

Meeting Date: February 24, 2025

Item No. 6B

Proposal:	uilding/Site/Operational (BSO) Plan Review	
Description:	Review a building, site, and operation plan for the construction and uti 3,542 square-foot addition to Gifford School and parking lot and sc nodifications located at 8332 Northwestern Avenue.	
Applicant(s):	effrey E. Bridleman	
Address(es):	332 Northwestern Avenue	
Suggested Motion:	That the Plan Commission recommends to the Village Board that the site construction of a 13,542 square-foot school addition to Gifford School of and school interior modifications at 8332 Northwestern Avenue be apponditions in Exhibit A for the following reasons: 1. The proposed use is allowed by underlying zoning through the & operation plan review process. 2. The proposed use is compatible with the existing use of a school property.	with parking proved with puilding, site
Owner(s):	Racine Unified School District	
Tax Key(s):	04-04-22-34-064-000	
Lot Size(s):	8.49 acres	
Current Zoning District(s):	-3, Suburban Residential District	
Overlay District(s):	/A	
Wetlands:] Yes ⊠ No Floodplain: ☐ Yes ⊠ No	
Comprehensive Plan:	overnmental & Institutional	

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Background

The applicant is proposing an expansion of Gifford School, encompassing approximately 13,542 square feet of additional space. The expansion will include a gym, locker rooms, restrooms, offices, and storage rooms. This addition will be located on the northwestern corner of the existing school, as illustrated in this report.

Additionally, the applicant will modify the parking lot to ensure accessibility around the entire building. Interior modifications will also be undertaken to comply with ADA requirements, classroom and hallway renovations, and upgrades to the HVAC systems.

Building Exterior/Design

The proposed addition has been designed to complement the existing school building. The primary exterior material will consist of precast concrete panels, painted in light and dark shades of gray. The lower half of the building will feature brown brick cladding.

Key architectural elements include:

- Clerestory windows with aluminum trim on the east and west elevations.
- A curtain wall of glass windows and doors on the east elevation, creating a focal point at the gym entrance.
- Compliance with the Village's four-sided architecture standards, ensuring material consistency on all elevations.
- Plans to install rooftop mechanicals, which will require screening if visible from the roadway.
- Future integration of solar panels, a permitted accessory use.

The proposed design complies with the Village's design standards regarding material variety, architectural articulation, and zoning requirements for building setbacks, size, and height.

Site Modifications

To facilitate the expansion, the applicant proposes:

- Reconstructing the roadway around the building, ensuring full site accessibility.
- Expanding the playground area.
- Redesigning the parking lot to provide handicap-accessible stalls near the addition's entrance.

No additional parking stalls are planned, as the expansion will not increase student or faculty numbers. The Fire Department has reviewed the plan and has no concerns and will continue working with the applicant to ensure compliance with fire codes.

Landscaping

The applicant proposes minimal landscaping, limited to grass on the **east, north, and west** sides of the addition. Staff Recommendations:

- Adding trees in the grassy area on the west side.
- Installing vegetation such as arborvitae along the western lot line to screen the gym and reduce its visual impact on nearby residents.

Lighting

The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than ½ foot-candle of light crosses the lot line. All light fixtures must comply with exterior lighting standards and be installed to prevent glare on neighboring properties.

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Engineering

The Engineering Department has conducted a preliminary review and has no immediate concerns. However, the applicant will:

- Continue to work with Village Staff to comply with stormwater and grading regulations before submitting building permits.
- Obtain Water Utility Board approval if modifications to the stormwater management plan are necessary.

Suggested Motion

If the Plan Commission finds the proposed expansion at 8332 Northwestern Avenue appropriate, staff drafted a motion approving the proposed addition.

EXHIBIT A - CONDITIONS 8332 Northwestern Avenue – Gifford School (Parcel ID No. 104-04-22-34-064-000)

- 1. <u>Compliance</u>. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
- 2. <u>Binding Effect</u>. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
- 3. <u>Plans</u>. The proposed ±13,542 square-foot, school building addition shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department dated January 9, 2025.
- 4. <u>Fire Department Approval</u>. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
- 5. <u>Caledonia Sewer and Water Utility Districts</u>. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
- 6. <u>Engineering Department</u>. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
- 7. <u>Lighting</u>. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
- 8. <u>No Accumulation of Refuse and Debris</u>. Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
- 9. <u>Property Maintenance Required</u>. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings

and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust free condition.

- 10. <u>Performance Standards</u>. The applicant must comply with the provisions of Title 16, Chapter 10, Section 4, Various Performance Standards.
- 11. <u>Expiration</u>. This approval will expire eighteen (18) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
- 12. <u>Access</u>. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
- 13. <u>Compliance with Law</u>. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- 14. <u>Compliance with Law.</u> The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
- 15. <u>Agreement.</u> Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Racine Unified School District, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
- 16. <u>Subsequent Owners.</u> It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.

Respectfully submitted:

Peter Wagner, AleP Development Director





February 10, 2025

Mr. Peter Wagner Village of Caledonia –Development Director 5043 Chester Lane Caledonia, WI 53402

Mr. Wagner,

Enclosed you will find the required Administrative Review submittal documentation for the proposed addition to Gifford School located at 8332 Northwestern Avenue in Racine. These documents are being submitted for your review and approval.

Gifford School is located on an approximately 24.5-acre parcel. The property is surrounded by single-family residential homes to the south, east, and west, and farmland to the south. The building is currently used for elementary and middle school, which serves approximately 1400 students and approximately 150 staff. School hours are from 8:30 am to 3:41 pm Monday through Friday. The current building area of the existing building, which is made up of the original 1965 portion and the 2016 addition, is approximately 189, 940 SF.

School deliveries are made at the loading dock on the north side of the building while visitors enter at the southeast corner of the building. The main public entry is located on the southeast corner of the site, off Northwestern Avenue, with public and employee parking in the parking lot directly north of the building, with 11 visitor parking spots near the main entry doors at the east side of the building. Busses enter the site at the southwest corner of the property and proceed into the west parking lot. The buses turn around and leave the site via the same access point.

The scope of this project consists of light to medium renovation of the 1965 portion of the building that is approximately 147,000 square feet. There will not be any renovations of the portion of the building that was built in 2016. The renovation work will consist of restroom ADA renovations, finish renovations to classrooms and hallways, with some light work to mechanical HVAC systems.

Exterior improvements to the building will include exterior maintenance to the existing brick veneer and cladding. The roofing over the majority of the 1965 portion of the building will be replaced.

Exterior site improvements include renovation to the canopy at the west parking lot, and the replacement of some areas of asphalt and concrete.

www.pidarchitects.com

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

1 L L I N O I S 2610 Lake Cook Road Suite 280 Riverwoods, IL 60015 847.940.0300 A new Gym addition of approximately 13,542 SF is being proposed, which will tie into the existing building at the northwest corner. The addition will be comprised of a new middle school gym space, an entry, locker rooms, toilet rooms, a teacher's office, and a gym equipment storage room. Aesthetically, the addition is designed in the same language as the 2016 addition portion of the school, which ties in aesthetically with the original 1965 portion of the building.

As part of the new proposed gym addition, the WE-Energies easement at the northwest corner of the existing building is being shifted slightly north to accommodate the addition. This is noted on the Civil drawings and is being coordinated with WE-Energies and Time-Warner.

The project is currently being bid to contractors and it is anticipated that construction will start around mid-April 2025 (spring break). Exterior new construction will be again limited to the building's northeast corner. The work will mainly take place in the summer months, spring breaks, and when students are not occupying the building. The school will continue to function as normal throughout the entire construction schedule, and work will be coordinated around the school schedule.

The contractor will set up in the current west bus parking lot for the duration of the project and surround the parking lot with construction fencing for safety and security. Through the course of construction, busses will enter the site at the southeast corner, and stage at the far north end of the parking lot to the north of the building. All construction traffic will enter and exit at the southwest corner of the site. This entrance will be limited to construction traffic only for the duration of construction. The contractor is estimating that the project will be completed on or around mid-August 2026.

The documents that accompany this letter should provide the necessary information for your review and approval of the proposed project.

If you are in need of any additional information or if you have any questions, please do not hesitate to contact our office.

Sincerely,

Jeffrey E. Bridleman, AIA ALA

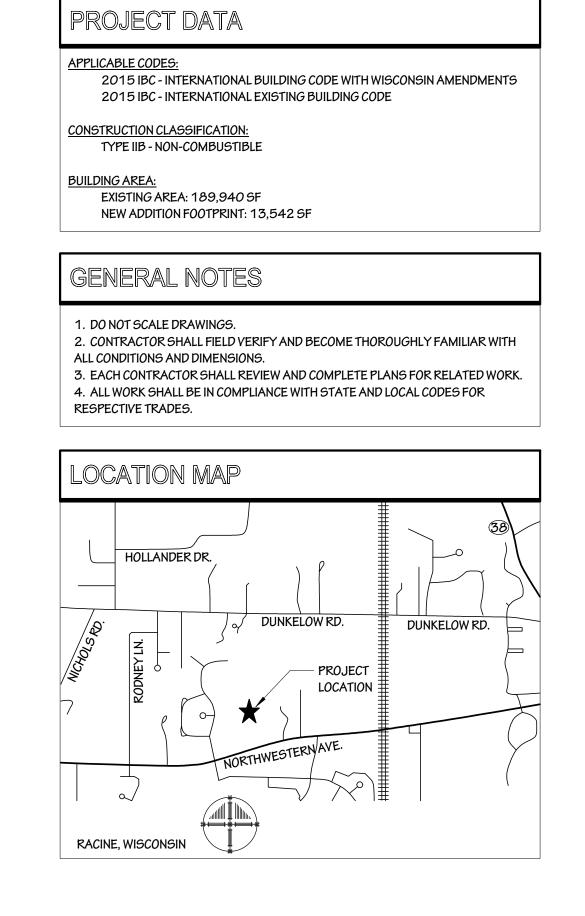
J. E. Pullem



RACINE UNIFIED SCHOOL DISTRICT

GIFFORD SCHOOL ADDITION AND RENOVATION

8332 Northwestern Ave, Racine, Wisconsin



ALTERNATES
ALTERNATE BID NO. A1 - LOCKER ROOM RENOVATION PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR ALL THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO COMPLETE THE WORK ASSOICATED WITH RENOVATING THE EXISTING LOCKER ROOMS AND CREATING A FITNESS CENTER. SEE SHEETS A2.6, A3.6, A7.10, A7.11, M2.5, M3.6, P1.5, P2.6, P3.5, P4.6, E2.5, E3.5, E4.6, E5.6, AND E6.6.
ALTERNATE BID NO. A2 - REMOVE COMMON AREAS PAINTING SCOPE PROVIDE A LUMP SUM VALUE TO BE DEDUCTED FROM THE BASE BID FOR MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO PAINT THE EXISTING GYPSUM BOARD WALLS IN THE CORRIDORS LOCATED IN AREA A, B, C, AND D. INCLUDING THE CAFETERIA IN AREA C.
ALTERNATE BID NO. R1 - ROOF REPLACEMENT PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 5, 6, 11, AND 12.
ALTERNATE BID NO. R2 - ROOF REPLACEMENT PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 13, 15, AND 16.
ALTERNATE BID NO. R3 - ROOF REPLACEMENT PROVIDE A LUMP SUM VALUE TO BE ADDED TO THE BASE BID FOR THE MATERIAL, LABOR, AND EQUIPMENT REQUIRED TO REMOVE AND REPLACE THE ROOFING IN AREAS 17, 18, 19 AND 27.
IMPORTANT DATES
01/10/2025 - OUT TO BID 01/20/2025 - 10:00 AM - PRE BID WALK-THRU FOR BIDDERS 01/31/2025 - BIDS DUE 02/10/2025 - SCOPING REVIEW COMPLETE 04/21/2025 - PROJECT COMMENCEMENT

ALT	ALTERNATE	НМ	HOLLOW METAL
A/E	ARCHITECT/ENGINEER	HT	HEIGHT
AFF	ABOVE FINISH FLOOR	HW	HOT WATER
ALUM	ALUMINUM	INT	INTERIOR
BD	BOARD	INSUL	INSULATION
B/0	BOTTOM OF	JT	JOINT
CPT	CARPET	LAV	LAVATORY
	CENTER LINE	MFR	MANUFACTURER
CLG	CEILING	MIN	MINIMUM
CJ	CONTROL JOINT	MO	MASONRY OPENING
СМИ	CONCRETE MASONRY UNIT	MTL	METAL
CONC	CONCRETE	NIC	NOT IN CONTRACT
CONT	CONTINUOUS	NTS	NOT TO SCALE
CO	CLEAN OUT	oc	ON CENTER
CW	COLD WATER	OFCI	OWNER FURNISHED,
CT	CERAMICTILE	0.0.	CONTRACTOR TO INSTA
DBL	DOUBLE	OPP	OPPOSITE
DF	DRINKING FOUNTAIN	PLYWD	PLYWOOD
DIA	DIAMETER	PL	PLASTIC LAMINATE
DIM	DIMENSION	f	PLATE
DN	DOWN	J PT	PORCELAIN TILE
DR	DOOR	QT	QUARRYTILE
DS DS	DOWNSPOUT	REQ'D	REQUIRED
DTL	DETAIL	RO	ROUGH OPENING
DWG	DRAWING	SHT	SHEET
EA	EACH	SV	SHEET VINYL
EIFS	EXTERIOR INSULATION AND	SIM	SIMILAR
0	FINISH SYSTEM	55	SOLID SURFACE
EL	ELEVATION	SST	STAINLESS STEEL
EJ	EXPANSION JOINT	STD	STANDARD
EQ	EQUAL	SAT	SUSPENDED ACOUSTIC
EQUIP	EQUIPMENT	0	TILE CEILING
EXIST	EXISTING	TBD	TO BE DETERMINED
EXT	EXTERIOR	TEMP	TEMPORARY
EWC	ELECTRIC WATER COOLER	T/O	TOP OF
FEC	FIRE EXTINGUISHER	T&G	TONGUE AND GROOVE
0	CABINET	TYP	TYPICAL
FIN	FINISH	UNO	UNLESS NOTED
FD	FLOOR DRAIN	0.10	OTHERWISE
FLR	FLOOR	VCT	VINYL COMPOSITION TI
FRP	FIBERGLASS REINFORCED	VB	VINYL BASE
	PLASTIC	VIF	VERIFY IN FIELD
GA	GAUGE	WD	WOOD
GALV	GALVANIZED	WWF	WELDED WIRE FABRIC
GYP BD	GYPSUM BOARD	****	WELDED WINE I NORIC



