



**Wayzata City Council Workshop Meeting Agenda
Wayzata City Hall Community Room, 600 Rice Street
TUESDAY, JANUARY 28, 2025**

WORKSHOP TOPICS FOR DISCUSSION:

1. Update of Klapprich Park Design, Funding, and Timing and Discussion of Next Steps (5:15-6:30 p.m.)



City Council Workshop City Council Agenda Report

MEETING DATE: January 28, 2025	WORKSHOP AGENDA ITEM: 1
TITLE: Update of Klapprich Park Design, Funding, and Timing and Discussion of Next Steps (5:15-6:30 p.m.)	
PREPARED BY: Nick Kieser, Parks and Environment Planner	
REVIEWED BY: Jeffrey Dahl, City Manager	

DISCUSSION OBJECTIVE:

To review the proposed enhancements to Klapprich Park and receive feedback on the site plan, timing, and funding.

2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:

Sustain Community Character and Safety

The proposed Klapprich Park improvements would accomplish the Strategic Initiative, "Complete Klapprich Park improvements" which would enhance the City's most significant community park while maintaining its character.

BACKGROUND:

Klapprich Park has been designated as the highest-priority site for significant capital investment in the *Parks and Trails Master Plan*, a strategic document adopted in 2019. Below is a timeline of key Council milestones related to the progression of the Klapprich Park improvement project:

- **November 2019:** The *Parks and Trails Master Plan* was approved, which included a conceptual improvement plan for Klapprich Park.
- **October 2022:** During a CIP workshop, the City Council reviewed potential next steps for Klapprich Park and directed staff to develop a comprehensive improvement plan rather than limiting efforts to a playground upgrade.
- **March 2023:** The Council approved an agreement with WSB and HCM to create detailed design plans for the proposed park enhancements.
- **September 2023:** Preliminary design plans were reviewed in a workshop, during which the Council provided valuable insights and guidance to shape the design process. The main comments from this workshop were; an underground cooling system for the ice rink is not worth the cost and maintenance needs compared to its benefits, review some cabana improvements to determine if they are needed, and determine different uses for the existing playground pads.
- **April 2024:** Final design plans were reviewed at a Council workshop, where feedback was provided. The main comments from the workshop were; include the hillside stairs and slides as alternate bids, explore sustainable pavement options for the parking lot, limit the scope of the cabana improvements, ensure the trees are protected, and reduce costs for the warming house improvements.
- **July 2024:** The Council approved the final design for Klapprich Park improvements and directed staff to prepare construction documents. At this meeting, Council noted that the improvements should keep the area charming and beautiful while being environmentally sensitive to the area.

Since July 2024, the Parks and Trails Board, staff, and consultants have worked collaboratively to finalize the construction documents, which are now presented for Council review.

Proposed Improvements/Cost Estimate:

The estimated cost of the proposed improvements is summarized below. The current construction cost estimate for the entire Klapprich Park improvements incorporated into the CIP for 2025 is \$2,687,000 and the professional service fees were incorporated in a different CIP item totaling \$155,000. With these CIP items, in 2025, there is a funding gap in the Parks and Trails CIP of \$208,469. Please note that funding gap does not

reflect the updated (decreased) expenses below, omission of bid alternates, and/or additional revenue sources.

<u>Proposed Improvements</u>	<u>Estimated Cost</u>
Site Work - grading, drainage, and irrigation	\$317,421.25
Parking Lot and Walks - 18 stall parking lot with grass pavers on eastern stalls	\$431,398.75
Play Area and Trails - 4,800 sq. ft. playground with a design from Midwest Playscapes	\$550,631.25
Warming House - expansion of warming room, direct restroom access, and updated furniture	\$609,836.25
Warming House Exterior - new plaza area featuring seating options, fire pits, and landscaped areas	\$140,625.00
<u>Subtotal of Core Project</u>	<u>\$2,049,912.50</u>
Hillside Stairs and Slides - new stairway connection from Park St to Klapprich Park with a unique option for hillside slides along the stairway	\$431,250.00
Minnetonka Ave Sidewalk - new sidewalk on the western side of Minnetonka Ave	\$80,785.00
Bell Court Cabana - new drinking fountain/water bottle filler and general refresh	\$50,000.00
<u>Subtotal with Bid Alternates</u>	<u>\$2,611,947.50</u>
Professional Fees, Permitting, and Construction Services	\$269,339.00
<u>Total</u>	<u>\$2,881,286.50</u>

Detailed cost estimates are attached for review.

Construction Timeline:

The construction timeline is under discussion and may proceed in phases:

- **Phase 1:** Site grading, drainage, and irrigation in early spring (2025) to allow grass establishment for ice rink flooding.
- **Phase 2:** Parking lot, playground, sidewalks, and other site improvements, started in summer or fall contingent on funding considerations.
- **Warming House Renovation:** Start construction during the summer with substantial completion before the winter skating season.

Funding Considerations:

Potential additional funding sources include:

- State Bonding Request (decision expected May 2025).
- DNR Outdoor Recreation Grant (\$250,000–\$300,000, decision expected fall 2025).
- Hennepin County Playground Equipment Grant (\$50,000–\$100,000, decision expected summer/fall 2025).
- TIF funding for the sidewalk and parking lot.
- Alternate bids for hillside stairs, slides, and the sidewalk, allowing Council to determine inclusion based on final bid results.

Community Engagement:

A community survey conducted in April 2024 gathered feedback on the proposed improvements, with 78.6%

of respondents stating that the proposed improvements align with how they use Klapprich Park. The list of highest-priority projects to lower-priority projects, as determined by survey results, includes:

1. Playground
2. Outdoor Plaza
3. Cleaning Wooded Areas
4. Embankment Slides
5. Parking Lot
6. Warming House Improvements
7. Sidewalk
8. Bell Courts Cabana Improvements
9. Stairway Embankment Slides
10. Public Art Installations
11. Stairway

Next Steps:

Council feedback and stakeholder input will be used to refine the plans. Final construction plans are planned to be presented to Council for approval in March, with the project then going out to bid.

Discussion Questions:

1. Are there any additional comments or general feedback on the proposed improvements?
2. Is the Council comfortable with the construction phasing and timing of the project?
3. Do the projects noted as alternate bids fit with the Council's priorities?

ATTACHMENTS:

1. Klapprich Park 50% Plan Set
2. Midwest Playscapes Playground Design
3. Warming House Plans
4. Warming House Interior Rendering
5. Bell Courts Cabana Plans
6. Comprehensive Cost Estimate
7. Klapprich Warming House Detailed Construction Estimate
8. Playground Equipment Detailed Estimate

Klapprich Park Improvements

Wayzata, Minnesota

City Improvement Project No..... ----
 WSB & Associates, Inc. Project No. 022538-000
 Issue Date..... 01/21/2025



SCALE: AS SHOWN
 PLAN BY: KMP
 KMP
 DESIGN BY: KMP
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REVISIONS

NO.	DATE	DESCRIPTION

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Robert A. Blika
 DATE: 01/21/2025 LIC. NO. 44137

Sheet List Table	
SHEET NUMBER	SHEET TITLE
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L6.1	CONSTRUCTION DETAILS
L6.2	MISCELLANEOUS DETAILS
L6.3	PLANTING DETAILS



TITLE PLAN

KLAPPRICH PARK IMPROVEMENTS
 CITY OF WAYZATA, MN

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

1 PROJECT LOCATION MAP
 L1.0

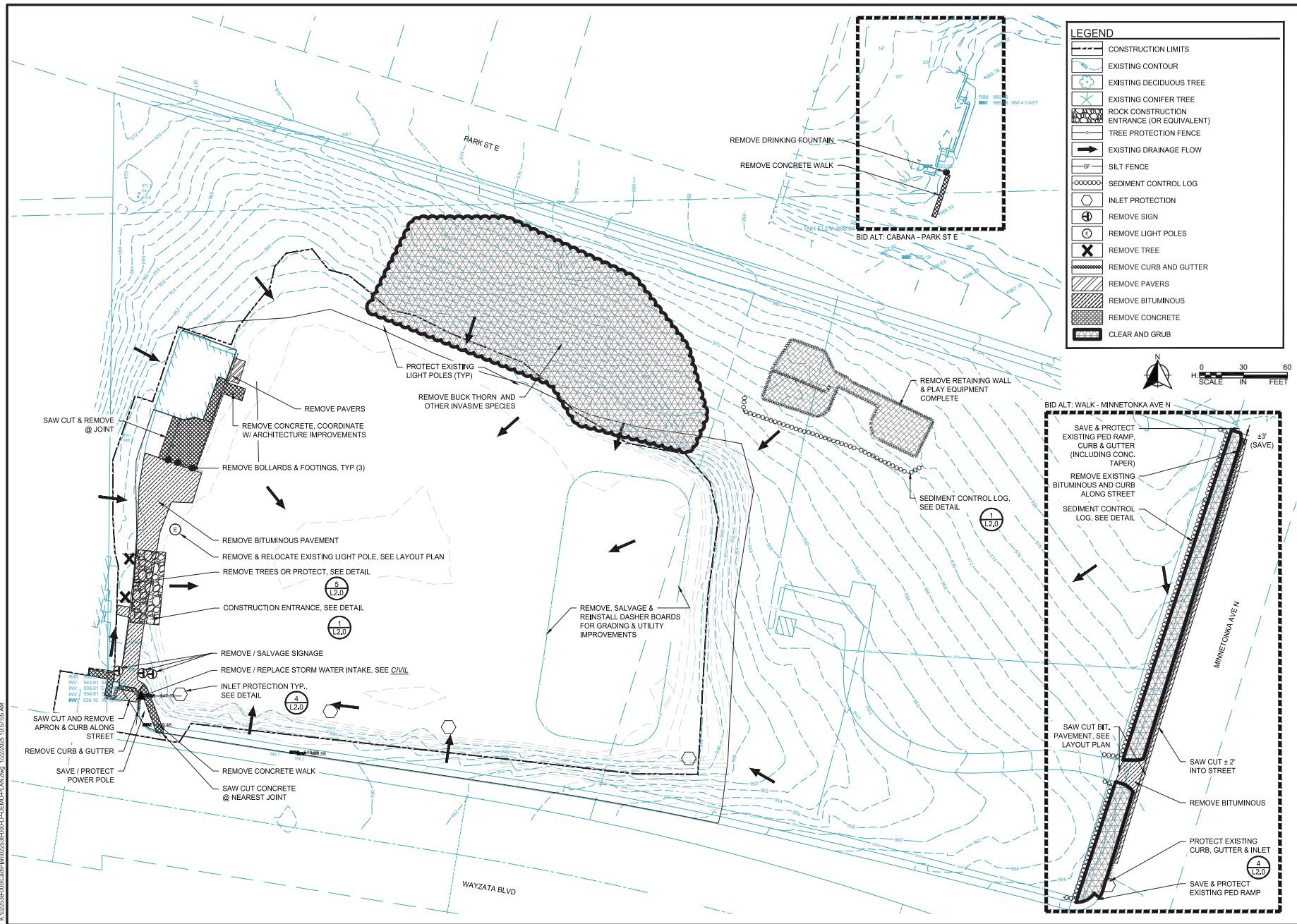


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Robert A. Blaha
DATE: 01-21-2025 LIC. NO. 44337

