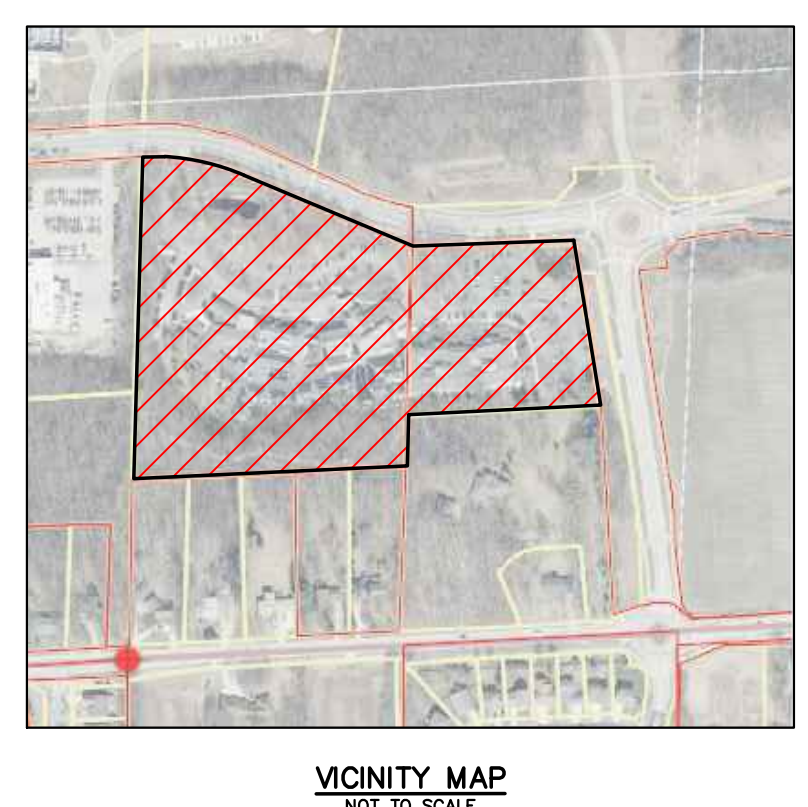
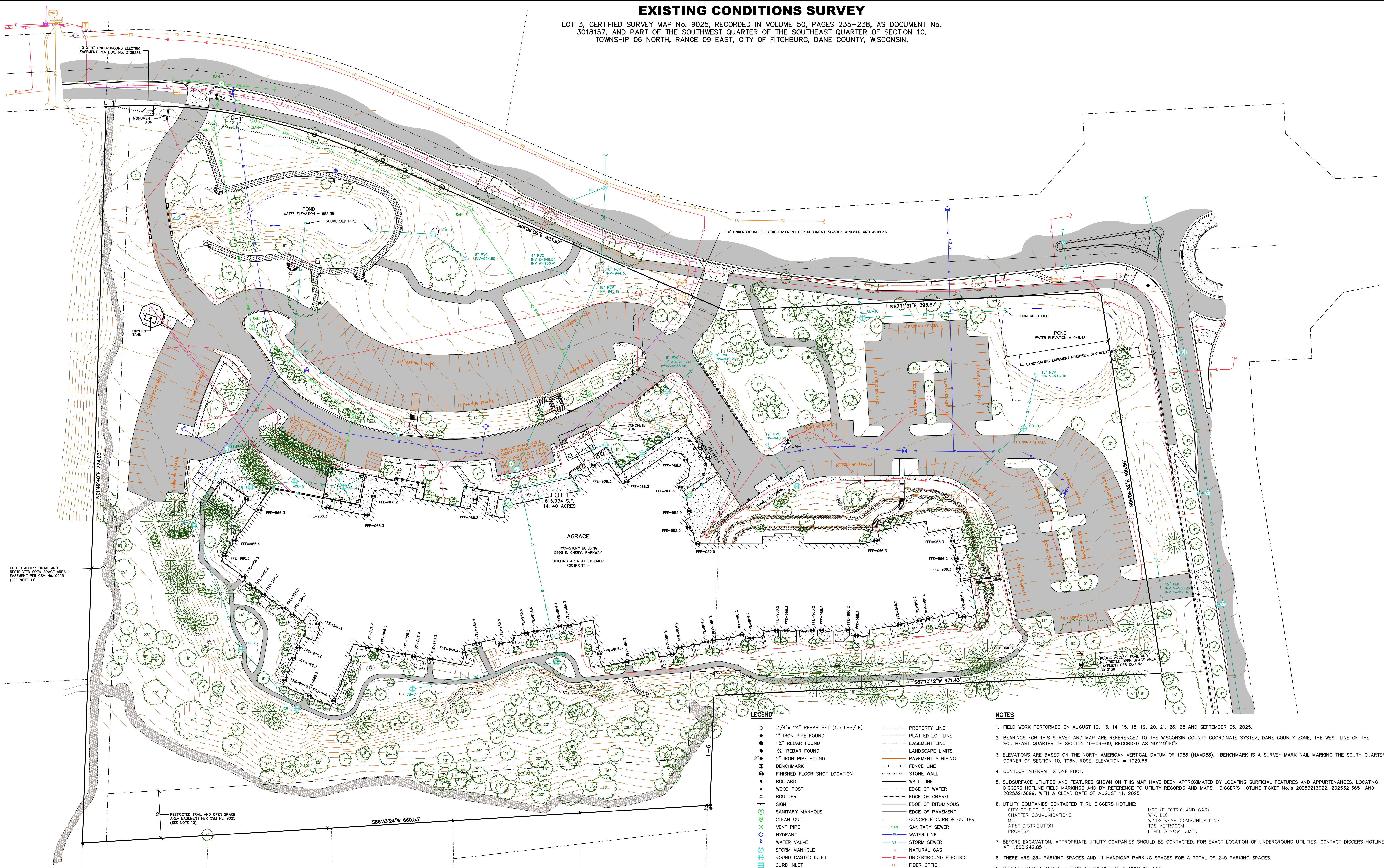


EXISTING CONDITIONS SURVEY

LOT 3, CERTIFIED SURVEY MAP No. 9025, RECORDED IN VOLUME 50, PAGES 235-238, AS DOCUMENT No. 3018157, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.



STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
CB-1	964.67	NW	961.49	15"	RCP
CB-2	964.01	SE	961.07	15"	RCP
CB-3	963.98	SE	959.58	18"	RCP
STM-1	967.43	SW	959.45	18"	RCP
STM-2	962.77	SW	958.63	21"	RCP
CB-4	965.63	N	958.56	21"	RCP
CB-5	964.82	E	962.24	6"	PVC
CB-6	964.82	E	962.18	6"	PVC
CB-7	964.82	E	**	6"	PVC
CB-8	964.82	E	**	6"	PVC
CB-9	964.82	E	**	6"	PVC
CB-10	964.82	E	**	6"	PVC

STRUCT. ID	RIM ELEVATION	DIRECTION	INVERT	PIPE SIZE	PIPE TYPE
STM-3	965.31	S	948.57	18"	RCP
CB-9	949.75	SE	957.45	6"	PVC
STM-4	959.06	NE	948.50	24"	RCP
INL-1	947.03	SE	946.51	8"	PVC
CB-10	945.03	SE	946.34	18"	RCP
		S	944.27	12"	HERCP
		N	943.43	24"	RCP
		E	941.97	15"	RCP
		N	941.48	24"	RCP

STRUCT. ID	RIM ELEVATION	INVERT	ELEVATION	PIPE SIZE	PIPE TYPE
SAN-1	964.70	S	959.32	8"	PVC
SAN-2	965.59	SE	959.28	8"	PVC
SAN-3	955.95	NW	946.12	8"	PVC
SAN-4	954.10	SE	949.46	8"	PVC
SAN-5	961.47	N	945.79	8"	PVC
SAN-6	965.59	S	945.39	8"	PVC
SAN-7	965.59	SE	945.51	12"	RCP
		W	944.93	12"	RCP
		SE	947.53	10"	PVC
		NW	947.48	10"	PVC
		SE	946.97	10"	PVC
		NW	946.92	10"	PVC
		SE	945.93	10"	PVC
		NW	945.87	10"	PVC

BENCH ID	ELEVATION	DESCRIPTION
BM-1	953.73	TOP NUT ON WEST HYDRANT IN EAST PARKING LOT
BM-2	954.86	REBAR #6 WITH BLUE JSD CAP EAST OF WEST DRIVEWAY

LEGEND

- 3/4" x 24" REBAR SET (1.5 LBS/LF)
- 1" IRON PIPE FOUND
- 1 1/4" REBAR FOUND
- 3/4" REBAR FOUND
- 2" IRON PIPE FOUND
- BENCHMARK
- FINISHED FLOOR SHOT LOCATION
- BOLLARD
- WOOD POST
- BOULDER
- SIGN
- SANITARY MANHOLE
- CLEAN OUT
- VENT PIPE
- HYDRANT
- WATER VALVE
- STORM MANHOLE
- ROUND CASTED INLET
- CURB INLET
- ENDWALL/END OF PIPE
- DOWNSPOUT
- ELECTRIC PEDESTAL
- VAULT
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- HANDICAP PARKING
- PARCEL BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- PLATTED LOT LINE
- EASEMENT LINE
- LANDSCAPE LIMITS
- PAVEMENT STRIPING
- FENCE LINE
- STONE WALL
- WALL LINE
- EDGE OF WATER
- EDGE OF GRAVEL
- EDGE OF BITUMINOUS
- EDGE OF PAVEMENT
- CONCRETE CURB & GUTTER
- SANITARY SEWER
- WATER LINE
- STORM SEWER
- NATURAL GAS
- UNDERGROUND ELECTRIC
- FIBER OPTIC
- EDGE OF WOODS OR BRUSH
- BUILDING
- BITUMINOUS PAVEMENT
- RETAINING WALL
- CONCRETE PAVEMENT
- BRICK
- GRAVEL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- END OF FLAGGED UTILITIES
- MEASUREMENTS DEPICTING THE SAME LINE ON THE GROUND AS RETRACED BY THIS SURVEY

NOTES

- FIELD WORK PERFORMED ON AUGUST 12, 13, 14, 15, 18, 19, 20, 21, 26, 28 AND SEPTEMBER 05, 2025.
- BEARINGS FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY ZONE, THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10-06-09, RECORDED AS N0149'40"E.
- ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). BENCHMARK IS A SURVEY MARK NAIL MARKING THE SOUTH QUARTER CORNER OF SECTION 10, T06N, R09E, ELEVATION = 1020.66'
- CONTOUR INTERVAL IS ONE FOOT.
- SUBSURFACE UTILITIES AND FEATURES SHOWN ON THIS MAP HAVE BEEN APPROXIMATED BY LOCATING SURFICIAL FEATURES AND APPURTENANCES, LOCATING DIGGERS HOTLINE FIELD MARKINGS AND BY REFERENCE TO UTILITY RECORDS AND MAPS. DIGGER'S HOTLINE TICKET No. 20253213622, 20253213651 AND 20253213699, WITH A CLEAR DATE OF AUGUST 11, 2025.
- UTILITY COMPANIES CONTACTED THRU DIGGER'S HOTLINE:
 CITY OF FITCHBURG (ELECTRIC AND GAS)
 CHARTER COMMUNICATIONS (CABLE)
 MCI (TELEPHONE)
 AT&T DISTRIBUTION (TELEPHONE)
 PROMEGA (TELEPHONE)
 WIN, LLC (WINDSTREAM COMMUNICATIONS)
 TDS METROCOM (TELEPHONE)
 LEVEL 3 (CABLE)
 NOW LUMEN (TELEPHONE)
- BEFORE EXCAVATION, APPROPRIATE UTILITY COMPANIES SHOULD BE CONTACTED. FOR EXACT LOCATION OF UNDERGROUND UTILITIES, CONTACT DIGGER'S HOTLINE, AT 1.800.242.8511.
- THERE ARE 234 PARKING SPACES AND 11 HANDICAP PARKING SPACES FOR A TOTAL OF 245 PARKING SPACES.
- PRIVATE UTILITY LOCATE PERFORMED BY GLS ON AUGUST 12, 2025.
- EASEMENTS FOR RESTRICTED TRAIL AND OPEN SPACE AREA ON LOTS 2 AND 3 IS RETAINED FOR BENEFIT OF FITCHBURG RESEARCH PARK ASSOCIATES AND ITS ASSIGNS FOR DEVELOPMENT-WIDE NETWORK.
- PUBLIC ACCESS TRAIL AND RESTRICTED OPEN SPACE EASEMENT IS RETAINED FOR BENEFIT OF THE CITY OF FITCHBURG AND FITCHBURG RESEARCH PARK ASSOCIATES AND ITS ASSIGNS.

LEGAL DESCRIPTION (AS FURNISHED)
 (KNIGHT BARRY TITLE GROUP, FILE No.: 2365827, EFFECTIVE DATE: OCTOBER 24, 2025 AT 2:01 P.M.)

PARCEL A:
 A PARCEL OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 06 NORTH, RANGE 09 EAST, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP No. 9025, RECORDED IN VOL. 50 OF CERTIFIED SURVEY MAPS, PAGE 238, AS DOCUMENT No. 3018157, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF EAST CHERYL PARKWAY, THENCE ALONG SAID RIGHT-OF-WAY AS ESTABLISHED BY EASEMENT TO THE CITY OF FITCHBURG NORTH 86°41'52"E (RECORDED AS NORTH 86°40'27"E), 393.66 FEET; THENCE SOUTH 09°29'39"E, 405.56 FEET; THENCE SOUTH 86°41'52"W, 470.80 FEET TO A POINT ON THE EAST LINE OF AFORESAID LOT 3; THENCE ALONG SAID EAST LINE NORTH 01°25'56"E (RECORDED AS NORTH 01°25'46"E), 404.58 FEET TO THE POINT OF BEGINNING.

PARCEL B:
 LOT THREE (3) OF CERTIFIED SURVEY MAP No. 9025 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR DANE COUNTY, WISCONSIN, ON SEPTEMBER 14, 1998 IN VOLUME 50 OF CERTIFIED SURVEY MAPS, PAGES 235-238, AS DOCUMENT No. 3018157, IN THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
 PROPERTY ADDRESS: 5395 EAST CHERYL PARKWAY, FITCHBURG, WI 53711
 TAX KEY NUMBER: 255/0609-104-9322-2 AND 225/0609-103-9570-9

SURVEYOR'S CERTIFICATE

I, TODD J. BUHR, WISCONSIN PROFESSIONAL LAND SURVEYOR No. S-2614, HEREBY CERTIFY THAT UNDER THE DIRECTION OF COMMUNITY LIVING SOLUTIONS, LLC THIS SURVEY AND MAP HAS BEEN PREPARED AND COMPLES WITH WISCONSIN ADMINISTRATIVE CODE A-E7 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE INFORMATION PROVIDED.

Todd J. Buhr
 TODD J. BUHR, S-2614
 PROFESSIONAL LAND SURVEYOR

01-20-2026
 DATE

JSD
 CREATE THE VISION TELL THE STORY
 jsdinc.com
 MADISON REGIONAL OFFICE
 507 WEST VERONA AVENUE, SUITE 500
 VERONA, WISCONSIN 53593
 P. 608.848.8060

CLIENT:
COMMUNITY LIVING SOLUTIONS, LLC

CLIENT ADDRESS:
 5395 E. ENTERPRISE AVE., STE. 202
 APPLETON, WI 54913

PROJECT:
AGRACE - MADISON

PROJECT LOCATION:
 5395 E. CHERYL PARKWAY
 FITCHBURG, WI
 DANE COUNTY

SCALE IN FEET
 40' 0 40'

MODIFICATIONS:

#	Date	Description
1		
2		
3		
4		
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9		
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11		
12		
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14		
15		

Prepared By: ZHG 09/29/25
EXISTING CONDITIONS SURVEY
 SHEET NUMBER:
1 OF 1
 PROJECT NO: 25-16710

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE RIGHT-OF-WAY AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS, JURISDICTIONAL SPECIFICATIONS, AND APPROVED BY THE JURISDICTION HAVING AUTHORITY.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- CONTRACTOR SHALL RESTORE ALL BUILDINGS, PAVEMENT, PIPES, SLOPES, AND STRUCTURES DAMAGED BY THE CONTRACTOR TO PRE-EXISTING OR BETTER CONDITIONS.
- THE RIGHT-OF-WAY IS THE SOLE JURISDICTION OF THE JURISDICTIONAL AUTHORITY AND IS SUBJECT TO CHANGE AT ANY TIME.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- ANY REFERENCES TO THE TERMS OR ENTITY ABBREVIATIONS IN THE FOLLOWING NOTES AND SPECIFICATIONS SHALL BE UNDERSTOOD AS FOLLOWS:
 - "JURISDICTION" - THE LOCAL GOVERNMENTAL AGENCY (I.E., CITY, VILLAGE, TOWN, COUNTY, STATE, OR UTILITY SERVICE PROVIDER) HAVING AUTHORITY.
 - "STATE HIGHWAY SPECIFICATIONS" - STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS.
 - "STANDARD SPECIFICATIONS" - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION AND SUPPLEMENTS.
 - "WISCONSIN DEPARTMENT OF TRANSPORTATION" - "WISDOT"
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES - "WDNR"
 - DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES - "DPS" OR "SPS"

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGERS HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVEGROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTORS/BIDDERS RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE, AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION-RELATED DIRT, DUST, AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED IN THEIR ENTIRETY. STUMPS MAY BE GROUND TO PROPOSED SUBGRADE IN GRASSED AREAS ONLY UNLESS DIRECTED BY ENGINEER.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND OWNER ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE LEGALLY DISPOSED OF OFFSITE UNLESS OTHERWISE NOTED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTIES THAT WERE DAMAGED BY THE CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO:
 - EXAMINE ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFY UTILITY ELEVATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFY ALL UTILITIES' OWNER'S PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFY THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY UTILITIES THAT ARE DAMAGED BY THE CONTRACTORS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL COORDINATE PRIVATE UTILITY REMOVAL/ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED JURISDICTIONS'S RECYCLING PLAN.
- ANY CONTAMINATED SOILS ENCOUNTERED SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROPRIATE AND APPROVED LANDFILL.
- ALL EXISTING UTILITIES SHALL BE FIELD LOCATED AND CLEARLY MARKED BY CONTRACTOR PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES OCCUR IN THE LOCATION SHOWN OR PROPOSED IMPROVEMENTS IMPACTING EXISTING UTILITY LINE LOCATION(S). CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING UTILITY LINE OPENINGS (ULO) TO CONFIRM LOCATIONS OR ELEVATIONS, AS REQUESTED BY THE ENGINEER.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS AND JURISDICTIONAL SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENTS FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST, AND DEBRIS.
- BUILDING REMOVALS SHALL BE PERFORMED BY A QUALIFIED CONTRACTOR. CONTRACTOR SHALL FOLLOW ALL DEMOLITION REGULATIONS, DISCONNECT ALL UTILITIES, OBTAIN ALL APPLICABLE PERMITS, AND DISPOSE OF ALL BUILDING MATERIALS IN APPROPRIATE AND APPROVED LANDFILLS. DEMOLISHED MATERIALS SHALL NOT BE BURNED OR BURIED ONSITE.
- CONTRACTOR SHALL REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACKFILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHALL BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION, AND REMOVAL. THIS INCLUDES CURB AND GUTTER, SIDEWALK, TOPSOIL, SEEDING, AND MULCHING.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, WATTLES, INLET PROTECTION, AND CONSTRUCTION ENTRANCE.
 - STRIP AND STOCKPILE TOPSOIL AND INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS.
 - INSTALL UTILITY PIPING AND STRUCTURES. IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
 - EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% CONTIGUOUS VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

- GENERAL:**
 - PAVING SHALL CONFORM TO STATE HIGHWAY SPECIFICATIONS, APPLICABLE JURISDICTIONAL SPECIFICATIONS, AND THE GEOTECHNICAL REPORT PREPARED BY CGC, INC., TITLED DEMENTIA VILLAGE ADDITIONS, ISSUE DATE 11/12/22. ALL REFERENCES TO THE "GEOTECHNICAL REPORT" SHALL BE UNDERSTOOD AS THE FOREMENTIONED REPORT.
 - ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.
 - ALL SPOT GRADES ARE TO EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER, PAVEMENT, OR SIDEWALK SHALL MATCH EXISTING AND MEET JURISDICTIONAL REQUIREMENTS.
- CRUSHED AGGREGATE BASE COURSE SPECIFICATIONS:**
 - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
 - RECLAIMED OR RECYCLED ASPHALT MAY NOT BE USED AS CRUSHED AGGREGATE BASE COURSE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD. USE OF ANY OTHER REPROCESSED OR BLENDED MATERIAL MUST FIRST BE APPROVED BY ENGINEER OF RECORD.
 - DO NOT PLACE BASE ON FROZEN FOUNDATIONS UNLESS THE ENGINEER APPROVES OTHERWISE.
 - DO NOT PLACE BASE ON FOUNDATIONS THAT ARE SOFT, SPONGY, OR COVERED BY ICE OR SNOW.
- HOT MIXED ASPHALT (HMA) PAVING SPECIFICATIONS:**
 - THE PLACING, CONSTRUCTION, AND COMPOSITION OF THE BASE COURSE AND HMA SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS:
 - DO NOT PLACE HMA WHEN BASE IS WET OR CONTAINS EXCESS MOISTURE.
 - DO NOT PLACE ASPHALTIC MIXTURE WHEN THE AIR TEMPERATURE IS APPROXIMATELY 3° ABOVE GRADE, IN SHADE, AND AWAY FROM ARTIFICIAL HEAT SOURCES IS LESS THAN 40°F UNLESS A VALID ENGINEER-ACCEPTED COLD WEATHER PAVING PLAN IS IN EFFECT.
 - PLACE ASPHALTIC MIXTURE ONLY ON A PREPARED, FIRM, AND COMPACTED BASE, FOUNDATION LAYER, OR EXISTING PAVEMENT SUBSTANTIALLY SURFACE-DRY AND FREE OF LOOSE AND FOREIGN MATERIAL. DO NOT PLACE OVER FROZEN SUBGRADE OR BASE, OR WHERE THE ROADBED IS UNSTABLE.
 - APPLY TACK COAT ONLY WHEN THE AIR TEMPERATURE IS 32°F OR MORE UNLESS THE ENGINEER APPROVES OTHERWISE IN WRITING.
 - ALL ASPHALT (BOTH UPPER AND LOWER LAYERS) SHALL BE DELIVERED TO THE PROJECT SITE AT A TEMPERATURE NOT LOWER THAN 250°F.
 - CONTRACTOR SHALL ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - BINDER COURSE AGGREGATE:
 - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTION 460 OF THE STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE:
 - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS
 - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTIONS 455, 460, AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS:**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 405, 415, AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE A JOINTING PLAN TO ENGINEER IF NOT INCLUDED IN THE PLANS. CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 15' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 100' APART.
 - PLACE EXPANSION JOINTS IN CURB, GUTTER, OR CURB AND GUTTER CONSTRUCTED NEXT TO ASPHALTIC PAVEMENT OR SURFACING. LOCATE JOINTS EVERYWHERE THAT TANGENT AND RADIAL CURB OR CURB AND GUTTER MEET; ON EACH SIDE OF EVERY INLET 3' FROM THE INLET, BUT NO CLOSER THAN 6" FROM ANOTHER JOINT; AND ON TANGENT SECTIONS PLACE BETWEEN 6' AND 300'.
 - IF CONSTRUCTING CURB, GUTTER, OR CURB AND GUTTER NEXT TO, OR ON, CONCRETE PAVEMENT CONSTRUCTED WITH EXPANSION JOINTS, THEN PLACE EXPANSION JOINTS TO MATCH THE EXPANSION JOINT LOCATIONS IN THE PAVEMENTS.
 - FOR CURB AND GUTTER, FORM CONTRACTION JOINTS BY SAWING OR FORMING AN INDUCED PLANE OF WEAKNESS AT LEAST 2" DEEP IN THE CURB, GUTTER, OR CURB AND GUTTER DIRECTLY OPPOSITE CONSTRUCTION OR CONTRACTION JOINTS IN ADJOINING CONCRETE PAVEMENT AND AT THE REQUIRED SPACING IN CURB, GUTTER, OR CURB AND GUTTER ADJOINING ASPHALTIC PAVEMENT. SPACE JOINTS BETWEEN 6' AND APPROXIMATELY 20' APART, AS THE ENGINEER DIRECTS.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - CONTRACTOR SHALL INSTALL TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS AS SPECIFIED ON PLANS AND IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.
- PAVEMENT MARKING SPECIFICATIONS:**
 - ALL PARKING STALL LINES SHALL BE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT.
 - ALL PAVEMENT MARKINGS INCLUDING STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, AND DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH LATEX PAINT PER SPECIFICATIONS.

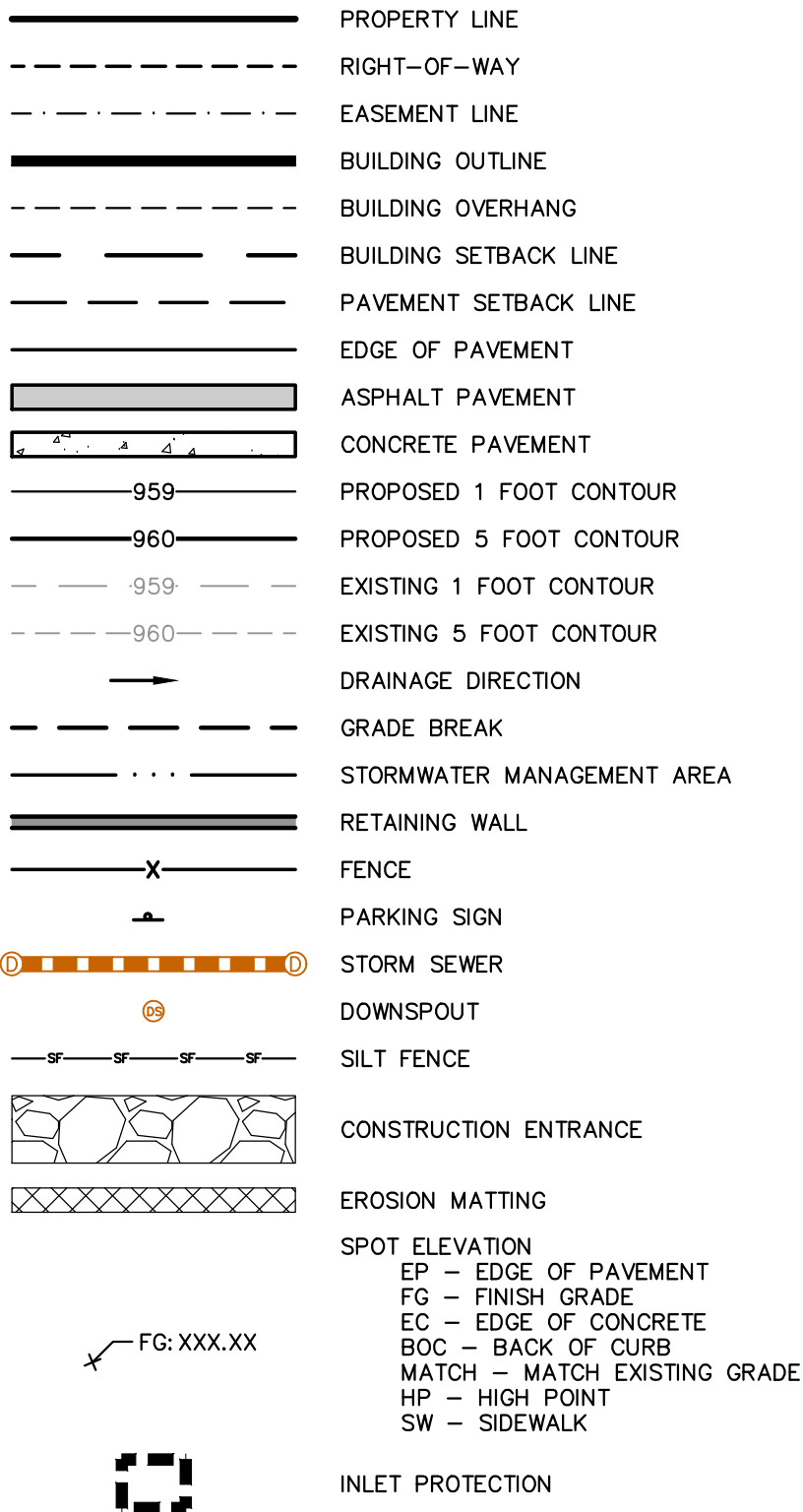
SEEDING AND RESTORATION NOTES

- CONTRACTOR SHALL PROVIDE NOTICE TO THE JURISDICTIONAL AUTHORITIES IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL WATER ALL NEWLY SODED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7-DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARILY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE. REFER TO STABILIZATION PRACTICES IN THE EROSION CONTROL NOTES FOR FURTHER SPECIFICATIONS.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS, AND SIZES OF SANITARY, WATER, AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND JURISDICTIONAL AUTHORITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC UTILITIES AND STATE DSPS/SPS AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE JURISDICTIONAL AUTHORITIES.
- SPECIFICATIONS SHALL COMPLY WITH THE JURISDICTIONAL AUTHORITY'S SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- ALL NON-METALLIC UTILITY PIPES (SANITARY SEWER, STORM SEWER, AND WATER PIPING) SHALL BE INSTALLED IN CONJUNCTION WITH TRACER WIRE AS REQUIRED BY SPS 382.30(1)(H), SPS 382.36(C)(C)10, AND SPS 382.40(B)(K). COLOR OF TRACER WIRE SHALL BE: SANITARY SEWER - GREEN, STORM SEWER - BROWN, WATER - BLUE, NON-POTABLE WATER - PURPLE.
- DRY UTILITIES (COMMUNICATION, TELEPHONE, GAS, ELECTRIC, ETC.) ARE SHOWN FOR GENERAL ROUTING ONLY. CONTRACTOR SHALL COORDINATE DESIGN AND FINAL LOCATION WITH APPROPRIATE UTILITY COMPANY.
- THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE JURISDICTIONAL AUTHORITY'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE INSTALLED IMPROVEMENTS IN ORDER FOR THE APPROPRIATE DRAWINGS CAN BE PREPARED. IF REQUIRED, ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- IN ANY LOCATIONS WHERE BUILDING SEWERS (STORM AND SANITARY) ARE INSTALLED WITH LESS THAN THE MINIMUM COVER AS SPECIFIED IN SPS 382.30(1)(G) OR WATER PIPING 382.36(B)(6), CONTRACTOR SHALL INSTALL INSULATION IN ACCORDANCE WITH SPS 382.30(1)(G)2. FOR PROTECTION FROM FROST.
 - STORM SEWER SPECIFICATIONS:**
 - PIPE:
 - REINFORCED CONCRETE PIPE (RCP) - SHALL MEET THE REQUIREMENTS OF ASTM CLASS III (MINIMUM) C76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C443.
 - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE (HDPE) - SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M294 TYPE "B".
 - POLYVINYL CHLORIDE (PVC) - SHALL MEET REQUIREMENTS OF ASTM D3034, SDR 35 FOR PIPE SIZES 8"-15" WITH INTEGRAL BELL TYPE FLEXIBLE ELECTROMETRIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D3212, ASTM 1785 SCHEDULE 40 FOR PIPE DIAMETERS 4'-6". SDR 35 SHALL BE USED FOR DEPTHS 3'-15" AND SDR 26 FOR DEPTHS 16'-25" DEPENDENT ON LOCAL JURISDICTION.
 - INLETS AND CATCH BASINS:
 - INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.6.3 AND DETAIL DRAWINGS FILE NO. 28 OR 29 OF THE STANDARD SPECIFICATIONS, OR APPROVED EQUAL WITH A 2'x3' MAXIMUM OPENING.
 - POLYVINYL CHLORIDE (PVC) INLETS SHALL BE INSTALLED ONLY WHEN SPECIFIED ON PLANS, CONFORMING TO ASTM D1781, ASTM D3212, ASTM F477, AND MANUFACTURER'S REQUIREMENTS. REFER TO PLANS FOR LID OR GRATE SPECIFICATION.
 - FRAME AND GRATE LIDS:
 - CURB FRAME AND GRATES SHALL BE NEENAH R-3067 WITH TYPE "R" GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - SOLID LID FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - GRATE FRAME AND GRATES SHALL BE NEENAH R-1550, HEAVY DUTY WITH A R-2578 GRATE OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - MANHOLES:
 - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 3.5.0 AND DETAIL DRAWINGS FILE NO. 11 AND/OR 12 OF THE STANDARD SPECIFICATIONS.
 - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1550, HEAVY DUTY NON-ROCKING SOLID LID OR EQUAL, UNLESS AS SPECIFIED IN THE PLANS.
 - BACKFILL AND BEDDING:
 - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
 - FIELD TILE CONNECTIONS:
 - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
 - WATER MAIN & WATER LATERAL SPECIFICATIONS:**
 - PIPE:
 - DUCTILE IRON PIPE SHALL BE CLASS 52 CONFORMING TO AWWA C151 AND CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS.
 - POLYVINYL CHLORIDE PRESSURE PIPE (PVC) SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 DR14 (CLASS 305) FOR SIZES UP TO 4" AND AWWA C900 DR18 (CLASS 235) UP TO 30". WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
 - COPPER TYPE K TUBING SHALL CONFORM TO ASTM DESIGNATION 888 FOR WATER SERVICES LESS THAN 2" IN DIAMETER.
 - HIGH DENSITY POLYETHYLENE (HDPE) SHALL CONFORM TO THE REQUIREMENTS OF AWWA C901, SDR 9 MINIMUM FOR SIZES UP TO 3" AND TO AWWA C906, SDR 17 MINIMUM FOR SIZES GREATER THAN 3".
 - VALVES AND VALVE BOXES:
 - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C600 AND CHAPTER 8.27.0 OF THE STANDARD SPECIFICATIONS.
 - CURB STOPS AND CORPORATION VALVES SHALL BE AWWA C800 AND ASTM B62, AND CONFORM TO ANY LOCAL JURISDICTIONAL REQUIREMENTS.
 - WATER SERVICES CONNECTIONS
 - SERVICES 2" IN DIAMETER OR LESS SHALL USE A TAP SERVICE WITH A CORPORATION STOP AND CURB STOP VALVE WITH SERVICE BOX PER JURISDICTIONAL REQUIREMENTS.
 - SERVICES GREATER THAN 2" IN DIAMETER SHALL USE A TAPPING SLEEVE OR CUT-IN TEE CONNECTION WITH VALVE OF EQUIVALENT PIPE DIAMETER AND VALVE BOX PER JURISDICTIONAL REQUIREMENTS.
 - HYDRANTS
 - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTIONAL AUTHORITIES. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18" AND NO GREATER THAN 23"(SEE DETAIL).
 - JOINT RESTRAINT:
 - WHERE SPECIFIED, DUCTILE IRON PIPE SHALL INCLUDE MECHANICAL JOINTS CONFORMING TO CHAPTER 4.4.2(b) OF THE STANDARD SPECIFICATIONS. POLYETHYLENE WRAP SHALL BE USED AROUND ALL MECHANICAL CONNECTIONS.
 - BEDDING AND COVER MATERIAL:
 - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE STANDARD SPECIFICATIONS.
 - BURY DEPTH SHALL CONFIRM TO LOCAL JURISDICTION REQUIREMENTS, OR DSPS REQUIREMENTS AT A MINIMUM, WHERE THERE IS NO LOCAL JURISDICTION REQUIREMENTS.
 - BACKFILL:
 - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTERS 2.6.0 AND 4.17.0 OF THE STANDARD SPECIFICATIONS. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5' BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5' FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
 - LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE STANDARD SPECIFICATIONS.
 - SEPARATION DISTANCES
 - WHERE PRIVATE WATER MAIN OR WATER SERVICES CROSSES A SANITARY SEWER OR SANITARY LATERAL, THE WATER PIPE WITHIN 5 FEET OF THE CROSSING SHALL BE INSTALLED WITH THE FOLLOWING:
 - WATER PIPING SHALL BE INSTALLED AT LEAST 12 INCHES ABOVE THE TOP OF SANITARY PIPING.
 - WATER PIPING SHALL BE INSTALLED AT LEAST 18 INCHES BELOW THE BOTTOM OF SANITARY PIPING.

LEGEND



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A Division of DBS Group

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

PHASE 1 - BID SET

NOTES & LEGEND

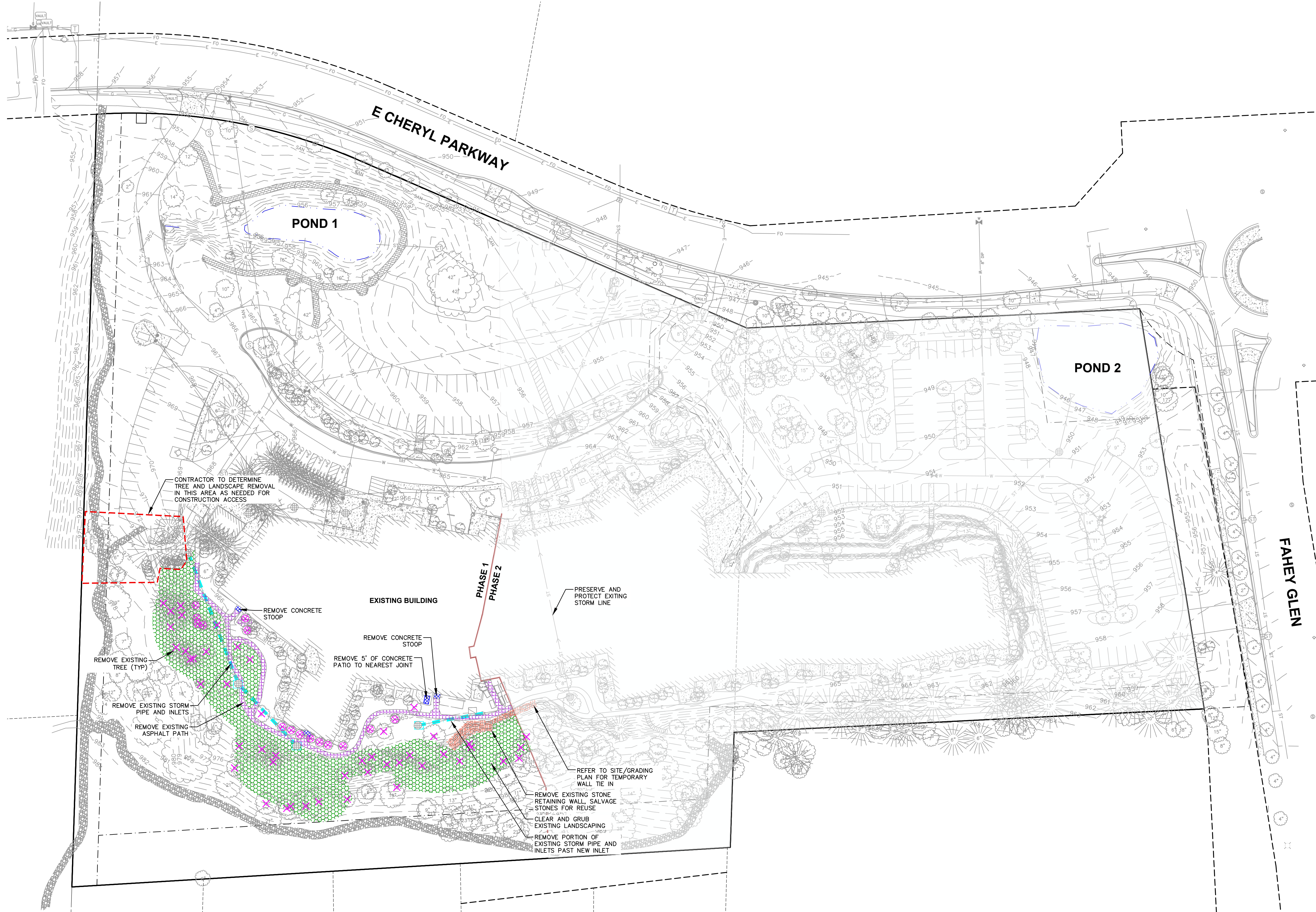
PROJECT
23-114

DATE
02/27/26

SHEET
C100



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LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	TREE REMOVAL
	SHRUB REMOVAL
	SAWCUT EXISTING PAVEMENT
	DEMOLITION - REMOVE AND SALVAGE EXISTING RETAINING WALL STONE
	DEMOLITION - REMOVAL OF ASPHALT SURFACES
	DEMOLITION - REMOVAL OF CONCRETE SURFACES
	DEMOLITION - REMOVAL OF BUILDINGS/STRUCTURES
	DEMOLITION - REMOVAL OF UTILITIES
	DEMOLITION - REMOVAL OF UNDERGROUND UTILITY PIPE
	DEMOLITION - REMOVAL OF LANDSCAPE BEDDING

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PROPOSED ADDITIONS AND REMODELS FOR:

AGRACE HOSPICE

 FITCHBURG, WISCONSIN

 PHASE 1

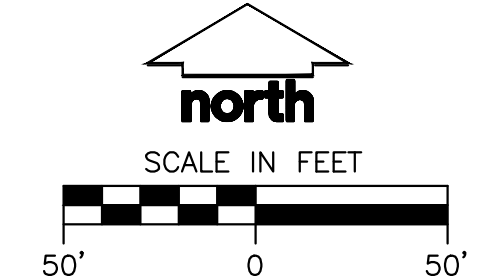
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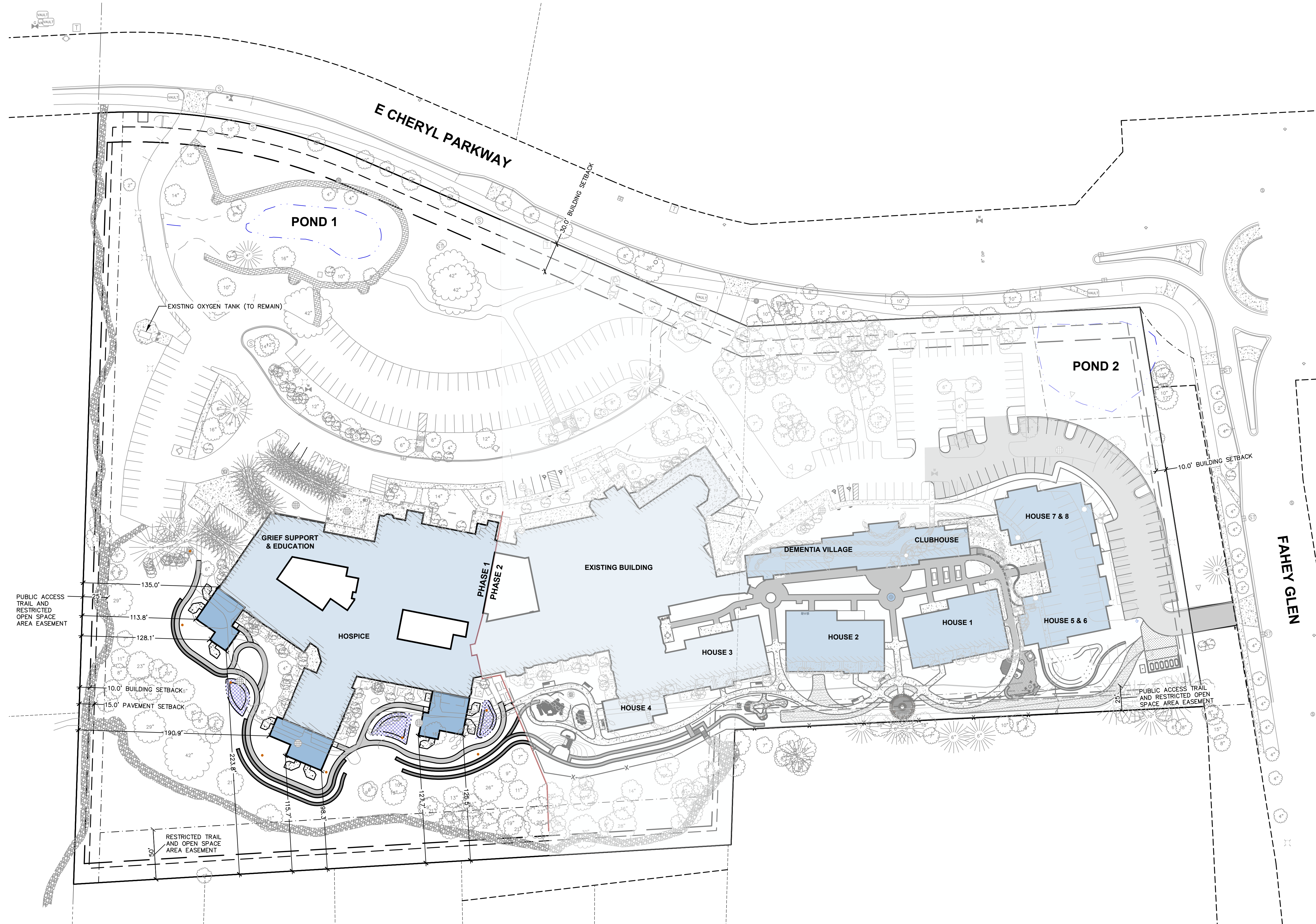
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 DATE 02/27/26

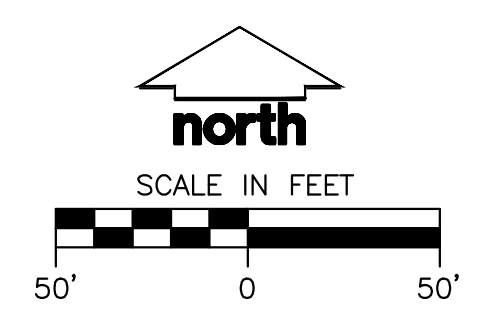
 SHEET C200



File: \\USDNC\project\230226\23114\DWG\Civil\Sheets\Phase 1\DWG\C300_Site (Phase 1).dwg Layout: C300_Site User: isaac.newman PlotDate: Mar 23, 2025 - 2:03am Xref's:



SITE INFORMATION BLOCK	
SITE ADDRESS	5395 E CHERYL PKWY
PROPERTY ACREAGE	14.14 ACRES
EXISTING BUILDING SQUARE FOOTAGE	97,217
PROPOSED BUILDING SQUARE FOOTAGE PHASE I	102,450
PROPOSED BUILDING SQUARE FOOTAGE PHASE II	110,674
NUMBER OF PARKING STALLS	
EXISTING	
STANDARD	241
ACCESSIBLE	11
TOTAL SURFACE	252
PHASE II (NO CHANGE IN PHASE I)	
STANDARD	219
ACCESSIBLE	7
TOTAL SURFACE	226
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS SURFACE AREA	248,290 SF
EXISTING PERVIOUS SURFACE AREA	367,647 SF
EXISTING IMPERVIOUS SURFACE AREA RATIO	0.40
PHASE I IMPERVIOUS SURFACE AREA	255,583 SF
PHASE I PERVIOUS SURFACE AREA	360,354 SF
PHASE I IMPERVIOUS SURFACE AREA RATIO	0.41
PHASE II IMPERVIOUS SURFACE AREA	277,878 SF
PHASE II PERVIOUS SURFACE AREA	338,987 SF
PHASE II IMPERVIOUS SURFACE AREA RATIO	0.45



PHASE I - BID SET

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE I

OVERALL SITE PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
C300

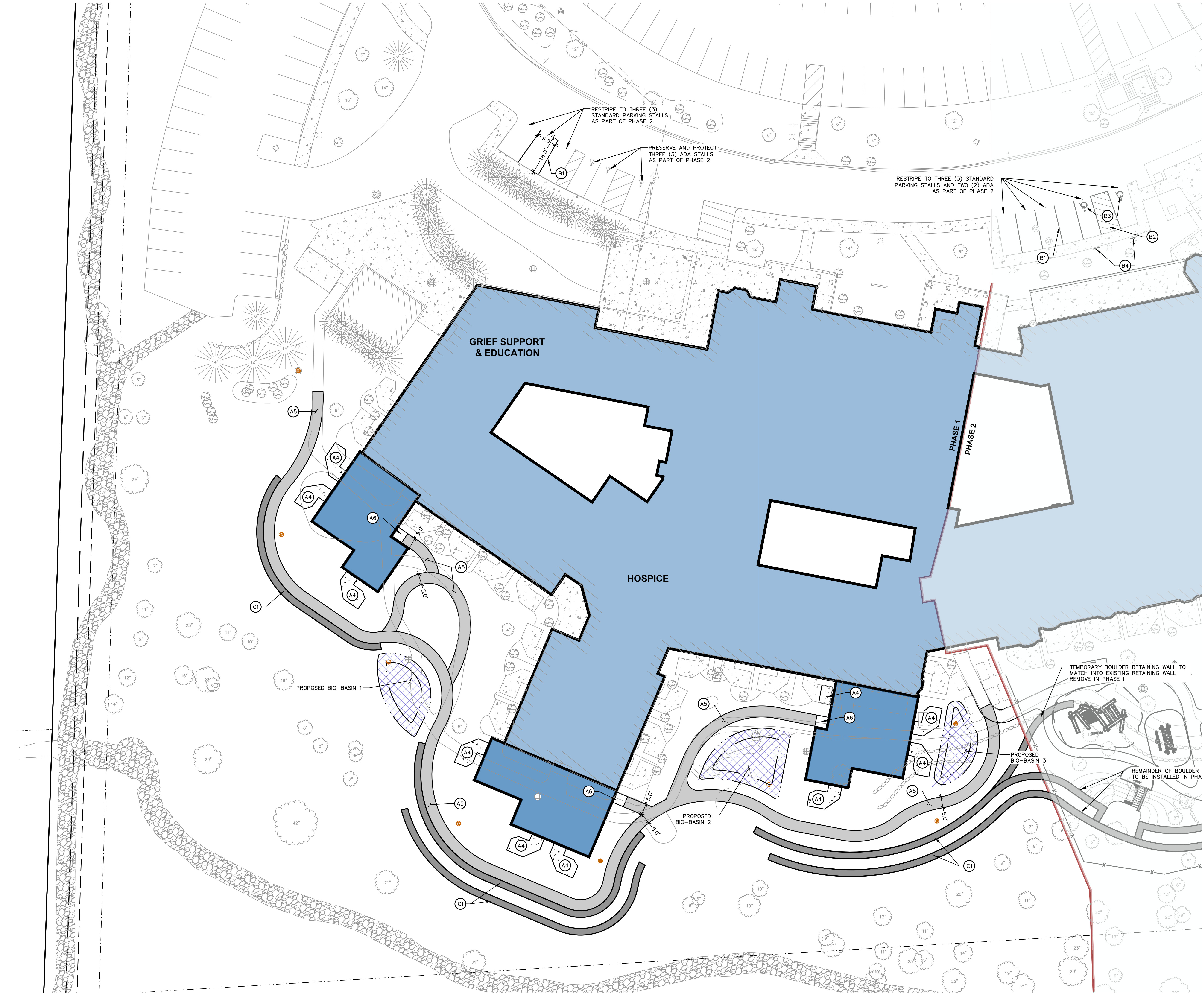
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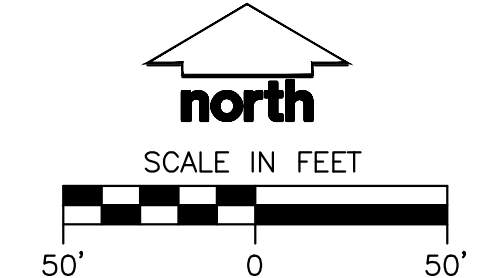
- KEY NOTES**
- (A1) CONCRETE SIDEWALK
 - (A2) THICKENED EDGE SIDEWALK - 6" (SEE GRADING PLAN)
 - (A3) CONCRETE STAIRS WITH HANDRAIL
 - (A4) CONCRETE PATIO (MATCH IN KIND TO EXISTING PATIOS TO REMAIN)
 - (A5) ASPHALT PATH
 - (A6) CONCRETE STOOP
 - (B1) PAVEMENT MARKING: PARKING STALL - 4" WIDE, WHITE
 - (B2) PAVEMENT MARKING: DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C. WHITE
 - (B3) ACCESSIBLE PARKING SPACE & SYMBOL
 - (B4) ACCESSIBLE PARKING SIGN
 - (C1) RETAINING WALL (REFER TO LANDSCAPE PLAN)
 - (C2) BUILDING COLUMNS

