.

**Bob Kerpec** will serve as project ecologist and offer over 20 years of experience conducting field work such as wetland delineations, tree surveys, soil erosion and sediment control inspections, ecological restoration management, and construction management oversight. Bob is currently a 16-year resident of Kenosha. Mr. Kerpec received his Bachelor of Arts in Environmental Studies from Northeastern Illinois University. Mr. Kerpec is also a Wisconsin Department of Natural Resources Assured Wetland Delineator, a Certified Wetland Specialist (CWS) in Lake County and McHenry County, Illinois, and a Certified Professional in Erosion and Sediment Control (CPESC).

### **SCOPE OF WORK, FEE, AND SCHEDULE**

The following tasks can be completed progressively at the indicated fee for each task.

#### *Data Gathering – Completed by August 15, 2022*

As part of this task, we will recover and review previous site information, perform a wetland delineation of the project area, and collect limited supplemental topographic survey. The wetland delineation will be completed by a WDNR Assured Delineator. We will complete this task for a lump sum fee of \$5,000.

#### *Preliminary Design (30%) – Completed by August 31, 2022*

Following Data Gathering, we will develop preliminary plans aimed at accomplishing the stated project goals. We will also prepare a preliminary cost opinion and prepare a memorandum documenting the concept designs, including anticipated regulatory requirements. We will complete this task for a lump sum fee of \$4,500.

#### *Final Design – 90% Plans Completed by September 15, 2022 or within 7 days of receipt of Preliminary Design Comments, Final Plans for Permitting Completed by September 30, 2022, or within 7 days of receipt of 90% Design Comments.*

Upon concurrence on preliminary design selections, we will prepare a set of construction plans and bid documents suitable for bidding and permitting the project to an approximate level of completion of 90% for review by RPW and the Village. Following incorporation of any comments, we will prepare a set of plans to be issued for permit submittals. Upon receipt of any initial permit comments a final set of issued for construction plans and bid documents will be prepared. This task includes attendance at three (3) virtual meetings with RPW and Village staff. We will complete this work for a lump sum fee of \$6,500.

#### *Permitting – Submittal by September 30, 2022*

Following completion of the Final Design, we will submit for applicable permits to the Wisconsin Department of Natural Resources and the United States Army Corps of Engineers. We will complete this work on a time and materials basis for a fee not to exceed \$3,500.

#### *Bidding and Construction Administration*

As requested, we will assist with bidding and construction administration of the project on a time and material basis.

Our proposed total project cost will be \$19,500, in addition to any requested assistance during project bidding and construction.

Sincerely,



Dave Kraft, P.E., CFM  
Principal Engineer



Vince Mosca, CWS  
Vice President - Ecology



July 14, 2022



CREATIVITY BEYOND ENGINEERING

A photograph of a deer standing in a grassy clearing with a dense forest in the background. The image is overlaid with a semi-transparent blue filter.

# Root-Pike Watershed Initiative Network Neumiller Park Rehabilitation – Phase II

(262) 781-1000  
[rasmith.com](http://rasmith.com)

16745 W. Bluemound Road  
Brookfield, WI 53005-5938





## Table of Contents

---

|    |                  |
|----|------------------|
| 01 | Project Approach |
| 02 | Project Team     |
| 03 | Firm Experience  |
| 04 | Project Schedule |
| 04 | Project Fee      |

# Project Approach

The creation of Neumiller Woods Phase 2: Tertiary Tributary is a challenge that raSmith and Thompson & Associates are uniquely suited to undertake. Restoration of the approximately three-acre portion of the site north of the main channel will require maximizing marsh wetland habitat, while finding appropriate, permittable, and cost-effective locations for excavated spoils. The restoration design needs to incorporate existing woodlands to the best ability, while working with topography and hydrology flowing off of the agricultural fields and possibly underground in drain tiles or seeps to increase stormwater and water quality functions.

