# HIBERNIA HOUSE

# URBAN STYLE APARTMENT LIVING 409 N. BROADWAY

# SCOPE OF WORK

IF A PRODUCT MANUFACTURER/MODEL IS SPECIFIED - NO SUBSTITUTIONS

ALSO REVIEW THE "INVITATION TO BID" AND "BID FORM" IN CONJUNCTION WITH REVIEW OF THESE DOCUMENTS.

PLANS SHOW THE GENERAL SCOPE OF THE INTENDED WORK. THE SUCCESSFUL BIDDER WILL DEFINE AND NEGOTIATE THE SPECIFIC SCOPE OF WORK IN A MEETING WITH THE OWNER. BIDDERS ARE ENCOURAGED TO REUSE AS MUCH MATERIAL AS POSSIBLE FROM THE EXISTING WORK

WHERE APPROPRIATE IN THE NEW WORK. ASBESTOS ABATEMENT COMPLETED BY OWNER PRIOR TO START. THE CONTRACTORS ARE TO HAVE ALL NECESSARY LICENSES AND

AREA. FOR EXAMPLE BIDDERS SHOULD CONSIDER REUSING DOORS

PERMITS FOR WORK IN MUNICIPAL JURISDICTION WHERE CONSTRUCTION IS TO TAKE PLACE. • THE CONTRACTOR RESPONSIBLE FOR PERMITS \$ INSPECTION FEES.

- ALL WORK SHALL CONFORM TO THE GOVERNING FEDERAL, STATE. AND LOCAL CODES AND ORDINANCES, AND SHALL GENERALLY FOLLOW ACCEPTED PRACTICES FOR COMMERCIAL CONSTRUCTION. • HAVE ANY REQUIRED TESTING PERFORMED.
- BIDDERS SHOULD PROVIDE DETAILED PROPOSALS DESCRIBING ALL PRODUCTS AND COMPONENTS.
- PROVIDE PRODUCT LITERATURE FOR WINDOWS, DOOR AND HARDWARE, SHELVING, CAULKS, PAINT, FLOOR FINISHES, PLUMBING FIXTURES, ALARMS, TV CABLE, ELECTRICAL COMPONENTS, HEATING COMPONENTS
- AND OTHER IMPORTANT MATERIALS WITH BID. • PRIOR TO PURCHASE, PROVIDE COLOR AND MATERIAL SAMPLES OF ALL FINISH MATERIALS NOT DIRECTLY PURCHASED BY OWNER.

EARTHWORK (accepting separate proposals) ONLY EARTHWORK AND FOUNDATIONS WILL BE FOR THE REPLACEMENT OF HEAVED CONCRETE.

#### THE CONTRACTOR IS RESPONSIBLE FOR:

- CONTACTING DIGGER'S HOTLINE.
- PROVIDE EROSION CONTROL PLANS AND NECESSARY BARRIERS. FOLLOW GUIDELINES AND PRACTICES AS SET FORTH ON WISCONSIN DNR WEBSITE.
- LAYOUT FOR PIERS OR FOUNDATIONS.
- BACKFILL AFTER EXCAVATION WHERE NEEDED. FOLLOW GENERALLY ACCEPTED PRACTICES FOR COMMERCIAL CONSTRUCTION.
- PROVIDE FINAL GRADING AND SEEDING OF ANY DISTURBED AREAS. PROTECT DEBRIS AND MATERIALS FROM WIND AND WEATHER AND REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS FROM JOB SITE.

# FOUNDATION (accepting separate proposals)

- CONTRACTOR SHOULD PROVIDE PIERS/FOUNDATIONS FOR NEW CONSTRUCTION BY FOLLOWING GENERALLY ACCEPTED PRACTICES FOR COMMERCIAL FOUNDATION CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PIER/FOUNDATION DESIGN AND CAPACITY. DIMENSIONS MAY VARY WITH SOIL CONDITIONS,
- BEARING CAPACITY, LOADS, ETC. • 4' PORCH FOUNDATION WALLS.

