

# TRANSMITTAL

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<b>To:</b>	Ms. Susan Badtke, Community Planner City of Fitchburg 5520 Lacy Road Fitchburg, WI 53711	10-Feb-17
<b>From:</b>	Bradley Werginz, Project Manager, AIA	
<b>Re:</b>	Architectural & Design Review Application	<b>Sent Via</b> Hand Delivered
<b>Project:</b>	CoFitchburg 9 Springs Club House Addition	<b>Proj #:</b> 58440

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Hi Susan,

Enclosed is our submittal for the Architectural & Design Review Application for the proposed Nine Springs Club House Addition and Renovations. We have included the applicable data from the checklist, except for the following items:

- Total lot and property dimensions: The property line locations are approximated, based on GIS map information. Because of this, we also do not have total impervious surface ratio; however, based on aerial photography we believe it is less than the maximum 50% required in accordance with zoning district P-R Park & Recreation District.
- This site will not increase the impervious surface on this site by 4,000 sf, and therefore is not required to meet the Stormwater Management Ordinance. This site will be obtaining an erosion control permit at a later date.
- There will not be any on-site parking; vehicular parking will be in the existing parking lot. Therefore, no parking information is included.

Thanks for your help!

Sincerely,

Brad Werginz

Copy to: File

**If you have not received the items indicated above, please contact us at once.**

**Sent by:** \_\_\_\_\_ **cc:** \_\_\_\_\_



City of Fitchburg  
 Planning/Zoning Department  
 5520 Lacy Road  
 Fitchburg, WI 53711  
 (608-270-4200)

# ARCHITECTURAL & DESIGN REVIEW APPLICATION

**Applicant/Contact Person:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Phone Number of Contact Person:** \_\_\_\_\_

**City, State, Zip Code:** \_\_\_\_\_ **Email of Contact Person:** \_\_\_\_\_

**Project Address:** \_\_\_\_\_ **Lot:** \_\_\_\_\_ **Subdivision:** \_\_\_\_\_

**Project Type:** \_\_\_\_\_ **Multi-Family**    \_\_\_\_\_ **Commercial**    \_\_\_\_\_ **Industrial**    \_\_\_\_\_ **Other**  
                   \_\_\_\_\_ **New**            \_\_\_\_\_ **Addition**

**Impervious Surface Ratio (ISR):** \_\_\_\_\_ (City Standard: maximum 65% ISR)

All items listed below must be included with the application to be considered complete. If an item is not included with the application, the applicant must provide in writing the basis for not including it. Building and site plans submitted to the Fitchburg Plan Commission for architectural and design review shall contain the following information:

**Site Data:**

- 1. Lot or property dimensions. **Approximate**
- 2. Orientation (to north).
- 3. Adjacent highways, roads, drive, etc.
- 4. Existing natural features (rivers, ponds, wetlands). **N/A**
- 5. Existing buildings and/or improvements.
- 6. Existing and proposed site drainage. **No Change**
- 7. Utility plans, including main/lateral sizes and existing fire hydrants on site or within 300 feet of the site
- 8. ISR shall be indicated on all plans. **Does not meet minimum**
- 9. Stormwater management plans and details. **N/A**
- 10. Lighting plan in footcandles and light fixture cut sheets.

**Building:**

- 1. Building size, configuration and orientation.
- 2. Distance from lot lines.
- 3. Distance from other buildings, improvements and natural features.
- 4. Location of well, septic tank, drainfield, etc. (if applicable) **N/A**
- 5. Additional proposed additions or new structures.
- 6. Construction type (wood frame, structural steel, etc.).
- 7. Foundation type (full basement, slab on grade, etc.).
- 8. Number of levels.
- 9. Siding/exterior covering type, color, texture, etc.
- 10. Roof type (gable, hip, shed, flat, etc.) and pitch.
- 11. Roofing material type, color, texture, etc.
- 12. Exterior door and window location, size, type, etc.
- 13. Fire protection sprinklers or fire alarm systems. **N/A**

**Ingress, Egress, Parking:**

- 1. Location of highway and road access points.
- 2. Location, size, configuration of drivers and walks.
- 3. Number, size, location of parking spaces.
- 4. Location of handicapped parking and accessible building entrances.
- 5. Bicycle rack(s). **None provided.**

**Landscaping:**

- 1. Location, species, size of existing trees, shrubs, and plantings.
- 2. Location, species, size of proposed plantings.
- 3. Location and size of all paved, seeded/sodded and gravelled areas.
- 4. Location of all retaining walls, fences, berms and other landscape features.

**\*It is highly recommended that an applicant hold at least one neighborhood meeting prior to submitting an ADR application to identify any concerns or issues of surrounding residents.**

The preceding information is considered to be the minimum information for submission, and the City may require additional information for its review. Any interpretations provided by city officials as the result of submitting the attached information are based on the submitted plans, and any plan changes, may affect the interpretations.

It is the responsibility of the owner/applicant to insure compliance with all local and state requirements. The below signed applicant acknowledges the above information and hereby submits the attached information for the City's Architectural and Design Review Process.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Applicant or Authorized Agent

**\*\*\* Application shall be accompanied by one (1) sets of full-size plans, two (2) sets no larger than 11"x17", and one (1) pdf document of the complete submittal to [planning@fitchburgwi.gov](mailto:planning@fitchburgwi.gov). Applications are due at least 4 weeks prior to the desired Plan Commission Meeting. The time frame assumes a complete set of plans is provided, and if it is not provided the Plan Commission date will be adjusted.**

\_\_\_\_\_

**FOR CITY USE ONLY**

**Date Received:** \_\_\_\_\_ **Plan Commission Date:** \_\_\_\_\_

**Comments:**

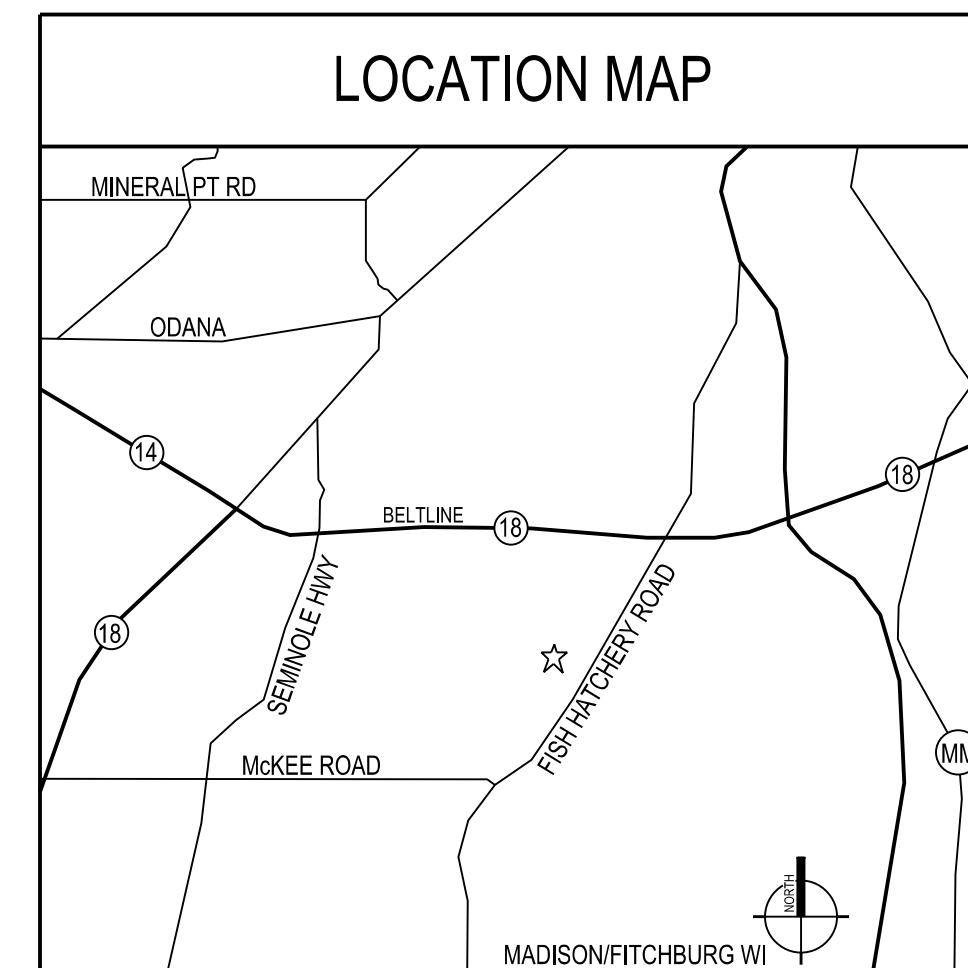
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# NINE SPRINGS GOLF COURSE CLUB HOUSE ADDITION CITY OF FITCHBURG MADISON, WISCONSIN

**Angus Young** Architecture  
Engineering  
Interior Design  
*Balance in Creativity*

555 South River Street Janesville, WI 53548-4783  
Ph: 608.756.2326 Fax: 608.756.0464  
www.angusyong.com



REGULATORY DATA	
<b>PROJECT ADDRESS</b>	2201 TRACEWAY DRIVE MADISON, WI 53713
<b>BUILDING CODE</b>	WISCONSIN ENROLLED 2009 IBC
<b>USE AND OCCUPANCY CLASSIFICATION</b>	A-3
<b>GENERAL BUILDING HEIGHT AND AREA</b>	MAXIMUM AREA = 6,000 S.F. MAXIMUM STORIES = ONE MAXIMUM HEIGHT = 40
<b>TYPE OF CONSTRUCTION</b>	5B

SHEET INDEX	
<b>GENERAL</b>	G001 COVER SHEET
<b>CIVIL</b>	C101 SITE PLAN
<b>ARCHITECTURAL</b>	A101 DEMOLITION PLAN AND FLOOR PLAN A102 REFLECTED CEILING PLAN AND ROOF PLAN A401 BUILDING ELEVATIONS A501 BUILDING SECTIONS
<b>PLUMBING</b>	P101 PLUMBING PLAN
<b>MECHANICAL</b>	M101 MECHANICAL FLOOR PLAN AND NOTES
<b>ELECTRICAL</b>	ES10 SITE LIGHTING PHOTOMETRIC PLAN



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**PRELIMINARY - NOT FOR CONSTRUCTION**

SYMBOL LEGEND	
100	DOOR NUMBER 100 SYMBOL REFERENCE DOOR SCHEDULE FOR SIZE AND TYPE OF DOOR
100	ROOM NUMBER 100 SYMBOL REFERENCE ROOM FINISH SCHEDULE FOR FINISHES
+	ELEVATION MARK ELEV. 100'-0"
---	DIMENSION TO FINISH (EXISTING OR NEW)
---	DIMENSION TO CENTERLINE (COL OR WALL)
---	DIMENSION TO NOMINAL MATERIAL
01	BUILDING OR WALL SECTION CALL OUT SECTION NUMBER 01 ON SHEET 200
01	DETAIL CALL OUT DETAIL NUMBER 01 ON SHEET 200
P1	WALL TYPE DESIGNATION SEE WALL TYPE SCHEDULE
B.F.	BARRIER FREE FIXTURE SEE BARRIER FREE MOUNTING SCHEDULE FOR INFORMATION

MATERIAL SYMBOL LEGEND					
UNDISTURBED EARTH	COMPACTED FILL	METAL	CONCRETE BLOCK	PLYWOOD	ACOUSTICAL TILE
WOOD (BLOCKING)	BATT INSULATION	WOOD (ROUGH)	WOOD (FINISH)	LIGHTWEIGHT CONCRETE	BRICK
SAND	GLASS	CERAMIC TILE	GYPSUM BOARD	STONE OR MARBLE	GRAVEL
RIGID INSULATION	FLOOR TILE	PLASTER	METAL STUD	PLASTIC	GLASS BLOCK