SHEET INDEX_CD

TITLE SHEET

EXISTING CONDITIONS

DIMENSIONED SITE PLAN

SITE GRADING & EROSION CONTROL PLAN

PAVEMENT GRADING, MARKING & SIGNAGE PLAN

TYPICAL SECTIONS & CONSTRUCTION DETAILS

TYPICAL SECTIONS & CONSTRUCTION DETAILS

TYPICAL SECTIONS & CONSTRUCTION DETAILS

ARCHITECTURAL SITE DEMOLITION PLAN

ENLARGED DEMOLITION FLOOR PLAN AREA B

OVERALL DEMOLITION FLOOR PLAN

ARCHITECTURAL SITE PLAN W/FUTURE SOLAR PANELS

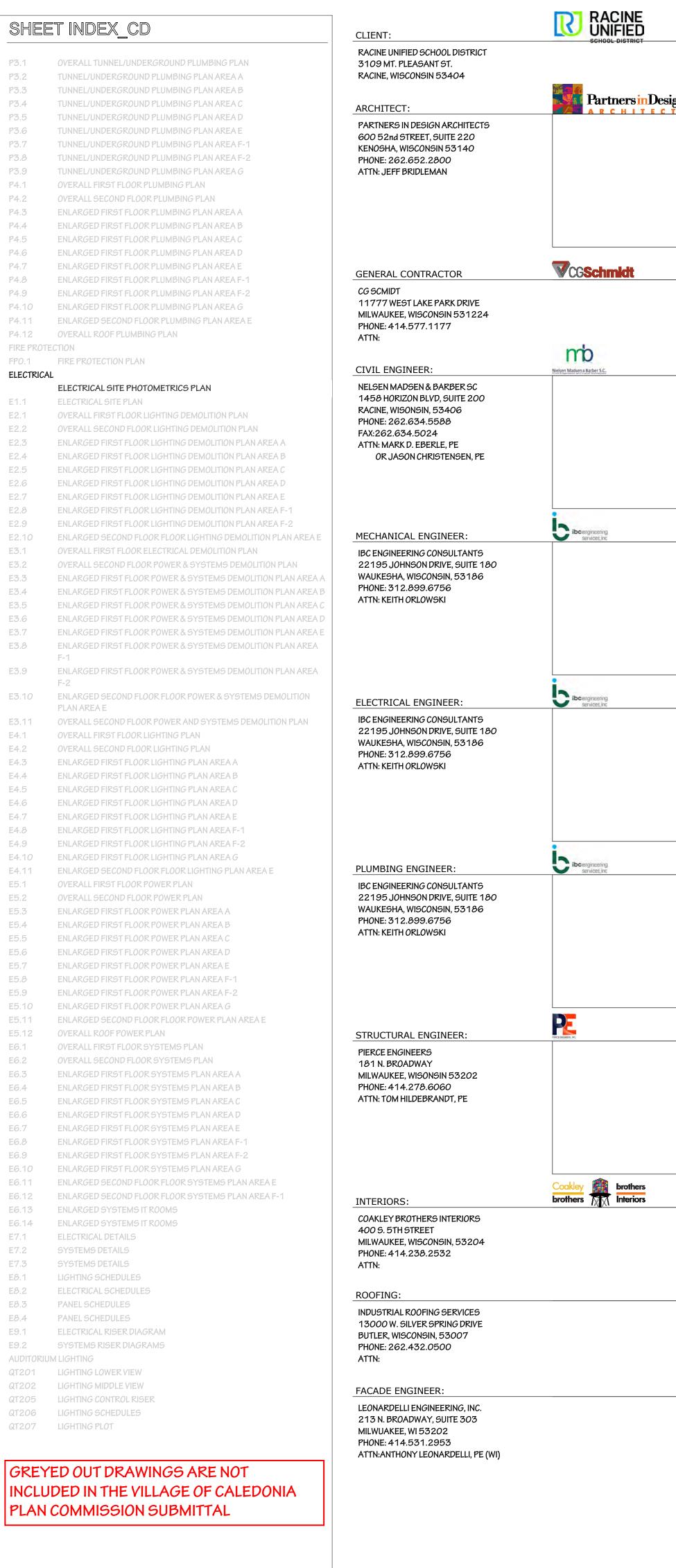
ARCHITECTURAL SITE PLAN

SITE DEMOLITION PLAN

SITE UTILITY PLAN

TITLE SHEET

ARCHITECTURAL



GREYED OUT DRAWINGS ARE NOT INCLUDED IN THE VILLAGE OF CALEDONIA

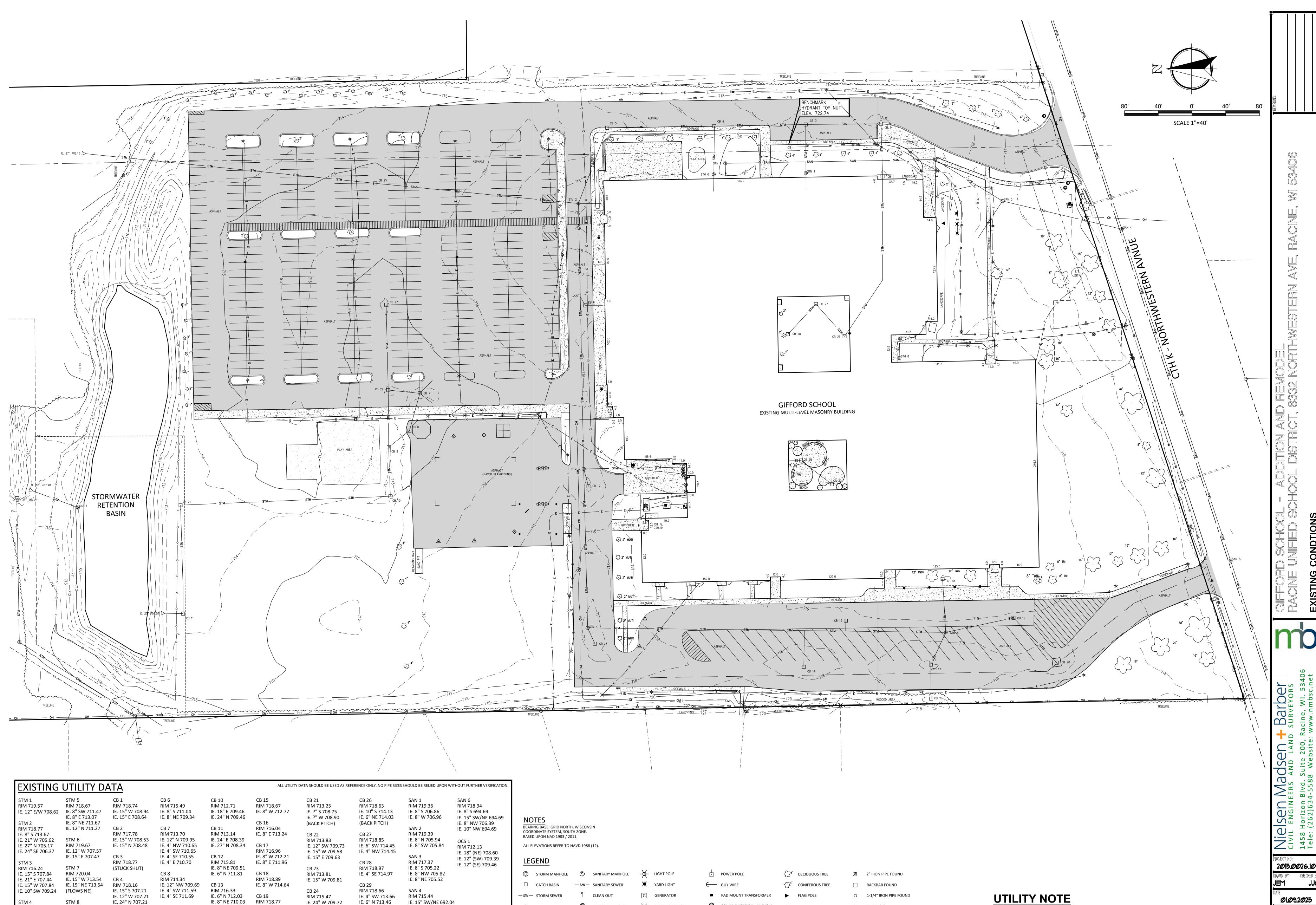


RACINE UNIFIED SCHOOL DISTRICT

> GIFFORD SCHOOL ADDITION AND RENOVATION

PROJECT NUMBER: 723.24.035

BID SET ISSUE DATE: 01.09.2025



WATER MANHOLE

HYDRANT

WATER VALVE

─W─ WATER MAIN

DOWNSPOUT

—G— GAS MAIN

GAS METER

SIGN

RIM 716.64 RIM 719.96

IE. 8" SW 709.64

IE. 12" S 709.24 IE. 15" E 714.16

IE. 15" E 709.14 IE. 15" W 715.36 CB 5

IE. 8" N 712.77

(FLOWS N)

RIM 717.27

IE. 8" NE 712.37

CB 20

IE. 8" SW 712.77

RIM 713.01

IE. 24" NW 706.08 IE. 18" W 709.61

RIM 716.28 IE. 12" SE 709.61 RIM 717.40

IE. 24" S 706.18 IE. 18" E 709.41 IE. 8" E 713.35

CB 14

IE. 24" NE 709.72

IE. 27" S 704.25

IE. 27" N 704.20

CB 25

RIM 715.45

RIM 719.17

IE. 4" NE 714.02

IE. 8" NNE 694.24

IE. 8" NNE 704.24

IE. 15" SW/NE 693.33

RIM 716.63

SAN 5

ELECTRIC PEDESTAL

ELECTRIC MANHOLE

■ ELECTRIC METER

─E─ ELECTRIC LINE

COMMUNICATION MANHOLE 🛕 BASKETBALL HOOP

−x− FENCE

—oH─ OVERHEAD WIRES

COMMUNICATION BOX

—**CM**— COMMUNICATION LINE

★ CHISEL "X"

3/4 REBAR SET

∑
1" IRON PIPE FOUND

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES

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

ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL

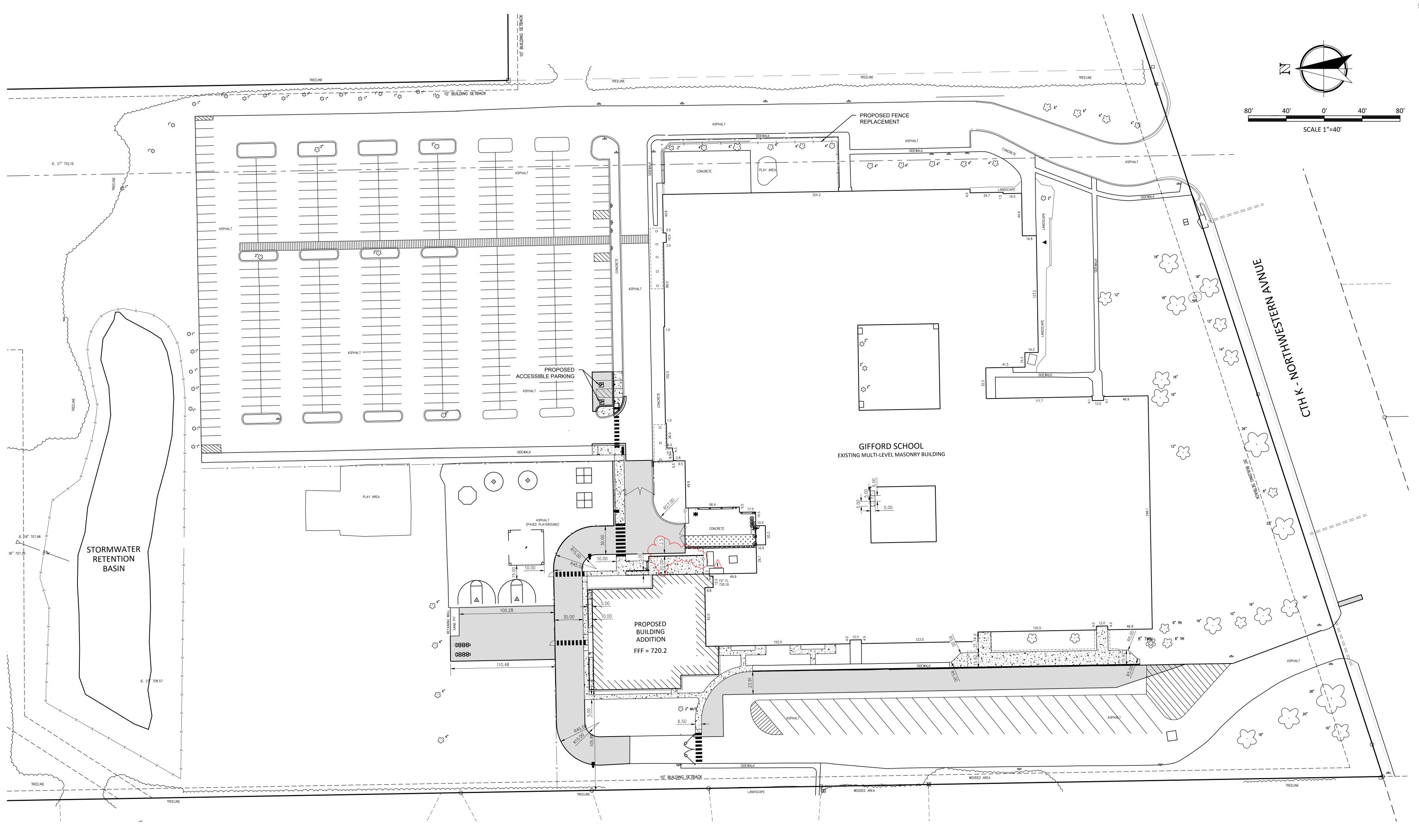
"DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.

2015.0026.10

Ø1.Ø9.2Ø25

Call or (800) 242-8511

www.DiggersHotline.com



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.



SIFFORD SCHOOL - ADDITION AND REMODEL

Sen + Barber
D LAND SURVEYORS

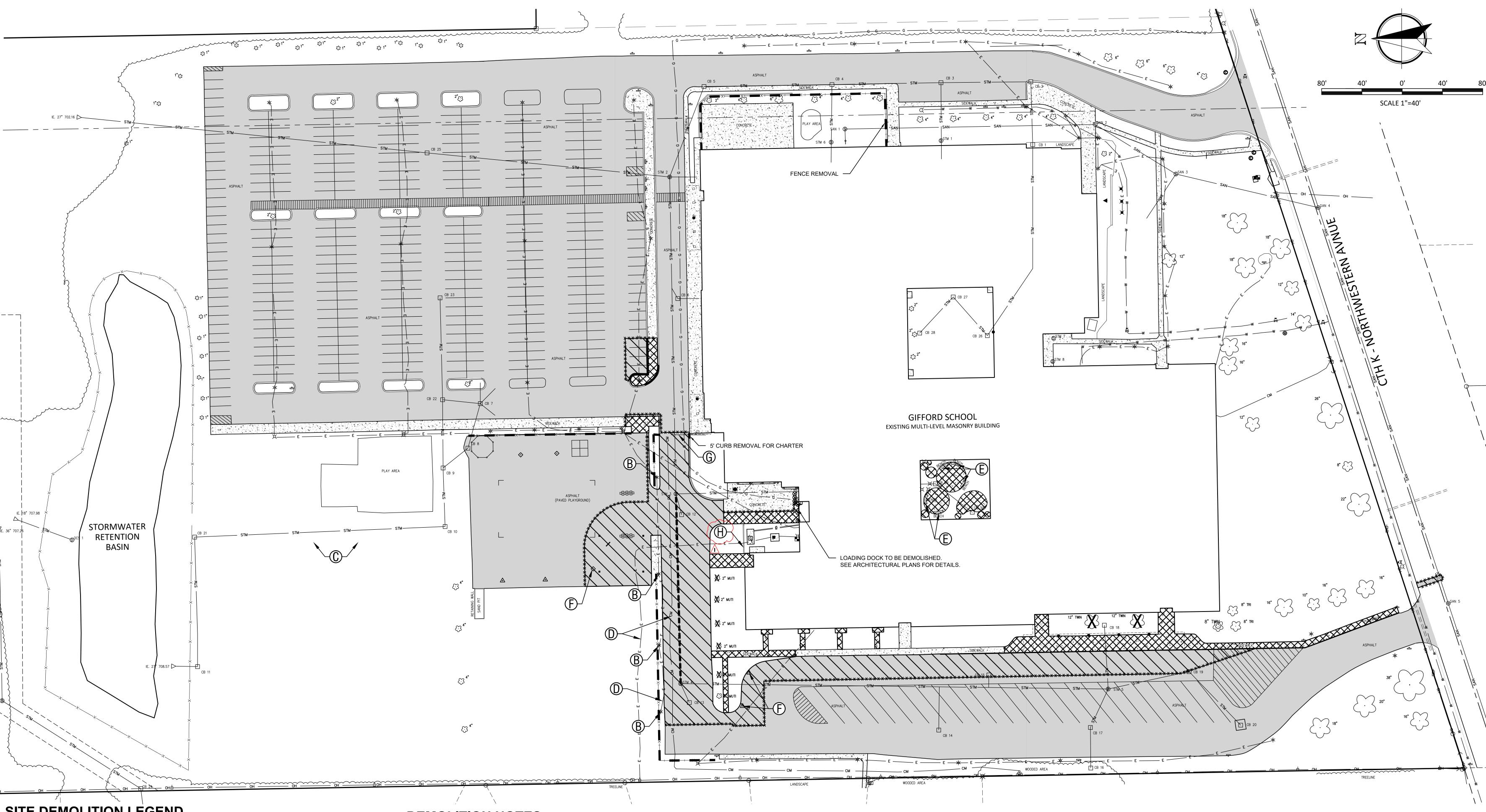
PROJECT NO.:

2015.0026.10

DRAWN BY: CHECKED B

DATE: **Ø1.Ø9.2025**SHEET NO.:





SITE DEMOLITION LEGEND

****** SAW CUT PAVEMENT (FULL DEPTH)

REMOVE CONCRETE CURB

==== REMOVE STORM SEWER

REMOVE FENCE, POSTS & FOUNDATIONS

REMOVE ASPHALT PAVEMENT & BASE

REMOVE CONCRETE PAVEMENT & BASE

CLEAR AND GRUB ISOLATED TREES

- REMOVE STORM STRUCTURE
- REMOVE LIGHT POLE
- REMOVE EXPOSED CONCRETE / RUBBLE AND RESTORE AREA TO LAWN
- EXISTING PUBLIC UTILITY TO BE RELOCATED (CONTRACTOR TO COORDINATED WITH INDIVIDUAL UTILITY)
- SALVAGE BENCH TO OWNER
- REMOVE AND SALVAGE BASKETBALL HOOP/FUNNEL BALL AND POLE TO OWNER. DISPOSE OF FOUNDATION.
- REMOVE GATE
- REMOVE RETAINING WALL AND FOUNDATIONS.

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 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

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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDING PRIOR TO DEMOLITION OF THE BUILDING.

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 OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING

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 BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS AS SHOWN ON THESE CONSTRUCTION PLANS OR AS NECESSARY TO COMPLETE THE WORK. 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.

ABANDONMENT OF UTILITIES SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF

THE "STANDARD SPECIFICATIONS".

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.

UTILITY NOTE

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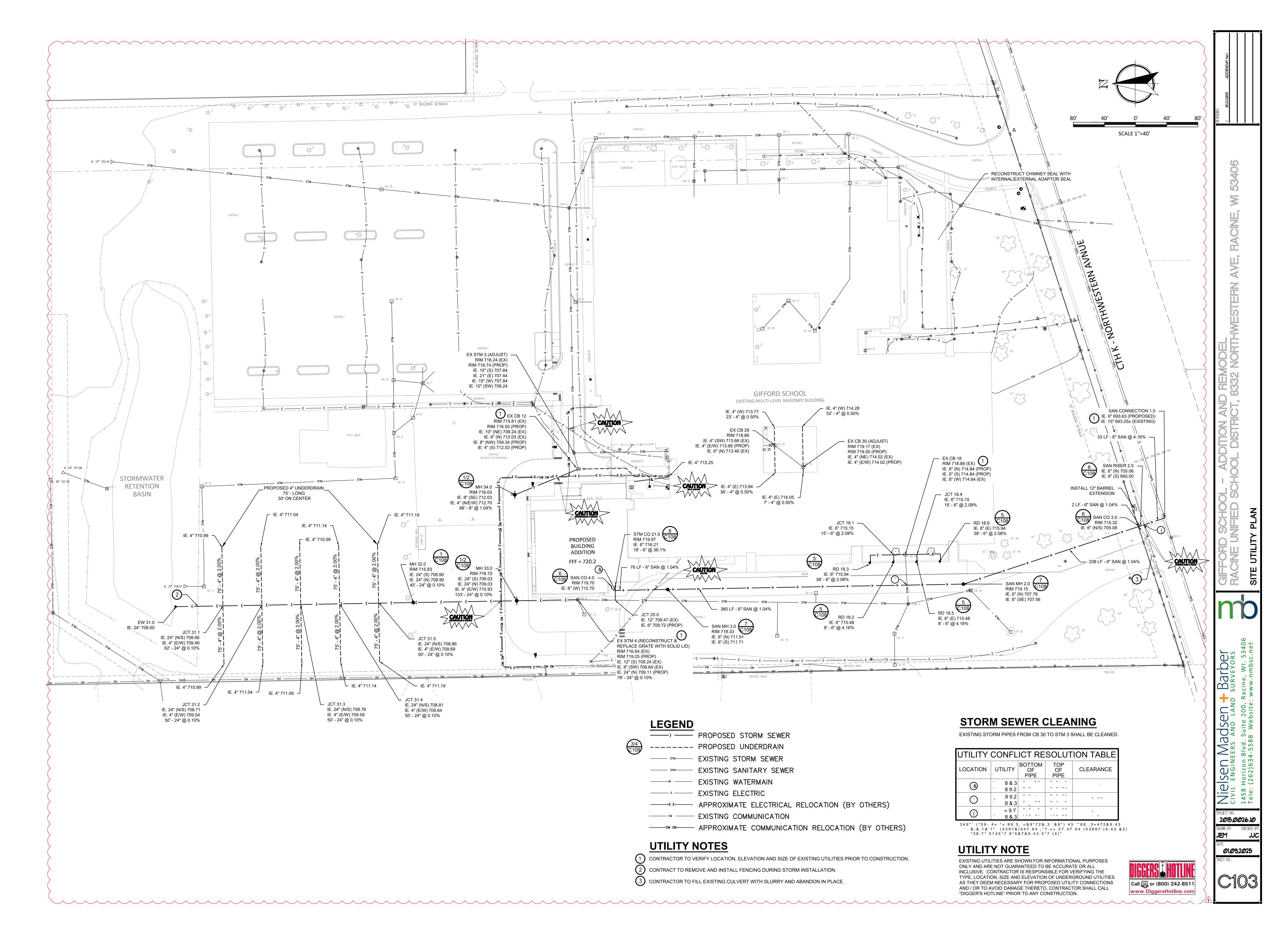