DEMOLITION PLAN

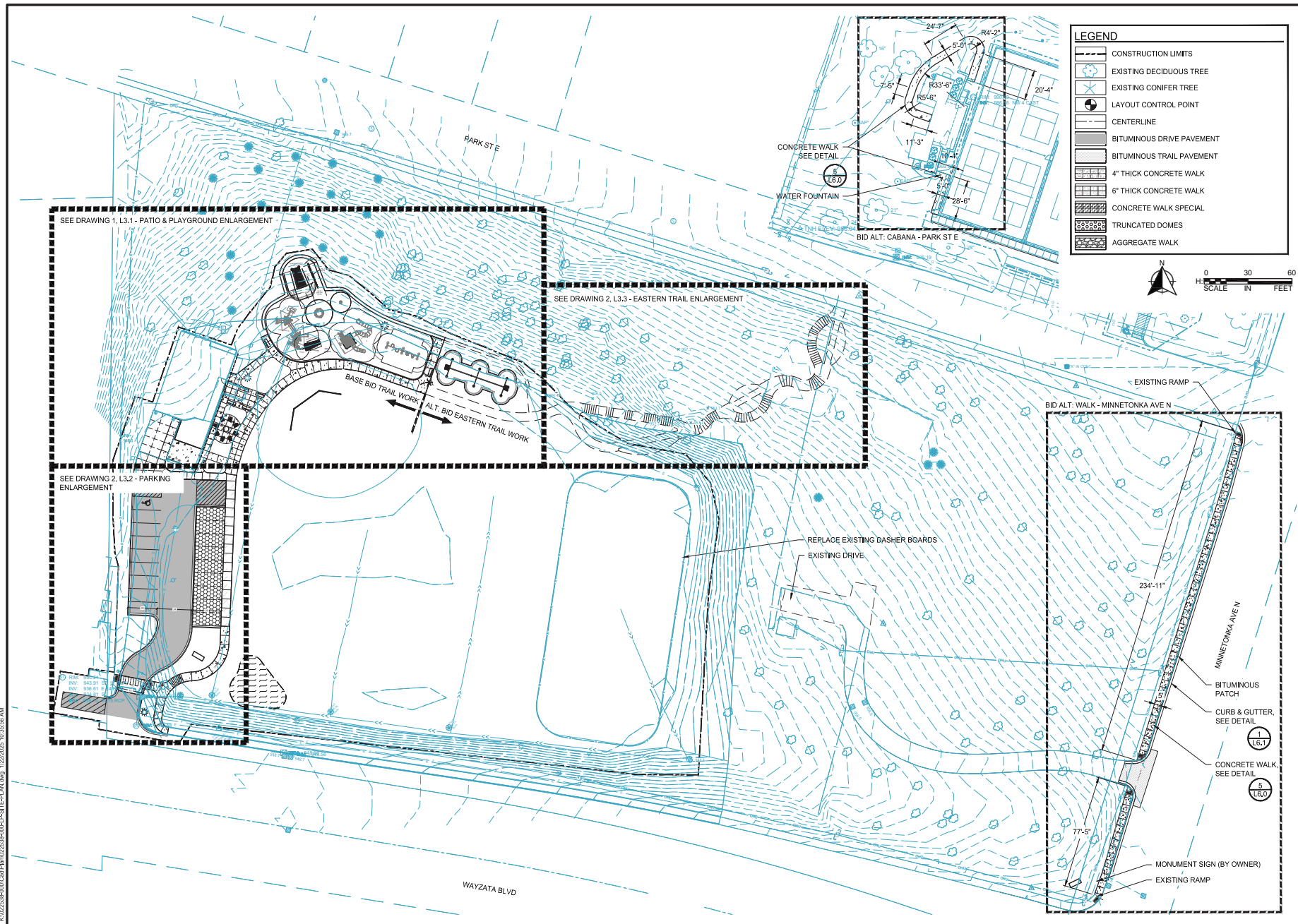
KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

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Robert A. Blava
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OVERALL
LAYOUT PLAN

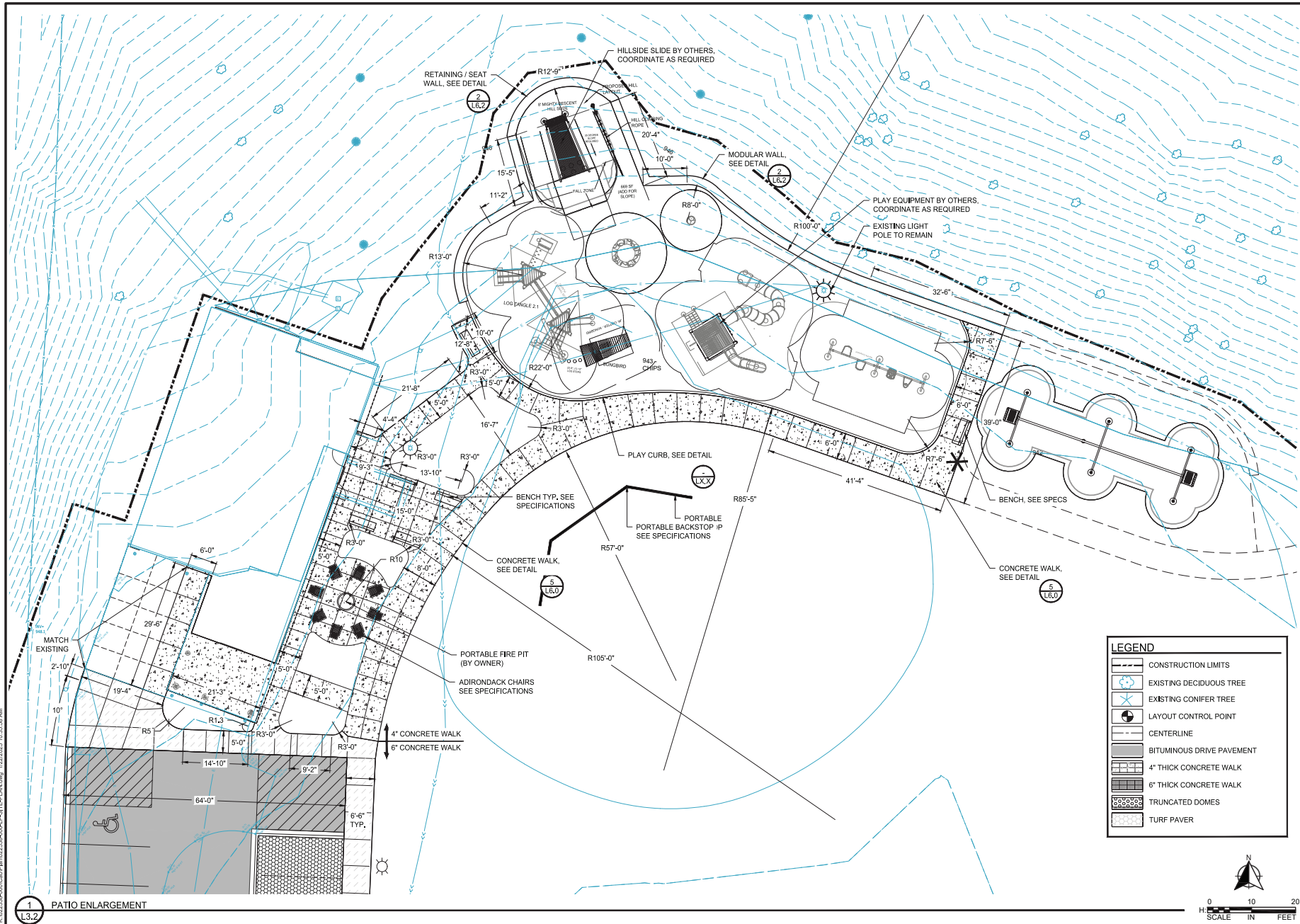
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CITY OF WAYZATA, MN

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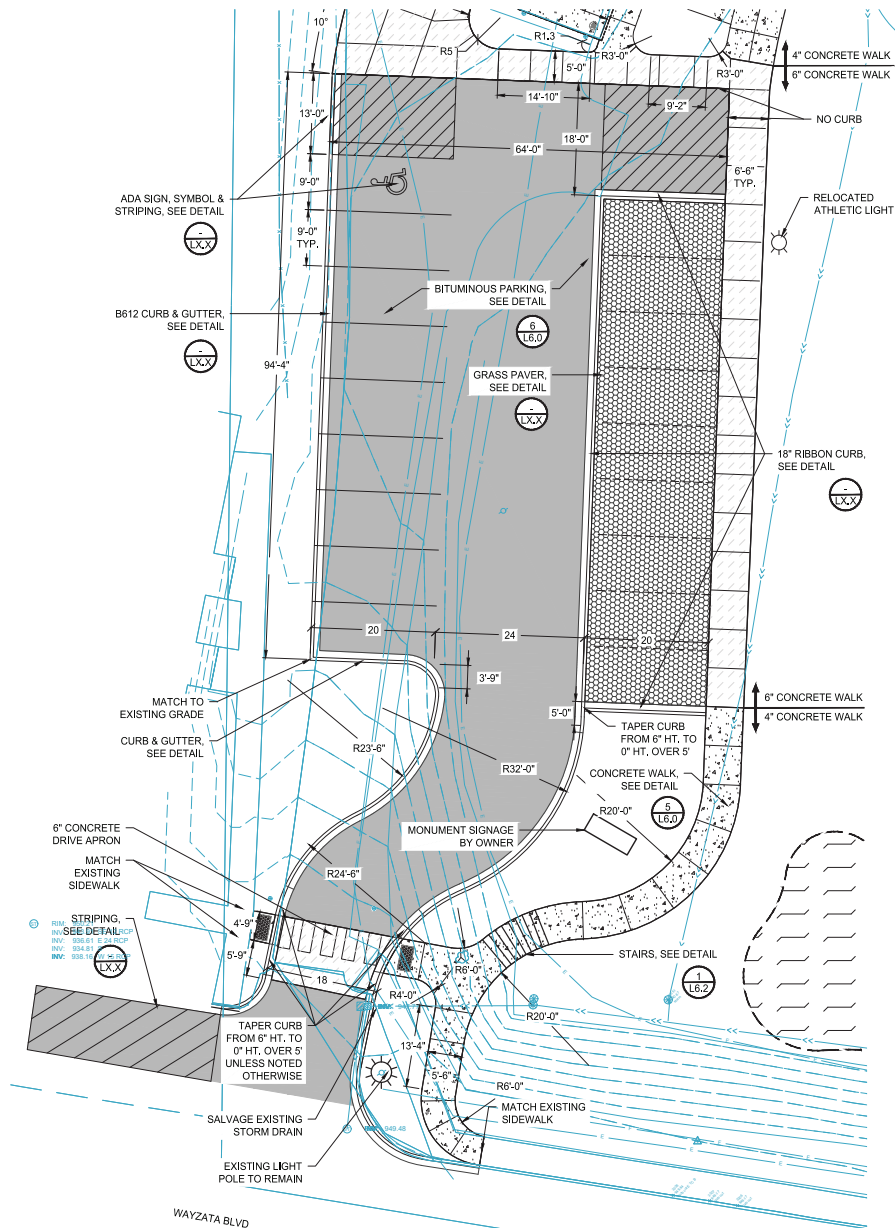
Robert A. Blava
DATE: 01-21-2025 LIC. NO. 44337