 PIERS/FOUNDATIONS TO EXTEND MINIMUM OF 4' BELC
 PROVIDE (1) #4 BAR CONTINUOUS TOP AND BOTTOM FOUNDATION WALLS.

# FLATWORK (accepting separate pr

- CONCRETE FLATWORK FOR SOUTH ELEVATION LANDING. 4" CONCRETE SLAB (6 BAG MIX, AIR ENTRAINED) OVER CLEAN STONE BASE. REINFORCE w/MIN. #3 RODS @ 1'-6", BOTH WAYS. PITCH 1/4" PER FOOT AWAY FROM BUILDING. BROOM FINISH. • PROVIDE 1/2" ASPHALT FIBERBOARD EXPANSION MATERIAL
- BETWEEN SLAB AND WALL.
- DO NOT POUR CONCRETE IN FREEZING CONDITIONS OR ON FROZEN EXTERIOR DOORS: GROUND.

# OTHER SITE WORK:

- CONNECT NEW STORM DRAINS FOR WATER COMING OFF THE BUILDING TO THE STORM SEWER IN PARKING LOT.
- PROVIDE NEW SANITARY SEWER LATERAL FROM MAIN TO INSIDE BUILDING.

# ROUGH CARPENTRY and DEMOLITION:

- VERIFY LOCATION OF ALL DEMOLITION WITH OWNER PRIOR TO START. CALL ARCHITECT WITH ANY QUESTIONS.
- HAVE ALL NEW STRUCTURAL MATERIALS ON SITE AND AVAILABLE PRIOR TO STARTING WORK. • FOLLOW APPLICABLE LAWS, CODES AND PRACTICES FOR

• PROVIDE ALL NECESSARY SHORING; BRACING AND OTHER SUPPORT.

- DEMOLTION WORK; CLEAN UP AND RECYCLING/DISPOSAL
- AT LOCATIONS WHERE DEMOLITION AFFECTS BUILDING STRUCTURE; COMPLETE ALL DEMOLITION AND RECONSTRUCTION WORK
- REQUIRED FOR A GIVEN TASK BEFORE STARTING ADDITIONAL WORK. LUMBER SHALL BE AS FOLLOWS:
- STUDS AND JOISTS: SPF. SALVAGED LUMBER CAN BE REUSED IN NON-BEARING CONDITIONS.
- SHEATHING SHALL BE AS FOLLOWS:
- WALL: 7/16" OSB, SQUARE EDGE, NAILED (IF NEEDED). • FLOOR: 3/4" "GOLD EDGE" OSB, TONGUE & GROOVE EDGES, GLUED \ AND NAILED.
- OTHER: (IF NEEDED) • LUMBER IN CONTACT W/ CONCRETE AND MASONRY SHALL BE PRESSURE PRESERVATIVE TREATED.
- SILL PLATE ANCHOR BOLTS: 1/2" DIA.
- AIR INFILTRATION BARRIER SHALL BE TYVEK OR EQUAL. TYVEK RUBBER FLASHING TAPE AROUND ALL WINDOWS AND
- DOORS. • SILL SEAL GASKET SHALL BE 1/4" X 5-1/2" CLOSED CELL
- POLYETHYLENE. • ALL WALLS ARE TO BE FRAMED AT 16" O.C. UNLESS CODE REQUIRES CLOSER SPACING

# FINISH CARPENTRY (accepting separate proposals

- ASE BOARDS AND IRIN HORK: USE EXISTING WOOD BASE AND TRIM (ALREADY IN PLACE) AS MUCH
- ATERIAC: OANOR BOUAL. • FINISH: STAINED AND VARNISHED

- STANDARD MODULAR CABINETS AND P-LAM COUNTERS (SEE A2 | 1). (COUNTERS DO NOT NEED TO MATCH BETWEEN UNITS)
- COORDINATE CABINET INSTALLATION. • CLOSET SHELVING AND CLOTHES POLES BY GC:
- SHELVES: 3/4" THICK MELAMINE LAMINATED SHELVING, WHITE. LINEN AND PANTRY SHELVING BY GC: 3/4" THICK MELAMINE LAMINATED SHELVING, WHITE,
- ALL OTHER CABINETRY, SHELVING AND MISCELLANEOUS WOODWORK BY G.C.