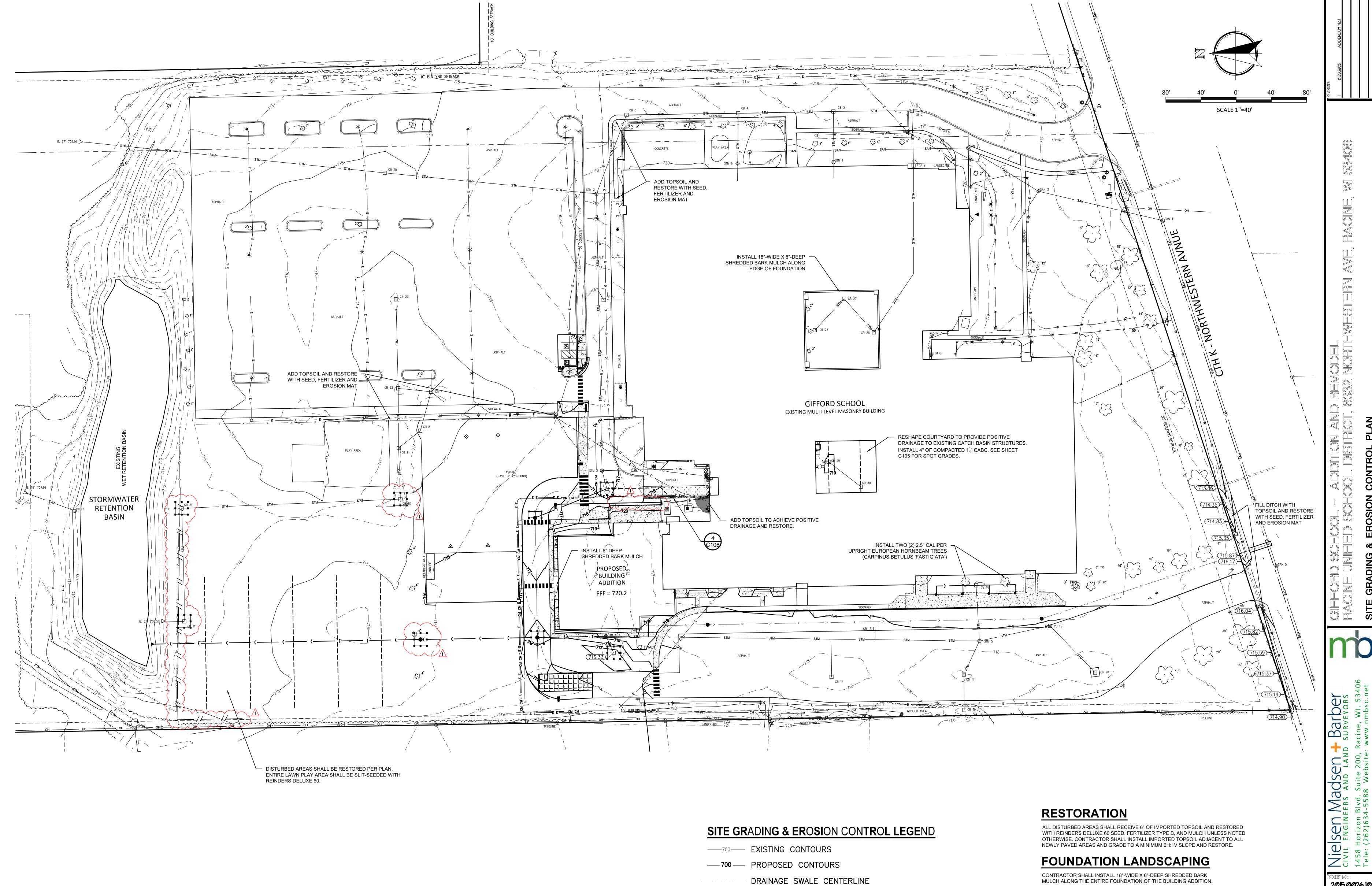


www.DiggersHotline.com

Niels CIVIL EI 1458 HOI Tele: (**)

2015.0026.10 01.09.2025





____ SILT FENCE

STONE TRACKING PAD

FINISHED YARD GRADE

STORM INLET PROTECTION

UTILITY NOTE

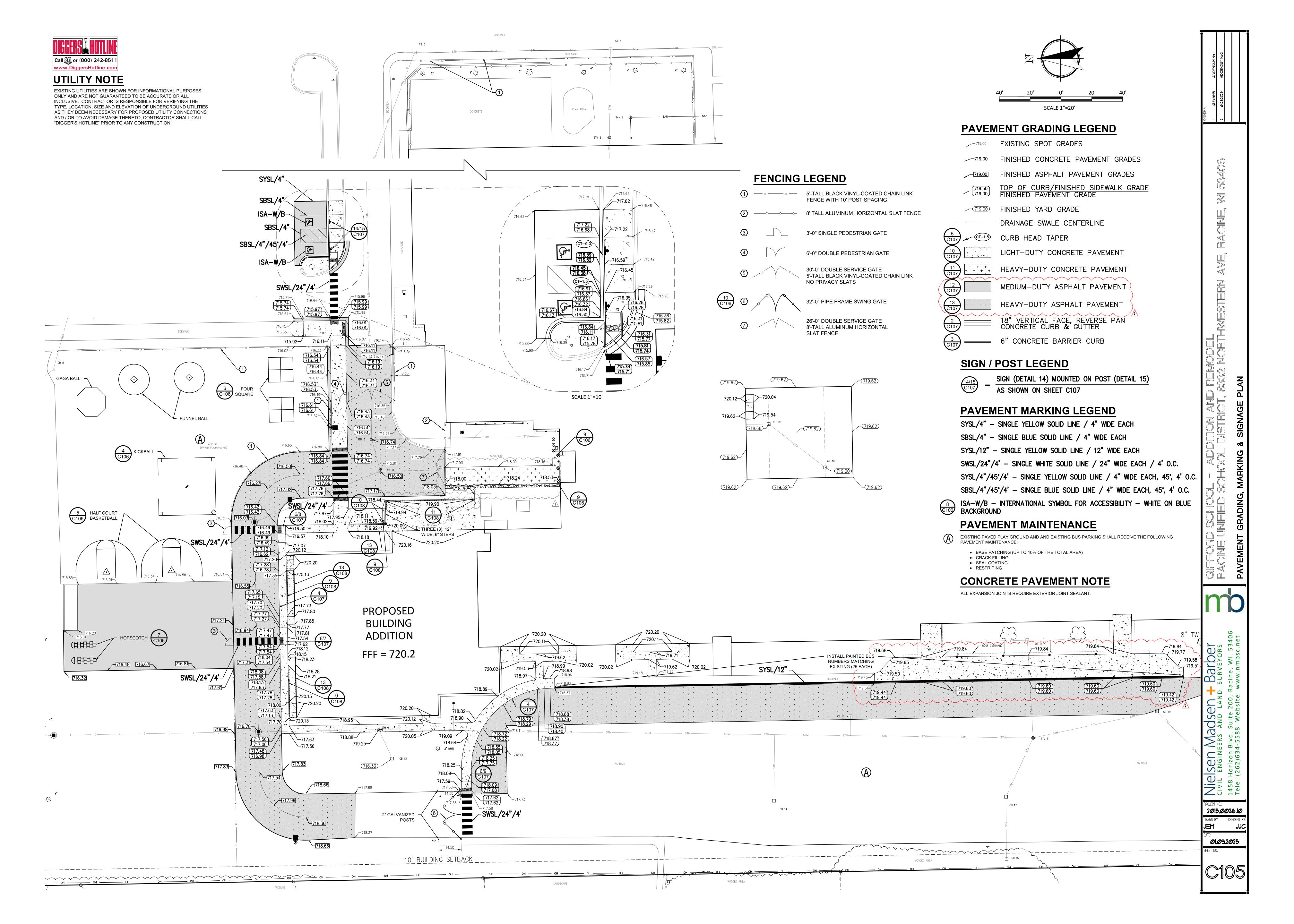
EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE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



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N.T.S.

FURNISH AND INSTALL 1/8"

POLYETHYLENE (HDPE) PIPE

BOLLARD COVERS.
COLOR TO BE SELECTED BY

MANUFACTURER'S STANDARD

THICK HIGH DENSITY

THE ARCHITECT FROM

* CONTRACTOR TO CONFIRM

COLOR WITH OWNER

12" DIAMETER

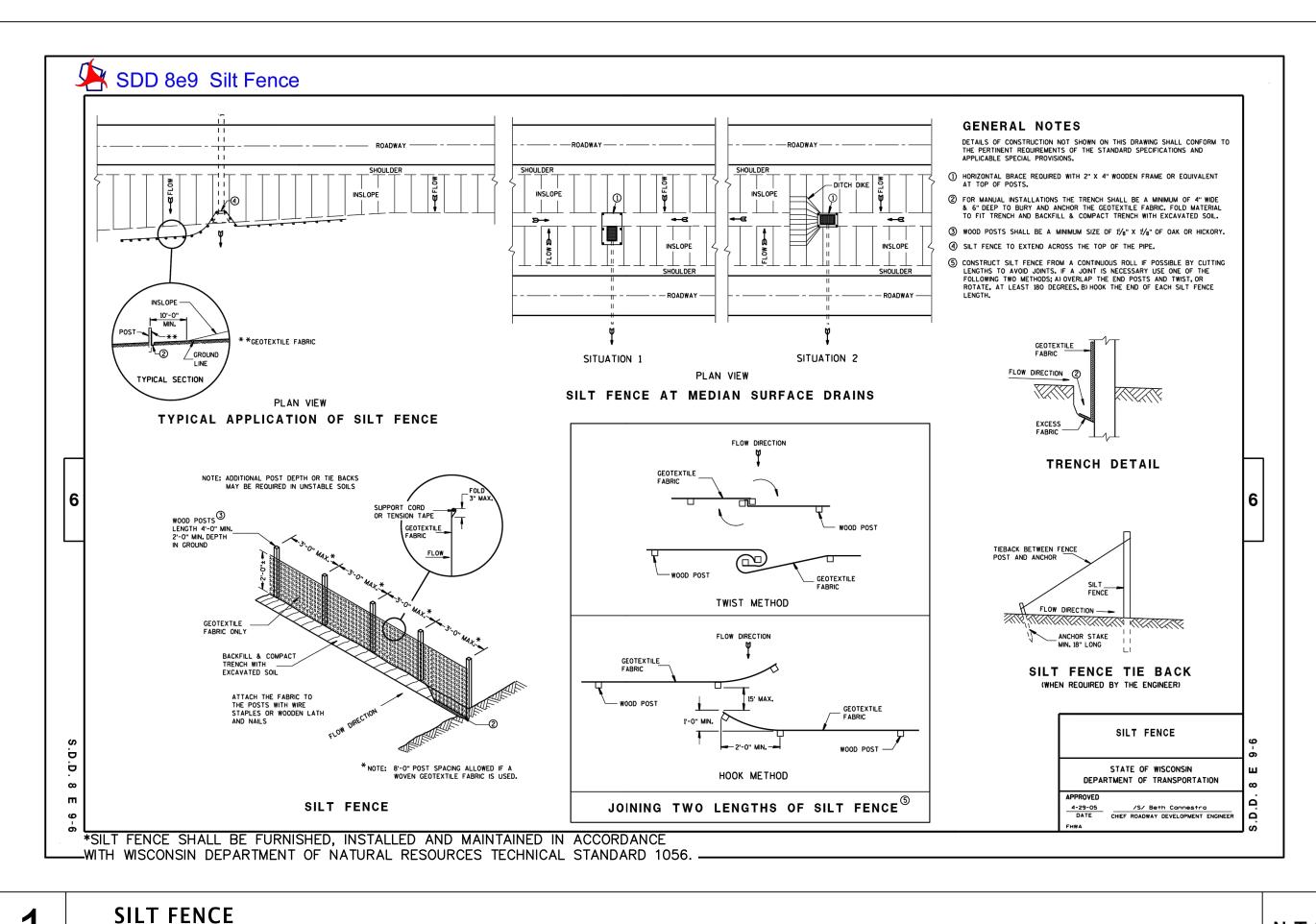
CONCRETE FOUNDATION

COLOR PALETTE.

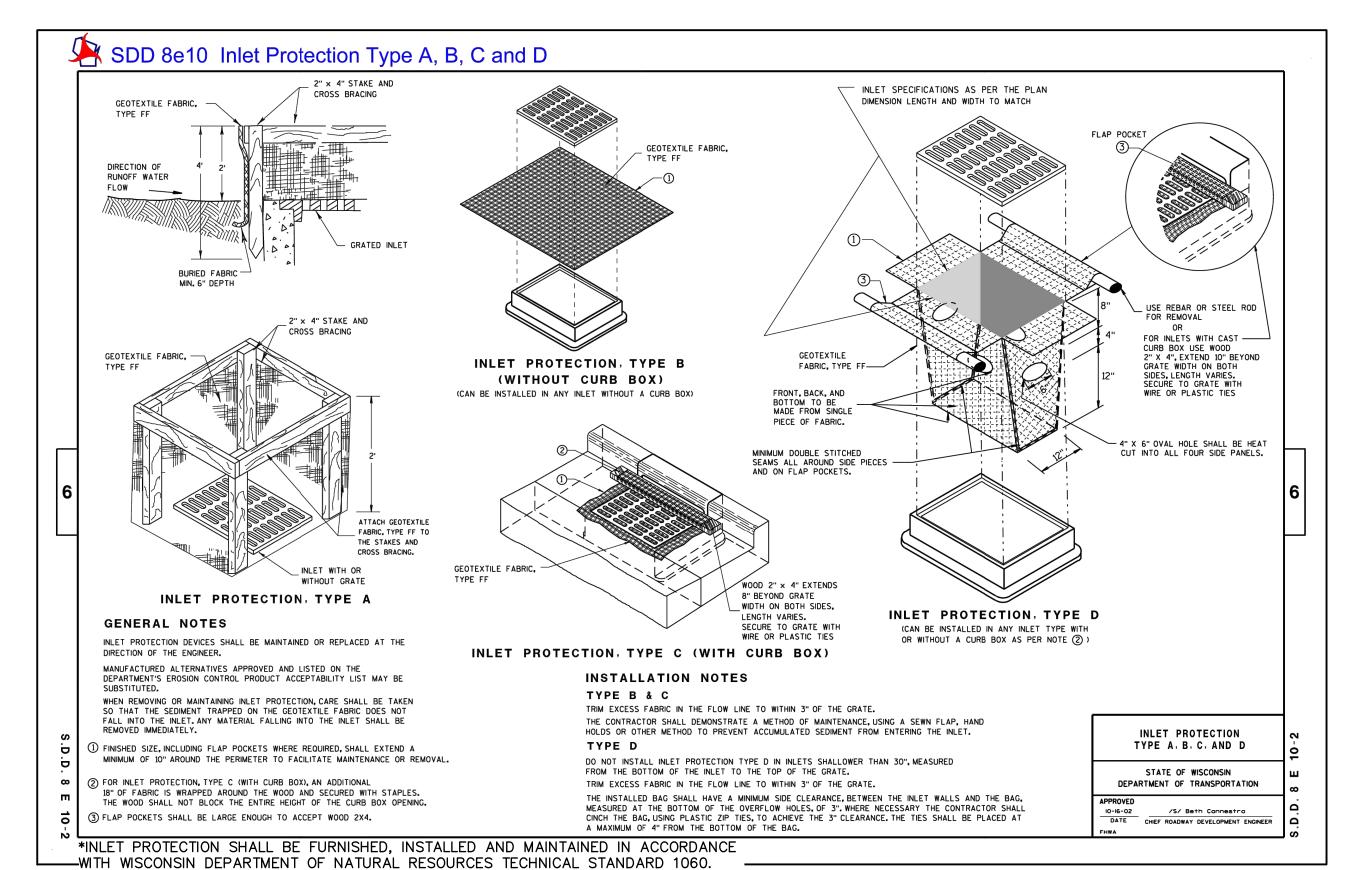


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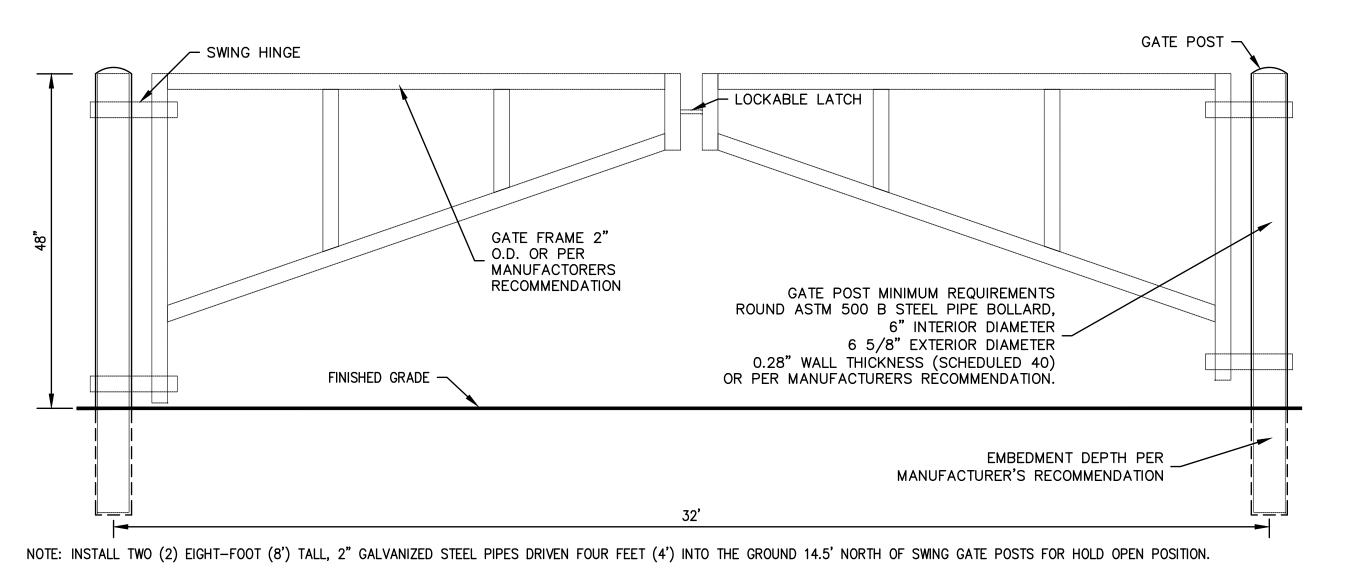