The restoration may encounter drain tiles. Thompson & Associates noted a drain tile “blow out” in the northwest portion of the project area in 2012 and found suspect tile blow outs in deep soils south of the main channel. We also noted groundwater seepage, which implies groundwater seeps, at both the main channel and Secondary Tributary. The Tertiary Tributary would also need to be designed to not “dry out” the Secondary Tributary by removing too much water from the newly created wildlife scrape. We are also aware of a sewer line and 10-foot easement running east to west on the north property boundary, which needs to be avoided.

raSmith will conduct topographic field survey of the area modified in Phase 1 and obtain detailed measurements of the stream channel and banks in key locations where the Tertiary Tributary scrape would connect to the stream. The survey crew will also try to locate manholes on the sewer line so they can be avoided during construction.

Thompson & Associates recommends a wetland delineation of the entire parcel to locate the best access for construction and provide possibilities for spoils. This would also be important to use in the application of a WDNR wetland conservation permit and any United States Army Corps of Engineers (USACE) permitting to allow for a comprehensive view of the wetlands on site and upland areas that may be appropriate for spoils.

Supplemental to the wetland delineation, Thompson & Associates would also sample additional soil pits with a larger Dutch auger that can reach depths of 36 inches. This would identify any agricultural overburden that has buried original soils north of the Main Branch. If it exists, an original soil layer may be appropriate to incorporate into the scrape design.

Thompson & Associates will revisit Farm Service aerials and other historical aerial photographs as part of the wetland delineation of farm fields (required by WDNR). In the process, it will be interesting to note any signatures of drain tile in the farm field on the site or immediately

adjacent. These occur as thin white lines on leaf off aerials. We will also use our drain tile probe to attempt to locate drain tile north of the Main Branch of Somers, which would be incorporated into the design.

Thompson & Associates will also provide vegetation plans and provide ecological support with concept designs of the wetland scrape as well as wetland permitting.

The raSmith team will provide the following services as identified in the Request for Proposals:

1. Design one or more wetland scrapes (approximately two acres total) to maximize habitat for migratory birds and aquatic species, improve water quality, and infiltrate runoff from the adjacent farm field.
2. Design the surrounding upland, which may or may not include spoil from the wetland scrapes. We anticipate that removing the spoils from the site would be cost prohibitive and expect to design the spoils integrated with the upland topography.
3. Design a secondary channel to serve as an inlet and outlet for excess stormwater flows.
4. Identify and describe excess material fill locations to maintain a “natural” appearance.
5. Conduct a wetland delineation of the project area.
6. Provide 30%, 90%, and construction documents for review and revisions as necessary.
7. Prepare an opinion of probable construction and maintenance costs based on the design.
8. Prepare and submit WDNR and USACE permit(s).
9. Coordinate with agencies during application review and provide guidance as needed.
10. Prepare bid documents containing general conditions, planting specifications, and construction drawings.
11. Attend three virtual meetings with Root-Pike WIN to present the 30%, 90%, and bid documents.

In addition, raSmith will provide these services:

1. Conduct topographic field survey of the area modified in Phase 1 and obtain detailed measurements of the stream channel and banks in key locations where the Tertiary Tributary scrape would connect to the stream. We will use these data to design the Tertiary Tributary to be compatible with the Secondary Tributary.
2. The survey crew will also try to locate manholes on the sewer line so they can be avoided during construction.
3. Perform a floodplain hydraulic analysis consistent with the Village of Somers floodplain ordinance. The analysis will allow the project design to address any potential changes in the floodplain elevations and avoid increased flood elevations along the



# Project Approach

Somers Branch. We will document the analysis in a report for review by the Village or WDNR. We will submit the analysis to the Village for review and respond to any questions. Submittals to FEMA are not included.

4. Incorporate any identified drain tile into the scrape design. If desired, raSmith can also

provide construction-related engineering services, including obtaining and reviewing construction bids, construction administration, construction observation, staking, or construction record survey. Our team can also provide restoration vegetation monitoring and maintenance.

