







① FIRST FLOOR  
1/4" = 1'-0"

# NEW PARK SHELTER \* IXONIA, WISCONSIN

## REVISIONS :

No.	Description	Date

DATE :	
SCALE :	AS SHOWN
DESIGNED BY :	
CHECKED BY :	
PROJECT :	
SHEET NUMBER :	

A-101

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September 8, 2020

FCC# 40091

**The project consists demolition and removal of the existing park shelter with construction of a new concession-shelter structure within the proximate location. The structure is to consist of a concrete masonry unit building and supporting piers on a frost wall foundation with a wood truss and wood framing for the building-shelter contiguous roof and a concrete slab floor and apron.**

*The project is subject to state and local governing municipality and other authorities review and acceptance of the project design plans as submitted by the project architect. Should there be any municipal directed/required alterations to the proposed building project, alteration pricing will be presented to the owner for approval.*

*Owner is responsible for local power company and utility connection fees. Field coordination with utility companies for connections to available sources is responsibility of Ford Construction and our subcontractors.*

## **PROJECT WORK SCOPE**

### **DESIGN, PERMITS, and PROJECT MANAGEMENT**

Complete project plans for the new structure (architectural and structural) except for civil work/items. Town of Ixonia to provide plan commission approvals, building and project permits, civil engineering, and site layout as required. FORD to coordinate municipal inspections and complete project for Occupancy Certificate.

Retain qualified subcontractors to permit and complete project structure and systems (electrical, plumbing, and HVAC) work. Coordinate schedule and subcontractors to complete project work in an organized and timely manner. Provide waste dumpsters and portable toilet for project coordinated with development management. Provide temporary general lighting components.

### **FIELD WORK SCOPE — SITE IMPROVEMENTS**

- Prepare site for construction with erosion control measure consisting of silt fence and tracking mat
  - Town Engineer to provide civil engineering, new building layout, and benchmark
- Demolish existing building (including foundations) and dispose of debris off site
  - Disconnect existing well supply line and sanitary lateral for reconnection
  - Disconnect existing electrical service for temporary service and future reconnection
- Remove existing tree on west side of existing shelter
- Disconnect existing well supply line and sanitary lateral for reconnection



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- Strip topsoil from new building foot print and stockpile topsoil for use by others
- Construct nominal 4" concrete slab on grade (Air Entrained mix with Fibermesh) for shelter area (+/- 900 sf) and building side and rear aprons (+/- 600 sf) with a light broom finish on 6" aggregate base
- EXCLUDES Landscaping

## **BUILDING FOUNDATION**

- Excavate foundation for structure perimeter frost depth footings and stock pile spoil for use by others
- Construct standard cast-in-place concrete (30" wide x 12" deep; +/-128 lf) strip footings and 3' x 3' column pier footing pads with typical horizontal reinforcement and vertical reinforcement for continuation in CMU walls and piers
- Construct standard cast-in-place concrete frost foundation wall at 8" thick for building perimeter (+/- 128 lf) and frost depth piers (24" x24") for shelter columns with typical horizontal reinforcement and vertical reinforcement for continuation in CMU walls — backfill with stone for structural support
- Construct nominal 4" concrete slab on grade for building interior (+/- 890 sf), thickened (12" total depth) at interior masonry wall locations on 6" aggregate base with vapor barrier, as required, with smooth float finish and sawn joints

## **BUILDING**

- Construct the building structure with:
  - 8" split face CMU (concrete masonry unit) walls for exterior walls with typical vertical reinforcement, cast lintels, and a top course bond beam
  - 8" smooth face CMU walls for interior walls with typical vertical reinforcement, cast lintels, and a top course bond beam