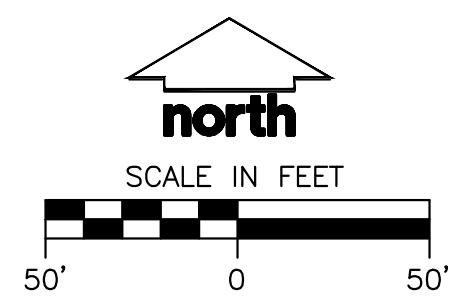
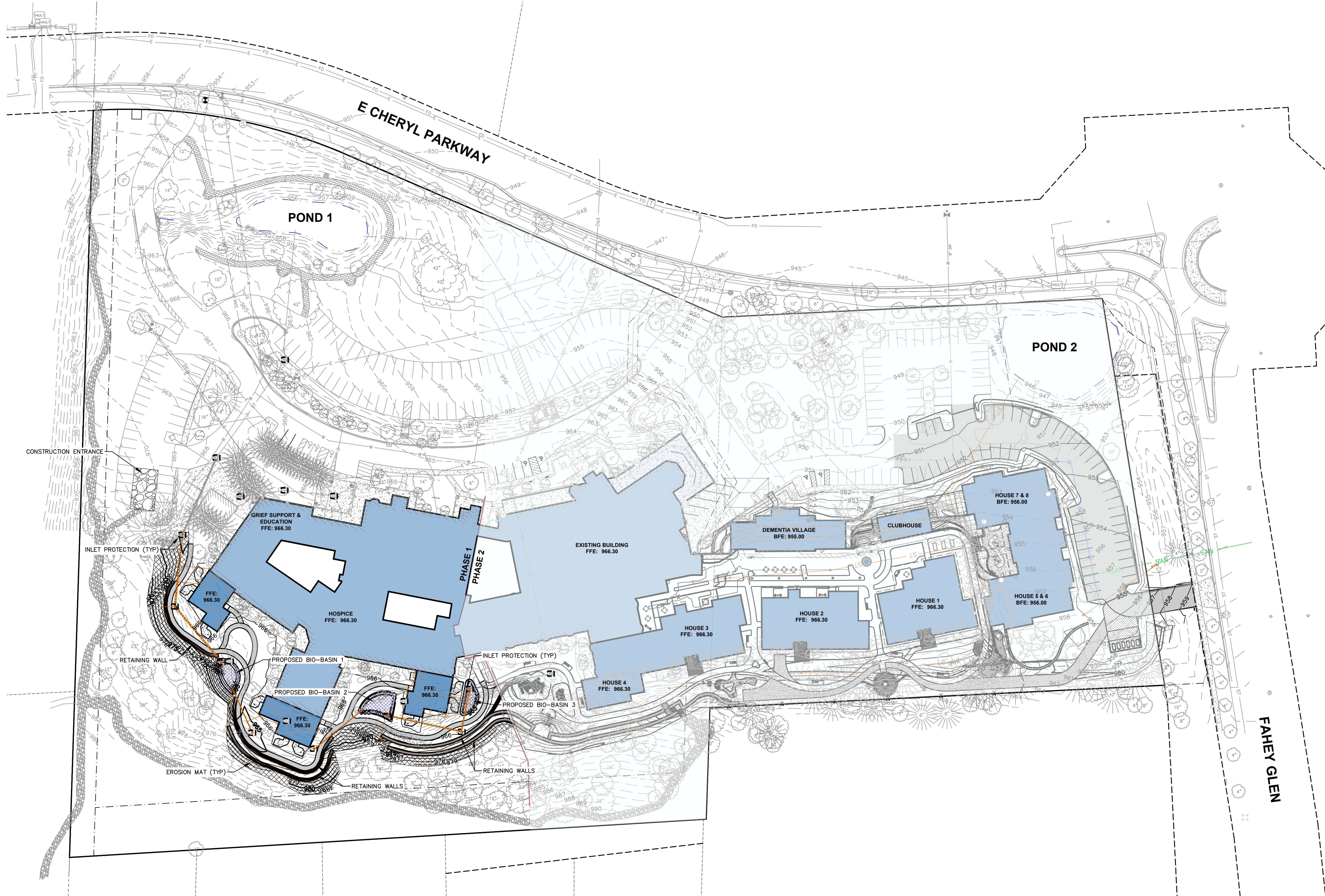
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

DIMENSIONED / ANNOTATED SITE PLAN
 PROJECT **23-114**
 DATE **02/27/26**
 SHEET **C301**





PHASE 1 - BID SET

PROPOSED ADDITIONS AND
REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

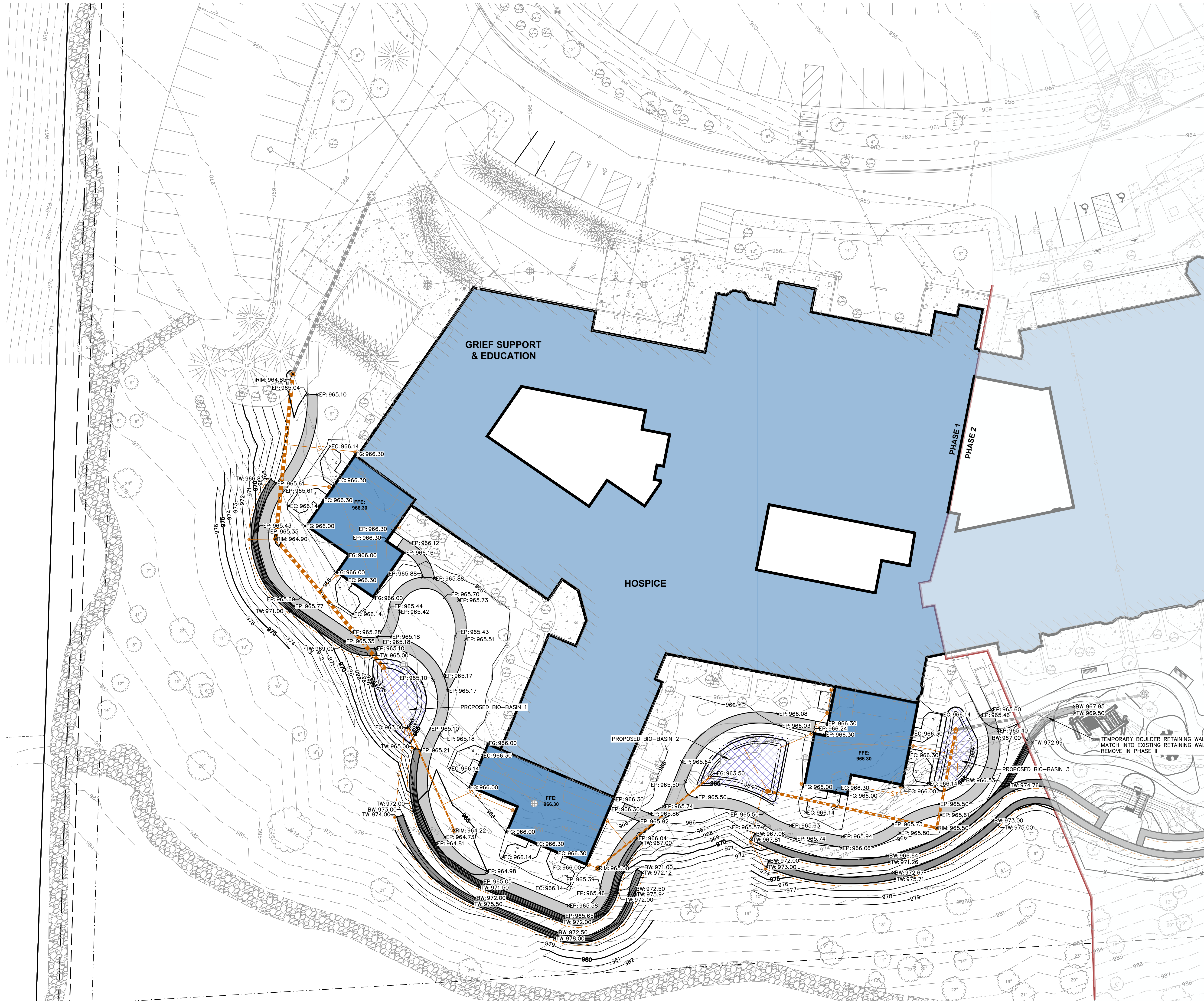
OVERALL
GRADING &
EROSION
CONTROL
PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
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PROPOSED ADDITIONS AND
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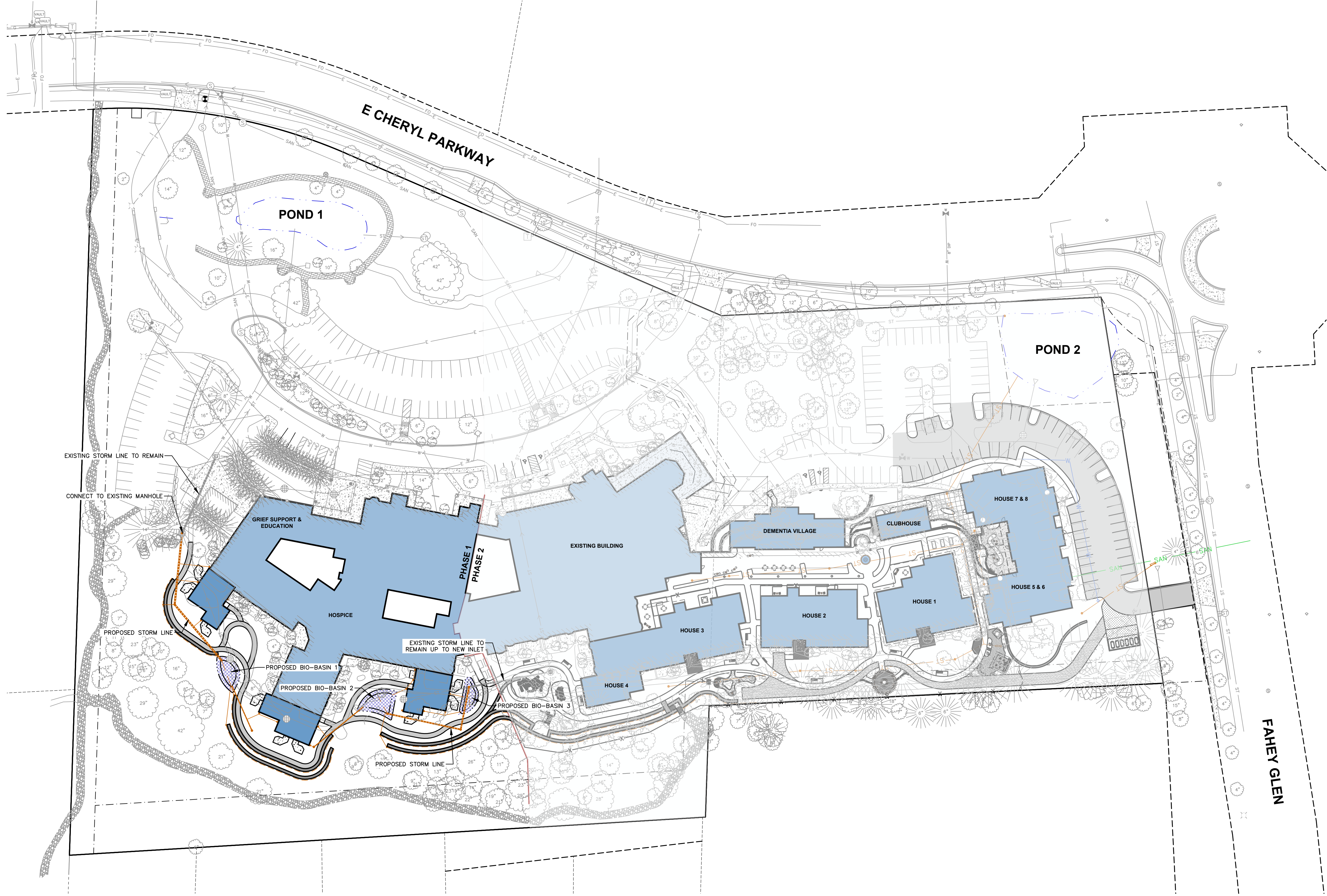
PHASE 1 - BID SET

DETAILED
 GRADING
 PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
C401



PHASE 1 - BID SET

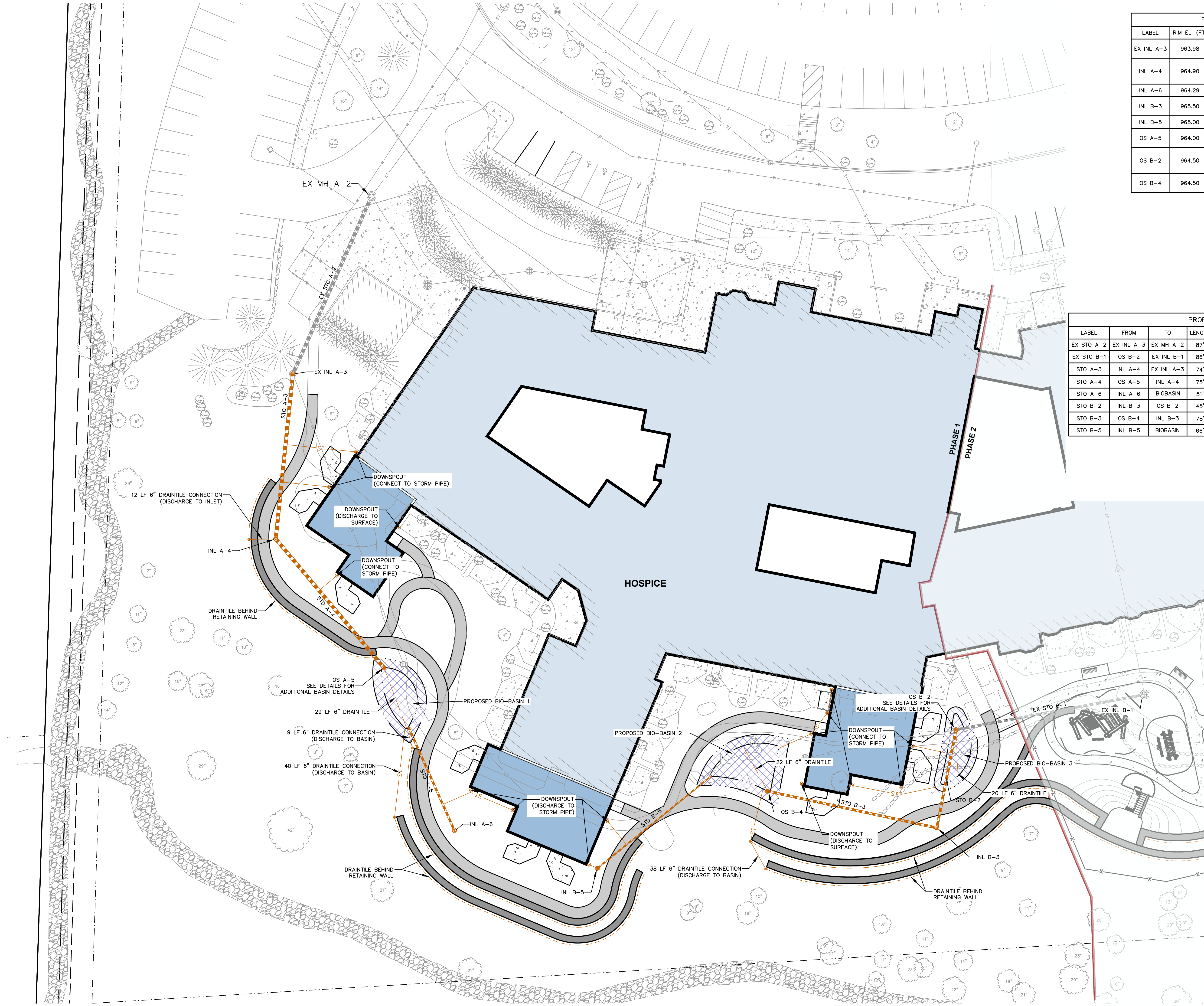
OVERALL
UTILITY PLAN
PROJECT
23-114
DATE
02/27/26
SHEET
C500

PROPOSED ADDITIONS AND
REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

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PROPOSED STORM SEWER STRUCTURE TABLE					
LABEL	RIM EL. (FT)	INVERT EL. (FT)	DEPTH (FT)	STRUCTURE DESC.	FRAME & GRATE
EX INL A-3	963.98	S INV: 959.60 (18") NE INV: 959.45 (18")	4.5	36 IN MH (FLAT)	R-2050 TYPE D
INL A-4	964.90	SE INV: 959.97 (18") N INV: 959.97 (18") W INV: 961.00 (6")	4.9	24 IN DB	DOME GRATE
INL A-6	964.29	NW INV: 963.25 (10")	1.0	12 IN DB	DOME GRATE
INL B-3	965.50	W INV: 957.75 (12") N INV: 957.75 (12")	7.8	24 IN DB	DOME GRATE
INL B-5	965.00	NE INV: 963.83 (6")	1.2	12 IN DB	DOME GRATE
OS A-5	964.00	S INV: 960.50 (6") NW INV: 960.35 (18")	3.7	24 IN DB	DOME GRATE
OS B-2	964.50	S INV: 957.30 (12") N INV: 957.30 (12")	7.2	24 IN DB	DOME GRATE
OS B-4	964.50	E INV: 958.53 (12") NW INV: 961.00 (6")	6.0	24 IN DB	DOME GRATE

PROPOSED STORM SEWER PIPE TABLE									
LABEL	FROM	TO	LENGTH	INVERT EL. (FT)	DISCHARGE EL. (FT)	SLOPE	SIZE & MATERIAL	FLOW (GPM)	
EX STO A-2	EX INL A-3	EX MH A-2	87'	959.45	959.43	0.02%	18 IN RCP		
EX STO B-1	OS B-2	EX INL B-1	86'	957.30	952.07	6.07%	12 IN HDPE (HP)	974	
STO A-3	INL A-4	EX INL A-3	74'	959.97	959.60	0.50%	18 IN HDPE (HP)	1268	
STO A-4	OS A-5	INL A-4	75'	960.35	959.97	0.50%	18 IN HDPE (HP)	1176	
STO A-6	INL A-6	BIOBASIN	51'	963.25	963.00	0.50%	10 IN HDPE	616	
STO B-2	INL B-3	OS B-2	45'	957.75	957.30	1.00%	12 IN HDPE (HP)	691	
STO B-3	OS B-4	INL B-3	78'	958.53	957.75	1.00%	12 IN HDPE (HP)	691	
STO B-5	INL B-5	BIOBASIN	66'	963.83	963.50	0.50%	6 IN HDPE	77	

REVISIONS

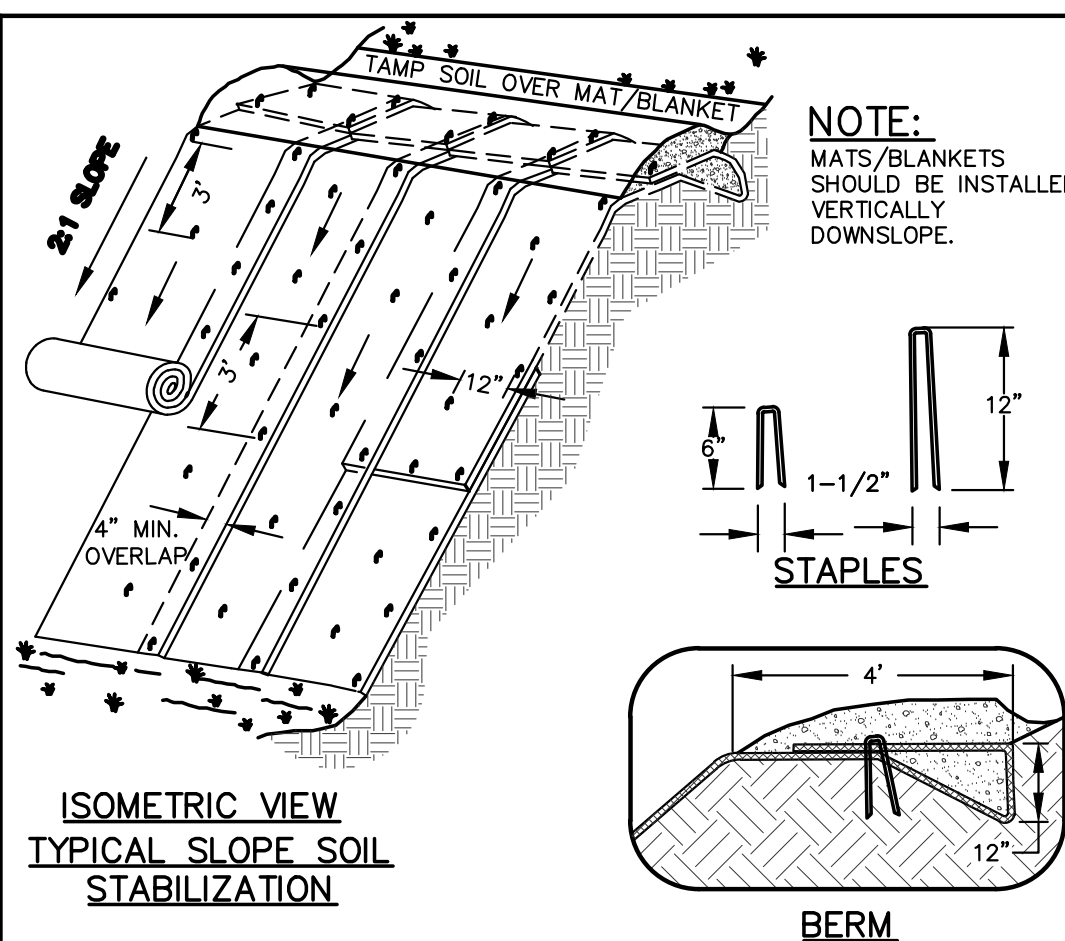
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

DETAILED UTILITY PLAN
 PROJECT 23-114
 DATE 02/27/26
 SHEET C501



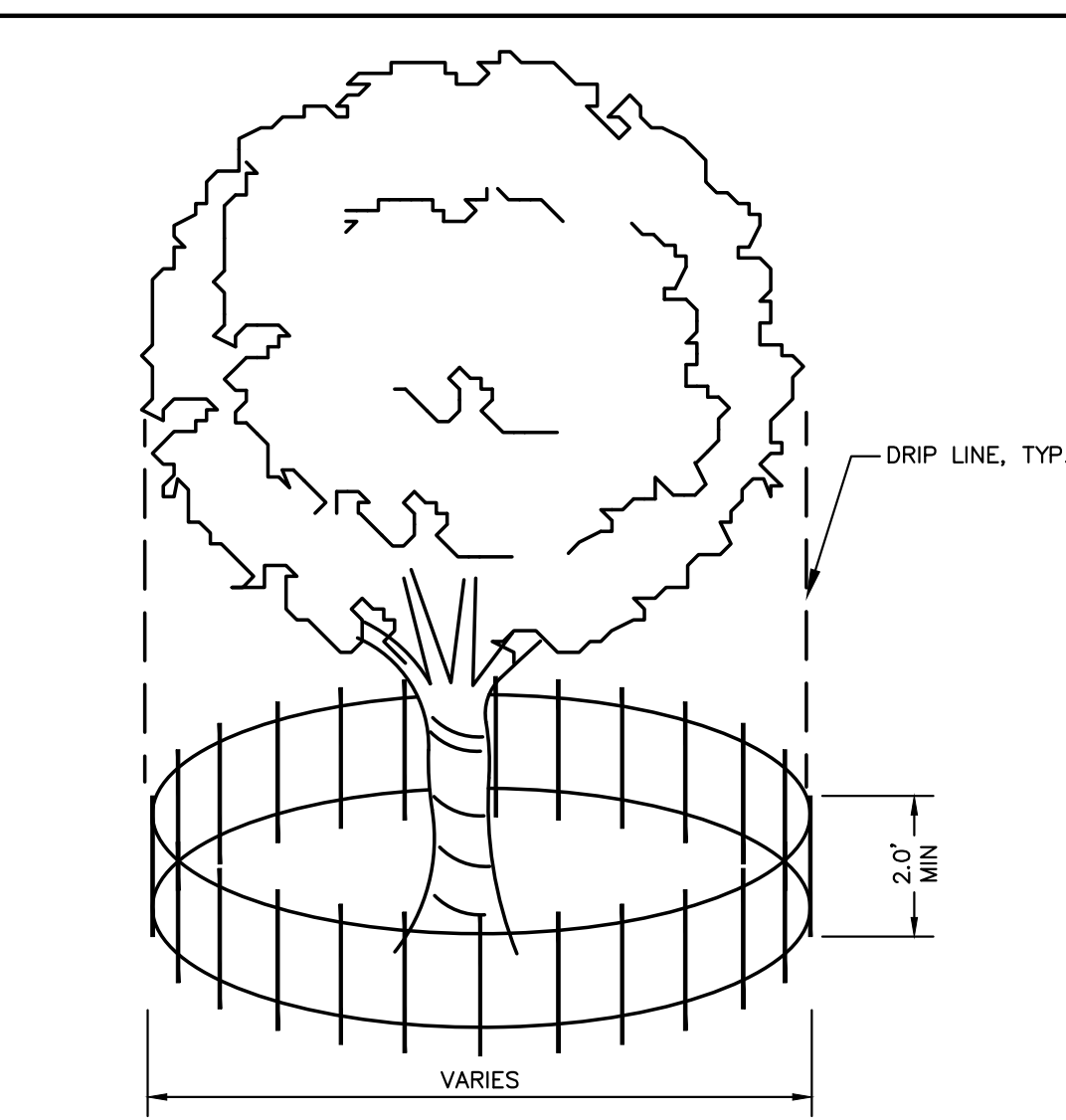
**ISOMETRIC VIEW
TYPICAL SLOPE SOIL
STABILIZATION**

GENERAL NOTES:

- EROSION MAT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1052 "NON-CHANNEL EROSION MAT".
- ONLY WISDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL) APPROVED MATS SHALL BE ALLOWED. REFER TO EROSION CONTROL PLAN FOR EXACT MAT CLASSIFICATION.
- APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
- LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION MATTING

REV. 11-19-2018 N.T.S.

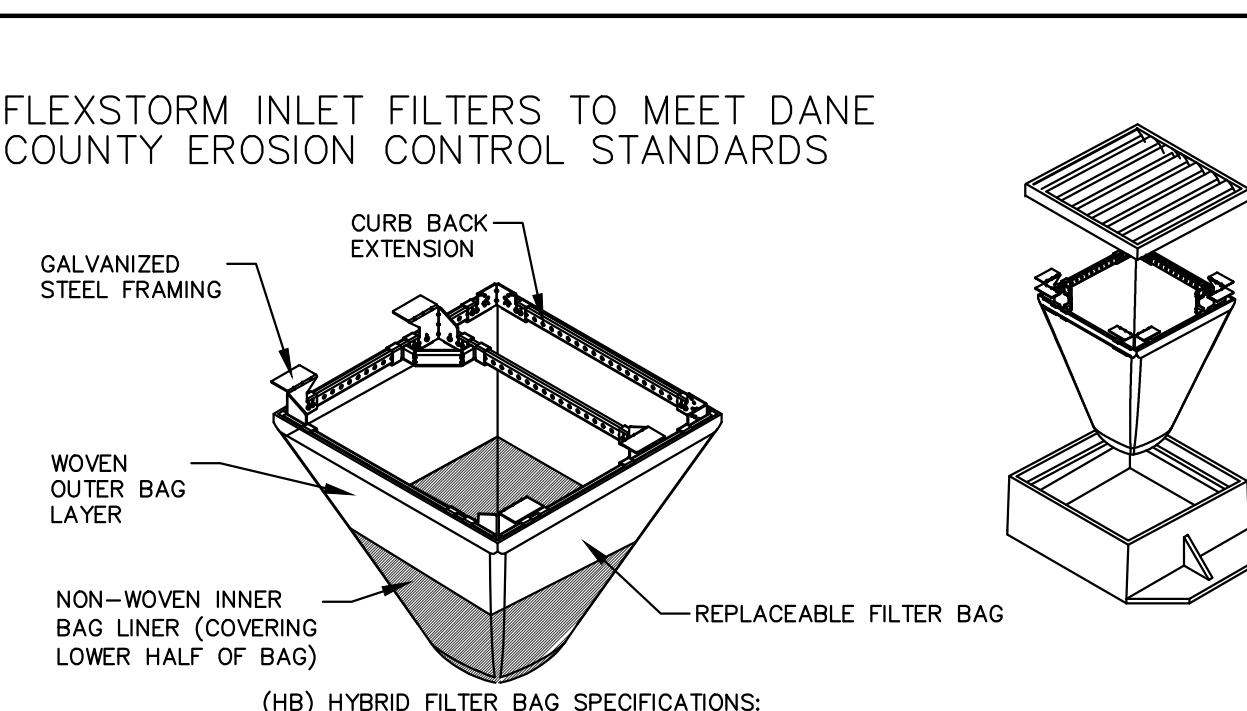


TREE PROTECTION

NOTE:
FENCE TO BE INSTALLED TO PROTECT EXISTING TREE(S) DURING CONSTRUCTION. CONTRACTOR TO COORDINATE FENCE LOCATION WITH OWNER PRIOR TO INSTALLATION. SILT FENCE MATERIAL OR OTHER APPROVED BARRIER MATERIAL MAY BE USED.

TREE PROTECTION

REV. 11-26-2018 N.T.S.



CATCH-IT INLET FILTER (Temporary Inlet Protection)

Neenah Casting	Inlet Type	Grate Size	Opening Size	Bag Cap (ft.)	Flow Ratings (CFS)		ADS PIN
					HB (Hybrid Bag)	Bypass	
2067	Curb Box	35.25 x 17.75	33.0 x 15.0	4.4	2.0	5.8	62LCEKTHB
3246A	Curb Box	35.75 x 23.875	33.5 x 21.0	4.2	1.1	3.3	62LCEK24HB
3030	Square/Rect (SQ)	23 x 16	20.5 x 13.5	1.6	0.7	2.2	62MCD2316HB
3067-C	Square/Rect (SQ)	35.25 x 17.75	33 x 15	3.2	1.0	5.2	62LCS3618HB
R-2501	Round (RD)	-26	-24	2.3	0.8	5.2	62MRD26HB
R-1772/2560	Round (RD)	22.25-23.5	20.9-21	1.5	0.6	4.8	62MRD22HB

FRAMED INLET PROTECTION

N.T.S.

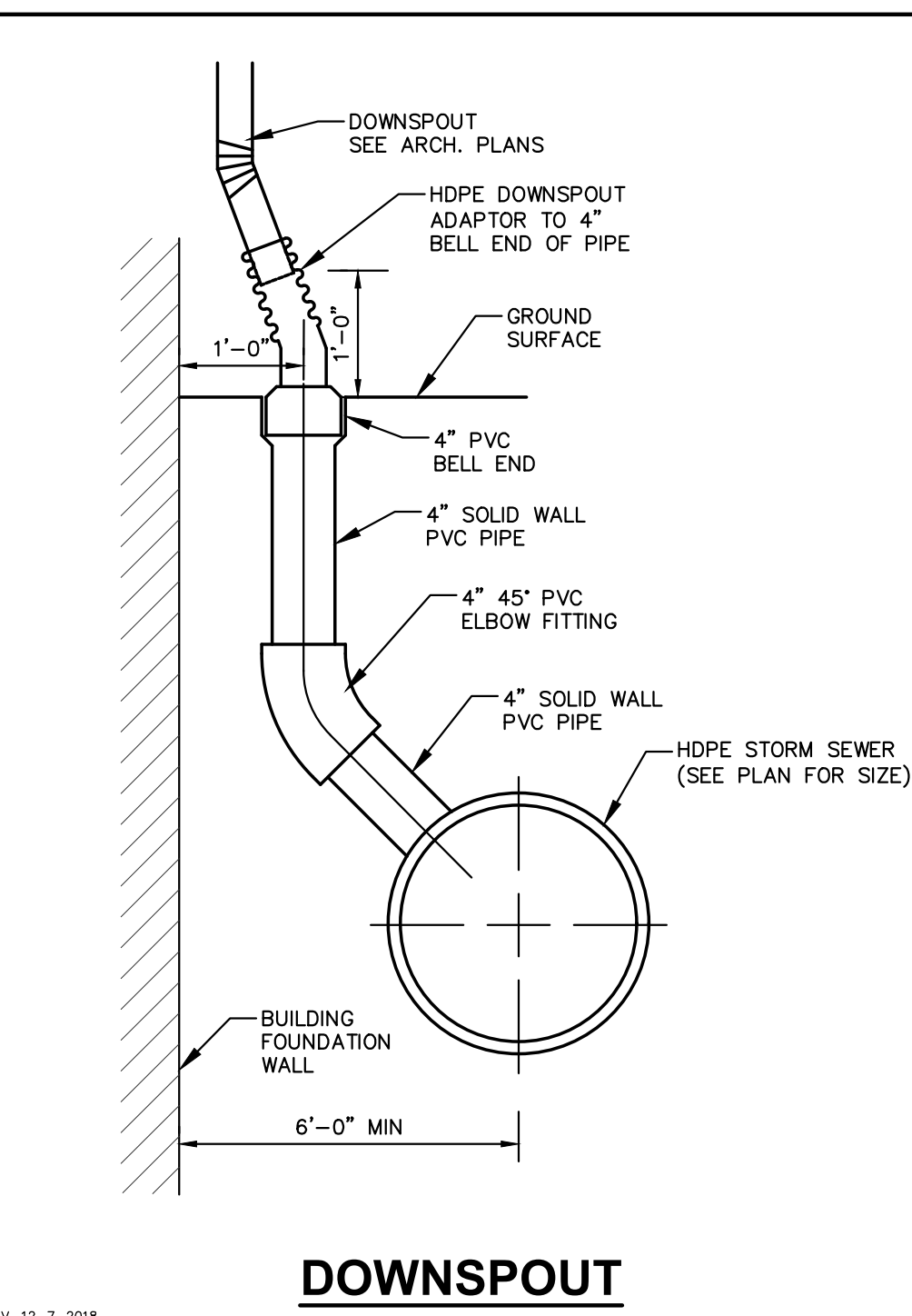
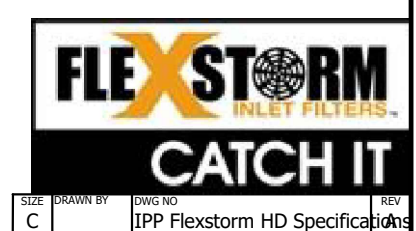
REV. 7-01-2019

- INSTALLATION INSTRUCTIONS:**
- REMOVE GRATE FROM THE DRAINAGE STRUCTURE
 - CLEAN STONE AND DIRT FROM LEDGE (LIP) OF DRAINAGE STRUCTURE
 - DROP THE INLET FILTER THROUGH THE CLEAR OPENING SUCH THAT THE HANGERS REST FIRMLY ON THE LIP OF THE STRUCTURE
 - REPLACE THE GRATE AND CONFIRM IT IS NOT ELEVATED MORE THAN 1/8"

- MAINTENANCE GUIDELINES:**
- EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS
 - REMOVE THE GRATE, ENGAGE THE LIFTING POINTS, AND LIFT FILTER FROM THE DRAINAGE STRUCTURE
 - DISPOSE OF SEDIMENT AND DEBRIS BY THE ENGINEERING OR MAINTENANCE CONTRACT 4. ALTERNATIVELY, AN INDUSTRIAL VACUUM CAN BE USED TO COLLECT SEDIMENT FROM THE FILTER BAG

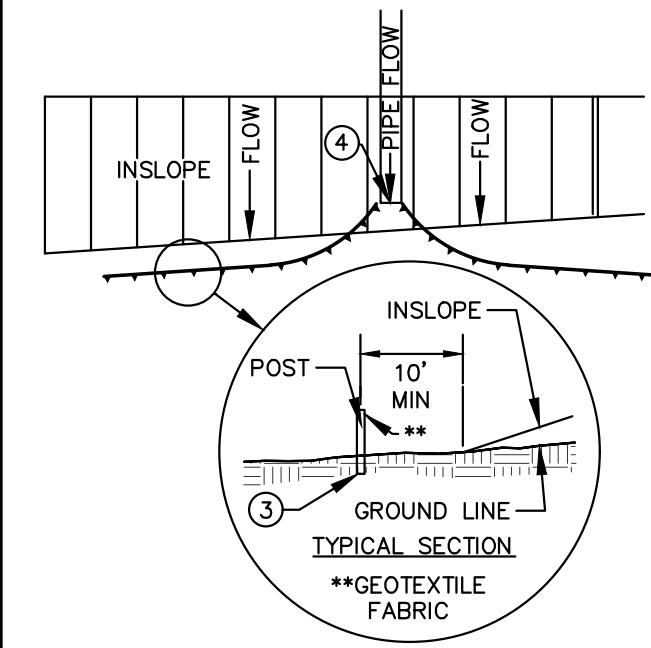
Woven and Non-Woven Geotextile Filter Bag Properties (Minimum Average Roll Values)

PROPERTY	TEST METHOD	WOVEN (OUTER)	NON-WOVEN (LINER)
TENSILE STRENGTH	ASTM D4832	350 x 225 Lbs	100 Lbs
ELONGATION	ASTM D4832	20% x 15%	50%
CBR PUNCTURE	ASTM D6241	3000 Lbs	65 Lbs
TRAPEZOIDAL TEAR	ASTM D4833	110 x 75 Lbs	45 Lbs
UV RESISTANCE	ASTM D4855	90%	70%
OPENING SIZE (AOS)	ASTM D4751	20 US STD SIEVE	40 US STD SIEVE
PERMEABILITY	ASTM D4901	1.5 Sec ⁻¹	2.0 Sec ⁻¹
WATER FLOW RATE	ASTM D4891	200 gal/min/ft ²	145 gal/min/ft ²



DOWNSPOUT

REV. 12-7-2018

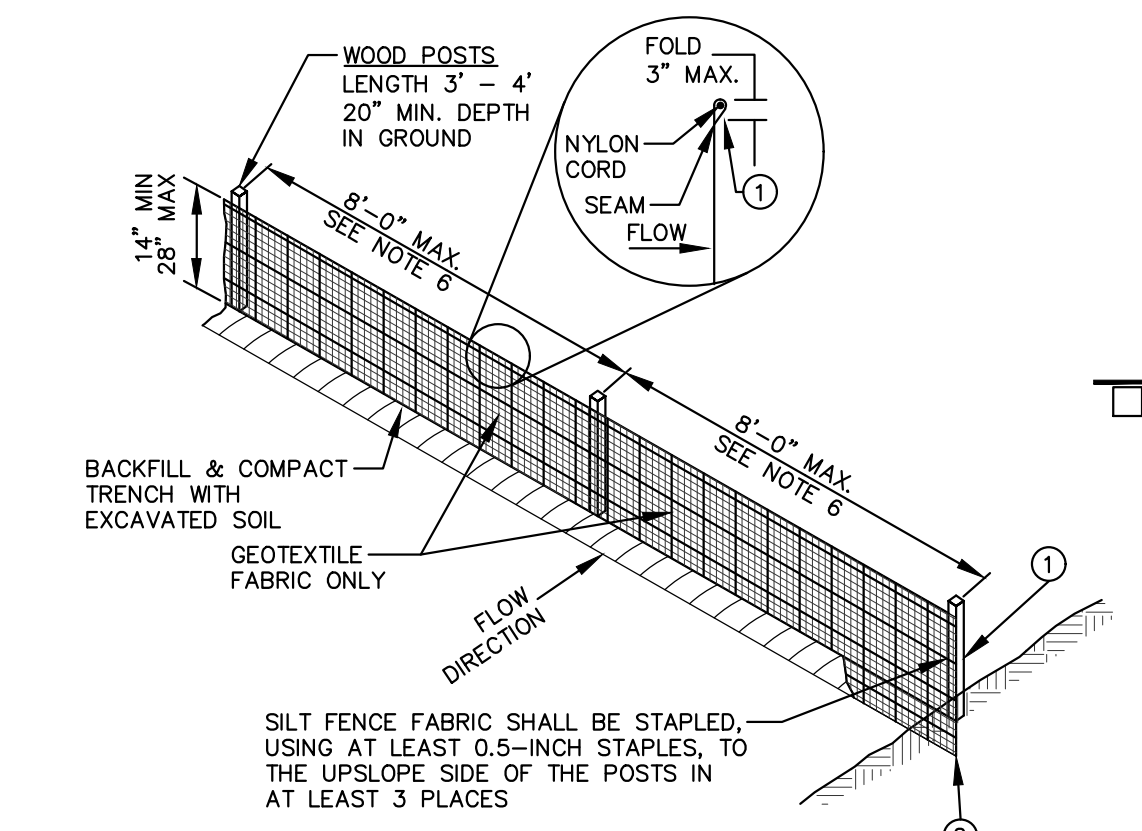


SILT FENCE ALONG SLOPES & OUTFALLS

TRENCH DETAIL

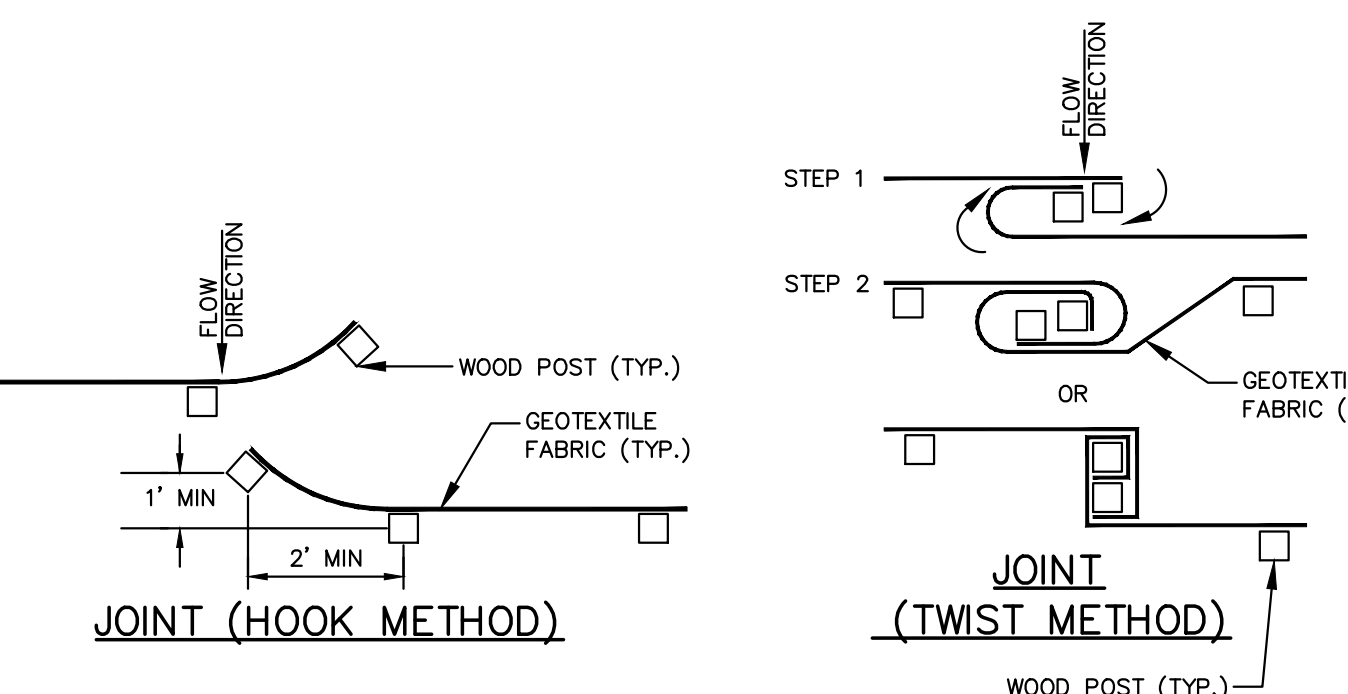
NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

REV. 7-01-2019 N.T.S.



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

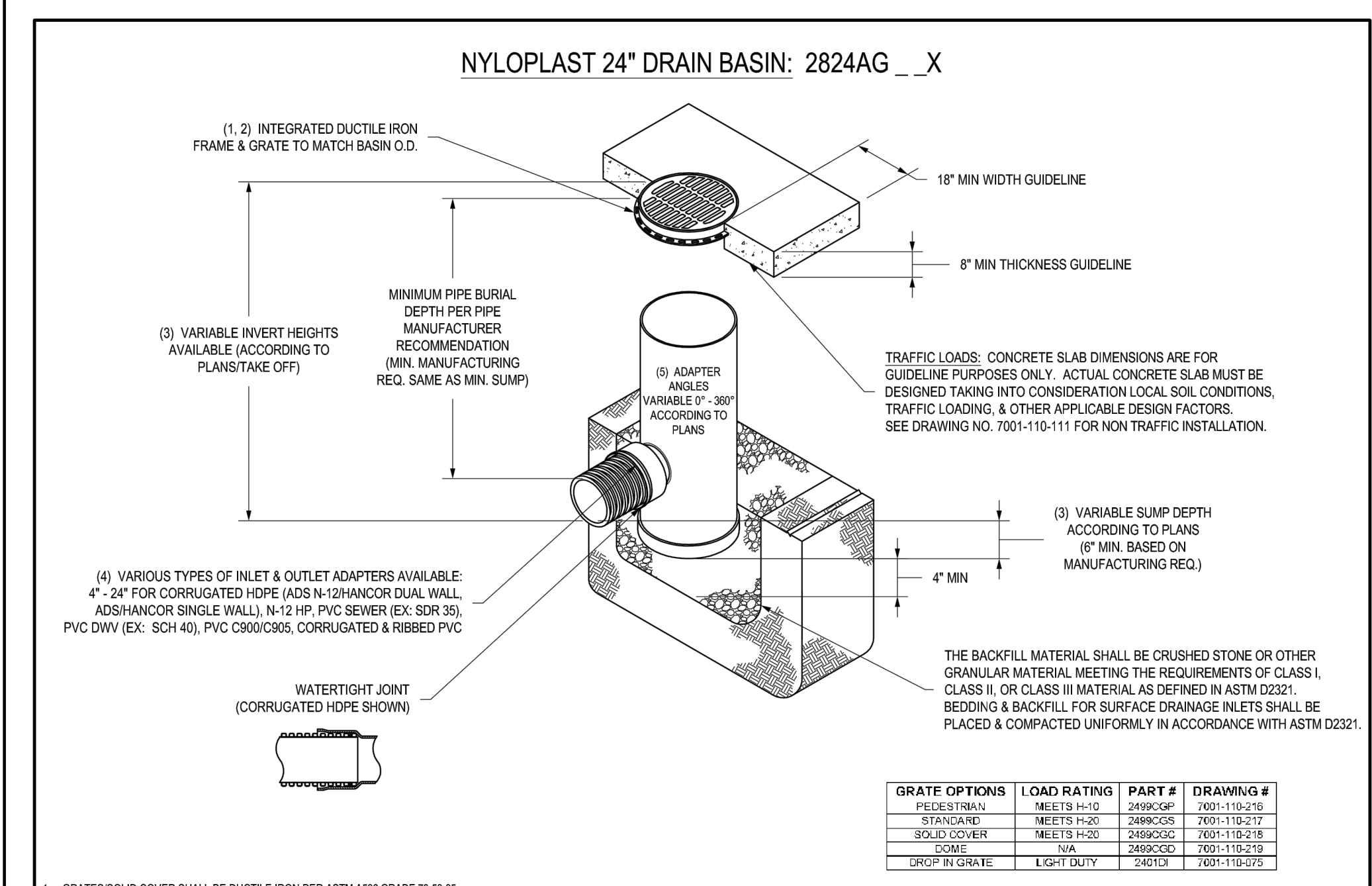
REV. 7-01-2019 N.T.S.



GENERAL NOTES:

- SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
- FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
- SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
- SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
- POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN & 3- FEET FOR NON-WOVEN)

REV. 7-01-2019 N.T.S.



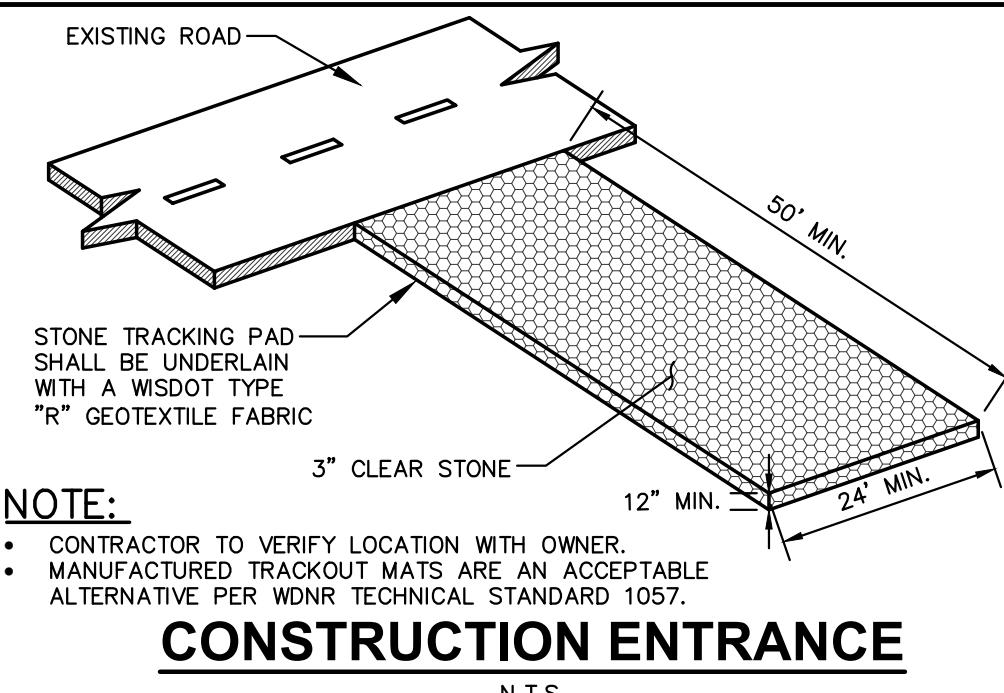
GRATE OPTIONS

GRATE TYPE	LOAD RATING	PART #	DRAWING #
STANDARD	MEETS H-20	2486C08	700-110-217
SOLO COVER	MEETS H-20	2486C02	700-110-218
COMB	N/A	2486C03	700-110-219
GROUP IN GRATE	LIGHT DUTY	24613	700-110-025

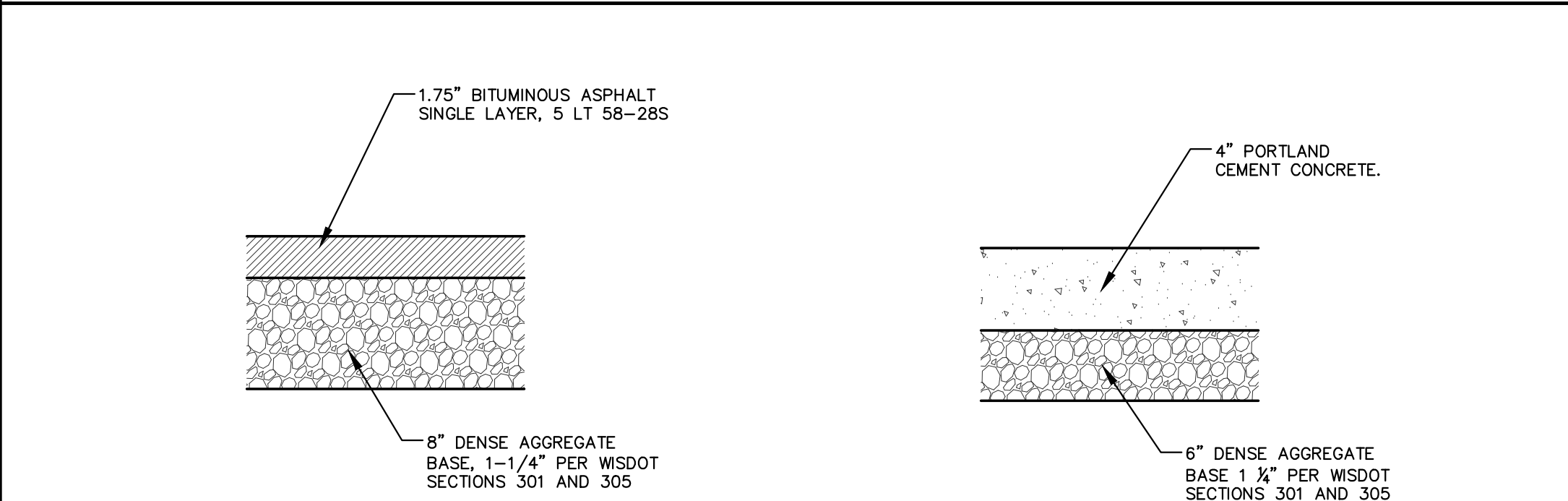
CONSTRUCTION ENTRANCE

NOTE:

- CONTRACTOR TO VERIFY LOCATION WITH OWNER.
- MANUFACTURED TRACKOUT MATS ARE AN ACCEPTABLE ALTERNATIVE PER WDNR TECHNICAL STANDARD 1057.



REV. 04-24-2024 N.T.S.



GENERAL NOTES:

- REFER TO PAVEMENT RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT, PREPARED BY CGC INC. TITLED "DEMENTIA VILLAGE ADDITIONS" DATED 11/12/25, IF THERE ARE ANY DISCREPANCIES BETWEEN THIS DETAIL AND THE PAVEMENT RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL REPORT SHALL GOVERN.
- WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, INCLUDING SUPPLEMENTAL SPECIFICATIONS, COMPACTION REQUIREMENTS:
 - BITUMINOUS CONCRETE: REFER TO SECTION 460-3.
 - BASE COURSE: REFER TO SECTION 301.3.4.2, STANDARD COMPACTION.
- CONCRETE EQUIPMENT PADS SHALL HAVE A MINIMUM 6" THICK PORTLAND CEMENTER CONCRETE OVER COMPACTED 6" THICK DENSE GRADED BASE WITH REINFORCEMENT FOR CRACK CONTROL.

PAVEMENT SECTIONS

REV. 7-01-2019 N.T.S.