#### DOORS (accepting separate proposals)

- PRE-HUNG, FLUSH SOLID CORE WOOD DOORS. 36" UNLESS NOTED
- OTHERWISE. • 1 3/8" THICK BY 6'-8" HIGH, UNLESS NOTED OTHERWISE (U.N.O.) SEE PLAN.
- STAIN AND VARNISH.

### **EXTERIOR DOORS:**

- ENTRY DOOR: INSULATED METAL HALF-LITE DOORS
- DOOR HARDWARE: SCHLAGE "FLAIR" SERIES TYPICAL. HARDWARE FINISH: STAINLESS STEEL.

- PROVIDE/ INSTALL BLOWN DENSE PACKED CELLULOSE WITH BORATE (FIRE RETARDANT) FOR ALL UNIT AND LAUNDRY ROOM WALLS (DEMISING, EXTERIOR, AND CORRIDOR) AND CEILING SPACE.

# NEW WINDOWS TO BE INSULATED. DOUBLE GLAZED AND DOUBLE

- HUNG WITH SCREENS.
- GYPSIJM BOARD SYS
- 5/8" DRYWALL @ CEILINGS • 5/8" DRYWALL @ INTERIOR WALLS. MOISTURE RESISTANT AT BATHROOMS,
- KITCHEN SINK WALL, AND LAUNDRY EQUIPMENT WALLS. • KNOCKDOWN, SPATTER COAT OR ORANGE PEEL FINISH IN ALL APARTMENTS (NOT SMOOTH).

# PAINT (accepting separate proposals)

- ALL PAINTS, STAINS, VARNISHES, SEALANTS TO BE LOW VOC. INTERIOR WALLS & EXISTING TRIM: 1
  - ONE COAT PRIMER, 2 SOATS LATEX PAINT. EGG SHELL FINISH WHITE WHITE.
  - SEE ROOM FINISH SCHEDULE.

# ALL NEW WOODWORK TO BE STAINED AND VARNISH VOODWORK TO BE PAINTED.

INTERIOR DOORS • TO BE STAINED AND VARNISHED.

- TOUCH UP PRE-PRIMED SURFACES WHERE NECESSARY. • 2 COATS LATEX INDUSTRIAL ENAMEL, GREEN- SUBMIT SAMPLE
- TO OWNER.
- INTERIOR SIDE OF EXTERIOR DOORS ARE TO BE GREEN

# MANUFACTURER: SHERWIN WILLIAMS OR EQUAL.

# FLOORING (accepting separate proposals)

- SEE ROOM FINISH SCHEDULE FOR FLOOR MATERIAL TYPES. • BATHROOM CERAMIC TILE CAN BE INSTALLED AFTER CABINET INSTALLATION.
- PROVIDE SMOOTH, ACCESSIBLE TRANSITIONS BETWEEN FLOOR MATERIALS.
- EXCEPT FOR BATHROOMS, THE FLOORS IN ALL UNITS SHALL BE PATCHED AND REFINISHED. IF ADDITIONAL MATERIAL IS NEEDED, FLOORING CAN BE SALVAGED FROM CORRIDORS. COORDINATE WITH OWNER. • HALLWAYS TO BE CARPET.
- CONTRACTOR'S ALTERNATE TO KEEP WOOD FLOORS IN BATHROOMS (IN LIEU OF CERAMIC) SHOW PRICE DIFFERENCE.
- ROOFING (accepting separate proposals) • PROVIDE ASPHALT SHINGLE ROOF SYSTEM WITH ALUMINUM
- FASCIA, SOFFIT AND OTHER ROOF TRIMS.
- FASCIA, SOFFIT AND UTHER RUUT INTIVIS.