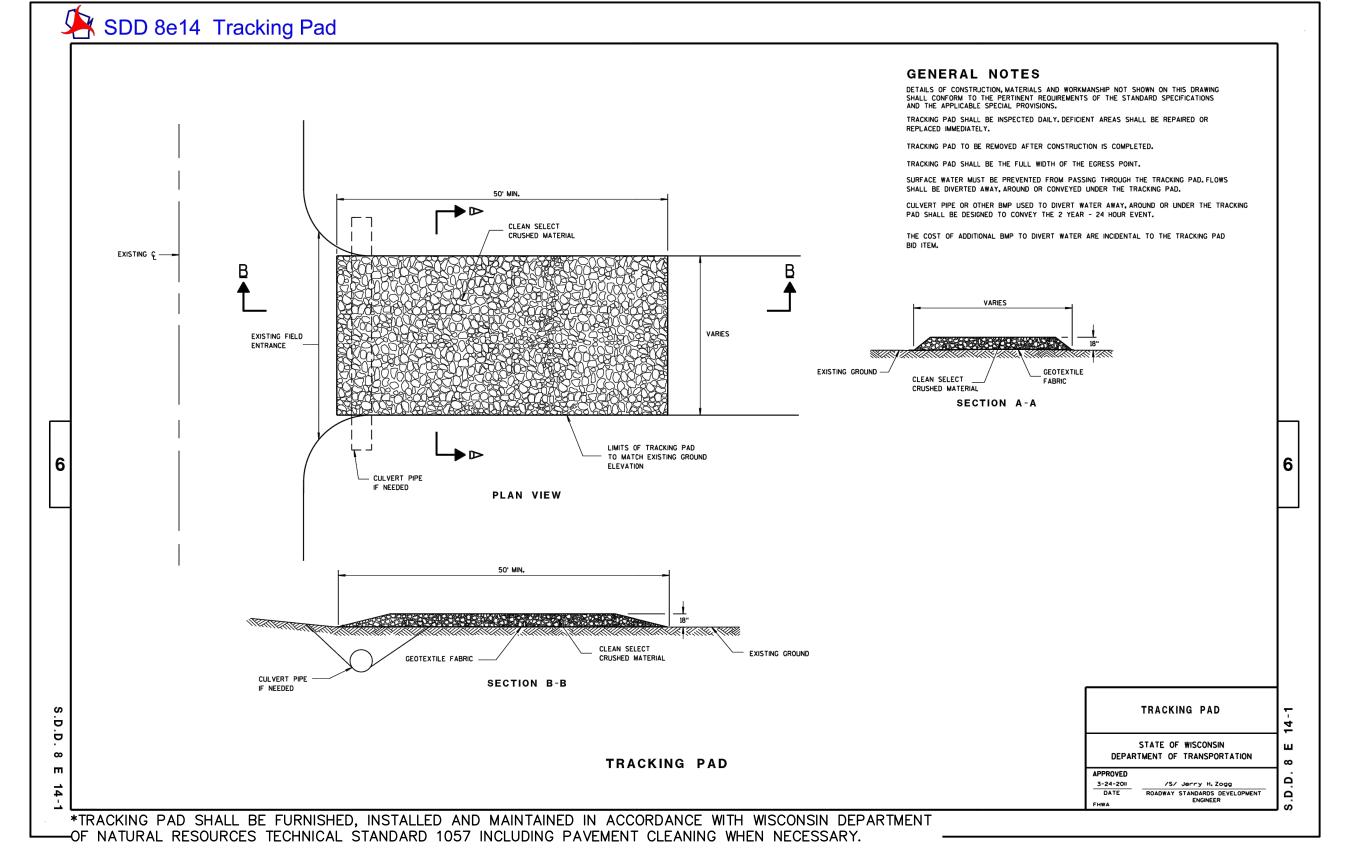
SILT FENCE N.T.S. DETAIL



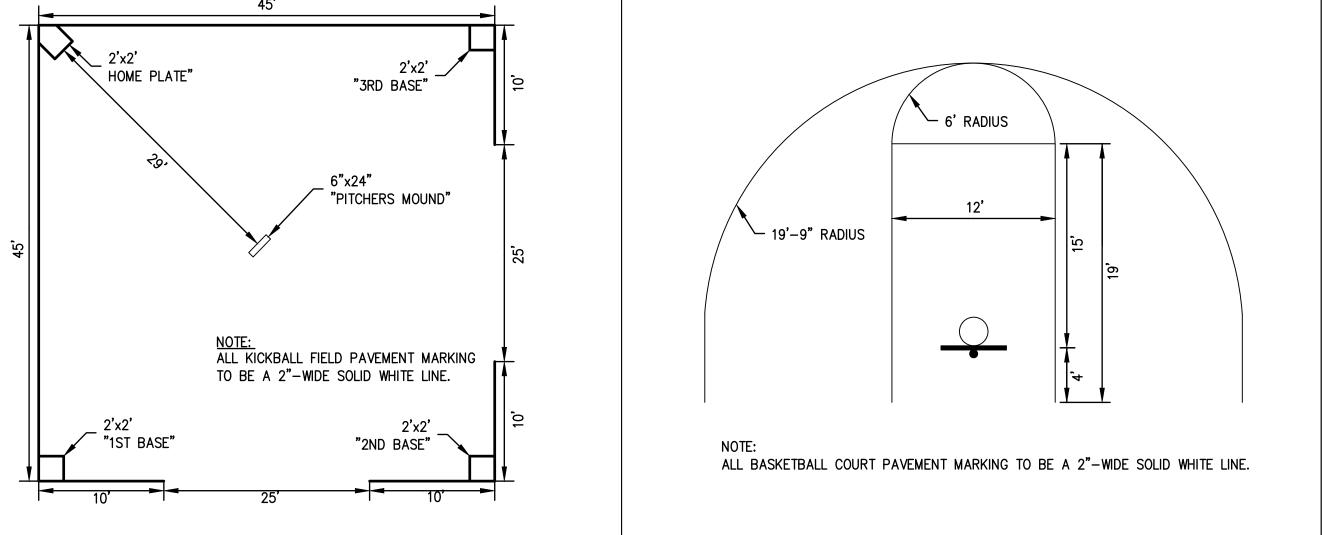
INLET PROTECTION N.T.S. **DETAIL**



DETAIL



TRACKING PAD N.T.S.

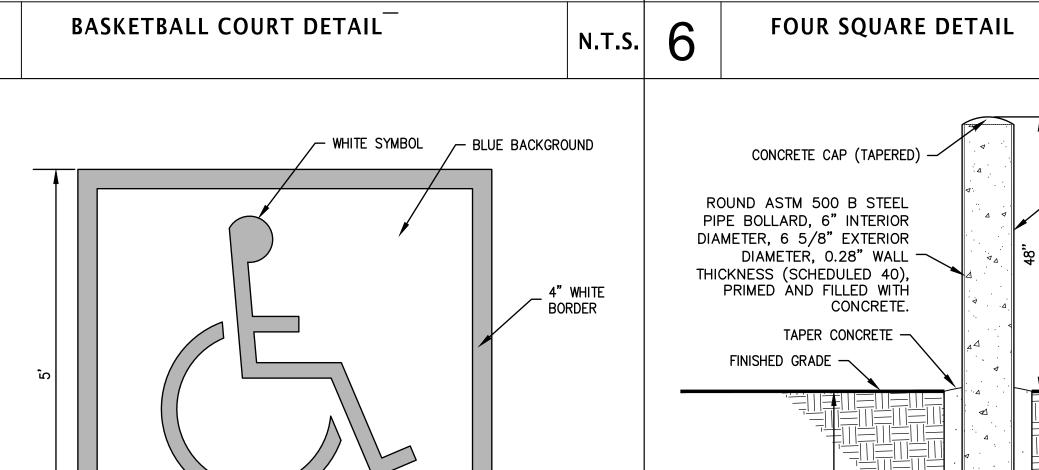


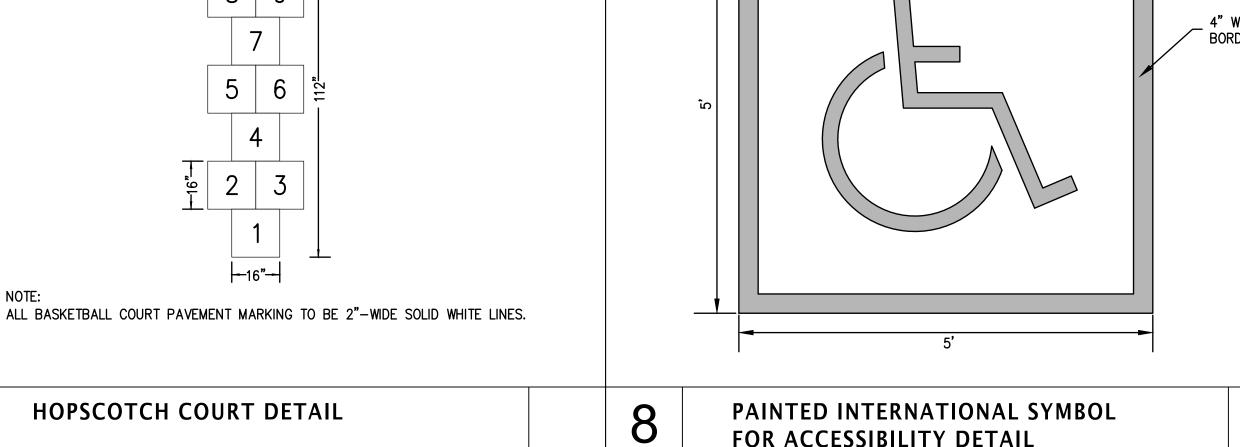
N.T.S.

45' KICKBALL FIELD DETAIL

N.T.S.







FOR ACCESSIBILITY DETAIL

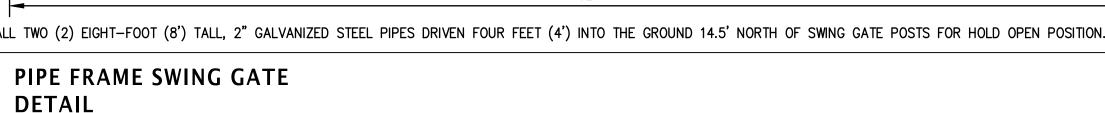
9 N.T.S.

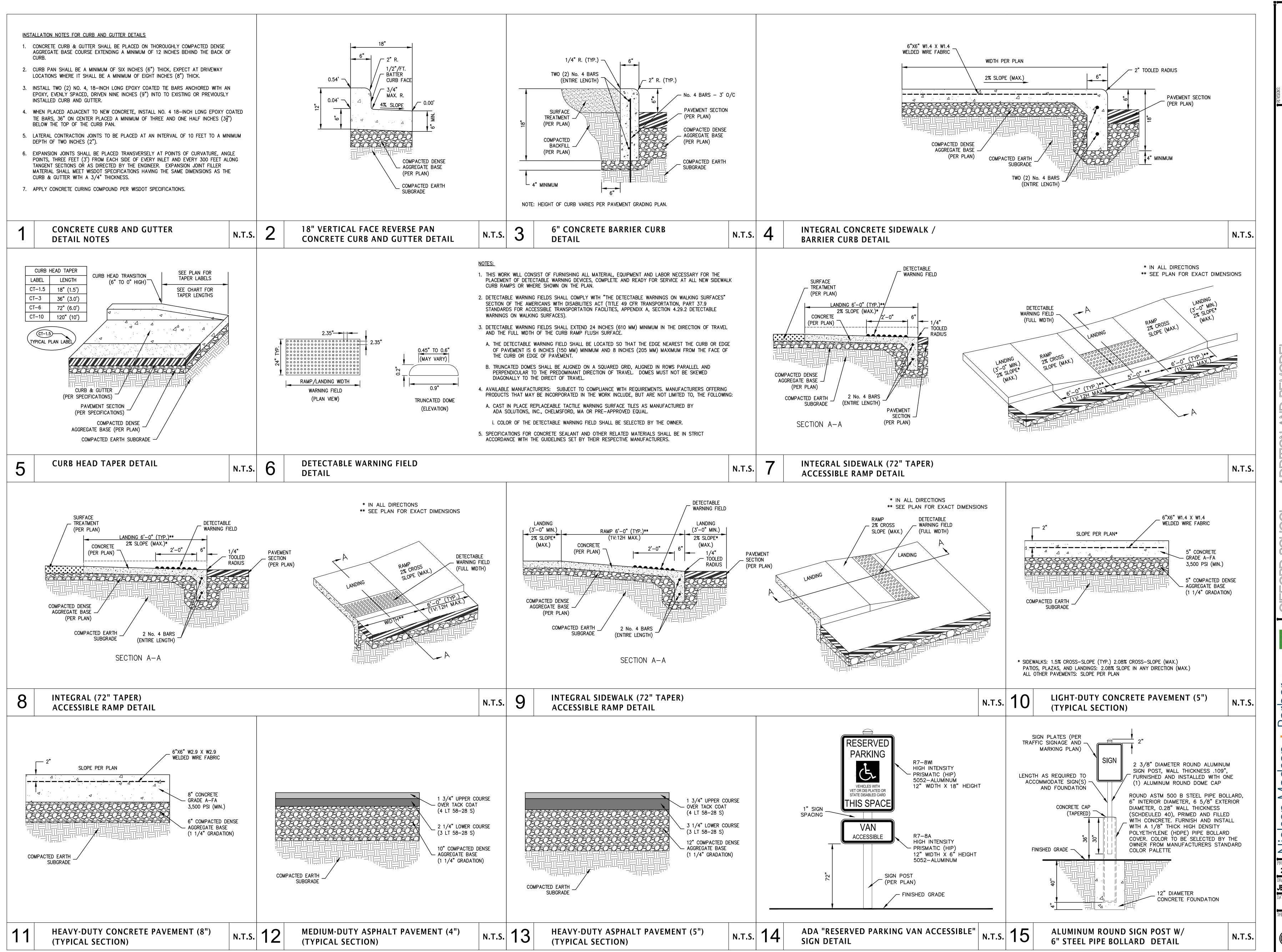
DETAIL

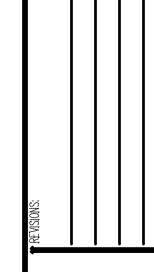
6" STEEL PIPE BOLLARD

ALL FOUR SQUARE COURT PAVEMENT MARKING TO BE A 2"-WIDE SOLID WHITE LINE.

N.T.S.