TITLE BLOCK					
24	20	16	12	08	04
23	19	15	11	07	03
22	18	14	10	06	02
21	17	13	09	05	01

REGISTRATION STAMP AND SIGNATURE

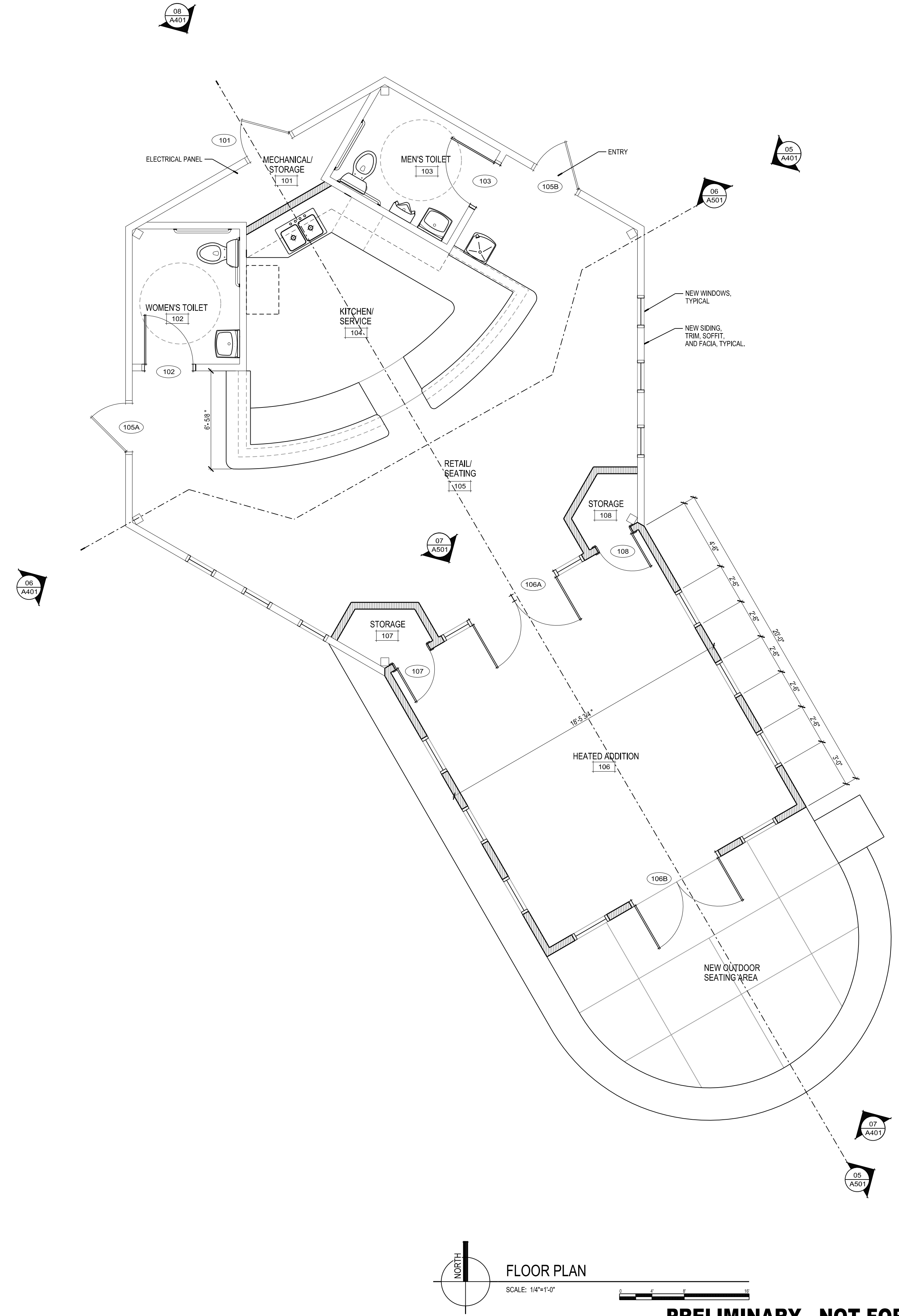
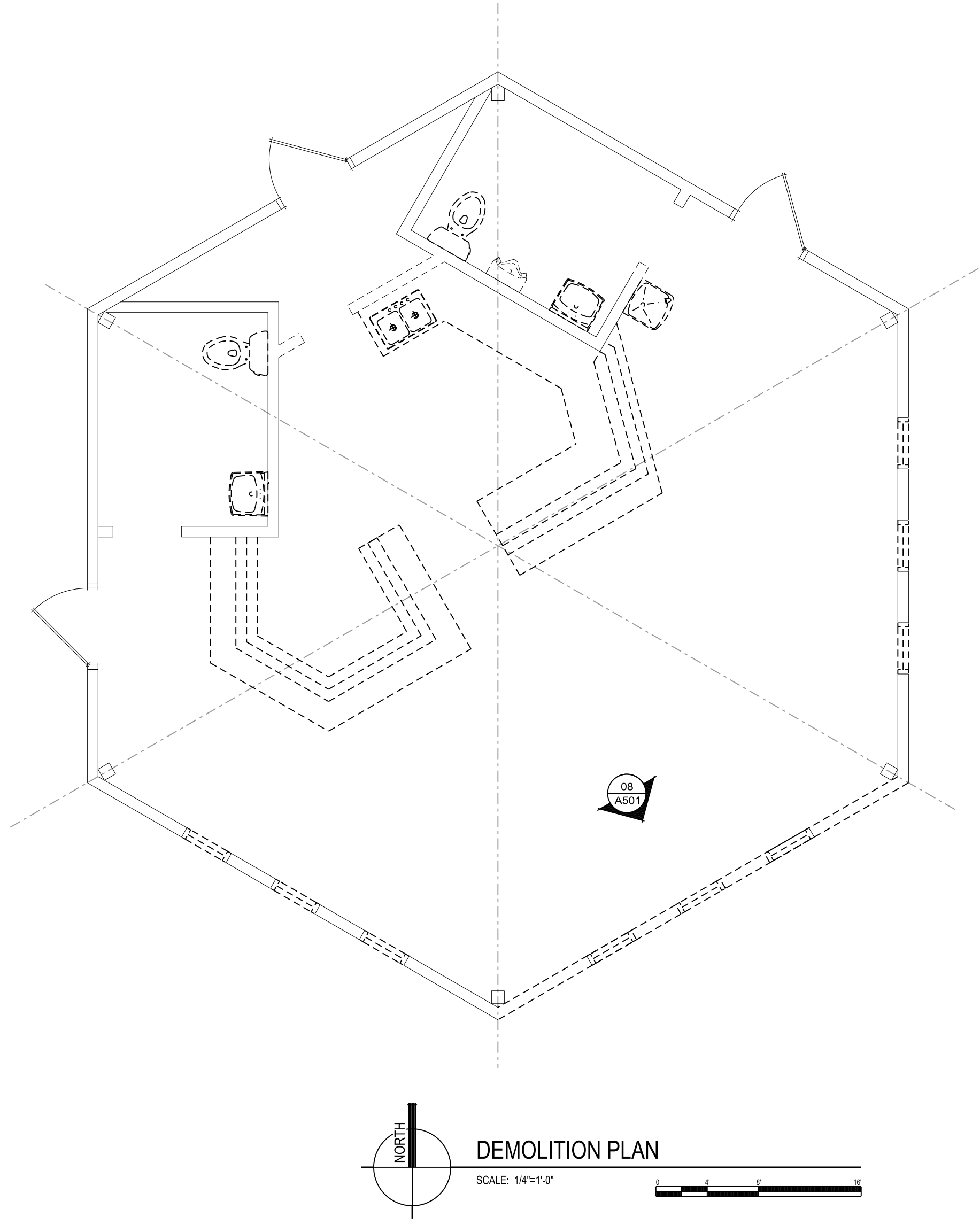
NINE SPRINGS GOLF COURSE CLUB HOUSE ADDITION CITY OF FITCHBURG	
PROJECT NUMBER 58440	REVIEWED BY BTW
APPROVED BY JLH	DRAWN BY
ISSUANCES ARCH. DESIGN/REVIEW - 02/21/2017	REVISIONS
2/9/2017	2:21:59 PM
<b>G001</b>	
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SCALE: ORIGINAL SIZE = 24" x 36"  
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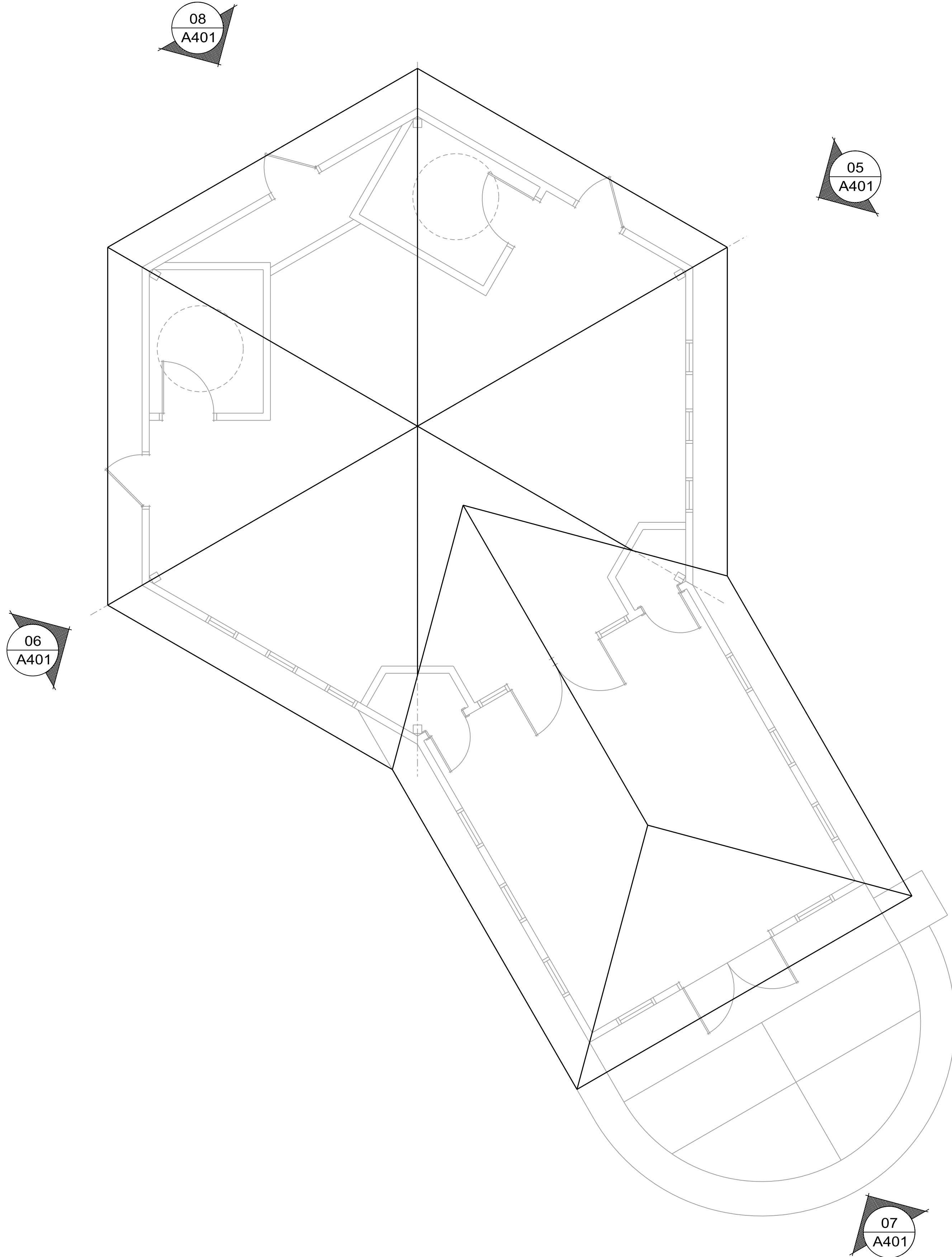
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**NINE SPRINGS GOLF COURSE  
 CLUBHOUSE ADDITION  
 CITY OF FITCHBURG  
 FITCHBURG, WISCONSIN**