PATIO & PLAYGROUND ENLARGEMENT

KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

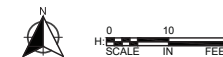
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L3.2
PARKING ENLARGEMENT

LEGEND	
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	EXISTING DECIDUOUS TREE
	EXISTING CONIFER TREE
	LAYOUT CONTROL POINT
	CENTERLINE
	BITUMINOUS DRIVE PAVEMENT
	4" THICK CONCRETE WALK
	6" THICK CONCRETE WALK
	TRUNCATED DOMES
	TURF PAVER



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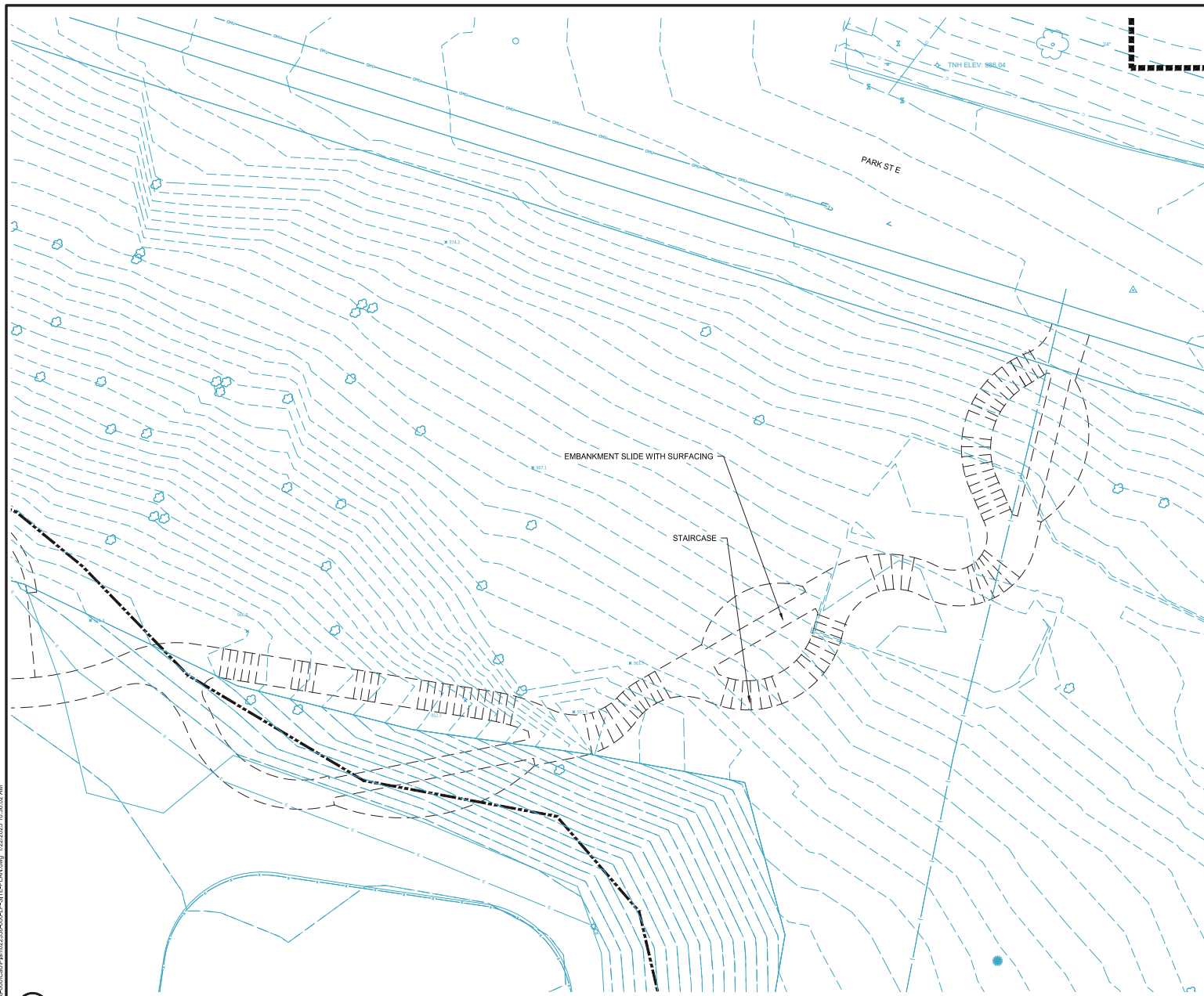
Robert A. Blaha
DATE: 01-21-2025 LIC. NO. 44337

PARKING ENLARGEMENT

KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

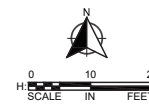
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L3.2 PATIO ENLARGEMENT

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	TRUNCATED DOMES
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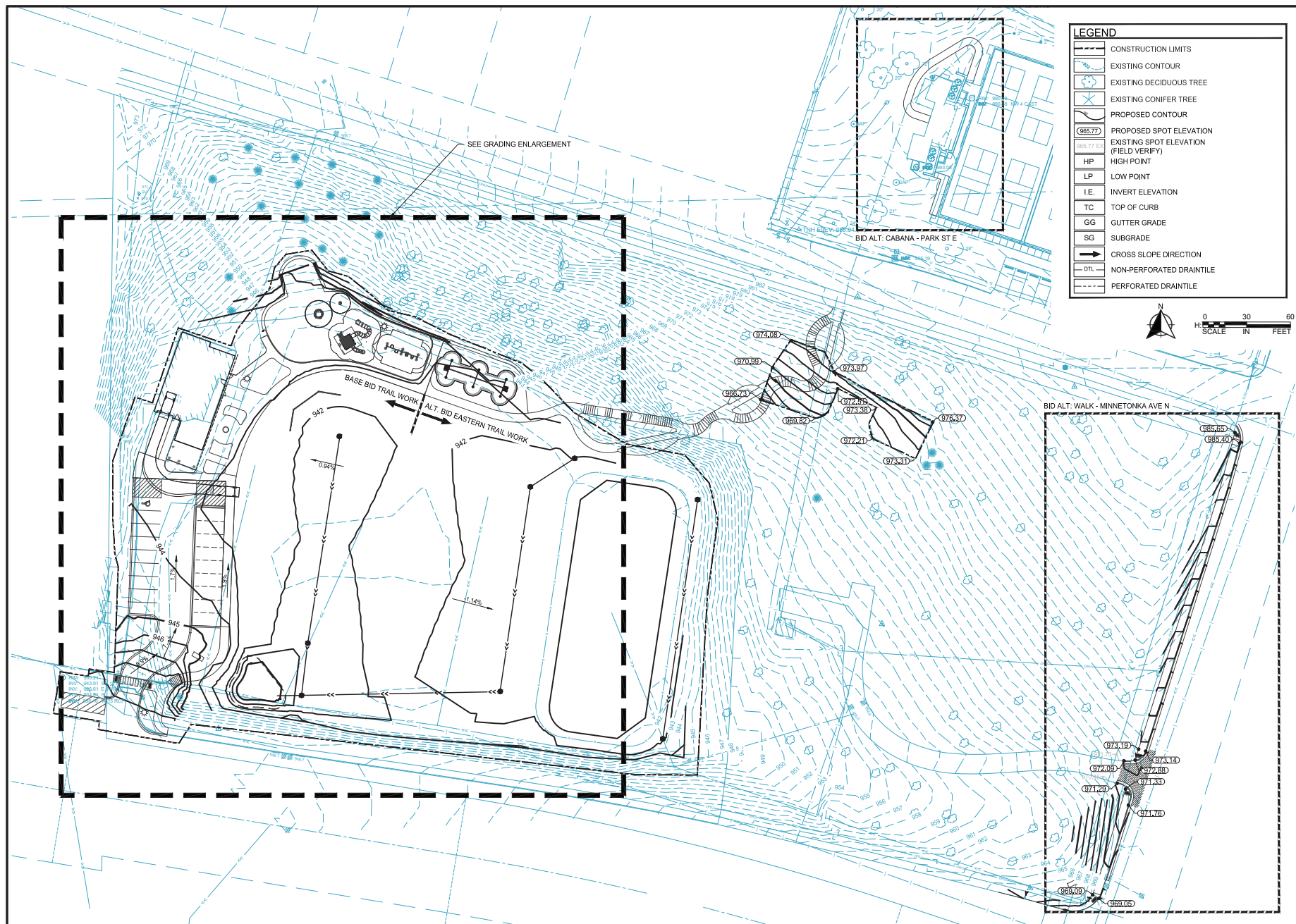
EASTERN TRAIL ENLARGEMENT