## Project Team

raSmith will be the prime consultant with Thompson & Associates as a subconsultant. raSmith and Thompson & Associates have extensive experience with Somers-owned Neumiller Woods, going back to 2012. Thompson & Associates created the Neumiller Woods Stewardship Plan (2012) with funding from a 2011 Root-Pike WIN watershed grant with additional funding from the Town of Somers. Following the release of the Pike River Watershed Restoration Plan (AES, 2013), the watershed plan and stewardship plan then provided the impetus to approach the Fund for Lake Michigan for funding for the 2014 “Ecohydrological Analysis of Somers Branch.”

This ecohydrological planning analysis took a more detailed approach to watershed issues within the Somers Branch to the Pike River. The plan also provided engineered plans for restoration on Neumiller Woods and Gitzlaff Park, both owned by the Village of Somers. The planning team was led by Thompson & Associates and included raSmith (engineering), as well as Tom Bernklau (surveying), and Dr. Tim Ehlinger (stream and fisheries).

raSmith and Thompson & Associates teamed up on the refinement of construction plans for Neumiller Woods Phase 1, Secondary Tributary that was constructed in 2020 with critical project support from Dave Giordano, Executive Director, Root-Pike WIN, and the Village of Somers. Thompson & Associates assisted with construction oversight and is following up with monitoring. In 2021, Aaron Menke with Thompson & Associates obtained a WDNR “Project Snapshot” wildlife camera that is providing significant wildlife data on the newly created wetland scrapes.

raSmith and Thompson & Associates also teamed up on the refinement and design of the Gitzlaff Park wetland scrapes north of the Somers Branch, which were constructed in 2020, and prepared bid documents for over-seeding of the northern portion of the park. raSmith also assisted with the design and bidding of a trail. Thompson & Associates recently installed 35 donated

native oaks into the uplands at Gitzlaff Park to increase native diversity.

Other local projects that raSmith and Thompson & Associates have partnered on to provide consultant support include the recently constructed Hawthorn Hollow Nature Sanctuary Wetland Restoration and Ravine Protection.

The following project descriptions provide additional information on these projects.

Gary Raasch and Alice Thompson have been principals on these past projects and will be the key members of this design team. Other staff members at their firms will provide assistance and support.



### **Gary Raasch, P.E. — Senior Water Resources Project Manager**

Gary has more than 40 years of water resources engineering and project management experience, primarily in the areas of stormwater management and flood control to solve surface water problems in the Midwest.

Gary has successfully managed feasibility studies, preliminary engineering designs, and preparation of construction plans and specifications for surface water management projects including: sewers, stormwater detention facilities, streambanks, channel modifications, and levees. He has managed projects for a variety of clients including the Milwaukee Metropolitan Sewerage District, United States Army Corps of Engineers, Federal Emergency Management Agency, large and small municipalities, county agencies, other consulting firms, and private businesses.

**raSmith**

CREATIVITY BEYOND ENGINEERING



# Project Team



## **Alice Thompson, M.S., SPWS — Senior Scientist, Thompson & Associates Wetland Services, LLC**

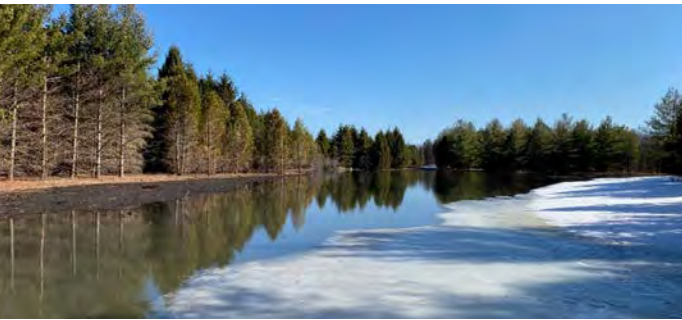
As owner and senior scientist, Thompson has been an environmental consultant since 1998 and a Woman-Owned Business Enterprise (Wisconsin Department of Commerce) & WDBE with the Unified Certification including WisDOT. Thompson was awarded first runner up for the Rising Star Business Excellence Award at the 2019 MARKETPLACE Governor's Awards, which honor outstanding Wisconsin businesses owned by minorities, women, and service-disabled veterans. Her over 24-year project experience in wetland ecology, conservation, and restoration has been as a consultant on projects throughout Wisconsin for diverse clients including private landowners, developers, municipalities, counties, tribes, nonprofits, and utilities.