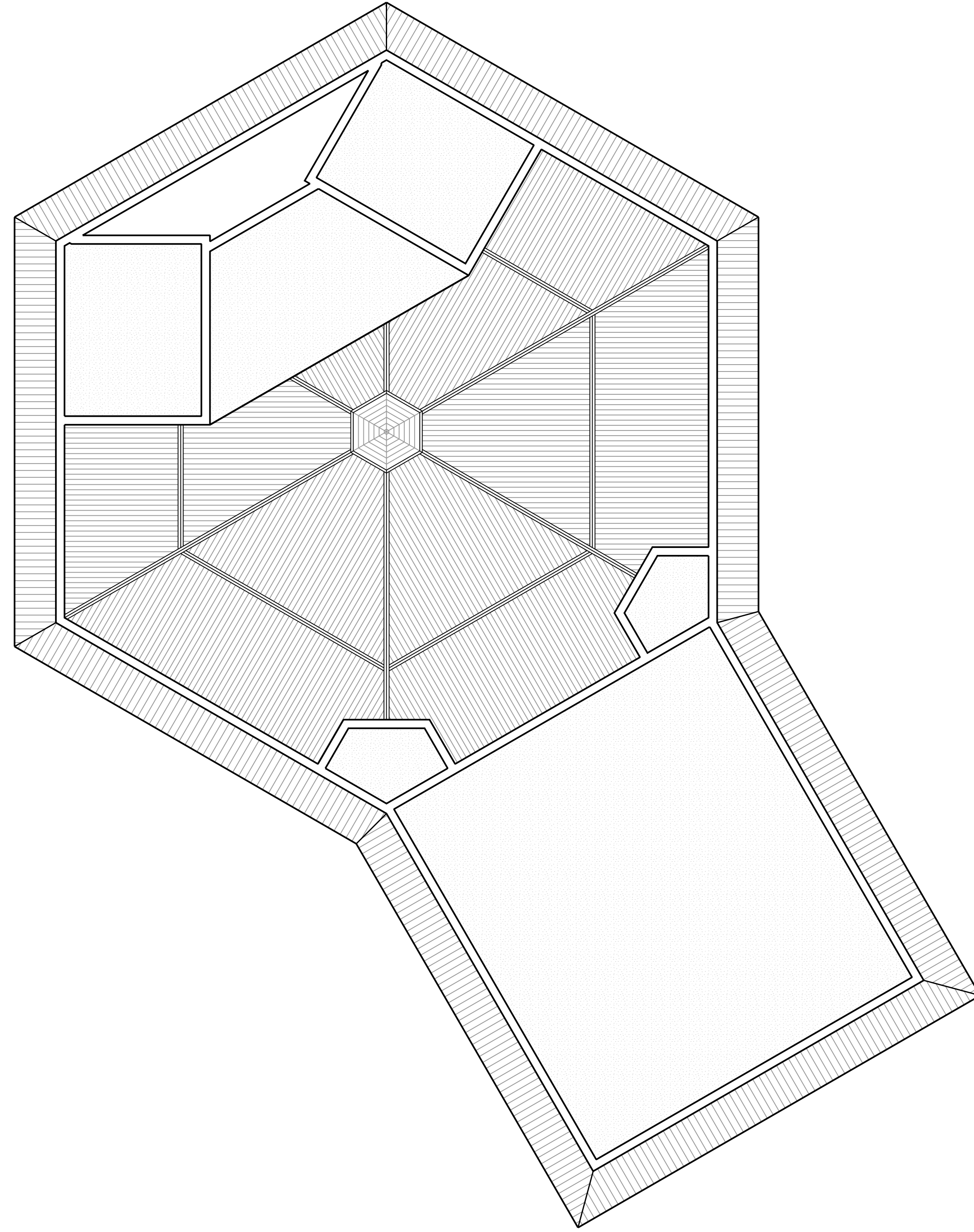
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 REVIEWED BY: BTW  
 DRAWN BY: BTW  
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FLOOR PLAN

**A101**



**ROOF PLAN**  
SCALE: 1/4"=1'-0"



**REFLECTED CEILING PLAN  
AND ROOF PLAN**  
SCALE: 1/4"=1'-0"

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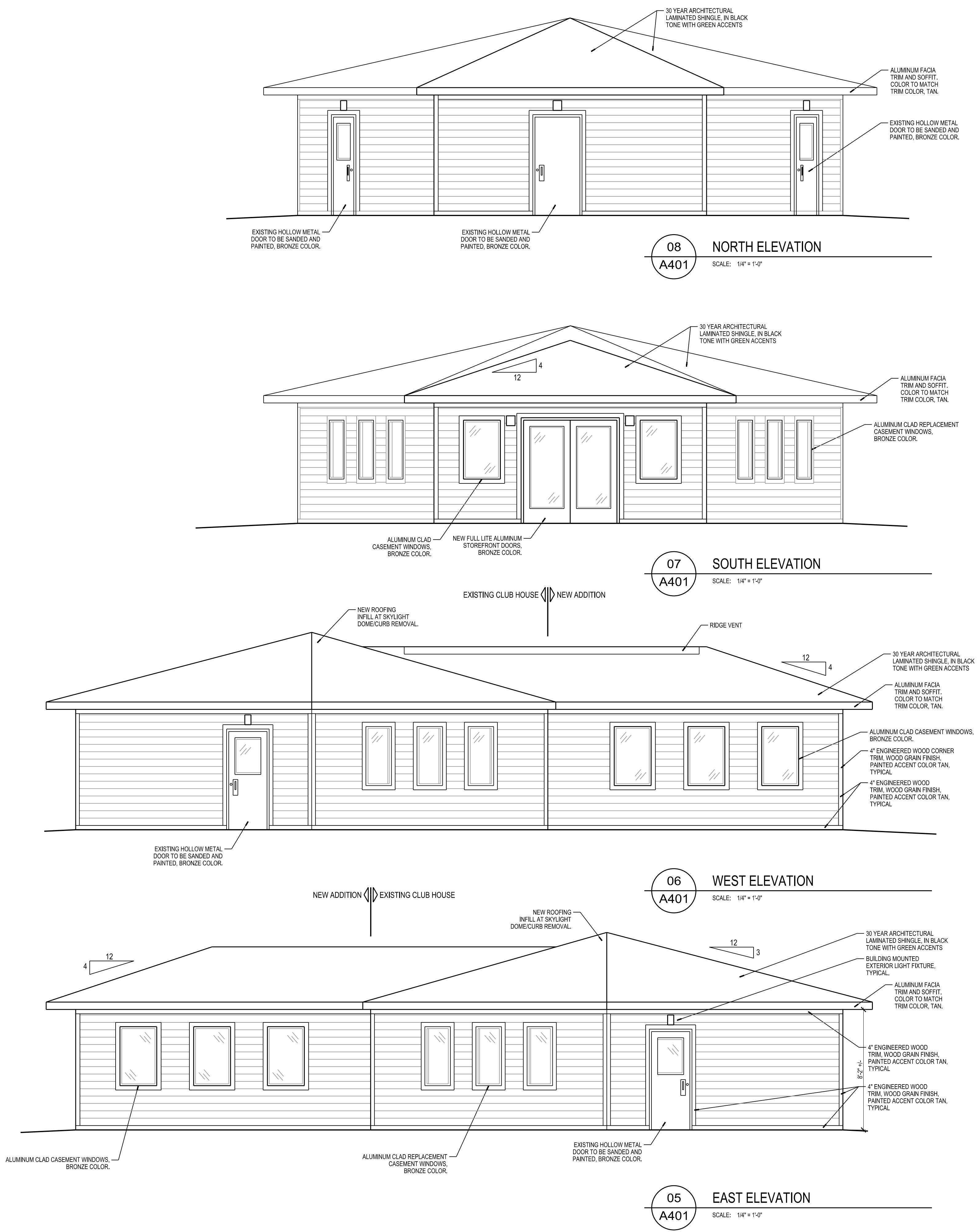
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**CITY OF FITCHBURG**  
**FITCHBURG, WISCONSIN**

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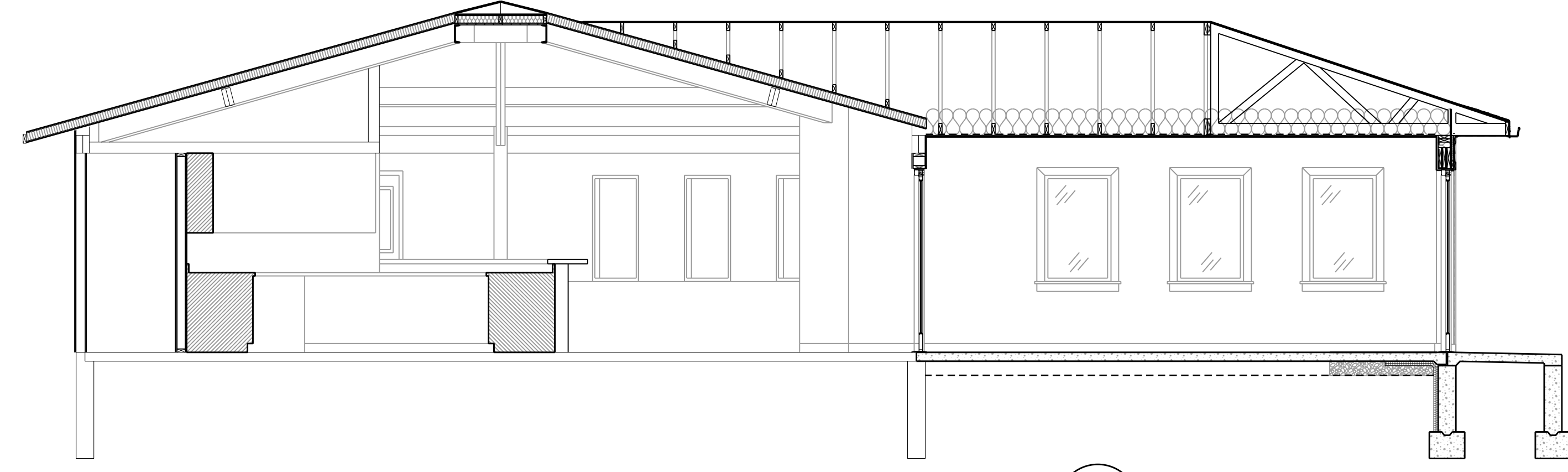
EXTERIOR ELEVATIONS