KLAPPRICH PARK IMPROVEMENTS CITY OF WAYZATA, MN

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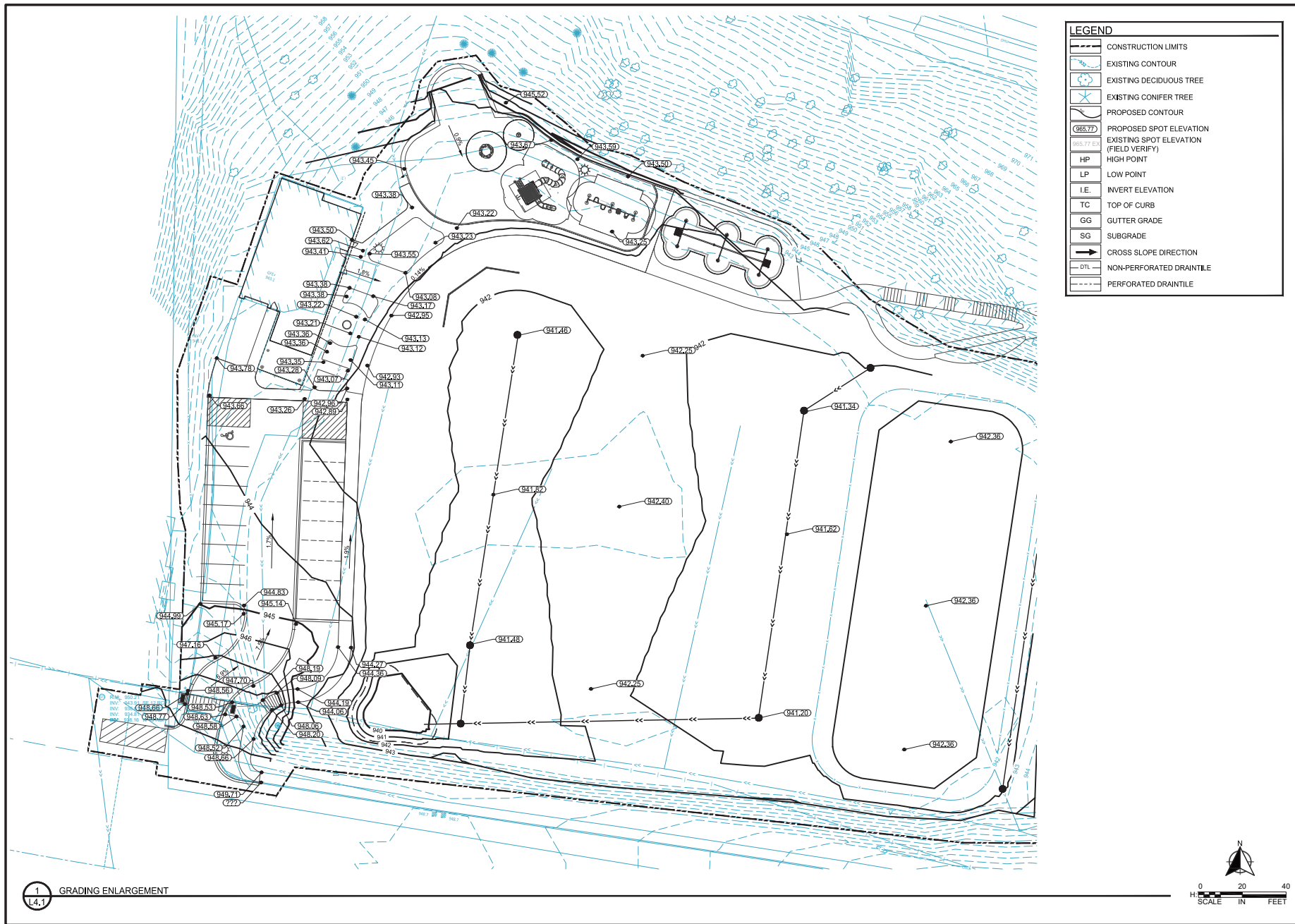
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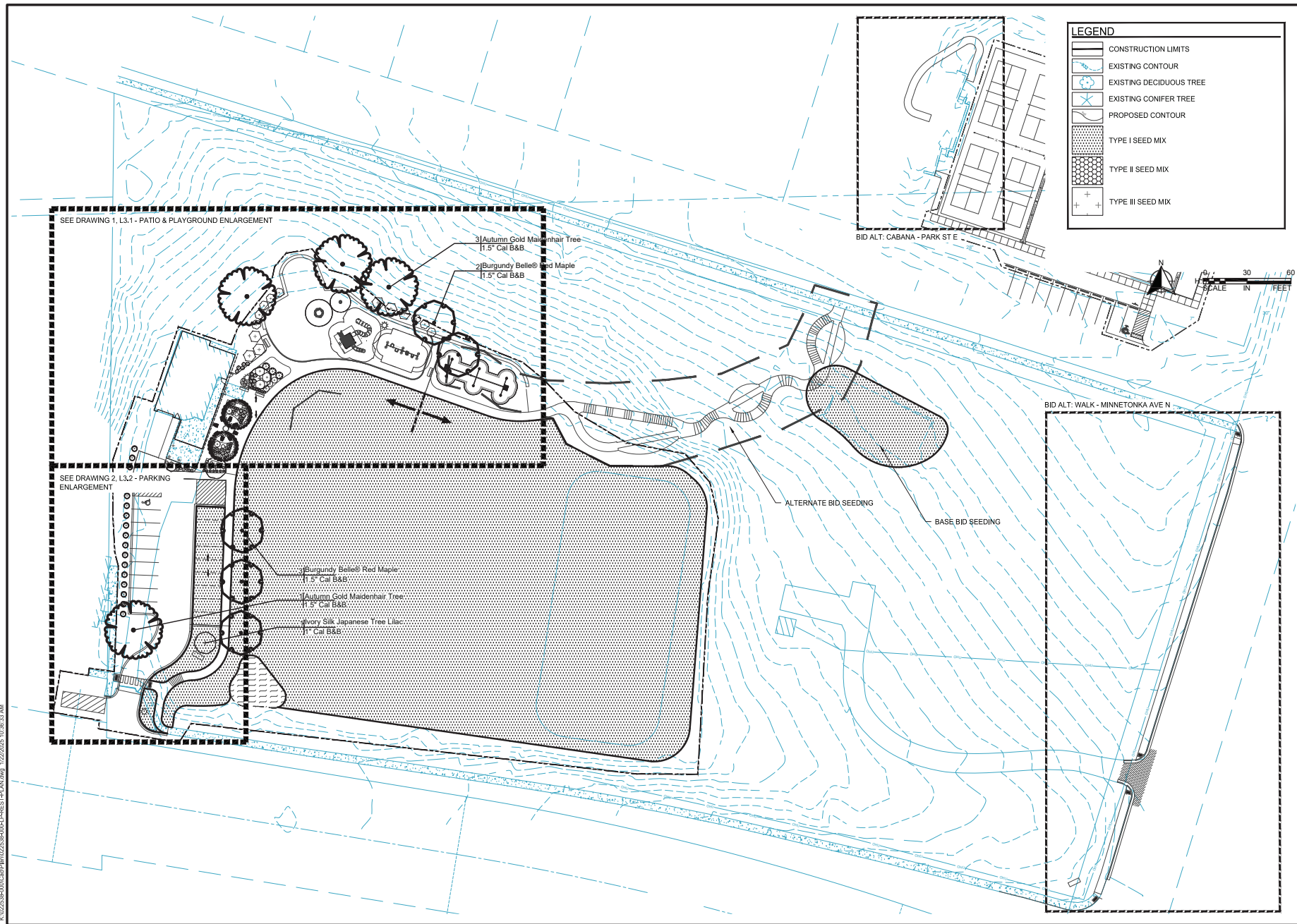
GRADING PLAN

KLAPPRICH PARK IMPROVEMENTS
 CITY OF WAYZATA, MN

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DATE: 01-21-2025

LIC. NO. 44337

Robert A. Blum

RESTORATION PLAN

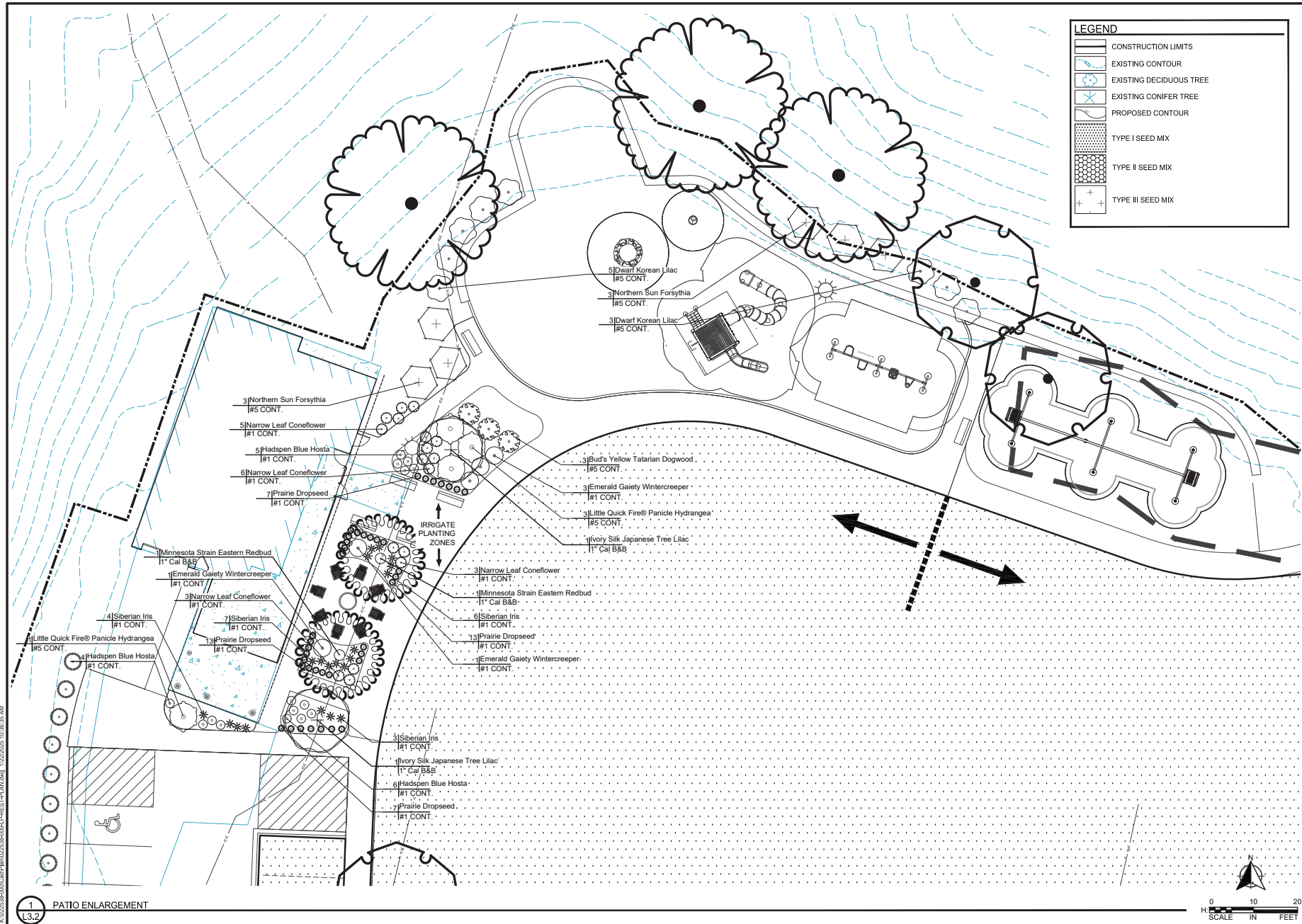
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CITY OF WAYZATA, MN

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1 PATIO ENLARGEMENT

LEGEND

- CONSTRUCTION LIMITS
- EXISTING CONTOUR
- EXISTING DECIDUOUS TREE
- EXISTING CONIFER TREE
- PROPOSED CONTOUR
- TYPE I SEED MIX
- TYPE II SEED MIX
- TYPE III SEED MIX