REVISIONS

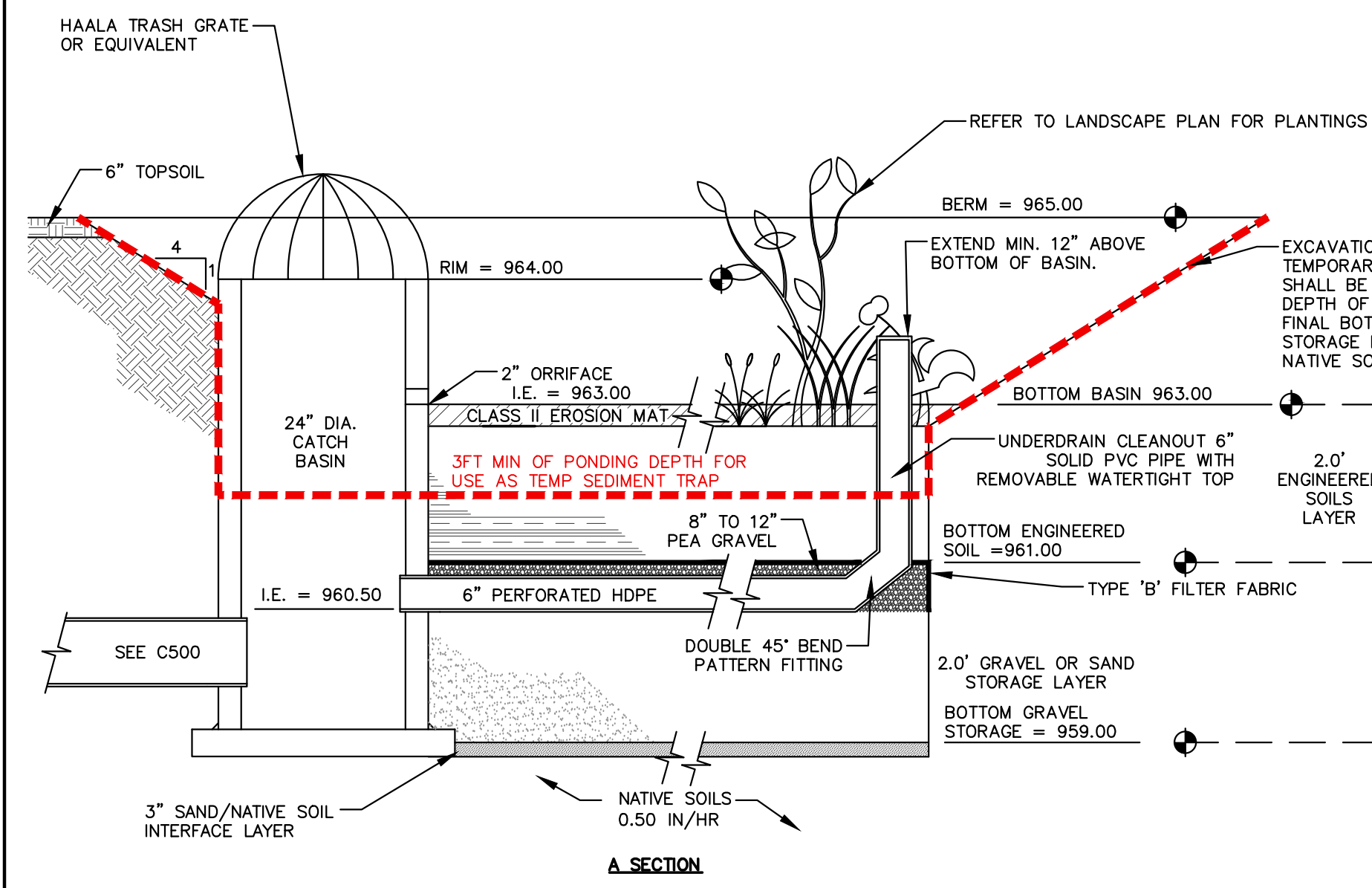
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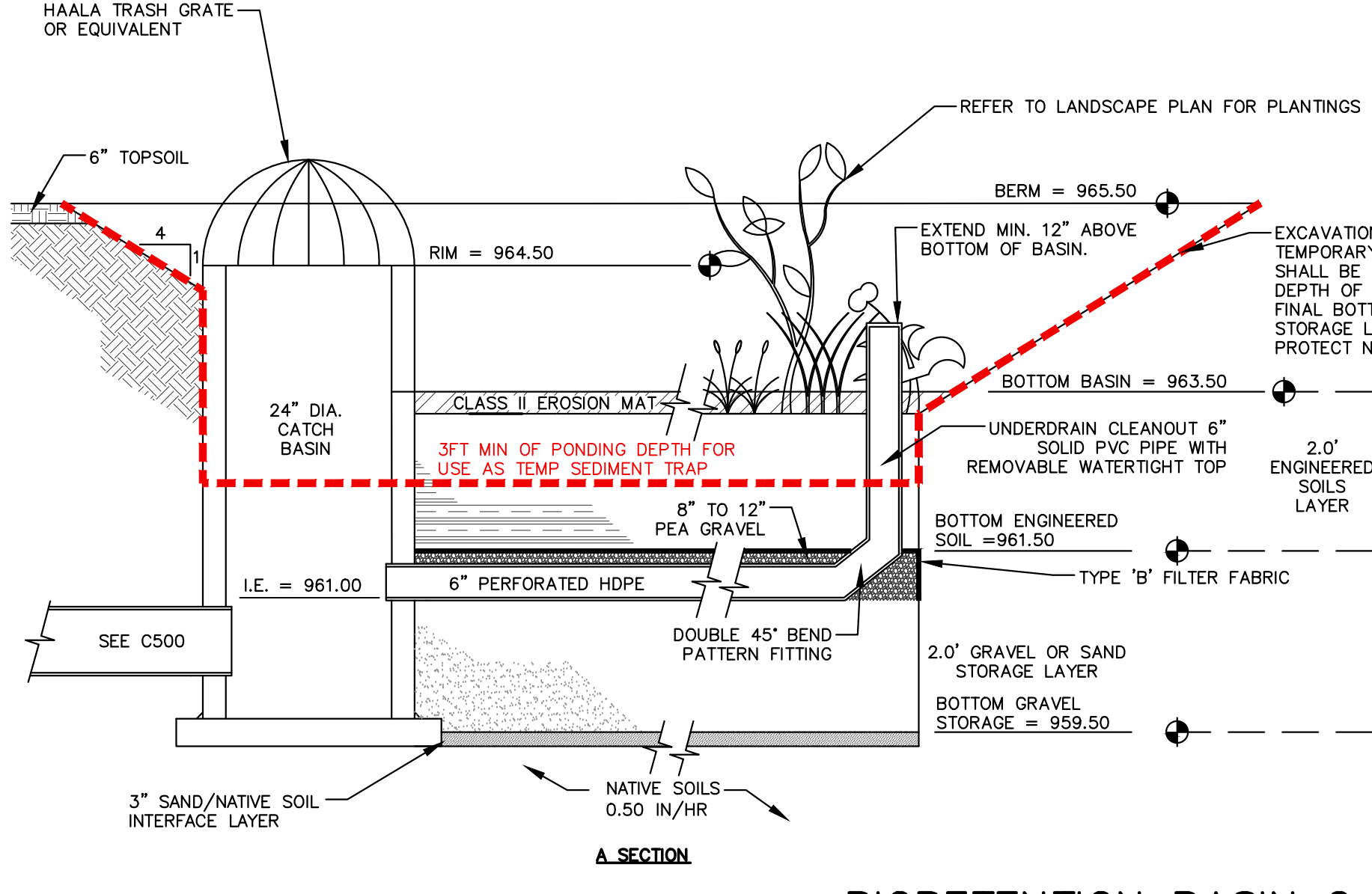
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

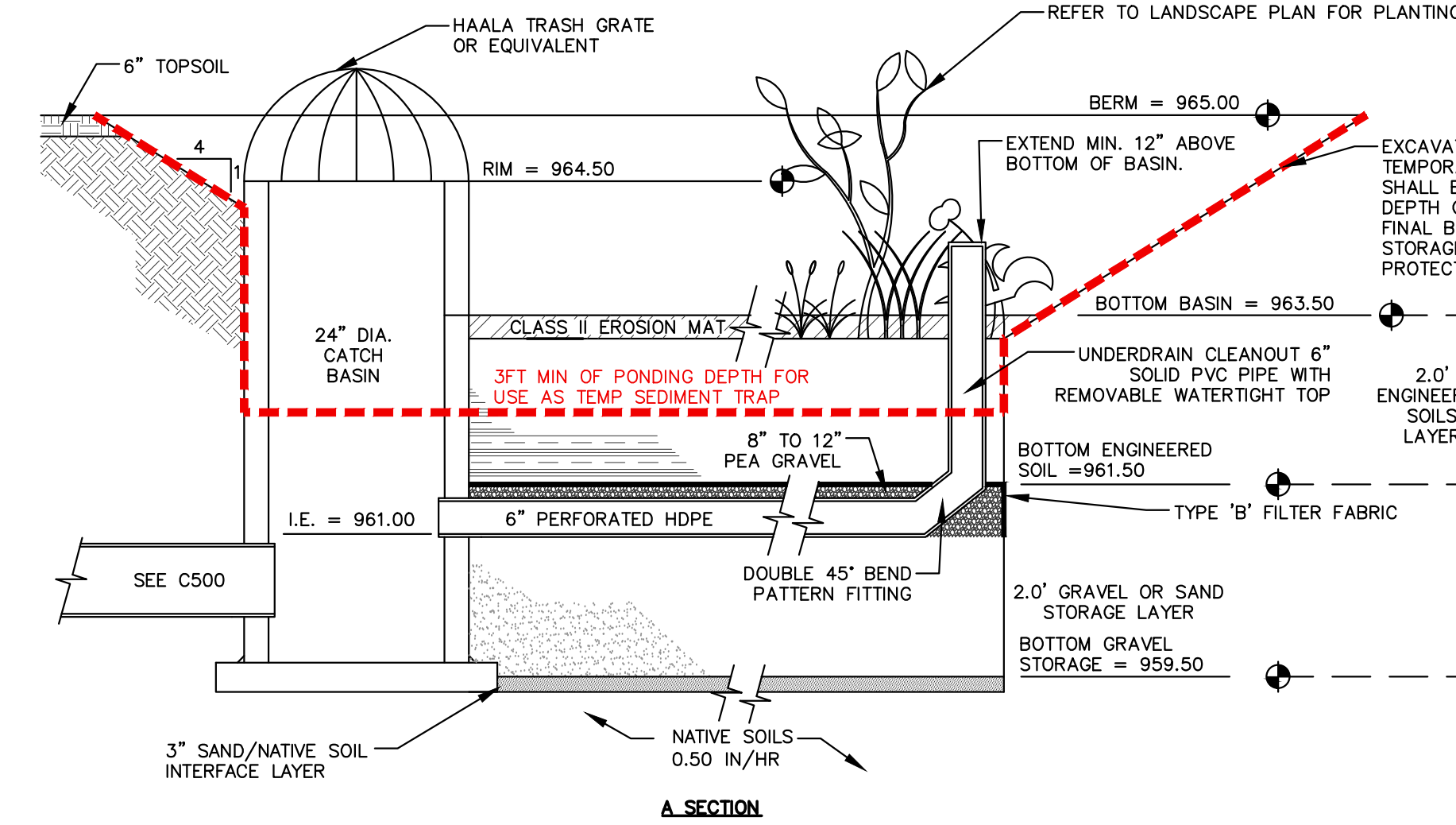
CONSTRUCTION DETAILS
PROJECT 23-114
DATE **02/27/26**
SHEET **C600**



BIORETENTION BASIN 1



BIORETENTION BASIN 2



BIORETENTION BASIN 3

GENERAL NOTES:

1. ALL CONSTRUCTION PRACTICES SHALL MEET THE SPECIFICATIONS OF THE WDNR TECHNICAL STANDARD 1004 - BIORETENTION FOR INFILTRATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THIS STANDARD AND CONSTRUCT THE BIORETENTION DEVICE IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED THEREIN.
2. CONTRACTOR SHALL INSTALL 24" OF ENGINEERED SOIL CONSISTING OF: 85% ASTM C33 SAND, 15% CERTIFIED COMPOST (SEE GENERAL NOTE 3).
3. CERTIFIED COMPOST SHALL CONSIST OF: >40% ORGANIC MATTER, <60% ASH CONTENT, pH OF 6-8, AND MOISTURE CONTENT OF 35-50% BY WEIGHT.
4. SAND/GRAVEL STORAGE LAYER SHALL CONSIST OF SAND OR GRAVEL MATERIAL MEETING THE SPECIFICATIONS IN SECTION V.B.7 OF WDNR TECHNICAL STANDARD 1004.
5. SAND/NATIVE SOIL INFILTRATION LAYER SHALL BE FORMED BY A LAYER OF SAND 3 INCHES DEEP, WHICH IS VERTICALLY MIXED WITH THE NATIVE SOIL TO A DEPTH OF 2-4 INCHES.
6. CONFIRM WITH GEOTECHNICAL ENGINEER THAT THE GRAVELLY SANDY LOAM SOIL PROFILE HAS BEEN REACHED PRIOR TO BACKFILLING THE BIORETENTION BASIN. DEEP TILL MINIMUM 2 FEET OF NATIVE SOIL TO PROMOTE INFILTRATION.
7. IF ADDITIONAL EXCAVATION IS REQUIRED BELOW THE SAND SOIL PROFILE TO REACH THE LISTED NATIVE SOIL LAYER, THE BACKFILL USED TO RETURN THE BOTTOM OF THE BIORETENTION SYSTEM TO THE BOTTOM OF THE SAND LAYER ELEVATION MUST HAVE AN EQUAL OR HIGHER INFILTRATION RATE THAN THE LISTED NATIVE SOIL LAYER AS CONFIRMED BY A GEOTECHNICAL ENGINEER.
8. FILTER FABRIC SHALL BE PLACED ABOVE AND ON THE SIDES OF THE PERFORATED PIPE, BETWEEN THE PEA GRAVEL AND THE ENGINEERED SOIL, A WIDTH OF 4 FEET CENTERED OVER THE FLOW LINE OF THE PIPE.
10. ANNUAL OATS (SPRING / SUMMER PLANTING) OR ANNUAL RYE / WHEAT (FALL PLANTINGS) SHALL BE SEEDING AT 3 LB/1000 SF WITH THE SEED MIX IN THE AREAS SURROUNDING THE BASIN, ON SIDE SLOPES, AND OVER ANY LAND THAT DISCHARGES INTO THE BASIN FOR EROSION CONTROL WHEN BASIN IS BROUGHT ON-LINE. REFER TO LANDSCAPE PLAN FOR FINAL RESTORATION PLANTINGS / SEEDING SPECIFICATIONS.
11. RUNOFF MUST INFILTRATE WITHIN 24-HOURS. BASINS UNABLE TO MAINTAIN THESE RATES MUST BE DEEP TILLED, REGRADED, AND IF NECESSARY REPLANTED TO RESTORE ORIGINAL INFILTRATION RATES.
12. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH APPLICABLE LOCAL, REGIONAL, AND STATE STORMWATER STANDARDS FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER.
13. SEE LANDSCAPING PLAN AND CONSULT WITH LANDSCAPE ARCHITECT OR ECOLOGICAL PLANTING AGENCY FOR APPROPRIATE SEED MIX, PLANTS AND PLANTING CONFIGURATIONS.

NOTE:

INFILTRATION DEVICES ARE DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR), COUNTY, MUNICIPALITY, AND ENGINEERING STANDARD OF CARE. ALL DESIGNATED INFILTRATION AREAS (e.g. RAIN GARDENS, INFILTRATION BASINS, BIORETENTION DEVICES) SHALL BE FENCED PRIOR TO CONSTRUCTION AND REMAIN UNDISTURBED AND PROTECTED DURING THE CONSTRUCTION OF PROPOSED SITE IMPROVEMENTS. PROPOSED BIORETENTION DEVICES SHALL NOT BE CONSTRUCTED UNTIL THE DEVICE'S CONTRIBUTING WATERSHED AREA MEETS ESTABLISHED VEGETATION REQUIREMENTS SET FORTH WITHIN THE RESPECTIVE WDNR TECHNICAL STANDARDS. IF THE LOCATION OF THE INFILTRATION AREA CONFLICTS WITH CONSTRUCTION STAGING AND/OR CONSTRUCTION TRAFFIC AND IS DISTURBED, COMPACTION MITIGATION WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS REQUIRED TO PROVIDE QUALIFIED STAFF FOR INSPECTION AND OBSERVATION OF THE CONSTRUCTION ACTIVITIES RELATING TO ALL JOB SITE REGULATORY COMPLIANCE INCLUDING THE PROTECTION AND CONSTRUCTION OF ALL STORMWATER MANAGEMENT FEATURES. ANY OBSERVATION OF PLAN OR SITE DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

THE STORMWATER MANAGEMENT FEATURES CONTAINED WITHIN THIS PLAN SET HAVE BEEN DESIGNED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN WISCONSIN DNR NR151 AND LOCAL ORDINANCES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER CONSTRUCTION PRACTICES HAVE BEEN UTILIZED AND THAT STORMWATER MANAGEMENT FEATURES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH APPROVED DESIGN PLANS. JSD PROFESSIONAL SERVICES, INC. (JSD) SHALL NOT BE LIABLE FOR ANY CONSTRUCTION PRACTICES OR INSTALLATION WHICH DEVIATES FROM THE APPROVED PLAN SET. ONCE THE OWNER HAS PROVIDED FINAL APPROVAL TO THE WORK PERFORMED BY THE CONTRACTOR AND ENSURED COMPLIANCE WITH THE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO MAINTAIN STORMWATER MANAGEMENT FEATURES IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT. PROPER OPERATION IS DEPENDENT ON A MULTITUDE OF VARIABLES INCLUDING WEATHER. THESE COMPONENTS REQUIRE ONGOING MAINTENANCE FOR WHICH THE OWNER IS RESPONSIBLE. JSD TAKES NO RESPONSIBILITY FOR PROPER OPERATION OF THE WATER QUALITY COMPONENTS.

SAND STORAGE LAYER: IF NATIVE SOIL INFILTRATION RATES ARE GREATER THAN OR EQUAL TO THE DESIGN SAND LAYER (3.6 IN/HR), NATIVE SOILS MAY BE USED. GEOTECHNICAL CONSULTANT SHALL PROVIDE THIS INFORMATION IN WRITTEN DOCUMENTATION FOR VERIFICATION PRIOR TO CONSTRUCTION.

AS-BUILT SURVEY AND CERTIFICATION: UPON CONSTRUCTION COMPLETION AND STABILIZATION, AN AS-BUILT SURVEY IS TO BE CONDUCTED FOR BASIN AND CERTIFIED BY THE ISSUING ENGINEER. AS-BUILT PLANS ARE TO BE SUBMITTED TO MUNICIPALITY FOR FINAL APPROVAL.

TEMPORARY SEDIMENT BASIN NOTES:

1. THE BIORETENTION BASIN SHALL BE CONSTRUCTED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION PHASE. REFER TO BIORETENTION BASIN DETAIL ABOVE FOR EXCAVATION LIMITATION TO PROTECT NATIVE SOILS. UNDERCUTTING FOR AND PLACEMENT OF ENGINEERED SOILS AND ANY SAND/GRAVEL LAYERS SHALL BE COMPLETED AFTER SUBSTANTIAL STABILIZATION OF THE UPSTREAM CONTRIBUTING AREAS TO THE BASIN. CONSTRUCTION SEDIMENT SHALL NOT BE ROUTED TO BIORETENTION BASINS WITH ENGINEERED SOIL AND SAND LAYERS INSTALLED. SEE WDNR TECHNICAL STANDARD 1063 AND CONSTRUCTION SITE BEST PRACTICE HANDBOOK FOR ADDITIONAL DETAILS.
2. BASIN OUTLET STRUCTURE TO BE INSTALLED WHEN OPERATING AS TEMPORARY SEDIMENT BASIN. ORIFICES TO BE PLUGGED DURING THIS TIME AND REMOVED WHEN THE BIORETENTION BASIN IS BEING CONSTRUCTED. ORIFICES TO BE PLUGGED INCLUDE THE ORIFICE FOR THE 6" UNDERDRAIN.
3. OUTLET STRUCTURES SHALL BE PROTECTED WITH TYPE B OR D INLET PROTECTION DURING CONSTRUCTION AND REMOVED UPON FINAL SITE AND BASIN STABILIZATION.
4. CONTRACTOR SHALL MAINTAIN A SAFE OUTLET AND PROTECT DOWNSTREAM AREAS FOR EROSION WITH APPROPRIATE EROSION CONTROL MEASURES.
5. AFTER CONSTRUCTION, SEDIMENTATION IS TO BE REMOVED FROM THE BASIN AND THE BIORETENTION BASIN SHALL BE BUILT PER DESIGN SPECIFICATIONS.

BIORETENTION BASINS

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NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

CONSTRUCTION DETAILS

PROJECT
23-114

DATE
02/27/26

SHEET
C601

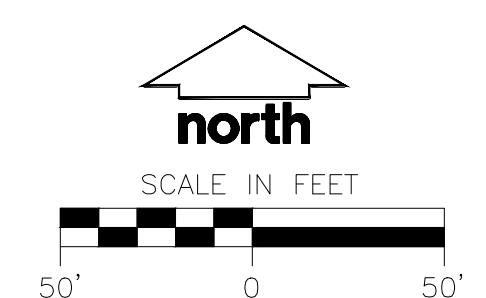


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
ORNAMENTAL TREES					
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6" Ht. (min)	5
	CACAR	<i>Carpinus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	4" Ht. (min)	3
	CDMA	<i>Cornus mas</i> / Cornelian Cherry	B & B	6" Ht. (min)	5
DECIDUOUS SHRUBS					
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	24" Ht. (min)	13
	ARMEL	<i>Aronia melanocarpa</i> 'UCONNAM165' TM / Low Scope Mound Chokeberry	#3	8" Ht. (min)	42
	CEAM	<i>Ceanothus americanus</i> / New Jersey Tea	#3	24" Ht. (min)	18
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)	51
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	24" Ht. (min)	14
	HYPA	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	24" Ht. (min)	19
	PHOP	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	24" Ht. (min)	26
	SYOB	<i>Symphoricarpos orbiculatus</i> / Coralberry	#5	24" Ht. (min)	12
	SYPA	<i>Syringa x 'SMURPHY'</i> TM / Blooming Dwarf Pink Lilac	#3	24" Ht. (min)	9
	VJUU	<i>Viburnum x juddii</i> / Judd Viburnum	#5	36" Ht. (min)	22
EVERGREEN SHRUBS					
	BUCV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	#5	18" Ht. (min)	3
	BUCM	<i>Buxus x 'Green Mountain'</i> / Green Mountain Boxwood	#5	24" Ht. (min)	16
	CHPI	<i>Chamaecyparis pilsbiana</i> 'Golden Map' / Golden Map Threadleaf Sawara Cypress	#3	24" Ht. (min)	23
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	#5	24" Ht. (min)	6
	TACU	<i>Taxus cuspidata</i> 'Densiformis' / Dense Japanese Yew	#5	24" Ht. (min)	22
	TAMEH	<i>Taxus x media</i> 'Hicksii' / Hicks Anglo-Japanese Yew	#5	36" Ht. (min)	21
PERENNIALS & GRASSES					
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"	29
	ASTU	<i>Asclepias tuberosa</i> / Butterfly Milkweed	#1	Min. 8"-18"	11
	ASAZ	<i>Aster azureus</i> / Sky Blue Aster	#1	Min. 8"-18"	19
	CAMC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"	25
	ECPA	<i>Echinacea pallida</i> / Pale Purple Coneflower	#1	Min. 8"-18"	9
	GETM	<i>Geranium x 'Tiny Monster'</i> / Tiny Monster Geranium	#1	Min. 8"-18"	36
	GETR	<i>Geum triflorum</i> / Prairie Smoke	#1	Min. 8"-18"	17
	HEOB	<i>Heuchera x 'Obsidian'</i> / Obsidian Coral Bells	#1	Min. 8"-18"	19
	HOBA	<i>Hosta x 'Blue Angel'</i> / Blue Angel Hosta	#1	Min. 8"-18"	4
	HORS	<i>Hosta x 'Regal Splendor'</i> / Regal Splendor Hosta	#1	Min. 8"-18"	11
	MOCAM	<i>Molinia caerulea</i> 'Moerhousii' / Moor Witch Moor Grass	#1	Min. 8"-18"	97
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"	46
	SCSC	<i>Schizachyrium scaparium</i> / Little Bluestem	#1	Min. 12"-24"	34
	SEAF	<i>Sedum x 'Autumn Fire'</i> / Autumn Fire Sedum	#1	Min. 8"-18"	15
	SPHE	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"	58

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GRAVEL PATH
	EXISTING BRICK PATH
	BOULDER RETAINING WALL
	EXISTING BOULDER WALL
	LANDSCAPE EDGING
	NATIVE VEGETATIVE MAT
	DECORATIVE STONE MULCH
	TURF GRASS SEED MIX
	LOW-MOW SEED MIX
	FIELDSTONE BOULDER (SEE L200)



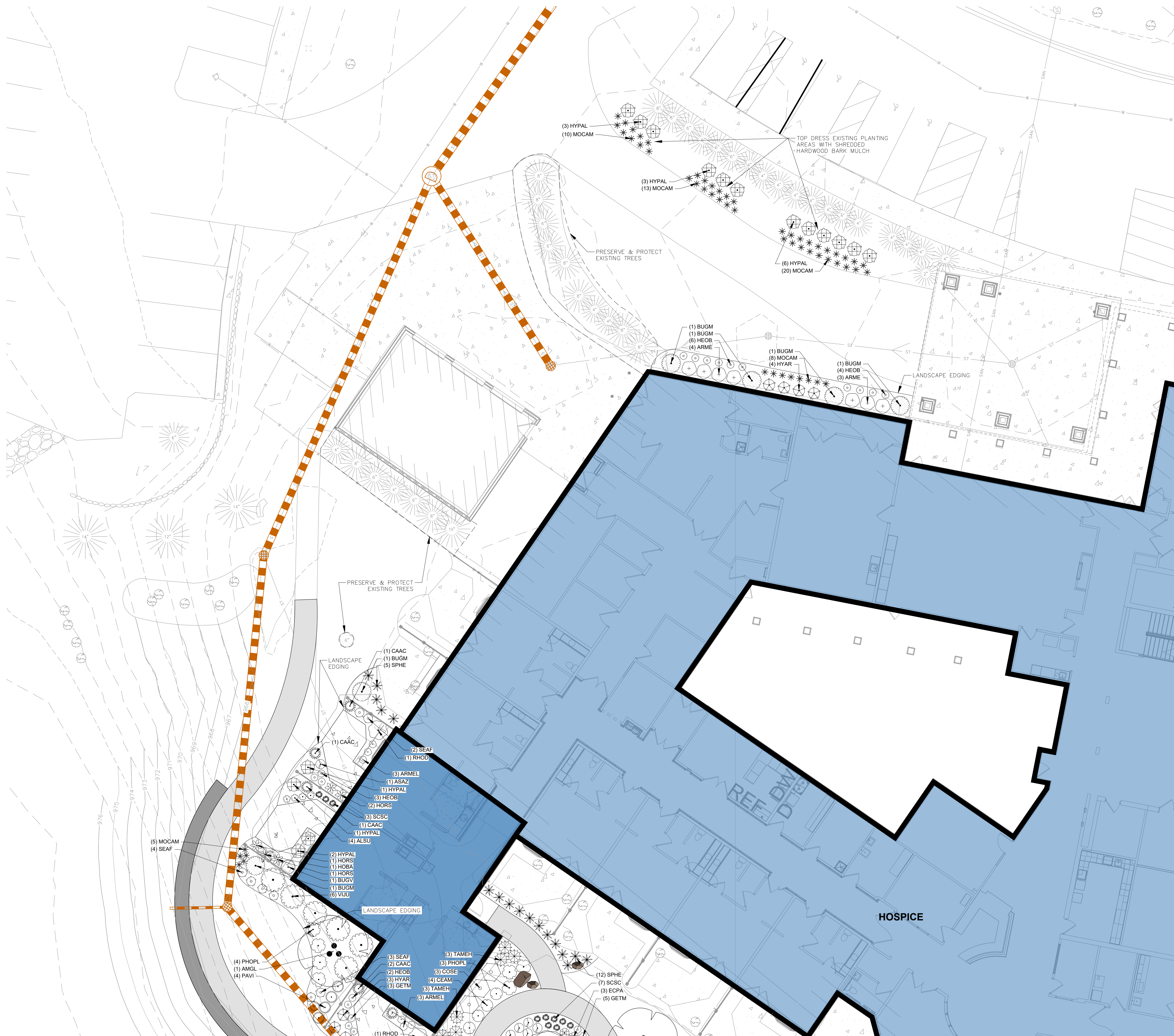
NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

OVERALL LANDSCAPE PLAN
 PROJECT 23-114
 DATE 02/27/26
 SHEET L100

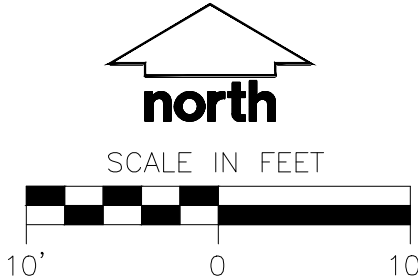


PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
ORNAMENTAL TREES				
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' Ht. (min)
	CACAR	<i>Cornus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	4' Ht. (min)
	COMA	<i>Cornus mas</i> / Cornelian Cherry	B & B	6' Ht. (min)
DECIDUOUS SHRUBS				
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Inquis Beauty Black Chokeberry	#3	24" Ht. (min)
	ARMEL	<i>Aronia melanocarpa</i> 'UCONNAM165' TM / Low Shrub Mound Chokeberry	#3	8" Ht. (min)
	CEAM	<i>Oenothera americana</i> / New Jersey Tea	#3	24" Ht. (min)
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	24" Ht. (min)
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	24" Ht. (min)
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	24" Ht. (min)
	SYOB	<i>Symphoricarpos orbiculatus</i> / Coraberry	#3	24" Ht. (min)
	SYPA	<i>Syringa x 'SMURP'</i> TM / Blooming Dwarf Pink Lilac	#3	24" Ht. (min)
	VJUU	<i>Viburnum x juddii</i> / Judd Viburnum	#5	36" Ht. (min)
EVERGREEN SHRUBS				
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	#5	18" Ht. (min)
	BUGM	<i>Buxus x 'Green Mountain'</i> / Green Mountain Boxwood	#5	24" Ht. (min)
	CHPI	<i>Chamaecyparis pisifera</i> 'Golden Map' / Golden Map Threadleaf Sawara Cypress	#3	24" Ht. (min)
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	#5	24" Ht. (min)
	TACU	<i>Taxus cuspidata</i> 'Densiformis' / Dense Japanese Yew	#5	24" Ht. (min)
	TAMEH	<i>Taxus x media</i> 'Hicksii' / Hicks Anglo-Japanese Yew	#5	36" Ht. (min)
PERENNIALS & GRASSES				
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"
	ASTU	<i>Asclepias tuberosa</i> / Butterfly Milkweed	#1	Min. 8"-18"
	ASAZ	<i>Aster azureus</i> / Sky Blue Aster	#1	Min. 8"-18"
	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"
	ECPA	<i>Echinacea pallida</i> / Pale Purple Coneflower	#1	Min. 8"-18"
	GETM	<i>Geranium x 'Tiny Monster'</i> / Tiny Monster Geranium	#1	Min. 8"-18"
	GETR	<i>Geum triflorum</i> / Prairie Smoke	#1	Min. 8"-18"
	HEOB	<i>Heuchera x 'Obsidian'</i> / Obsidian Coral Bells	#1	Min. 8"-18"
	HOBBA	<i>Hosta x 'Blue Angel'</i> / Blue Angel Hosta	#1	Min. 8"-18"
	HORS	<i>Hosta x 'Regal Splendor'</i> / Regal Splendor Hosta	#1	Min. 8"-18"
	MOCAM	<i>Molinia caerulea</i> 'Moerhous' / Moor Witch Moor Grass	#1	Min. 8"-18"
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"
	SCSC	<i>Schizachyrium scaparium</i> / Little Bluestem	#1	Min. 12"-24"
	SEAF	<i>Sedum x 'Autumn Fire'</i> / Autumn Fire Sedum	#1	Min. 8"-18"
	SPHE	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GRAVEL PATH
	EXISTING BRICK PATH
	BOULDER RETAINING WALL
	EXISTING BOULDER WALL
	LANDSCAPE EDGING
	NATIVE VEGETATIVE MAT
	DECORATIVE STONE MULCH
	TURF GRASS SEED MIX
	LOW-MOW SEED MIX
	FIELDSTONE BOULDER (SEE L200)

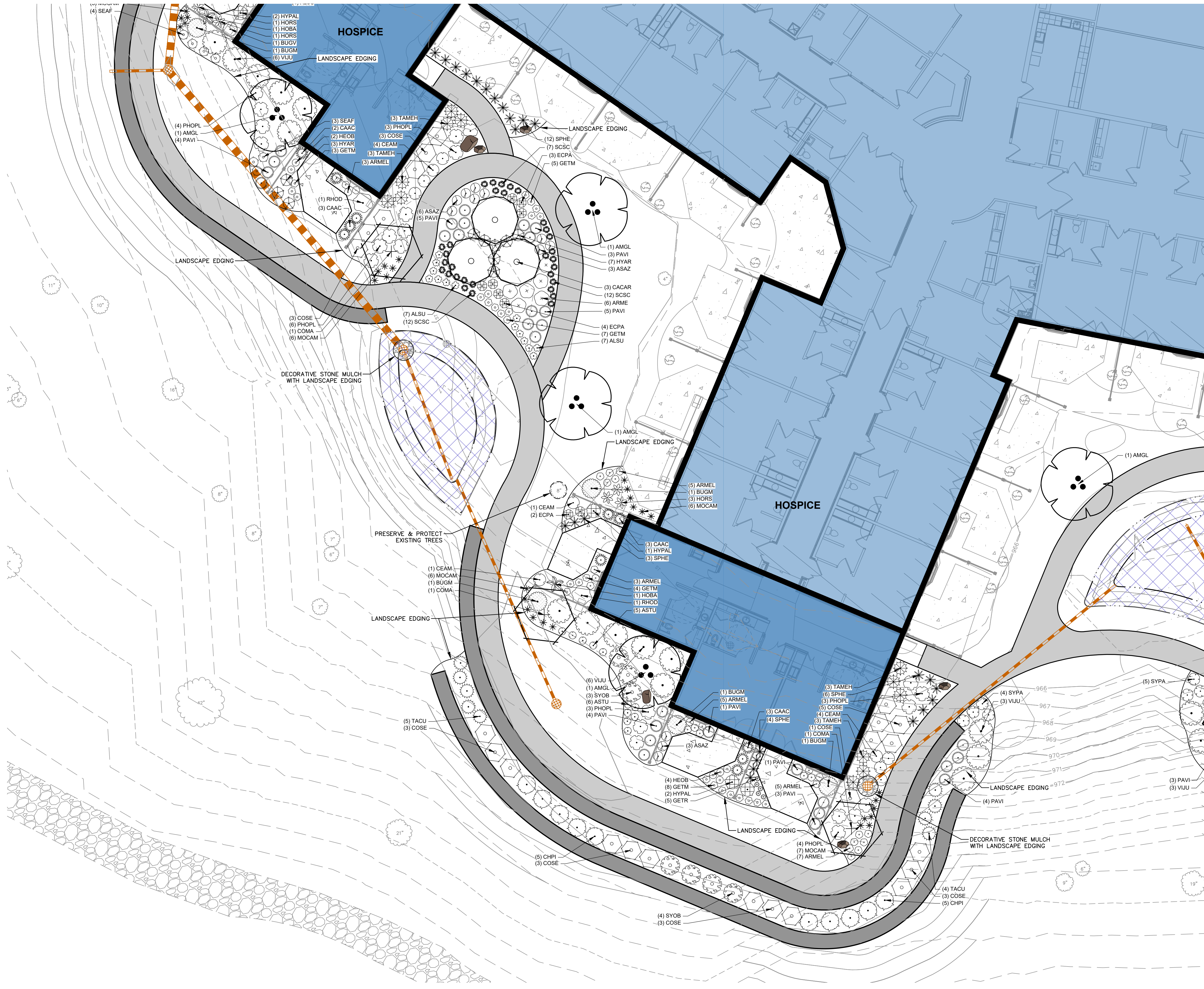


REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

LANDSCAPE PLANTING PLAN
 PROJECT 23-114
 DATE 02/27/26
 SHEET L101

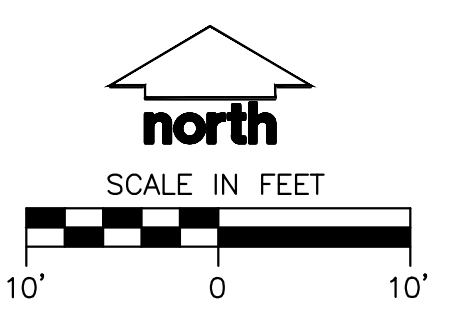


PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
ORNAMENTAL TREES				
	AMGL	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' Ht. (min)
	CACAR	<i>Carpinus caroliniana</i> 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	4' Ht. (min)
	COMA	<i>Cornus mas</i> / Cornelian Cherry	B & B	6' Ht. (min)
DECIDUOUS SHRUBS				
	ARME	<i>Aronia melanocarpa</i> 'Morton' TM / Iniquis Beauty Black Chokeberry	#3	24" Ht. (min)
	ARME1	<i>Aronia melanocarpa</i> 'UCONNAM165' TM / Low Scope Mound Chokeberry	#3	8" Ht. (min)
	CEAM	<i>Oenothera americana</i> / New Jersey Tea	#3	24" Ht. (min)
	COSE	<i>Cornus sericea</i> 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)
	HYAR	<i>Hydrangea arborescens</i> 'Incrediball' / Incrediball White Hydrangea	#3	24" Ht. (min)
	HYPAL	<i>Hydrangea paniculata</i> 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	24" Ht. (min)
	PHOPL	<i>Physocarpus opulifolius</i> 'Little Devil' TM / Dwarf Ninebark	#3	24" Ht. (min)
	SYOB	<i>Symphoricarpos orbiculatus</i> / Corallberry	#3	24" Ht. (min)
	SYPA	<i>Syringa x 'SMURPI'</i> TM / Blooming Dwarf Pink Lilac	#3	24" Ht. (min)
	VIJU	<i>Viburnum x 'juddi'</i> / Judd Viburnum	#5	36" Ht. (min)
EVERGREEN SHRUBS				
	BUGV	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	#5	18" Ht. (min)
	BUGM	<i>Buxus x 'Green Mountain'</i> / Green Mountain Boxwood	#5	24" Ht. (min)
	CHPI	<i>Chamaecyparis pisifera</i> 'Golden Map' / Golden Map Threadleaf Sawara Cypress	#3	24" Ht. (min)
	RHOD	<i>Rhododendron x 'P.J.M.'</i> / P.J.M. Rhododendron	#5	24" Ht. (min)
	TACU	<i>Taxus cuspidata</i> 'Densaformis' / Dense Japanese Yew	#5	24" Ht. (min)
	TAMEH	<i>Taxus x media</i> 'Hicksii' / Hicks Anglo-Japanese Yew	#5	36" Ht. (min)
PERENNIALS & GRASSES				
	ALSU	<i>Allium x 'Summer Beauty'</i> / Summer Beauty Allium	#1	Min. 8"-18"
	ASTU	<i>Asclepias tuberosa</i> / Butterfly Milkweed	#1	Min. 8"-18"
	ASAZ	<i>Aster azureus</i> / Sky Blue Aster	#1	Min. 8"-18"
	CAAC	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"
	ECPA	<i>Echinacea pallida</i> / Pale Purple Coneflower	#1	Min. 8"-18"
	GETM	<i>Geranium x 'Tiny Monster'</i> / Tiny Monster Geranium	#1	Min. 8"-18"
	GETR	<i>Geum triflorum</i> / Prairie Smoke	#1	Min. 8"-18"
	HEOB	<i>Heuchera x 'Obsidian'</i> / Obsidian Coral Bells	#1	Min. 8"-18"
	HOBA	<i>Hosta x 'Blue Angel'</i> / Blue Angel Hosta	#1	Min. 8"-18"
	HORS	<i>Hosta x 'Regal Splendor'</i> / Regal Splendor Hosta	#1	Min. 8"-18"
	MOCAM	<i>Molinia caerulea</i> 'Maerhesse' / Moor Witch Moor Grass	#1	Min. 8"-18"
	PAVI	<i>Panicum virgatum</i> 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"
	SCSC	<i>Schizachyrium scaparium</i> / Little Bluestem	#1	Min. 12"-24"
	SEAF	<i>Sedum x 'Autumn Fire'</i> / Autumn Fire Sedum	#1	Min. 8"-18"
	SPHE	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GRAVEL PATH
	EXISTING BRICK PATH
	BOULDER RETAINING WALL
	EXISTING BOULDER WALL
	LANDSCAPE EDGING
	NATIVE VEGETATIVE MAT
	DECORATIVE STONE MULCH
	TURF GRASS SEED MIX
	LOW-MOW SEED MIX
	FIELDSTONE BOULDER (SEE L200)



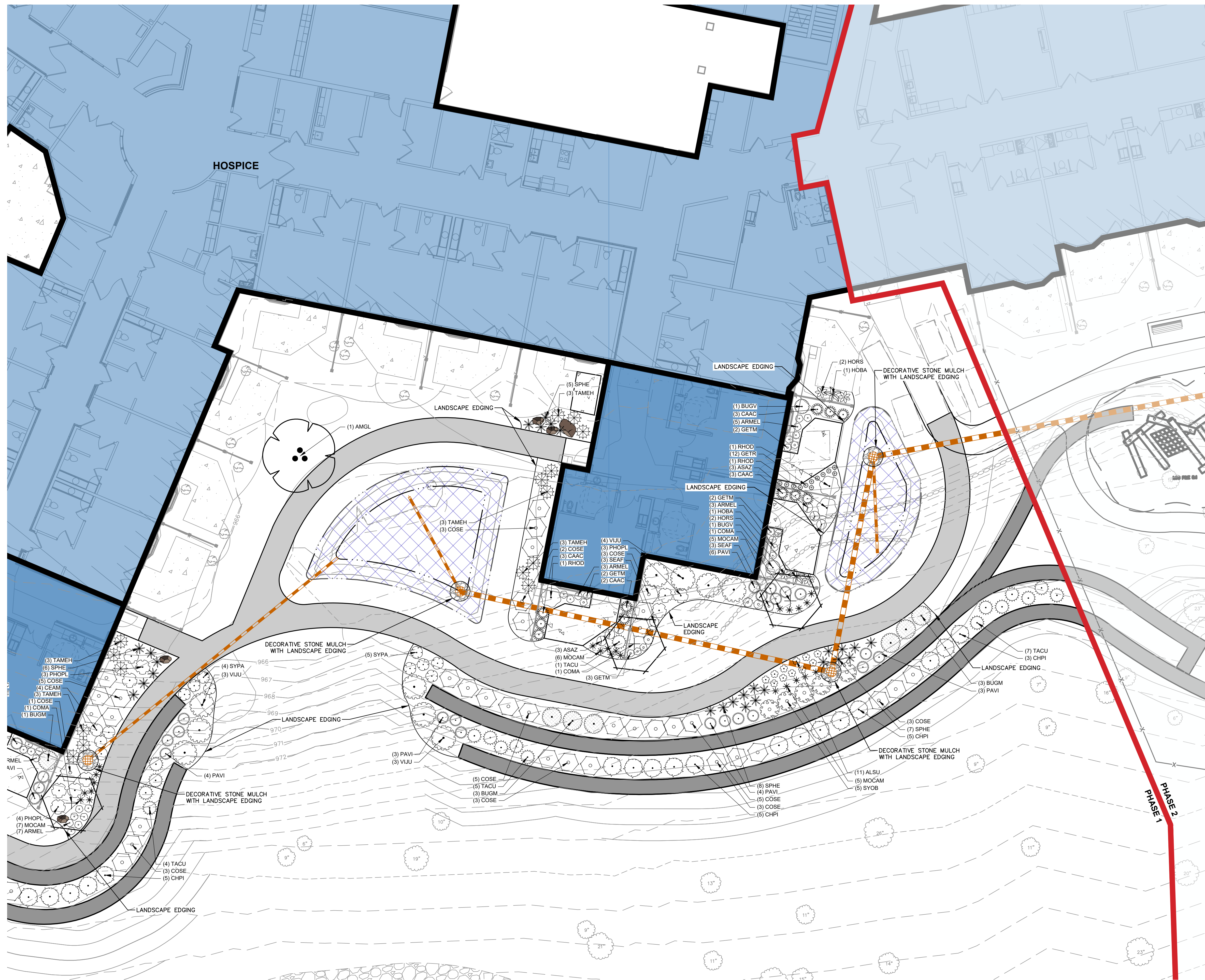
PHASE 1 - BID SET
 PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

PROJECT 23-114
 DATE 02/27/26
 SHEET L102

COMMUNITY LIVING SOLUTIONS
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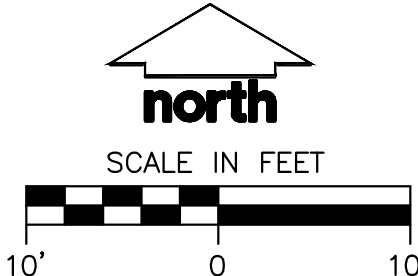


PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
ORNAMENTAL TREES				
	AMGL	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' Ht. (min)
	CACAR	Carpinus caroliniana 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	4' Ht. (min)
	COMA	Cornus mas / Cornelian Cherry	B & B	6' Ht. (min)
DECIDUOUS SHRUBS				
	ARME	Aronia melanocarpa 'Morton' TM / Iniquis Beauty Black Chokeberry	#3	24" Ht. (min)
	ARMEL	Aronia melanocarpa 'UCONNAM165' TM / Low Slope Mound Chokeberry	#3	8" Ht. (min)
	CEAM	Ceanothus americanus / New Jersey Tea	#3	24" Ht. (min)
	COSE	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	24" Ht. (min)
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	24" Ht. (min)
	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	24" Ht. (min)
	SYOB	Symphoricarpos orbiculatus / Coralberry	#3	24" Ht. (min)
	SYPA	Syringa x 'SMURP' TM / Blooming Dwarf Pink Lilac	#3	24" Ht. (min)
	VJUU	Viburnum x juddii / Judd Viburnum	#5	36" Ht. (min)
EVERGREEN SHRUBS				
	BUGV	Buxus x 'Green Velvet' / Green Velvet Boxwood	#5	18" Ht. (min)
	BUGM	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5	24" Ht. (min)
	CHPI	Chamaecyparis pisifera 'Golden Map' / Golden Map Threadleaf Sawara Cypress	#3	24" Ht. (min)
	RHOD	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#5	24" Ht. (min)
	TACU	Taxus cuspidata 'Densaformis' / Dense Japanese Yew	#5	24" Ht. (min)
	TAMEH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#5	36" Ht. (min)
PERENNIALS & GRASSES				
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"
	ASTU	Asclepias tuberosa / Butterfly Milkweed	#1	Min. 8"-18"
	ASAZ	Aster azureus / Sky Blue Aster	#1	Min. 8"-18"
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"
	ECPA	Echinacea pallida / Pale Purple Coneflower	#1	Min. 8"-18"
	GETM	Geranium x 'Tiny Monster' / Tiny Monster Geranium	#1	Min. 8"-18"
	GETR	Geum triflorum / Prairie Smoke	#1	Min. 8"-18"
	HEOB	Heuchera x 'Obsidian' / Obsidian Coral Bells	#1	Min. 8"-18"
	HOBBA	Hosta x 'Blue Angel' / Blue Angel Hosta	#1	Min. 8"-18"
	HORS	Hosta x 'Regal Splendor' / Regal Splendor Hosta	#1	Min. 8"-18"
	MOCAM	Molinia coerulea 'Maarheze' / Moor Witch Moor Grass	#1	Min. 8"-18"
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"
	SCSG	Schizachyrium scaparium / Little Bluestem	#1	Min. 12"-24"
	SEAF	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Min. 8"-18"
	SPHE	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"-18"

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GRAVEL PATH
	EXISTING BRICK PATH
	BOULDER RETAINING WALL
	EXISTING BOULDER WALL
	LANDSCAPE EDGING
	NATIVE VEGETATIVE MAT
	DECORATIVE STONE MULCH
	TURF GRASS SEED MIX
	LOW-MOW SEED MIX
	FIELDSTONE BOULDER (SEE L200)



PHASE 1 - BID SET

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

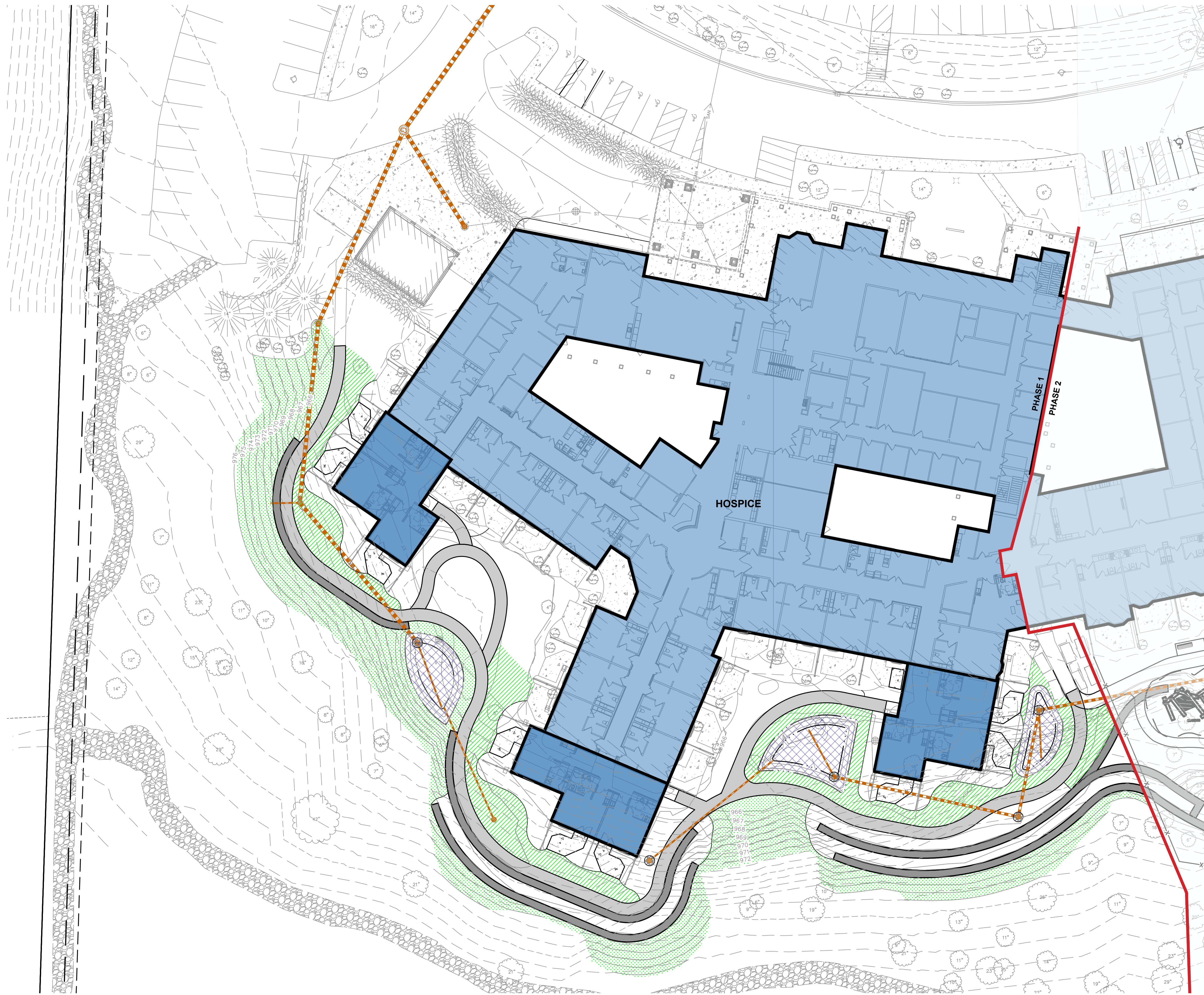
LANDSCAPE PLANTING PLAN
 PROJECT 23-114
 DATE 02/27/26
 SHEET L103

REVISIONS

NO.	DESCRIPTION	DATE

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 Appleton, WI 54914
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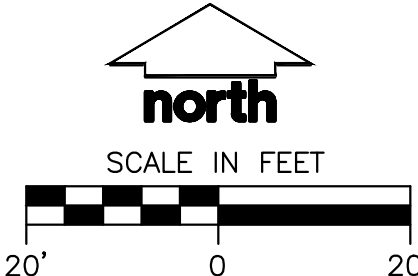


PLANT LIST

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
ORNAMENTAL TREES				
	AMGL	Anelochier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	B & B	6' Ht. (min)
	CACAR	Carpinus caroliniana 'J.N. Globe' TM / Ball O' Fire American Hornbeam	B & B	4' Ht. (min)
	COMA	Cornus mas / Cornelian Cherry	B & B	6' Ht. (min)
DECIDUOUS SHRUBS				
	ARME	Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry	#3	24" Ht. (min)
	ARMEL	Aronia melanocarpa 'UCONNAM165' TM / Low Scope Mound Chokeberry	#3	8" Ht. (min)
	CEAM	Oenothera americana / New Jersey Tea	#3	24" Ht. (min)
	COSE	Cornus sericea 'Farrow' / Arctic Fire® Red Twig Dogwood	#3	36" Ht. (min)
	HYAR	Hydrangea arborescens 'Incrediball' / Incrediball White Hydrangea	#3	24" Ht. (min)
	HYPAL	Hydrangea paniculata 'Little Quick Fire' / Little Quick Fire Hydrangea	#3	24" Ht. (min)
	PHOPL	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	#3	24" Ht. (min)
	SYOB	Symphoricarpos orbiculatus / Coralberry	#3	24" Ht. (min)
	SYPA	Syringa x 'SMURP' TM / Blooming Dwarf Pink Lilac	#3	24" Ht. (min)
	VJUU	Viburnum x juddii / Judd Viburnum	#5	36" Ht. (min)
EVERGREEN SHRUBS				
	BUCV	Buxus x 'Green Velvet' / Green Velvet Boxwood	#5	18" Ht. (min)
	BUCM	Buxus x 'Green Mountain' / Green Mountain Boxwood	#5	24" Ht. (min)
	CHPI	Chamaecyparis pisifera 'Golden Map' / Golden Map Threadleaf Sawara Cypress	#3	24" Ht. (min)
	RHOD	Rhododendron x 'P.J.M.' / P.J.M. Rhododendron	#5	24" Ht. (min)
	TACU	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	#5	24" Ht. (min)
	TAMEH	Taxus x media 'Hicksii' / Hicks Anglo-Japanese Yew	#5	36" Ht. (min)
PERENNIALS & GRASSES				
	ALSU	Allium x 'Summer Beauty' / Summer Beauty Allium	#1	Min. 8"-18"
	ASTU	Asclepias tuberosa / Butterfly Milkweed	#1	Min. 8"-18"
	ASAZ	Aster azureus / Sky Blue Aster	#1	Min. 8"-18"
	CAAC	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1	Min. 8"-18"
	ECPA	Echinacea pallida / Pale Purple Coneflower	#1	Min. 8"-18"
	GETM	Geranium x 'Tiny Monster' / Tiny Monster Geranium	#1	Min. 8"-18"
	GETR	Geum triflorum / Prairie Smoke	#1	Min. 8"-18"
	HEOB	Heuchera x 'Obsidian' / Obsidian Coral Bells	#1	Min. 8"-18"
	HOBA	Hosta x 'Blue Angel' / Blue Angel Hosta	#1	Min. 8"-18"
	HORS	Hosta x 'Regal Splendor' / Regal Splendor Hosta	#1	Min. 8"-18"
	MOCAM	Molinia coerulea 'Moerhous' / Moor Witch Moor Grass	#1	Min. 8"-18"
	PAVI	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	#1	Min. 8"-18"
	SCSC	Schizachyrium scaparium / Little Bluestem	#1	Min. 12"-24"
	SEAF	Sedum x 'Autumn Fire' / Autumn Fire Sedum	#1	Min. 8"-18"
	SPHE	Sporobolus heterolepis / Prairie Dropseed	#1	Min. 8"-18"