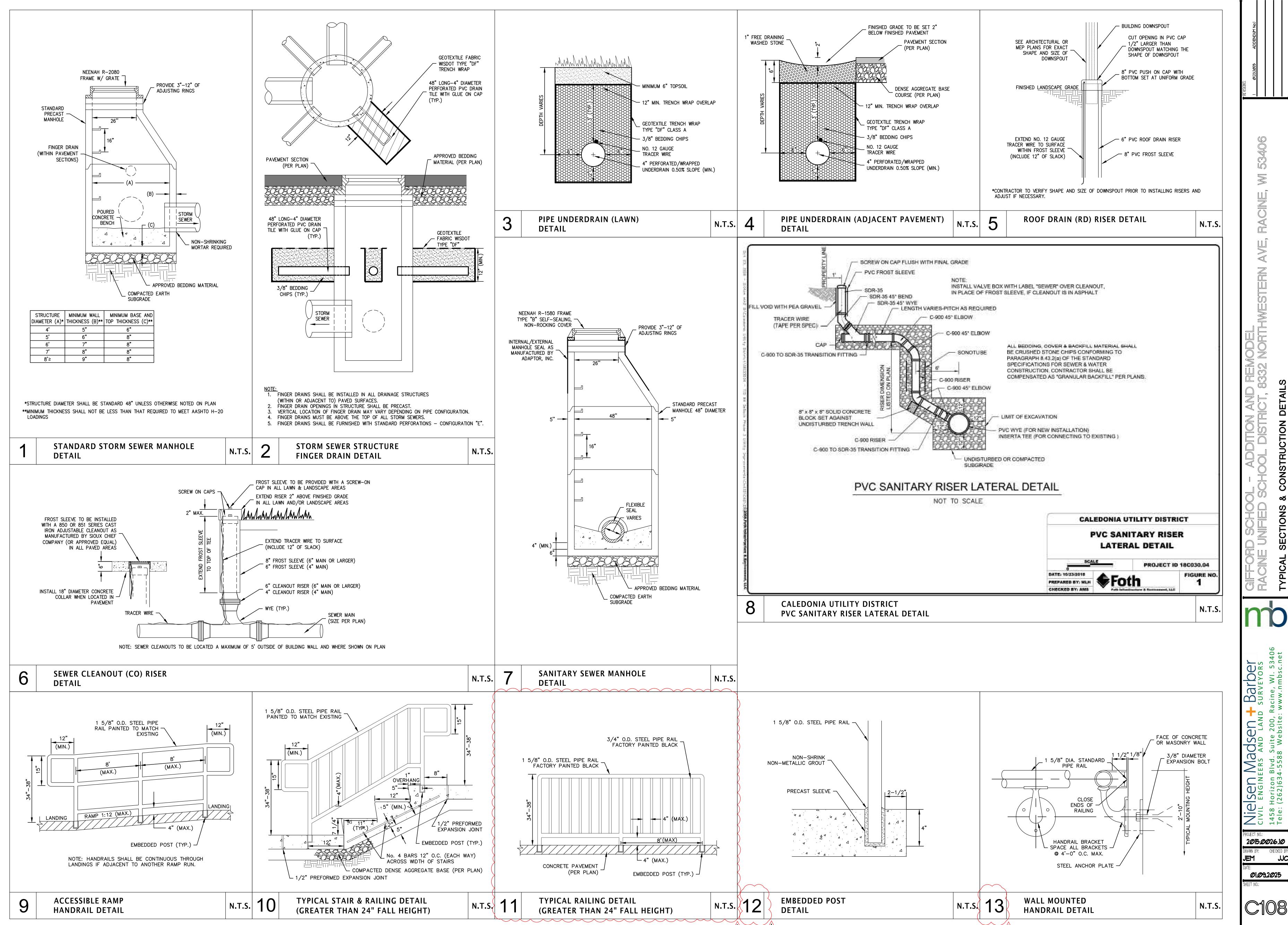


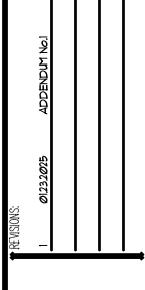


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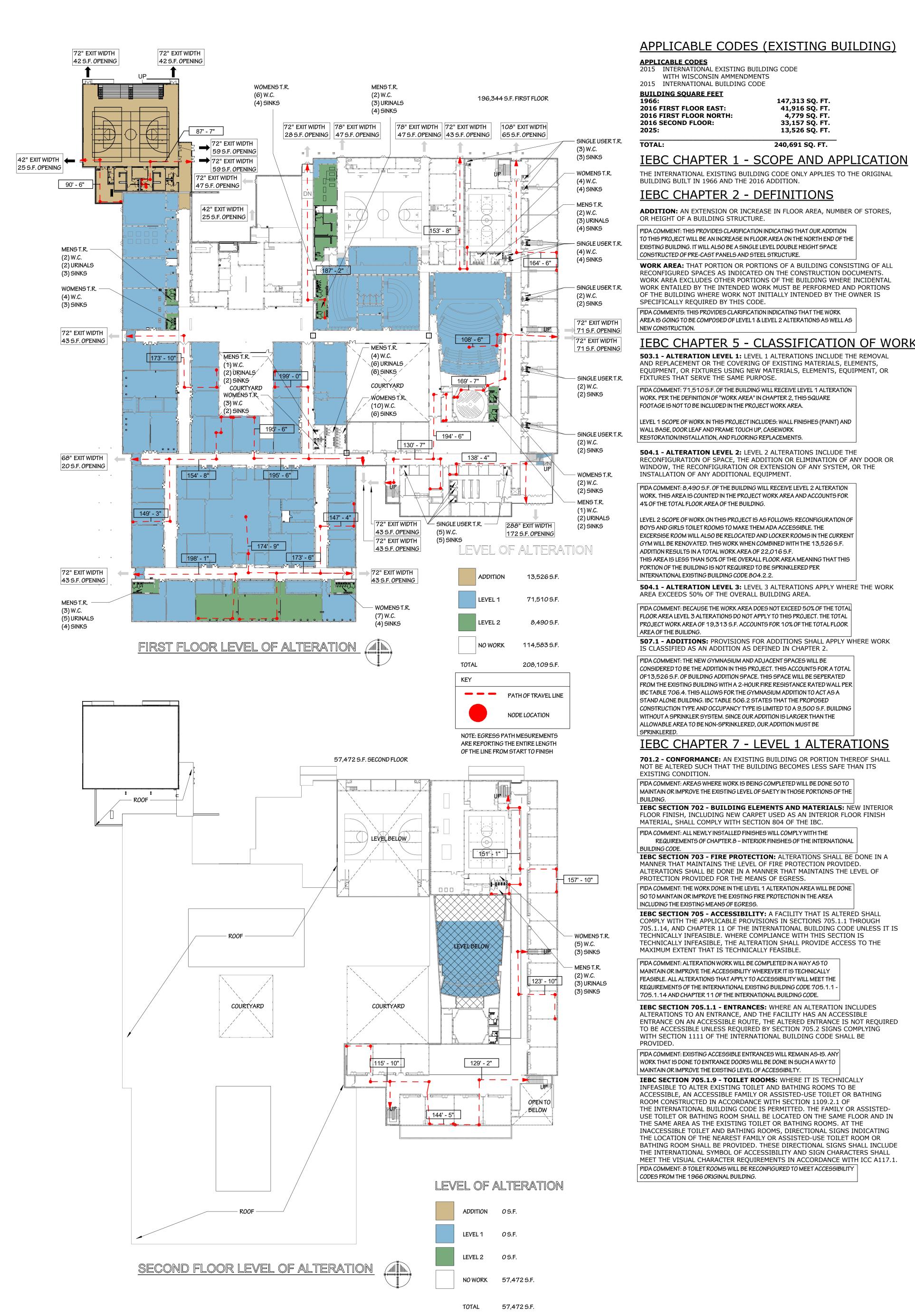
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IEBC CHAPTER 8 - LEVEL 2 ALTERATIONS APPLICABLE CODES (EXISTING BUILDING) IEBC SECTION 801.2 - LEVEL 1 COMPLIANCE: IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE 2015 INTERNATIONAL EXISTING BUILDING CODE REQUIREMENTS OF CHAPTER 7. WITH WISCONSIN AMMENDMENTS

147,313 SQ. FT.

41,916 SQ. FT.

4,779 SQ. FT.

33,157 SQ. FT.

13,526 SQ. FT.

240,691 SQ. FT.

PIDA COMMENT: ALL LEVEL 2 ALTERATION SCOPE OF WORK IS DESIGNED TO COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.

A SPRINKLERED BUILDING.

IEBC SECTION 801.3 - COMPLIANCE: ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. PIDA COMMENT: ALL WORK IN THIS PROJECT WILL BE CONSTRUCTED AS IT IS

REQUIRED TO MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. **IEBC SECTION 803.4.1 - SUPPLEMENTAL INTERIOR FINISH**

REQUIREMENTS: WHERE THE WORK AREA OF ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, SECTION 803.4 SHALL ALSO APPLY TO THE INTERIOR FINISH IN EXIT AND CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR. PIDA COMMENT: THIS SECTION PROVIDES LANGUAGE THAT EXCLUDES THE MAJORITY OF THE CORRIDOR FROM BEING FIRE RATED. THE EXISTING BUILDING IS

804.2.2 - GROUPS A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 AND S-2: IN BUILDINGS WITH OCCUPANCIES IN GROUPS A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1, AND S-2, WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER

PROTECTION WHERE ALL OF THE FOLLOWING CONDITIONS OCCUR: THE WORK ARE IS REQUIRED TO BE PROVIDED WITH AUTOMATIC

SPRINKLER PROTECTION IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AS APPLICABLE TO NEW CONSTRUCTION; AND

THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA. PIDA COMMENTS: DUE TO LEVEL 2 WORK AREA BEING LESS THAN 50% OF THE FLOOR AREA (ITEM 2) THE AREA OF WORK IN THE EXISTING BUILDING IS AN EXISTING FULLY SPRINKLERED BUILDING.

804.4 - FIRE ALARM AND DETECTION: AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 804.4.1 THROUGH 804.4.3. WHERE AUTOMATIC SPRINKLER PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION 804.2 AND IS CONNECTED TO THE BUILDING FIRE ALARM SYSTEM, AUTOMATIC HEAT DETECTION SHALL NOT BE REQUIRED.

AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72. DEVICES COMBINATIONS OF DEVICES, APPLIANCES, AND EQUIPMENT SHALL NOT BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS, EXCEPT THAT AN APPROVED ALTERNATIVE TYPE OF DETECTOR SHALL BE INSTALLED IN SPACES SUCH AS BOILER ROOMS, WHERE PRODUCTS OF COMBUSTION ARE PRESENT DURING NORMAL OPERATION IN SUFFICIENT QUANTITY TO ACTUATE A SMOKE DETECTOR.

PIDA COMMENTS: THE FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS FO THE INTERNATIONAL EXISTING BUILDING CODE SECTION 804.4.

805.4.2 - DOOR SWING: IN THE WORK AREA AND IN THE EGRESS PATH FROM ANY WORK AREA TO THE EXIT DISCHARGE, ALL EGRESS DOORS SERVING AN OCCUPANT LOAD GREATER THAN 50 SHALL SWING IN THE DIRECTION OF EXIT TRAVEL.

PIDA COMMENTS: ALL DOORS IN EXIT CORRIDORS CURRENTLY COMPLY WITH THIS REQUIREMENT.

805.7.1 - MEANS OF EGRESS - ARTIFICIAL LIGHTING REQUIRED: MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE. PIDA COMMENTS: ALL OF THE MEANS OF EGRESS WILL BE PROVIDED WITH CODE COMPLIANT MEANS OF EGRESS LIGHTING. ALL EXISTING EMERGENCY LIGHTING WILL BE POWERED BY THE GENERATOR.

805.8.1 - EXIT SIGNS - WORK AREAS: MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

PIDA COMMENTS: ALL MEANS OF EGRESS THROUGHOUT THE BUILDING WILL BE SUPPLIED WITH CODE COMPLIANT EXIT SIGNS 810.1 - MINIMUM FIXTURES: WHERE THE OCCUPANT LOAD OF THE STORY IS INCREASED BY MORE THAN 20%, PLUMBING FIXTURES FOR THE STORY SHALL BE PROVIDED IN QUANTITIES SPECIFIED IN THE INTERNATIONAL PLUMBING CODE BASED ON THE INCREASED OCCUPANT LOAD.

IEBC CHAPTER 11 - ADDITIONS

1101.1 SCOPE: AN ADDITION TO A BUILDING OR STRUCTURE SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODES AS ADOPTED FOR NEW CONSTRUCTION WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ANY REQUIREMENTS OF THOSE CODES OR OF THESE PROVISIONS, EXCEPT AS REQUIRED BY THIS CHAPTER. WHERE AN ADDITION IMPACTS THE EXISTING BUILDING OR STRUCTURE, THAT PORTION SHALL COMLY WITH THIS

PIDA COMMENTS: ALL COMPONENTS OF THE NEW GYMNASIUM ADDITION WILL COMPLY WITH ALL ASSOCIATED CODES PER THE INTERNATIONAL BUILDING CODE FOR NEW CONSTRUCTION.

APPLICABLE CODES (BUILDING ADDITION)

VILLAGE OF CALEDONIA, APPLICABLE CODES 2015 INTERNATIONAL BUILDING CODE

2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FIRE CODE

2015 INTERNATIONAL EXISTING BUILDING CODE

<u> IBC CHAPTER 3 - USE AND OCCUPANCY</u> THE GYMNASIUM ADDITION WILL BE CLASSIFIED AS A SPRINKLERED, FULLY FIRE ALAMED, SEPERATED (A3) ASSEMBLY OCCUPANCY CLASSIFICATION AND AN ACCESSORY TO THE PRIMARY (E) OCCUPANCY WHICH IS THE EXISTING SCHOOL

IBC CHAPTER 5 - BUILDING HEIGHTS

NOTE: THIS GYMNASIUM IS A SINGLE STORY SPACE CONSTRUCTED OF LOAD BEARING PRE-CAST CONCRETE PANELS, UNPROTECTED STEEL COLUMNS, JOIST BEAMS, AND METAL ROOF DECKING. THEREFORE, WITH THE USE OF THESE NON-COMBUSTIBLE MATERIALS, THIS BUILDINGS CONSTRUCTION CLASSIFICATION IS A TYPE II-B. TABLE 504.3 "ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE"

(A-3) BUILDING OCCUPANCY, WITH TYPE II-B CONSTRUCTION, AND SPRINKLERED

MAXIMUM BUILDING HEIGHT OF: 75'-0" ABOVE GRADE PLANE ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: 3 ALLOWABLE AREA FACTOR: 38,000 S.F. FOR A SINGLE STORY SPRINKLERED

ACTUAL BUILDING: BUILDING HEIGHT:32'-0" NUMBER OF STORIES: 1 STORY AREA:13,526 S.F.

ADDITION FOR EMERGENCY VEHICLE ACCESS.

506.1.1 UNLIMITED AREA BUILDINGS: UNLIMITED AREA BUILDINGS SHALL BE DESIGNED IN COORDANCE WITH SECTION 507. PIDA COMMENT: UNLIMITED AREA IS SATISFIED BECAUSE OUR SITE HAS FULL ACCESS AROUND THE ENTIRE PERIMITER OF THE BUILDING AND

507.1 GENERAL: THE AREA OF BUILDINGS OF THE OCCUPANCIES AND CONFIGURATIONS SPECIFIED IN SECTIONS 507.1 THROUGH 507.12 SHALL NOT BE LIMITED. BASEMENTS NOT MORE THAN ONE STORY BELOW GRAE PLANE SHALL BE PERMITTED.

507.2.1 REDUCED OPEN SPACE: THE PUBLIC WAYS OR YARDS OF 60 FEET IN WIDTH REOUIRED IN SECTIONS 507.3, 507.4, 507.5, 507.6 AND 507.12 SHALL BE PERMITTED TO BE REDUCED TO NOT LESS THAN 40 FEET IN WIDTH PROVIDED ALL OF THE FOLLOWING REQUIREMENTS ARE MET:

- THE REDUCED WIDTH SHALL NOT BE ALLOWED FOR MORE THAN 75 PERCENT OF THE PERIMETER OF THE BUILDING
- THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE A FIRE-RESISTANCE OF NOT LESS THAN 3 HOURS
- OPENINGS IN THE EXTERIOR WALLS FACING THE REDUCED WIDTH SHALL HAVE OPENING PROTECTIVES WITHA FIRE PROTECTION RATING OF NOT

IBC CHAPTER 6 - TYPES OF

ELSEWHERE IN THIS CODE.

HOURS / NONCOMBUSTIBLE

CONSTRUCTION 602.2 TYPES I AND II: TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEP AS PERMITTED IN SECTION 603 AND

602.2 TYPES I AND II: TYPES I AND II CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS, EXCEP AS PERMITTED IN SECTION 603 AND ELSEWHERE IN THIS CODE.

BUILDING ELEMENTS STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES HOURS / NONCOMBUSTIBLE BEARING WALLS EXTERIOR (>30') HOURS / NONCOMBUSTIBLE HOURS / NONCOMBUSTIBLE NONBEARING WALLS EXTERIOR (>30') HOURS / NONCOMBUSTIBLE HOURS / NONCOMBUSTIBLE FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST HOURS / NONCOMBUSTIBLE ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOIST

THE BUILDING ADDITION IS CLASSIFIED AS A TYPE II B (NONCOMBUSTIBLE) CONSTRUCTION

IBC CHAPTER 8 - INTERIOR FINISHES

803.1 GENERAL: INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE DEVELOPMENT IN ACCORDANC WITH SECTION 803.1.1 OR 803.1.2, EXCEPT AS SHOWN IN SECTIONS 803.2 THROUGH 803.13. MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2 SHALL NOT BE REQUIRED TO BE TESTED IN ACCORDANCE WITH SECTION 803.1.1 803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS: INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES.

CLASS A: = FLAME SPREAD INDEX 0-25; SMOKEDEVELOPED INDEX 0-450. CLASS B: = FLAME SPREAD INDEX 26-5; SMOKEDEVELOPED INDEX 0-450. CLASS C: = FLAME SPREAD INDEX 76-200; SMOKEDEVELOPED INDEX 0-450.

EXCEPTION: MATERIALS TESTED IN ACCORDANCE WITH SECTION 803.1.2. 803.11 INTERIOR FINISH REQUIREMENTS BASED ON GROUP: INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN SPECIFIED IN TABLE 803.11 FOR THE GROUP AND LOCATION DESIGNATED INTERIOR WALL AND CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH NFPA 286 AND MEETING THE ACCEPTANCE CRITERIA OF SECTION 803.1.2.1, SHALL BE PERMITTED TO BE USED WHERE A CLASS A CLASSIFICATION IN ACCORDANCE WITH ASTM E84 OR UL 723 IS REQUIRED. ADDTION OCCUPANCY IS FOR AN (A3)

INTERIOR EXIT STAIRWAYS, RAMPS, & EXIT PASSAGEWAYS - B CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - B ROOMS OR ENCLOSED SPACES - C

803.12 STABILITY: INTERIOR FINISH MATERIALS REGULATED BY THIS CHAPTER SHALL BE APPLIED OR OTHERWISE FASTENED IN SUCH A MANNER THAT SUCH MATERIALS WILL NOT READILY BECOME DETACHED WHERE SUBJECTED TO ROOM TEMPERATURES OF 200 F (93 C) FOR NOT LESS THAN 30 MINUTES. 803.13.4 MATERIALS: AN INTERIOR WALL OR CEILING FINISH MATERIAL THAT IS NOT MORE THAN 1/4" THICK SHALL BE APPLIED DIRECTLY TO THE WALL, CEILING, OR STRUCTURAL ELEMENT WITHOUT THE USE OF FURRING STRIPS AND SHALL NOT BE SUSPENDED AWAY FROM THE BUILDING ELEMENT TO WHICH THAT FINISH

IBC CHAPTER 9 - INTERIOR FINISHES

901.2 FIRE PROTECTION SYSTEMS: FIRE PROTECTION SYSTEMS SHALL BE INSTALLED, REPAIRED, OPERATED AND MAINTAINED IN ACCORDANCE WITH THIS CODE AND THE INTERNATIONAL FIRE CODE. ANY FIRE SYSTEM FOR WHICH AN EXCEPTION OR REDUCTION TO THE PROVISIONS OF THIS CODE SHALL BE PERMITTED TO BE INSTALLED FOR PARTIAL OR COMPLETE PROTECTING PROVIDED THAT SUCH SYSTEM MEETS THE REQUIREMENTS OF THIS CODE. 907.2.12.1 ALARM: ACTIVATION OF ANY SINGLE SMOKE DETECTOR, THE AUTOMATIC SPRINKLER SYSTEM OR ANY OTHER AUTOMATIC FIRE DETECTION DIENTIAGE SHALL IMMEDIATELY ACTIVATE AN AUDIBLE AND VISIBLE ALARM AT THE BUILDING AT A CONSTANTLY ATTENDED LOCATION FROM WHICH EMERGENCY ACTION CAN BE INITIATED, INCLUDING THE CAPABILITY OF MANUAL INITIATION REQUIREMENTS IN SECTION 907.2.12.2.

IBC CHAPTER 10 - MEANS OF EGRESS TABLE 100/ 1 2 "MAYTMUM ELOOP AREA ALLOWANCES REP OCCURANT

MAXIMUM FLOOR AREA ALLOWNACE							
NAME	AREA	OCCUPANTS					
ACCESSORY	2428 SF	8					
ASSEMBLY FIXED	6361 SF	718					
BUSINESS	116295F	117					
CAFETERIA	81765F	546					
CLASSROOM	65123 <i>S</i> F	3257					
CONCENTRATED	12530 SF	251					
DAYCARE	1047 SF	30					
KITCHEN	4082 SF	21					
LOCKER ROOM	2400 SF	120					
READING ROOM	194 SF	4					
STACK AREA	4561 SF	46					
STAGE	2831 SF	189					
STORAGE	3959 SF	14					
VOCATIONAL	20070 SF	402					

145,392S.F. 5,723 OCCUPANTS

EDUCATIONAL CLASSROOMS = 20 NET S.F. EDUCATIONAL VOCATIONAL AREAS = 50 NET S.F. OFFICE AREAS = 100 GROSS S.F.

EDUCATIONAL CLASSROOMS: 65,124/20 NET S.F. = 3,257 OCCUPANTS EDUCATIONAL VOCATIONAL AREAS: 20,070/50 NET S.F. = 402 OCCUPANTS OFFICE AREAS: 11,629/100 GROSS S.F. = 117 OCCUPANTS

TABLE 1005.1 "EGRESS WIDTH PER OCCUPANT SERVED": WITH SPRINKLER SYSTEM = 0.2 INCHES PER OCCUPANT CALCULATION: 5,723 OCCUPANTS (0.2 / OCCUPANT) = 1,145" OF EGRESS WIDTH

TABLE 1006.2.1 "COMMON PATH OF TRAVEL": COMMON PATH OF TRAVEL SHALL NOT EXCEED 75 FEET. ALL SPACES IN THE BUILDING COMPLY.

1017.2 "EXIT ACCESS TRAVEL DISTANCE": EXITS SHALL BE LOCATED SO THAT THE MAXIMUM LENGTH OF EXIT ACCESS TRAVEL, MEASURED FROM THE MOST REMOTE POINT TO THE ENTRANCE TO AN EXIT ALONG THE NATURAL AND UNOBSTRUCTED PATH OF EGRESS TRAVEL, SHALL NOT EXCEED THE DISTANCES GIVEN IN TABLE 1017.2.

TABLE 1017.2 "EXIT ACCESS TRAVEL DISTANCE": (E) = 250 FEET WITH A SPRINKLER SYSTEM. ALL SPACES WITHIN THE BUILDING COMPLY.