   CONTRACTOR'S ALTERNATE FOR A METAL ROOFING SYSTEM. CONTRACTOR TO PROVIDE DESCRIPTION OF PROPOSED ALTERNATE ROOFING SYSTEM WITH BID.

# BASEMENT MOISTURE (ALTERNATE)

• OWNER IS REQUESTING PROPOSAL TO MINIMIZE (ELIMINATE?) BASEMENT MOISTURE DURING SPRING AND HEAVY RAINS.  $oxedsymbol{oxed}$  Contractor to include description of solution with ALTERNATE PRICE.

# TUCKPOINTING (ALTERNATE)

• OWNER IS REQUESTING PROPOSALS FOR TUCKPOINTING BOTH 409 N AND 401 N BROADWAY. CONTRACTOR TO INCLUDE DESCRIPTION / EXTENT OF TUCKPOINTING WITH PRICE

# GREEN BAY, WI

MECHANICAL (accepting separate proposals) • HEATING EQUIPMENT TO BE ENERGY STAR APPROVED, GAS, HIGH EFFICIENCY TYPE. CONTRACTOR TO SUBMIT ANY RECOMMENDATION WITH PRICING FOR EQUIPMENT (BOILER AND RADIATOR). ZONE VALVES TO BE IN BASEMENT OR

RRECOMMENDATION OF HEATING CONTRACTOR.

 APPLIANCE VENTING FOR DRYERS
 PANASONIC BATH FANS. CONTRACTOR TO FURNISH, INSTAL PANASONIC BATH FANS. CONTRACTOR TO JOSEPH AND HUMIDITY CONTROLLED. 1 CONTRACTOR TO FURNISH, INSTALL AND VENT LAUNDRY FAN. ELECTRICIAN TO WIRE. SWITCH AND HUMIDITY CONTROLLED

#### PLUMBING (accepting separate proposals)

SHOWERS: • STANDARD APARTMENTS PER PLAN: RECTANGULAR FIBERGLASS SHOWER, 36" WIDE.

• PROVIDE LOW WATER USE TOILET WITH SEAT.

# • KITCHEN: DELTA B 4310 LF W/ KEENEY 1433 SS OR EQUAL

• STANDARD APARTMENTS: DELTA 15710-DST LAVATORY FAUCET. OR EQUAL

• KITCHEN: EQUAL DBL BOWL, STAINLESS STEEL.

- DELTA RIOOOO UNBX UNIVERSAL VALVE OR EQUAL.
- DELTA T I 7092 VALVE TRIM OR EQUAL

# • PROVIDE WASHER HOOKUP AND DRAIN. WHERE INDICATED.

ACCESSORIES:

- DELTA 79224, 24" TOWEL BAR OR EQUAL.

- TOILET PAPER HOLDERS: DELTA 79250, SURFACE MOUNT OR
- DELTA 79218, 18" TOWEL BAR OR EQUAL • ROD FOR SHOWER CURTAIN.

# WATER/SEWER SOURCE: MUNICIPAL.

# WATER HEATER:

LAVATORIES/SINKS:

- WATER HEATING EQUIPMENT TO BE A "SIDE ARM" ON THE
- PLUMBER TO FURNISH AND INSTALL PIPING TO AND FROM BASEMENT STORAGE TO FIXTURES IN EACH UNIT. HOT WATER SUPPLY TO INCLUDE LOOP AND CIRCULATION PUMP FURNISHED AND INSTALLED BY PLUMBER.

# ELECTRICAL (accepting separate proposals)

• ELECTRICAL SUBCONTRACTOR IS EXPECTED TO REVIEW THE ELECTRICAL PLAN, INCLUDING SWITCHES, OUTLETS \$ SMOKE DETECTORS. THE FINAL LAYOUT WILL BE DETERMINED IN A MEETING WITH THE OWNER, CONTRACTOR TO PROPOSE FIXTURES FOR ALL UNITS. SUPPLY PRODUCT DESCRIPTIONS, QUANTITIES AND PRICING WITH BID.