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	EXISTING GRAVEL PATH
	EXISTING BRICK PATH
	BOULDER RETAINING WALL
	EXISTING BOULDER WALL
	LANDSCAPE EDGING
	NATIVE VEGETATIVE MAT
	DECORATIVE STONE MULCH
	TURF GRASS SEED MIX
	LOW-MOW SEED MIX
	FIELDSTONE BOULDER (SEE L200)



PHASE 1 - BID SET

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

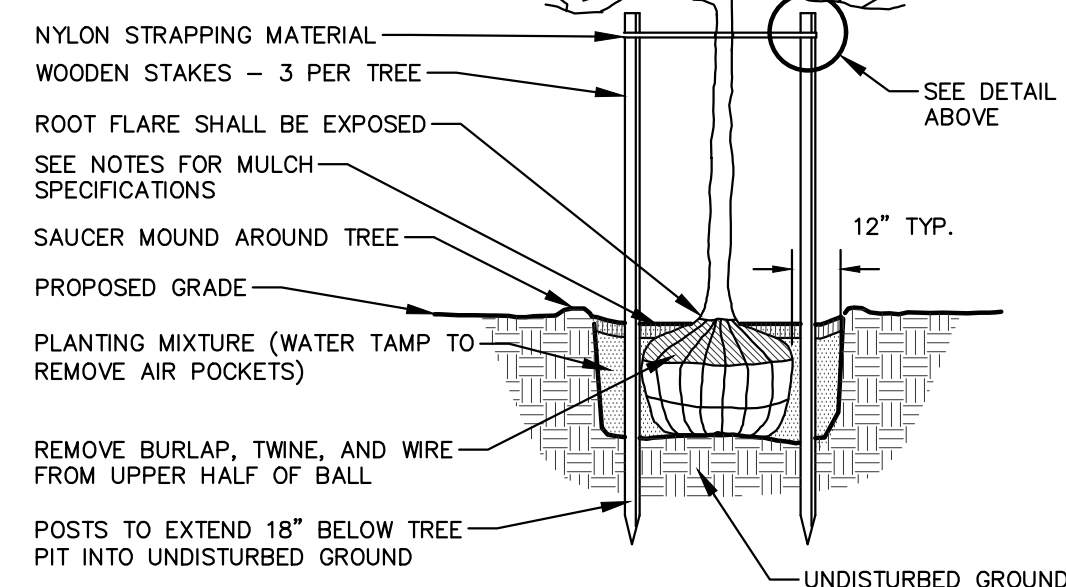
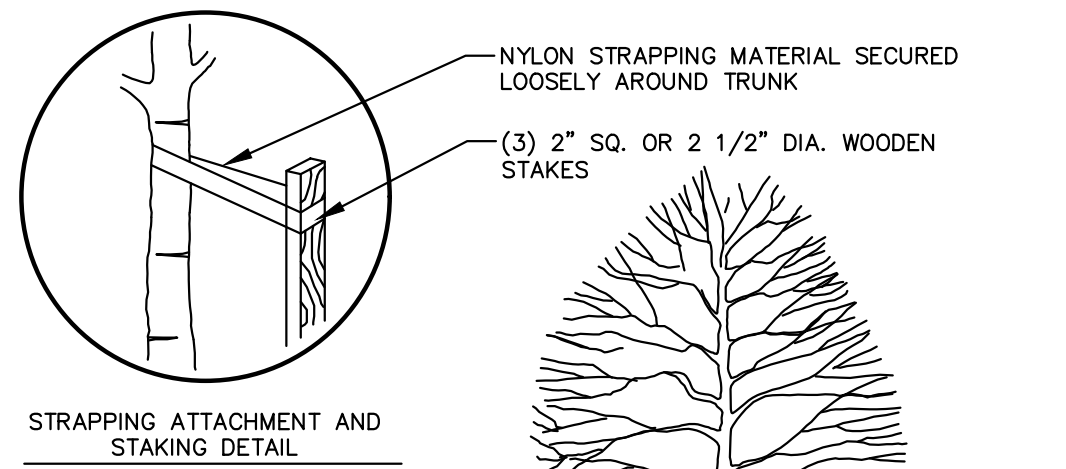
SEEDING PLAN
 PROJECT
23-114
 DATE
02/27/26
 SHEET
L110

REVISIONS

NO.	DESCRIPTION	DATE

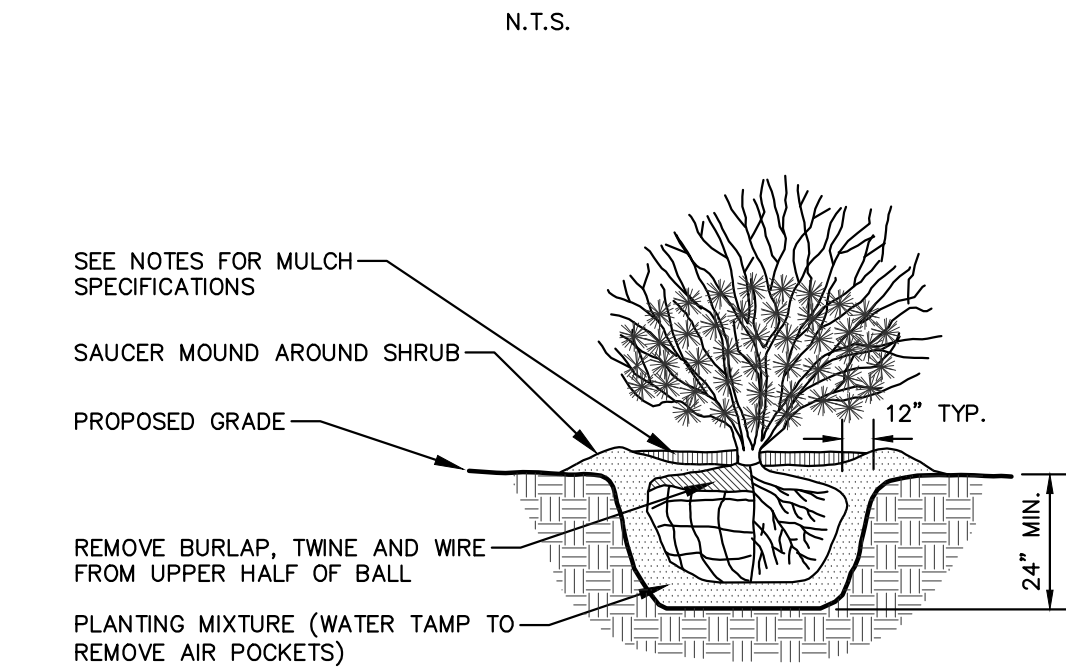
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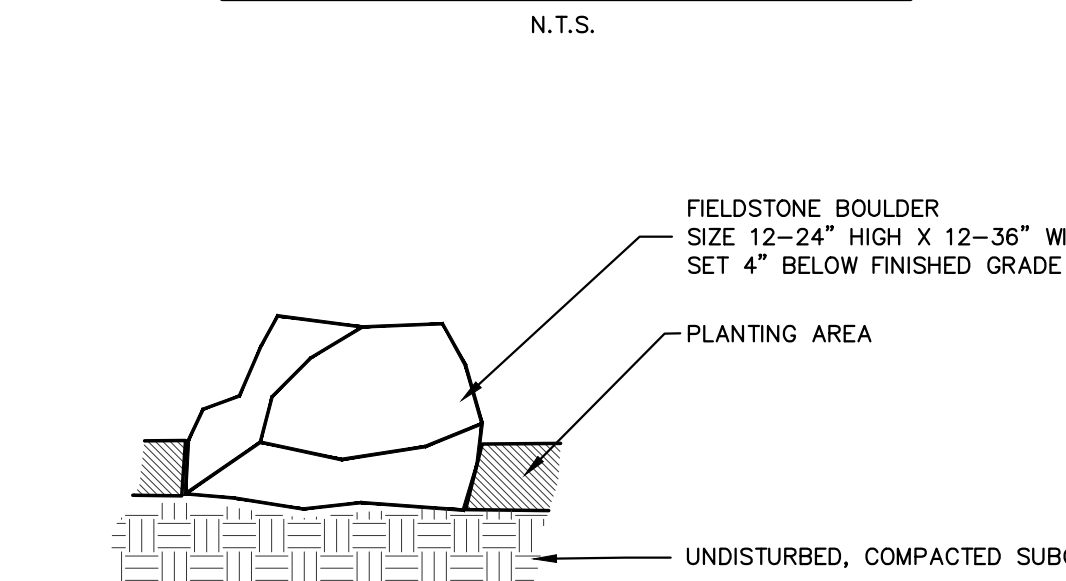
- NOTE:**
- DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
 - REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION

DECIDUOUS TREE PLANTING DETAIL



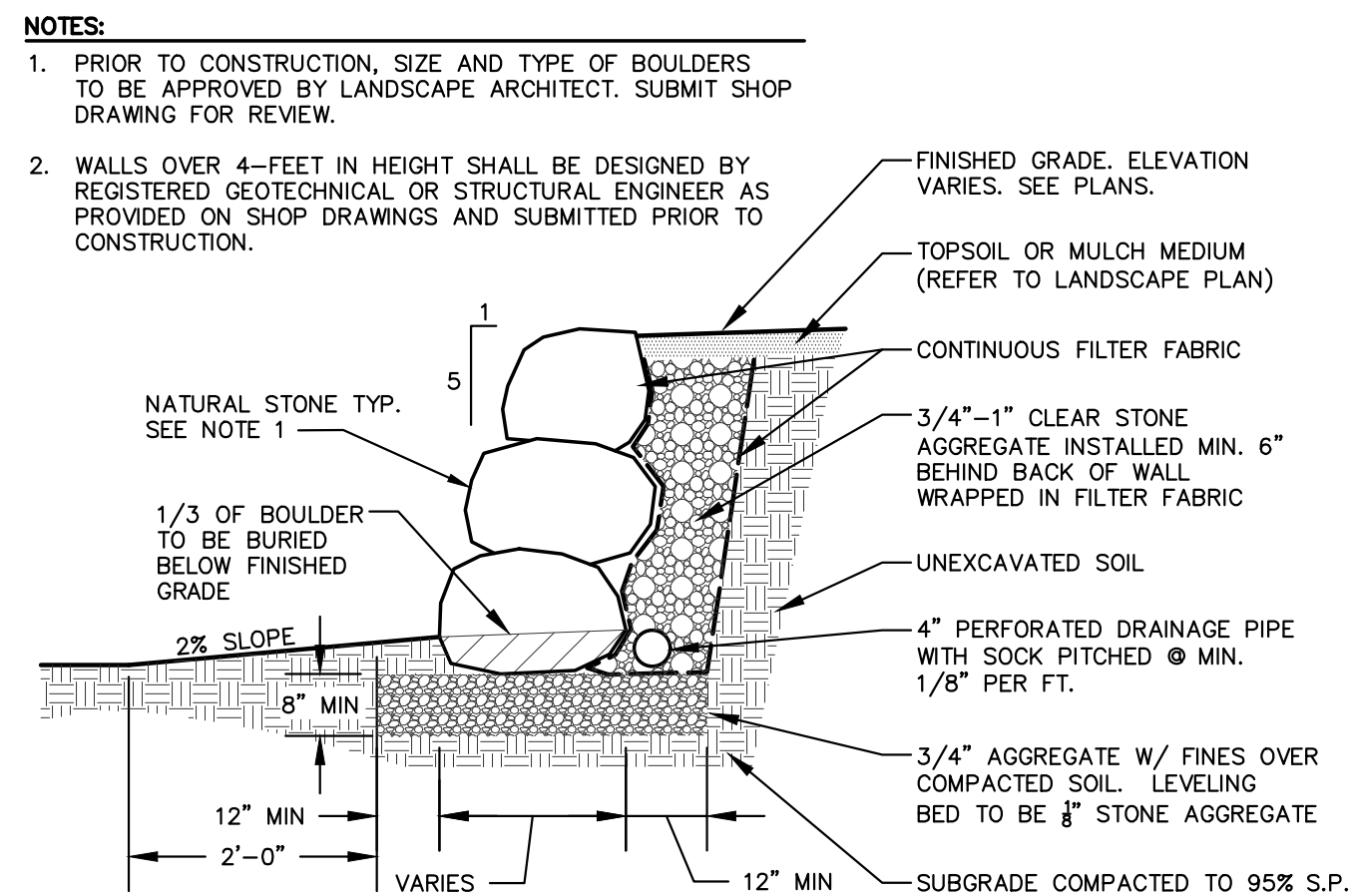
- NOTE:**
- ROOT FLARE TO BE EXPOSED.

SHRUB PLANTING DETAIL



NOTE: ONCE BOULDERS ARE IN THEIR GENERAL LOCATION, CONTACT LANDSCAPE ARCHITECT FOR FINAL APPROVAL. GIVE 48 HOURS NOTICE

BOULDER IN PLANTING AREA



BOULDER WALL

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE
- GENERAL:** ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING:** DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BEST PRACTICE ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS:** ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY, PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING:** THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIAL LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP:** THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.
- ALL PLANTING AREAS SHALL RECEIVE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE NOTED
- ALL DISTURBED AREAS SHALL RECEIVE LOW GROW FESCUE TURF SEED MIX UNLESS OTHERWISE NOTED

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE:** THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.**
- MAINTENANCE:** (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE:** (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE:** ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL:** TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A PH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH:** UNLESS OTHERWISE NOTED ALL PLANTING AREAS SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - DECORATIVE STONE MULCH:** ALL AREAS NOTED ON PLAN SHALL RECEIVE 1.5" DIAMETER MISSISSIPPI RIVER STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC, NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS:** ALL TREES AND/OR SHRUBS PLANTED IN SEEDDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING:** EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION:** ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS:** ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98183-R OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

SEEDING & SODDING NOTES

- MATERIALS - LOW-MOW SEED MIX:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND "LOW-MOW" FESCUE SEED OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED:** DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE
- MATERIALS - NATIVE VEGETATIVE MAT (NVM):** AREAS SPECIFIED ON PLANS SHALL RECEIVE AGRECOL "RAINWATER RENEWAL" NATIVE VEGETATIVE MAT - DEGRADABLE CORE. CONTRACTOR SHALL CONTACT AGRECOL NATIVE NURSERY 16 WEEKS IN ADVANCE OF INSTALLATION FOR PROPER GROWING LEAD TIME. CONTRACTOR SHALL ASSUME AVAILABLE DELIVERY DATE TO BE BETWEEN MID-JUNE THROUGH THE END OF OCTOBER DUE TO THE NVM GROWING SEASON. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION PROCEDURES.

REVISIONS

NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITTCBURG, WISCONSIN
PHASE 1

LANDSCAPE DETAILS & NOTES

PROJECT 23-114

DATE 02/27/26

SHEET L200

NO.	REVISIONS DESCRIPTION	DATE
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PROPOSED ADDITIONS AND REMODELS FOR: AGRACE HOSPICE

PHASE I FITCHBURG, WISCONSIN

ARCHITECTURAL
COMMUNITY LIVING SOLUTIONS
520 S. WESTLAND DRIVE
APPLETON, WI 54914

CIVIL & LANDSCAPE
JSD
507 W. VERONA AVE
SUITE 500
VERONA, WI 53593

STRUCTURAL
LARSON ENGINEERING
2801 E. ENTERPRISE AVENUE;
SUITE 200
APPLETON, WI 54913

ELECTRICAL, HVAC, PLUMBING
RTM ENGINEERING CONSULTANTS
316 N. MILWAUKEE STREET
MILWAUKEE, WI 53202



PROJECT INFORMATION

- A001 TITLE SHEET
- A002 KEYNOTES
- A003 WALL TYPES & MOUNTING SCHED.

LIFE SAFETY

- LS001 LIFE SAFETY PLAN
- LS002 UL DETAILS
- LS003 UL DETAILS
- LS004 UL DETAILS
- LS005 UL DETAILS

CIVIL

- C1 1 OF 1 - EXISTING CONDITIONS SURVEY
- C100 NOTES & LEGENDS
- C200 DEMOLITION PLAN
- C300 OVERALL SITE PLAN
- C301 DIMENSIONED / ANNOTATED SITE PLAN
- C400 OVERALL GRADING & EROSION CONTROL PLAN
- C401 DETAILED GRADING PLAN
- C500 OVERALL UTILITY PLAN
- C501 DETAILED UTILITY PLAN
- C600 CONSTRUCTION DETAILS
- C601 CONSTRUCTION DETAILS

LANDSCAPE DESIGN

- L100 OVERALL LANDSCAPE PLAN
- L101 LANDSCAPE PLANTING PLAN
- L102 LANDSCAPE PLANTING PLAN
- L103 LANDSCAPE PLANTING PLAN
- L110 SEEDING PLAN
- L200 LANDSCAPE NOTES & DETAILS

STRUCTURAL

- S100 GENERAL NOTES
- S101 GENERAL NOTES
- S102 SCHEDULES & DETAILS
- S260 AREA 'D1' FOUNDATION PLAN
- S270 AREA 'D2' FOUNDATION PLAN
- S400 FOUNDATION DETAILS
- S560 AREA 'D1' ROOF FRAMING PLAN
- S570 AREA 'D2' ROOF FRAMING PLAN
- S600 FRAMING DETAILS

ARCHITECTURAL DEMO

- AD100 FIRST FLOOR OVERALL DEMOLITION PLAN
- AD105 AREA 'D1' DEMO PLAN
- AD106 AREA 'D1' RCP DEMO PLAN
- AD107 AREA 'D2' DEMO PLAN
- AD108 AREA 'D2' RCP DEMO PLAN

ARCHITECTURAL

- A101 OVERALL FIRST FLOOR PLAN
- A160 AREA 'D1' - FIRST FLOOR PLAN
- A161 AREA 'D1' - FIRST FLOOR DIMENSION PLAN
- A162 AREA 'D1' - FIRST FLOOR REFLECTED CEILING PLAN
- A170 AREA 'D2' - FIRST FLOOR PLAN
- A171 AREA 'D2' - FIRST FLOOR DIMENSION PLAN
- A172 AREA 'D2' - FIRST FLOOR REFLECTED CEILING PLAN
- A190 OVERALL ROOF PLAN
- A196 AREA 'D1' ROOF PLAN
- A197 AREA 'D2' ROOF PLAN
- A203 BUILDING ELEVATIONS
- A204 BUILDING ELEVATIONS
- A301 BUILDING SECTIONS
- A310 WALL SECTIONS
- A311 WALL SECTIONS
- A312 WALL SECTIONS
- A313 WALL SECTIONS
- A410 FIRST FLOOR ENLARGED UNIT PLANS & ELEVATIONS
- A420 UNIT INTERIOR ELEVATIONS
- A421 UNIT INTERIOR ELEVATIONS
- A422 INTERIOR ELEVATIONS
- A500 DETAILS
- A501 DETAILS
- A502 DETAILS
- A503 DETAILS
- A504 DETAILS
- A505 DETAILS
- A600 SCHEDULES
- A601 HEAD, JAMB, & SILL DETAILS

INTERIOR DESIGN

- ID-PH1 COV PHASE 1 COVER
- IDS-1.6 PHASE 1 LEVEL 1 SPACE PLANS D1
- IDS-1.7 PHASE 1 LEVEL 1 SPACE PLANS D2
- IDS-1.8 PHASE 1 LEVEL 1 SPACE PLANS D3
- IDW-1.6 PHASE 1 LEVEL 1 WALL FINISH PLANS D1
- IDW-1.7 PHASE 1 LEVEL 1 WALL FINISH PLANS D2
- IDW-1.8 PHASE 1 LEVEL 1 WALL FINISH PLANS D3
- IDF-1.6 PHASE 1 LEVEL 1 FINISH PLANS D1
- IDF-1.7 PHASE 1 LEVEL 1 FINISH PLANS D2
- IDF-1.8 PHASE 1 LEVEL 1 FINISH PLANS D3
- IDF-1.9 PHASE 1 FINISH LEGEND
- IDF-1.10 PHASE 1 FINISH LEGEND
- IDF-1.11 PHASE 1 FINISH SCHEDULE
- IDN-1.0 INTERIOR NOTES
- IKK-1.6 PHASE 1 LEVEL 1 KEY PLANS D1
- IKK-1.7 PHASE 1 LEVEL 1 KEY PLANS D2
- IKK-1.8 PHASE 1 LEVEL 1 KEY PLANS D3
- IDD-PH1.0 INTERIOR DETAILS
- IDD-PH1.1 INTERIOR DETAILS
- IDD-PH1.2 INTERIOR DETAILS
- IDD-PH1.3 INTERIOR DETAILS
- IDD-PH1.4 INTERIOR DETAILS
- IDE-PH1.1 PHASE 1 INTERIOR ELEVATIONS
- IDE-PH1.2 PHASE 1 INTERIOR ELEVATIONS
- IDE-PH1.3 PHASE 1 INTERIOR ELEVATIONS
- IDE-PH1.4 PHASE 1 INTERIOR ELEVATIONS
- IDE-PH1.5 PHASE 1 INTERIOR ELEVATIONS
- IDE-PH1.6 PHASE 1 INTERIOR ELEVATIONS

PLUMBING

- P000 PLUMBING LEGEND
- P101 PLUMBING OVERALL FIRST FLOOR PLAN
- PD160 AREA 'D1' - SANITARY/VENT DEMOLITION FIRST FLOOR PLAN
- PD170 AREA 'D2' - SANITARY/VENT DEMOLITION FIRST FLOOR PLAN
- PD260 AREA 'D1' - DOMESTIC WATER DEMOLITION FIRST FLOOR PLAN
- PD270 AREA 'D2' - DOMESTIC WATER DEMOLITION FIRST FLOOR PLAN
- P160 AREA 'D1' - SANITARY/VENT FIRST FLOOR PLAN
- P170 AREA 'D2' - SANITARY/VENT FIRST FLOOR PLAN
- P260 AREA 'D1' - DOMESTIC WATER FIRST FLOOR PLAN
- P270 AREA 'D2' - DOMESTIC WATER FIRST FLOOR PLAN
- P360 PLUMBING OVERALL ROOF PLAN
- P370 AREA 'D1' PLUMBING ROOF PLAN
- P380 AREA 'D2' PLUMBING ROOF PLAN
- P500 PLUMBING RISERS
- P501 PLUMBING RISERS
- P502 PLUMBING RISERS
- P503 PLUMBING RISERS
- P504 PLUMBING RISERS
- P600 PLUMBING SCHEDULES
- P800 PLUMBING DETAILS

FIRE PROTECTION

- FP000 FIRE PROTECTION LEGEND
- FP101 FIRE PROTECTION OVERALL FIRST FLOOR PLAN
- FP160 AREA 'D1' - FIRE PROTECTION FIRST FLOOR PLAN
- FP170 AREA 'D2' - FIRE PROTECTION FIRST FLOOR PLAN
- FP800 FIRE PROTECTION DETAILS

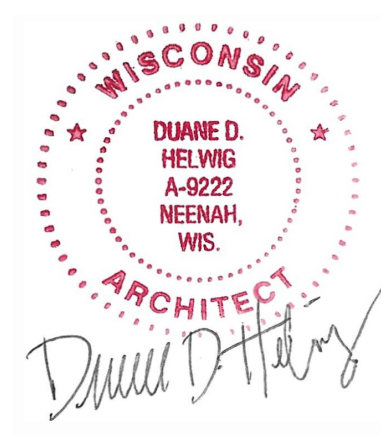
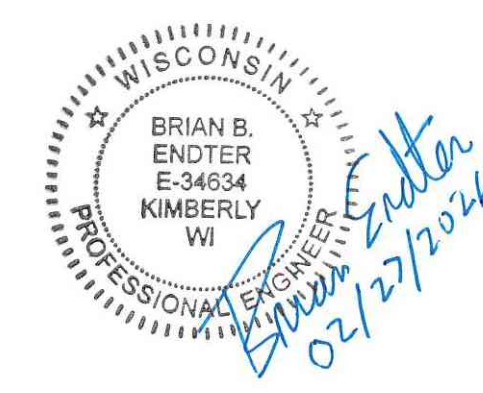
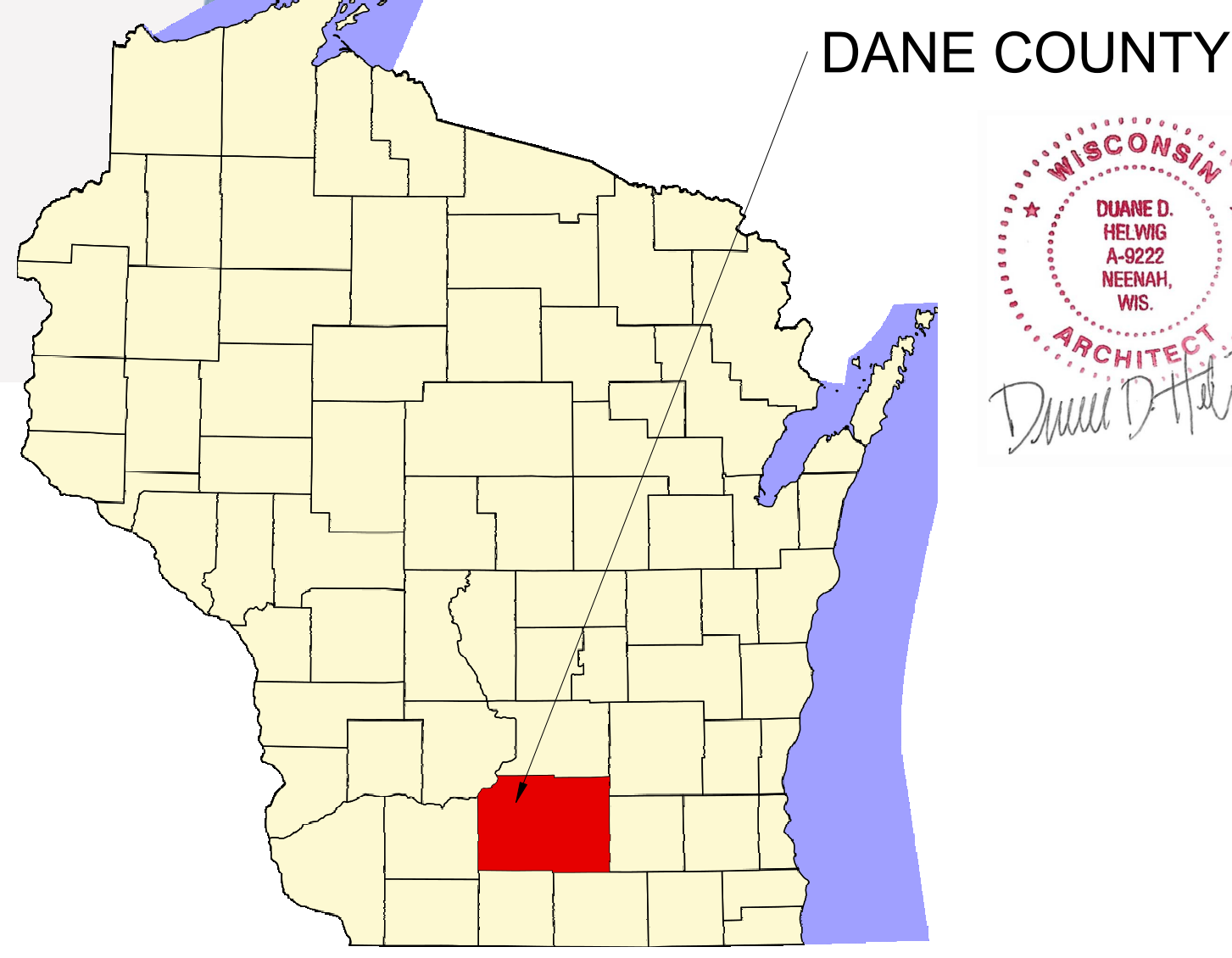
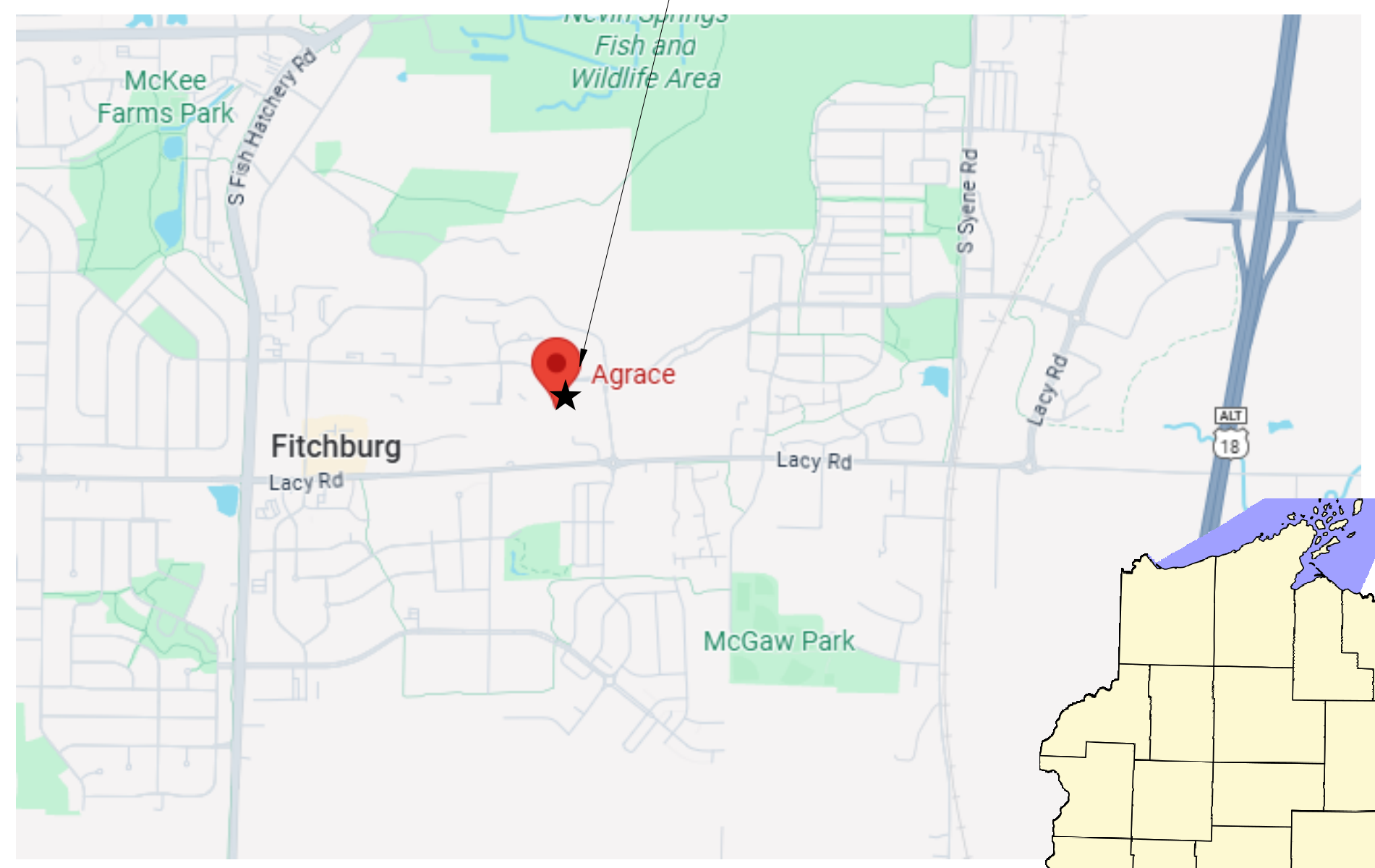
MECHANICAL

- M000 MECHANICAL LEGEND
- M001 MECHANICAL LEGEND
- M101 MECHANICAL OVERALL FIRST FLOOR PLAN
- MD160 AREA 'D1' - VENTILATION DEMOLITION FIRST FLOOR PLAN
- MD170 AREA 'D2' - VENTILATION DEMOLITION FIRST FLOOR PLAN
- MD260 AREA 'D1' - HYDRONICS DEMOLITION FIRST FLOOR PLAN
- MD270 AREA 'D2' - HYDRONICS DEMOLITION FIRST FLOOR PLAN
- M160 AREA 'D1' - DUCTWORK FIRST FLOOR PLAN
- M170 AREA 'D2' - DUCTWORK FIRST FLOOR PLAN
- M260 AREA 'D1' - HYDRONICS FIRST FLOOR PLAN
- M270 AREA 'D2' - HYDRONICS FIRST FLOOR PLAN
- M360 MECHANICAL OVERALL ROOF PLAN
- M370 AREA 'D1' MECHANICAL ROOF PLAN
- M380 AREA 'D2' MECHANICAL ROOF PLAN
- M600 MECHANICAL SCHEDULES
- M601 MECHANICAL CONTROLS
- M800 MECHANICAL DETAILS
- M801 MECHANICAL DETAILS

ELECTRICAL

- E000 ELECTRICAL LEGEND
- E101 ELECTRICAL OVERALL FIRST FLOOR PLAN
- ED160 AREA 'D1' - DEMOLITION FIRST FLOOR PLAN
- ED170 AREA 'D2' - DEMOLITION FIRST FLOOR PLAN
- ED180 AREA 'D3' - DEMOLITION FIRST FLOOR PLAN
- E160 AREA 'D1' - POWER FIRST FLOOR PLAN
- E170 AREA 'D2' - POWER FIRST FLOOR PLAN
- E180 AREA 'D3' - POWER FIRST FLOOR PLAN
- E260 AREA 'D1' - LIGHTING FIRST FLOOR PLAN
- E270 AREA 'D2' - LIGHTING FIRST FLOOR PLAN
- E460 AREA 'D1' - TECHNOLOGY FIRST FLOOR PLAN
- E470 AREA 'D2' - TECHNOLOGY FIRST FLOOR PLAN
- E480 AREA 'D3' - TECHNOLOGY FIRST FLOOR PLAN
- E500 ELECTRICAL ONLINE DIAGRAM
- E600 ELECTRICAL SCHEDULES - LIGHTING
- E610 ELECTRICAL SCHEDULES - POWER
- E700 ELECTRICAL PANEL SCHEDULES
- E701 ELECTRICAL PANEL SCHEDULES
- E702 ELECTRICAL PANEL SCHEDULES
- E800 ELECTRICAL DETAILS
- E850 ELECTRICAL ENLARGED PLANS
- E960 AREA 'D1' - SYSTEMS FIRST FLOOR PLAN
- E970 AREA 'D2' - SYSTEMS FIRST FLOOR PLAN

PROJECT LOCATION
5395 E. CHERYL PARKWAY
FITCHBURG, WI 53711



2/27/26 8:25:08 AM

PROPOSED ADDITIONS AND
REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

TITLE SHEET

PROJECT
23-114

DATE
02/27/26

SHEET
A001

KEYNOTES - OVERALL

033000.01	CONCRETE SLAB-ON-GRADE (SEE STRUCTURAL)
033100.01	CONCRETE FOOTING (SEE STRUCTURAL)
033100.02	CONCRETE FOUNDATION WALL (SEE STRUCTURAL)
033100.03	CONCRETE SLAB-ON-GRADE (SEE STRUCTURAL)
040519.01	MASONRY ANCHORAGE AND REINFORCING, SEE SPECS
040523.07	CAVITY DRAINAGE INSERT
040523.08	WEEP HOLES AND VENTS
042100.02	BRICK VENEER
047300.05	CAST STONE CAP
050523.04	ANCHOR BOLT
061053.01	TRUSS TIE DOWN, SEE STRUCTURAL
061053.02	HURRICANE TRUSS TIE, SEE STRUCTURAL
061100.01	DIMENSIONAL LUMBER FRAMING
061100.02	WOOD PRESERVATIVE TREATED LUMBER
061100.03	FIRE RETARDANT TREATED MATERIALS
061100.07	HEADER (SEE STRUCTURAL)
061100.08	DIMENSIONAL LUMBER SUB-FASCIA
061100.11	WOOD PRESERVATIVE TREATED DIMENSIONAL 2X2 LUMBER CONTINUOUS ALONG FOUNDATION WALL
061100.13	DIMENSIONAL LUMBER SUB-FASCIA, 5/4 X 12 WITH 1 X 4
061600.03	7/16" ORIENTED STRAND BOARD (OSB)
061600.23	3/4" PLYWOOD
061600.33	ROOF SHEATHING, SEE STRUCTURAL
061700.01	SHOP-FABRICATED STRUCTURAL WOOD TRUSSES, SEE TRUSS SHOP DRAWING
062200.03	1X3 WOOD TRIM
062200.04	1X4 WOOD TRIM
062200.10	1X WOOD TRIM, SEE INTERIORS
064000.04	WOOD SEAT BOARD INTERGAL W/ BAY WINDOW UNIT
064000.05	WOOD HEAD BOARD INTERGAL W/ BAY WINDOW UNIT
064600.02	COVE MOLDING
064600.07	WOOD CASING, SEE INTERIORS
066116.01	SOLID SURFACE SILL, SEE INTERIORS
072113.02	1 1/2" R-7.5 MIN. RIGID INSULATION
072113.04	COMPRESSION GRADE INSULATION (2" THICK)
072115.01	R-19 BATT INSULATION
072115.02	R-49 BATT INSULATION
072115.03	BATT INSULATION
072500.01	WEATHER CONTROL LAYER
072600.02	VAPOR CONTROL LAYER
072600.03	VAPOR CONTROL LAYER - BELOW-GRADE
073113.01	GLASS-FIBERED-REINFORCED ASPHALT SHINGLES
073113.03	SELF-ADHERING UNDERLAYMENT
074293.01	VENTED METAL SOFFIT PANELS
074293.02	NON-VENTED METAL SOFFIT PANELS
074293.03	METAL 'J' CHANNEL
074633.01	VINYL LAP SIDING
074633.02	PVC SHAKE SIDING, SEE SPECS
074633.13	VINYL "J" TRIM
074633.14	VINYL STARTER STRIP
074633.22	VINYL INSIDE CORNER TRIM, SEE SPECS
076200.01	METAL FLASHING (SEE SPECIFICATIONS)
076200.04	THROUGH WALL FLASHING
076200.05	THROUGH WALL & RECEIVER FLASHING
076200.16	ALUMINUM CLAD WOOD FASCIA, MATCH EXISTING
076200.17	ALUMINUM CLAD WOOD TRIM WITH CHANNEL FOR SIDING, MATCH EXISTING
076200.18	DRIP EDGE FLASHING (SEE SPECIFICATIONS)
076200.19	ALUMINUM CLAD WOOD 4X10 OUTRIGGER, MATCH EXISTING
076200.20	ALUMINUM CLAD WOOD 4X4, MATCH EXISTING
076200.21	4" DOUBLE CHANNEL ALUMINIUM CLAD WOOD BEHIND 4x4, SEE SPEC
076200.22	1X3 ALUMINUM CLAD WOOD, SEE SPEC
076200.23	4" ALUMINUM CLAD WOOD, SEE SPEC
076200.24	1x8 ALUMINUM CLAD WOOD, SEE SPEC
076200.25	ALUMINUM CORNER TRIM WITH CHANNELS TO RECEIVE VINYL SIDING, BOTH SIDES. SEE SPEC
076200.26	ALUMINUM CLAD WOOD WITH CHANNEL TO RECEIVE VINYL SIDING
076200.27	4" DOUBLE CHANNEL ALUMINIUM CLAD WOOD, SEE SPEC
076500.03	BUTYL FLASHING TAPE
077123.04	GUTTER, SEE SPEC
077123.06	DOWNSPOUT, REFER TO CIVIL DRAWINGS FOR TIE-IN
077226.01	RIDGE VENT
077226.02	PROPER VENT
079113.01	SILL PLATE GASKET
079200.01	SEALANT
079200.06	BACKER ROD & SEALANT
081113.01	STANDARD HOLLOW METAL DOORS
081113.02	STANDARD HOLLOW METAL FRAME
081113.04	FLUSH HOLLOW METAL FRAME
081166.13	STEEL SCREEN DOORS AND FRAMES
081416.02	SOLID CORE DOOR, SEE SPECS
081433.01	ALUMINUM CLAD WOOD STILE AND RAIL DOOR W/ INTEGRAL BLINDS IN GLAZING
083116.01	FIRE RATED ACCESS PANEL AND FRAME, SEE SPEC
085200.05	VINYL CLAD WOOD PROJECTING WINDOW W/ INTEGRAL BLINDS IN GLAZING
087100.33	THRESHOLDS
092213.01	1/2" RESILIENT CHANNEL FURRING
092216.07	METAL STUD FRAMING
092900.01	5/8" GYPSUM WALLBOARD, SEE WALL TYPES
092900.02	5/8" TYPE "X" GYPSUM WALLBOARD
092900.08	TEAR AWAY VINYL "L" CASING BEAD
092900.14	V CONTROL JOINT, SEE DETAIL 9/A505
095100.01	ACOUSTICAL TILE CEILINGS
095100.02	METAL SUSPENSION SYSTEM
095100.03	METAL EDGE MOLDINGS AND TRIM
095100.04	SUSPENSION WIRE

KEYNOTES - OVERALL

097700.01	FIBER REINFORCED PLASTIC WALL COVERING, SEE INTERIORS
102800.24	PRIVATE-USE BATHROOM ACCESSORIES, SEE ENLARGED PLANS
102800.25	PUBLIC-USE BATHROOM ACCESSORIES, SEE ENLARGED PLANS
123500.06	UPPER WALL CABINETS W/ADJUSTABLE SHELVES
123500.11	TALL CABINET W/ ADJUSTABLE SHELVES
123500.32	WARDROBE CABINET WITH CLOSET POLE AND BASE DRAWERS
123500.48	FINISHED INFILL PANEL TO MATCH CABINETS
123600.11	COUNTERTOP W/ BACKSPASH, SIDEPLASH, UNDERMOUNT SINK BOWL & SEALANT, SEE INTERIOR DESIGN SCHEDULE FOR MATERIAL AND COLOR
220719	PLUMBING PIPING INSULATION
323180.01	WOOD PRIVACY FENCE, MATCH EXISTING

REVISIONS		
NO.	DESCRIPTION	DATE

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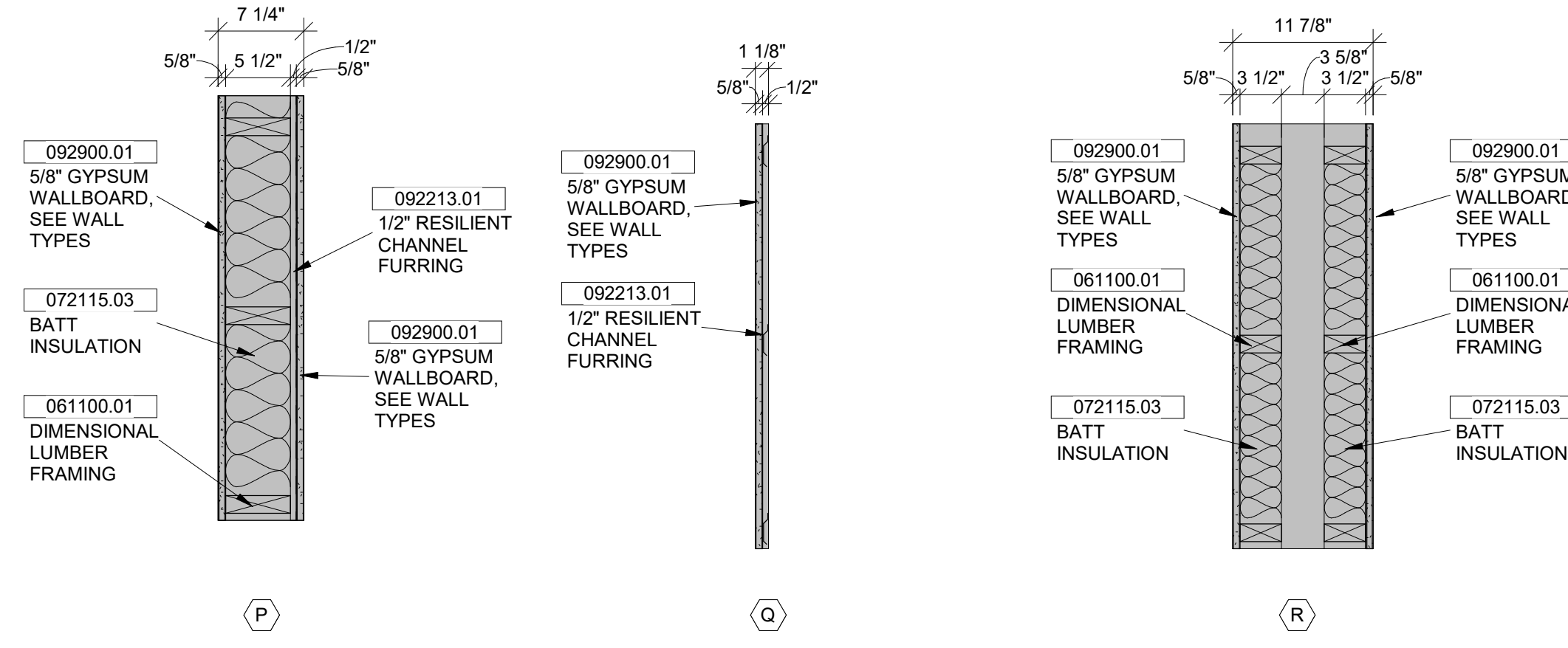
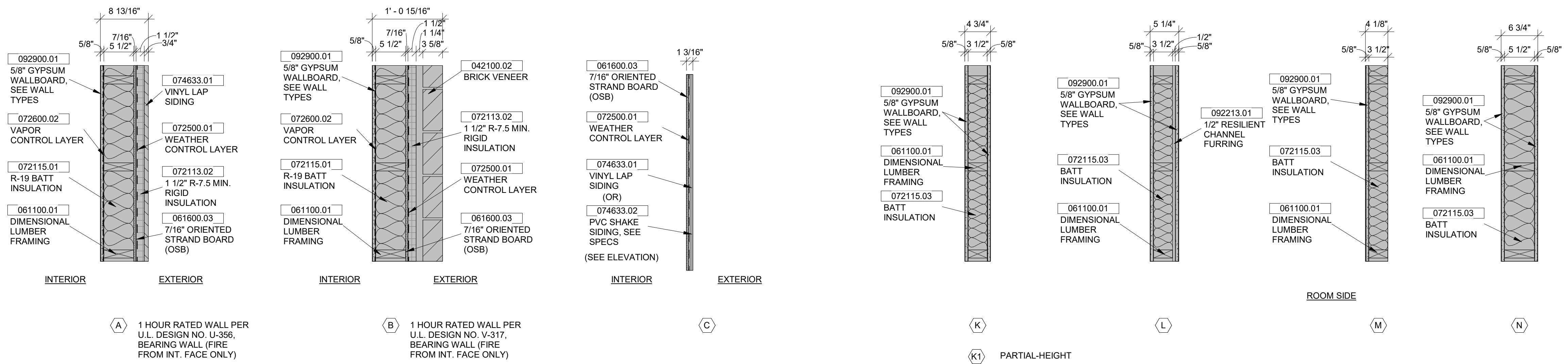
PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

KEYNOTES

PROJECT
23-114

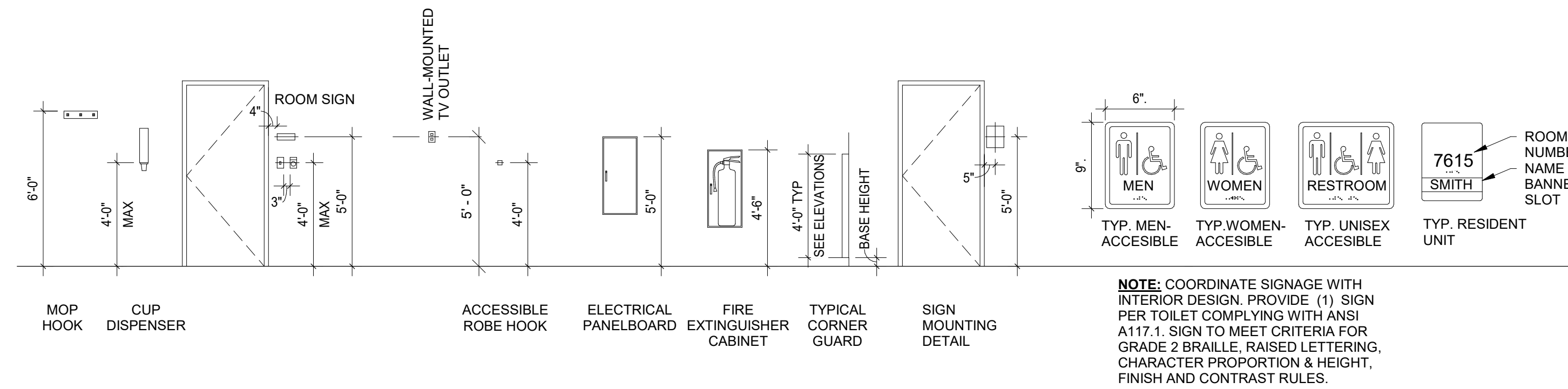
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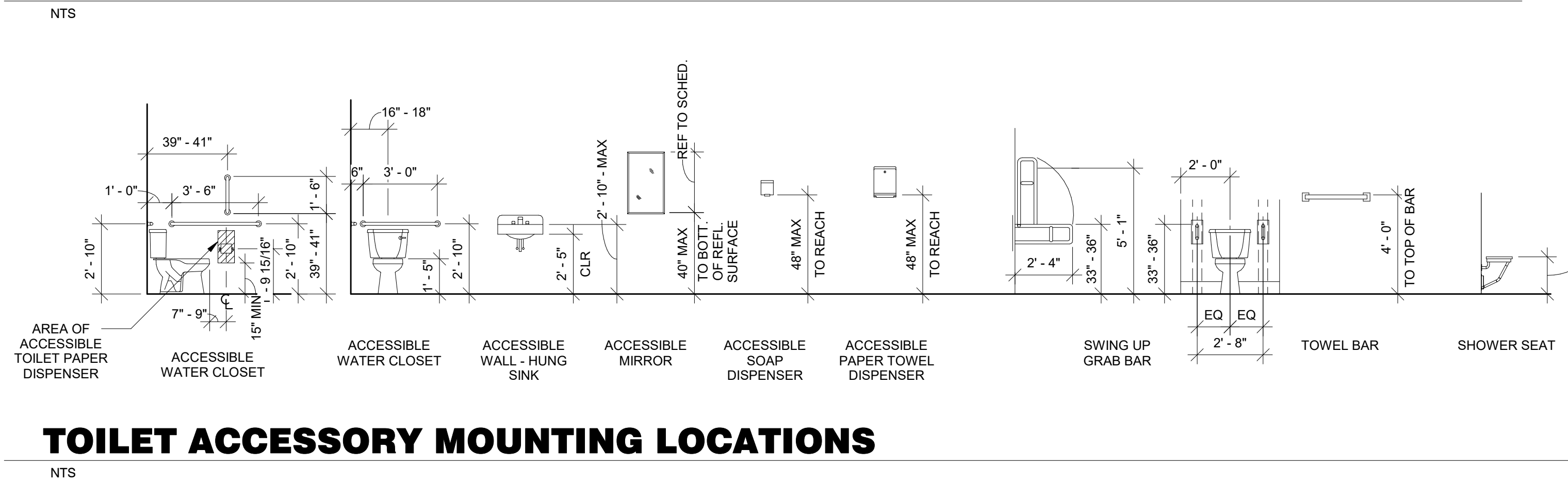


WALL TYPES

1" = 1'-0"



TOILET ACCESSORY MOUNTING LOCATIONS



REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

WALL TYPES & MOUNTING SCHED.