**A401**

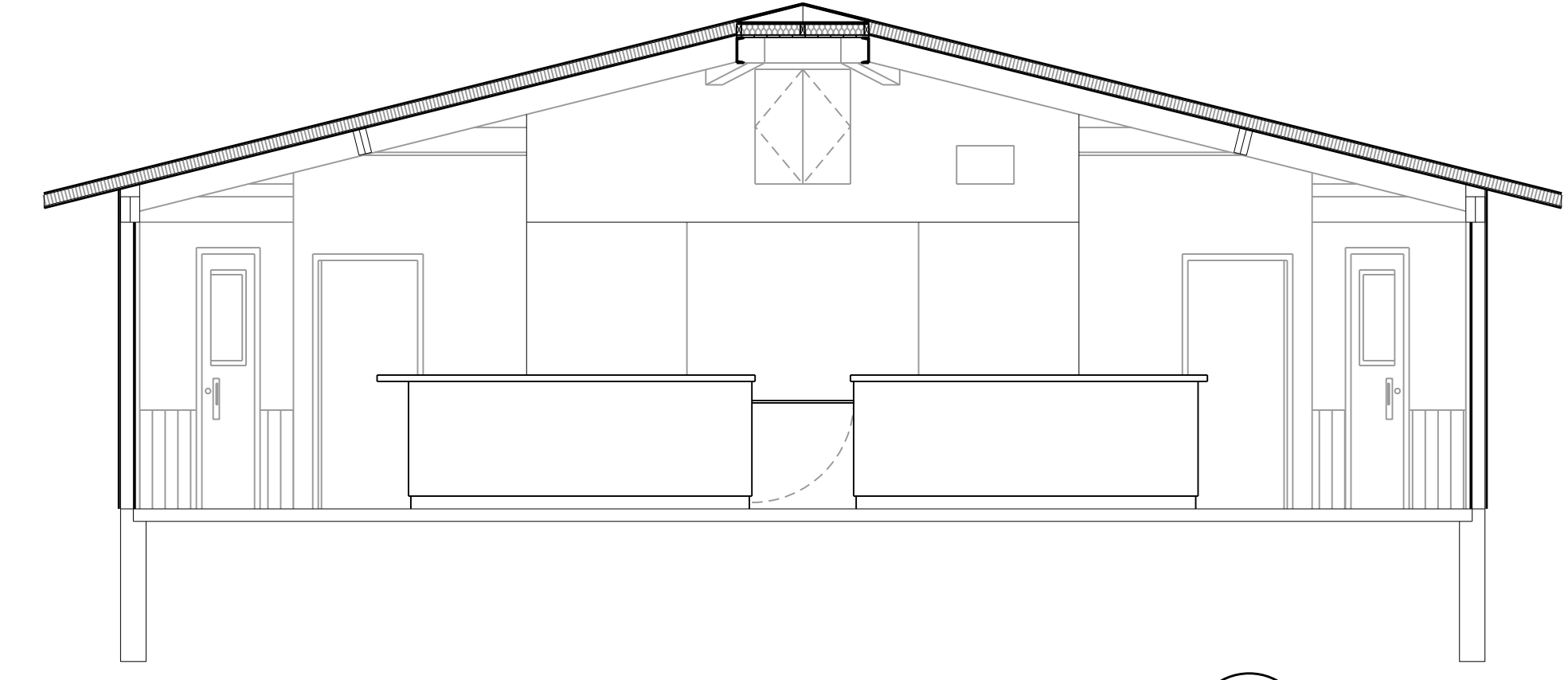
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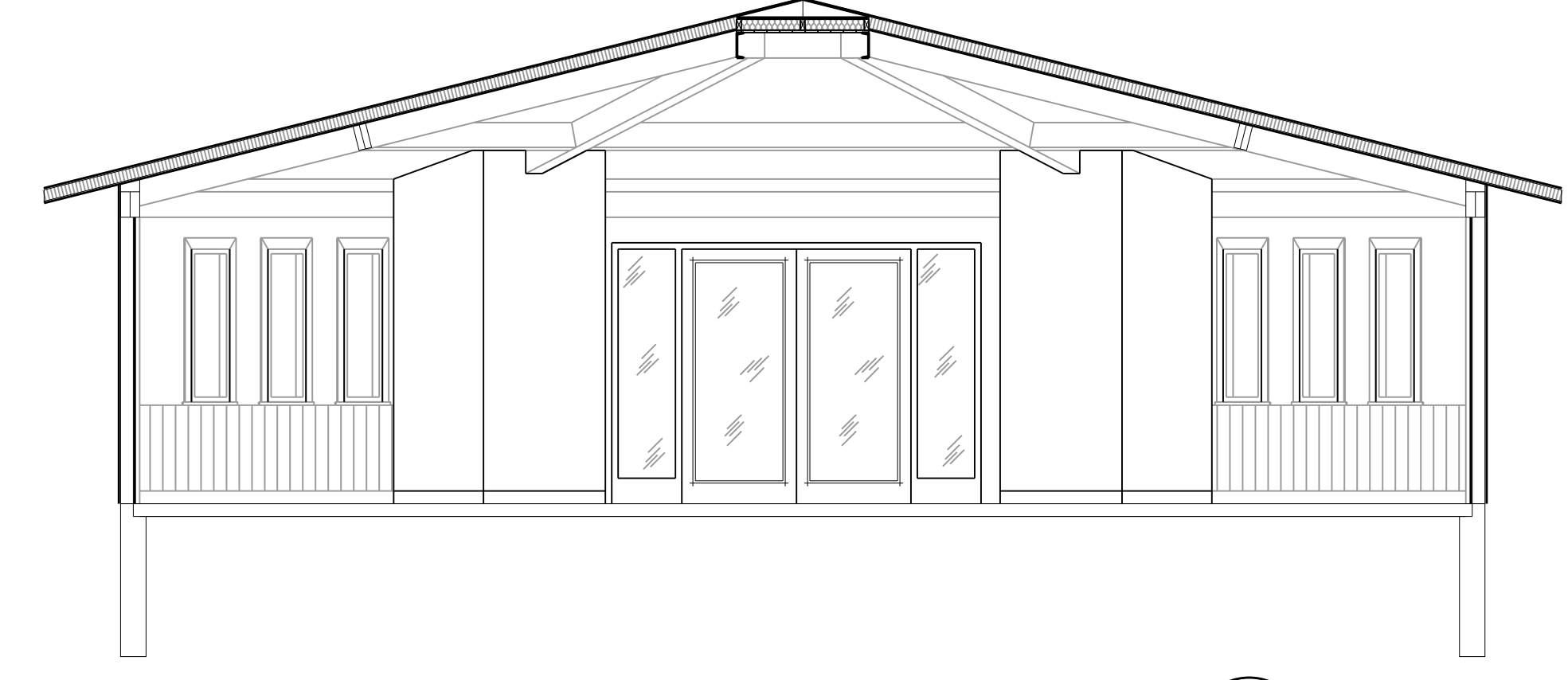
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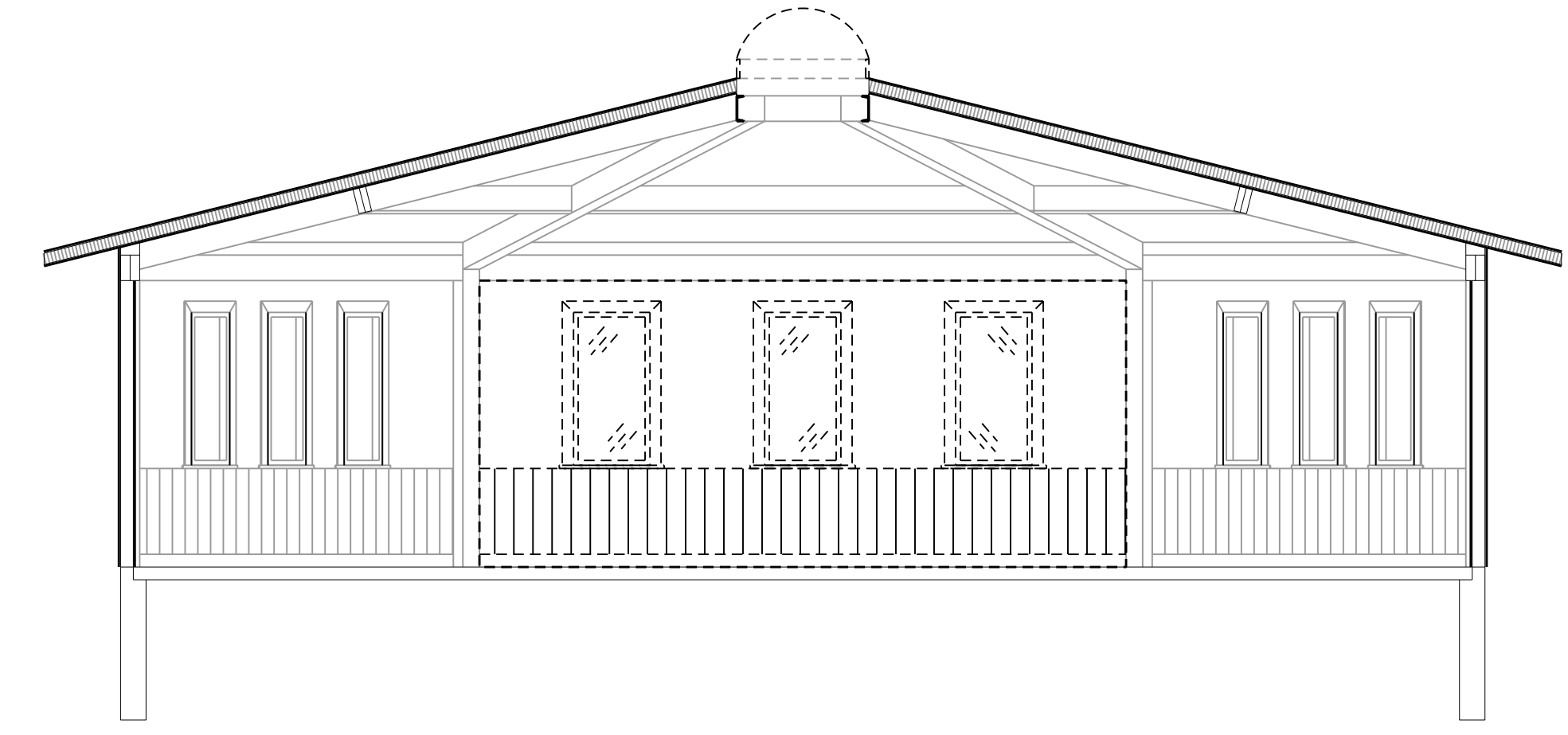
05 BUILDING SECTION  
A501 SCALE: 1/4" = 1'-0"



06 BUILDING SECTION  
A501 SCALE: 1/4" = 1'-0"



07 BUILDING SECTION  
A501 SCALE: 1/4" = 1'-0"



08 BUILDING SECTION  
A501 SCALE: 1/4" = 1'-0"

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NINE SPRINGS GOLF COURSE  
CLUBHOUSE ADDITION  
CITY OF FITCHBURG  
FITCHBURG, WISCONSIN

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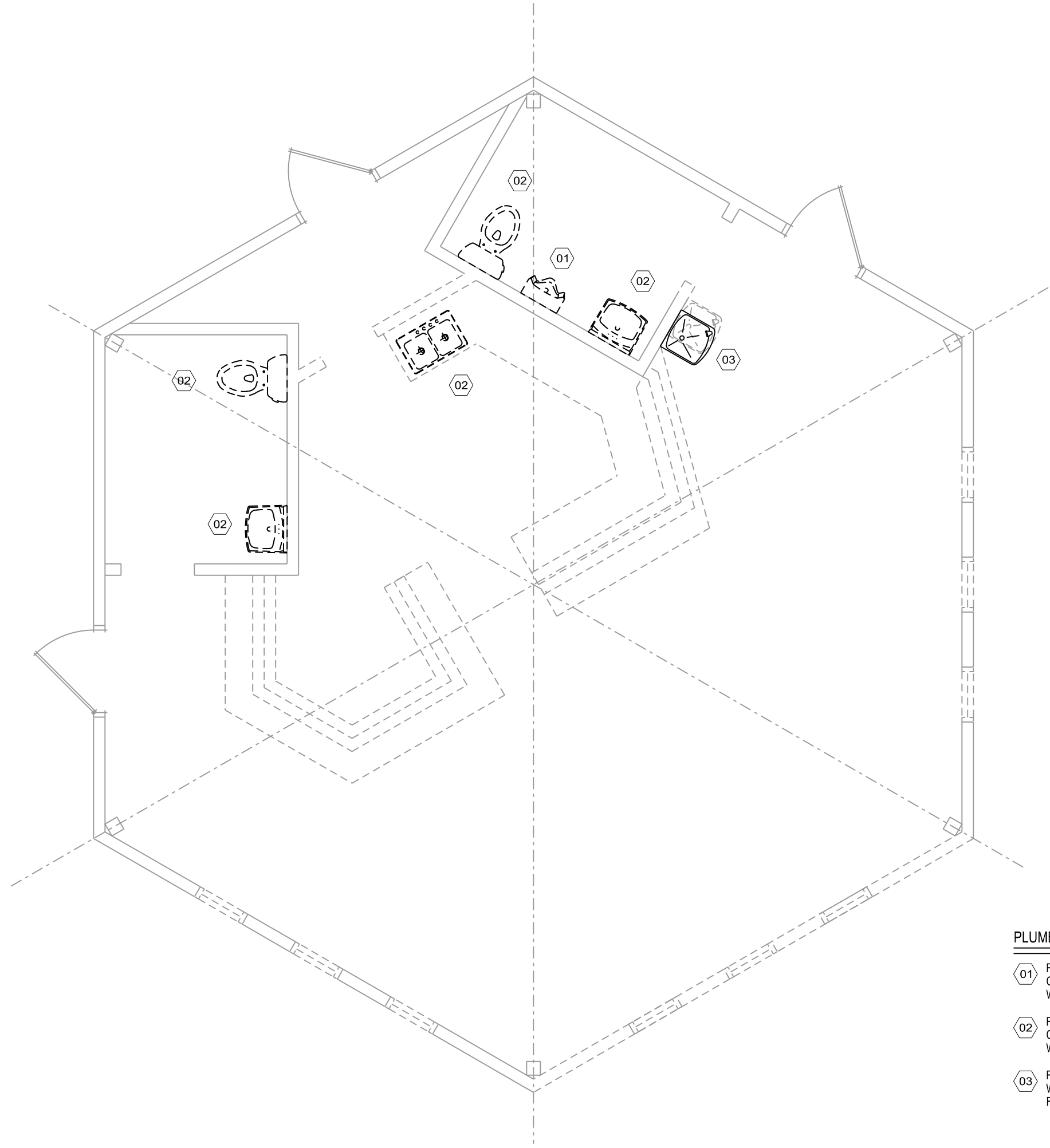
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A501