## **Riley Stone, P.E. — Civil Engineer**

Riley officially joined raSmith's municipal services division after graduating from the University of Wisconsin–Milwaukee in May 2017, although he had been working with the firm as a co-op since 2015. Riley has assisted with a variety of projects, but his projects have primarily focused on municipal roadway, stormwater, and sanitary sewer flow monitoring efforts. He performs floodplain hydraulic analyses for bridge/culvert installations and floodplain modifications, designs stormwater management facilities including regenerative stormwater conveyance system, and conducts erosion control inspections.

# Firm Experience



## **Hawthorn Hollow Wetland Restoration**

Hawthorn Hollow Nature Sanctuary and Arboretum lies on a gently rolling moraine and is divided by the South Branch of the Pike River. A 50-acre adjacent parcel, acquired in 2016, included an eroding ravine, excavated pond, and tree plantation. Hawthorn Hollow initiated a wetland restoration project in 2018 to protect the ravine by reducing runoff that contributes to ravine erosion. Hawthorn Hollow developed a concept plan for wetland expansion and restoration working with Thompson & Associates Wetland Services and raSmith. Hawthorn Hollow obtained grants and donations to fund implementation of the plan on the 18-acre site. The plan included vegetation clearing, a 1.2-acre wetland restoration scrape, 0.75-acre wetland enhancement scrape, two water control spillways, runoff diversion berms, and grade stabilization structure at the head of the ravine.

raSmith evaluated the hydrology and drainage patterns, provided surveying, assisted in preparing the conceptual plan, designed the grading and runoff control structures, and prepared construction drawings and specifications. raSmith also assisted in permitting, bidding, and engineering services during construction. C.W. Purpero completed the grading, and Hawthorn Hollow did initial seeding in fall 2020. Vegetation management continues in 2022 after an exceptionally dry 2021 season. In addition to managing stormwater runoff, the wetland restoration project provides a substantial increase in habitat for pollinators, frogs, toads, and other aquatic species, as well as improved diversity of wetland plants.

### **Location**

Somers, WI

### **Client**

Hawthorn Hollow Nature Sanctuary and Arboretum

### **Project Team**

Gary Raasch, P.E., CFM

### **Contact Information**

Lori Artiomow  
Restoration Ecologist  
Hawthorn Hollow Nature Sanctuary  
(262) 552-8196

## Firm Experience



### Neumiller Woods Wetland Restoration

Neumiller Woods was donated to the Town of Somers as a Park in 2010. Thompson & Associates Wetland Services prepared a Neumiller Woods Stewardship plan funded by a 2011 Root-Pike WIN grant. In 2013, the Town of Somers received a Fund for Lake Michigan grant in support of an Ecohydrological Analysis Restoration Planning study for Somers Branch of the Pike River. Thompson & Associates Wetland Services led the study with assistance from Ecological Research Partners, LLC and raSmith.

With this project, Root-Pike WIN and the Village of Somers began implementation of recommendations from the 2014 Ecohydrology report for the eight-acre Neumiller Woods, which included stabilizing the existing channel, restoring the historical flow path, and creating several wetland/wildlife scrapes.

As a subconsultant to Thompson & Associates Wetland Services, raSmith evaluated the hydrology and drainage patterns, and designed a wetland scrape to restore the historical flow path in the east portion of Neumiller Woods south of the Somers Branch. Construction of the scrape required 365 cubic yards of excavation and 0.49 acre of native prairie and wetland restoration seeding. Excavated soils were graded into the adjacent upland landscape along the railroad. raSmith prepared construction drawings and specifications for bidding by the Village of Somers. Applied Ecological Services completed the grading and restoration seeding in fall 2020.