PROJECT
23-114

DATE
02/27/26

SHEET
A003

OCCUPANCY: TYPE I-2 CONDITION 1
 CONST. TYPE: VA
 AREA: 3,315 SF
 HEIGHT: 16'-8"
 STORIES: 1

OCCUPANCY: TYPE B
 CONST. TYPE: VA
 AREA: 11,227 SF
 HEIGHT: 45'-0"
 STORIES: 3

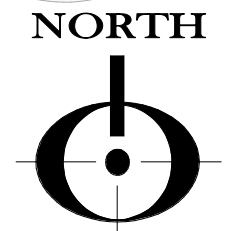
OCCUPANCY: TYPE I-2,
 CONDITION 1
 CONST. TYPE: VA
 AREA: 25,343
 HEIGHT: 16'-8"
 STORIES: 1

OCCUPANCY: TYPE I-2,
 CONDITION 1
 CONST. TYPE: VA
 AREA: 25,343
 HEIGHT: 16'-8"
 STORIES: 1

HOSPICE CODE INFORMATION (CONT.)	
PROPOSED 'WORK AREA', AS DEFINED BY IBC CH. 2 14.454 SF INCLUDING ALL ALTERNATE-BID SCOPE	
BUILDING OCCUPANCY	IBC I-2 CONDITION 1 302
CONSTRUCTION TYPE	IBC TYPE - VA 602
FIRE SPRINKLERED	COMPLETE NFPA 13
HOSPICE ALLOWABLE AREA	
INITIAL ALLOWABLE AREA	38,000 SF TABLE 506.2
INITIAL ALLOWABLE STORIES	1 TABLE 504.4
ACTUAL STORIES	1
ALLOWABLE AREA W/ SPRINKLER INCREASE	38,000 SF TABLE 506.2
FRONTAGE INCREASE	NOT INCORPORATED 506.3
PROPOSED AREA (SMOKE COMPARTMENT A,B,C,D)	25,343 S.F.
ACCESS TO ATTIC SPACE IN EACH COMPARTMENT	
	MIN. 20x30 ACCESS PANEL WITH MIN. 30" HEAD HEIGHT AT PANEL 1209.2

1 LS001 OVERALL LIFE SAFETY PLAN - PHASE 1

1" = 20'-0"



EXISTING BUILDING INFORMATION - 1999	
EXISTING BUILDING OCCUPANCY	IBC I-2 CONDITION 1
EXISTING CONSTRUCTION TYPE	IBC TYPE - VA
EXISTING FIRE SPRINKLERED	COMPLETE NFPA 13
EXISTING STORIES ABOVE GRADE	TWO STORIES
EXISTING BUILDING AREA	
BASEMENT	7,349 SF
FIRST FLOOR	34,938 SF
SECOND FLOOR	9,511 SF

HOSPICE CODE INFORMATION		CODE REFERENCE
APPLICABLE BUILDING CODE	IEBC 2021	
CITY/COUNTY	DANE / FITCHBURG	
SEWER TYPE	PUBLIC	
FACILITY MAIN USE	HOSPICE	
SCOPE OF WORK	BUILDING ADDITION AND LEVEL 2 ALTERATION	
TOTAL RENOVATION WORK AREA	2,056 SF	
EXISTING BUILDING AREA (AFTER DEMOLITION)	23,011 SF	
PERCENTAGE OF WORK AREA FROM EXISTING	9% < 50%	IEBC CH. 6

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		
CONSTRUCTION TYPE	VA	CODE REFERENCE
STRUCTURAL FRAME	1 HR	IBC TABLE 601
BEARING WALLS, EXTERIOR	1 HR; WALL MEMBRANE FIRE PROTECTED PER IBC 704.4.1	IBC TABLE 601
BEARING WALLS, INTERIOR	1 HR; WALL MEMBRANE FIRE PROTECTED PER IBC 704.4.1	IBC TABLE 601
NON-BEARING WALLS, EXTERIOR	-	IBC TABLE 601
FLOORS	1 HR	IBC TABLE 601
ROOF CEILING ASSEMBLY	1 HR	IBC TABLE 601
SHAFT ENCLOSURES	1 HR	IBC 713.4
LAUNDRY ROOMS OVER 100 SF, STORAGE ROOMS OVER 100 SF, SOILED LINEN ROOMS WITH WASTE CONTAINERS 10 FT ³ OR GREATER	1 HR	IBC TABLE 509
FLAME SPREAD RATING, INTERIOR WALL & CEILING FINISH	CLASS 'B' PER ASTM E84	IBC TABLE 803.11
FLAME SPREAD RATING, INTERIOR FLOOR FINISH	CLASS 'I' PER NFPA 253	IBC 804.4.2
SMOKE BARRIERS	1 HR FIRE RESISTANCE RATED COMPARTMENT MUST BE UNDER 22,500 SF AND TRAVEL DIST. TO A SMOKE BARRIER DOOR SHALL NOT EXCEED 200'	407.5
CORRIDOR WALLS	SMOKE PARTITIONS	IBC 407.3
REFUGUE AREA (SNF)	30 NET S.F. PER PATIENT	IBC 407.5.1
EGRESS	REQ'D FROM EA. COMPARTMENT	407.5.2
SPRINKLER SYSTEM	QUICK RESPONSE SPRINKLER	903.3.1.1
SMOKE DETECTION	SYSTEM REQUIRED	407.7
REQUIRED DINING AND LIVING SPACE		
REQUIRED AREA	(27) RESIDENTS X 90 SF = 2,430 SF	DHS 83.51
REQUIRED WINDOW VENTILATION	4% MIN. OF FLOOR AREA IN EACH SPACE	DHS 83.51
REQUIRED WINDOW NATURAL LIGHT	8% MIN. OF FLOOR AREA IN EACH SPACE	DHS 83.60
AREA PROVIDED	2,504 SF	

LIFE SAFETY PLAN LEGEND	
CORRIDOR SMOKE PARTITION	---
OPENING PROTECTIVES PER IBC 716	SMOKE TIGHT
CORRIDOR SMOKE PARTITION - EXISTING	---
OPENING PROTECTIVES PER IBC 716	SMOKE TIGHT
FIRE BARRIER - 1 HOUR	---
OPENING PROTECTIVES PER IBC 716	3/4 HOUR
FIRE BARRIER - 1 HOUR - EXISTING	---
OPENING PROTECTIVES PER IBC 716	3/4 HOUR
SMOKE BARRIER - 1 HOUR	---
OPENING PROTECTIVES PER IBC 716	1/3 HOUR
FIRE WALL - 2 HOUR	---
OPENING PROTECTIVES PER IBC 716	1.5 HOUR
FIRE WALL - 2 HOUR - EXISTING	---
OPENING PROTECTIVES PER IBC 716	1.5 HOUR
FIRE BARRIER - 2 HOUR	---
OPENING PROTECTIVES	1.5 HOUR (1/3 HR REQ'D PER IBC 716)
FIRE BARRIER - 2 HOUR - EXISTING	---
OPENING PROTECTIVES	1.5 HOUR (1/3 HR REQ'D PER IBC 716)
EGRESS ACCESS ROUTE & ACCESSIBLE ROUTE	●●●●●●●●
EXIT AND DISCHARGE WIDTH	44" →
EXIT AND DISCHARGE WIDTH - EXISTING TO REMAIN	44" ⇨
FIRE EXTINGUISHER COMPLIANT WITH NFPA 10	
FIRE EXTINGUISHER WALL HUNG	FIRE EXTINGUISHER IN SEMI-RECESSED CABINET

LEVEL 2 ALTERATION COMPLIANCE ITEMS APPLICABLE TO THIS PROJECT:

- NEWLY INSTALLED FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE IBC
- NEW WORK SHALL COMPLY WITH PROVISIONS OF THE CURRENT MODEL CODES IN EFFECT.
- MEANS OF EGRESS: MEANS OF EGRESS CONFORMING TO THE REQUIREMENTS OF THE MINNESOTA BUILDING CODE CHAPTER UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED A COMPLIANT MEANS OF EGRESS IF IN THE OPINION OF THE CODE OFFICIAL THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.
- STRUCTURAL, ELECTRICAL AND MECHANICAL SYSTEMS SHALL COMPLY WITH CHAPTER 8 OF THE MCECB
- IN GROUP I-2 OCCUPANCIES WHERE THE WORK AREA IS ON A STORY USED FOR SLEEPING ROOMS FOR MORE THAN 30 PATIENTS, THE STORY SHALL BE DIVIDED INTO NOT LESS THAN TWO COMPARTMENTS BY SMOKE BARRIER WALLS IN ACCORDANCE WITH SECTION 407.5 OF THE INTERNATIONAL BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.

FIRE RESISTANCE RATINGS

SMOKE COMPARTMENTS:

- EVERY STORY TO BE SUBDIVIDED INTO NOT LESS THAN TWO SMOKE COMPARTMENTS.
- LIMIT SIZE OF EACH SMOKE COMPARTMENT TO AREA NOT EXCEEDING 22,500 SF
- TRAVEL DISTANCE FROM ANY POINT IN A SMOKE COMPARTMENT TO REACH ANOTHER SMOKE COMPARTMENT, NOT TO EXCEED 200 FT.
- SMOKE COMPARTMENTS TO BE SEPARATED BY SMOKE BARRIER WALLS

SMOKE BARRIER WALLS:

- 1-HR RATED
- CONTINUITY FROM SLAB TO ROOF DECK, EDGE OF FASCIA TO EDGE OF FASCIA
- OPENINGS: DUAL SWING DOORS IN CORRIDORS; 20-MIN RATED DOORS WITH CLOSERS, SEALS AND ASTRAGALS

REFUGUE AREA:

- CAPACITY TO ACCOMMODATE ORIGINAL OCCUPANT LOAD PLUS OCCUPANT LOAD FROM ADJOINING COMPARTMENT, 30 SF REQUIRED FOR EACH OCCUPANT IN GROUP I-2.

FIRE BARRIER WALLS:

- FIRE RESISTANCE RATING AS NOTED ON DRAWINGS
- CONTINUITY FROM FLOOR SLAB TO UNDERSIDE OF ROOF DECK (UNLESS STOPPING AT 1 HOUR HORIZONTAL LID AS INDICATED ON DETAIL PER IBC 713.12)
- OPENINGS: 3/4-HR RATED DOOR ASSEMBLIES WITH CLOSERS IN 1 HR RATED WALLS, 1 1/2 HR RATED DOOR ASSEMBLIES WITH CLOSERS IN 2 HR RATED WALLS

FIRE WALLS:

- FIRE RESISTANCE RATING AS NOTED ON DRAWINGS
- CONTINUITY FROM FLOOR SLAB TO UNDERSIDE OF ROOF DECK & CONTINUOUS TO NON-COMBUSTIBLE ROOF SHEATHING, OPENINGS ARE NOT ALLOWED WITHIN 4' OF FIREWALL
- OPENINGS: 1.5 HR RATED DOOR ASSEMBLIES WITH CLOSERS IN 2 HR RATED WALLS- 1 HR FIRE RATED WALL TO EXTEND THROUGH COMBUSTIBLE OVERHANGS TO OUTER EDGES AT ENDS OF FIREWALLS AND EXTERIOR WALLS UNDERNEATH TO BE 1 HR RATED SAME DEPTH AS OVERHANG, ANY OPENINGS WITHIN OVERHANG OR EXTERIOR WALL TO BE 3/4 HR RATED

SMOKE PARTITIONS:

- SMOKE PARTITIONS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE OR TO THE UNDERSIDE OF THE CEILING ABOVE WHERE THE CEILING MEMBRANE IS CONSTRUCTED TO LIMIT THE TRANSFER OF SMOKE.

ALL WALL AND CEILING PENETRATIONS TO BE FIRE CAULKED.

MARKING AND IDENTIFICATION:

WHERE THERE IS AN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACE, FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. SUCH IDENTIFICATION SHALL BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION. INCLUDE LETTERING NOT LESS THAN 3 INCHES IN HEIGHT WITH A MINIMUM 3/8 INCH STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, "FIRE AND/OR SMOKE BARRIER - PROTECT ALL OPENINGS," OR OTHER WORDING.

MEANS OF EGRESS:

- HORIZONTAL PROJECTIONS SHALL NOT EXCEED 4" OVER ANY WALKING SURFACE BETWEEN HEIGHTS OF 27" AND 80" A.F.F.
- ILLUMINATION: MEANS OF EGRESS, WITH EXCEPTION OF SLEEPING UNITS, INCLUDING THE EXTERIOR EXIT DISCHARGE FROM THE DOOR TO THE PUBLIC WAY SHALL BE ILLUMINATED AT ALL TIMES WITH MINIMUM 1 FOOT CANDLE AT WALKING SURFACE. EMERGENCY LIGHTING SYSTEM SHALL BE PROVIDED FOR PATHS OF EGRESS.
- CORRIDOR PROJECTIONS ARE TO BE 72" CLEAR ACCORDING TO IBC 1020.3 PER THE EXCEPTION

ACCESSIBILITY:

- 1 ACCESSIBLE PARKING STALL SHALL BE PROVIDED.
- PROVIDE ACCESSIBLE SIGNAGE IDENTIFIED BY INTERNATIONAL SYMBOL OF ACCESSIBILITY:
 - ACCESSIBLE PARKING SPACES
 - ACCESSIBLE PUBLIC TOILET ROOMS

INTERIOR FINISHES

- INTERIOR WALL AND CEILING FINISHES SHALL HAVE A MINIMUM CLASS B FINISH RATING (FLAME SPREAD 26-75; SMOKE DEVELOPED 0-450), AND SHALL MEET REQUIREMENTS OF IBC 803 WALL AND CEILING FINISHES
- INTERIOR FLOOR FINISHES SHALL NOT BE LESS THAN CLASS 2 MINIMUM CRITICAL RADIANT FLUX.
- COMBUSTIBLE DECORATIVE MATERIALS SHALL MEET FLAME PROPAGATION CRITERIA OF NFPA 701 (10% OR LESS OF WALL OR CEILING AREA).

FIRE PROTECTION SYSTEMS:

- AN AUTOMATIC FIRE SPRINKLER SYSTEM COMPLIANT WITH NFPA 13 SHALL BE INSTALLED THROUGHOUT.
- A MANUAL FIRE ALARM SYSTEM COMPLIANT WITH IBC 907 AND NFPA 72 SHALL BE INSTALLED THROUGHOUT.
- AN AUTOMATIC FIRE DETECTION SYSTEM COMPLIANT WITH IBC 907 AND NFPA 72 SHALL BE INSTALLED WITHIN CORRIDORS, INCLUDING ALL THE SPACES THAT ARE OPEN TO THE CORRIDOR, OF I-2 OCCUPANCY.
- MAXIMUM 75' TRAVEL DISTANCE TO PORTABLE FIRE EXTINGUISHERS PER NFPA 101 18.3.5.6, 9.7.4.1, AND NFPA 10.

INTERIOR ENVIRONMENT:

- BUILDING SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH INTERNATIONAL MECHANICAL CODE AND THE 2010 FGI VENTILATION GUIDELINES.
- EVERY SPACE SHALL BE PROVIDED WITH NATURAL OR ARTIFICIAL LIGHT IN ACCORDANCE WITH IBC 120

KITCHEN HOOD:

- KITCHEN APPLIANCES AND HOODS SHALL COMPLY WITH IBC 407.2.7

GENERAL NOTES

- 1-HOUR RATED ROOF ASSEMBLY TO BE CONSTRUCTED PER UL DESIGN NO. P522
- ALL INTERIOR & EXTERIOR BEARING WALLS, BEAMS, & COLUMNS TO BE 1-HOUR RATED CONSTRUCTION
- FIREWALL TO EXTEND TO INTERIOR FACE OF EXTERIOR COMBUSTIBLE SHEATHING
- OPENINGS IN EXTERIOR WALL WITHIN 4' OF FIREWALL TO BE 3/4HR FIRE RESISTANCE RATED
- FIREWALL TO EXTEND TO OUTER EDGE OF ROOF OVERHANG ABOVE IN SAME PLACE AS FIREWALL
- FIREWALL REQUIRED TO EXTEND TO UNDERSIDE OF ROOF SHEATHING. OPENINGS ARE NOT ALLOWED IN ROOF WITHIN 4' OF FIREWALL
- WOOD COLUMNS TO BE PROTECTED PER DETAIL 5/A530 TYP.
- STEEL COLUMNS TO BE PROTECTED PER DETAIL 6/A530 TYP.
- FIRE EXTINGUISHERS IN KITCHEN AREAS TO BE TYPE K TYP.

REVISIONS

NO.	DESCRIPTION	DATE

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COMMUNITY LIVING SOLUTIONS
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CULLEN

PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

LIFE SAFETY PLAN
 PROJECT
23-114

DATE
02/27/26

SHEET
LS001

AGRACE HOSPICE
LARSON ENGINEERING, INC.
31250372

- GENERAL**
- NO PROVISION OF ANY REFERENCED STANDARD SPECIFICATION OR CODE, WHETHER OR NOT SPECIFICALLY INCORPORATED BY REFERENCE IN THE CONTRACT DOCUMENTS, SHALL BE EFFECTIVE TO CHANGE THE DUTIES AND RESPONSIBILITIES OF THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR OR ANY OF THEIR CONSULTANTS, AGENTS, OR EMPLOYEES FROM THOSE SET FORTH IN THE CONTRACT DOCUMENTS, NOR SHALL IT BE EFFECTIVE TO ASSIGN TO STRUCTURAL ENGINEER OR ANY OF STRUCTURAL ENGINEER'S CONSULTANTS, AGENTS, OR EMPLOYEES ANY DUTY OR AUTHORITY TO SUPERVISE OR DIRECT THE FURNISHING OR PERFORMANCE OF THE WORK OR ANY DUTY OR AUTHORITY TO UNDERTAKE RESPONSIBILITIES CONTRARY TO THE PROVISIONS OF THE CONTRACT DOCUMENTS.
 - REFERENCE TO STANDARD SPECIFICATIONS OR CODES OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION OR TO CODES OF LOCAL OR STATE AUTHORITIES SHALL MEAN THE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED.
 - CONTRACT DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE STRUCTURAL DOCUMENTS (DRAWINGS AND SPECIFICATIONS), BUT DO NOT INCLUDE SHOP DRAWINGS, VENDOR DRAWINGS, OR MATERIAL PREPARED AND SUBMITTED BY THE CONTRACTOR.
 - CONTRACT DOCUMENTS SHALL GOVERN IN THE EVENT OF A CONFLICT WITH STANDARD SPECIFICATIONS OF ANY TECHNICAL SOCIETY, ORGANIZATION, OR ASSOCIATION WHERE A CONFLICT OCCURS WITHIN THE CONTRACT DOCUMENTS, THE STRICTEST REQUIREMENT SHALL GOVERN.
 - ALL OMISSIONS AND CONFLICTS WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. WHEN THIS PROCEDURE IS NOT FOLLOWED, THE CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING IN-PLACE WORK WHEN THE ENGINEER DETERMINES THAT WORK TO BE INADEQUATE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION RELATED TO ALL CONTRACTOR FURNISHED EQUIPMENT AND/OR COMPONENTS.
 - SEE DOCUMENTS FROM OTHER DISCIPLINES FOR FLOOR, WALL, AND ROOF OPENINGS, TRENCHES, PITS, PIPE SLEEVES, EQUIPMENT PADS, METAL PAN STAIRS, AND MISCELLANEOUS IRON, ETC.
 - LARSON ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR CONTRACTOR'S SCHEDULE OR FAILURES TO CARRY OUT ANY CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. LARSON ENGINEERING, INC. SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTIONS OF CONTRACTOR, SUB-CONTRACTOR, OR ANY OF THEIR AGENTS, OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING PORTIONS OF ANY CONSTRUCTION ACTIVITIES.
 - CONTRACTOR AGREES THAT CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND STRUCTURAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF OWNER OR STRUCTURAL ENGINEER.
 - CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN THE CONDITIONS FOUND AND THOSE INDICATED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK.
 - THE STRUCTURE IS STABLE ONLY IN ITS COMPLETED FORM. TEMPORARY SUPPORTS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL INTERMEDIATE STAGES OF CONSTRUCTION SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR.
 - CONTRACTOR HAS SOLE RESPONSIBILITY FOR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO ADEQUATELY PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK. OBSERVATION VISITS TO THE SITE BY STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
 - DETAILS LABELED "TYPICAL" ON THE STRUCTURAL DRAWINGS APPLY TO ALL SITUATIONS OCCURRING ON PROJECT THAT ARE SIMILAR TO THOSE LOCATIONS SPECIFICALLY INDICATED. WHERE A DETAIL IS NOT INDICATED, THE DETAIL SHALL BE THE SAME AS FOR OTHER SIMILAR CONDITIONS.
 - DO NOT PLACE PIPES, DUCTS, CHASES, ETC. IN STRUCTURAL BEAM AND COLUMN MEMBERS, DO NOT CUT ANY STRUCTURES, ETC. UNLESS NOTED OTHERWISE. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FROM STRUCTURAL ENGINEER FOR INSTALLATION OF SUCH PIPES, DUCTS, CHASES, ETC.

SUBMITTALS

- REVIEW OF SUBMITTALS OR SHOP DRAWINGS BY THE ARCHITECT/STRUCTURAL ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THE SOLE RESPONSIBILITY TO REVIEW AND CHECK ALL SUBMITTALS AND SHOP DRAWINGS BEFORE SUBMITTING TO THE STRUCTURAL ENGINEER. CONTRACTOR REMAINS SOLELY RESPONSIBLE FOR ERRORS AND OMISSIONS ASSOCIATED WITH THE PREPARATION OF SHOP DRAWINGS AS THEY PERTAIN TO MEMBER SIZES, DETAILS, AND DIMENSIONS SPECIFIED IN THE CONTRACT DOCUMENTS.
- ALL SUBMITTALS REVIEWED BY STRUCTURAL ENGINEER ARE REVIEWED FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION INCLUDED IN THE CONTRACT DOCUMENTS. ANY ACTION INDICATED IS SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS RESPONSIBLE FOR CORRELATING PROCESSES AND TECHNIQUES OF CONSTRUCTION, AND COORDINATION OF THE WORK WITH THAT OF OTHER TRADES.
- LARSON ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ANY MISUSE, MODIFICATION, OR MISREPRESENTATION OF ANY INFORMATION CONTAINED IN ANY ELECTRONIC MEDIA TRANSFERRED. LARSON ENGINEERING, INC. SHALL BE HELD HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, OR COSTS ARISING OUT OF, OR RESULTING FROM THE USE OF SAID DOCUMENT(S). UTILIZATION OF THE ELECTRONIC DOCUMENTS IS AT RECIPIENT'S OWN RISK.
- CONTRACTOR SHALL VERIFY THE STRUCTURALLY SUPPORTED EQUIPMENT WEIGHTS, OPENING SIZES, AND LOCATIONS INDICATED ON THE STRUCTURAL DRAWINGS WITH DRAWINGS FROM OTHER DISCIPLINES AND NOTIFY STRUCTURAL ENGINEER OF ANY DISCREPANCIES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS SHOWING SIZE, METHOD OF ANCHORAGE, WEIGHT, OPENINGS, AND LOCATIONS OF EQUIPMENT NOT INDICATED ON THE STRUCTURAL DRAWINGS PRIOR TO ORDERING FOR REVIEW BY STRUCTURAL ENGINEER TO DETERMINE ADEQUACY OF THE STRUCTURE.
- CONTRACTOR DESIGNED ELEMENTS SHALL BE DESIGNED BY LICENSED PROFESSIONAL ENGINEERS REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, DESIGN, AND DATA SUPPORT REVISIONS, AND CERTIFICATION THAT ELEMENTS WERE DESIGNED FOR LOADS SPECIFIED IN THE CONTRACT DOCUMENTS OR IN THE BUILDING CODE. ALL DOCUMENTS NOTED SHALL BE SEALED BY THE LICENSED ENGINEER. IF CRITERIA INDICATED ARE NOT SUFFICIENT, SUBMIT A WRITTEN REQUEST FOR ADDITIONAL INFORMATION TO THE ARCHITECT. THE FOLLOWING ELEMENTS AND THEIR CONNECTIONS SHALL BE CONTRACTOR DESIGNED:
 - WOOD TRUSSES
 - STRUCTURAL STEEL CONNECTIONS NOT DETAILED OR SHOWN ON THE DRAWINGS.
- CONTRACTOR DESIGNED ELEMENTS, LISTED ABOVE, SHALL HAVE CALCULATION SUBMITTAL PACKAGE PREPARED AND SEALED BY A LICENSED ENGINEER IN THE STATE WHERE THE PROJECT IS LOCATED. THE ENGINEER SHALL CARRY A MINIMUM PROFESSIONAL LIABILITY INSURANCE POLICY OF \$500,000.
- SUBMITTALS SHALL BE REVIEWED AND RETURNED WITHIN THE FOLLOWING PERIOD AFTER BEING RECEIVED BY THE ENGINEER:
 - REBAR 10 WORKING DAYS
 - WOOD TRUSSES 10 WORKING DAYS
 - CONCRETE MIX DESIGNS 10 WORKING DAYS

- DESIGN CRITERIA**
- CODE: INTERNATIONAL BUILDING CODE 2021 WITH WISCONSIN AMENDMENTS
 - ROOF LIVE LOAD: (REDUCED AS ALLOWED BY THE BUILDING CODE) = 20 PSF
 - FLOOR LIVE LOADS: (REDUCED AS ALLOWED BY THE BUILDING CODE)
 - SLAB-ON-GRADE = 100 PSF
 - SNOW LOADS:
 - GROUND SNOW LOAD, P_g = 30 PSF
 - EXPOSURE FACTOR, C_e = 1.0
 - THERMAL FACTOR, C_t = 1.1
 - IMPORTANCE FACTOR, I_s = 1.1
 - FLAT ROOF SNOW LOAD, P_f = 25.4 PSF
 - DRIFTING: PER ASCE 7, AS REQUIRED, SEE PLANS AND/OR CALCULATIONS
 - WIND LOADS:
 - ULTIMATE WIND SPEED, V_{ult} = 114 MPH
 - RISK CATEGORY = III
 - EXPOSURE CATEGORY: = B
 - INTERNAL PRESSURE COEFFICIENT, G_{cpi} = ± 0.18

COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE WIND PRESSURES LISTED BELOW. PRESSURES ARE BASED ON A TRIBUTARY AREA OF 10 SQUARE FEET. WIND PRESSURES FOR LARGER TRIBUTARY AREAS MAY BE USED BASED ON DELEGATED DESIGN CALCULATIONS. (ULTIMATE VALUES)

- WALLS:**
- MAIN AREA:
 - POSITIVE = 20.2 PSF
 - NEGATIVE = 21.9 PSF
- CORNERS:
 - POSITIVE = 20.2 PSF
 - NEGATIVE = 27.1 PSF
- ROOF:**
- MAIN AREA:
 - POSITIVE = 16.0 PSF
 - NEGATIVE = 27.1 PSF
- EDGES:
 - POSITIVE = 16.0 PSF
 - NEGATIVE = 37.3 PSF
- CORNERS:
 - POSITIVE = 16.0 PSF
 - NEGATIVE = 37.3 PSF

- 6. SEISMIC LOADS:**
- RISK CATEGORY: = III
 - IMPORTANCE FACTOR, I_e = 1.25
 - SITE CLASS: = D

- MAPPED SPECTRAL RESPONSE ACCELERATIONS**
- S_s: = 0.076
 - S₁: = 0.049

- DESIGN SPECTRAL RESPONSE ACCELERATIONS**
- S_{DS}: = 0.081
 - S_{DI}: = 0.078

- SEISMIC DESIGN CATEGORY**
- BASIC SEISMIC FORCE RESISTING SYSTEM: LIGHT FRAMED WALLS WITH SHEAR PANELS OF ALL OTHER MATERIALS = B

- RESPONSE MODIFICATION FACTOR, R** = 6.5
- RESPONSE COEFFICIENT, C_s** = 0.016
- ANALYSIS PROCEDURE:** EQUIVALENT LATERAL FORCE

SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS SHALL BE IN ACCORDANCE WITH CHAPTER 17 OF THE BUILDING CODE. SEE NOTE 4. FOR SPECIAL INSPECTION REQUIREMENTS.
- SPECIAL INSPECTION REPORTS SHALL BE FURNISHED TO BUILDING OFFICIAL, OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND CONTRACTOR. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR, AND IF NOT CORRECTED, SHALL BE REPORTED TO BUILDING OFFICIAL, OWNER, ARCHITECT, AND STRUCTURAL ENGINEER.
- THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTIONS: (REFER TO THE BUILDING CODE AND SPECIFICATIONS FOR DETAILED INSPECTION REQUIREMENTS.)
 - WOOD CONSTRUCTION
 - CONCRETE CONSTRUCTION
 - SOILS

- FOUNDATIONS**
- FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF AS INDICATED IN THE GEOTECHNICAL EXPLORATION REPORT - AGRACE DEMENTIA VILLAGE ADDITIONS BY CGC, INC. DATED NOVEMBER 12, 2025.
 - THE GEOTECHNICAL ENGINEER OR TESTING AGENCY SHALL CERTIFY THE BEARING CAPACITY AND EQUIVALENT FLUID DENSITIES LISTED ABOVE AT THE TIME OF EXCAVATION PRIOR TO INSTALLATION OF FOUNDATIONS AND/OR BACKFILLING.
 - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS, SPECIFICATIONS, TEST BORINGS OR GEOTECHNICAL REPORTS. THIS DATA IS INCLUDED TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION, AND TO REPRESENT CONDITIONS ONLY AT SPECIFIC LOCATIONS AT THE PARTICULAR TIME THE OBSERVATIONS WERE MADE.
 - ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT MINIMUM DEPTH OF 48" BELOW ADJACENT FINISH EXTERIOR GRADE.
 - FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
 - FOOTING ELEVATION CHANGES SHALL BE STEPPED AT A RATIO OF 1 VERTICAL TO 2 HORIZONTAL. MAXIMUM VERTICAL STEP SHALL BE 16" UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS IN ALL EXCAVATIONS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT OF SURROUNDING SOIL AND/OR PROPERTY WHICH WILL ENDANGER LIVES OR PROPERTY.
 - THE CONTRACTOR SHALL PROVIDE CONTROL OF SURFACE AND SUBSURFACE WATER PROMPTLY TO INSURE THAT ALL FOUNDATION WORK IS PERFORMED IN A DRY CONDITION.
 - FOUNDATIONS SHALL NOT BE PLACED ON FROZEN SUBGRADE.
 - THE CONTRACTOR SHALL PROTECT IN-PLACE FOUNDATIONS AND SLABS-ON-GRADE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
 - FOUNDATION WALLS SHALL BE BRACED DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL BE LEFT IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT SYSTEM IS INSTALLED AND APPROVED BY THE ENGINEER.
 - WHERE FOUNDATION WALLS HAVE FILL ON BOTH SIDES, BACKFILLING SHALL BE DONE SIMULTANEOUSLY ON BOTH SIDES OF THE WALL.

CONCRETE REINFORCEMENT

- ALL REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING:
 - ACI 315 - "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES"
 - ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
 - ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
 - MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
 - AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
 - WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"
- STEEL REINFORCING BARS SHALL CONFORM TO ASTM 615 (GRADE 60), 60 KSI YIELD POINT DEFORMED BARS IN ACCORDANCE WITH LATEST ASTM SPECIFICATIONS UNLESS NOTED OTHERWISE.
- WELDED WIRE REINFORCING SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL CONFORM TO ASTM A185.
- ONLY REBAR CONFORMING TO ASTM A706 REBAR MAY BE WELDED.
- ALL REINFORCING STEEL (#3 AND GREATER) IN EXTERIOR FLATWORK, STAIRS, AREA WAY WALLS AND AT OTHER LOCATIONS EXPOSED TO DEICING SALTS TO BE EPOXY COATED.
- PROVIDE (2) #5 DIAGONALS FOR EACH LAYER AT EACH CORNER OF OPENINGS AND AT INTERSECTIONS.
- PROVIDE CORNER BARS IN THE OUTSIDE FACE AND AT WALL JUNCTURES MATCHING HORIZONTAL WALL BARS.
- CONTINUOUS BARS TO BE LAPPED. LAP SPLICES SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE UNLESS NOTED OTHERWISE.
- WELDED WIRE REINFORCEMENT SHALL LAP A MINIMUM OF (1) SPACING OF CROSS WIRES + 2".

MINIMUM LAP FOR SPLICES IN CONCRETE					
BAR SIZE	TENSION SPLICES				COMPRESSION SPLICES
	TOP BARS		OTHER BARS		
	A	B	A	B	
#3	1'-10"	2'-4"	1'-5"	1'-10"	1'-0"
#4	2'-5"	3'-1"	1'-10"	2'-5"	1'-5"
#5	3'-0"	3'-11"	2'-4"	3'-0"	1'-7"
#6	3'-7"	4'-8"	2'-9"	3'-7"	1'-11"
#7	5'-3"	6'-9"	4'-0"	5'-3"	2'-2"
#8	6'-0"	7'-9"	4'-7"	6'-0"	2'-6"
#9	6'-9"	8'-9"	5'-2"	6'-9"	2'-10"
#10	7'-7"	9'-10"	5'-10"	7'-7"	3'-2"
#11	8'-5"	10'-11"	6'-6"	8'-5"	3'-6"

COMPRESSION DOWEL EMBEDMENT: (22) BAR DIAMETERS

LAP WELDED WIRE FABRIC (1) SPACING OF CROSS WIRES +2"

CONCRETE COVER AT LEAST (1) BAR DIAMETER AND CENTER TO CENTER SPACING AT LEAST (2) BAR DIAMETERS.

ALL SPLICE LENGTHS SHALL BE CLASS B UNLESS NOTED OTHERWISE.

TABULATED VALUES ARE BASED ON GRADE 60 REINFORCING BARS AND NORMAL WEIGHT CONCRETE.

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.

CAST-IN-PLACE CONCRETE

- ALL CONCRETE WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 - ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
 - ACI MCP - "MANUAL OF CONCRETE PRACTICE"
 - ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 - ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL FLAT CONCRETE"
- CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH F_c AS FOLLOWS WHEN TESTING IN ACCORDANCE WITH ASTM C39:
 - INTERIOR SLABS-ON-GRADE 4000 PSI
 - FOOTINGS 3500 PSI
 - EXTERIOR EXPOSED CONCRETE 4500 PSI
 - FOUNDATION WALLS & PIERS 4500 PSI
 - RETAINING WALLS 4500 PSI
- ALL CONCRETE EXPOSED TO WEATHER TO BE AIR ENTRAINED WITH 5%- 8% AIR ENTRAINMENT.
- ALL CONCRETE IS TO BE NORMAL WEIGHT CONCRETE UNLESS NOTED OTHERWISE.
- ALL CONCRETE FLATWORK EXPOSED TO WEATHER TO BE FREE OF LIGNITE AND OTHER DELETERIOUS MATERIALS.
- AGGREGATE SIZES SHALL BE IN ACCORDANCE TO ASTM C33 "STANDARD SPECIFICATION FOR CONCRETE AGGREGATION. THE COARSE AGGREGATE SHALL BE WELL GRADED #57 STONE WITH A MAXIMUM AGGREGATE SIZE OF 3/4". AGGREGATE FOR SLAB ON GRADE MAY HAVE A MAXIMUM AGGREGATE SIZE OF 1".
- THE SLUMP OF THE CONCRETE SHALL BE 4" MAXIMUM. IF A HIGH RANGE WATER REDUCER IS USED THEN THE SLUMP PRIOR TO THE ADDITION OF THE WATER REDUCER SHALL BE 4" MAXIMUM. THE SLUMP SHALL NOT EXCEED 10" AFTER THE ADDITION OF A HIGH RANGE WATER REDUCER.
- MINIMUM CEMENTITIOUS REQUIREMENTS:
 - 4500 PSI CONCRETE: 585 LBS/CU. YD.
 - 4000 PSI CONCRETE: 564 LBS/CU. YD.
- MAXIMUM FLYASH CONTENT: 15% OF CEMENTITIOUS MATERIALS BY WEIGHT
- MAXIMUM WATER-CEMENT RATIO:
 - AIR ENTRAINED CONCRETE: 0.45
 - NON-AIR ENTRAINED CONCRETE: 0.50
- CONCRETE DESIGN SUBMITTALS SHALL INCLUDE A HISTORY OF BREAKS ACCORDING TO ACI 318.
- PROTECTION FOR REINFORCING BARS:
 - UNFORMED SURFACES IN CONTACT WITH SOIL 3"
 - FORMED SURFACES EXPOSED TO SOIL OR WEATHER
 - #6 BARS AND LARGER 2"
 - #5 BARS AND SMALLER 1 1/2"
 - FORMED SURFACES NOT EXPOSED TO SOIL OR WEATHER 1 1/2"
 - BEAMS AND COLUMNS
 - SLABS, WALLS AND JOISTS
 - #14 BARS AND LARGER 1 1/2"
 - #11 BARS AND SMALLER 3/4"
- CONSTRUCTION JOINTS IN WALLS TO BE KEYED AND PLACED AT APPROVED LOCATIONS.
- ALL COLUMN POCKETS TO BE FILLED WITH CONCRETE AFTER COLUMN IS ERECTED.
- SLEEVES AND OPENINGS IN BEAMS, JOISTS AND SLABS NOT SHOWN ON STRUCTURAL DRAWINGS ARE NOT PERMITTED, UNLESS APPROVED BY THE ENGINEER.
- SLAB ON GRADE TO BE A MINIMUM 4" THICK UNDERLAIN BY MINIMUM 10 MIL VAPOR BARRIER ON 6" SUB-BASE OF COMPACTIBLE GRANULAR FILL. COMPACT WITH MECHANICAL EQUIPMENT TO +0 TO -3/4" OF CORRECT ELEVATIONS. THE VAPOR BARRIER SHALL BE PLACED DIRECTLY BENEATH THE SLAB. THE SLAB SHALL BE MOIST CURED TO MINIMIZE THE POTENTIAL FOR CURLING.
- ALL SLABS ON GRADE TO HAVE A MINIMUM OF 3.0 LB PER CUBIC YARD OF MACRO SYNTHETIC FIBERS IN CONCRETE MIX, UNLESS NOTED OTHERWISE.
- SLABS ON GRADE SHALL BE PLACED IN CONTINUOUS STRIPS PER ACI RECOMMENDATIONS.

CONCRETE JOINTS

- MAXIMUM SPACING OF CONSTRUCTION AND/OR CONTRACTION JOINTS IN SLAB-ON-GRADE CONSTRUCTION SHALL BE 10'-0" ON CENTER. JOINTS SHALL BE PLACED TO PRODUCE PANELS THAT ARE AS SQUARE AS POSSIBLE AND NEVER EXCEEDING A LENGTH TO WIDTH RATIO OF 1.5 TO 1.
- CONSTRUCTION AND/OR CONTRACTION JOINTS FOR SLAB-ON-GRADE CONSTRUCTION SHALL BE LOCATED ON COLUMN LINES.
- RETAINING WALLS: PROVIDE CONTRACTION JOINTS AT 20'-0" MAXIMUM INTERVALS OR AS INDICATED ON THE DRAWINGS.
- 1" EXPANSION JOINTS IN CANTILEVERED RETAINING WALLS SHALL BE PLACED AT 40'-0" ON CENTER MAXIMUM.

STRUCTURAL SHEET INDEX	
SHEET NUMBER	SHEET NAME
S100	GENERAL NOTES
S101	GENERAL NOTES
S102	SCHEDULES & DETAILS
S260	AREA 'D1' FOUNDATION PLAN
S270	AREA 'D2' FOUNDATION PLAN
S400	FOUNDATION DETAILS
S560	AREA 'D1' ROOF FRAMING PLAN
S570	AREA 'D2' ROOF FRAMING PLAN
S600	FRAMING DETAILS

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

GENERAL NOTES
PROJECT 23-114
DATE **02-27-26**
SHEET **S100**

REVISIONS		
NO.	DESCRIPTION	DATE

WOOD SHEATHING

1. WOOD SHEATHING AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 - A. AF&PA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD"
 - B. AF&PA - "NATIONAL DESIGN SPECIFICATION DESIGN VALUES FOR WOOD CONSTRUCTION"
 - C. APA - "U.S. PRODUCT STANDARDS PS 1-83 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD WITH TYPICAL APA TRADEMARKS"

GENERAL:

1. PANELS SHALL BE ORIENTED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND PANEL JOINTS SHALL BE STAGGERED, UNLESS NOTED OTHERWISE.
2. CONTRACTOR'S MEANS AND METHODS SHALL ACCOUNT FOR EXPANSION AND CONTRACTION DURING CONSTRUCTION.

SLOPED ROOF:

1. ROOF SHEATHING SHALL BE 5/8" APA RATED SHEATHING (32/16 SPAN RATING EXPOSURE I) UNLESS NOTED OTHERWISE. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA-ENGINEERED WOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE PRODUCT STANDARD. APPLICATION AND FASTENING OF PANELS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE APA-ENGINEERED WOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THESE CONTRACT DOCUMENTS ARE MORE STRINGENT. H-CLIPS SHALL BE USED TO SUPPORT EDGES OF THE PLYWOOD SHEATHING BETWEEN THE TRUSSES.
2. ROOF DIAPHRAGM FASTENING SHALL BE AS SHOWN ON PLANS AND DETAILS.

FLAT ROOF:

1. ROOF SHEATHING SHALL BE 3/4" TONGUE AND GROOVE APA-RATED STURD-I-FLOOR (EXPOSURE I, 24" ON CENTER SPAN RATING) UNLESS NOTED OTHERWISE. EACH PANEL SHALL BE IDENTIFIED WITH THE GRADE TRADEMARK OF THE APA-ENGINEERED WOOD ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF THE PRODUCT STANDARD. APPLICATION AND FASTENING OF PANELS SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE APA-ENGINEERED WOOD ASSOCIATION UNLESS REQUIREMENTS NOTED ON THE CONTRACT DOCUMENTS ARE MORE STRINGENT.

SHEAR WALL:

1. SHEAR WALL SHEATHING SHALL BE APA-RATED SHEATHING (32/16 SPAN RATING EXPOSURE 1) UNLESS NOTED OTHERWISE.
2. PANELS MAY BE ORIENTED WITH FACE GRAIN PARALLEL TO SUPPORTS. JOINTS NEED NOT BE STAGGERED.
3. ALL PANEL EDGES SHALL BE BLOCKED AS NOTED IN THE SHEAR WALL SCHEDULE.
4. SHEAR WALL FASTENING SHALL BE AS SHOWN ON PLANS AND DETAILS.

ENGINEERED LUMBER

1. WOOD MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 - A. AF&PA - "MANUAL FOR ENGINEERED WOOD CONSTRUCTION ASD/LRFD".
2. LAMINATED VENEER LUMBER (LVL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

ALLOWABLE BENDING STRESS	Fb = 2600 PSI
ALLOWABLE SHEAR STRESS	Fv = 285 PSI
MODULUS OF ELASTICITY	E = 2,000,000 PSI
3. LAMINATED STRAND LUMBER (LSL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

ALLOWABLE BENDING STRESS	2x8 OR SMALLER	2x8 OR LARGER
ALLOWABLE SHEAR STRESS	Fb = 1700 PSI	Fb = 2325 PSI
MODULUS OF ELASTICITY	Fv = 425 PSI	Fv = 310 PSI
PARALLEL TO GRAIN	E = 1,300,000 PSI	E = 1,550,000 PSI
	FcII = 1835 PSI	FcII = 2170 PSI
4. PARALLEL STRAND LUMBER (PSL) MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

ALLOWABLE BENDING STRESS	BEAM	COLUMN
ALLOWABLE SHEAR STRESS	Fb = 2900 PSI	Fb = 2400 PSI
MODULUS OF ELASTICITY	Fv = 290 PSI	Fv = 190 PSI
PARALLEL TO GRAIN	E = 2,000,000 PSI	E = 1,800,000 PSI
	FcII = 2900 PSI	FcII = 2500 PSI
5. MULTI-PLY MEMBERS SHALL BE FASTENED TOGETHER ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

DIMENSION LUMBER

1. WOOD MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
 - A. AF&PA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD."
 - B. AF&PA - "NATIONAL DESIGN SPECIFICATION FOR DESIGN VALUES FOR WOOD CONSTRUCTION"
2. DIMENSION STRUCTURAL LUMBER SHALL MEET THE FOLLOWING REQUIREMENTS UNLESS NOTED OTHERWISE:
 - A. EXTERIOR AND BEARING WALL STUDS #1#2 S-P-F
 - B. STRUCTURAL FRAMING #1#2 S-P-F
3. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1990-00e1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
4. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%, WITH INDICATION OF "S-DRY" ON THE GRADE STAMP PRIOR TO INSTALLATION. MOISTURE CONTENT SHALL BE DETERMINED PER ASTM D4442.
5. ALL JOISTS AND RAFTERS SHALL HAVE BRIDGING OR SOLID BLOCKING AT INTERVALS NOT EXCEEDING 8'-0".
6. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
 - A. HANGERS AND OTHER MISCELLANEOUS FRAMING ANCHORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR AN APPROVED EQUAL WITH CURRENT LBO OR CABO APPROVAL. MULTIPLE, SKEWED AND/OR SLOPED HANGERS SHALL BE SUPPLIED BY THE CONTRACTOR WHERE NECESSARY. ALL NAIL HOLES IN HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE FILLED WITH NAILS OF THE LARGEST SIZE SHOWN IN THE MANUFACTURER'S LATEST CATALOG.
 - B. JOISTS SHALL BEAR ON FULL WIDTH OF SUPPORTING MEMBERS (STUD WALLS, BEAMS, ETC.) UNLESS NOTED OTHERWISE.
7. PROVIDE SOLID BLOCKING BELOW ALL JAMB/TRIMMER/CRIPPLE STUDS (TYPICAL AT ALL FLOORS).
8. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE OR MASONRY, IN CONTACT WITH THE GROUND, OR OTHER LOCATIONS AS NOTED ON THE DRAWINGS SHALL HAVE A PRESERVATIVE TREATMENT IMPREGNATED WITH WATERBORNE PRESERVATIVE IN ACCORDANCE WITH THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARD U1.
9. FOR ALL WOOD TREATED WITH PRESERVATIVES, CONNECTORS AND FASTENERS MUST BE COATED WITH ONE OF THE FOLLOWING:
 - A. HOT DIPPED GALVANIZED PER ASTM A123 FOR CONNECTORS AND ASTM A153 FOR FASTENERS.
 - B. MECHANICALLY GALVANIZED PER ASTM B695, CLASS 55 OR GREATER.
 - C. TRIPLE ZINC G185 HOT DIPPED GALVANIZED PER ASTM A653 OR EQUAL.
10. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
11. BOTTOM PLATES OF ALL FIRST FLOOR WALLS SHALL BE ANCHORED WITH GALVANIZED 1/2" DIAMETER SIMPSON TITEN HD OR EQUAL WITH 4 1/2" MINIMUM EMBEDMENT. ANCHORS SHALL BE LOCATED AT 48" CENTER UNLESS NOTED OTHERWISE WITH A MAXIMUM OF 12" FROM CORNERS AND ENDS OF PLATES.
12. LUMBER SHALL BE PROTECTED FROM THE ELEMENTS UNTIL SUCH TIME IT IS USED IN CONSTRUCTION.
13. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
14. ALL NAILING SHALL CONFORM TO IBC TABLE 2304.10.2 "FASTENING SCHEDULE" UNLESS NOTED OTHERWISE ON THE PLANS.
15. ALL BOLTS IN WOOD CONNECTIONS SHALL BE MACHINE BOLTS UNLESS NOTED OTHERWISE.
16. ALL BOLTS AND LAG BOLTS SHALL BE FITTED WITH GALVANIZED, MALLEABLE IRON OR STEEL PLATE WASHERS.
17. INSTALL ROUGH CARPENTRY WORK TO COMPLY WITH APPLICABLE CODE STANDARDS UNLESS NOTED OTHERWISE. FOR SHEATHING, UNDERLAYMENT AND OTHER PRODUCTS NOT COVERED IN ABOVE STANDARDS, COMPLY WITH RECOMMENDATIONS OF MANUFACTURER OF PRODUCT INVOLVED FOR USE INTENDED. SET CARPENTRY WORK TO REQUIRED LEVELS AND LINES, WITH MEMBERS PLUMB AND TRUE AND CUT TO FIT.
18. PROVIDE WOOD FRAMING MEMBERS OF SIZE AND SPACING INDICATED. DO NOT SPLICE STRUCTURAL MEMBERS BETWEEN SUPPORTS. FIRE STOP CONCEALED SPACES WITH WOOD BLOCKING NOT LESS THAN 2" THICK, IF NOT BLOCKED BY OTHER FRAMING MEMBERS. PROVIDE BLOCKING WHERE REQUIRED FOR SHEAR WALLS AND ELSEWHERE AS SHOWN.

SHOP-FABRICATED WOOD TRUSSES

1. THE WOOD AND FABRICATION CRITERIA FOR PREFABRICATED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING:
 - A. AF&PA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION ASD/LRFD."
 - B. AF&PA - "NATIONAL DESIGN SPECIFICATION DESIGN VALUES FOR WOOD CONSTRUCTION"
 - C. TRUSS PLATE INSTITUTE ANS/ITPI - "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION."
2. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A LICENSED PROFESSIONAL ENGINEER REGISTERED IN THE PROJECT STATE.
3. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BUILDING COMPONENT SAFETY INFORMATION (BCSI) GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" PUBLISHED BY TPI AND STRUCTURAL BUILDING COMPONENTS ASSOCIATION (SBCA).
4. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:

A. ROOF TRUSSES		
• TOP CHORD	DEAD LOAD	25.4 PSF + SNOW DRIFT SURCHARGE LOADS
• BOTTOM CHORD	DEAD LOAD	10 PSF

ROOF TRUSS DEFLECTION CRITERIA:
 SNOW LOAD= L360
 TOTAL LOAD= L240
5. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON FULL WIDTH OF WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.
6. ALL TRUSS TO TRUSS CONNECTION HARDWARE SHALL BE DESIGNED AND FURNISHED BY THE TRUSS SUPPLIER UNLESS NOTED OTHERWISE ON THE PLANS.
7. SCISSORS TRUSSES SHALL BE DESIGNED SUCH THAT HORIZONTAL LIVE LOAD DEFLECTIONS DO NOT EXCEED 3/4". WALLS ARE NOT DESIGNED TO RESIST A HORIZONTAL TRUSS REACTION.
8. THE STRUCTURE IS DESIGNED ACCORDING TO THE TRUSS LAYOUT INDICATED ON THE PLANS. THE TRUSS SUPPLIER SHALL NOT DEVIATE FROM THIS LAYOUT WITHOUT PERMISSION FROM THE ENGINEER OF RECORD.
9. ROOF TRUSSES SHALL BE DESIGNED FOR UNBALANCED SNOW LOADS IN ACCORDANCE WITH THE LATEST EDITION OF ASCE 7.
10. PROVIDE LADDER TRUSS CONFIGURATION FOR FLOOR TRUSSES AT ALL PARTY WALLS. VERIFY THE LOCATION WITH THE FLOOR PLAN(S).
11. ALL PREFABRICATED WOOD TRUSSES SHALL BE FURNISHED IN ACCORDANCE WITH DESIGNS PREPARED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED USING THE DESIGN LOADS AND SPAN CONSIDERATION INDICATED ON THE CONTRACT DOCUMENTS. NO DEVIATION OF TRUSS SHAPE, MEMBER SIZE, BEARING POINT LOCATIONS, OR DESIGN LOADS FROM THE CONTRACT DOCUMENTS SHALL BE PERMITTED WITHOUT APPROVAL OF THE ARCHITECT AND/OR ENGINEER. SHOP DRAWINGS, INCLUDING AN OVERALL ERECTION PLAN, INDICATING EACH TYPE OF TRUSS, TRUSS BEARING POINT LOCATIONS AND REACTIONS, REQUIRED PERMANENT LATERAL BRACING, EACH TRUSS MEMBERS, SIZE AND STRESS, AND CONNECTION DETAILS SHALL BE SUBMITTED FOR PRIOR APPROVAL TO GENERAL CONTRACTOR AND ARCHITECT / ENGINEER. CERTIFIED CALCULATIONS SHALL BE PROVIDED FOR EACH TRUSS DESIGN. CALCULATIONS SHALL BE SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED. TRUSS SHOP DRAWINGS SHALL BE APPROVED BY THE ARCHITECT, ENGINEER OR OWNER'S REPRESENTATIVE PRIOR TO FABRICATION. HANDLING OF TRUSSES AND ERECTION BRACING IS THE RESPONSIBILITY OF THE CONTRACTOR.
12. TRUSSES SHALL BE FABRICATED IN A PROPERLY EQUIPPED MANUFACTURING FACILITY OF A PERMANENT NATURE. THEY SHALL BE MANUFACTURED BY EXPERIENCED WORKMEN, USING PRECISION CUTTING AND TRUSS ASSEMBLY METHODS AND UNDER THE DIRECT SUPERVISION OF A QUALIFIED FOREMAN. ALL TRUSSES SHALL BE FABRICATED UNDER THE STRICT RULES OF THE TRUSS PLATE INSTITUTE (TPI). MANUFACTURER MUST PARTICIPATE IN THE QUALITY CONTROL TEST CRITERIA PROGRAM OR SHOW TO THE ARCHITECT OR ENGINEER A QUALITY ASSURANCE PROGRAM COMPARABLE TO THE TPI TESTING CRITERIA PROGRAM. THAT QUALITY ASSURANCE PROGRAM MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSPECTION OF ALL PHASES OF TRUSS OPERATIONS INCLUDING: LUMBER STORAGE, HANDLING, CUTTING FIXTURES, PRESSES OR ROLLERS, FABRICATION PROCEDURES AND COMPUTER DESIGN PROGRAMS SPECIFICALLY RELATING TO THE SPECIFIC TRUSS BEING FABRICATED FOR THE PROJECT AS APPROVED IN THE TRUSS DESIGN CALCULATIONS.
13. TRUSSES SHALL BE FASTENED TO SUPPORT WALLS WITH SIMPSON H10A HURRICANE CLIPS OR EQUAL UNLESS NOTED OTHERWISE AND SHALL BE NAILED PER MANUFACTURER'S RECOMMENDATIONS.
14. ALL TRUSSES ARE TO BE DESIGNED AS SIMPLE SPAN CONDITIONS UNLESS NOTED OTHERWISE.
15. THE TRUSSES IF STORED PRIOR TO ERECTION SHALL BE STORED ABOVE GRADE ON BLOCKING, AND PROTECTED FROM WEATHER. THEY SHALL BE HANDLED WITH CARE SO THEY ARE NOT DAMAGED. ANY DAMAGE TO THE TRUSSES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE TRUSS SUPPLIER. FIELD REPAIR OR MODIFICATION OF TRUSSES SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL FROM THE SUPPLIER.
16. ROOF TRUSSES ABOVE AND PARALLEL TO SHEAR WALLS SHALL BE DESIGNED FOR 175 PLF AXIAL WIND FORCE (ASD VALUE).