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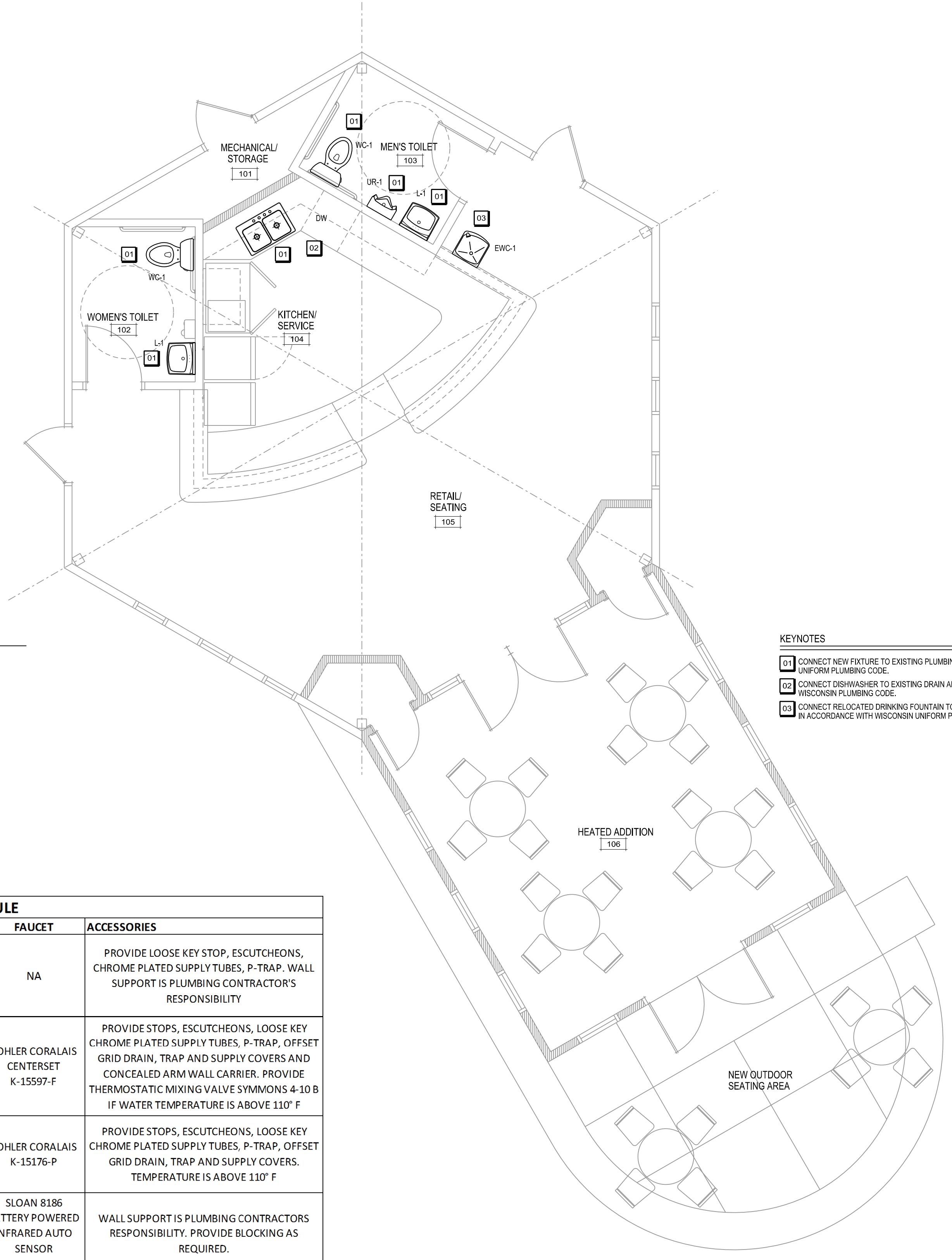


**PLUMBING DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

- PLUMBING DEMOLITION KEYNOTES**
- 01 REMOVE EXISTING URINAL AND PREPARE EXISTING PLUMBING DRAIN AND WATER SUPPLIES FOR CONNECTION OF NEW FIXTURE. LOWER DRAIN AND WATER AS NECESSARY FOR CONFORMANCE WITH ADA GUIDELINES.
  - 02 REMOVE EXISTING URINAL AND PREPARE EXISTING PLUMBING DRAIN AND WATER SUPPLIES FOR CONNECTION OF NEW FIXTURE. LOWER DRAIN AND WATER AS NECESSARY FOR CONFORMANCE WITH ADA GUIDELINES.
  - 03 REMOVE EXISTING DRINKING FOUNTAIN AND PREPARE EXISTING PLUMBING DRAIN AND COLD WATER SUPPLY FOR CONNECTION OF NEW FIXTURE. SAFELY STORE EXISTING DRINKING FOUNTAIN FOR REINSTALLATION DURING FINISH.

PLUMBING FIXTURE SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	FAUCET	ACCESSORIES
EWC-1	EXISTING DRINKING FOUNTAIN TO BE RELOCATED	NA	NA	NA	PROVIDE LOOSE KEY STOP, ESCUTCHEONS, CHROME PLATED SUPPLY TUBES, P-TRAP, WALL SUPPORT IS PLUMBING CONTRACTOR'S RESPONSIBILITY
L-1	WALL MOUNT VITREOUS CHINA ADA COMPLIANT LAVATORY	KOHLER	GREENWICH - K-2032 WHITE	KOHLER CORALAIS CENTERSET K-15597-F	PROVIDE STOPS, ESCUTCHEONS, LOOSE KEY CHROME PLATED SUPPLY TUBES, P-TRAP, OFFSET GRID DRAIN, TRAP AND SUPPLY COVERS AND CONCEALED ARM WALL CARRIER. PROVIDE THERMOSTATIC MIXING VALVE SYMMONS 4-10 B IF WATER TEMPERATURE IS ABOVE 110° F
S-1	2 COMPARTMENT STAINLESS STEEL SINK	ELKAY	LR3321 DROP IN COUNTER TOP MOUNTED SS 2 COMP. SINK	KOHLER CORALAIS K-15176-P	PROVIDE STOPS, ESCUTCHEONS, LOOSE KEY CHROME PLATED SUPPLY TUBES, P-TRAP, OFFSET GRID DRAIN, TRAP AND SUPPLY COVERS. TEMPERATURE IS ABOVE 110° F
UR-1	WALL MOUNTED WASH DOWN URINAL	KOHLER	BARDON K-4991-ET	SLOAN 8186 BATTERY POWERED INFRARED AUTO SENSOR FLUSHOMETER	WALL SUPPORT IS PLUMBING CONTRACTORS RESPONSIBILITY. PROVIDE BLOCKING AS REQUIRED.
WC-1	KOHLER ADA PRESSURE ASSIST WATER CLOSET	KOHLER	K-3493	REUSE EXISTING	PROVIDE WAX RING, CLOSET FLANGE (IF REQUIRED) CLOSET BOLTS, LOOSE KEY CHROME PLATED STOP AND WC SUPPLY, AND ESCUTCHEON.
WCO-1	WALL CLEAN OUT	ZURN	CO24530	NA	PROVIDE WALL CLEANOUT WHERE REQUIRED BY CODE

NOTE: EQUAL PRODUCTS MANUFACTURED BY AMERICAN STANDARD, ZURN OR SLOAN ARE ACCEPTABLE PENDING A/E APPROVAL



**NEW PLUMBING FLOOR PLAN**  
SCALE: 1/4"=1'-0"

- KEYNOTES**
- 01 CONNECT NEW FIXTURE TO EXISTING PLUMBING DRAIN AND WATER IN ACCORDANCE WITH WISCONSIN UNIFORM PLUMBING CODE.
  - 02 CONNECT DISHWASHER TO EXISTING DRAIN AND HOT WATER IN SINK CABINET IN ACCORDANCE WITH WISCONSIN PLUMBING CODE.
  - 03 CONNECT RELOCATED DRINKING FOUNTAIN TO EXISTING DRAIN AND COLD WATER THROUGH WALL IN ACCORDANCE WITH WISCONSIN UNIFORM PLUMBING CODE.

- GENERAL NOTES**
1. COORDINATE ALL PLUMBING WITH ELECTRICAL, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
  2. ALL PIPING IN FINISHED AREAS SHALL BE CONCEALED WITHIN WALLS.
  3. INSTALL 2" AND SMALLER DRAIN PIPE WITH MINIMUM PITCH OF 1/4" PER LINEAR FOOT.
  4. PLUMBING INSTALLATION SHALL STRICTLY CONFORM TO WISCONSIN UNIFORM PLUMBING CODE.
  5. PLUMBING MATERIALS SHALL BE LISTED AND APPROVED BY WISCONSIN UNIFORM PLUMBING CODE.
  6. PLUMBING CONTRACTOR SHALL VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BIDDING PROJECT. BRING ANY CODE OR INSTALLATION ISSUES TO ATTENTION OF A/E PRIOR TO BIDDING.
  7. INSTALL TRAP AND SUPPLY INSULATION EQUAL TO "TRUBERO" ON SINK AND LAVATORIES. INSTALL THERMOSTATIC MIXING VALVE IN WATER SUPPLIES TO LAVATORIES. SET HOT WATER TEMPERATURE TO 105° - 110° F.

ISSUANCES	REVISIONS
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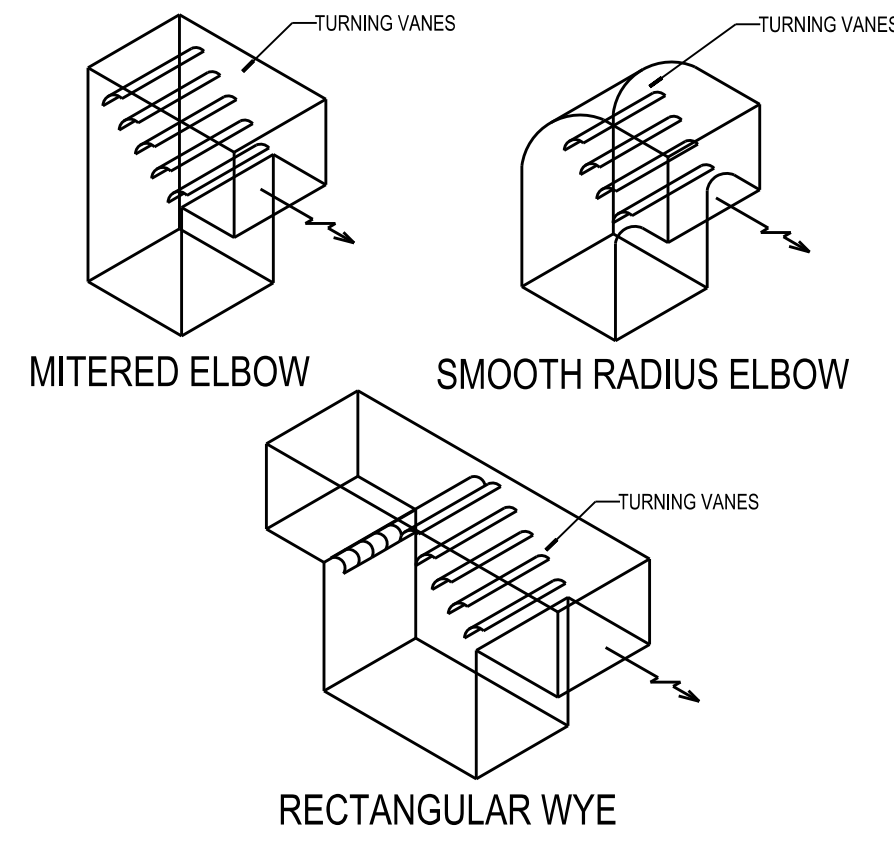
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APPROVED BY: J.H.  
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PLUMBING DEMOLITION AND NEW FLOOR PLANS