wsb

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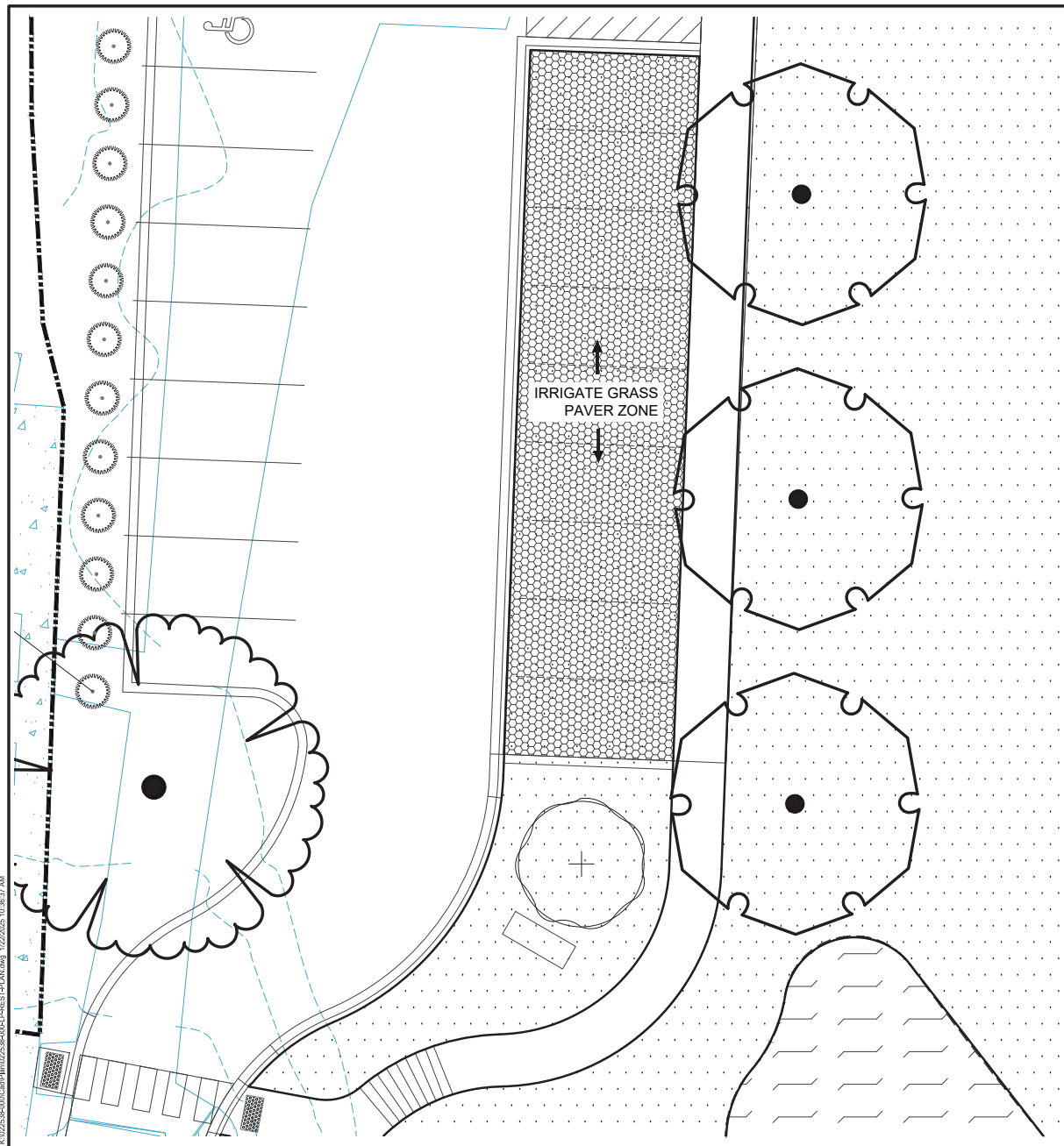
Robert A. Blava
DATE: 01-21-2025 LIC. NO. 44337

PATIO PLANTING ENLARGEMENT

**KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN**

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LEGEND	
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	EXISTING CONIFER TREE
	PROPOSED CONTOUR
	TYPE I SEED MIX
	TYPE II SEED MIX
	TYPE III SEED MIX

PLANT SCHEDULE			
CODE	QTY	BOTANICAL / COMMON NAME	CONT
TREES			
AR	15	ACER RUBRUM 'MAGNIFICENT MAGENTA' / BURGUNDY BELLES RED MAPLE	1.5" CAL B&B
ER	2	CERCIS CANADENSIS 'MINNESOTA STRAIN' / MINNESOTA STRAIN EASTERN REDBUD	1" CAL B&B
GB	4	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	1.5" CAL B&B
IL	3	STRONGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	1" CAL B&B
CODE	QTY	BOTANICAL / COMMON NAME	SIZE
SHRUBS			
BDY	15	CORNUS ALBA 'BUD'S YELLOW' / BUD'S YELLOW TATARIAN DOGWOOD	#5 CONT. 20" o.c.
NLC	17	ECHINACEA ANGUSTIFOLIA / NARROW LEAF CONEFLOWER	#1 CONT. 30" o.c.
EGW	5	EUCONYMUS FORTUNEI 'EMERALD GAIETY' / EMERALD GAIETY WINTERCREEPER	#1 CONT. 48" o.c.
NSF	6	FORSYTHIA X 'NORTHERN SUN' / NORTHERN SUN FORSYTHIA	#5 CONT. 18" o.c.
HBI	15	HOSTA X 'HADSPEEN BLUE' / HADSPEEN BLUE HOSTA	#1 CONT. 24" o.c.
QFH	4	HYDRANGEA PANICULATA 'SMIPLOF' / LITTLE QUICK FIRE PANICLE HYDRANGEA	#5 CONT. 84" o.c.
SBT	20	ROS 'SIBERICA' / 'SIBERIAN ROSE'	#1 CONT. 24" o.c.
DWP	18	PRINUS MUGO 'COMPACTA' / DWARF MUGO PINE	#5 CONT. 48" o.c.
PDG	40	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSIDE	#1 CONT. 18" o.c.
DLK	8	STRONGA METER 'PALENT' / DWARF KOREAN LILAC	#5 CONT. 12" o.c.



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Robert A. Blava
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PARKING
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KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

CLIENT PROJECT NO. XXXXXX
WSB PROJECT NO. 022538-000
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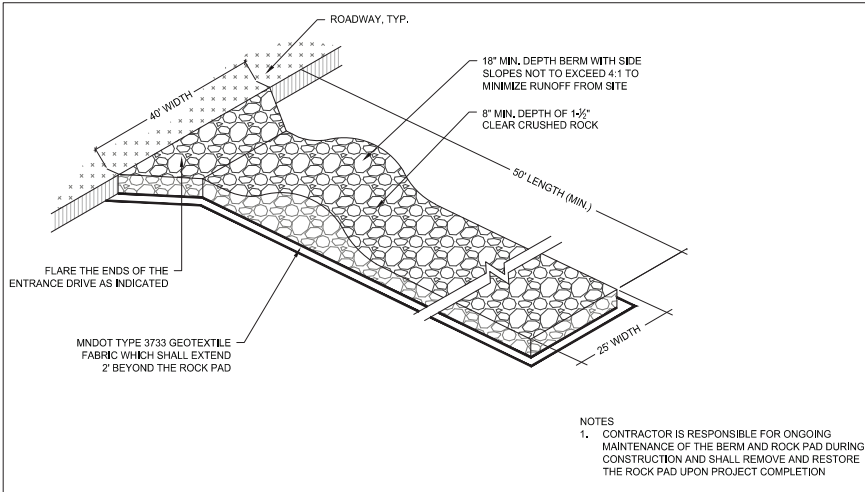
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Robert A. Bihla
DATE: 01-21-2025 LIC. NO. 44137

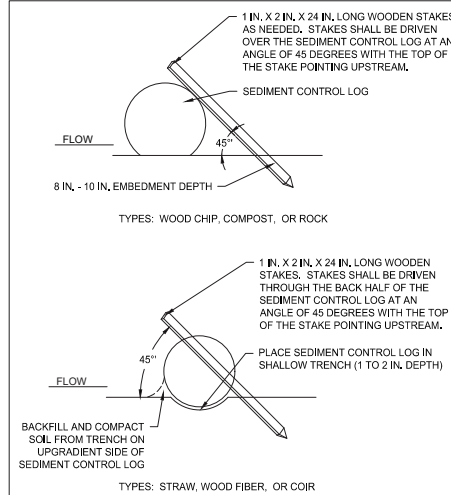
PRE-CONSTRUCTION DETAILS

KLAPPRICH PARK IMPROVEMENTS CITY OF WAYZATA, MN

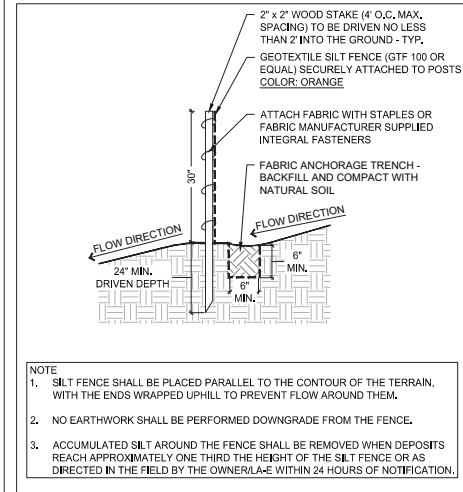
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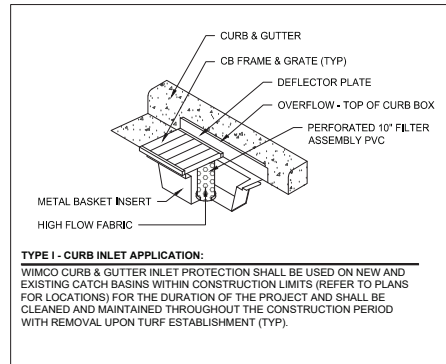
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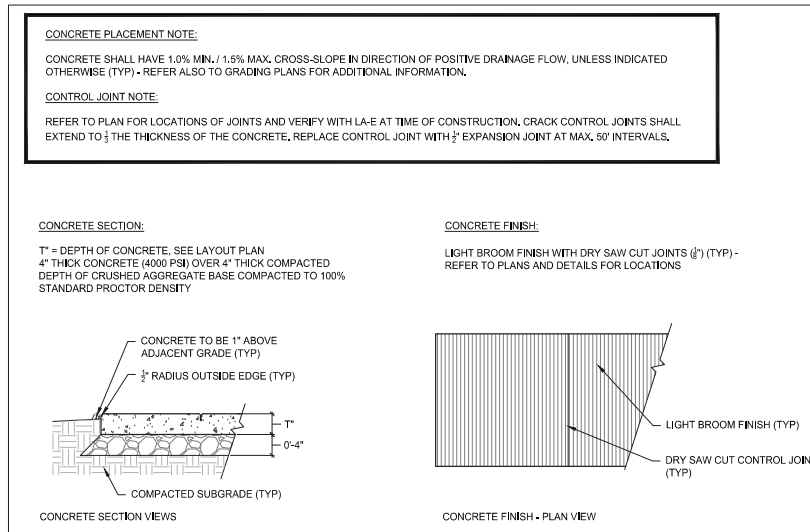
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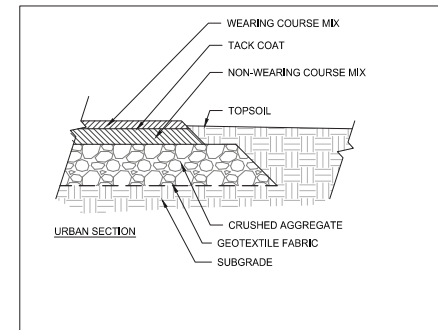
3 SILT FENCE
L6.0



4 INLET PROTECTION
L6.0



5 CONCRETE WALK DETAIL
L6.0



6 BITUMINOUS DRIVE DETAIL
L6.0

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Robert A. Slipka

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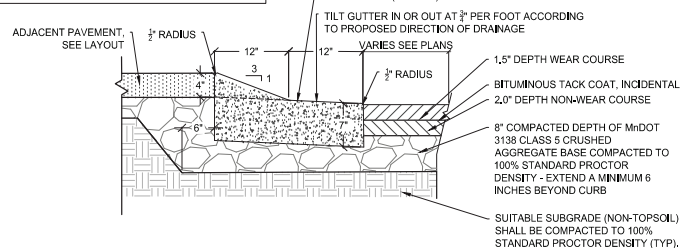
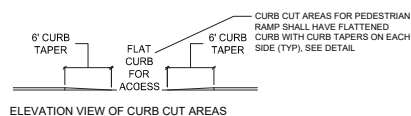
CONSTRUCTION DETAILS

KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

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WSB PROJECT NO.
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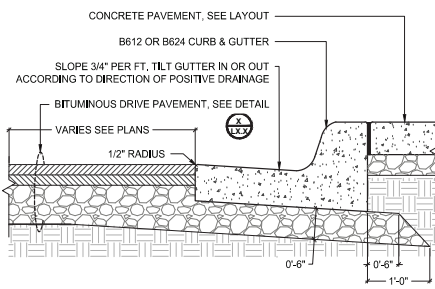
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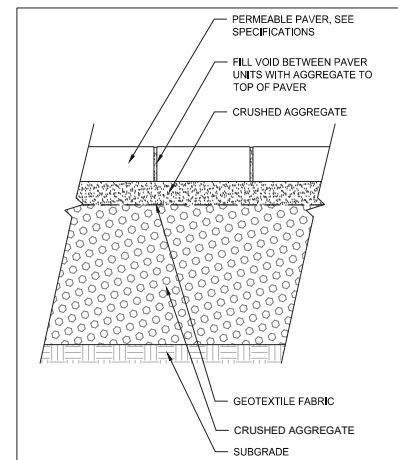
1 D412 CURB AND GUTTER DETAIL
L6.1

GUTTER GRADE:
GUTTER SLOPE SHALL DRAIN ACCORDING TO GRADING PLAN.