#### Location

Somers, WI

#### Client

Thompson & Associates  
Wetland Services for Village  
of Somers

#### Project Team

Gary Raasch, P.E., CFM

#### Contact Information

Alice Thompson  
Principal  
Thompson & Associates  
Wetland Services  
(414) 571-8383

## Project Schedule

The raSmith team is prepared to provide design services consistent with the preferred timeline identified in the Request for Proposals. We note that construction documents will be complete by October 2022. Permit applications can be submitted by September 2022, but

we cannot guarantee that permits will be issued in the month of September 2022. We will work with Root-Pike WIN and the Village to establish a more definitive schedule at the project onset.

## Project Fee

The professional services described above for the design phase will be provided for a lump sum fee of \$26,700. Any additional services will be provided at our

standard hourly rates unless other arrangements are agreed on in advance.

| Village of Somers CIP Improvements - Storm Water Fund - 10/12/2021        |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
|---------------------------------------------------------------------------|----------------------|----------------|-------------|------|----|-------|-----------|--------------------------------|-----------|----------|---------|--------|--------|--------|--------|-------------|------------|--------------|---------------|-----------|-----------|-----------|----------|--------------|---------------------|------|------|------|-------|-------|------|------|------|-----------|-----------------------------------------------------|-----------------------------------------------------|
| Project                                                                   | Departments Involved |                |             |      |    |       | Impr Year | Cost Estimate                  | Funding   |          |         |        |        |        |        | Budget Year |            |              |               |           |           |           |          |              |                     |      |      |      | Total | Notes |      |      |      |           |                                                     |                                                     |
|                                                                           | Streets              | Sanitary Water | Storm Parks | Fire | PW | Admin |           |                                | Priority  | Tax Levy | Utility | TID #1 | TID #2 | TID #3 | TID #4 | Pot SW Util | Pot Donors | Pot Asst/Dev | 2016 (Actual) | 2017      | 2018      | 2019      | 2020     | 2021         |                     | 2022 | 2023 | 2024 |       |       | 2025 | 2026 | 2027 | 2028      | 2029                                                | 2030                                                |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          | 2021 Adopted | 2021 Amended 2/9/21 |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            | Actual       | Actual        | Actual    | Actual    |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
| Stormwater Utility                                                        |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
| Stormwater Utility                                                        |                      | x              |             |      |    |       | 1         | 2017                           | \$65,000  | x        |         |        |        |        |        |             |            |              | \$52,256      | \$12,500  |           |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$64,756                                            |                                                     |
| Sheridan road storm sewer/DOT - moved from Storm water fund to Water fund |                      |                |             |      |    |       |           | 2020                           | \$95,000  |          |         |        |        |        |        |             |            |              |               |           | \$0       |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$0                                                 |                                                     |
| Roadway Flooding Improvement Program - removed from 2021                  |                      | x              |             |      |    |       | 2         | 2021                           | \$50,000  | x        |         |        |        |        | x      |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$0                                                 |                                                     |
| Greenbay Road Mueller parcel                                              |                      | x              |             |      |    |       |           | 2021                           | \$40,000  |          |         |        |        |        | x      |             |            |              |               |           |           | \$40,000  | \$40,000 | \$40,000     |                     |      |      |      |       |       |      |      |      |           | \$80,000                                            |                                                     |
| Gitzloff Phase II                                                         |                      | x              |             |      |    |       |           | move from 2020 to 2021 to 2022 | \$50,000  |          |         |        |        |        | x      |             |            |              |               |           |           |           |          |              | \$50,000            |      |      |      |       |       |      |      |      |           | \$50,000                                            |                                                     |
| Neumiller Woods Phase II                                                  |                      | x              |             |      |    |       |           | move from 2020 to 2021 to 2022 | \$30,000  |          |         |        |        |        | x      |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$30,000                                            |                                                     |