**P101**

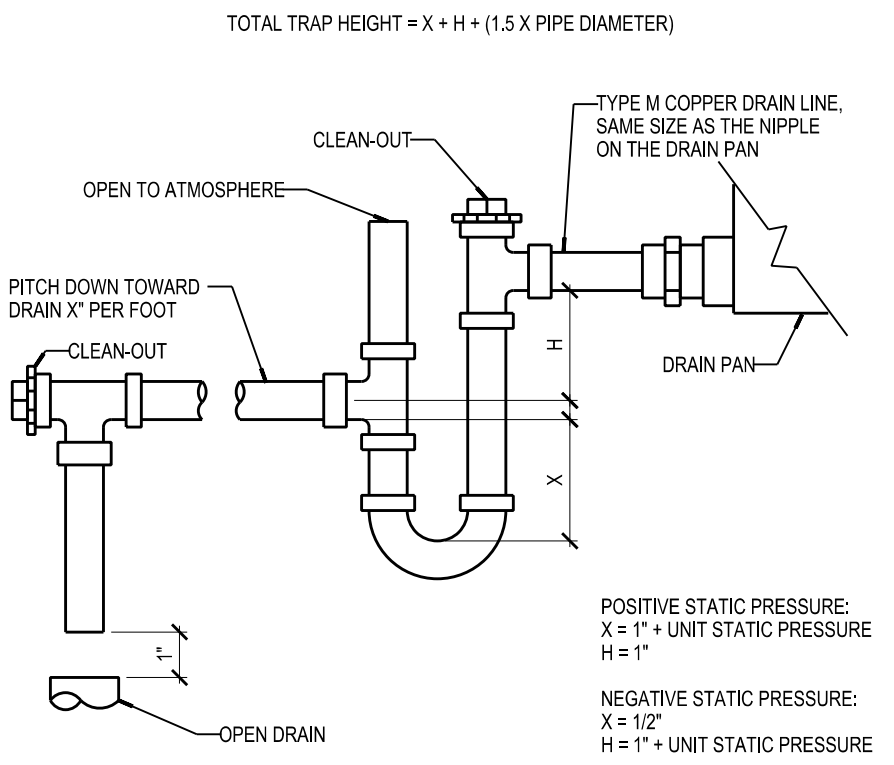
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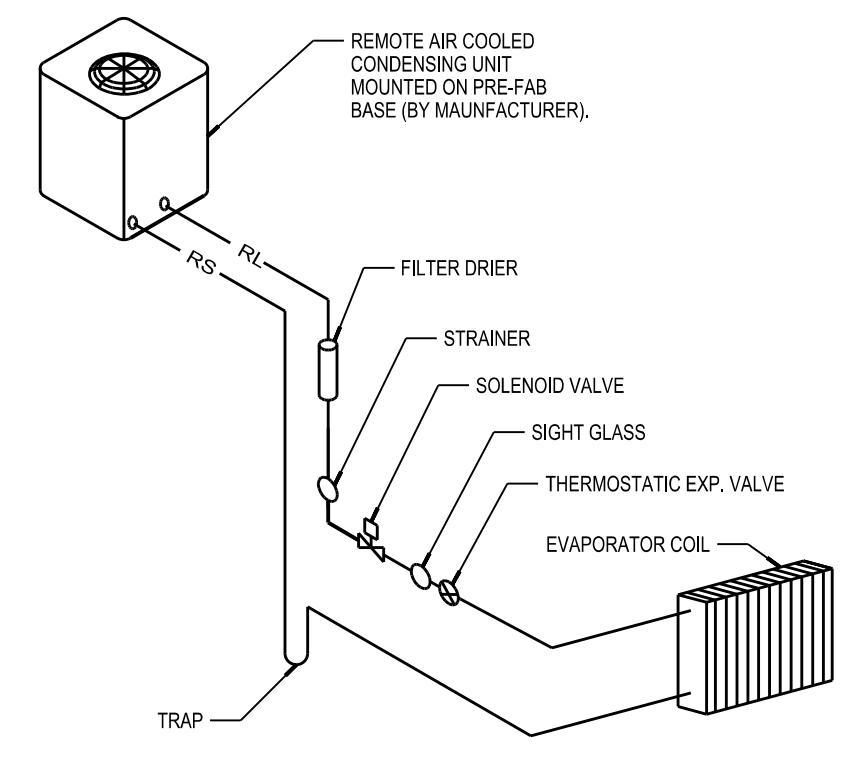


**24** TURNING VANES IN DUCTS  
M101 SCALE: NONE

**20** GAS PIPING CONNECTION DETAIL  
M101 SCALE: 1"=1'-0"



**23** COOLING COIL CONDENSATE DRAIN DETAIL  
M101 SCALE: NONE



**19** REFRIGERANT PIPING DETAIL  
M101 SCALE: NONE

FURNACE SELECTION	
TAG	F-1
MANUFACTURER	LENNOX
MODEL NUMBER	ML19H445XP30B
NET WEIGHT (lbs.)	121
AIRFLOW (CFM)	1,050
GSA (CFM)	150
STATIC PRESSURE (IN W.G.)	0.5
INPUT CAPACITY (MBH)	44
AIRUE	95.0%
INDOOR BLOWER HP	1/3
MOCF	15
ELECTRICAL CHARACTERISTICS	
VOLTS	120
PHASE	1
HERTZ	60

NOTE: ELECTRICAL CONTRACTOR SHALL PROVIDE A FIELD INSTALLED ON/OFF SWITCH.

GRILLE, REGISTER & DIFFUSER SCHEDULE				
TAG	LOCATION	DESCRIPTION	NECK	MANUFACTURER & MODEL NUMBER
S-1		10" x 6" DOUBLE DEFLECTION SPIRAL DUCT MOUNTED GRILLES	-	TITUS S300FL
S-2		8" x 6" STEEL LOUVERED SUPPLY GRILLE, 22.5° DEFLECTION	-	TITUS 272RL
R-1		22" x 10" STEEL BLADE, 35 DEGREE DEFLECTION RETURN GRILL WITH SQUARE NECK	SEE DRAWING	TITUS MODEL 350RL
TG-1		12" x 12" STEEL BLADE, 35 DEGREE DEFLECTION RETURN GRILL WITH SQUARE NECK	SEE DRAWING	TITUS MODEL 350RL

EXHAUST FAN SCHEDULE											
TAG	LOCATION	SYSTEM	CFM	SP	RFM	MOTOR H.P.	VOLTAGE @ 60-HZ	DRIVE	FAN TYPE	MANUFACTURER & MODEL NUMBER	CONTROL
EF-1	102 WOMEN'S TOILET	EXHAUST	75	0.25	1725	FRACTIONAL	120-1	DIRECT	CENTRIFUGAL	BROAN-H060L	LIGHT SWITCH
EF-2	103 MEN'S TOILET	EXHAUST	75	0.25	1725	FRACTIONAL	120-1	DIRECT	CENTRIFUGAL	BROAN-H060L	LIGHT SWITCH

AIR COOLED CONDENSING UNIT SCHEDULE															
TAG	SERVING	RATED TONS	COMPRESSOR RLA	AIRFLOW	OUTDOOR FAN NO. OF HP	REFRIGERANT	VOLTAGE @ 60-HZ	MCA	MOCF	LIQUID LINE SIZE IN	SUCTION LINE SIZE IN	MANUFACTURER & MODEL NUMBER			
ACCU-1	F-1	2.5	14.1	73	2,400	1	1/5	95	R-410A	230-1	18.7	30	3/8	3/4	LENNOX MODEL: 13ACX-030-230-1-17

HVAC SYMBOL LEGEND	
	SUPPLY AIR INDICATOR
	RETURN/EXHAUST AIR INDICATOR
	SUPPLY OR EXHAUST GRILLE
	THERMOSTAT
	FLEXIBLE DUCT CONNECTION
	VOLUME DAMPER
	DUCT DROP
	DUCT RISE

ALL SYMBOLS MAY NOT BE USED IN THIS SET.

**FURNACE CONTROL SEQUENCE**

- MORNING WARM-UP OR COOL-DOWN MODE: THE SUPPLY FAN SHALL START. ON MORNING WARM-UP OR COOL-DOWN, THE OAS DAMPERS WILL REMAIN AT 100% RETURN AIR. THE GAS FIRED HX AND DX COOLING COIL SHALL STAGE ON TO MAINTAIN SPACE SETPOINT TEMPERATURE.
- OCCUPIED MODE: THE SUPPLY FAN SHALL START (IF NOT ALREADY IN OPERATION). THE OAS DAMPERS SHALL INDEX TO THE MINIMUM OUTSIDE AIR QUANTITIES AS INDICATED IN THE MECHANICAL EQUIPMENT SCHEDULE ON THE DRAWINGS. GAS FIRED HX OR DX COOLING COIL WILL MODULATE TO MAINTAIN SPACE TEMPERATURE SETPOINT.
- UNOCCUPIED MODE: THE SUPPLY FAN SHALL CYCLE ON AND OFF TO MAINTAIN SETBACK TEMPERATURES.
- PROVIDE THE 7-DAY PROGRAMMABLE TEMPERATURE SENSOR WITH UNOCCUPIED MODE OVERRIDE BUTTON AND SETPOINT ADJUSTMENT FOR EACH ZONE.

**GENERAL NOTES**

- PROVIDE OWNER WITH OPERATION AND MAINTENANCE MANUALS. TESTING AND BALANCING REPORTS UPON JOB COMPLETION. THE AGENCY RESPONSIBLE FOR BALANCING OF THE VENTILATION SYSTEM SHALL DOCUMENT IN WRITING THE AMOUNT OF OUTDOOR AIR BEING PROVIDED AND DISTRIBUTED AND SHALL RETAIN A COPY OF THE DOCUMENT ON SITE, AND SHALL BE MADE AVAILABLE TO THE STATE DEPT. OF SAFETY UPON REQUEST.
- RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED TO MEET ALL FUNCTIONAL CRITERIA DEFINED IN SECTION VII OF THE SMACNA "HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE", LATEST EDITION, AND COMPLY WITH ALL LOCAL, STATE AND FEDERAL CODE REQUIREMENTS.
- ROUND DUCTWORK SHALL BE LINED SHEET METAL SPIRAL UNIGAL DUCT MANUFACTURED FROM GALVANIZED STEEL MEETING ASTM A-527-71 AND SMACNA HIGH PRESSURE REQUIREMENTS. CONSTRUCTED PER SMACNA HVAC DUCT CONSTRUCTION STANDARDS. SECTION III, SPIRAL SEAM CONSTRUCTION, GAUGES AND FITTINGS PER SMACNA DUCT CONSTRUCTION STANDARDS.
- ALL DUCTWORK TO MEET OPERATING PRESSURE CRITERIA OF 2" W.G. MAXIMUM PRESSURE.
- DUCTWORK INCLUDING SUPPLY, EXHAUST AND RETURN, SHALL BE SEALED EPR SMACNA "CLASS A OR B" REQUIREMENTS.
- ALL CONCEALED SUPPLY DUCTWORK SHALL BE INSULATED WITH AN R-8 DUCT WRAP.
- ALL EQUIPMENT TO COMPLY WITH APPLICABLE ASTM/INFP/ANSI STANDARDS.
- CONTRACTOR TO COORDINATE WITH ALL TRADES.
- PROVIDE NEW NATURAL GAS PIPING TO NEW FURNACES REGULATE GAS PRESSURE TO MANUFACTURER'S RECOMMENDED PRESSURE. PIPING SHALL BE SCHEDULE 40 BLACK STEEL ASTM A53 WITH 150 POUND MALLEABLE IRON SCREWED OR 150 POUND WELDED FITTINGS.
- INSTALL THERMOSTATS/SENSORS NEXT TO AND AT SAME HEIGHT AS LIGHT SWITCHES, UNLESS OTHERWISE NOTED.