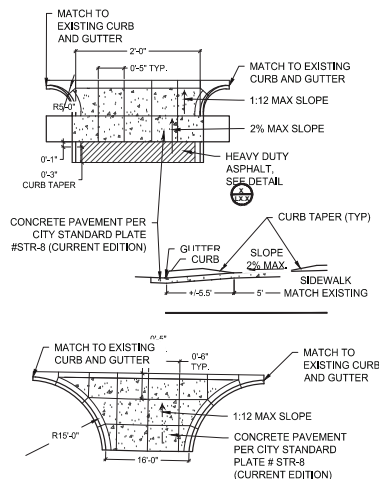
CURB CONTROL JOINT NOTE:
CRACK CONTROL JOINTS SHALL BE PLACED AT ALL CORNERS AND INTERSECTIONS OF THE CONCRETE CURBS WITH JOINTS EQUALLY SPACED IN BETWEEN CORNERS AND INTERSECTIONS ALONG ALL SECTIONS OF CURB AT 10' MAXIMUM INTERVALS, REPLACE CRACK CONTROL JOINTS WITH 4" EXPANSION JOINTS AT 30' MAXIMUM INTERVALS.



2 TYPICAL B612 CURB DETAIL
L6.1

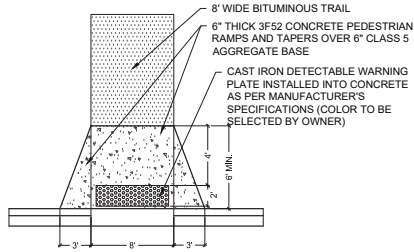


3 PERMEABLE PAVERS DETAIL
L6.1

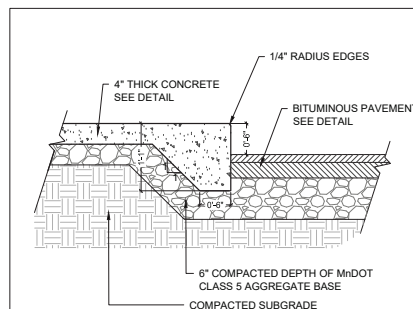


4 CONCRETE DRIVE APRON
L6.1

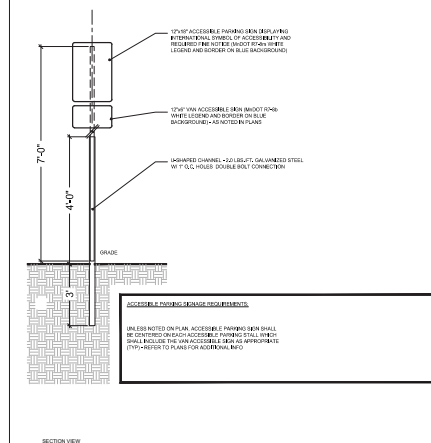
CONTRACTOR RESPONSIBLE FOR PEDESTRIAN RAMP
COMPLIANCE WITH ALL PROWAG REQUIREMENTS AND
SHALL REFER TO MnDOT STANDARD PLAN 5-297.250
AND SPECIAL PROVISIONS



5 CONCRETE PEDESTRIAN RAMP
L6.1



6 INTEGRAL CURB AND WALK DETAIL



7 ACCESSIBLE PARKING SIGN
L6.1

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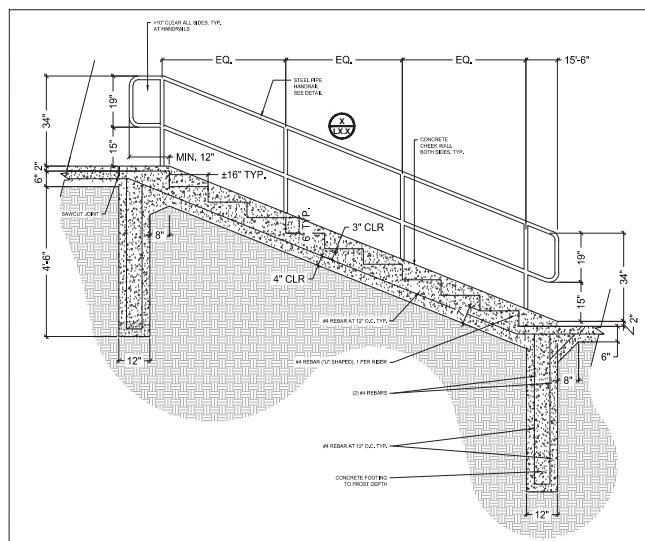
MISCELLANEOUS DETAILS

KLAPPRICH PARK IMPROVEMENTS
CITY OF WAYZATA, MN

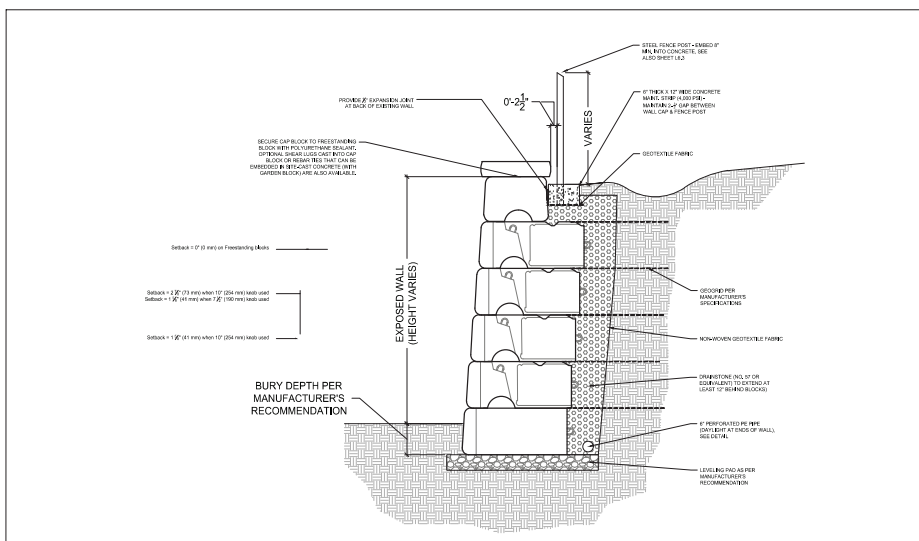
CLIENT PROJECT NO.
XXXXXXX

WSB PROJECT NO.
022538-000

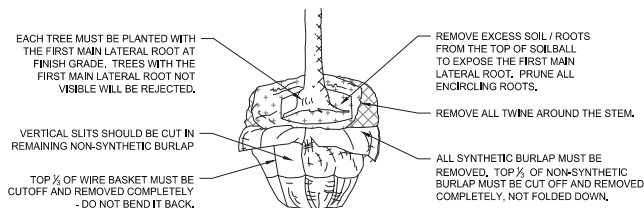
SHEET
L6.2



1 STAIRS WITH CURB DETAIL



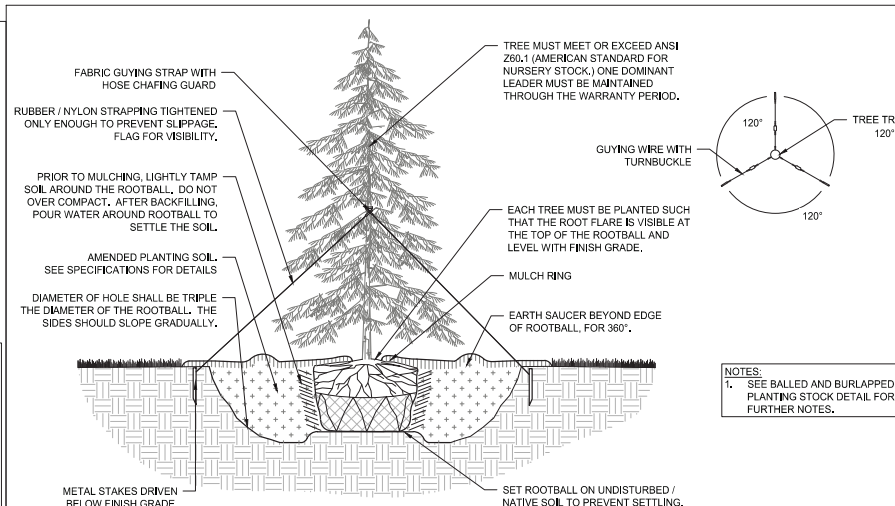
2 DRY STACKED RETAINING WALL
L6.2



NOTES:

1. ROOTS OF ALL BALLED AND BURLAPPED STOCK SHALL FILL THE SOIL BALL, BE FREE OF KINKS, CIRCLING AND GIRDLING, AND THE UPPERMOST ROOTS SHALL NOT BE MORE THAN FOUR INCHES BELOW THE TOP OF THE SOIL BALL. TRANSPORT ROOTS SHALL BE SYMMETRICAL AROUND THE TRUNK / STEM OF THE PLANTS. SOIL BALLS MUST BE PROTECTED BY AN APPROPRIATE MEANS TO PREVENT DAMAGE TO THE ROOTS.
2. WHEN MOVING PLANTS, LIFT FROM BENEATH THE ROOT BALL, DO NOT LET IT BY THE TRUNK AND DO NOT BREAK OR LOOSEN THE ROOT BALL.
3. BACKFILL PLANTING PIT WITH ORIGINAL SOIL HALFWAY TO THE TOP OF THE ROOT BALL, BREAK UP CLODS OF SOIL, DO NOT USE ANY TYPE OF PLANT OR MULCH ABOVE THE SOIL SURFACE. COVER THE REMAINING HALF OF THE PIT WITH 80% DECEASED LEAF BEDDED PLANTS AND FINISH WITH TWO INCHES OF MULCH.
4. REMOVE ALL WIRE BASKETS FROM THE TOP OF THE ROOT BALL AND CONTINUE BACKFILLING REMAINING PLANTING PIT WITH ORIGINAL SOIL.
5. WATER THOROUGHLY A SECOND TIME TO SETTLE PLANTS AND FILLS VOID WITHIN TWO HOURS OF PLANTING. PLACE SPECIFIED MULCH WITHIN 48 HOURS OF THE PLANTING OPERATION.
6. STAKING OF TREES SHALL BE THE CONTRACTOR'S OPTION; THE CONTRACT IS RESPONSIBLE TO INSURE THAT ALL PLANTINGS ARE INSTALLED PLUMB AND REMAIN PLUMB THROUGHOUT THE WARRANTY PERIOD OF 1 YEAR AFTER SUBSTANTIAL COMPLETION, WHICHEVER IS GREATER.
7. IF ANY COMPONENTS SHALL BE REMOVED FOR ANY REASON, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN RISK DURING THE WARRANTY PERIOD.