IBC CHAPTER 29 - PLUMBING SYSTEMS **TABLE 2902.1 "MINIMUM NUMBER OF PLUMBING FACILITIES CALCULATION":**

EDUCATIONAL OCCUPANCY = 3,758 OCCUPANTS WATER CLOSETS: 38 BOYS / 38 GIRLS REQUIRED

LAVATORIES: 38 BOYS / 38 GIRLS REQUIRED DRINKING FOUNTAINS: 38 REQUIRED

BUSINESS OCCUPANCY = 118 OCCUPANTS WATER CLOSETS: 2 BOYS / 2 GIRLS REQUIRED

SERVICE SINK: 1 REQUIRED

LAVATORIES: 1 BOYS / 1 GIRLS REQUIRED DRINKING FOUNTAINS: 2 REQUIRED SERVICE SINK: 1 REQUIRED

ASSEMBLY OCCUPANCY A-1 = 0 OCCUPANTS

ASSEMBLY OCCUPANCY A-3 = 0 OCCUPANTS

TOTALS REQUIRED VS. PROVIDED

WATER CLOSETS: MEN 48 REQUIRED / WOMEN 55 REQUIRED MEN 37 PROVIDED / WOMEN 33 PROVIDED

LAVATORIES: MEN 55 REQUIRED / WOMEN REQUIRED MEN PROVIDED / WOMEN PROVIDED

DRINKING FOUNTAINS: MEN REQUIRED / WOMEN REQUIRED MEN PROVIDED / WOMEN PROVIDED

SERVICE SINK: MEN REQUIRED / WOMEN REQUIRED MEN PROVIDED / WOMEN PROVIDED

ADDITION YEAR

2024

ADDITION YEARS

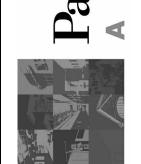
138,815 S.F.

13,526 S.F.

ROJECT NO. 723.24.035

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DEMOLITION SITE PLAN LEGEND EXISTING WALL TO REMAIN STUD WALL DEMOLITION EXISTING DOOR TO REMAIN DOOR TO BE REMOVED EXISTING WINDOW TO REMAIN WINDOW TO BE REMOVED MASONRY WALL DEMOLITION ASPHALT TO BE SAW CUT AND REMOVED CONCRETE AND ALL ASSOCIATED COMPONENTS TO BE REMOVED EXISTING BUILDING TO REMAIN PROPERTY LINE ----

DEMO KEY NOTES

SITE / BUILDING

REMOVE A PORTION OF CONCRETE SIDEWALK AND BASE COMPLETELY. PREP AREA TO RECIEVE NEW TOP SOIL AND SEED.

REMOVE A PORTION OF CONCRETE SIDEWALK AND CURB. PREP AREA AS NECESSARY TO POUR NEW SIDEWALK AND CURB.

5AW CUT AND REMOVE A PORTION OF ASPHALT DRIVE TO ACCOMODATE THE NEW UTILITY AND CONCRETE FLAT WORK.

REMOVE AND SALVAGE LIGHT POLE FOR REINSTALLATION, SEE ELECTRICAL DRAWINGS FOR DETAILS.

REMOVE A PORTION OF THE CONCRETE DRIVE AS NECESSARY TO ACCOMODATE THE NEW UTILITIES AND DELIVERY DOCK REPLACEMENT.

REMOVE FENCING, GATES, POST, FOUNDATION AND ALL ASSOCIATED COMPONENTS.

16 REMOVE AND GRUB TREE.

(17) REMOVE, SALVAGE, AND REINSTALL BASKETBALL HOOP.

REMOVE EXISTING GRASS AND PREPARE AREA TO RECIEVE NEW FINISH. REFER TO CIVIL FOR SCOPE OF WORK.

SAWCUT AND REMOVE A PORTION OF ACPHALT TO ACCOMODATE SANITATION CONNECTION. REFER TO CIVIL FOR SCOPE OF WORK.

TRENCH OUT A PORTION OF GRASS TO ACCOMODATE STORM PIPING. REFER TO CIVIL FOR ENTIRE SCOPE OF WORK.

GENERAL DEMOLITION NOTES

1. DEMOLITION DRAWINGS ARE PROVIDED AS A REFERENCE TO ESTABLISH THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND PROTECT THE STRUCTURAL INTEGRITY OF EXISTING-TO-REMAIN

2. MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING TO REMAIN.
IMMEDIATELY CONTACT THE ARCHITECT IS SCHEDULED DEMOLITION WORK WILL
COMPROMISE STRUCTURAL INTEGRITY OF EXISTING BUILDING PRIOR TO DEMOLITION.

3. VERIFY EXISTING STRUCTURAL SUPPORTS AND LOCATION OF ALL STRUCTURAL SUPPORTING WALLS PRIOR TO DEMOLITION. ALL EXISTING STRUCTURAL SUPPORTS ARE TO REMAIN UNLESS NOTED OTHERWISE ON DEMOLITION PLAN.

4. COORDINATE ALL DEMOLITION WORK OUTLINED ON DEMOLITION PLAN WITH NEW FLOOR PLAN LAYOUT TO ALL FOR PROTECTION OF EXISTING TO REMAIN.

5. GENERAL CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS FOR ALL DEMOLITION WORK. G.C. SHALL PROVIDE NECESSARY ACCESS FOR OTHER CONTRACTORS TO ALLOW OTHER DEMOLITION WORK AND SHALL REPAIR SUCH DEMOLITION AREAS WITH MATERIALS TO MATCH FINAL FINISHES.

6. CONTRACTOR IS RESPONSIBLE FOR PATCHING WALLS, FLOORS, ETC. AND LEVELING EXISTING SURFACES AS REQUIRED TO MATCH ALL ADJACENT SURFACES WHERE REMOVAL WORK HAS OCCURRED, ESPECIALLY WHERE REMOVED WALLS INTERSECT WALLS TO REMAIN AND EXISTING FLOORS SCHEDULED FOR NEW FINISHES.

7. GENERAL CONTRACTOR IS REQUIRED TO WALK THROUGH THE PROJECT SITE TO BECOME FAMILIAR WITH THE SCOPE AND INTENT OF THE CONSTRUCTION DOCUMENTS.

8. SAWCUT AND REMOVE & PATCH ALL WALLS AND FLOORS AS REQUIRED FOR NEW MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL WORK AS REQUIRED.

9. CONTRACTORS TO FIELD VERIFY REQUIRED MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION.

10. RECONFIGURE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PER THE NEW FLOOR PLAN AND ALL APPLICABLE CODES - TERMINATE AND REMOVE ALL UNUSED CONNECTIONS PER CODE.

11. ALL DEMOLITION DIMENSIONS ARE TO FINISHED OPENINGS & TO BE COORDINATED WITH NEW CONSTRUCTION.

CHOOL ADDITION AND RENOVATION estern Ave, Racine, Wisconsin

Suite 220

artnersinDesign R C H I T E C T S

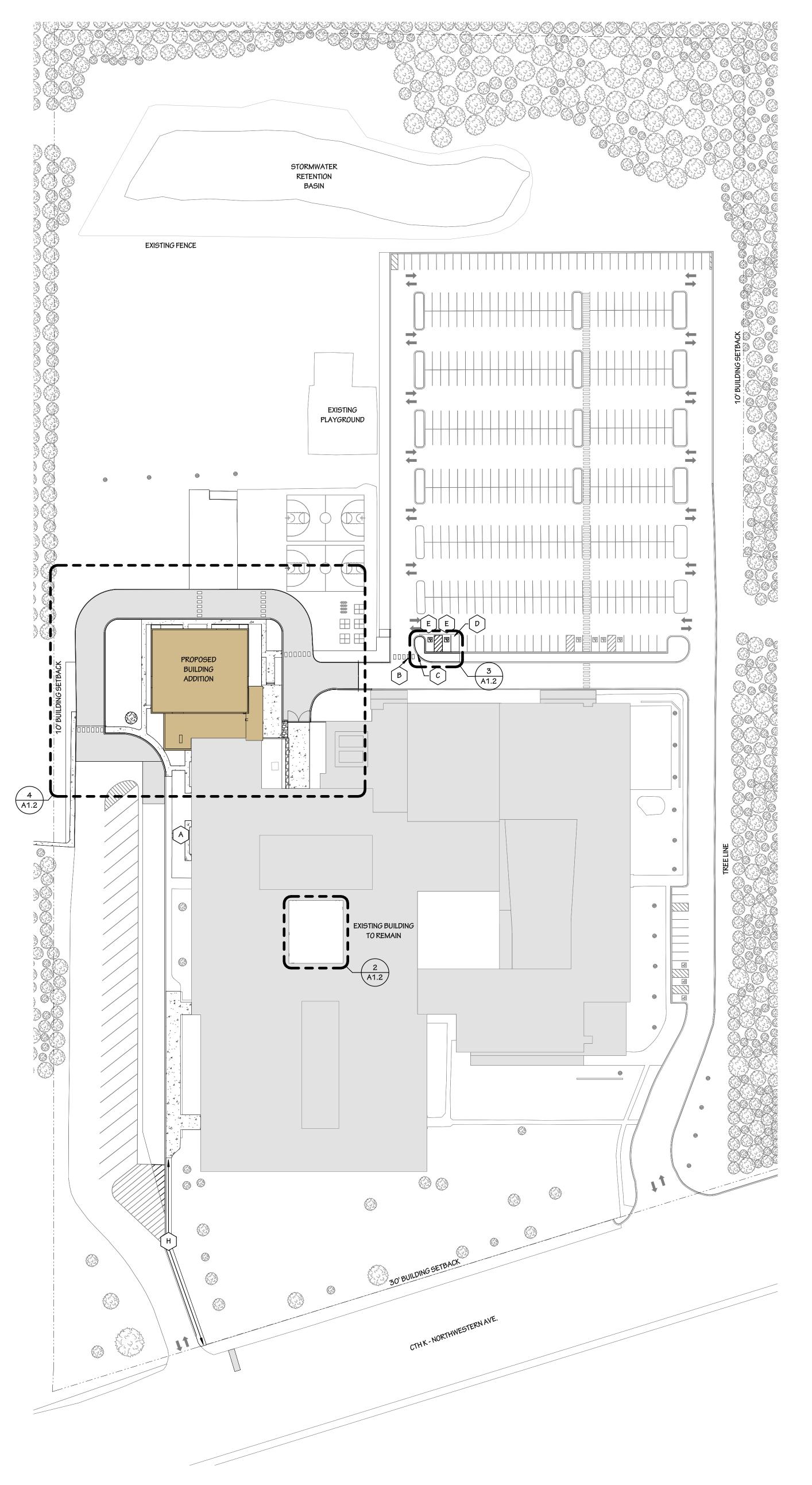


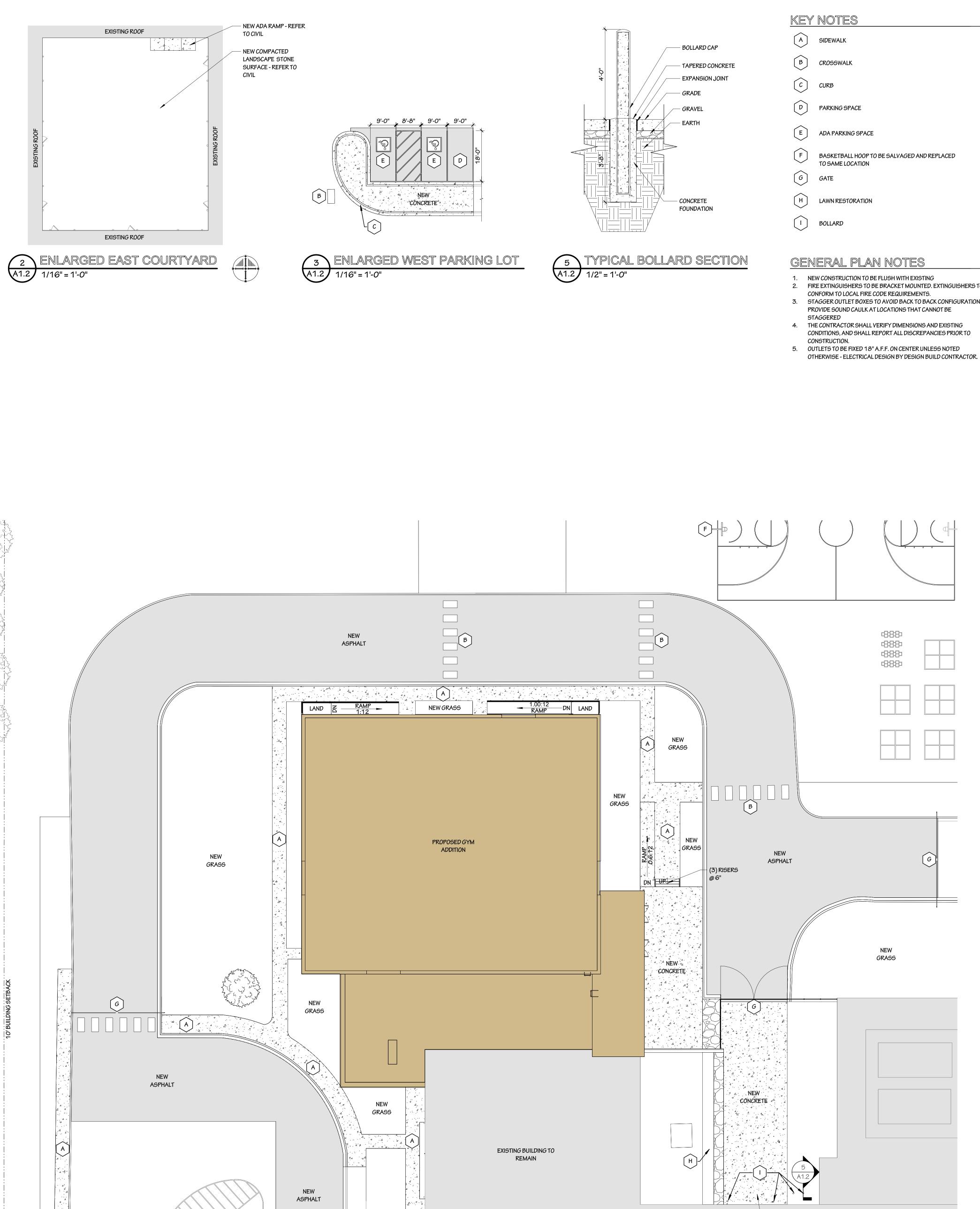
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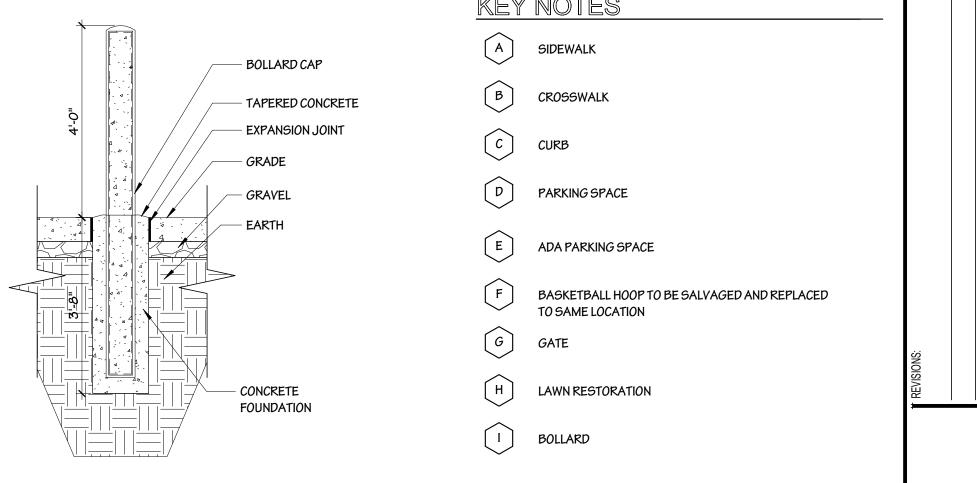
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A1.1





4 ENLARGED GYM ADDITION SITE PLAN
A1.2 1/16" = 1'-0"



- 2. FIRE EXTINGUISHERS TO BE BRACKET MOUNTED. EXTINGUISHERS TO
- 3. STAGGER OUTLET BOXES TO AVOID BACK TO BACK CONFIGURATION.
- 4. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND EXISTING
- 5. OUTLETS TO BE FIXED 18" A.F.F. ON CENTER UNLESS NOTED