**KEYNOTES**

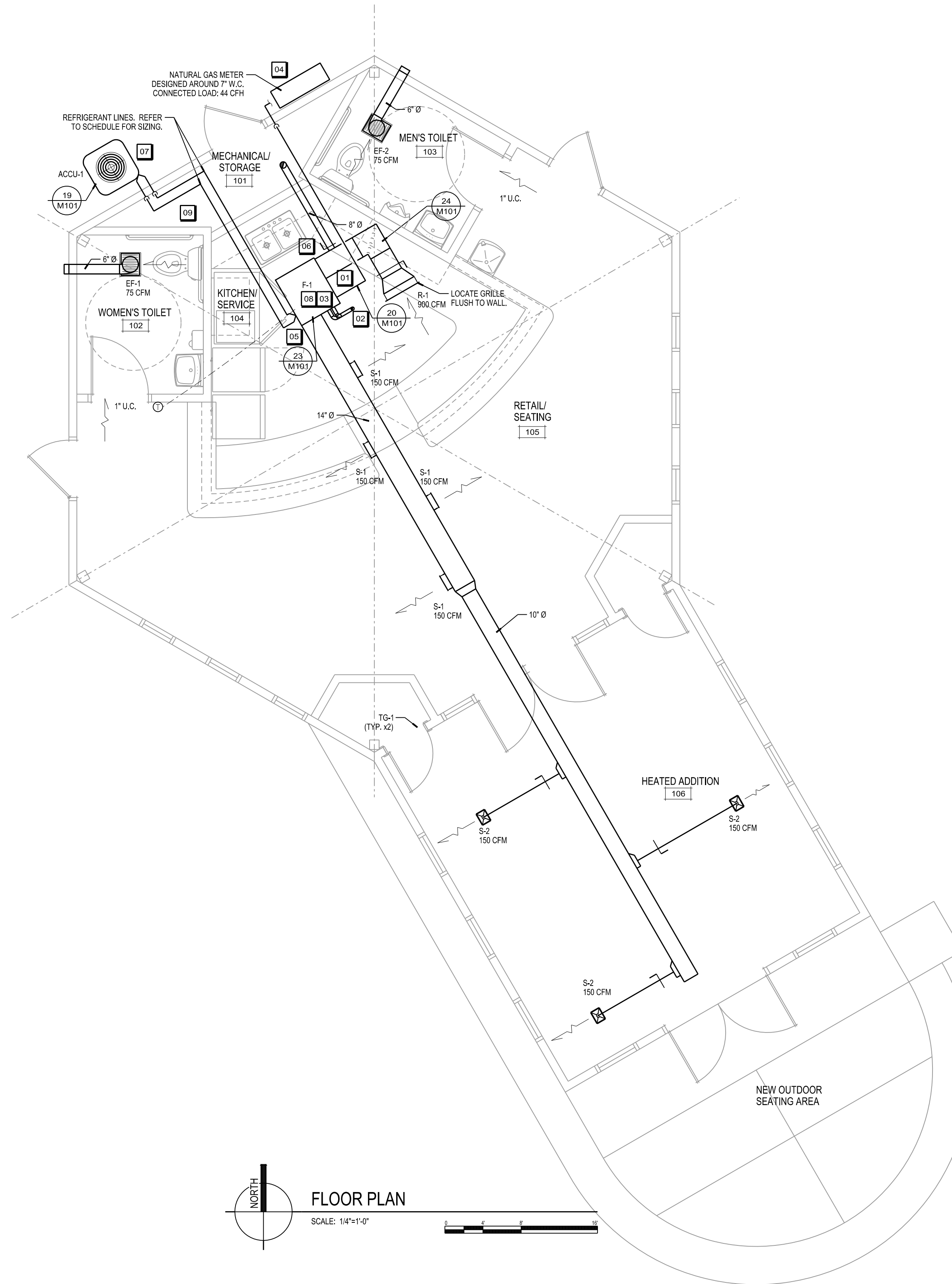
- 01** ROUTE 3/4" NATURAL GAS LINE TO NEW FURNACE. PROVIDE PRESSURE REGULATING VALVE AS REQUIRED TO MEET MANUFACTURER'S REQUIRED INLET PRESSURE. REFER TO GAS PIPING CONNECTION DETAIL (0101) FOR INFORMATION RELATED TO GAS CONNECTION ROUTED TO NEW FURNACE.
- 02** ROUTE 2" CONCENTRIC VENT UP THROUGH ROOF. FLASH ROOF PENETRATION WATER TIGHT.
- 03** NEW FURNACE LOCATED ON MECHANICAL MEZZANINE AREA.
- 04** MECHANICAL CONTRACTOR SHALL ROUTE NEW 3/4" NATURAL GAS LINE TO NEW METER.
- 05** CONDENSATE FOR NEW FURNACES SHALL BE PUMPED TO NEAREST OPEN SITE DRAIN (LOCATED IN JANITOR 121). CONDENSATE PIPING SHALL BE POLYVINYL CHLORIDE. PUMP EQUAL TO LITTLE GIANT MODEL: VCM-15U5 55405 VCM SERIES AUTOMATIC, 115/1PH, 65 GPH.
- 06** REFRIGERANT LINES SHALL BE ROUTE TO EVAPORATOR COIL PER MANUFACTURER'S REQUIREMENTS. REFER TO DETAIL, 19M101 FOR MORE INFORMATION.
- 07** AIR COOLED CONDENSING UNIT SHALL BE LOCATED ON A 4" CONCRETE PAD. EXTEND CONCRETE PAD 9" FROM ALL SIDES OF EQUIPMENT.
- 08** MAINTAIN MANUFACTURER'S REQUIRED CLEARANCES FROM THE NEW FURNACE (F-1).
- 09** ROUTE 8" OSA DUCT UP THROUGH ROOF. TERMINATE WITH ARCHITECTURAL ROOF CAP EQUAL TO BROAN ITEM # 2254. ROOF CAP SHALL BE MOUNTED 1/4" ABOVE FINISH ROOF TO PROTECT AGAINST SNOW INFILTRATION. MAINTAIN MIN. 10" SEPARATION FROM KITCHEN EXHAUST AND OSA INTAKE.

**DEMOLITION GENERAL NOTES**

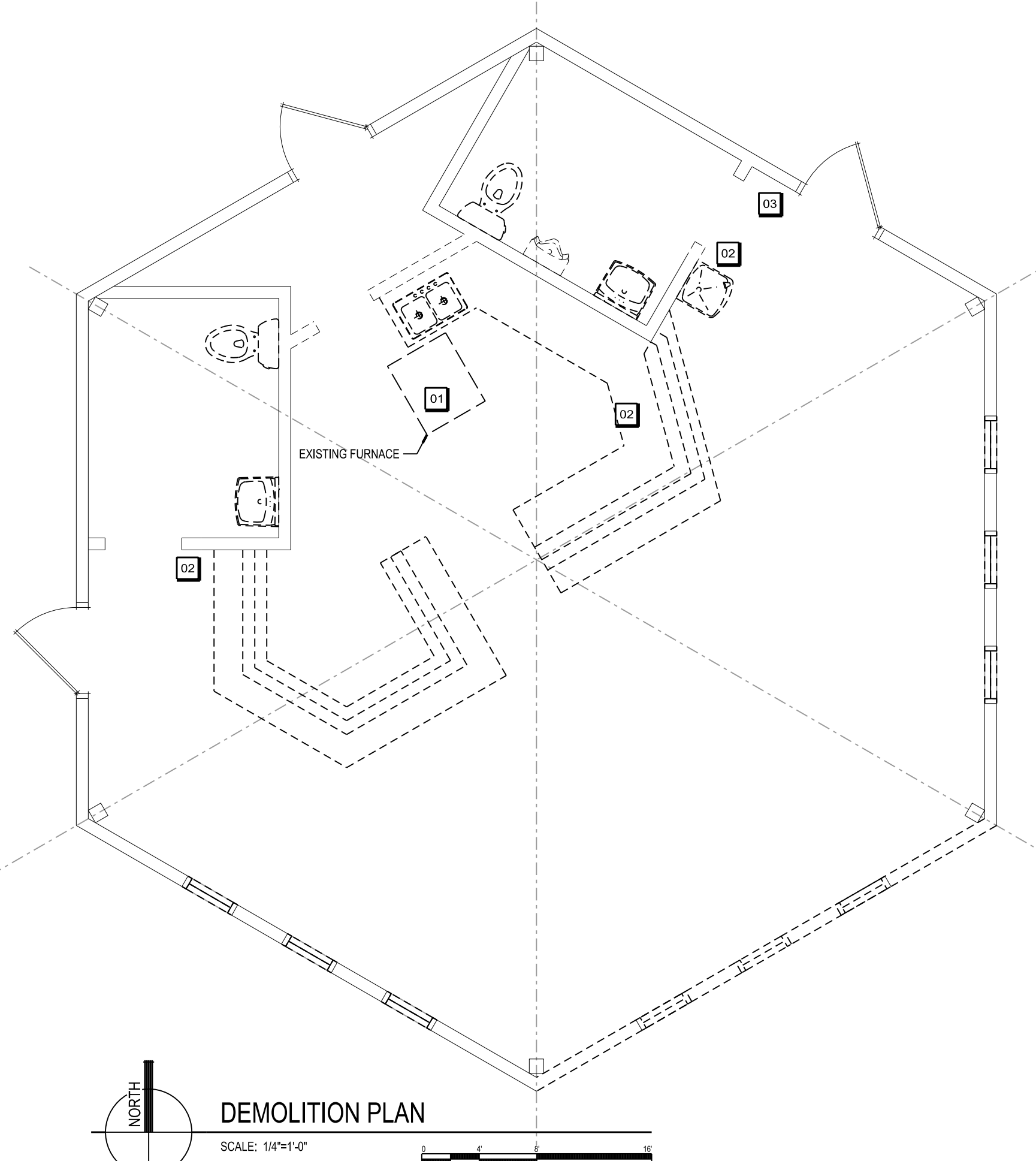
- THE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM LIMITED FIELD REVIEW OF THE BUILDING AND SYSTEMS. PRIOR TO BIDDING, EACH CONTRACTOR SHALL INVESTIGATE THE EXISTING SYSTEMS TO THE EXTENT NECESSARY TO ACCURATELY DETERMINE THE EXACT EXTENT OF THE DEMOLITION REQUIRED. THE CONTRACTOR'S BID PRICE SHALL INCLUDE REMOVAL OF ITEMS NOT EXPLICITLY SHOWN ON THESE DRAWINGS BUT NECESSARY FOR THE COMPLETION OF THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION, SIZES, AND ROUTING OF EXISTING DUCTWORK, PIPING, VALVES, EQUIPMENT AND CONTROLS. ORIGINAL CONSTRUCTION DRAWINGS ARE NOT AVAILABLE FOR THE BUILDING.
- DEMOLITION OF AN ITEM SHALL INCLUDE REMOVAL OF ALL RELATED CONTROL DEVICES, CONTROL WIRING AND TUBING, HANGERS, SUPPORTS, DUCTWORK, PIPING, INSULATION AND ACCESSORIES.
- CONTRACTOR SHALL PROTECT ALL WALLS, CEILINGS, FLOORS, LIGHTS, AND OTHER FINISHED SURFACES THAT ARE NOT TO BE REMOVED. IF DAMAGED, CONTRACTOR SHALL REPAIR OR REPLACE TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. VERIFY LOCATIONS OF AND PROTECT EXISTING INTERIOR ELECTRICAL AND MECHANICAL UTILITIES AND SERVICES.
- ALL MATERIALS AND EQUIPMENT REMOVED AND NOT RE-USED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE. THE OWNER RESERVES THE RIGHT TO SALVAGE PARTS FROM ANY MECHANICAL AND ELECTRICAL EQUIPMENT BEFORE REMOVAL FROM THE SITE. ALL MATERIALS & EQUIPMENT REQUIRING REMOVAL AND RE-LOCATION FOR RE-USE SHALL BE CAREFULLY REMOVED AND STORED TO PREVENT DAMAGE AND SHALL BE RE-INSTALLED AS THE WORK PROGRESSES.
- IF ANY MATERIAL IS ENCOUNTERED WHICH IS SUSPECTED TO CONTAIN ASBESTOS MATERIAL IT SHALL BE REPORTED IMMEDIATELY TO THE OWNER.
- ALL HATCHED ITEMS TO BE REMOVED ALONG WITH ASSOCIATED HANGERS, SUPPORTS, BRACKETS, TUBING AND ALL OTHER ANCILLARY COMPONENTS.

**DEMOLITION KEYNOTES**

- 01** EXISTING FURNACE, ASSOCIATED DUCTWORK, HANGERS, AND SUPPORT LOCATED IN MECHANICAL MEZZANINE SHALL BE REMOVED.
- 02** EXISTING WALL SUPPLY AND RETURN GRILLES SHALL BE REMOVED. PATCH EXISTING WALL PENETRATIONS WHERE SUPPLY GRILLE WAS LOCATED. IT IS THE DESIGN INTENT TO REUSE THE WALL RETURN GRILLE WALL PENETRATION FOR THE NEW R.G. REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 03** REMOVE EXISTING THERMOSTAT AND BACK PLATE ASSOCIATED WITH THE FURNACE. MC SHALL FURNISH NEW COVER PLATE OVER THE WALL BOX. PAINT COVER TO MATCH WALL.