3 BALLED AND BURLAPPED PLANTING DETAIL
L6.2



NOTES

1. SEE BALLED AND BURLAPPED PLANTING STOCK DETAIL FOR FURTHER NOTES.

4 CONIFEROUS TREE PLANTING
L6.2

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR ANY PART THEREOF, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert A. Bihla
DATE: 01-21-2025 LIC. NO. 44137

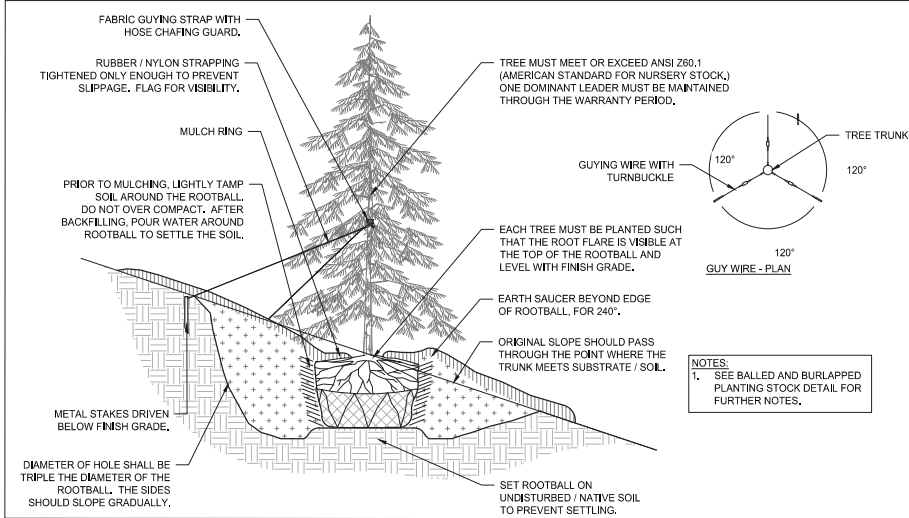
PLANTING DETAILS

KLAPPRICH PARK IMPROVEMENTS CITY OF WAYZATA, MN

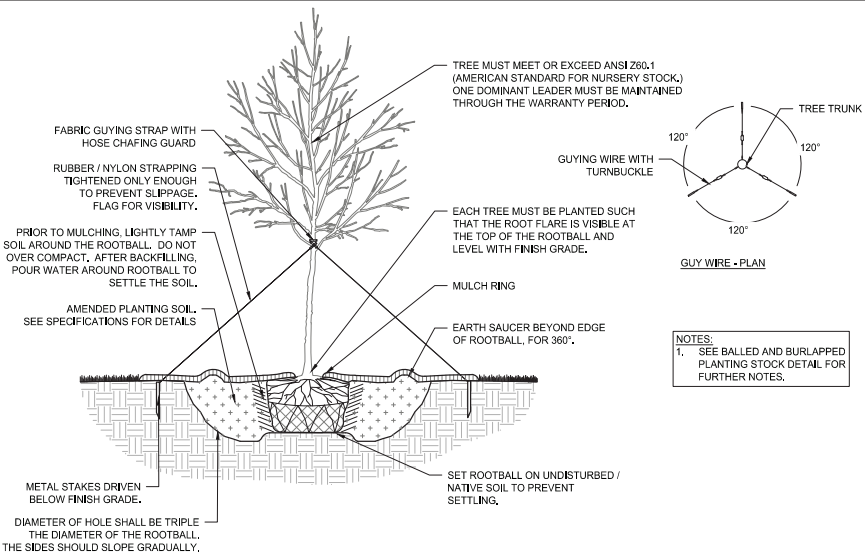
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WSB PROJECT NO. 022538-000

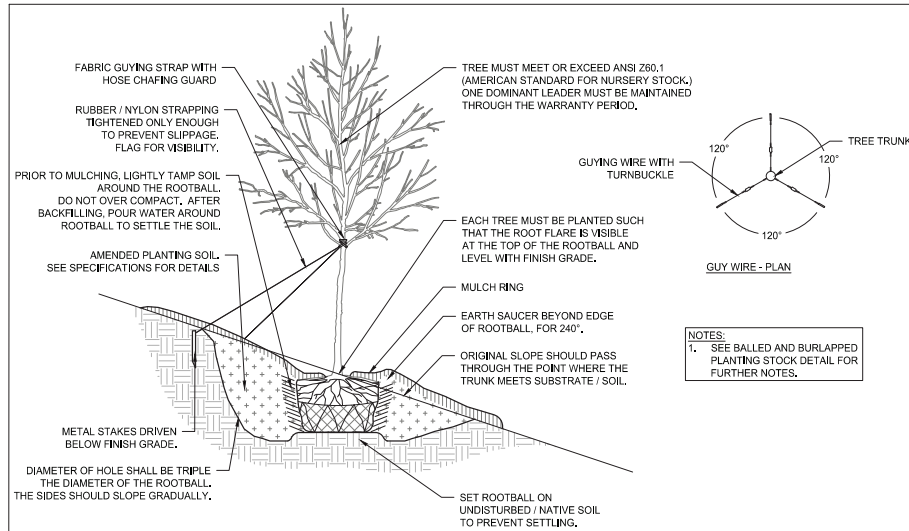
SHEET L6.3



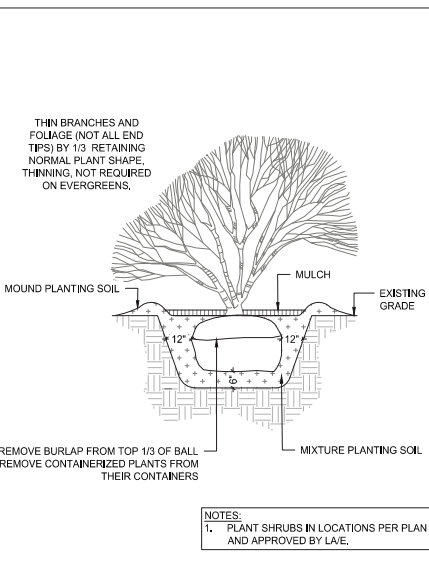
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L6.3 CONIFEROUS TREE PLANTING ON A SLOPE



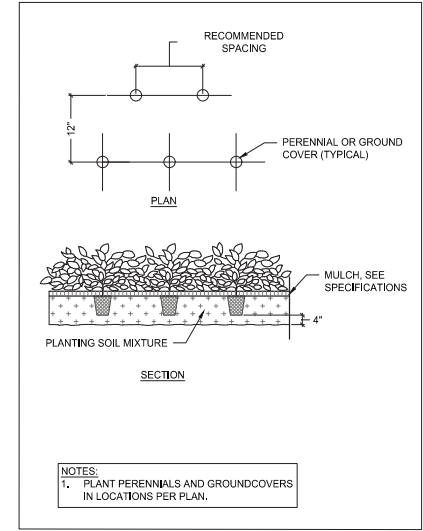
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L6.3 DECIDUOUS TREE PLANTING



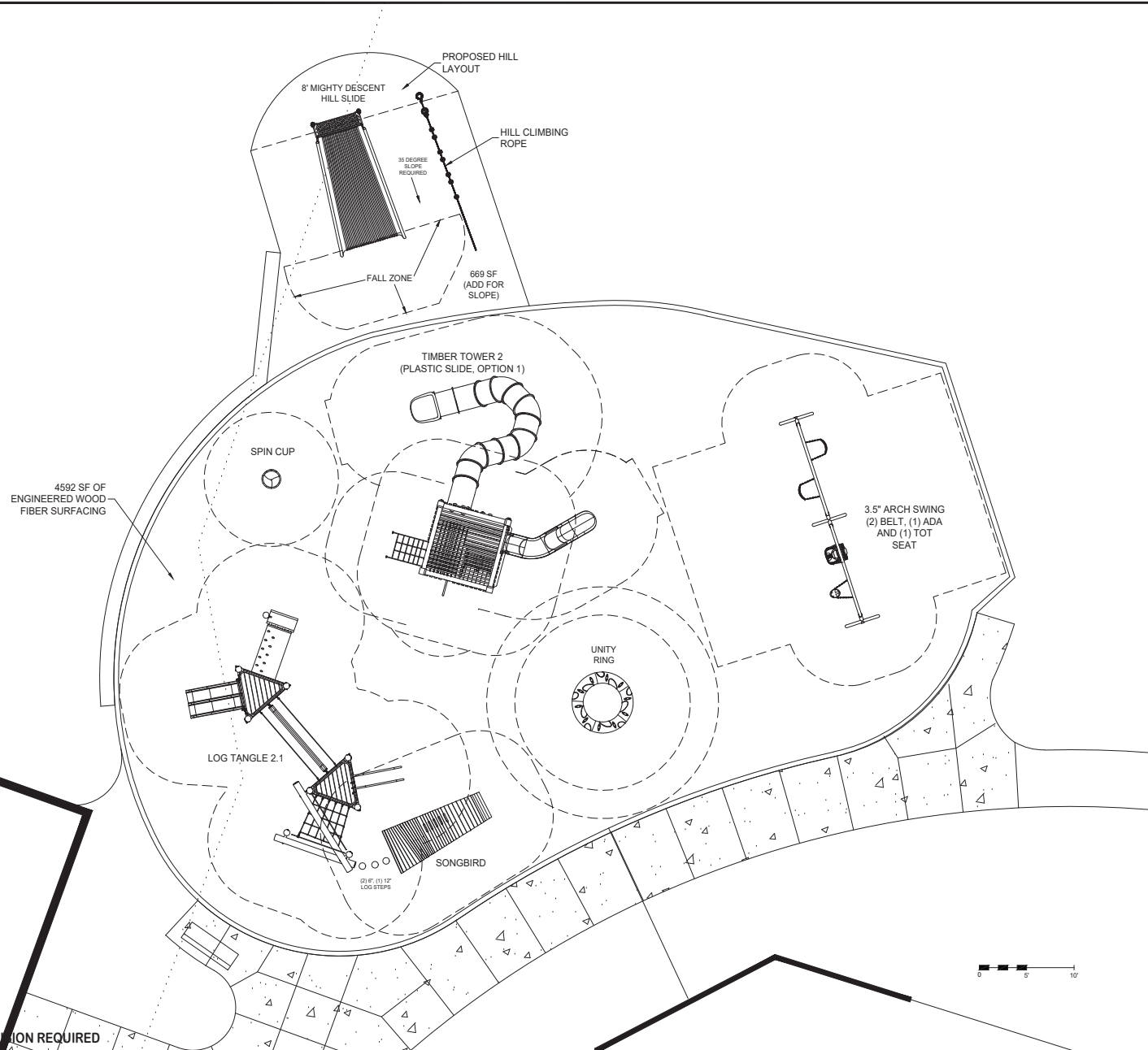
3
L6.3 DECIDUOUS TREE PLANTING ON A SLOPE



4
L6.3 SHRUB PLANTING



5
L6.3 GROUND COVER AND PERENNIAL PLANTING



8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378

PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

EQUIPMENT SIZE:

USE ZONE:

AREA:
SEE PLAN

PERIMETER:

FALL HEIGHT:
8 Ft.