723.24.035

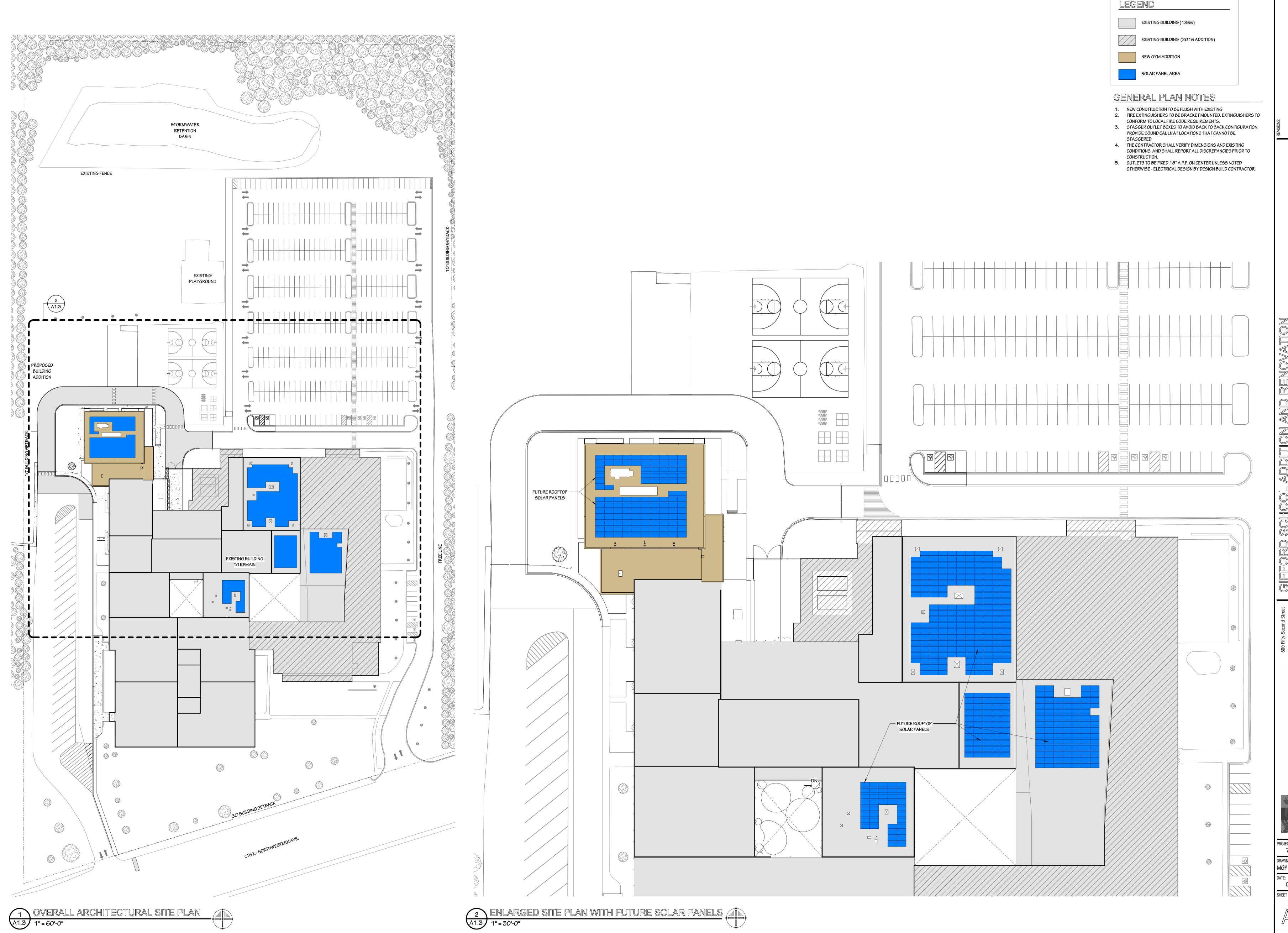
01.09.2025

LOCATION OF EXISTING LOADING
 DOCK TO BE DEMOLISHED AND

REPLACED

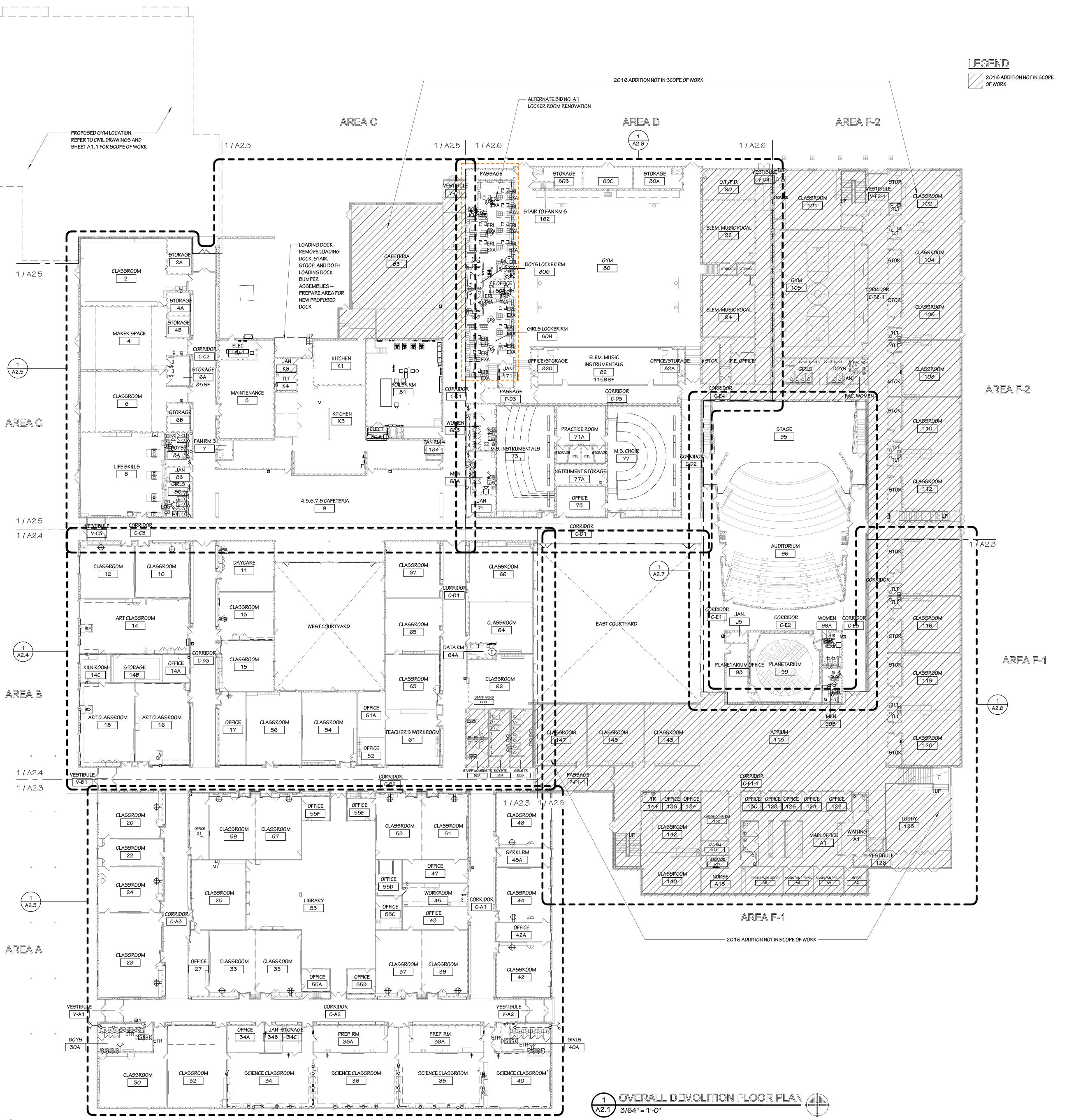
HEET NO.:

OVERALL ARCHITECTURAL SITE PLAN A1.2 1" = 60'-0"



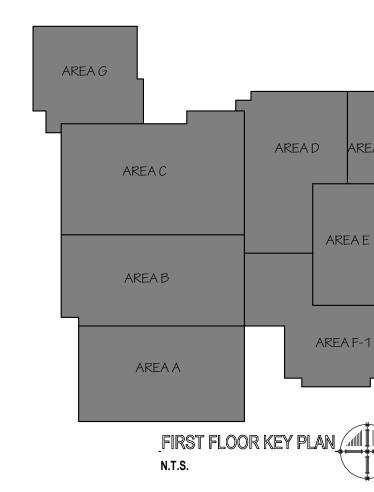


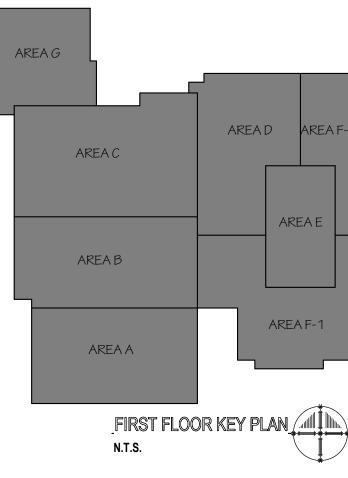
723.24.035



GENERAL DEMOLITION NOTES

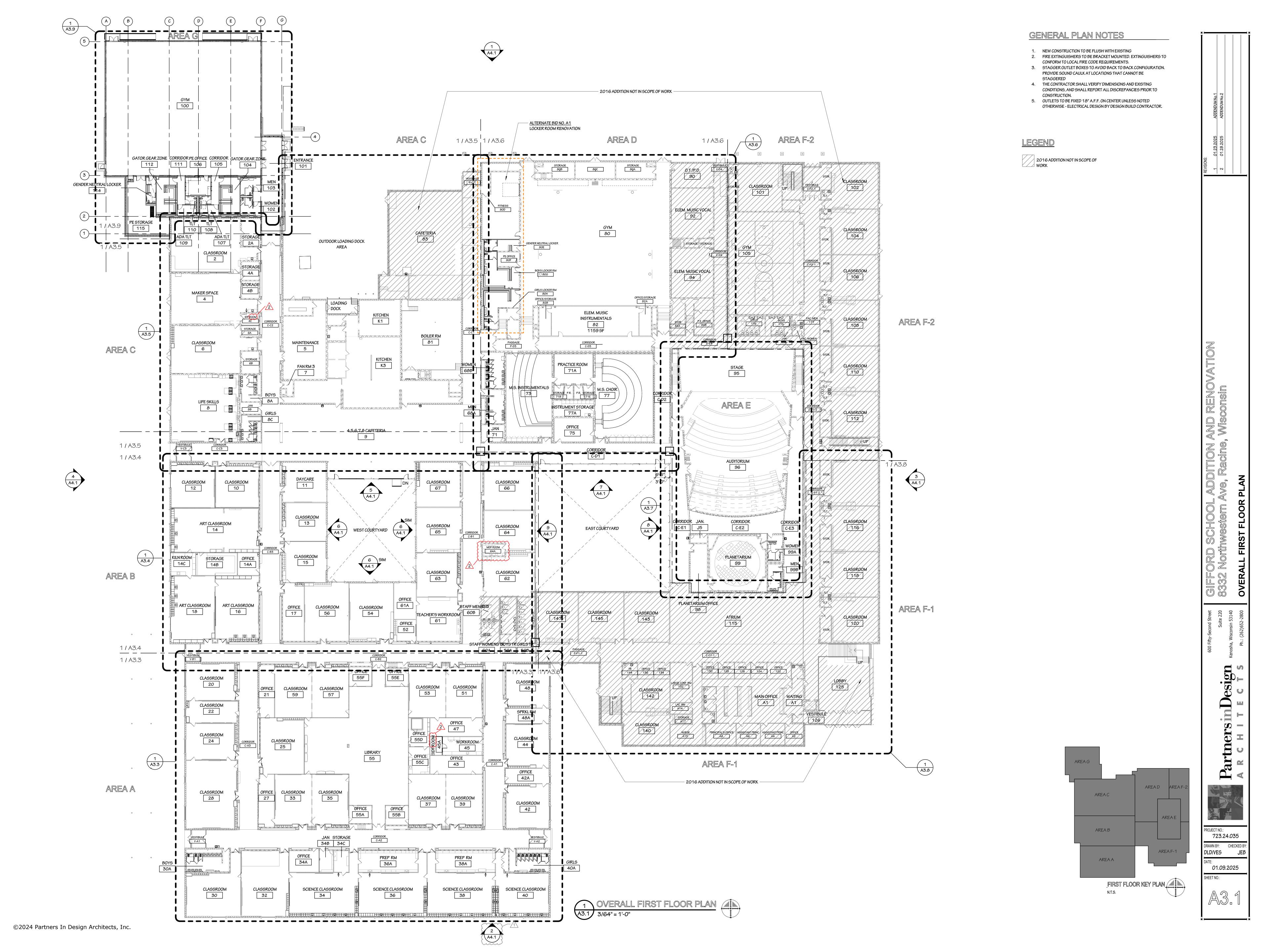
- 1. DEMOLITION DRAWINGS ARE PROVIDED AS A REFERENCE TO ESTABLISH THE GENERAL SCOPE OF DEMOLITION WORK. CONTRACTOR IS RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK WHERE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION AND PROTECT THE STRUCTURAL INTEGRITY OF EXISTING-TO-REMAIN
- MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING TO REMAIN. IMMEDIATELY CONTACT THE ARCHITECT IS SCHEDULED DEMOLITION WORK WILL COMPROMISE STRUCTURAL INTEGRITY OF EXISTING BUILDING PRIOR TO DEMOLITION.
- 3. VERIFY EXISTING STRUCTURAL SUPPORTS AND LOCATION OF ALL STRUCTURAL SUPPORTING WALLS PRIOR TO DEMOLITION. ALL EXISTING STRUCTURAL SUPPORTS ARE TO REMAIN UNLESS NOTED OTHERWISE ON DEMOLITION PLAN.
- COORDINATE ALL DEMOLITION WORK OUTLINED ON DEMOLITION PLAN WITH NEW FLOOR PLAN LAYOUT TO ALL FOR PROTECTION OF EXISTING TO REMAIN.
- GENERAL CONTRACTOR TO COORDINATE WITH OTHER CONTRACTORS FOR ALL DEMOLITION WORK. G.C. SHALL PROVIDE NECESSARY ACCESS FOR OTHER CONTRACTORS TO ALLOW OTHER DEMOLITION WORK AND SHALL REPAIR SUCH DEMOLITION AREAS WITH MATERIALS TO MATCH FINAL FINISHES.
- CONTRACTOR IS RESPONSIBLE FOR PATCHING WALLS, FLOORS, ETC. AND LEVELING EXISTING SURFACES AS REQUIRED TO MATCH ALL ADJACENT SURFACES WHERE REMOVAL WORK HAS OCCURRED, ESPECIALLY WHERE REMOVED WALLS INTERSECT WALLS TO REMAIN AND EXISTING FLOORS SCHEDULED FOR NEW FINISHES.
- GENERAL CONTRACTOR IS REQUIRED TO WALK THROUGH THE PROJECT SITE TO BECOME FAMILIAR WITH THE SCOPE AND INTENT OF THE CONSTRUCTION DOCUMENTS.
- 8. SAWCUT AND REMOVE & PATCH ALL WALLS AND FLOORS AS REQUIRED FOR NEW MECHANICAL, PLUMBING, ELECTRICAL, AND STRUCTURAL WORK AS REQUIRED.
- 9. CONTRACTORS TO FIELD VERIFY REQUIRED MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION.
- 10. RECONFIGURE EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS PER THE NEW FLOOR PLAN AND ALL APPLICABLE CODES - TERMINATE AND REMOVE ALL UNUSED CONNECTIONS PER CODE.
- 11. ALL DEMOLITION DIMENSIONS ARE TO FINISHED OPENINGS & TO BE COORDINATED WITH NEW CONSTRUCTION.