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- Roof framing for building and shelter consist of engineered dimensional lumber trusses with bracing at nominal 2-foot on center with OSB sheathing on exterior face
  - treated wood cap plate for truss installation at masonry walls and piers
  - engineered wood beams at shelter for roof support
- Install solid panel hollow metal doors and frames for man doors at all locations with typical level style lockset and standard hardware with latch guards for exterior doors
- Install manually operated, insulated (1-3/4" thick), sectional overhead doors with edge weather-strip at storage room access and concession counter
- Construct sloped building roof of dimensional style, laminated asphalt shingles (Owens Corning / 25-year type) with synthetic underlayment, ice & water barrier, ridge vent, and gutter/drip edge
- Trim fascia with aluminum siding and install standard gutters — 5" K-style seamless gutters standard color, prefinished aluminum and downspouts at roof perimeter
- Install standard aluminum soffit panel (alternating vented and solid panels) for shelter ceiling and building soffit
- Apply water repellant sealant to exposed wood beams

## **BUILDING FINISHES**

- Finish preparation room and bathroom walls (interior surface) with block filler paint
- Paint all hollow metal doors and frames
- Install vinyl coated drywall tile suspended ceiling in preparation room and all bathrooms
- Install concession counter with wood sub-counter braced to CMU wall and topped with fitted 18-gauge stainless steel cover
- Furnish and install two (2) 72"x30" stainless steel work tables, 16-gauge stainless steel work surface with 4" integral backsplash and galvanized under shelf



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- Furnish and install bathroom accessories:
  - Code required grab bars, 3 per bathroom toilet
  - Painted steel urinal screen and partition in Men's bathroom
  - Mirror at each lavatory, 18"x36"
  - Paper towel holder at each lavatory
  - Soap dispenser at each lavatory
  - Double roll toilet paper holder at each toilet
- ***ALL OTHER FURNISHINGS and EQUIPMENT BY OWNER***

## **SYSTEMS WORK SCOPE**

### **ELECTRIC**

- Furnish and install electrical service meter pedestal and panel for a single-phase 200A service with grounding per code — *WE Energies service feeder and fees not included, any utility fees are responsibility of owner*
- Construct building electrical systems consisting of:
  - Furnish and install exit lights per code
  - Furnish and install exterior emergency lights per code
  - 5 – Furnish and install down focused exterior wall packs
  - 4 – Furnish and install exterior recessed canopy lights for shelter
  - 13 – Furnish and install interior LED strip lights for interior rooms
  - Furnish and install lighting control single, 3-way, occupancy sensors, and photo-eye switches
  - 8 – Furnish and install Quad outlets for countertops
  - 3 – Furnish and install general purpose outlets
  - 2 – Furnish and install WP GFCIs at canopy columns
  - GFCI per code
  - Furnish and install power wiring for three (3) refrigerators, one (1) water heater, one (1) well pump, and four (4) exhaust fans



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## PLUMBING

- Reconnect well supply line and sanitary sewer line to building prior to slab construction
- Construct drainable plumbing system consisting of:
  - 1 - 50-gallon electric water heater and recirculation pump
  - 1- Well pressure tank and connection to well supply line
  - 1 - Floor drain in each bathroom, the Utility room, and the Storage room
  - 1 - Stainless Steel double bowl sink with drain board and faucet in Preparation Room
  - 1 - Mop sink with faucet, water supply, and drain in Storage room
  - 1- cold water hose spigot to Storage Room
- Furnish and install plumbing (water supply, hot water recirculation system, and drain lines) and fixtures for three (3) ADA bathrooms (restroom) including:
  - 1 - ADA compliant toilet
  - 1 - ADA compliant lavatory and faucet
  - 1 - Wall hung urinal with flush valve in Men's bathroom only

## HVAC

- Construct HVAC system consisting of:
  - 3 - Exhaust fans (one in each bathroom @ 75CFM) for code required ventilation, including ducting, grille, and venting to outside
  - 1 - 300CFM Exhaust fan in Preparation Room including ducting, grille, and venting to outside

## GENERAL SCOPE TERMS

- Owner to provide/allow access to on site/temporary electrical power and utilities for construction
- EXCLUDES soils and/or materials testing
- Owner to provide/supply, assemble, and install furnishings, appliances, and equipment and equipment fixtures not specifically included in proposal
- Proposal excludes fire suppression and/or alarm systems as the design does not require these systems