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**DEMOLITION PLAN**  
SCALE: 1/4"=1'-0"

Due to electronic distribution, this drawing may not be printed to the scale indicated on the drawings. Do NOT use scale to determine dimensions or sizes.

PROJECT NUMBER: 58440  
 APPROVED BY: J.H.  
 REVIEWED BY: BTW  
 DRAWN BY: S.G.  
 2/29/2017 2:15:24 PM

ISSUANCES: ARCH. AND DESIGN REVIEW SUBMITTAL - 02/21/2017

REVISIONS:

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**NINE SPRINGS GOLF COURSE CLUBHOUSE ADDITION**  
**CITY OF FITCHBURG**  
**FITCHBURG, WISCONSIN**

MECHANICAL FLOOR PLAN AND NOTES  
**M101**

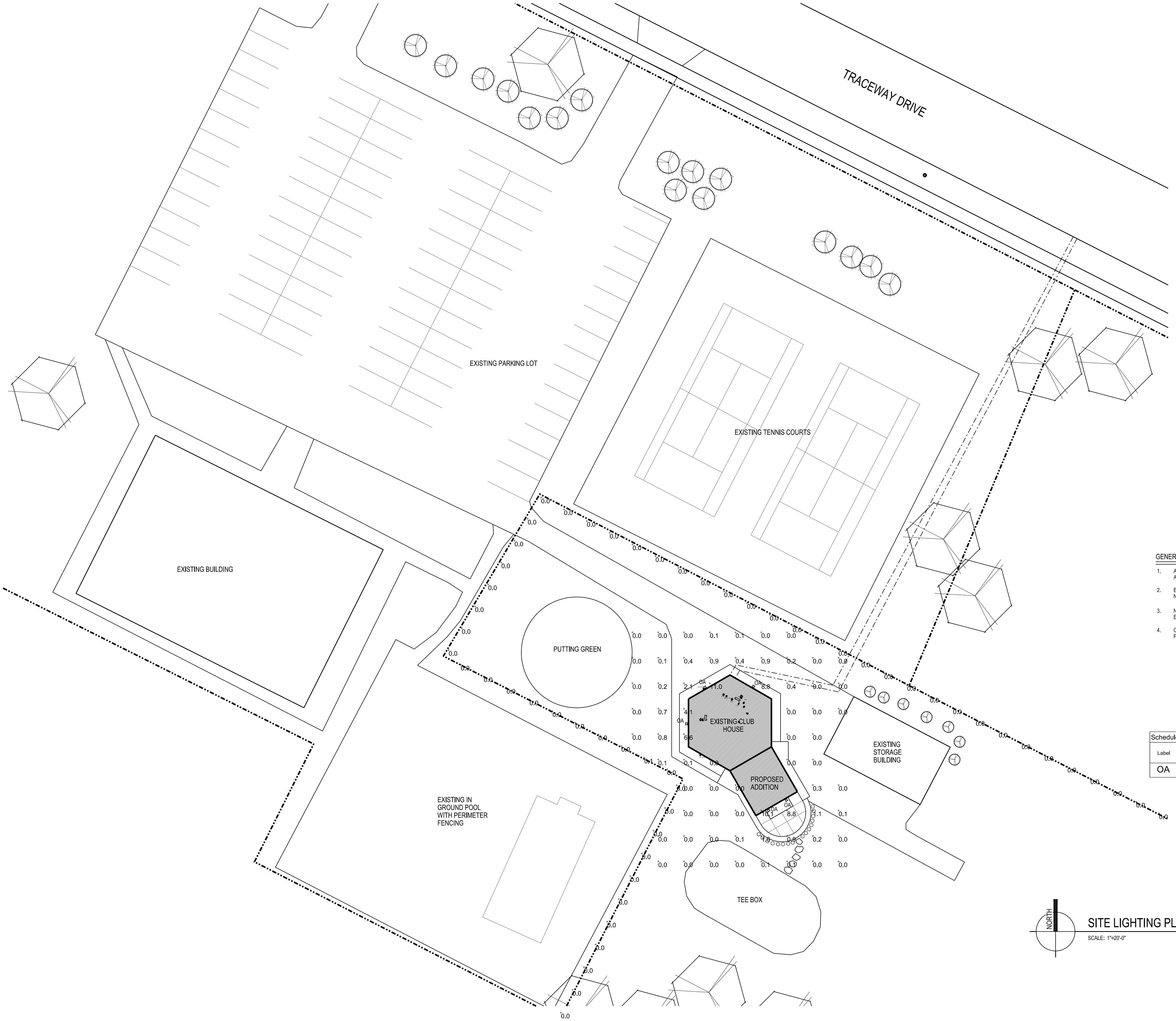
**PRELIMINARY - NOT FOR CONSTRUCTION**

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SCALE: 1"=20'-0"  
 PLOTTED BY: baw

ORIGINAL SIZE: 24" x 36"  
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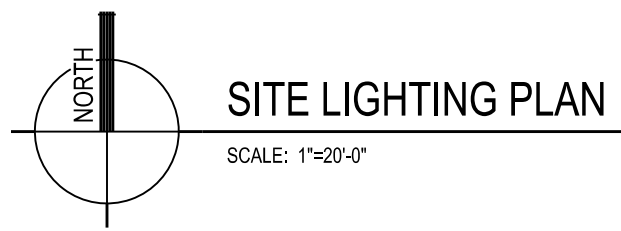
NEW LUMINAIRE SCHEDULE											
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST / DRIVER	MOUNTING	MODEL	INPUT WATTS	VOLTS	NOTE 1	NOTE 2	NOTE 3
OA		(1) LED.4000K	LED DOWNLIGHT	ELECTRONIC	WALL	LUMARK XTOR1B-W	12	120V 1P 2W	MOUNT AT 6" FROM GROUND TO BOTTOM		



- GENERAL NOTES**
- ALL PROPERTY LINES, PAVEMENT, AND BUILDING LOCATIONS ARE APPROXIMATE, BASED ON AVAILABLE INFORMATION.
  - EXISTING BUILDING SQUARE FOOTAGE = 884 S.F.  
 NEW ADDITION SQUARE FOOTAGE = 370 S.F.
  - NEW NATURAL GAS LINE TO EXISTING BUILDING TO FOLLOW APPROXIMATE ROUTE OF EXISTING SEWER AND WATER.
  - CONSTRUCTION TYPE TO BE: WOOD FRAMED.  
 FOUNDATION TYPE TO BE: FROST WALL WITH SLAB ON GRADE.

Label	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Wattage
OA	XTOR1B-W	CROSSTOUR 12W WALL MOUNT LED	EATON LED 4000K	1	1395,79	12.2

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SITE CALCS	+	0.9 fc	11.0 fc	0.0 fc	N/A	N/A



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ISSUANCES	REVISIONS
ARCH. AND DESIGN REVIEW SUBMITTAL - 02/21/2017	

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**NINE SPRINGS GOLF COURSE  
 CLUBHOUSE ADDITION  
 CITY OF FITCHBURG  
 FITCHBURG, WISCONSIN**

PROJECT NUMBER: 58440  
 APPROVED BY: J.H.  
 REVIEWED BY: B.T.W.  
 DRAWN BY: K.J.S.  
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SITE LIGHTING  
 PHOTOMETRIC  
 CALCULATIONS

**ES10**

**PRELIMINARY - NOT FOR CONSTRUCTION**

## DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

## SPECIFICATION FEATURES

### Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K and 4000K CCT.

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

electrical wiring compartment.

Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

### Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

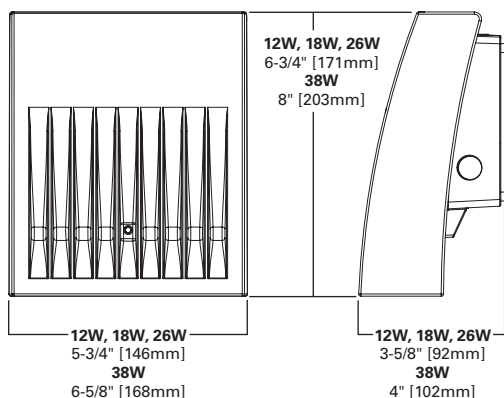
Five-year warranty.



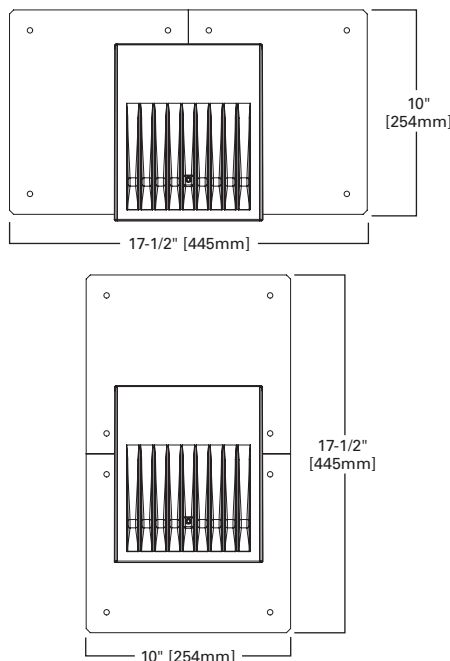
## XTOR CROSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

## DIMENSIONS



## ESCUTCHEON PLATES



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
LM79 / LM80 Compliant  
ROHS Compliant  
ADA Compliant  
NOM Compliant Models  
IP66 Ingressed Protection Rated  
Title 24 Compliant

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area (Sq. Ft.):  
XTOR1B, XTOR2B, XTOR3B=0.34  
XTOR4B=0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

LUMENS - CRI/CCT TABLE

LED Information	XTOR1B	XTOR1B-W	XTOR2B	XTOR2B-W	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W
Delivered Lumens (Wall Mount)	1,418	1,396	2,135	2,103	2,751	2,710	4,269	4,205
Delivered Lumens (With Flood Accessory Kit) <sup>1</sup>	1,005	990	1,495	1,472	2,099	2,068	3,168	3,121
B.U.G. Rating <sup>2</sup>	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	5,000	4,000	5,000	4,000	5,000	4,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	18W	18W	26W	26W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
<b>XTOR1B Model</b>		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
<b>XTOR2B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR3B Model</b>		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
<b>XTOR4B Model</b>		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
<b>XTOR1B=Small Door, 12W</b> XTOR2B=Small Door, 18W XTOR3B=Small Door, 26W XTOR4B=Medium Door, 38W	[Blank]=Bright White (Standard), 5000K W=Neutral White, 4000K	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black BZ=Bronze AP=Grey GM=Graphite Metallic	PC1=Photocontrol 120V <sup>1</sup> PC2=Photocontrol 208-277V <sup>1,2</sup> 347V=347V <sup>3</sup> HA=50°C High Ambient <sup>3</sup>	WG/XTOR=Wire Guard <sup>4</sup> XTORFLD-KNC=Knuckle Floodlight Kit <sup>5</sup> XTORFLD-TRN=Trunnion Floodlight Kit <sup>5</sup> XTORFLD-KNC-WT=Knuckle Floodlight Kit, Summit White <sup>5</sup> XTORFLD-TRN-WT=Trunnion Floodlight Kit, Summit White <sup>5</sup> EWP/XTOR=Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT=Escutcheon Wall Plate, Summit White

NOTES:

1. Photocontrols are factory installed.
2. Order PC2 for 347V models.
3. Thru-branch wiring not available with HA option or with 347V.
4. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
5. Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

12W Series	18W Series	26W Series	38W Series
XTOR1B=7W, 5000K, Carbon Bronze	XTOR2B=18W, 5000K, Carbon Bronze	XTOR3B=26W, 5000K, Carbon Bronze	XTOR4B=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	XTOR2B-W=18W, 4000K, Carbon Bronze	XTOR3B-W=26W, 4000K, Carbon Bronze	XTOR4B-W=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT=18W, 5000K, Summit White	XTOR3B-WT=26W, 5000K, Summit White	XTOR4B-WT=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	XTOR2B-PC1=18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1=26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1=38W, 5000K, 120V PC, Carbon Bronze
XTOR1B-W-PC1=12W, 4000K, 120V PC, Carbon Bronze	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze		XTOR4B-W-PC1=38W, 4000K, 120V PC, Carbon Bronze