| Pond Sediment                                                             |                      | x              |             |      |    |       |           | 2022                           | \$75,000  |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$30,000                                            |                                                     |
| Root Pike Win Communication contract                                      |                      | x              |             |      |    |       |           | 2020                           | \$4,250   |          |         |        |        |        | x      |             |            |              |               |           | \$4,250   |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$4,250                                             | TBD - removed from 2020, 2021 and from future years |
| Pike River - South Branch Master Planning & Design                        |                      | x              |             |      |    |       | 2         | TBD                            | \$50,000  |          |         |        |        |        | x      |             |            |              |               | \$50,000  | \$50,000  |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$100,000                                           |                                                     |
| 11th Street Drainage                                                      |                      | x              |             |      |    |       |           | 2020                           | \$11,034  |          |         |        |        |        | x      |             |            |              |               |           | \$11,034  |           |          |              |                     |      |      |      |       |       |      |      |      |           | \$11,034                                            |                                                     |
| 56th Ave Stormwater Drainage Pipe - moved from 2021 to 2022               |                      | x              |             |      |    |       |           | 2020                           | \$4,316   |          |         |        |        |        |        |             |            |              |               | \$4,316   |           |           | \$0      | \$125,000    |                     |      |      |      |       |       |      |      |      | \$129,316 | Moved from 2021 to 2022 from \$100,000 to \$125,000 |                                                     |
| 12th Ave Drainage                                                         |                      | x              |             |      |    |       |           | 2020                           | \$104,574 |          |         |        |        |        |        |             |            |              |               | \$104,574 |           |           |          | \$75,000     |                     |      |      |      |       |       |      |      |      | \$179,574 |                                                     |                                                     |
| 87th Ave Drainage                                                         |                      | x              |             |      |    |       |           | TBD                            | \$150,000 |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      | \$0       | TBD - removed from 2021 \$150,000                   |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      | \$0       |                                                     |                                                     |
| Total Stormwater Utility                                                  |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            | \$0          | \$52,256      | \$12,500  |           | \$174,174 | \$90,000 | \$90,000     | \$395,000           | \$0  | \$0  | \$0  | \$0   | \$0   | \$0  | \$0  | \$0  | \$648,930 |                                                     |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
| TOTAL CIP - STORM WATER UTILITY                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             | \$0        | \$52,256     | \$12,500      |           | \$174,174 | \$90,000  | \$90,000 | \$395,000    | \$0                 | \$0  | \$0  | \$0  | \$0   | \$0   | \$0  | \$0  | \$0  | \$0       | \$648,930                                           |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |
|                                                                           |                      |                |             |      |    |       |           |                                |           |          |         |        |        |        |        |             |            |              |               |           |           |           |          |              |                     |      |      |      |       |       |      |      |      |           |                                                     |                                                     |



[www.somers.org](http://www.somers.org)

P.O. Box 197, Somers, WI 53171 • PH: (262) 859-2822 • FAX: (262) 859-2331

**VILLAGE OF SOMERS  
VILLAGE BOARD  
MEETING ITEM MEMORANDUM**

---

**MEETING DATE:** September 13, 2022

**TO:** Village President Stoner and Village Trustees

**PREPARED BY:** Brandi Baker, Clerk/Treasurer

**AGENDA ITEM:** #17 Action on recommendation to approve operator licenses

---

**BACKGROUND:**

Anja Krueger and Quinn Petersen have applied for operators' licenses for the Village of Somers. No discrepancies with the applications.

**PRIOR ACTION TAKEN:**

None.

**SUGGESTED ACTION/ACTION REQUESTED/COMMENTS:**

Staff recommends approval. In the event that the Village Board agrees with the recommendation to approve applications, a suggested motion would be as follows:

*“Motion to approve Operator Licenses: Anja Krueger and Quinn Petersen”*

**ATTACHMENTS:**

NONE