#### EXPOSED CONDUIT IS ACCEPTABLE SUB PANEL TO EACH UNIT TO BE FURNIS SHED WITH CIRCUIT BREAKERS IND TUSES

- STANDARD SWITCHES AND OUTLETS, TYPICAL. • BATHROOM VANITY: 3 LIGHT BATH BAR.
- FURNISH AND INSTALL LIGHT OVER KITCHEN SINK,
- LIGHTS PER RECOMMENDATION OF ELECTRICAL SUBCONTRACTOR. • OUTLET FOR AIR CONDITIONING UNIT AT LIVING ROOM/KITCHEN
- LOCATED OVER THE ENTRY DOOR.) • STOVE WIRING.

WINDOW. (EXCEPT UNIT 12; INSTALL OUTLET FOR AC TO BE

- PROVIDE DUCTLESS EXHAUST VENT AND LIGHT OVER STOVE. • MICROWAVE RECEPTACLE. • WASHER AND ELECTRIC DRYER RECEPTACLES.
- GFI RECEPTACLE(S) FOR BATHROOMS. • WIRING FOR PHONE, CABLE, INTERNET
- WIRING FOR BATH FAN (INSTALLED AND SUPPLIED BY MECH.) • ALL LIGHTING TO BE LED. • PROVIDE ELECTRICAL SERVICE TO BOTH GARAGES. AT NEW GARAGE: PROVIDE A SWITCHED LIGHT AND OUTLET IN CEILING.

  (LIGHT TO BE ON 15 MINUTE TIMER.) PROVIDE RECESSED

(LIGHT TO BE ON 15 MINUTE TIMEK.) KOVIDE RECEDED TIGHTS ON A PHOTOSENSORTIMER IN SOFFIT OVER EVERY ART

PANEL. PROVIDE OTHER ELECTRICAL WORK THAT MAY BE

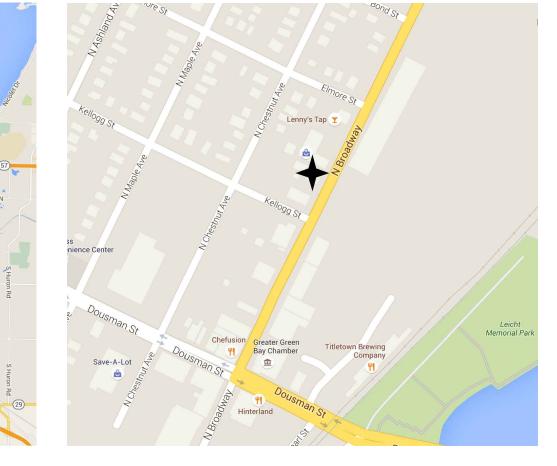
# REQUIRED BY BUILDING CODES. • APPLIANCES BY CONTRACTOR (20 REFRIGERATORS, 20

DRYERS- COIN OPERATED) • PROVIDE ANY OTHER MATERIALS NOT LISTED ABOVE THAT ARE REQUIRED FOR CONSTRUCTION OF THE PROJECT. • FURNISH AND INSTALL SMOKE/ CO DETECTORS/ALARMS IN ALL

SLEEPING AREAS. BEDROOMS AND OUTSIDE OF BEDROOMS

AS APPLICABLE. COMPLY WITH FIRE ALARM CODE.