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

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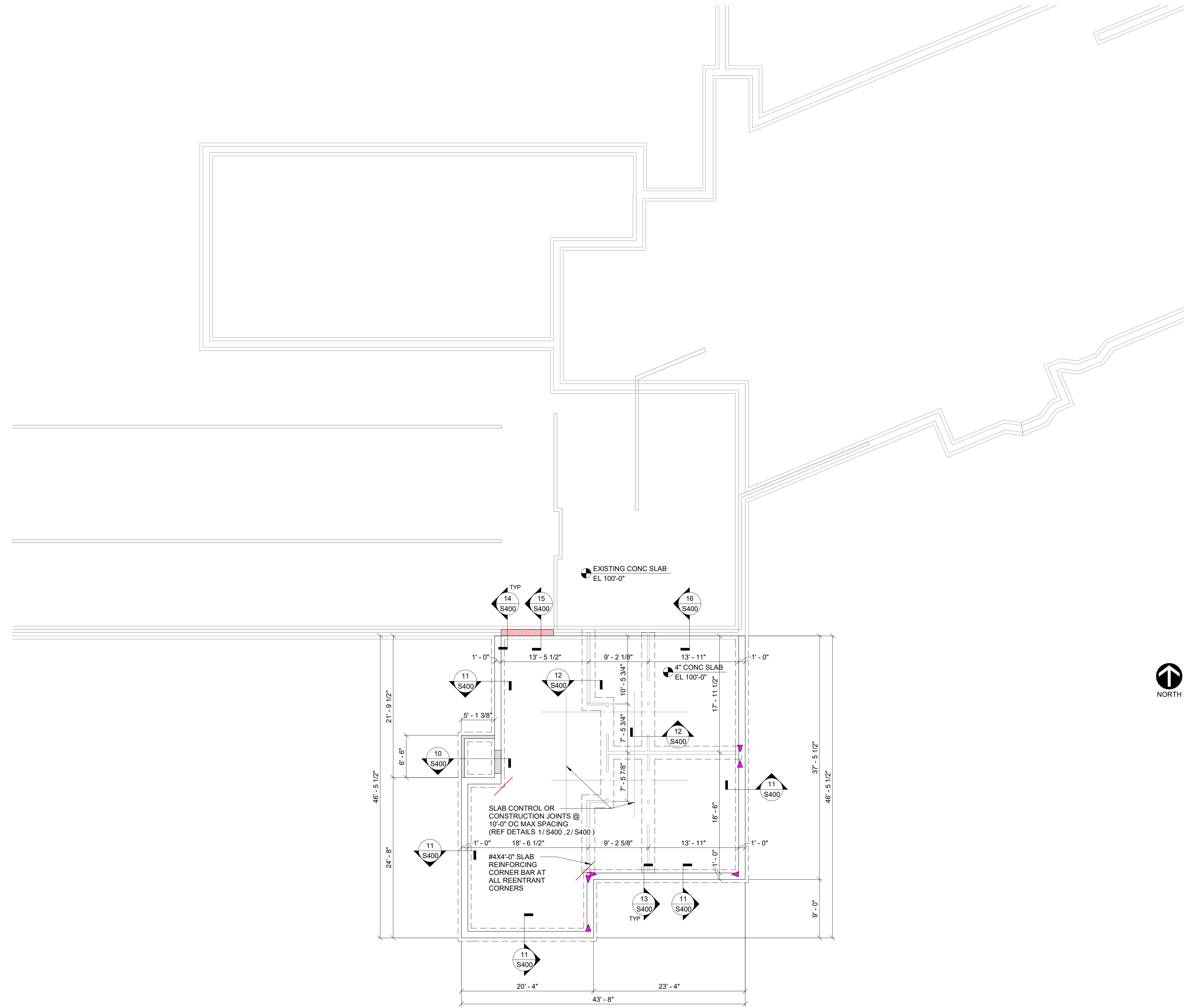
GENERAL NOTES
 PROJECT 23-114
 DATE 02-27-26
 SHEET S101

GENERAL NOTES
 PROJECT 23-114
 DATE 02-27-26
 SHEET S101

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AREA 'D1' FOUNDATION PLAN

1/8" = 1'-0"

NOTES:

1. SEE SHEET S100 & S101 FOR GENERAL NOTES
2. SEE SHEET S102 FOR SCHEDULES & DETAILS
3. SEE DETAILS 1-8/S400 FOR TYPICAL FOUNDATION AND SLAB DETAILS
4. TOP OF EXTERIOR WALL FOOTING EL= 96'-0"
5. TOP OF FOUNDATION WALLS EL= 100'-0"
6. INTERIOR FLOOR SLABS= 4" CONCRETE- UNREINFORCED
7. SEE SECTIONS FOR TOP OF FOOTING ELEVATIONS
8. INDICATES TOP OF FOUNDATION WALL IS 8" BELOW FINISHED FLOOR ELEVATION
9. INDICATES SHEAR WALL HOLDDOWN LOCATION- SEE SCHEDULE

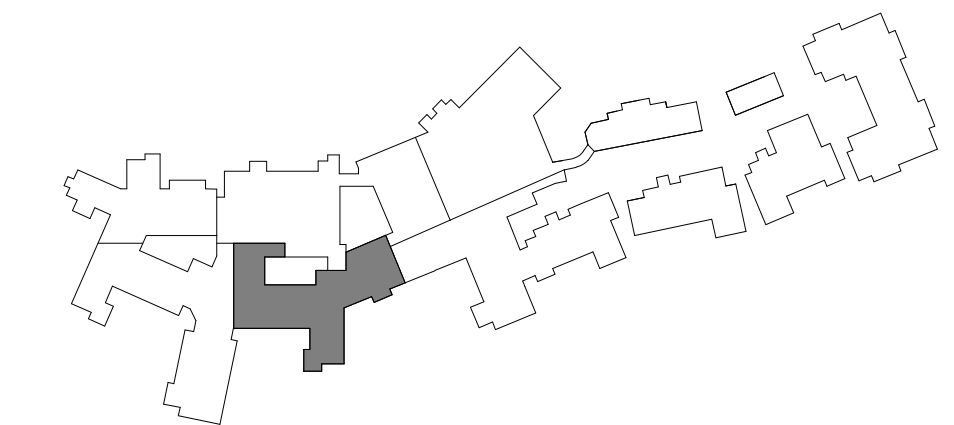
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PHASE 1

AREA 'D1'
FOUNDATON
PLAN

PROJECT
23-114

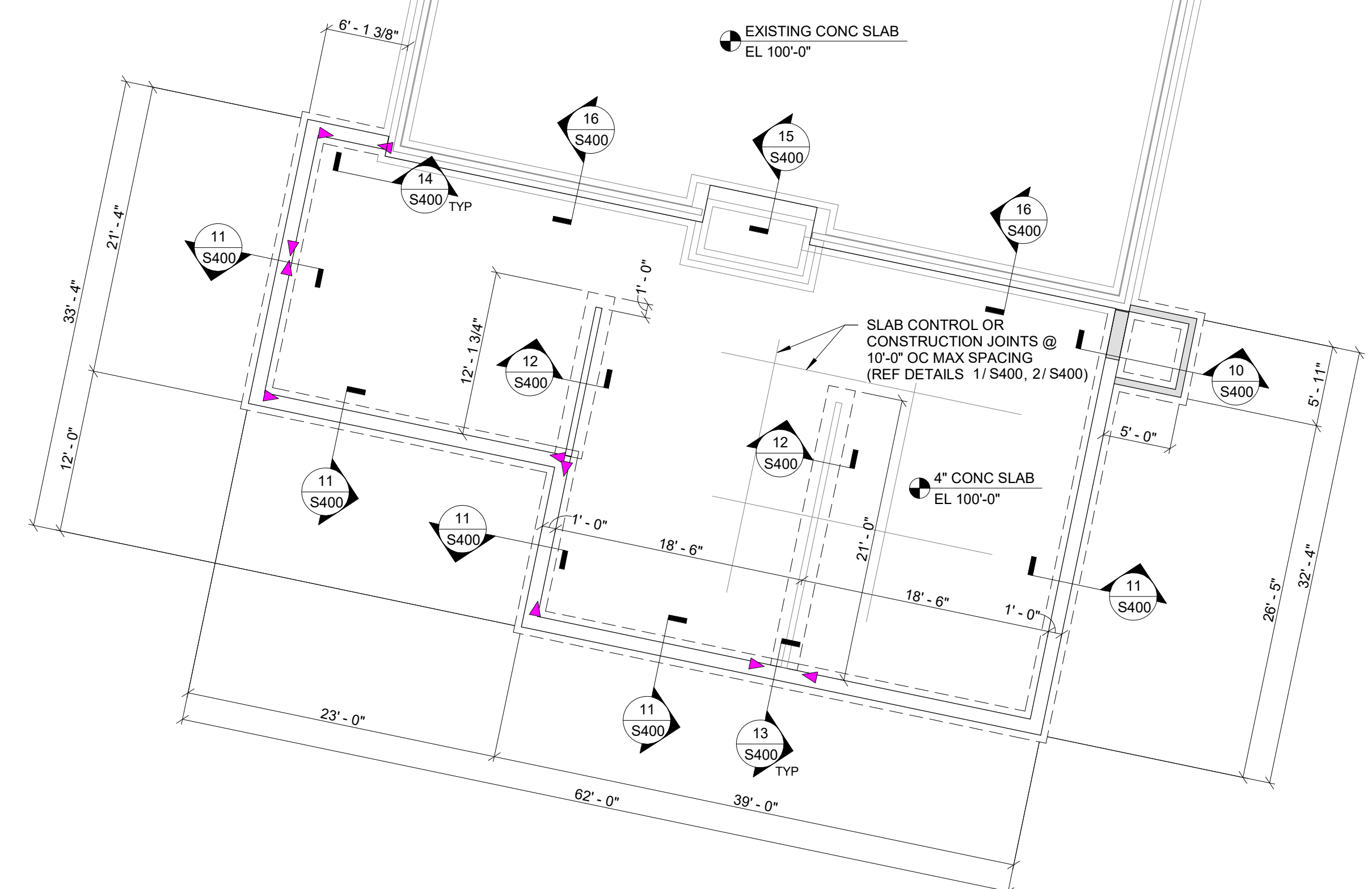
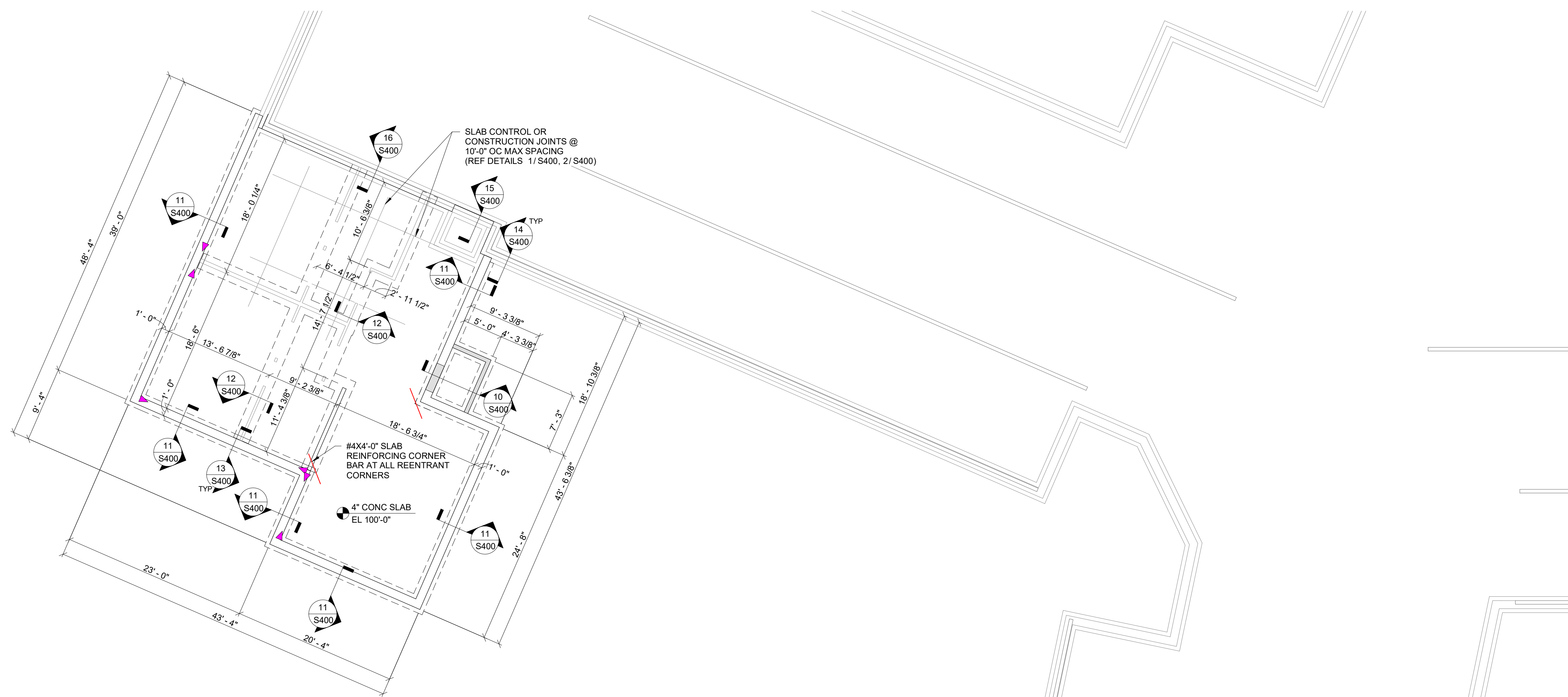
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AREA 'D2' FOUNDATION PLAN
 1/8" = 1'-0"
 NORTH

- NOTES:**
1. SEE SHEET S100 & S101 FOR GENERAL NOTES
 2. SEE SHEET S102 FOR SCHEDULES & DETAILS
 3. SEE DETAILS 1-8/S400 FOR TYPICAL FOUNDATION AND SLAB DETAILS.
 4. TOP OF EXTERIOR WALL FOOTING EL= 96'-0"
 5. TOP OF FOUNDATION WALLS EL= 100'-0"
 6. INTERIOR FLOOR SLABS= 4" CONCRETE- UNREINFORCED
 7. SEE SECTIONS FOR TOP OF FOOTING ELEVATIONS
 8. INDICATES TOP OF FOUNDATION WALL IS 8" BELOW FINISHED FLOOR ELEVATION
 9. INDICATES SHEAR WALL HOLDDOWN LOCATION- SEE SCHEDULE

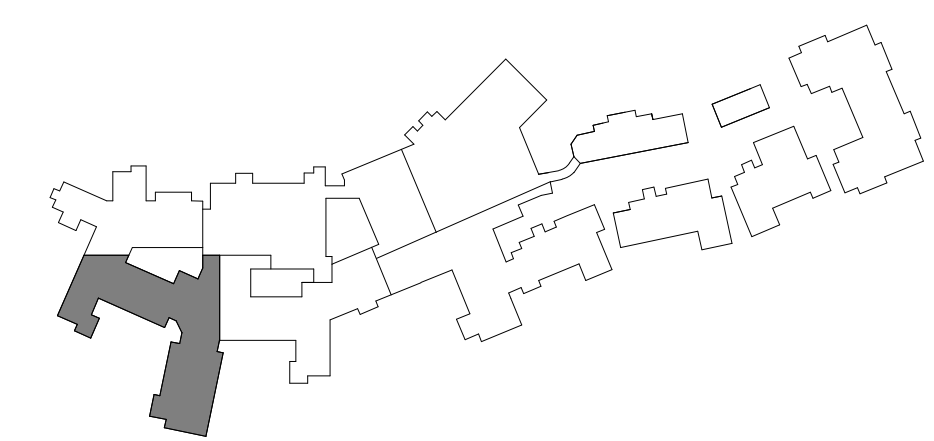
PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

AREA 'D2'
 FOUNDATION
 PLAN

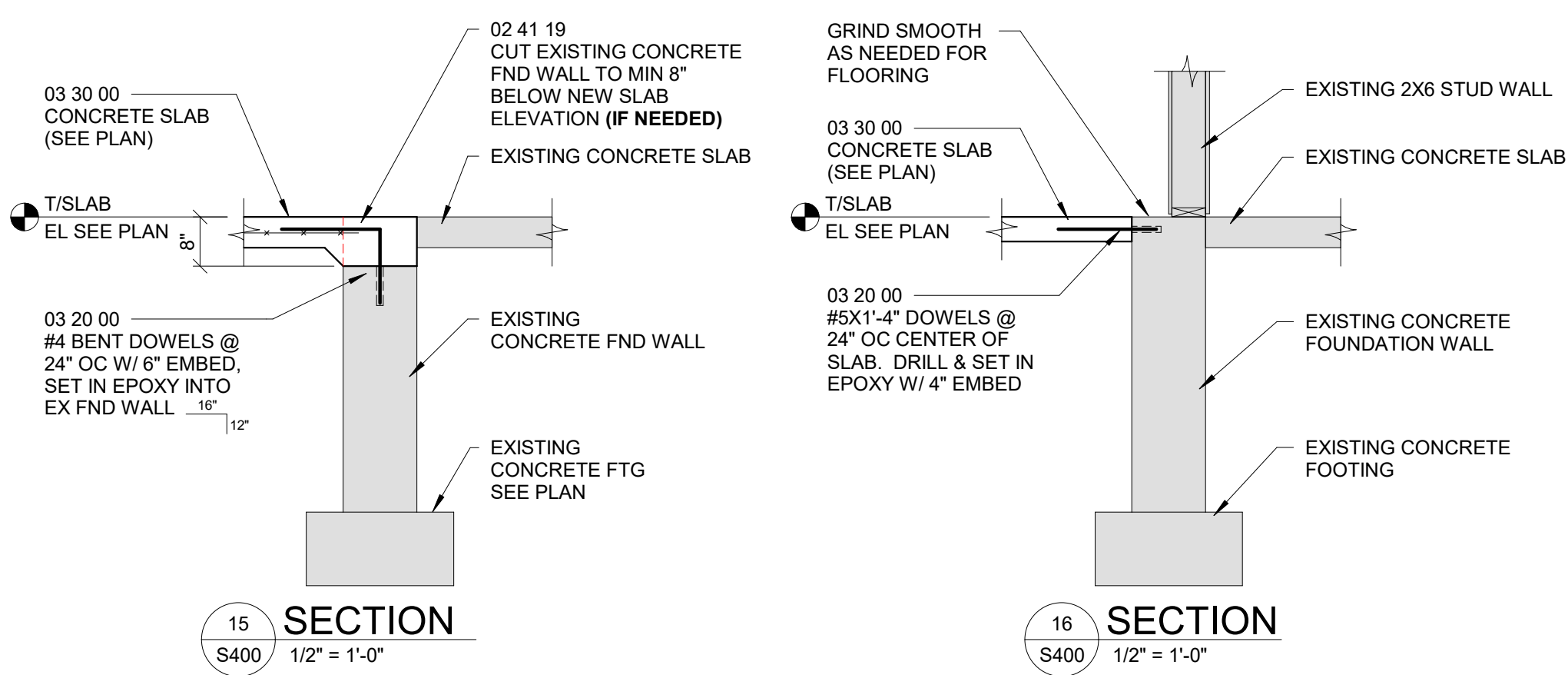
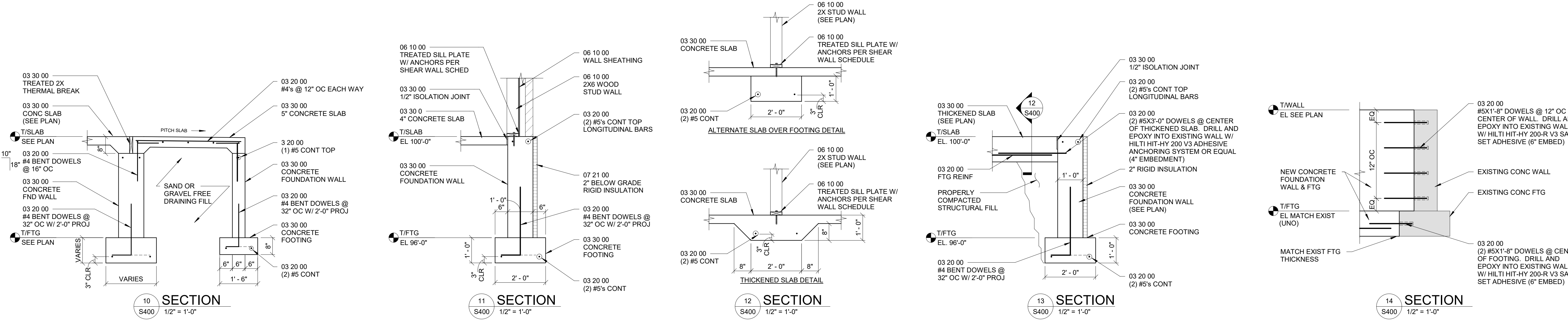
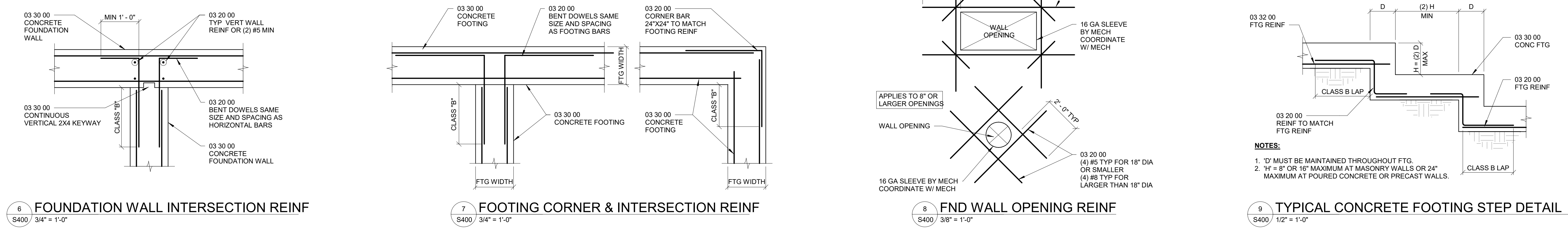
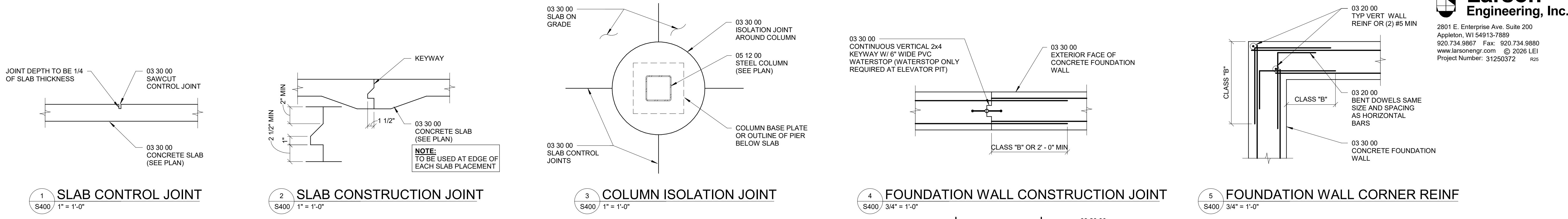
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23-114

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02-27-26

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

FOUNDATION DETAILS

PROJECT 23-114

DATE 02-27-26

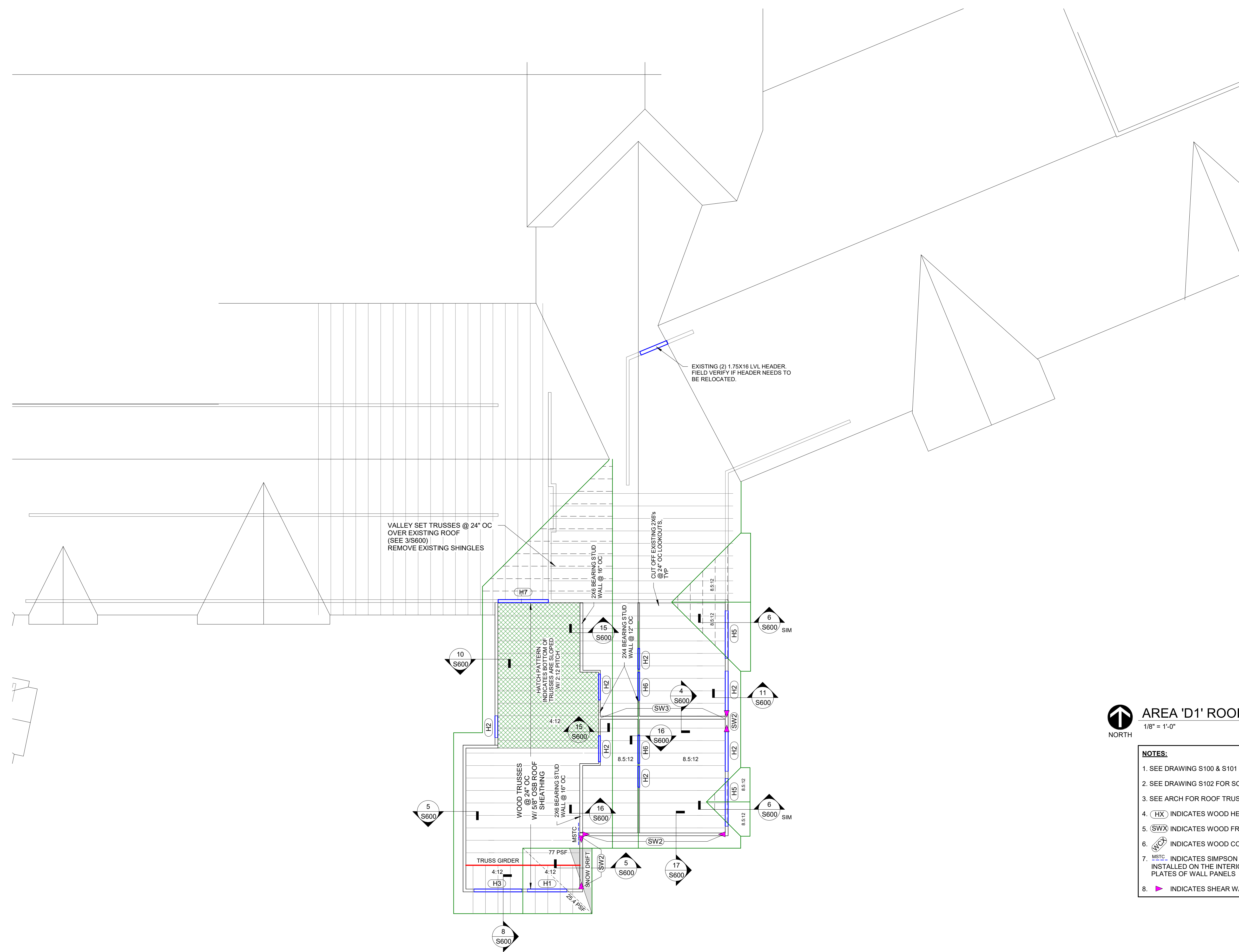
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NO.	DESCRIPTION	DATE

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AREA 'D1' ROOF FRAMING PLAN
 1/8" = 1'-0"

- NOTES:**
1. SEE DRAWING S100 & S101 FOR GENERAL NOTES
 2. SEE DRAWING S102 FOR SCHEDULES
 3. SEE ARCH FOR ROOF TRUSS BEARING ELEVATIONS
 4. (HX) INDICATES WOOD HEADER- SEE SCHEDULE
 5. (SWX) INDICATES WOOD FRAMED SHEAR WALL- SEE SCHEDULE
 6. (M4C) INDICATES WOOD COLUMN- SEE SCHEDULE
 7. (MSTC) INDICATES SIMPSON STRAP TIE (MSTC40) TO BE INSTALLED ON THE INTERIOR FACE OF THE DOUBLE TOP PLATES OF WALL PANELS
 8. (M) INDICATES SHEAR WALL HOLD-DOWN- SEE SCHEDULE

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AREA 'D1' ROOF FRAMING PLAN

PROJECT 23-114

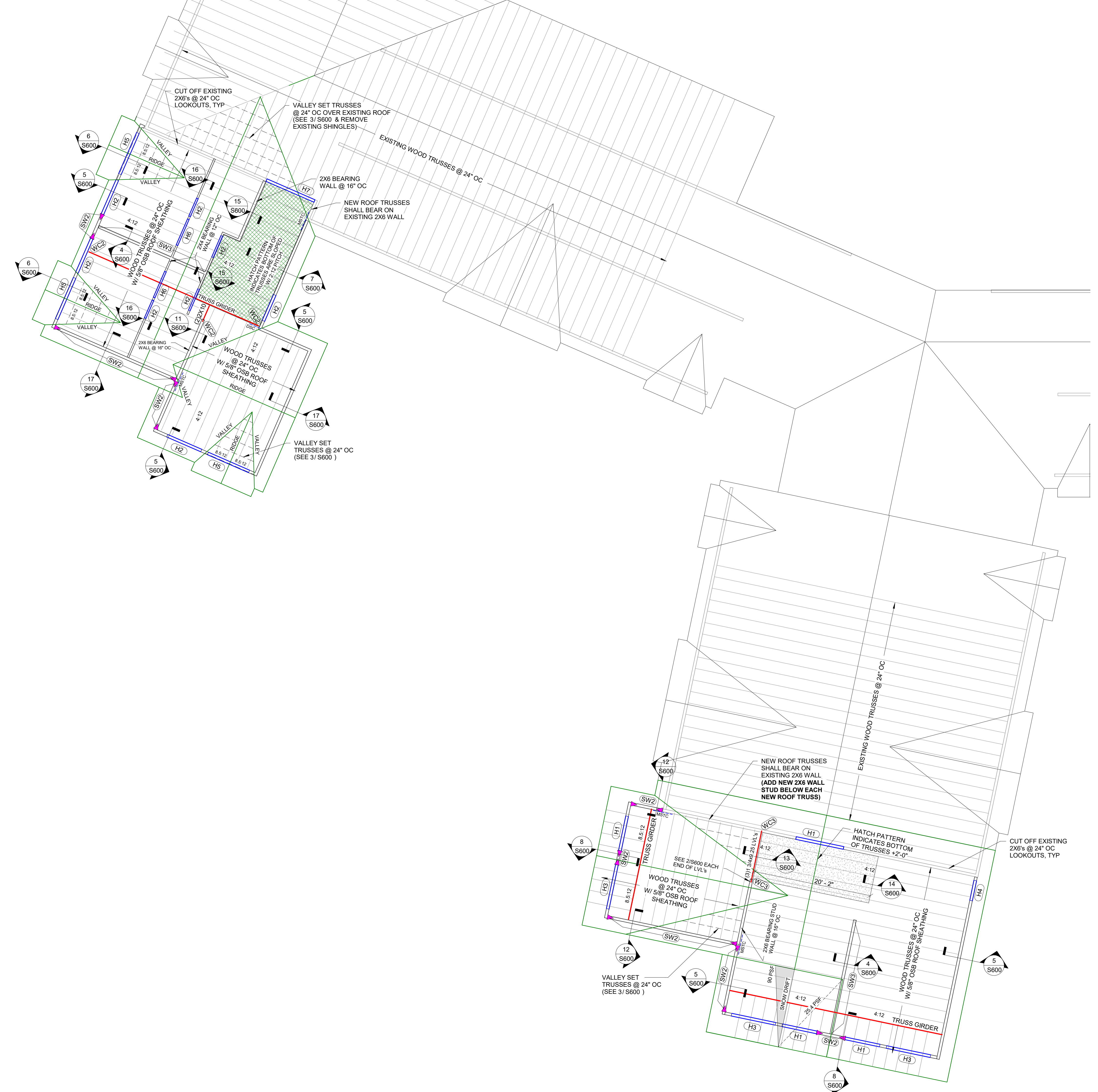
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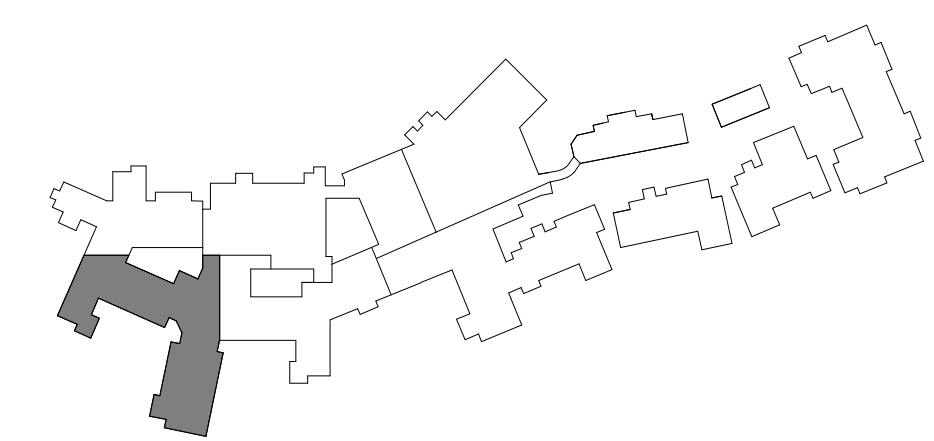
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AREA 'D2' ROOF FRAMING PLAN
 1/8" = 1'-0"
 NORTH

- NOTES:**
- SEE DRAWING S100 & S101 FOR GENERAL NOTES
 - SEE DRAWING S102 FOR SCHEDULES
 - SEE ARCH FOR ROOF TRUSS BEARING ELEVATIONS
 - (HX) INDICATES WOOD HEADER- SEE SCHEDULE
 - (SWX) INDICATES WOOD FRAMED SHEAR WALL- SEE SCHEDULE
 - (WCX) INDICATES WOOD COLUMN- SEE SCHEDULE
 - MSTC INDICATES SIMPSON STRAP TIE (MSTC40) TO BE INSTALLED ON THE INTERIOR FACE OF THE DOUBLE TOP PLATES OF WALL PANELS
 - DSC INDICATES SIMPSON DRAG STRUT CONNECTOR (DSC2R/L-SDS3)



PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

AREA 'D2'
 ROOF FRAMING PLAN

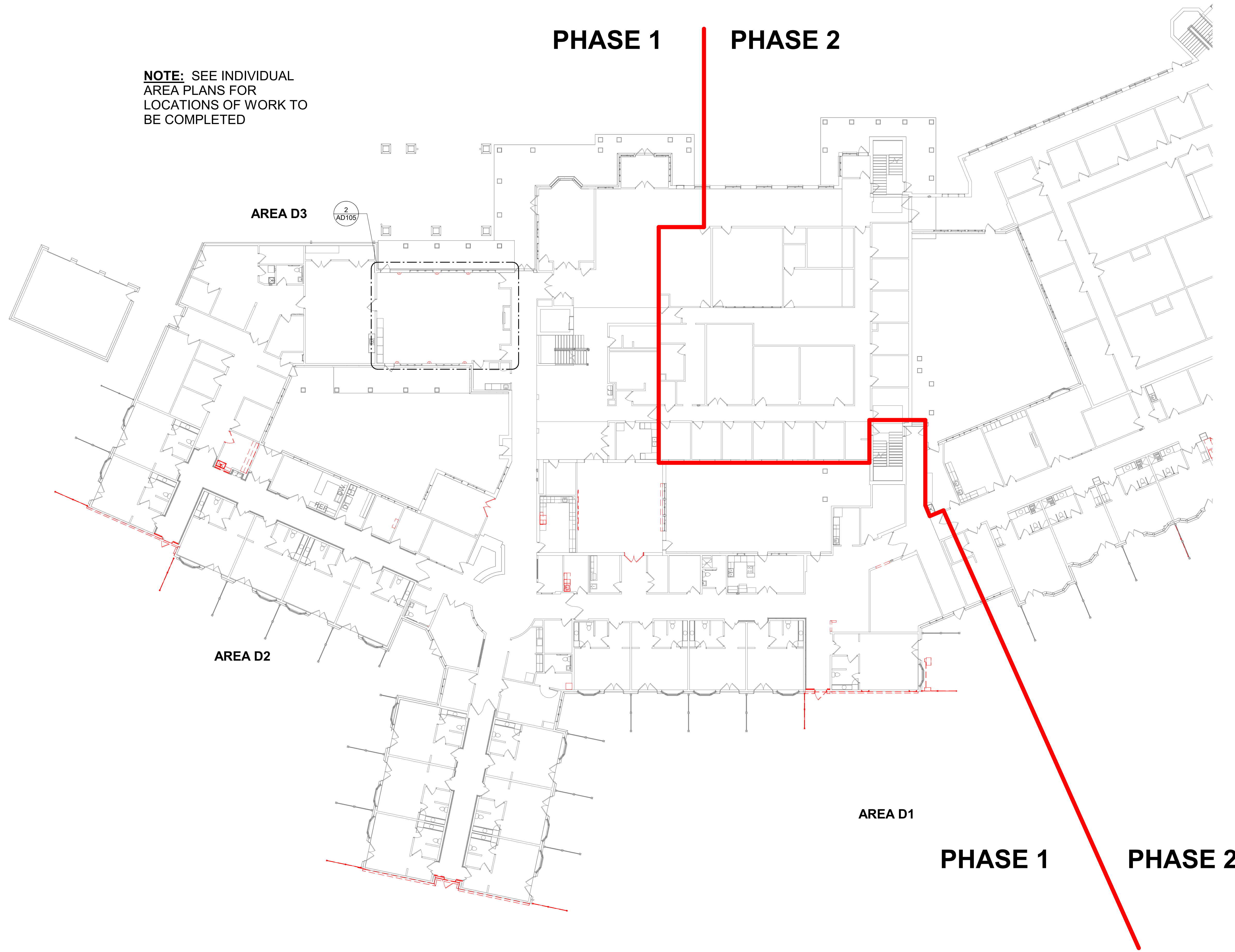
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23-114

DATE
02-27-26

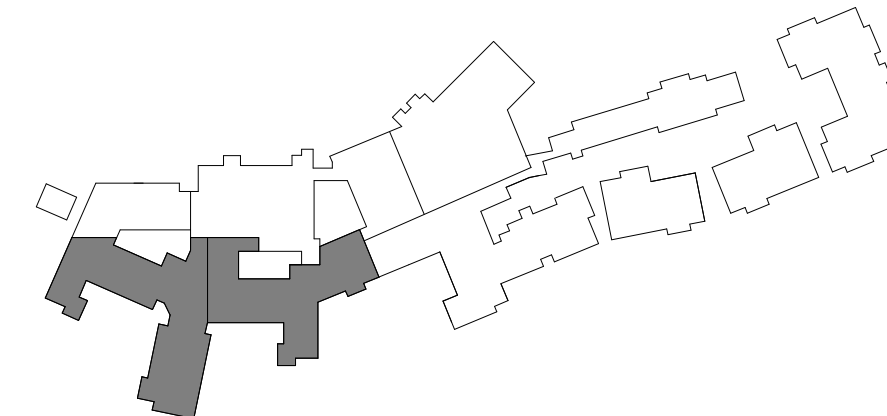
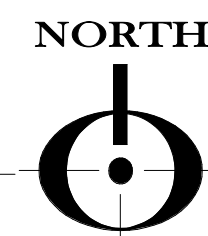
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NOTE: SEE INDIVIDUAL
AREA PLANS FOR
LOCATIONS OF WORK TO
BE COMPLETED



1 **OVERALL DEMO PLAN**
AD100 1/16" = 1'-0"



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PROPOSED ADDITIONS AND
 REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE I

FIRST FLOOR
OVERALL
DEMOLITION
PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
AD100

DEMO KEYNOTES - CASEWORK/HARDWARE

B5	DEMOLISH AND REMOVE BASE CABINETS AND COUNTERTOP
B6	DEMOLISH AND REMOVE CASEWORK
B13	REMOVE, SALVAGE, AND REINSTALL UPPER AND LOWER CASEWORK AT NEW LOCATION
B14	REMOVE, SALVAGE, AND REINSTALL UPPER CASEWORK AT NEW LOCATION

DEMO KEYNOTES - CEILINGS/ROOFS

C6	DEMOLISH AND REMOVE ACT CEILING AND GRID
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DEMO KEYNOTES - FLOORS

F16	REMOVE AND SALVAGE CARPET FOR REUSE IN NEW LOCATION. PATCH AND PREP FLOOR FOR NEW FLOOR FINISHES. SEE INTERIORS
-----	---

DEMO KEYNOTES - MISCELLANEOUS

X16	DEMOLISH AND REMOVE PRIVACY FENCE
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DEMO KEYNOTES - MEP

M4	DEMOLISH AND REMOVE SINK, CAP AND PROTECT PLUMBING FOR REUSE. SEE PLUMBING PLAN
M11	CUT, DEMOLISH AND REMOVE WALL FOR NEW PLUMBING FOR LAUNDRY SINK
M22	REMOVE AND SALVAGE WALL SCONCES FOR RELOCATION. SEE ELECTRICAL DEMO PLANS

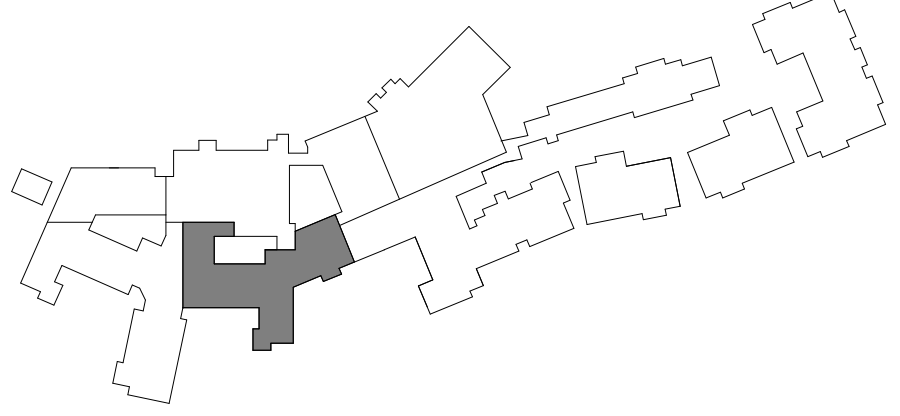
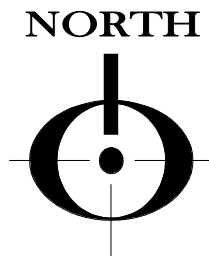
DEMOLITION NOTES

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- PATCH EXISTING FLOOR, WALLS AND CEILING DUE TO THE REMOVAL OF WALLS, DUCTS, CONDUIT, ETC. MATCH SURROUNDING MATERIALS AND ELEVATIONS.
- PROTECT ALL FINISHED ITEMS TO REMAIN (WALLS, TRIM, FINISHED WOOD, GLASS, ETC.) FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- PROVIDE ADEQUATE DUST PROOF VISQUEEN BARRIERS FOR ISOLATION OF CONSTRUCTION AREAS FROM ADJACENT FINISHED AREAS. PROVIDE STUD & DRYWALL BARRIER AT NOISE SENSITIVE AREAS WHERE DIRECTED BY FIELD SUP.
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- THE OWNER HAS FIRST RIGHT OF RETAINING SALVAGED OR DEMOLISHED MATERIALS. ALL MATERIALS SHALL BE HAULED FROM JOB SITE AND PROPERLY DISPOSED OF.

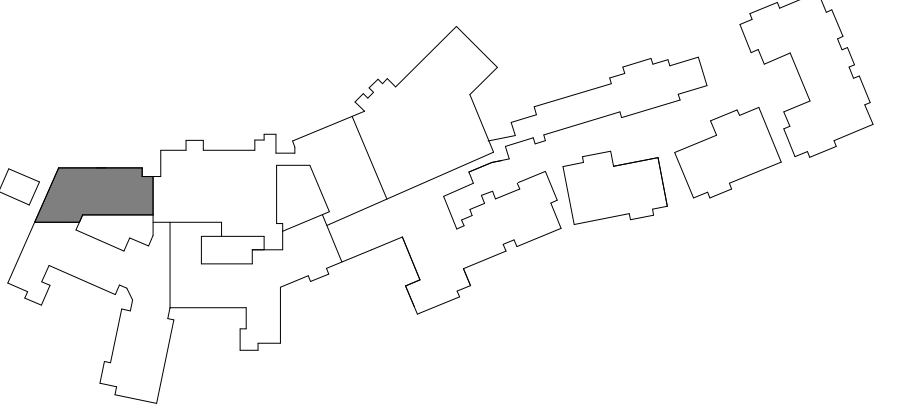
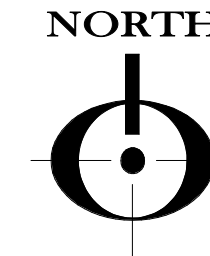


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1 DEMO PLAN - AREA 'D1'
AD105 1/8" = 1'-0"



2 COMPUTER TRAINING
AD105 1/8" = 1'-0"



DEMO KEYNOTES - WALLS

W1	DEMOLISH AND REMOVE WALL AS NEEDED FOR NEW PLAN LAYOUT
W2	DEMOLISH AND REMOVE DOOR/DOOR FRAME
W4	CUT, DEMOLISH AND REMOVE WALL FOR NEW DOOR OPENING
W9	DEMOLISH AND REMOVE HANDRAIL
W14	PATCH AND PREPARE WALL FOR NEW FINISHES
W26	DEMOLISH AND REMOVE WINDOWS, INFILL OPENING TO WOOD STUD AND GYPSUM ON INTERIOR.
W28	DEMOLISH AND REMOVE EXTERIOR CLADDING, INSULATION AND SHEATHING. PREP FOR RESILIENT CHANNEL AND GYPSUM BOARD
W44	DEMOLISH AND REMOVE DOOR/DOOR FRAME AND PREP FOR NARROWER DOOR. INFILL WALL, MATCH EXISTING WALL THICKNESS.
W47	DEMOLISH AND REMOVE DOOR/DOOR FRAME, CUT, DEMOLISH, AND REMOVE WALL FOR NEW, WIDER DOOR/DOOR FRAME
W48	REMOVE AND SALVAGE SOAP AND PAPER TOWEL DISPENSER FOR REUSE. TURN OVER TO OWNER. PATCH AND PREP WALL FOR FINISHES
W52	REMOVE, SALVAGE PROJECTOR FOR REUSE
W53	DEMOLISH AND REMOVE STORM SHELTER CURTAIN, PATCH AND PREP WALL FOR NEW FINISH

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

AREA 'D1'
DEMO PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
AD105

DEMO KEYNOTES - CEILINGS/ROOFS

C6	DEMOLISH AND REMOVE ACT CEILING AND GRID
C23	DEMOLISH AND REMOVE ROOF OVERHANG
C25	DEMOLISH AND REMOVE ALL PARTS OF WINDOW GABLE ROOF. PREP AND PATCH ICE AND WATER SHEILD, WEAVE IN NEW ROOF SHINGLES WITH EXISTING ROOF SHINGLES.
C27	REMOVE, STORE, AND PROTECT ACT CEILING TILES AND GRID AS NEEDED TO COMPLETE CONSTRUCTION OF NEW WALLS

DEMO KEYNOTES - MEP

M21	DEMOLISH AND REMOVE ALL LIGHTING FIXTURES AND EXPOSED CONDUIT FROM CEILING. SEE ELECTRICAL DEMO PLANS
-----	---

DEMOLITION NOTES

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4. REMOVE EXISTING INTERIOR/ EXTERIOR WALLS, DOORS GLAZING, ETC. AS INDICATED BY DASHED LINES. CAP OFF OR RE-ROUTE ALL UTILITIES AS INDICATED ON HVAC, PLUMBING AND MECHANICAL DRAWINGS.
5. PATCH EXISTING FLOOR, WALLS AND CEILING DUE TO THE REMOVAL OF WALLS, DUCTS, CONDUIT, ETC. MATCH SURROUNDING MATERIALS AND ELEVATIONS.
6. PROTECT ALL FINISHED ITEMS TO REMAIN (WALLS, TRIM, FINISHED WOOD, GLASS, ETC.) FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

AREA 'D1'
RCP DEMO
PLAN

PROJECT
23-114

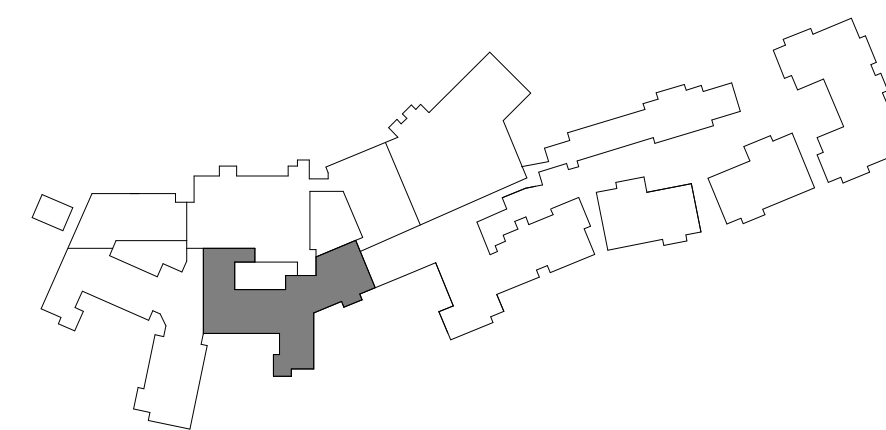
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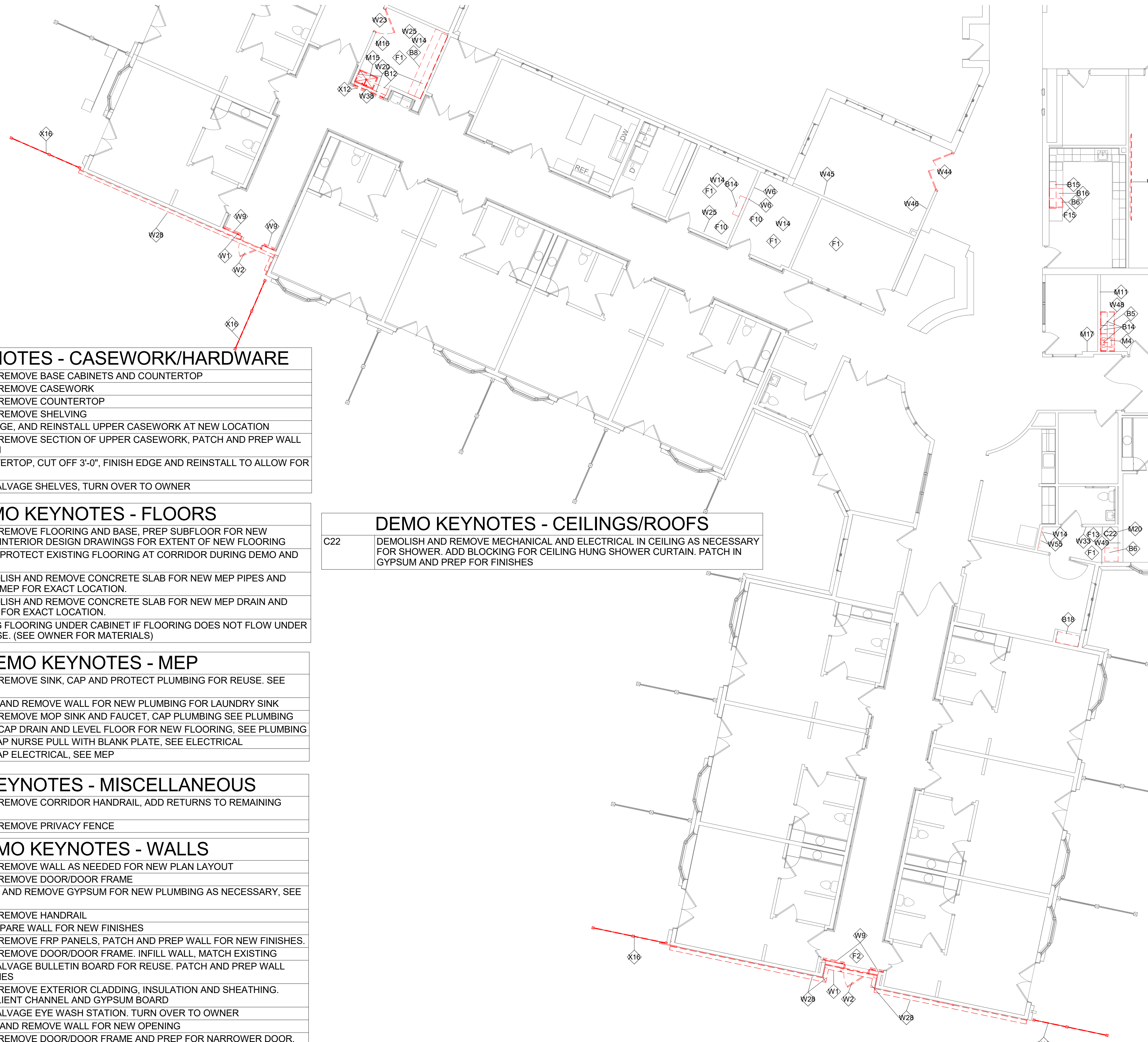


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1 AREA D1 RCP DEMO PLAN
AD106 1/8" = 1'-0"



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DEMO KEYNOTES - CASEWORK/HARDWARE

B5	DEMOLISH AND REMOVE BASE CABINETS AND COUNTERTOP
B6	DEMOLISH AND REMOVE CASEWORK
B8	DEMOLISH AND REMOVE COUNTERTOP
B12	DEMOLISH AND REMOVE SHELVING
B14	REMOVE, SALVAGE, AND REINSTALL UPPER CASEWORK AT NEW LOCATION
B15	DEMOLISH AND REMOVE SECTION OF UPPER CASEWORK, PATCH AND PREP WALL FOR NEW FINISH
B16	REMOVE COUNTERTOP, CUT OFF 3'-0", FINISH EDGE AND REINSTALL TO ALLOW FOR OMNICELL
B18	REMOVE AND SALVAGE SHELVES, TURN OVER TO OWNER

DEMO KEYNOTES - FLOORS

F1	DEMOLISH AND REMOVE FLOORING AND BASE, PREP SUBFLOOR FOR NEW FLOORING. SEE INTERIOR DESIGN DRAWINGS FOR EXTENT OF NEW FLOORING
F2	PRESERVE AND PROTECT EXISTING FLOORING AT CORRIDOR DURING DEMO AND CONSTRUCTION
F10	SAW CUT, DEMOLISH AND REMOVE CONCRETE SLAB FOR NEW MEP PIPES AND CONDUITS. SEE MEP FOR EXACT LOCATION.
F13	SAW CUT, DEMOLISH AND REMOVE CONCRETE SLAB FOR NEW MEP DRAIN AND PIPES. SEE MEP FOR EXACT LOCATION.
F15	PATCH EXISTING FLOORING UNDER CABINET IF FLOORING DOES NOT FLOW UNDER IT. PATCH IN BASE. (SEE OWNER FOR MATERIALS)

DEMO KEYNOTES - MEP

M4	DEMOLISH AND REMOVE SINK, CAP AND PROTECT PLUMBING FOR REUSE. SEE PLUMBING PLAN
M11	CUT, DEMOLISH AND REMOVE WALL FOR NEW PLUMBING FOR LAUNDRY SINK
M15	DEMOLISH AND REMOVE MOP SINK AND FAUCET, CAP PLUMBING SEE PLUMBING
M16	DEMOLISH AND CAP DRAIN AND LEVEL FLOOR FOR NEW FLOORING. SEE PLUMBING
M17	REMOVE AND CAP NURSE PULL WITH BLANK PLATE, SEE ELECTRICAL
M20	REMOVE AND CAP ELECTRICAL, SEE MEP

DEMO KEYNOTES - MISCELLANEOUS

X12	DEMOLISH AND REMOVE CORRIDOR HANDRAIL, ADD RETURNS TO REMAINING HANDRAIL
X16	DEMOLISH AND REMOVE PRIVACY FENCE

DEMO KEYNOTES - WALLS

W1	DEMOLISH AND REMOVE WALL AS NEEDED FOR NEW PLAN LAYOUT
W2	DEMOLISH AND REMOVE DOOR/DOOR FRAME
W6	CUT, DEMOLISH, AND REMOVE GYPSUM FOR NEW PLUMBING AS NECESSARY. SEE MEP
W9	DEMOLISH AND REMOVE HANDRAIL
W14	PATCH AND PREPARE WALL FOR NEW FINISHES
W20	DEMOLISH AND REMOVE FRP PANELS, PATCH AND PREP WALL FOR NEW FINISHES.
W23	DEMOLISH AND REMOVE DOOR/DOOR FRAME. INFILL WALL, MATCH EXISTING
W25	REMOVE AND SALVAGE BULLETIN BOARD FOR REUSE. PATCH AND PREP WALL FOR NEW FINISHES
W28	DEMOLISH AND REMOVE EXTERIOR CLADDING, INSULATION AND SHEATHING. PREP FOR RESILIENT CHANNEL AND GYPSUM BOARD
W33	REMOVE AND SALVAGE EYE WASH STATION. TURN OVER TO OWNER
W38	CUT, DEMOLISH AND REMOVE WALL FOR NEW OPENING
W44	DEMOLISH AND REMOVE DOOR/DOOR FRAME AND PREP FOR NARROWER DOOR. INFILL WALL, MATCH EXISTING WALL THICKNESS.
W45	REMOVE AND SALVAGE CHALKBOARD FOR REUSE, PATCH AND PREP WALL FOR NEW FINISHES
W46	REMOVE AND SALVAGE SIGNAGE, TURN OVER TO OWNER. PATCH AND PREP WALL FOR NEW FINISHES
W48	REMOVE AND SALVAGE SOAP AND PAPER TOWEL DISPENSER FOR REUSE. TURN OVER TO OWNER. PATCH AND PREP WALL FOR FINISHES
W49	CUT, DEMOLISH AND REMOVE GYPSUM IN SHOWER AREA, REPLACE WITH TILE BACKER AFTER PLUMBING AND BLOCKING IS ADDED AS NECESSARY.
W52	REMOVE, SALVAGE PROJECTOR FOR REUSE
W55	REMOVE AND SALVAGE COAT HOOKS AND RELOCATE IN CABINET IN SPA AFTER SHELVES ARE REMOVED.