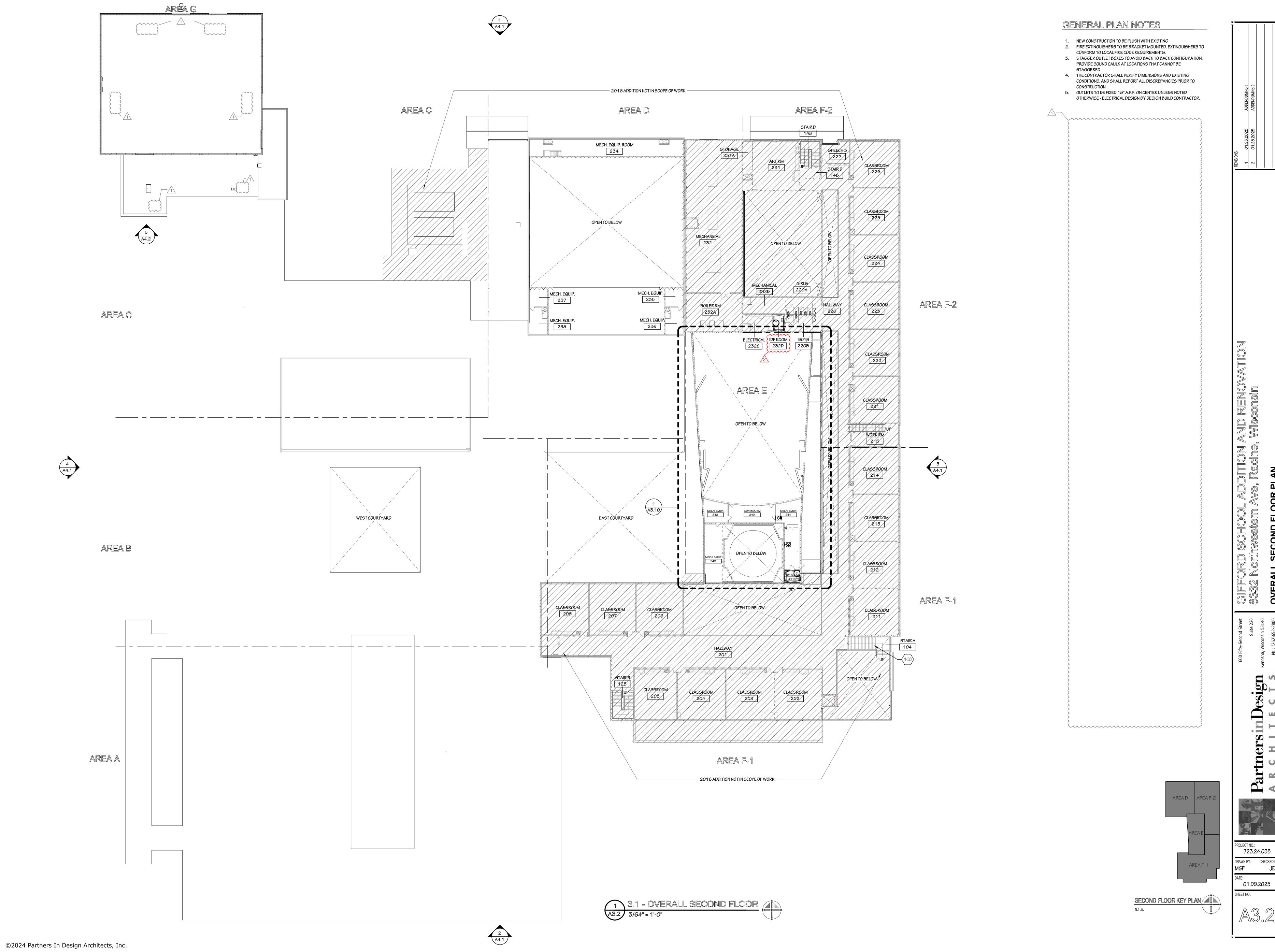


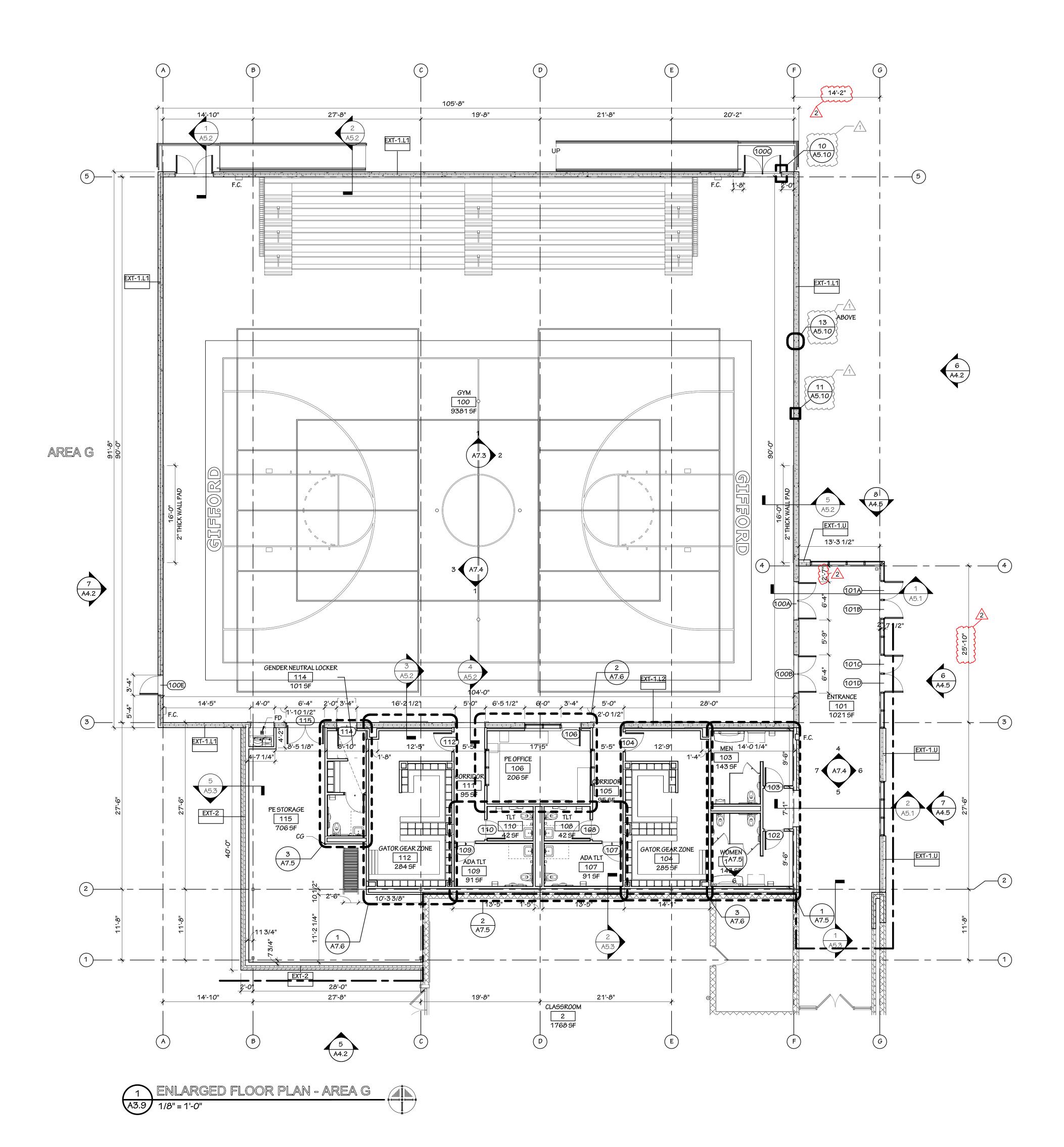


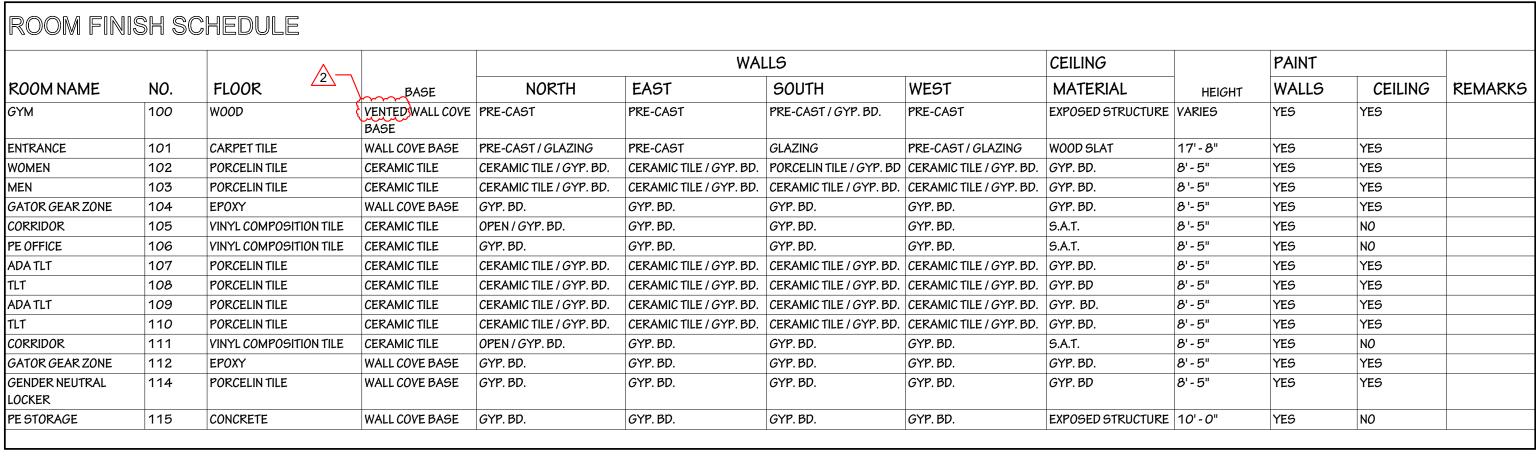
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A2.1









ROOM FINISH SCHEDULE NOTES: 1. PAINT WINDOW FRAMES. 2. PAINT GYPSUM SOFFIT.

WALL TYPES

6" METAL STUDS # 16" O.C.

ABOVE

FINISH AND PAINT DRYWALL

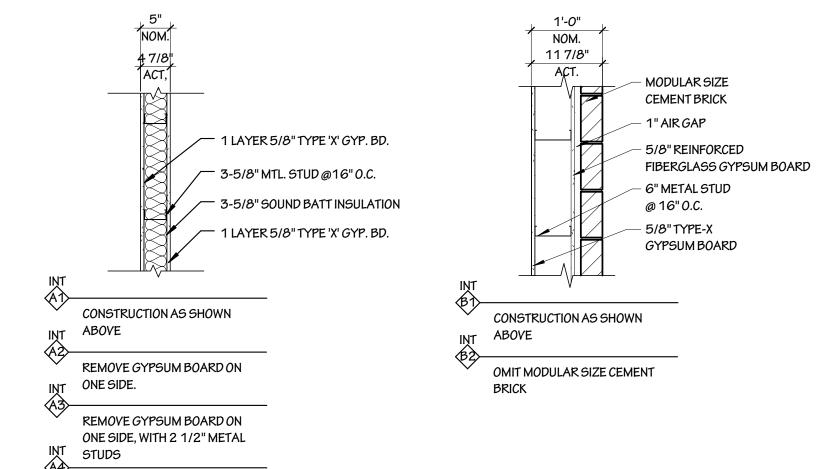
 ALL WALLS TO BE BRACED. 2. ALL GYP.BD. TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.

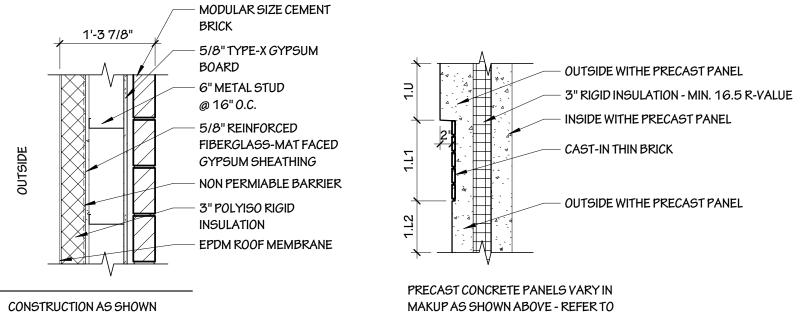
3. PROVIDE GALVANIZED STUD TRACK WITH 3' LEGS AT TOP OF ANY FRAMING TO UNDERSIDE OF DECK STRUCTURE TO ALLOW FOR 1' DEFLECTION MINIMUM AND 1' CLEAR BETWEEN TRACK AND ANY APPLIED WALL SURFACE - NO WELD OR

MECHANICAL FASTENING BETWEEN STUD AND TRACK. 4. PROVIDE WALL BRACING BETWEEN TOPS OF WALLS AND TO STRUCTURE ABOVE AS REQUIRED. ALLOW FOR BUILDING WALL EXPANSION BETWEEN

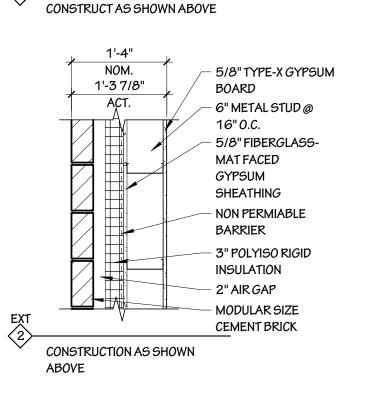
EXISTING MASONRY SHELL AND NEW CONSTRUCTION. 5. PROVIDE 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BD. AT ALL WET WALLS AND

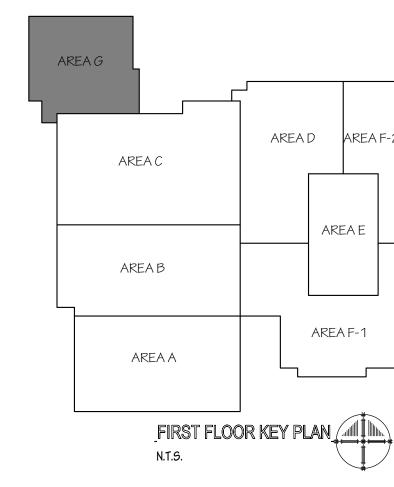
WALL FACES WITHIN 72' OF PLUMBING FIXTURES.

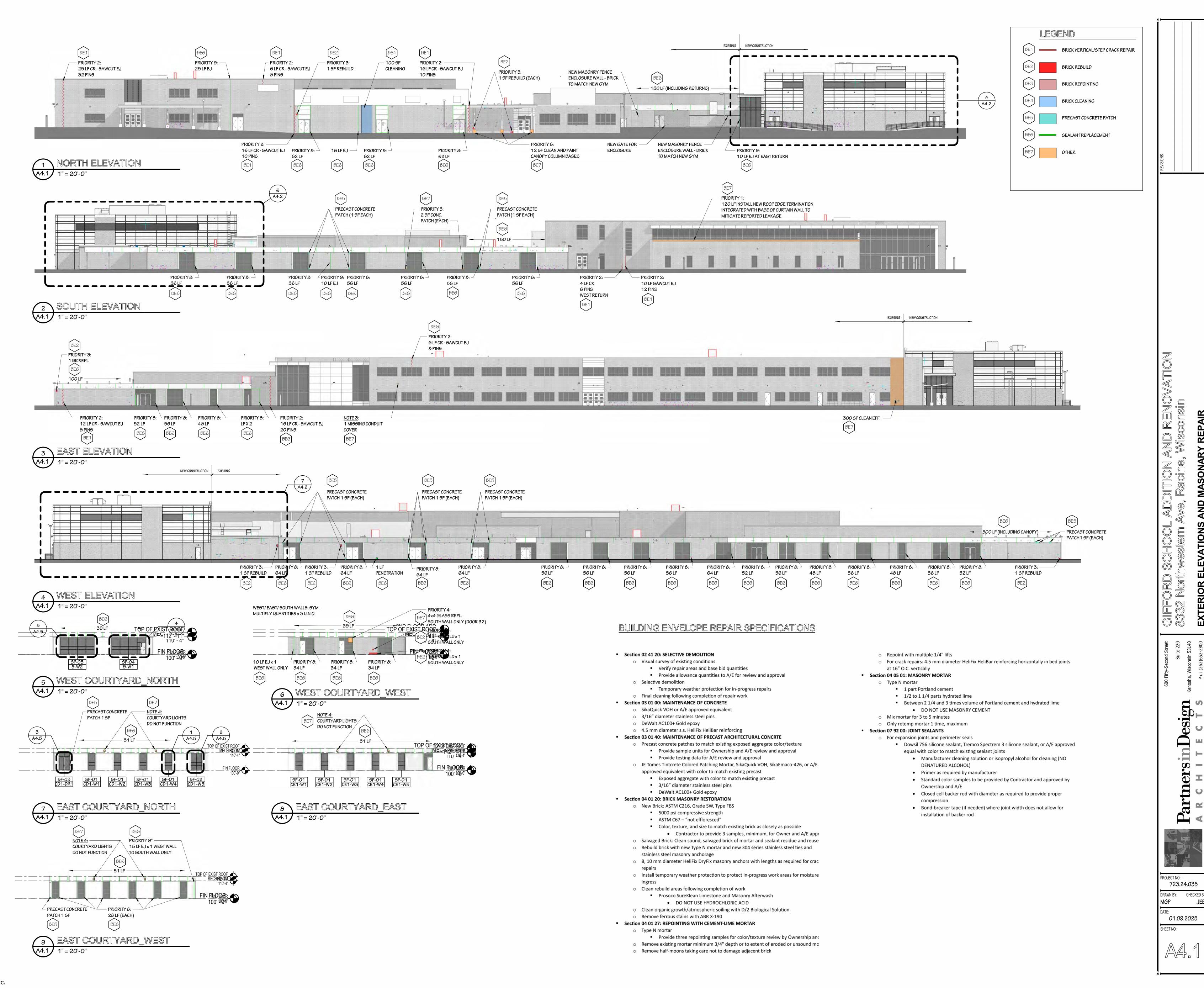




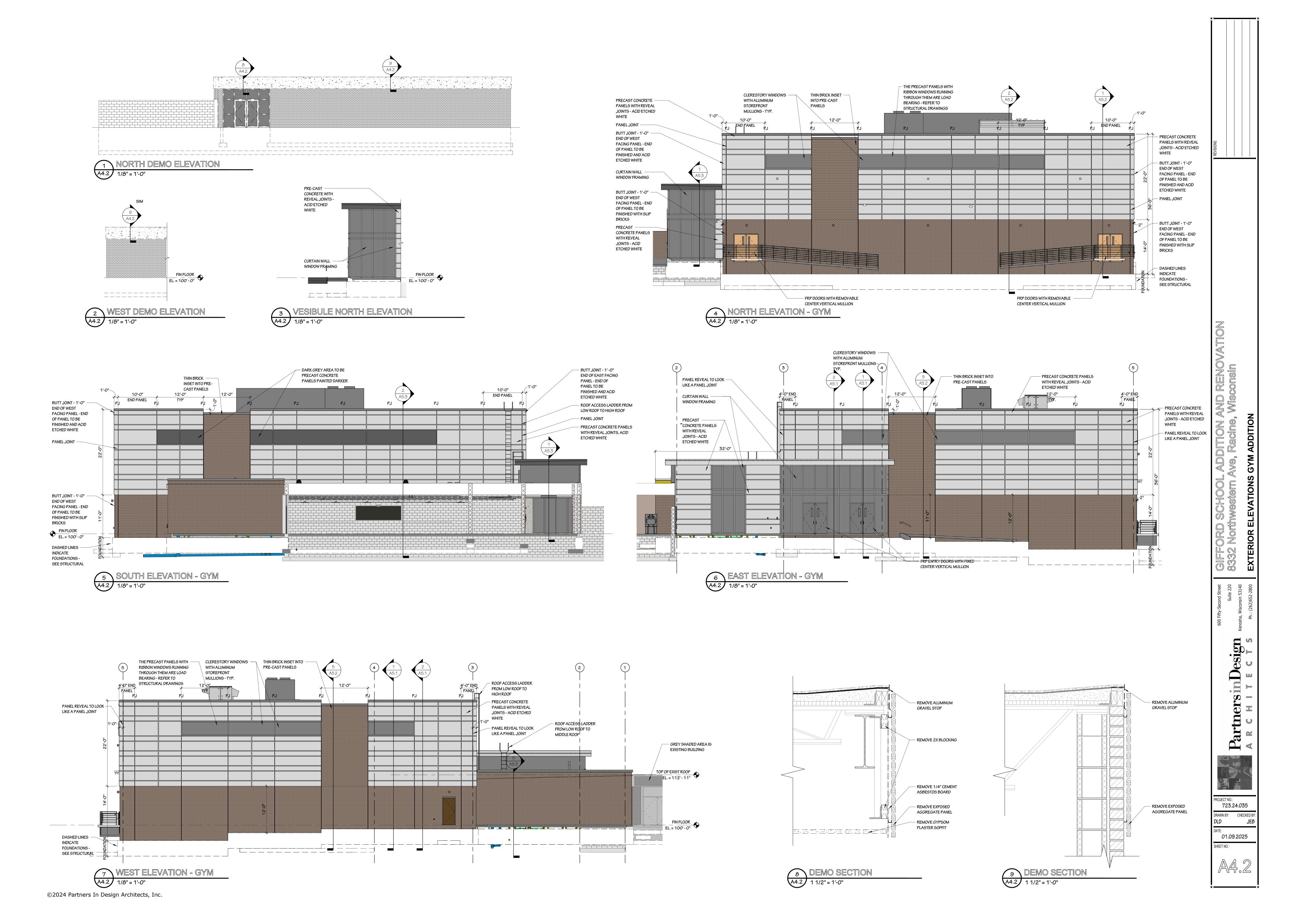
ENLARGED PLANS, WALL SECTIONS, AND ELEVATIONS FOR THE EXTENTS XT OF EACH WALL MAKEUP TYPE OMIT INTERIOR BRICKS AND CONSTRUCT AS SHOWN ABOVE CONSTRUCT AS SHOWN ABOVE







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Date: 11/18/2024 Drawn By: KMO Checked By: Sheet Name:

LIGHTING SITE PLAN

Calculation Summary OVERALL SITE_GROUND PROPERTY LINE 1.20 3.4 0.3

NEW DRIVEWAY

\$\frac{1}{2} \frac{1}{2} \frac EXISTING BUILDING to \$\frac{1}{2}\frac{1}{2 to be to to be decided as the second of to be to to be to be to be to be to to be be be to be properties to be t to be be a located at the contract of the cont of of of of of to bo to bo to bo to be to be to to to to to to to to be defined and the second of the second o to be to be to to be and an analysis of an analysis of the second and the description of the descr and the transfer of the total and the transfer of the transfer to be to be be be to be 0. The color of th to be to to be to to be to to be af af af af af af af af af wat af \\ af \ af \\ \$\dots & \dots of st \$\bar{c}{0}\$ \tau_{0}\$ \ta 80 80 80 80 80 80 80 80 80 80 80 80 00 00 00 00 00 00 03 04 04 03 03 02 02 01 00 00 00 00 00 00 00 00 00 00 00 01 03 08 ADDITION ODA\$0 b3 b.1 b.1 b.0 to b0 b0 b0 b0 b0 MH: 17.600 29 00 00 00 00 00 00 00 MH₂17.600 i to i to to to to to to A CALLINE TO BE A CONTROL OF THE CON X-MTR LIGHTING SITE PLAN - SOUTH LIGHTING SITE PLAN - NORTH Scale: 1 inch= 40 Ft. Scale: 1 inch= 40 Ft.

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Luminaire Sche	edule				
Symbol	Tag	Label	Description	Lum. Lumens	LLF
	EXOA	ARE-EDG-4MB10-E-UL-350-40_2_1	ARE-EDG-4MB10-E-UL-350-40K (350mA)	7940	0.900
			CONFIGURED FROM ARE-EDG-4MB-DA-12-E-		
•	ODA	LDN6 40_15 LO6AR LSS	LDN6 40_15 LO6AR LSS	1518	0.900
→	OWA	WDGE2 LED P3 40K 80CRI VF_1	WDGE2 LED P3 40K 80CRI VF	3133	0.900
→	OWB	WDGE2 LED P3 40K 80CRI TFTM_1	WDGE2 LED P3 40K 80CRI TFTM	3166	0.900
→	OWC	WDGE2 LED P4 40K 80CRI T1S	WDGE2 LED P4 40K 80CRI T1S	4100	0.900