ELECTRIC GLASS TOP STOVE, 5 SETS STACKING WASHERS AND



# PROJECT INFORMATION

409 N. BROADWAY GREEN BAY, WI 54303

COUNTY: BROWN

MUNICIPALITY: CITY of GREEN BAY

IDENTICAL BUILDINGS: NONE (THIS IS A SINGULAR PROJECT)

DESIGNER'S PROJECT NUMBER: G213-570

TYPE OF SUBMITTAL: ALTERATION LEVEL 3 OBJECTS: BUILDING COMPONENTS: NONE

OCCUPANCY CLASSIFICATION/USE: R (RESIDENTIAL - R2)

CONSTRUCTION CLASS: IIIB PROJECT (WORK) AREA (All Levels): 12,376 SF - (Residential Use; Rennovation) HEATED/VENTILATED AREA: (Area of Work) SPRINKLERED / DETECTOR: Detectors (Area of Work)

MONITORING: NONE

NUMBER OF FLOOR LEVELS: 3 (Plus Existing mech/storage basement - 2,600 SF) TOTAL BUILDING AREA <50,000 CF: NO TOTAL BUILDING AREA: 14,976 SF (WORK AREA IS ALL OF 3 FLOORS)

FOOTPRINT: (If multiple stories) 4,338 SF IMPERMEABLE AREA: 14,800 SF SITE AREA: 19,470 SF (TOTAL OF THE THREE SEPARATE PARCELS WHEN ADDED TOGETHER.) SITE COVER (IMPERMEABLE/SITE): 76 %

SEISMIC REVIEW THRESHOLD: 1. B-F and > 1 STORY FIRE ALARM: PARTIAL

ALARM TYPE: AUTOMATIC DETECTION; MANUAL ALARM

FAR (FLOOR AREA/SITE RATIO): 0.965 (Building 2 adds 12,450 SF on 4,338 SF Footprint)

FIRE SUPPRESSION: NONE SUPPRESSION TYPE: N/A NFPA SUPPRESSION STANDARDS: N/A

ZONING DISTRICT: Central Business District ?? PARKING REQUIREMENT: 22 (1/Apartment + 1 per 4 Units /2 = 34 + 8.5 /2 = 43/2 = 22) ON SITE PARKING PROVIDED: 17 - Calculated using City standards. NOTE: Existing parking lot is striped for 14 parking places

plus 2 in garage = 16 cars. However, the parking stalls do not match current City parking dimensions. OTHER PARKING PROVIDED: Owner also has lot west of site that will be developed for parking. Lot will be developed with a new garage for 14 cars; an additional 6 surface parking spots and a small garage for

bicycle storage and other storage.

EMAIL: jeffaaexteriors@gmail.com

EMAIL: djroarty@dimension-iv.com

WEBSITE: www.dimension-iv.com

WATER SURFACE LOAD: 1% LESS IMPERMEABLE (effectively no change) SEWER SERVICE LOAD: Unchanged

OWNER CONTACT / (OWNER): Jeffrey Knutson / (OWNER) 6897 Clow Road Winneconne, WI 54986 TEL: (920) 841-9004

> ARCHITECT / (FIRM): DANIEL J. ROARTY, AIA / (DIMENSION IV) 211 N. BROADWAY, SUITE 204 GREEN BAY, WI 54303 TEL: (920) 431-3444 FAX: (920) 431-3445

HVAC / (FIRM): Design/Build by Contractor PUMBING / (FIRM): Design/Build by Contractor

ELECTRICAL / (FIRM): Design/Build by Contractor

# LIST OF DRAWINGS

- T100 TITLE PAGE; PROJECT INFORMATION
- SP100 SITE PLAN; GARAGE PLAN AND ELEVATIONS D200 BASEMENT DEMOLITION PLAN

D201 1st FLOOR DEMOLITION PLAN

D202 2nd FLOOR DEMOLITION PLAN

- D203 3rd FLOOR DEMOLITION PLAN A210 BASEMENT RENOVATION PLAN
- A211 1st FLOOR RENOVATION PLAN; CASEWORK AND KITCHEN PLAN A212 2nd FLOOR RENOVATION PLAN A213 3rd FLOOR RENOVATION PLAN
- A300 BUILDING ELEVATIONS

BIDDING

SHEET INDEX:

IMEN

A W

AISC. REVISIONS & CLARIFICATIONS FOR