DEMO KEYNOTES - CEILINGS/ROOFS

C22	DEMOLISH AND REMOVE MECHANICAL AND ELECTRICAL IN CEILING AS NECESSARY FOR SHOWER. ADD BLOCKING FOR CEILING HUNG SHOWER CURTAIN. PATCH IN GYPSUM AND PREP FOR FINISHES
-----	---

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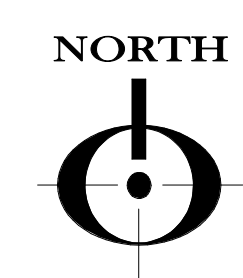
PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE I

AREA 'D2'
 DEMO PLAN

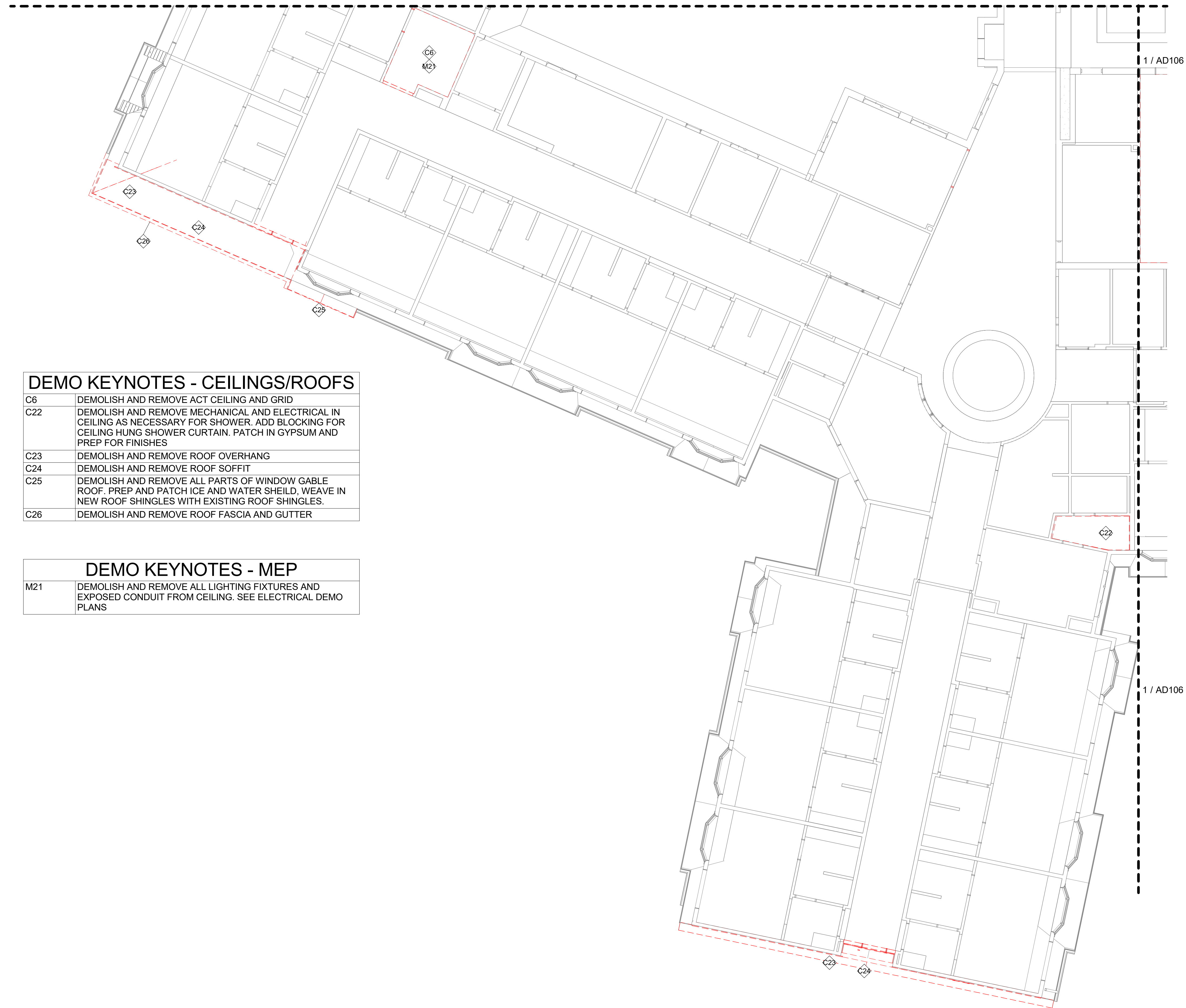
PROJECT
23-114

DATE
02/27/26

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AD107



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DEMO KEYNOTES - CEILINGS/ROOFS

C6	DEMOLISH AND REMOVE ACT CEILING AND GRID
C22	DEMOLISH AND REMOVE MECHANICAL AND ELECTRICAL IN CEILING AS NECESSARY FOR SHOWER. ADD BLOCKING FOR CEILING HUNG SHOWER CURTAIN. PATCH IN GYPSUM AND PREP FOR FINISHES
C23	DEMOLISH AND REMOVE ROOF OVERHANG
C24	DEMOLISH AND REMOVE ROOF SOFFIT
C25	DEMOLISH AND REMOVE ALL PARTS OF WINDOW GABLE ROOF. PREP AND PATCH ICE AND WATER SHEILD, WEAVE IN NEW ROOF SHINGLES WITH EXISTING ROOF SHINGLES.
C26	DEMOLISH AND REMOVE ROOF FASCIA AND GUTTER

DEMO KEYNOTES - MEP

M21	DEMOLISH AND REMOVE ALL LIGHTING FIXTURES AND EXPOSED CONDUIT FROM CEILING. SEE ELECTRICAL DEMO PLANS
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8. EXISTING WALL COVERINGS (CEILINGS AND WALLS) AND ADHESIVE TO BE REMOVED AS NOTED. REPLACE OR REPAIR SUBSTRATE IF DAMAGED DURING REMOVAL. PREP AS REQUIRED TO RECEIVE NEW FINISHES.
9. WHEN REPLACING OR DEMOLISHING CEILINGS, ALL EXISTING LIGHTS, SMOKE DETECTORS AND OTHER CEILING MOUNTED ITEMS SHALL HAVE AT LEAST TWO POINTS OF CONTACT TO THE BUILDING STRUCTURE. THESE ITEMS SHALL NOT BE SUSPENDED FROM EXISTING PIPING, CONDUITS OR DUCTWORK. DIRECTIONAL SIGNAGE, SMOKE DETECTORS AND EMERGENCY LIGHTING SHALL BE MAINTAINED. SMOKE DETECTOR COVERS SHALL BE REMOVED AFTER THE DAY'S CONSTRUCTION ACTIVITIES.
10. THE OWNER HAS FIRST RIGHT OF RETAINING SALVAGED OR DEMOLISHED MATERIALS. ALL MATERIALS SHALL BE HAULED FROM JOB SITE AND PROPERLY DISPOSED OF.

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

AREA 'D2'
RCP DEMO
PLAN

PROJECT
23-114

DATE
02/27/26

SHEET
AD108

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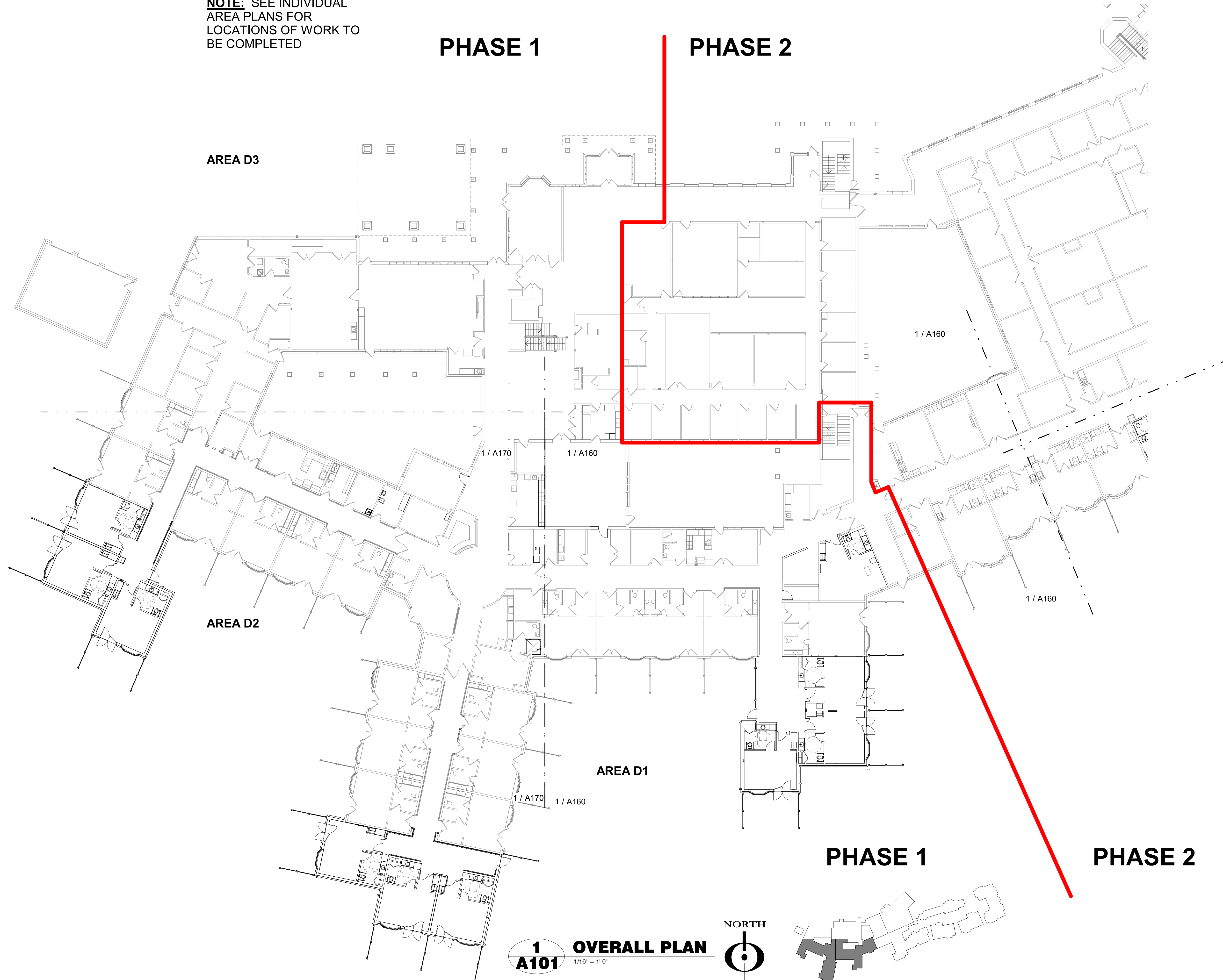
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AD108 1/8" = 1'-0"

AREA 'D2' - FIRST FLOOR REFLECTED CEILING PLAN

NORTH

2/26/2026 12:36:55 PM

NOTE: SEE INDIVIDUAL
AREA PLANS FOR
LOCATIONS OF WORK TO
BE COMPLETED



PHASE 1

PHASE 2

AREA D3

AREA D2

AREA D1

1 / A160

1 / A170

1 / A160

1 / A170

1 / A160

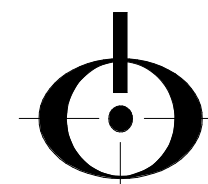
1 / A160

1
A101

OVERALL PLAN

1/16" = 1'-0"

NORTH



PHASE 1

PHASE 2

REVISIONS

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PROPOSED ADDITIONS AND
REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE 1

OVERALL
FIRST FLOOR
PLAN

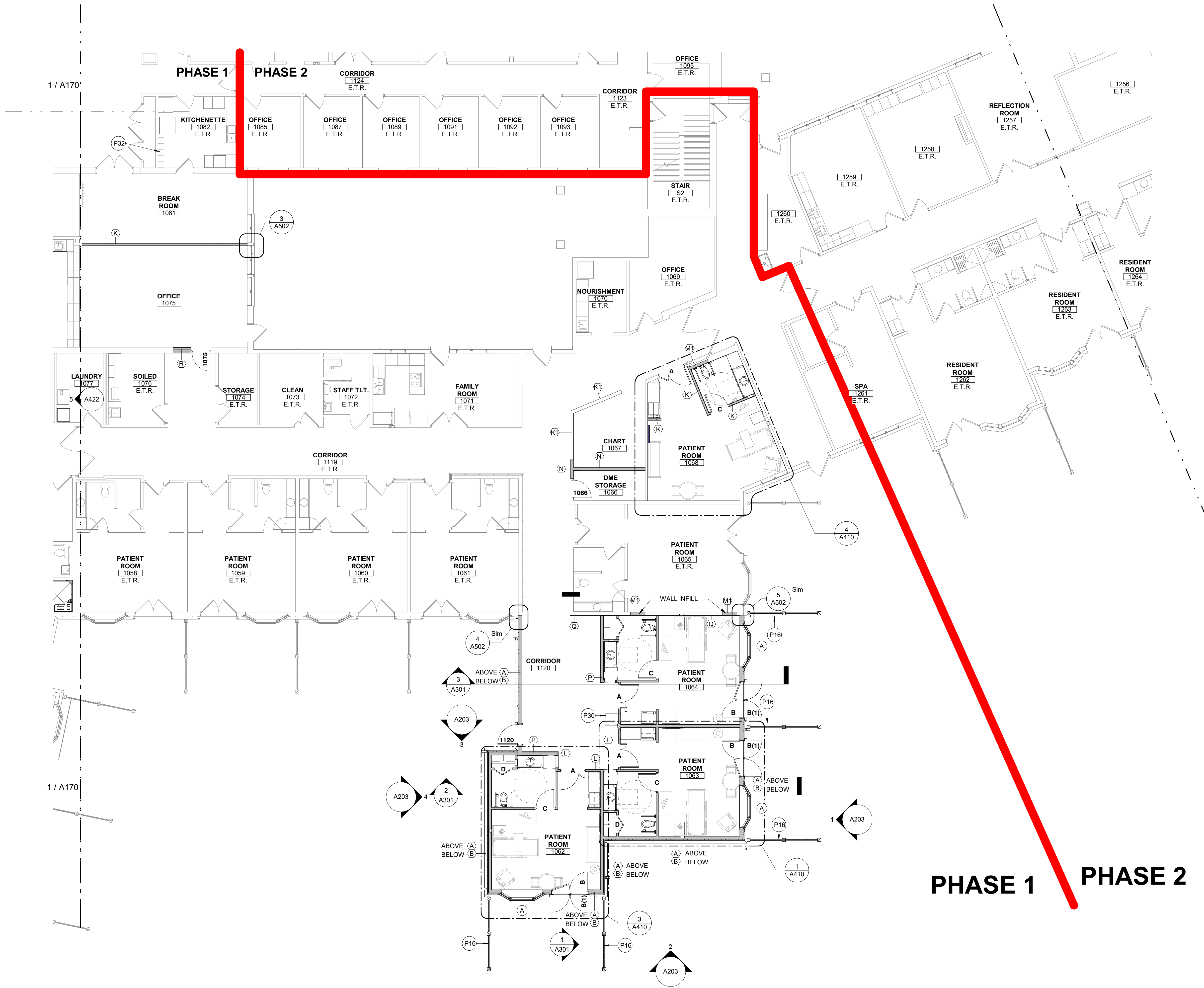
PROJECT
23-114

DATE
02/27/26

SHEET
A101

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GENERAL NOTES

- A. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
- B. ALL PLAN DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- C. ALL FURNITURE SHOWN ON PLANS IS FOR REFERENCE ONLY. VERIFY EXACT COUNT, SIZE, AND LOCATION WITH OWNER.
- D. PROVIDE BLOCKING IN WALLS BEHIND GRAB BARS, CABINETRY, TV LOCATIONS, AND MANTEL.
- E. FIRE RATED WALL SEE LIFE SAFETY PLAN AND WALL TYPES.
- F. **WALLS REQUIRED TO BE CONTINUOUS FROM FLOOR TO BTM OF DECK ABOVE OR ON SECOND FLOOR. TO BTM OF RATED ASSEMBLY WHERE A RATED LID IS NOT IN USE.**
 1. ALL SMOKE OR FIRE RATED WALLS
 2. ALL DEMISING WALLS BETWEEN LIVING QUARTERS
 3. ALL WALLS BETWEEN LIVING UNITS AND CORRIDOR
 4. ALL WALLS AT PUBLIC BATHROOMS
 5. ALL WALLS AT STAFF OFFICES, NURSES OFFICES, AND CHARTING OFFICES.

PLAN KEYNOTES

P16	WOODEN PRIVACY FENCE, MATCH EXISTING
P30	RELOCATED NURSE'S KIOSK FROM SALVAGED FROM PHASE II LOCATIONS. COORDINATE WITH GC
P32	RELOCATED LOCKERS FROM PHASE 2 BREAK ROOM

REVISIONS

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE 1

AREA 'D1' -
 FIRST FLOOR
 PLAN

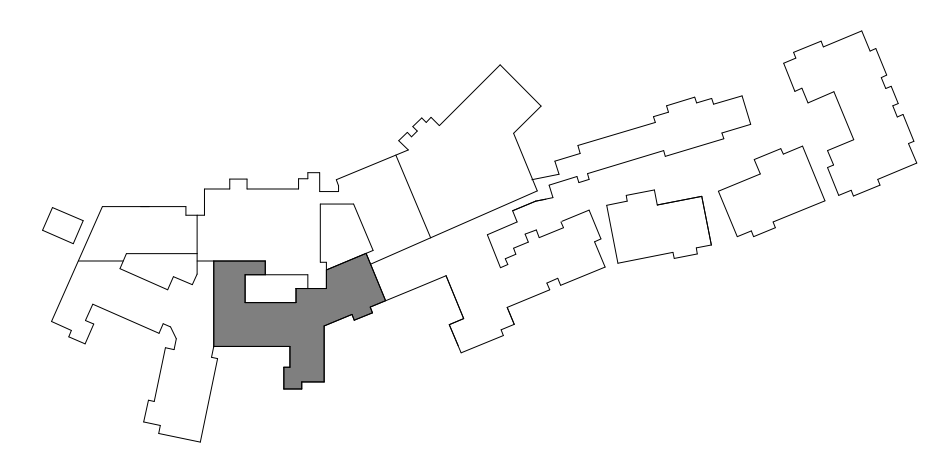
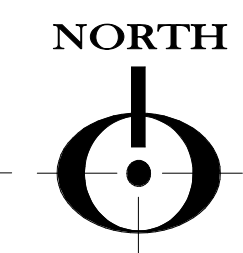
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23-114

DATE
02/27/26

SHEET
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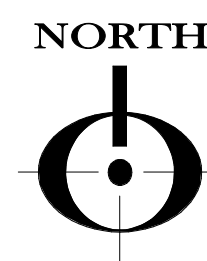
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A160 AREA 'D1' - FIRST FLOOR PLAN
 1/8" = 1'-0"



2/26/2026 12:37:03 PM

1 AREA 'D2' - FIRST FLOOR PLAN

1/8" = 1'-0"



GENERAL NOTES

- A. SEE ENLARGED PLAN SHEETS FOR ADDITIONAL INFORMATION.
- B. ALL PLAN DIMENSIONS ARE FROM FACE OF STUD UNLESS OTHERWISE NOTED.
- C. ALL FURNITURE SHOWN ON PLANS IS FOR REFERENCE ONLY. VERIFY EXACT COUNT, SIZE, AND LOCATION WITH OWNER.
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 - 5. ALL WALLS AT STAFF OFFICES, NURSES OFFICES, AND CHARTING OFFICES.

PLAN KEYNOTES

P16	WOODEN PRIVACY FENCE, MATCH EXISTING
P24	RELOCATED EXISTING OMNICELL
P30	RELOCATED NURSE'S KIOSK FROM SALVAGED FROM PHASE II LOCATIONS. COORDINATE WITH GC
P32	RELOCATED LOCKERS FROM PHASE 2 BREAK ROOM

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

AREA 'D2' -
FIRST FLOOR
PLAN

PROJECT
23-114

DATE
02/27/26

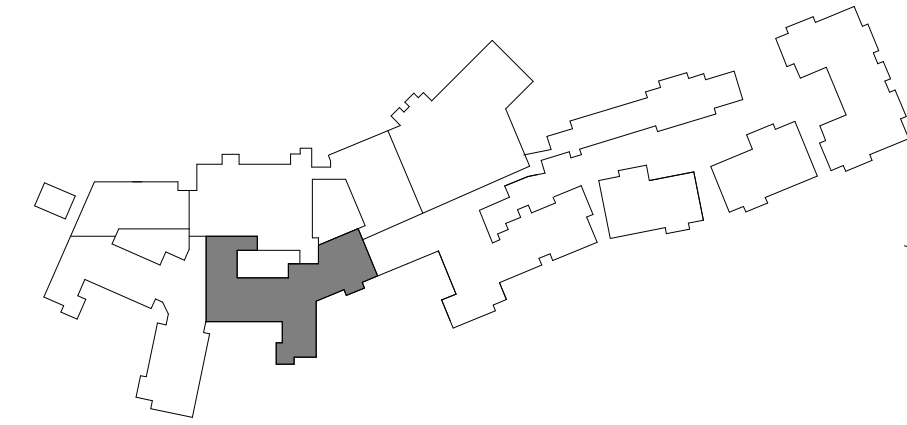
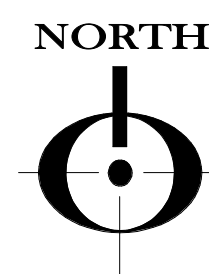
SHEET
A170

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1
A171

AREA 'D2' - FIRST FLOOR DIMENSION PLAN

1/8" = 1'-0"



GENERAL NOTES

- A. SEE FLOOR PLANS AND ENLARGED FLOOR PLANS FOR WALL, WINDOW, & DOOR TAGS.
- B. SEE ENLARGED PLANS FOR ADDITIONAL DIMENSIONS.
- C. ALL DOOR OPENINGS ARE 3" FROM FACE OF STUD OF ADJACENT WALL UNLESS OTHERWISE NOTED.
- D. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF MASONRY.
- E. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD.
- F. ALL DIMENSIONS TAKEN FROM EXISTING WALLS ARE FROM FINISH FACE AND SHALL BE FIELD VERIFIED.

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PROPOSED ADDITIONS AND
REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN
PHASE I

AREA 'D2' -
FIRST FLOOR
DIMENSION
PLAN

PROJECT
23-114

DATE
02/27/26

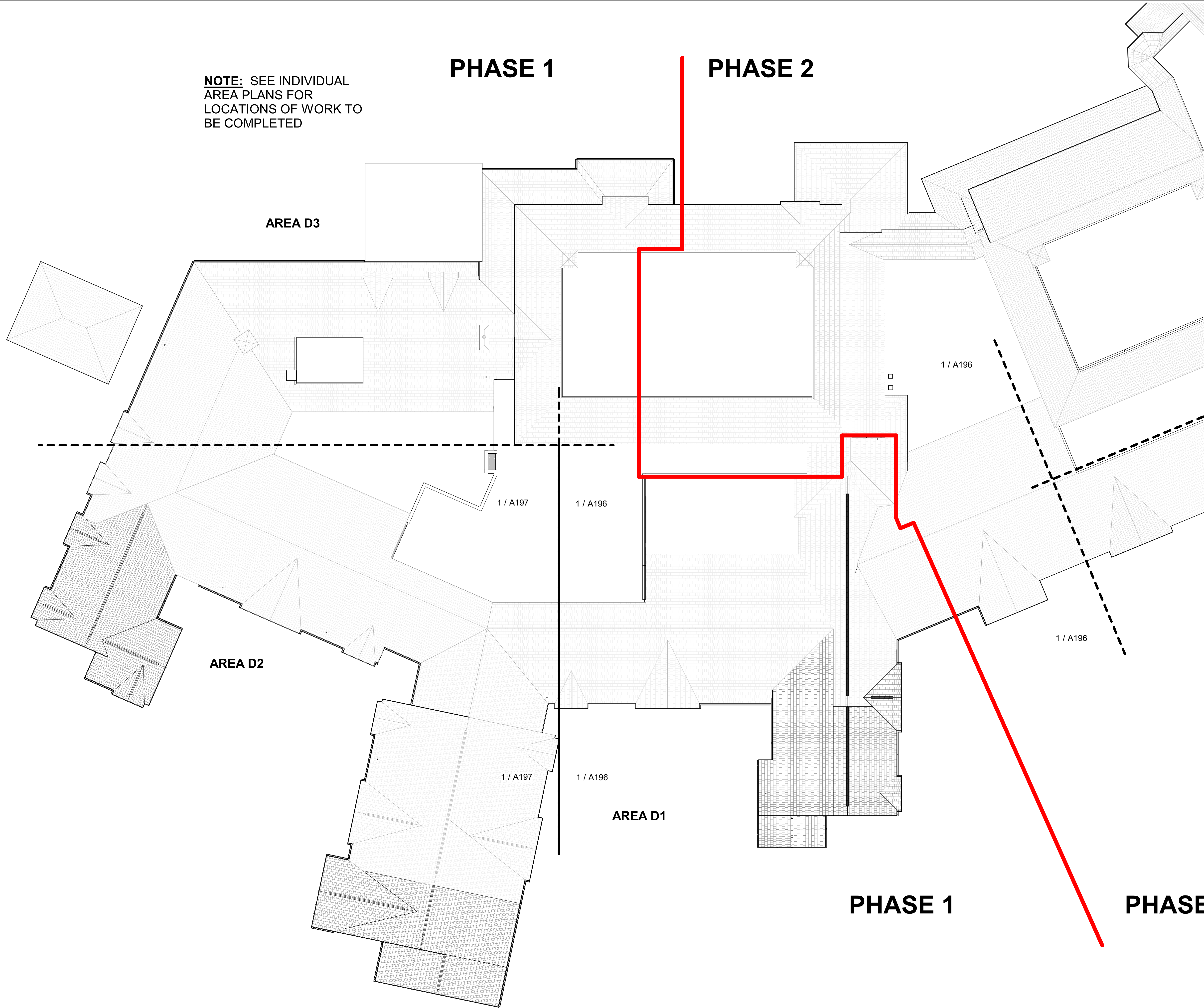
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NOTE: SEE INDIVIDUAL AREA PLANS FOR LOCATIONS OF WORK TO BE COMPLETED

PHASE 1

PHASE 2

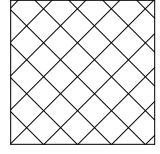
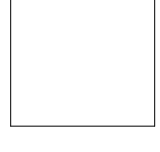
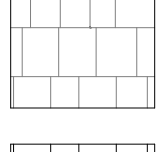
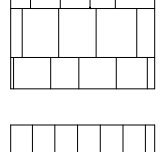
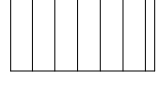


GENERAL NOTES

- A. CONTRACTOR TO VERIFY ALL REQUIRED BLOCKING WITH OWNER FOR OWNERS EQUIPMENT MOUNTED ON ROOF.
- B. ALL CONSTRUCTION TO CONFORM WITH STATE BUILDING CODES.
- C. CONTRACTOR TO VERIFY ALL REQUIRED BLOCKING TO ALLOW FOR PROPER CONSTRUCTION AND SUPPORT.
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- F. EPDM ROOFS SHALL HAVE A MINIMUM 2-PERCENT SLOPE, UNLESS NOTED OTHERWISE. REFER TO PLANS. ALL SLOPES SHALL BE VERIFIED PRIOR TO INSTALLATION OF ROOF SYSTEM.
- G. SEE LIFE SAFETY PLANS FOR FIRE WALL LOCATIONS.

REVISIONS		
NO.	DESCRIPTION	DATE

ROOF PLAN KEY

-  ICE AND WATER SHIELD
-  MEMBRANE ROOFING
-  EXISTING GLASS-FIBER REINFORCED ASPHALT SHINGLES
-  GLASS-FIBER REINFORCED ASPHALT SHINGLES
-  STANDING SEAM METAL ROOF

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PROPOSED ADDITIONS AND REMODELS FOR:
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FITCHBURG, WISCONSIN
PHASE I

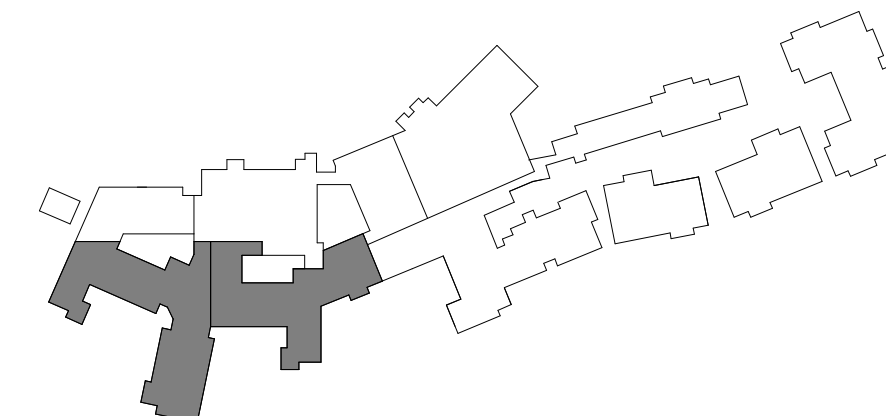
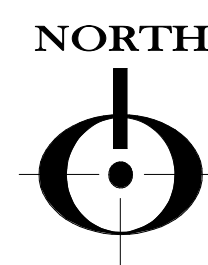
OVERALL ROOF PLAN

PROJECT 23-114

DATE 02/27/26

SHEET A190

1 OVERALL ROOF PLAN
1/16" = 1'-0"



1 / A170 1 / A160

1 / A160

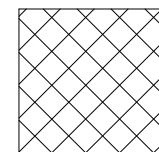

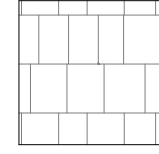
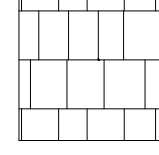
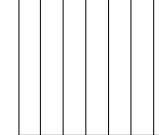
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GENERAL NOTES

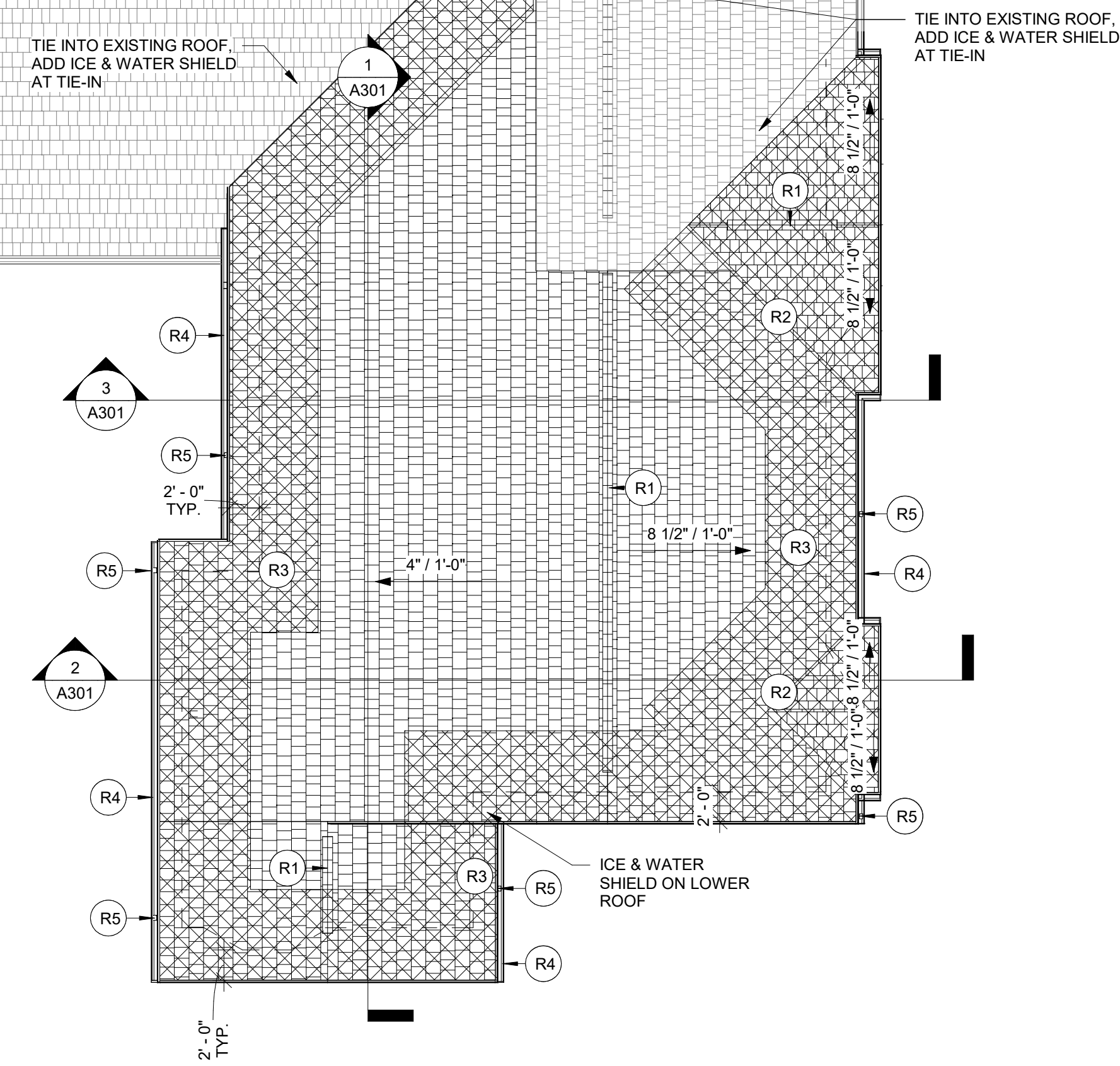
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ROOF PLAN KEY

-  ICE AND WATER SHIELD
-  MEMBRANE ROOFING
-  EXISTING GLASS-FIBER REINFORCED ASPHALT SHINGLES
-  GLASS-FIBER REINFORCED ASPHALT SHINGLES
-  STANDING SEAM METAL ROOF

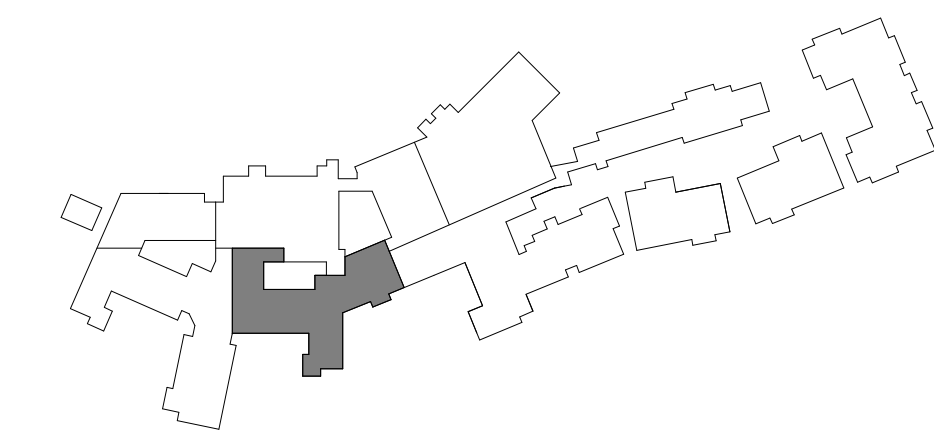
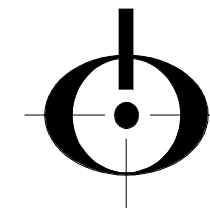
ROOF PLAN KEYNOTES

- R1 PROVIDE CONTINUOUS RIDGE VENT
- R2 VALLEYS CONSTRUCTED OF CLOSED-CUT VALLEY TYPE. PROVIDE ICE & WATER SHIELD AT ALL VALLEY LOCATIONS MIN. 6'-0" IN EACH DIRECTION
- R3 PROVIDE ICE & WATER SHIELD AT MIN. 6'-0" FROM EDGE OF EAVE UP SLOPE OF ROOF
- R4 GUTTER, SEE SPECS
- R5 DOWNSPOUT, SEE CIVIL DRAWINGS FOR TIE-IN



1 AREA 'D1' ROOF PLAN
A196 1/8" = 1'-0"

NORTH



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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE I

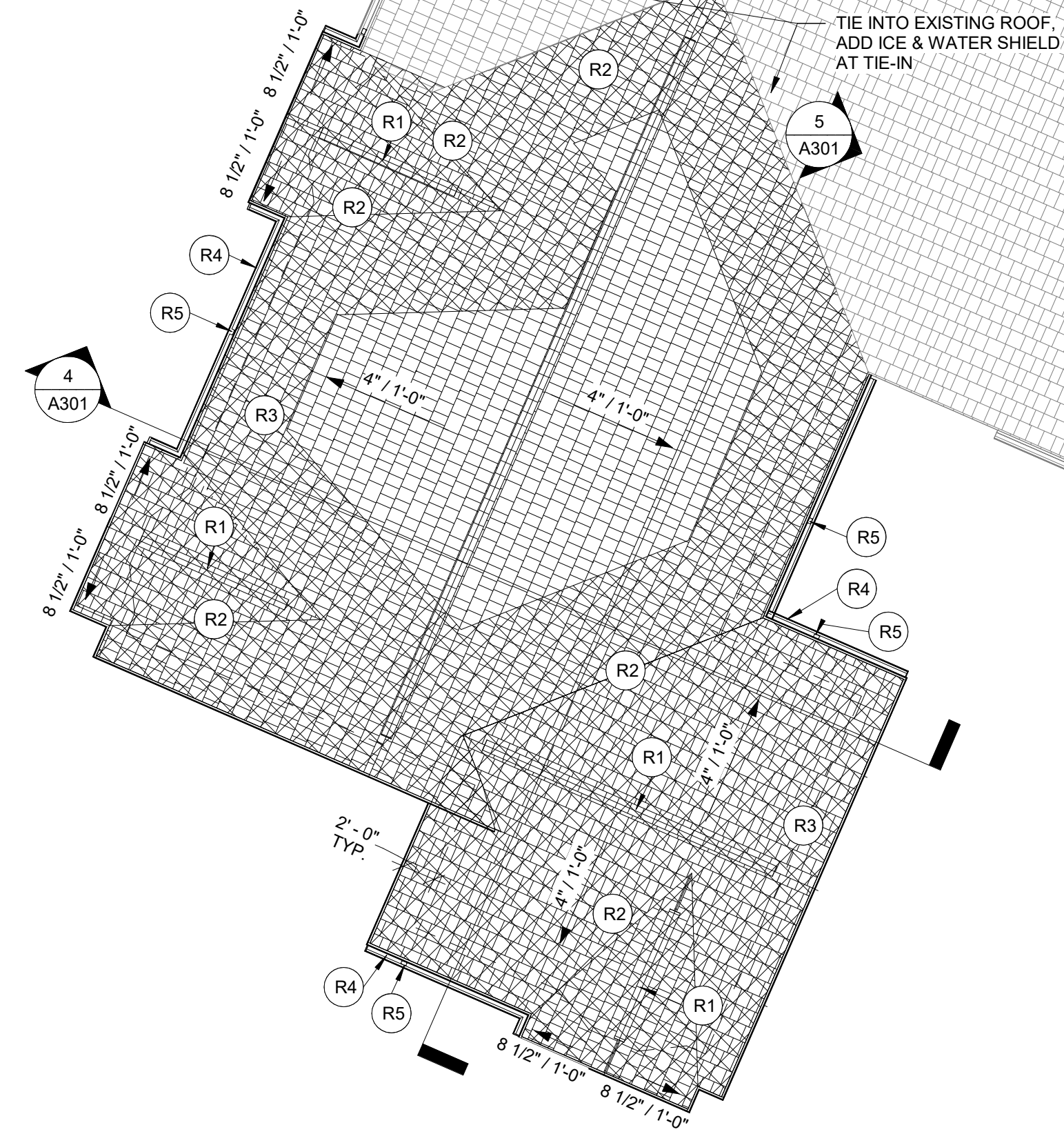
AREA 'D1' ROOF PLAN

PROJECT 23-114

DATE 02/27/26

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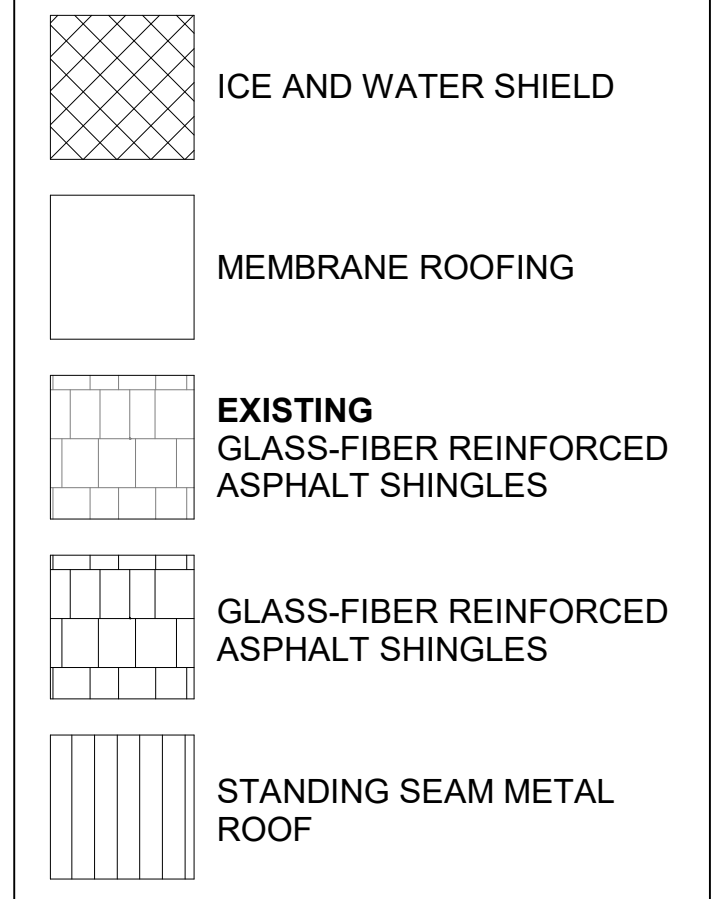
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GENERAL NOTES

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ROOF PLAN KEY



ROOF PLAN KEYNOTES

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R4	GUTTER, SEE SPECS
R5	DOWNSPOUT, SEE CIVIL DRAWINGS FOR TIE-IN

REVISIONS

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
 FITCHBURG, WISCONSIN
 PHASE I

AREA 'D2'
 ROOF PLAN

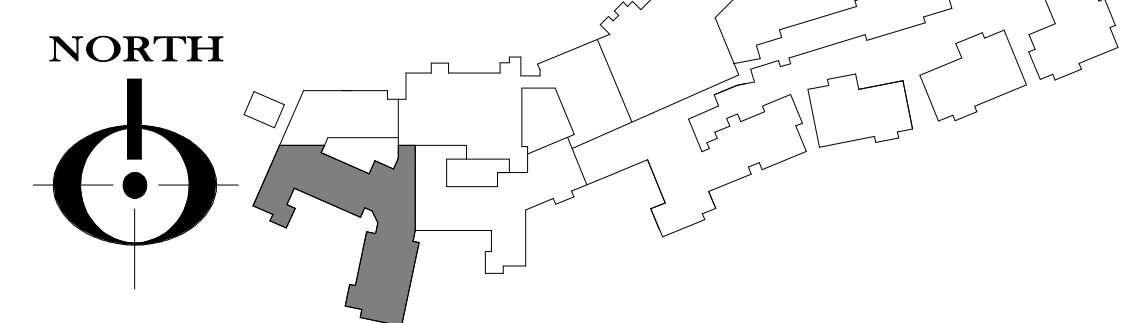
PROJECT
23-114

DATE
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SHEET
A197

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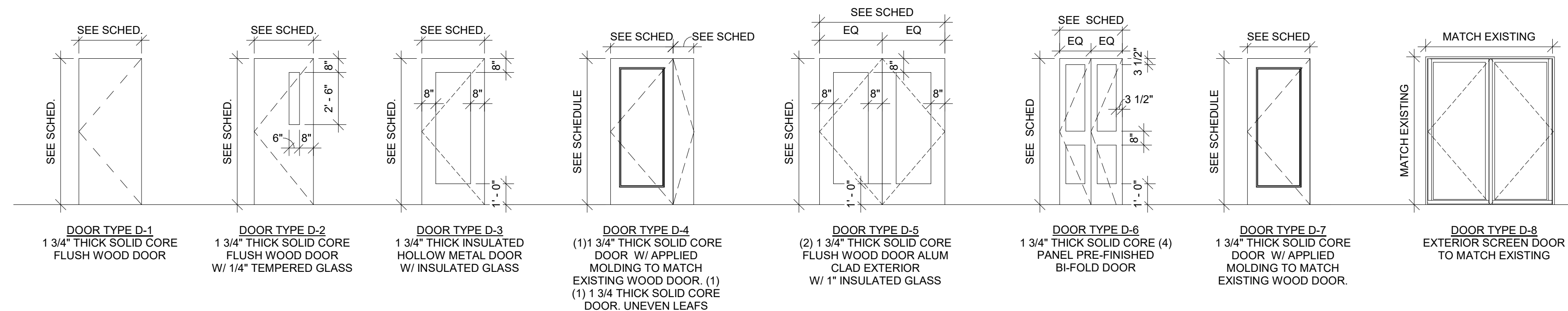
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A197
AREA 'D2' ROOF PLAN
 1/8" = 1'-0"



AREA D1 DOOR SCHEDULE												
OPNG NO.	LOCATION	DOOR					HARDWARE GROUP	FRAME			LABEL MIN.	REMARKS
		TYPE	OPENING		MATERIAL	FINISH		TYPE	MATERIAL	FINISH		
			WIDTH	HEIGHT								
1066	DME STORAGE	D-1	3' - 0"	7' - 0"	WD	S&V	01	F-2	WD	S&V		
1075	OFFICE	D-7	3' - 0"	7' - 0"	WD	S&V	02	F-3	HM W/ WD TR	PT - S&V		
1120	CORRIDOR	D-3	3' - 4"	7' - 0"	HM	PT	AL1	F-1	FLUSH HM W/ WD TR	PT - S&V		

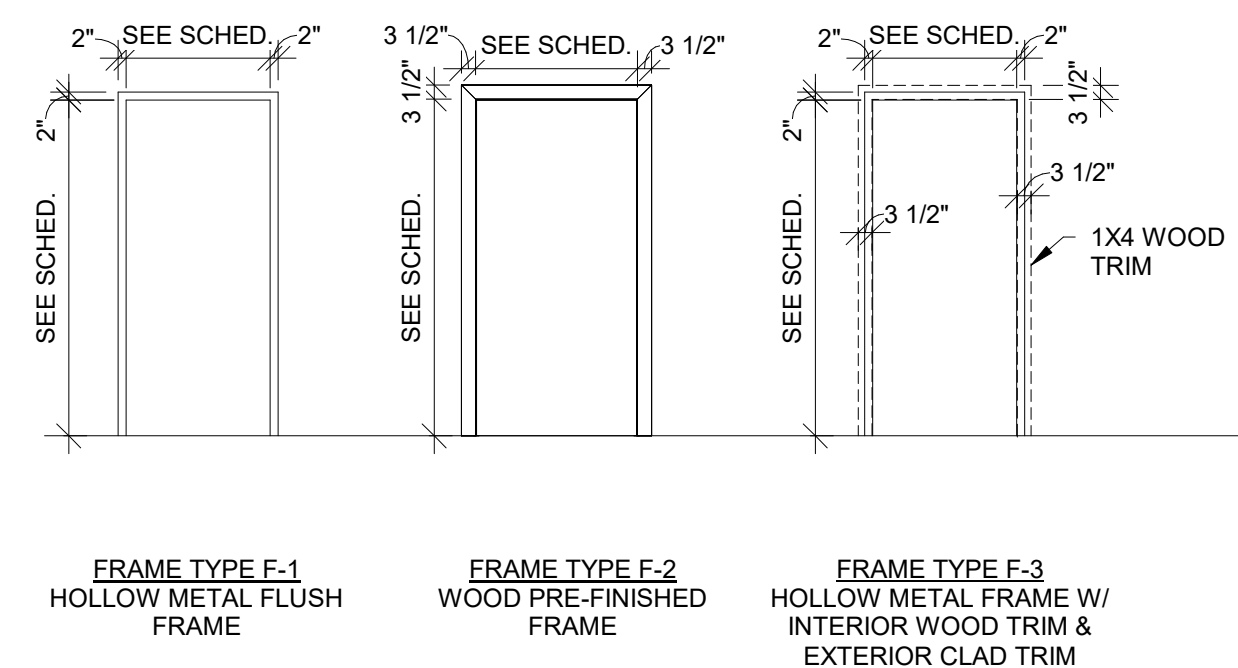
AREA D2 DOOR SCHEDULE												
OPNG NO.	LOCATION	DOOR					HARDWARE GROUP	FRAME			LABEL MIN.	REMARKS
		TYPE	OPENING		MATERIAL	FINISH		TYPE	MATERIAL	FINISH		
			WIDTH	HEIGHT								
1042	CHARTING	D-2	3' - 0"	7' - 0"	WD	S&V	02	F-2	WD	S&V		
1114	CORRIDOR	D-3	3' - 4"	7' - 0"	HM	PT	AL1	F-3	FLUSH HM W/ WD TR	PT - S&V		
1118	CORRIDOR	D-3	3' - 4"	7' - 0"	HM	PT	AL1	F-3	FLUSH HM W/ WD TR	PT - S&V		

PATIENT UNIT DOOR SCHEDULE												
OPNG NO.	LOCATION	DOOR					HARDWARE GROUP	FRAME			LABEL MIN.	REMARKS
		TYPE	OPENING		MATERIAL	FINISH		TYPE	MATERIAL	FINISH		
			WIDTH	HEIGHT								
A	ENTRY	D-4	4' - 6"	7' - 0"	WD	PREFINISHED - MATCH EXIST	12	F-2	WD	PREFINISHED - MATCH EXIST		
B	PATIO	D-5	6' - 0"	7' - 0"	WD/AL CLAD	S&V	15	F-2	WD	S&V		
B(1)	PATIO	D-8	6' - 0"	7' - 0"	MTL	PREFINISHED - MATCH EXIST	--	--	MTL	PREFINISHED - MATCH EXIST		SCREEN DOOR TO MATCH EXISTING
C	BATHROOM ENTRY	D-1	3' - 0"	7' - 0"	WD	S&V	13	F-2	WD	S&V		
D	BATHROOM CLOSET	D-6	3' - 0"	7' - 0"	WD	S&V	14	F-2	WD	S&V		



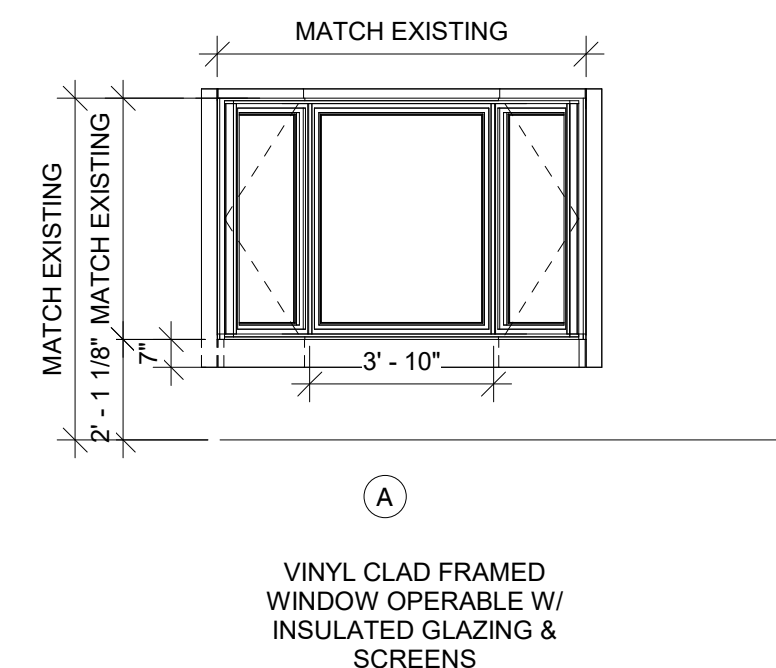
DOOR TYPES

1/4" = 1'-0"



FRAME TYPES

1/4" = 1'-0"



WINDOW TYPES

1/4" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

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PROPOSED ADDITIONS AND REMODELS FOR:
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FITZBURG, WISCONSIN
PHASE I

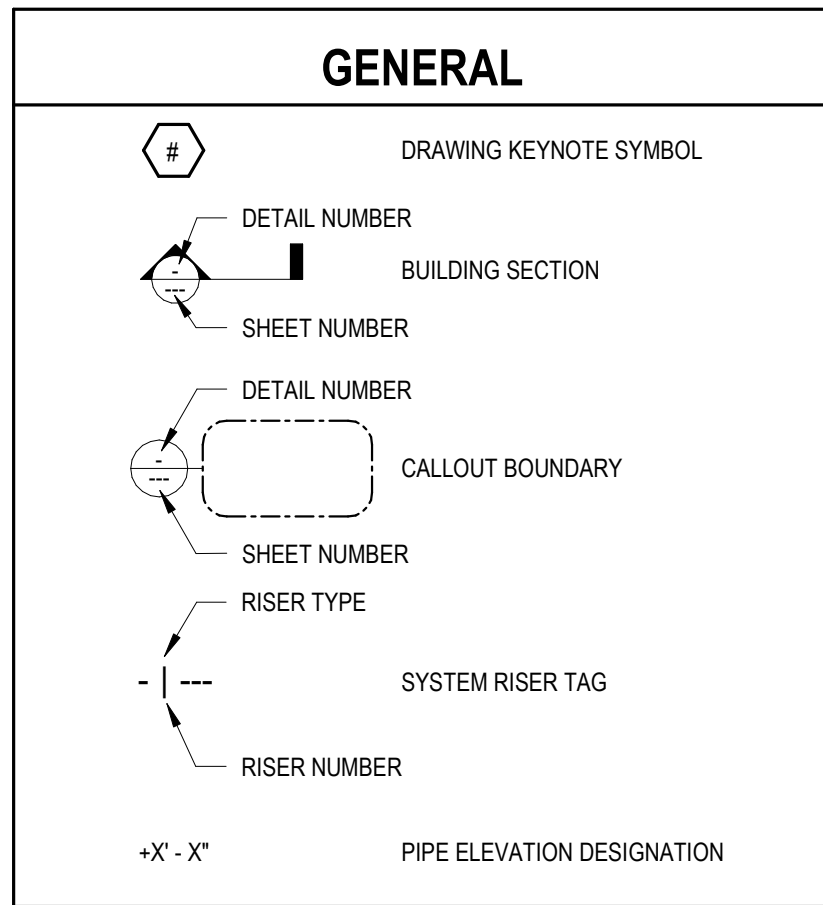
SCHEDULES

PROJECT
23-114

DATE
02/27/26

SHEET
A600

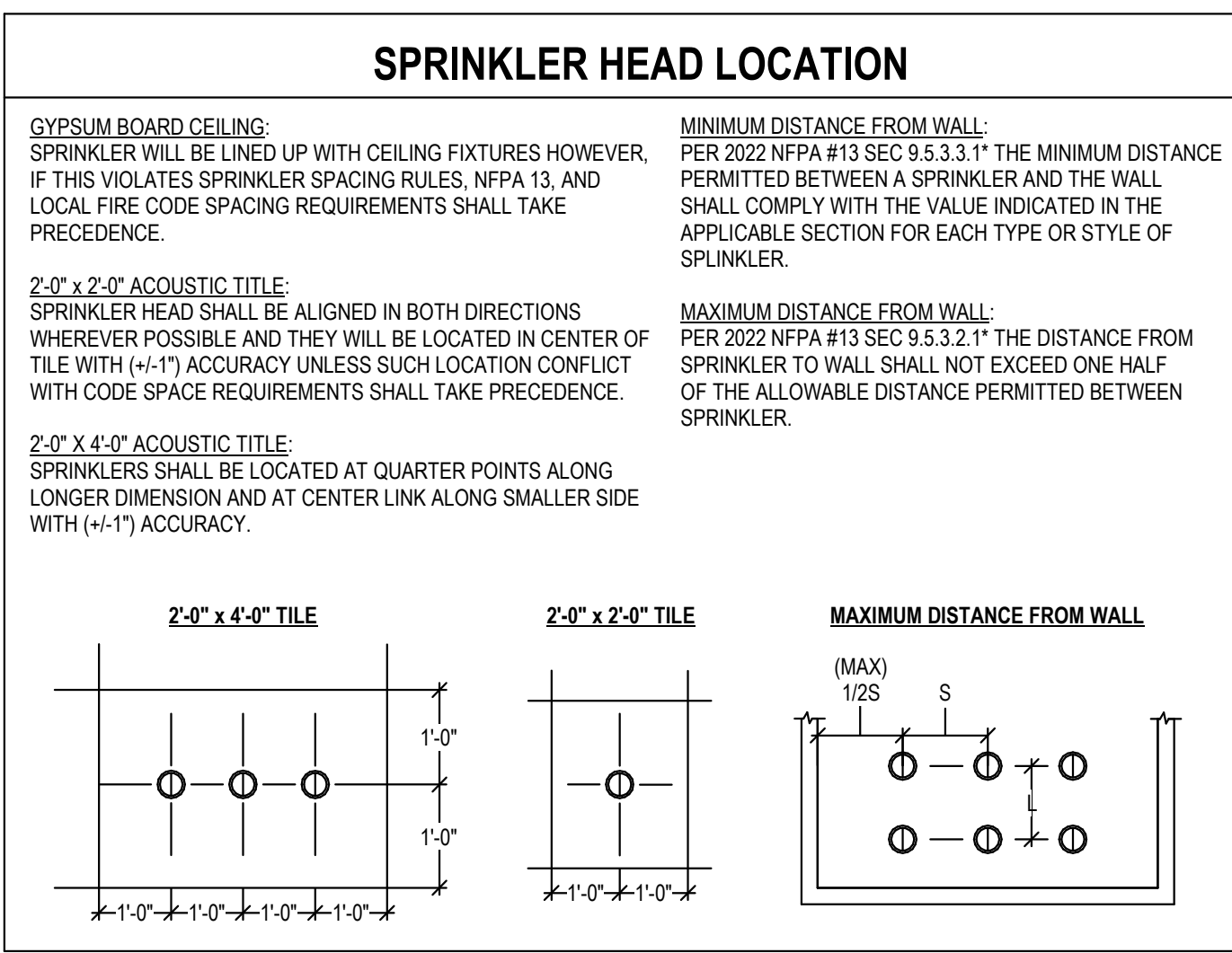
GENERAL ABBREVIATIONS	
AE	ARCHITECT/ENGINEER
AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
ALT	ALTERNATE
ARCH	ARCHITECT
BLDG	BUILDING
CLG	CEILING
DEG-F, °F	DEGREES FAHRENHEIT
DISC	DISCONNECT
DN	DOWN
ELEV	ELEVATION REFERENCE
FLR	FLOOR
FP	FIRE PROTECTION
GC	GENERAL CONTRACTOR
GYP	GYPSON BOARD
J-BOX	JUNCTION BOX
RCP	REFLECTED CEILING PLAN
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
RM	ROOM
SF	SQUARE FEET
SPEC	SPECIFICATION(S)
TBD	TO BE DETERMINED
TS	TAMPER SWITCH
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
POC	POINT OF CONNECTION
POD	POINT OF DISCONNECTION



IDENTIFIER	TYPE
	LIGHT HAZARD
	ORDINARY GROUP I HAZARD
	ORDINARY GROUP II HAZARD
	EXTRA HAZARD
	NOT IN SCOPE

WATER SUPPLY AND DISTRIBUTION	
	DENOTES SYSTEM SUPPLY MAIN (INDICATE PIPE SIZE AND MATERIAL)
	DENOTES SPRINKLER SYSTEM PIPES (INDICATE PIPE SIZE AND MATERIAL)
	DENOTES DRY SYSTEM PIPES (INDICATE PIPE SIZE AND MATERIAL)
	DENOTES SYSTEM X-PRESS DRAIN PIPE (INDICATE PIPE SIZE AND MATERIAL)
	DENOTES FIRE DEPT. CONN. (INDICATE SIZE AND TYPE)
	DENOTES RISER
	DENOTES VALVE IN GENERAL (BASIC SHAPE - INDICATE VALVE SIZE)
	DENOTES VALVE IN PIT (INDICATE VALVE SIZE)
	DENOTES VALVE WITH INDICATOR POST (INDICATE VALVE SIZE)
	DENOTES KEY-OPERATED VALVE (INDICATE VALVE SIZE)
	DENOTES OS&Y VALVE (OUTSIDE SCREW AND YOKE, RISING STEM - INDICATE VALVE SIZE)
	DENOTES INDICATING BUTTERFLY VALVE (INDICATE VALVE SIZE)
	DENOTES NON-INDICATING VALVE (NON-RISING STEM - INDICATE VALVE SIZE)
	DENOTES CHECK VALVE (BASIC SHAPE - INDICATE VALVE SIZE AND DIRECTION OF FLOW)
	DENOTES BACKFLOW PREVENTER - DOUBLE-CHECK TYPE
	DENOTES BACKFLOW PREVENTER - REDUCED PRESSURE ZONE TYPE
	DENOTES PRESSURE REGULATING VALVE
	DENOTES PRESSURE RELIEF VALVE
	DENOTES SIAMESE FIRE DEPARTMENT CONNECTION (SPECIFY TYPE, SIZE, AND ANGLE)
	DENOTES FREESTANDING SIAMESE FIRE DEPARTMENT CONNECTION (SIDEWALK OR PIT TYPE, SPECIFY SIZE)
	DENOTES SINGLE FIRE DEPARTMENT CONNECTION (SPECIFY TYPE, SIZE, THREAD, AND ANGLE)
	DENOTES FREESTANDING TEST HEADER (SPECIFY NUMBER AND SIZES OF OUTLETS)
	DENOTES WALL-MOUNTED TEST HEADER (SPECIFY NUMBER AND SIZES OF OUTLETS)
	FLOW SWITCH
	PRESSURE GAUGE

FIRE PROTECTION HYDRAULIC CRITERIA							
HAZARD DESCRIPTION	OCCUPANCY CLASSIFICATION	DENSITY (GPM / SQ. FT.)	DESIGN AREA (SQ. FT.)	MAX. AREA PER SPRINKLER (SQ. FT.)	SPRINKLER TYPE	HOSE DEMAND	REMARKS
OFFICES, BREAKROOM, CORRIDORS, RECEPTION AREAS, WAITING AREAS, CONFERENCE ROOMS, EXAM ROOMS, PROCEDURE ROOMS,	LIGHT HAZARD	0.1	1500	225	CONCEALED OR AS CLG. REQUIRED.	100	WET SYSTEM 165 F HEADS
ELECTRICAL CLOSETS, IDF ROOMS, IT CLOSETS, MEDICINE ROOMS, MECHANICAL ROOMS.	ORDINARY HAZARD GROUP 1	0.15	1500	130	UPRIGHT OR AS CLG. REQUIRED	250	WET SYSTEM 212 F HEADS
SOILED ROOMS, STORAGE ROOMS.	ORDINARY HAZARD GROUP 2	0.2	1500	130	CONCEALED OR AS CLG. REQUIRED	250	WET SYSTEM 212 F HEADS



SPRINKLER PIPING SUPPORT

- SPRINKLER DEFLECTOR ELEV. (SSU) = 1" TO 4" BBD (OR OTHERWISE NOTED)
- SPRINKLER LINE ELEVATION = MIN. 0'-6" BBD (OR OTHERWISE NOTED)
- SPRINKLER MAIN ELEVATION = MIN. 1'-0" BBD (OR OTHERWISE NOTED)
- SPRING 4 FT. (1.2M) OR LONGER SHALL BE RESTRAINED AGAINST LATERAL MOVEMENT PER 2016 NFPA SECTION 9.2.3.7.

PIPING NOTES:

- HANG ALL NEW PIPES 1" TO 3" IN SIZE PER TABLE BELOW (SEE PLAN FOR ELEVATIONS).
- ALL ARM-OVERS 24" IN LENGTH AND OVER SHALL HAVE A HANGER.
- FOR GENERAL NOTES AND DETAILS SEE SHEET FP-000, AND FP600.
- ALL GROOVED COUPLINGS ON MAINS SHALL BE OF RIGID TYPE.

2016 NFPA13 TABLE 9.2.2.1(a) MAXIMUM DISTANCE BETWEEN HANGERS		
PIPE SIZE (SCH 40)	MAX SPACING (STEEL)	MAX SPACING (DUCTILE - IRON PIPE)
1" UP TO 1 1/4"	12'-0"	NA
1 1/2" UP TO 3"	15'-0"	15'-0"
0-4"	15'-0"	15'-0"
0-6"	15'-0"	15'-0"
0-8"	15'-0"	15'-0"

AUTOMATIC SPRINKLER LEGEND

SYMBOL	MAKE	TYPE	K-FACTOR	ORIFICE	TEMP.	SIN	FINISH	TOTAL
	RELIABLE	OR CONCEALED PENDENT	5.6	1/2	165°	RA3415	CHROME	-
	RELIABLE	OR UPRIGHT	5.6	1/2	155° & 200°	RA1425	BRASS	-
TOTAL								-

NOTE: QR = QUICK RESPONSE, SR = STANDARD RESPONSE

SPRINKLER TYPES:
CONCEALED: RELIABLE MODEL RA3415 - 1/2", K-5.6 Q.R. CHROME CONCEALED PENDENT 165 DEGREE.
UPRIGHT: RELIABLE MODEL RA1425 - 1/2", K-5.6 Q.R. BRASS UPRIGHT 155 DEGREE.

- FIRE PROTECTION GENERAL NOTES**
- SPRINKLER SYSTEM TO BE DESIGNED BY SPRINKLER CONTRACTOR. DRAWINGS SHALL INDICATE SCHEMATIC DESIGN INTENT FOR NEW SPRINKLER LAYOUT. SPRINKLERS ON PLAN REPRESENT RECOMMENDED LOCATIONS. CONTRACTOR TO VERIFY QUANTITY AND LOCATION OF SPRINKLERS AS PART OF DESIGN BUILD CONTRACT.
 - ALL FIRE PROTECTION WORK TO BE EXECUTED IN STRICT CONFORMANCE WITH STATE OF WISCONSIN CODES AND AMMENDMENTS AND NFPA 13. THE SYSTEM SHALL BE GUARANTEED FOR MINIMUM ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.
 - COORDINATE LOCATIONS OF ALL RISERS. COORDINATE INSTALLATION OF ALL FIRE PROTECTION WORK WITH OTHER TRADES. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING ANY SUCH INSTALLATION.
 - CONTRACTOR TO SECURE ALL NECESSARY PERMITS AND APPROVALS FROM AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.
 - SPRINKLERS SHALL BE PLACED IN CENTER OF TILES WHERE SUSPENDED CEILING EXISTS.
 - COORDINATION WITH ALL OTHER TRADES IS A MUST PRIOR TO ANY INSTALLATION. SEE ARCHITECTURAL DRAWINGS FOR EXACT CEILING SPACE AVAILABLE.
 - FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR ANY INSPECTIONS AND PERMITS REQUIRED PRIOR TO INSTALLATION.
 - PROVIDE SPARE SPRINKLERS AND WRENCH IN CABINET AT MECHANICAL ROOM OR FIRE PUMP ROOM.
 - PHASING SHALL BE COORDINATED BETWEEN TRADES AND WITH OWNER AND ARCHITECT. CONTRACTOR SHALL ENSURE THAT THE EXISTING SPRINKLER SYSTEM REMAINS OPERATIONAL WHILE THE BUILDING IS OCCUPIED.
 - CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL EXISTING SYSTEMS IN THE FIELD PRIOR TO BIDDING THE PROJECT.
 - ONLY SPECIFIED SPRINKLERS, MATERIALS, AND DEVICES SHALL BE EMPLOYED IN THE INSTALLATION OF THE SPRINKLER SYSTEM.
 - SPRINKLER PLANS SHALL BE APPROVED PRIOR TO THE INSTALLATION OF ANY PIPE. A SET OF APPROVED PLANS SHALL BE MAINTAINED AT ALL TIMES ON THE JOBSITE.
 - AN APPOINTMENT SHALL BE MADE MINIMUM OF 48 HOURS (2) WORKING DAYS IN ADVANCE WITH THE APPROPRIATE FIRE PREVENTION OFFICE FOR ALL TESTS AND INSPECTIONS.
 - ALL VALVES SHALL HAVE A PERMANENTLY AFFIXED SIGN INDICATING ITS FUNCTION.
 - THE PROTECTION OF SPRINKLERS FROM PAINT IS TO BE THE RESPONSIBILITY OF OTHERS.
 - FIRE SPRINKLERS SHALL BE LOCATED IN STRAIGHT LINES PARALLEL TO THE WALLS.
 - PENETRATIONS OF RATED WALLS SHALL BE SEALED AGAINST FIRE, SMOKE, AND SOUND PER ARCHITECTURAL DRAWINGS.
 - FIRE PROTECTION CONTRACTOR SHALL PROVIDE SHOP DRAWINGS SHOWING ALL SPRINKLERS AND PIPE LOCATIONS FOR APPROVAL PRIOR TO COMMENCING WORK. PROVIDE HYDRAULIC CALCULATIONS FOR ALL MODIFIED SPRINKLER BRANCH PIPING.
 - REFER TO ARCHITECTURAL DRAWINGS FOR NEW & EXISTING FIRE/SMOKE BARRIERS.

- DEMOLITION NOTES**
- DEMOLITION INFORMATION SHOWN ON THE DRAWINGS IS BASED ON SHOP DRAWINGS AND A PRELIMINARY REVIEW OF THE EXISTING CONDITIONS. PERFORM ALL WORK OF A DEMOLITION NATURE THAT MAY BE REQUIRED OR NECESSARY FOR A FULL AND COMPLETE EXECUTION OF THE WORK. WHETHER OR NOT SHOWN OR SPECIFIED. THE EXACT EXTENT OF DEMOLITION MAY NOT BE FULLY INDICATED ON THE DRAWINGS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDS AND CONFIRM COMPLETE EXTENT OF DEMOLITION REQUIRED.
 - MATERIALS AND EQUIPMENT TO BE SALVAGED OR REUSED SHALL BE IDENTIFIED BY THE OWNER. THESE ITEMS ARE THE PROPERTY OF THE OWNER AND SHALL BE RETURNED TO THE OWNERS DESIGNATED STORAGE AREA. WHERE REMOVAL IS REQUIRED THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE TAKEN DURING THE HANDLING OF THESE ITEMS.
 - DEMOLISHED MATERIALS AND EQUIPMENT NOT BEING SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND REMOVED FROM THE SITE AND LEGALLY DISPOSED OF.
 - WHERE DEMOLITION OF MATERIALS, EQUIPMENT AND REMOVAL OF PIPING OR OTHER ACCESSORY LEAVES AN OPENING ON THE FLOOR, WALL OR CEILING, SHALL BE PATCHED TO MATCH EXISTING ADJACENT FINISH.

- CODE & REGULATORY**
- NFPA 13 - STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS
 - NFPA 99 - HEALTH CARE FACILITIES CODE
 - 2021 WISCONSIN FIRE CODE

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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

FIRE PROTECTION LEGEND

PROJECT 23-114

DATE 02/27/26

SHEET FP000

FIRE PROTECTION GENERAL NOTES

1. REFER TO SHEET FP000 FOR LEGEND AND NOTES.
2. EXISTING CONDITIONS WERE DRAWN BASED ON LIMITED EXISTING INFORMATION AND SURVEY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.

KEYNOTES 

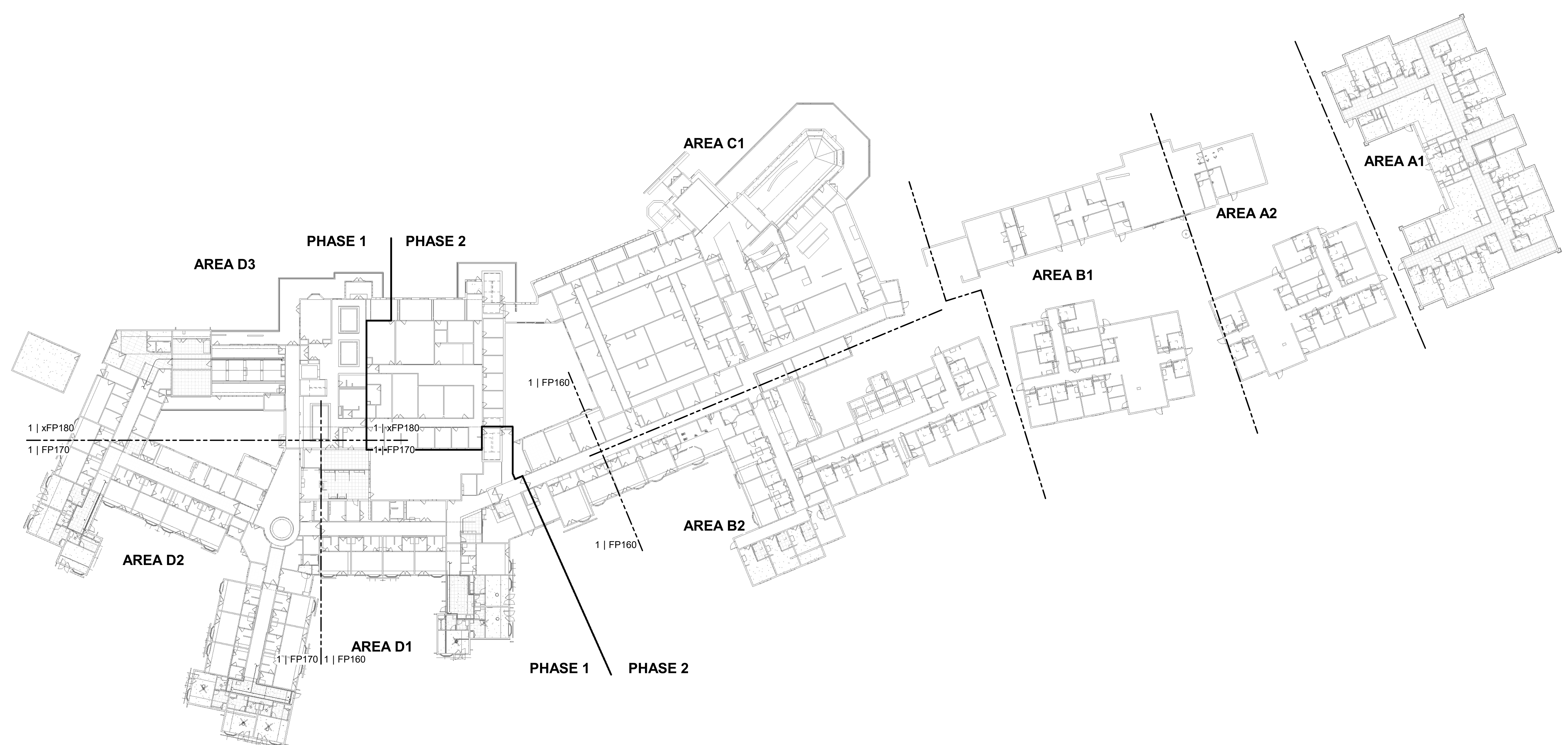
OUT OF SCOPE LEGEND



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PROPOSED ADDITIONS AND
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AGRACE HOSPICE
 FITCHBURG, WISCONSIN

FIRE
 PROTECTION
 OVERALL
 FIRST FLOOR
 PLAN

PROJECT
23-114

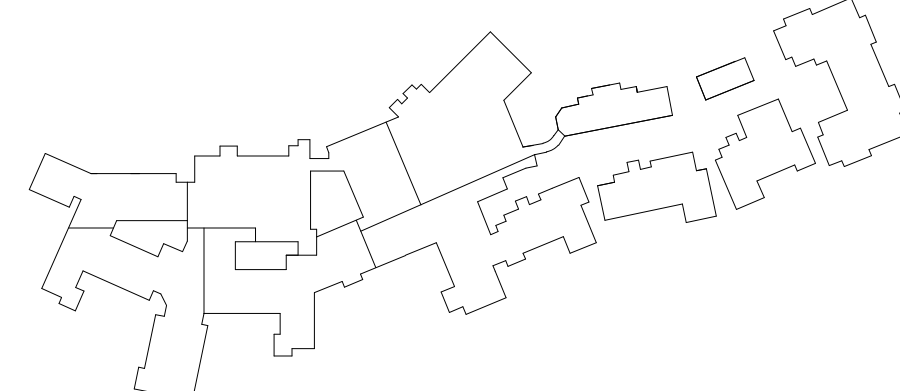
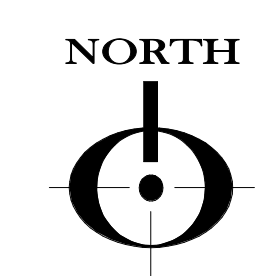
DATE
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SHEET
FP101

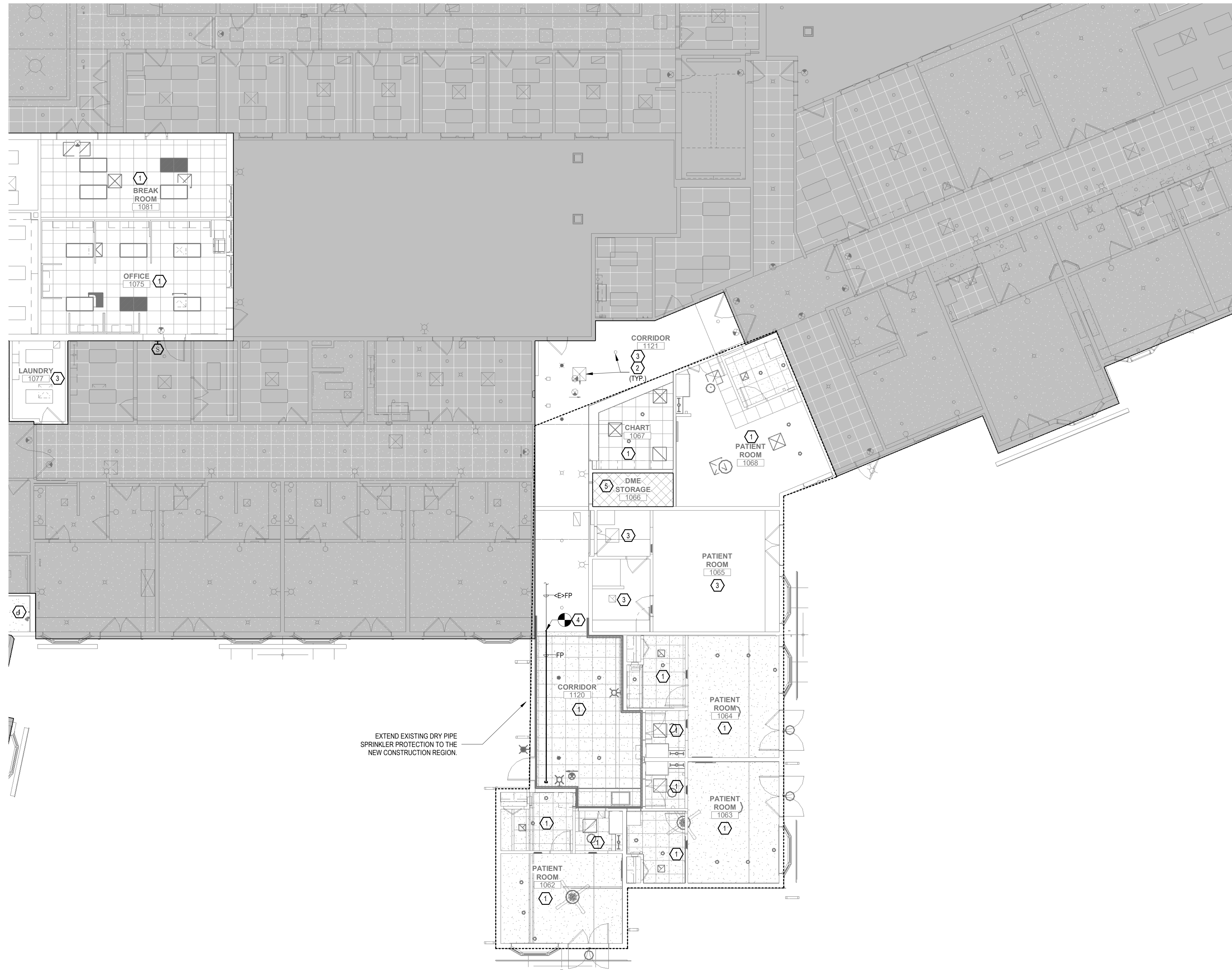
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1
FP101

FIRE PROTECTION OVERALL FIRST FLOOR PLAN
 1/32" = 1'-0"



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1
FP160

PARTIAL FIRST FLOOR PLAN - FIRE PROTECTION - AREA D1

1/8" = 1'-0"

FIRE PROTECTION GENERAL NOTES

1. REFER TO SHEET FP000 FOR LEGEND AND NOTES.
2. EXISTING CONDITIONS WERE DRAWN BASED ON LIMITED EXISTING INFORMATION AND SURVEY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.

KEYNOTES

1. PROVIDE FIRE PROTECTION COVERAGE FOR LIGHT HAZARD ROOM.
2. MECHANICAL AND ELECTRICAL EQUIPMENT AND DEVICES IN CEILING ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
3. EXISTING FIRE PROTECTION TO REMAIN.
4. EXTEND NEW FP WET MAIN FROM EXISTING MAIN IN CORRIDOR TO SERVE NEW PATIENT ROOMS.
5. PROVIDE FIRE PROTECTION COVERAGE FOR ORDINARY HAZARD GROUP 2 ROOM.

OUT OF SCOPE LEGEND

AREA IS NOT IN SCOPE

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FITCHBURG, WISCONSIN

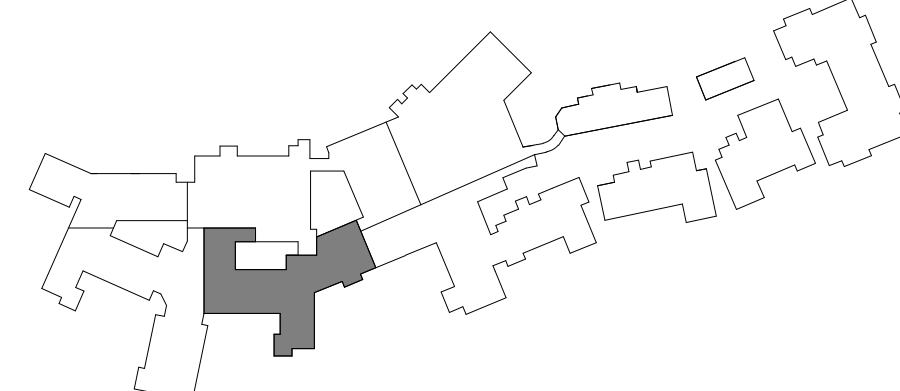
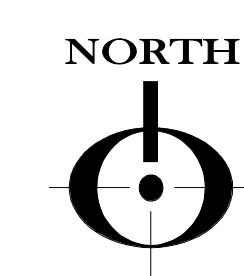
AREA 'D1' -
FIRE PROTECTION
FIRST FLOOR PLAN

PROJECT
23-114

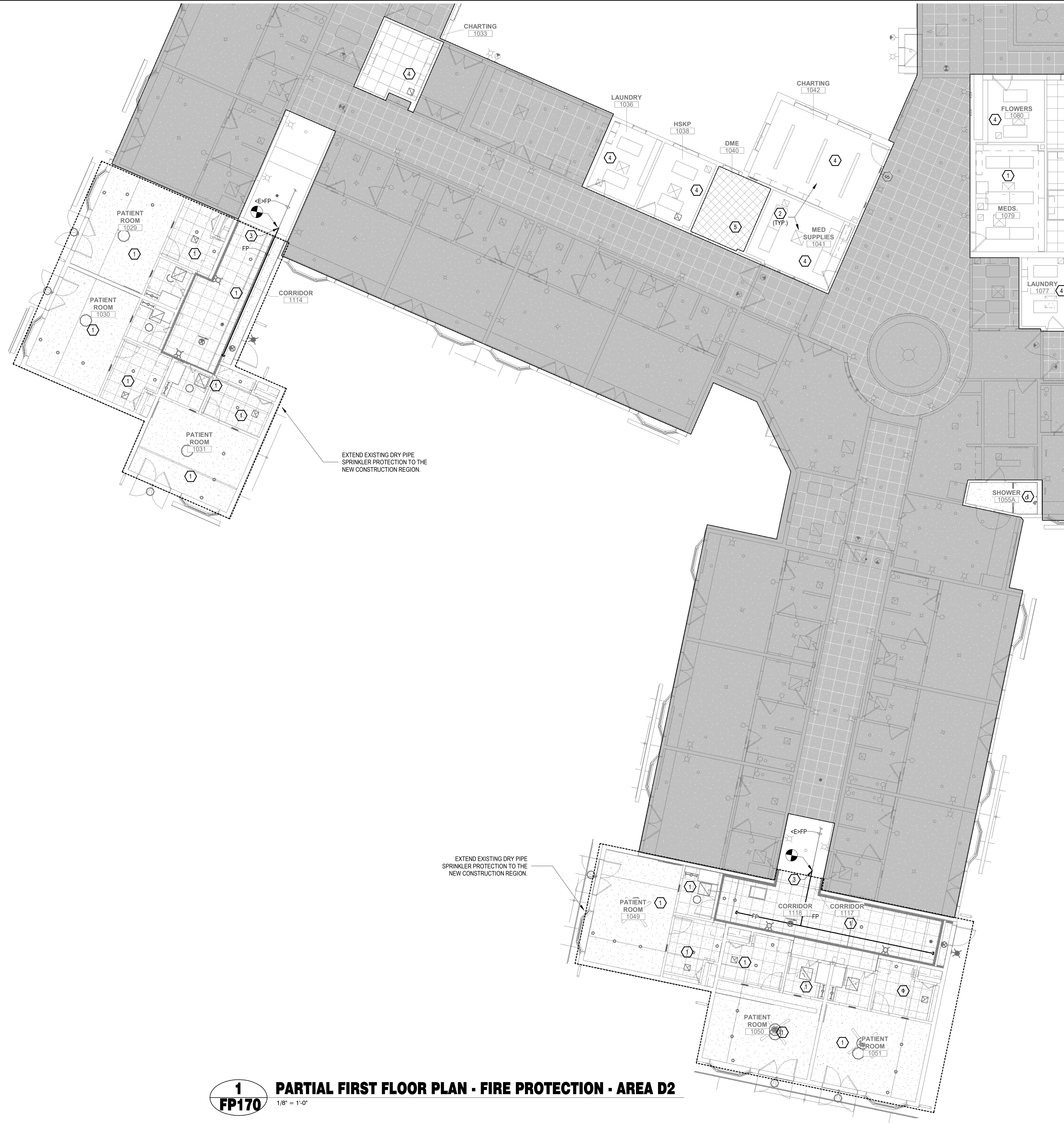
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SHEET
FP160

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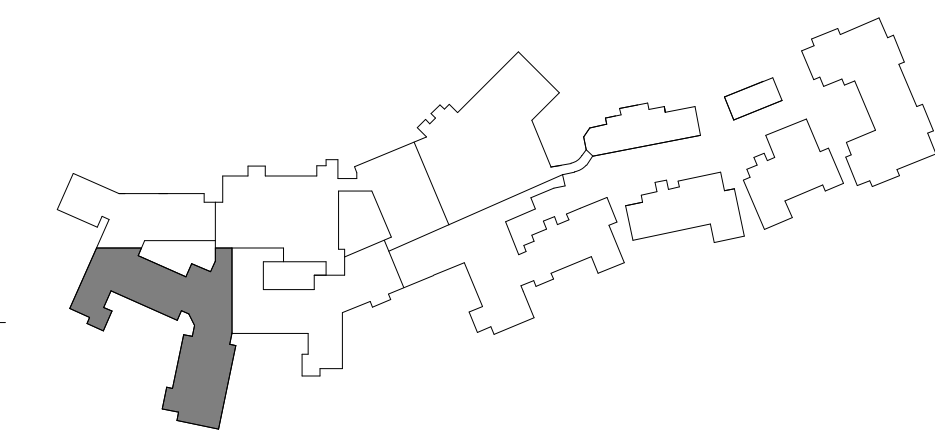
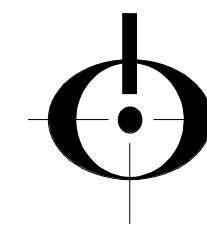


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FP170

PARTIAL FIRST FLOOR PLAN - FIRE PROTECTION - AREA D2

1/8" = 1'-0"

NORTH



FIRE PROTECTION GENERAL NOTES

1. REFER TO SHEET FP000 FOR LEGEND AND NOTES.
2. EXISTING CONDITIONS WERE DRAWN BASED ON LIMITED EXISTING INFORMATION AND SURVEY. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION.

KEYNOTES (K)

1. PROVIDE FIRE PROTECTION COVERAGE FOR LIGHT HAZARD ROOM.
2. MECHANICAL AND ELECTRICAL EQUIPMENT AND DEVICES IN CEILING ARE SHOWN FOR REFERENCE ONLY. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
3. EXTEND NEW FP WET MAIN FROM EXISTING MAIN IN CORRIDOR TO SERVE NEW PATIENT ROOMS.
4. EXISTING FIRE PROTECTION TO REMAIN.
5. PROVIDE FIRE PROTECTION COVERAGE FOR ORDINARY HAZARD GROUP 2 ROOM.

OUT OF SCOPE LEGEND

 AREA IS NOT IN SCOPE

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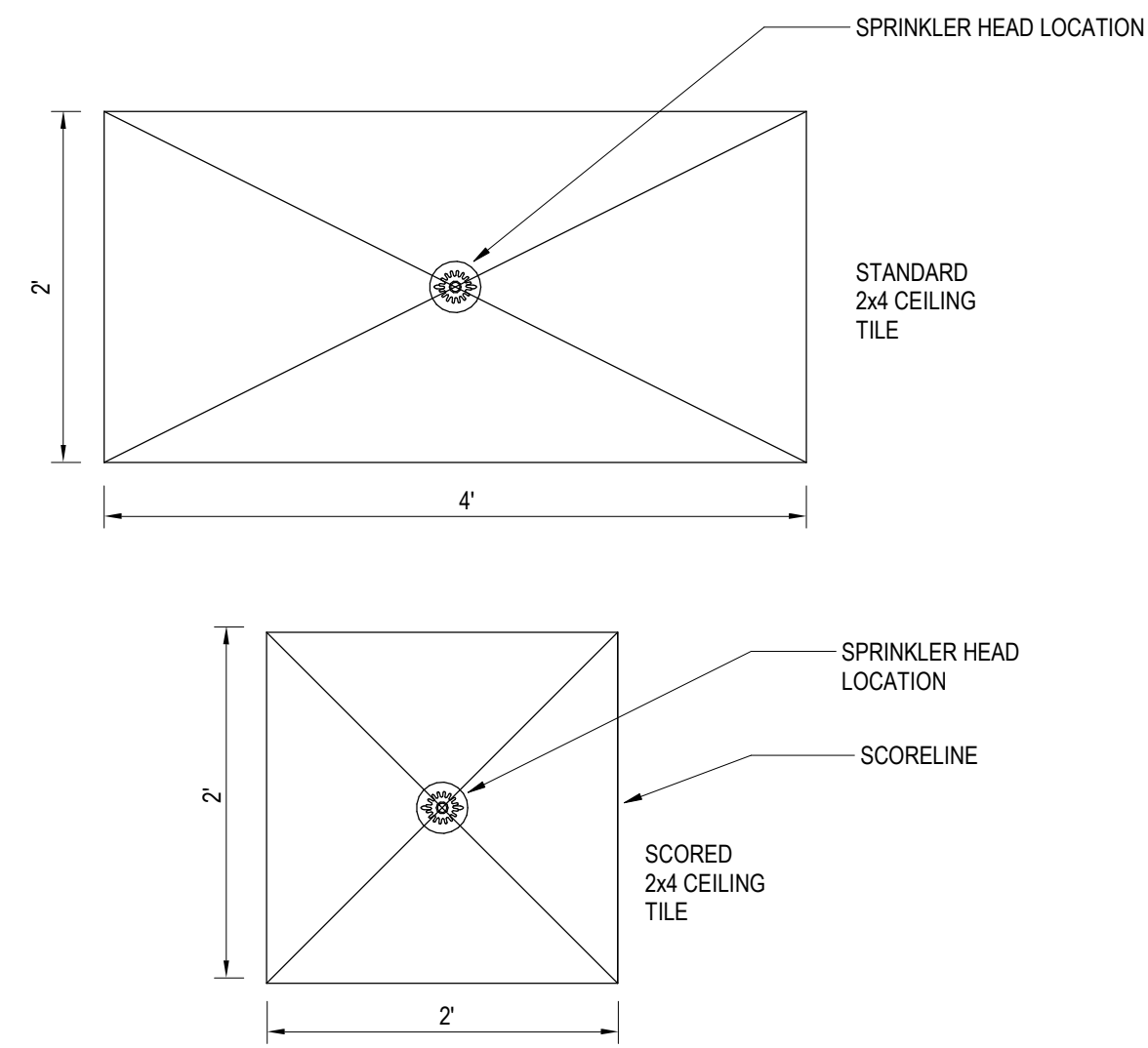
PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

AREA 'D2' -
FIRE PROTECTION
FIRST FLOOR PLAN

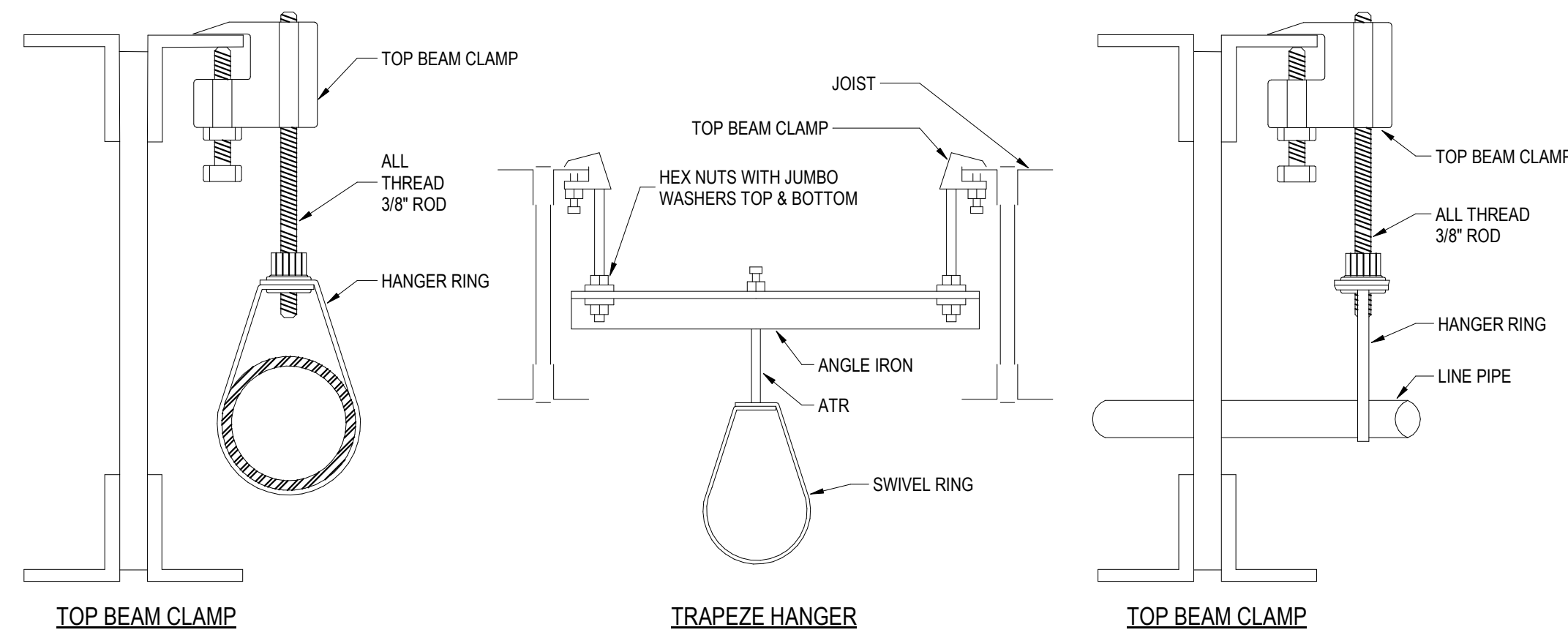
PROJECT
23-114

DATE
02/27/26

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FP170



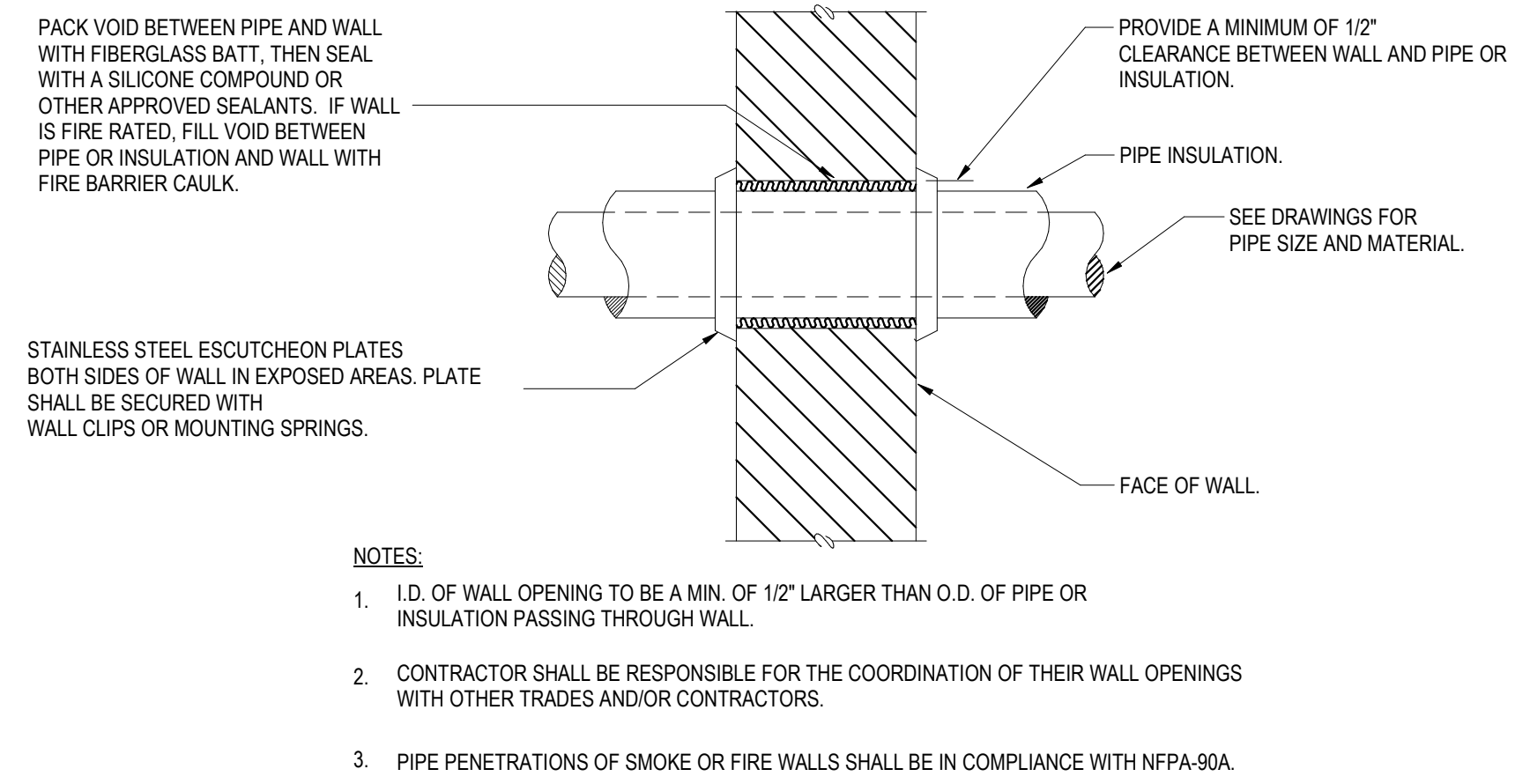
1 LOCATION OF SPRINKLER HEADS IN CEILING PANELS
FP800 1/8" = 1'-0"



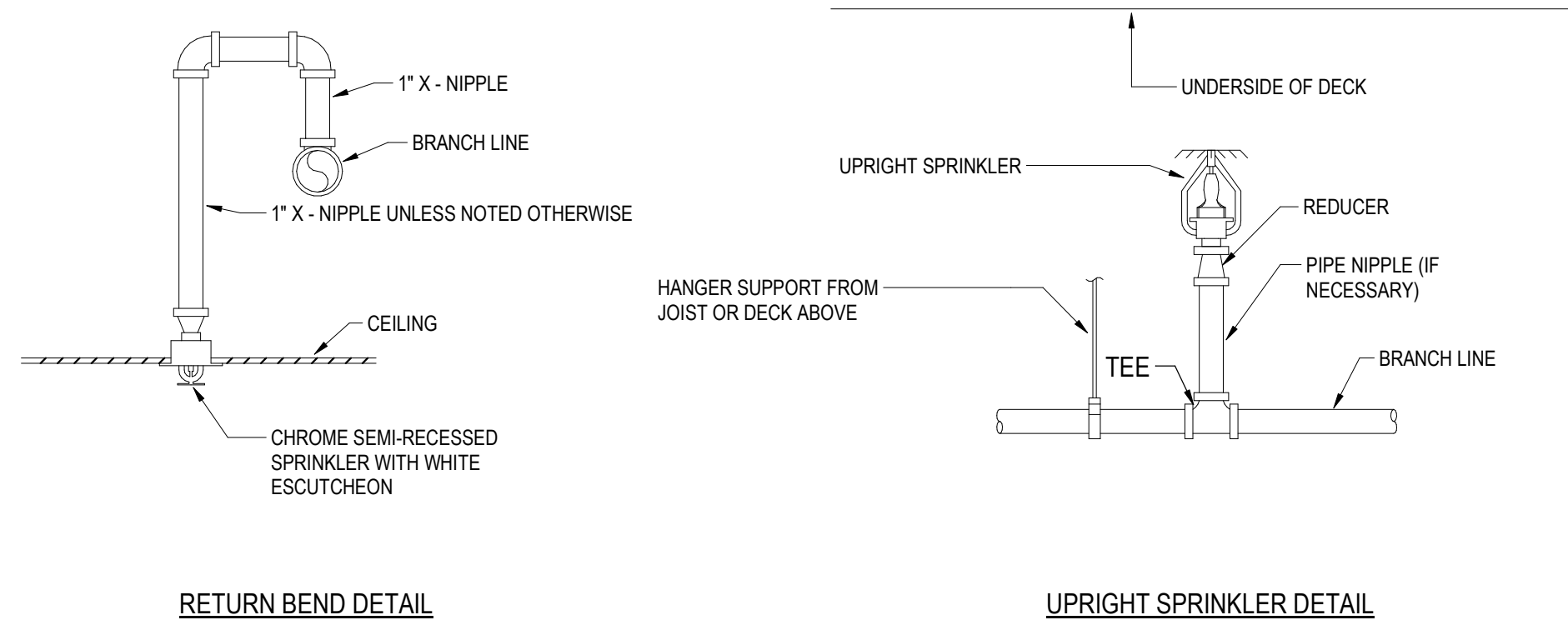
NOTE 1
MINIMUM ROD SIZE SHALL BE 3/8" FOR PIPE 1" AND UP TO 4" IN SIZE & MINIMUM 1/2" FOR PIPE 6" AND LARGER (REFER TO PIPE HANGER DETAILS AND MANUFACTURERS INSTALLATION INSTRUCTION.)

NOTE 2
CUTTING STRUCTURAL MEMBERS TO RUN PIPING OR FACILITATE HANGER FASTENING IS NOT PERMITTED

3 TYPICAL HANGER DETAILS
FP800 1/8" = 1'-0"



2 PIPE PENETRATION OF INTERIOR WALL
FP800 1/8" = 1'-0"



4 TYPICAL SPRINKLER DETAIL
FP800 1/8" = 1'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

COMMUNITY LIVING SOLUTIONS
A Division of DBS Group

520 S. Westland Drive
Appleton, WI 54914
P 920-969-9344
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PROPOSED ADDITIONS AND REMODELS FOR:
AGRACE HOSPICE
FITCHBURG, WISCONSIN

FIRE PROTECTION DETAILS

PROJECT 23-114

DATE 02/27/26

SHEET FP800