USER CAPACITY:

AGE GROUP:
2-5, 5-12

✓ ASTM F1487-17
✓ CPSC #325



PROJECT NO:
MW102824-1D

SCALE:
3/32" = 1'-0"

DRAWN BY:
TKA

Paper Size

DATE:
12-23-24

B

Klapprich Park - Option 1

Wayzata, MN



Klapprich Park

MW102824-1D

Sales Representative



8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer



POST & COMPONENT

Beige

Lime

ROTOMOLD PLASTIC

Green



Klapprich Park

MW102824-1D

Sales Representative



8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378

PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer



The world needs play.
earthscape



Klapprich Park

MW102824-1D

Sales Representative



9632 EAGLE CREEK CIRCLE
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PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer



earthscape



Klapprich Park

MW102824-1D

Sales Representative



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EMAIL: playscapes@earthlink.net

Equipment Manufacturer



The world needs play.





Klapprich Park

MW102824-1D

Sales Representative

**MIDWEST
PLAYSCAPES**
8632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer

PLAYWORLD
The world needs play.
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Klapprich Park

MW102824-1D

Sales Representative



9632 EAGLE CREEK CIRCLE
SAVAGE, MN 55378
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EMAIL: playscapes@earthlink.net

Equipment Manufacturer



earthscape



Klapprich Park

MW102824-1D

Sales Representative



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PHONE: 1.800.747.1452
EMAIL: playscapes@earthlink.net

Equipment Manufacturer



The world needs play.
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KLAPPRICH WARMING HOUSE

340 Park St. E
Wayzata, MN 55391

CONSTRUCTION DOCUMENTS

March TBD

ABBREVIATIONS INDEX

ABBREVIATION	COMPONENT
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJACENT
AUF	ABOVE FINISH FLOOR
AUJ	AUTHORITY HAVING JURISDICTION
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECT / ARCHITECTURAL
AVG	AVERAGE
B	
BD	BOARD
BLDG	BUILDINGS
BLKG	BLOCKING
BRO	BEARINGS
C	
C/C	CENTER TO CENTER
CAB	CABINET
CNFR	COLD FORMED METAL FRAMING
CG	CORNER GUARD
CAI	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLD	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTIGUOUS
CONTR	CONTRACTOR
CORR	CORROSION
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CUH	CABINET UNIT HEATER
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DI	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E	
EFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
ELC	ELECTRICAL
ELLV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
FT	FIRE TREATED
FDR	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEI	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX	FIXTURE
FLO	FLOOR
FT	FEET
G	
GALV	GALVANIZED
GYP	GYPSPUM
H	
HB	HOSE BIBB
HD	HAND DRYER
HW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
I	
INSUL	INSULATION
INT	INTERIOR

ABBREVIATIONS INDEX

ABBREVIATION	COMPONENT
JAN	JANITOR
L	
LAV	LAVATORY
LF	LINEAR FEET
LVL	LEVEL
M	
M	MASONRY OPENING
MAINT	MAINTENANCE
MAX	MAXIMUM
MCH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MTL	METAL
N	
NC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
ORNG	OPENING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTIGUOUS
CONTR	CONTRACTOR
CORR	CORROSION
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
CUH	CABINET UNIT HEATER
D	
DBL	DOUBLE
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DI	DIAMETER
DIAG	DIAGONAL
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E	
EFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
ELC	ELECTRICAL
ELLV	ELEVATION
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
F	
FT	FIRE TREATED
FDR	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEI	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIX	FIXTURE
FLO	FLOOR
FT	FEET
G	
GALV	GALVANIZED
GYP	GYPSPUM
H	
HB	HOSE BIBB
HD	HAND DRYER
HW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
I	
INSUL	INSULATION
INT	INTERIOR

MATERIALS LEGEND

	EARTH		MASONRY
	GRAVEL/COMPACTED FILL		TILE
	CONCRETE		MARBLE / SOLID SURFACE
	STEEL		GLASS
	ALUMINUM		FINISH MILLWORK
	CMU		WOOD BLOCK
	BATTLOOSE INSULATION		BRICK WALL SECTION
	RIGID INSULATION		CONCRETE SECTION
	SPRAY FOAM INSULATION		PARTICLE BOARD
	MORTAR/GROUT		GYPSUM BOARD

ANNOTATION LEGEND

	EXTERIOR ELEVATION KEYNOTE		ELEVATION MARKER
	INTERIOR PARTITION TAG		REVISION TAG
	DOOR		INTERIOR ELEVATION KEYNOTE
	EXTERIOR ELEVATION MARKER		FLOOR PLAN KEYNOTE
	CEILING PLAN KEYNOTE		DEMO KEYNOTE
	INTERIOR ELEVATION MARKER		BUILDING SECTION
	WALL SECTION		DETAIL SECTION
	CALLOUT		Room name
	Room name		Room name

SHEET NUMBER	SHEET NAME
a0.0	COVER SHEET
a0.1	CODE REVIEW
a0.5	ACCESSIBILITY DIAGRAMS
a0.1a	DEMOLITION PLAN
a0.1	FLOOR PLAN
a0.1b	FURNITURE & EQUIPMENT PLAN
a0.1c	FINISH PLANS
a0.2	ROOF PLAN
a0.3	EXTERIOR ELEVATIONS
a0.2	WALL SECTIONS
a0.1	TYP. EXTERIOR WALL ASSEMBLIES
a0.2	PLAN DETAILS
a0.3	LARGE SCALE DETAILS
a0.4	FINISH DETAILS
a0.1	INTERIOR ELEVATIONS
a0.2	MILLWORK DETAILS - ICE SKATE RENTAL DESK
a0.1	DOOR SCHEDULE & DETAILS
a0.1	REFLECTED CEILING PLANS

SHEET NAME	SHEET NUMBER
a0.0	STRUCTURAL COVER SHEET
a0.1	GENERAL STRUCTURAL NOTES
a0.2	TYPICAL DETAILS - FOUNDATION
a0.1	FIRST FLOOR - FOUNDATION PLAN
a0.2	ROOF - FRAMING PLAN
a0.1	FOUNDATION DETAILS
a0.0	FRAMING DETAILS

SHEET NAME	SHEET NUMBER
a0.0	MECHANICAL COVER SHEET
a0.1	MECHANICAL NOTES
a0.2	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.1	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.2	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.1	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.2	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.1	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.2	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.1	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS
a0.2	MECHANICAL DETAILS - FLOOR PLAN - POWER AND SYSTEMS

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS ETC. AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR CONSTRUCTION AND PAY ALL INSPECTOR FEES FOR ALL PORTIONS OF THE WORK.
- CONTRACTOR SHALL VISIT THE SITE (INCLUDING MECHANICAL & ELECTRICAL SUB-CONTRACTORS) TO VERIFY ALL EXISTING CONDITIONS AND TO DETERMINE THE EXISTENCE OF THE WORK REQUIRED TO COMPLETE THE DESIGN SHOWN ON THE PLANS.
- ALL CONTRACTORS SHALL MEET OR EXCEED ALL STATE OF MINNESOTA AND CITY OF WAYZATA CODES AND STANDARDS. EXISTING CODE REQUIREMENTS SHALL TAKE PRECEDENCE OVER WHAT IS SHOWN ON PLANS.
- CONTRACTOR SHALL PROVIDE ADEQUATE VENTILATION FOR WORKERS & ALL EMPLOYEES WHEN PAINTING OR USING ADHESIVES OR TOXIC CHEMICALS. PAINTING MAY HAVE TO BE DONE ON WEEKENDS IN OCCUPIED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL SURFACES DAMAGED DUE TO CONSTRUCTION.

CONTRACTOR REQUIREMENTS

THIS WORK FOR THIS PROJECT INCLUDES ALL WORK NECESSARY TO COMPLETE THE GENERAL CONSTRUCTION.

UNDER THIS CONTRACT THE CONTRACTOR SHALL:

- COORDINATE USE OF PREMISES WITH THE OWNER.
- CONTRACTOR SHALL CONFORM TO THE OWNER'S WORK RULES AND SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND SAFEGUARDING OF PRODUCTS UNDER THIS CONTRACT.
- IT IS THE RESPONSIBILITY OF SUPPLIERS TO PROVIDE MANUFACTURER'S SPECS AND SHOP DRAWINGS FOR FIXTURES AND EQUIPMENT TO THE ARCHITECT FOR APPROVAL. IT IS THE RESPONSIBILITY OF THE RELATED SUB-CONTRACTORS FOR FIELD VERIFICATION AND REVIEW OF SHOP DRAWINGS PRIOR TO FABRICATION APPROVAL OR FIELD CONSTRUCTION OF ANY RELATED WORK.
- PROVIDE A WASTE CONTAINER AND PAY FOR REMOVAL SERVICE OF ALL REFUSE AND WASTE MATERIALS GENERATED BY ALL PRIME CONTRACTORS AND SUB-CONTRACTORS. EACH SUB-CONTRACTOR WILL BE RESPONSIBLE FOR CLEAN-UP AND REMOVAL OF THEIR OWN WASTE MATERIALS FROM THE SITE. LEAVE THE SPACE VACUUM AND BROOM CLEAN. CLEAN ALL GLASS AND MIRRORS.
- RECEIVE AND VERIFY ALL OWNER SUPPLIED MATERIALS AND EQUIPMENT. ALL SHORTAGES AND DAMAGES SHALL BE DOCUMENTED ON RECEIVING TICKETS AND REPORTED TO OWNER AND ARCHITECT IMMEDIATELY UPON RECEIPT.
- FINAL CLEANING SHALL BE DONE BY A PROFESSIONAL CLEANING SERVICE OR EQUAL.
- PROVIDE OWNER WITH LABOR AND MATERIAL WARRANTIES AND SERVICE CONTRACTS FROM ALL SUB-CONTRACTORS AND EQUIPMENT AND MATERIAL MANUFACTURERS. THESE WARRANTIES SHALL BE IN EFFECT FOR A PERIOD OF ONE (1) YEAR FROM INSTALLATION DATE.

PROJECT LOCATION



1 SITE LOCATION
1" = 1'-0"

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT
City of Wayzata

CONSULTANT 1
ERA
STRUCTURAL ENGINEERING

CONSULTANT 2
AKF
Member of WSP

Architect
I hereby certify that this plan, specification, report was prepared by me or under my supervision and that I am a Licensed Architect under the laws of the State of Minnesota.

Signature: _____
Printed Name: Matt Lysne
Date: 12/17/2024 License Number: 44878

NOT FOR CONSTRUCTION

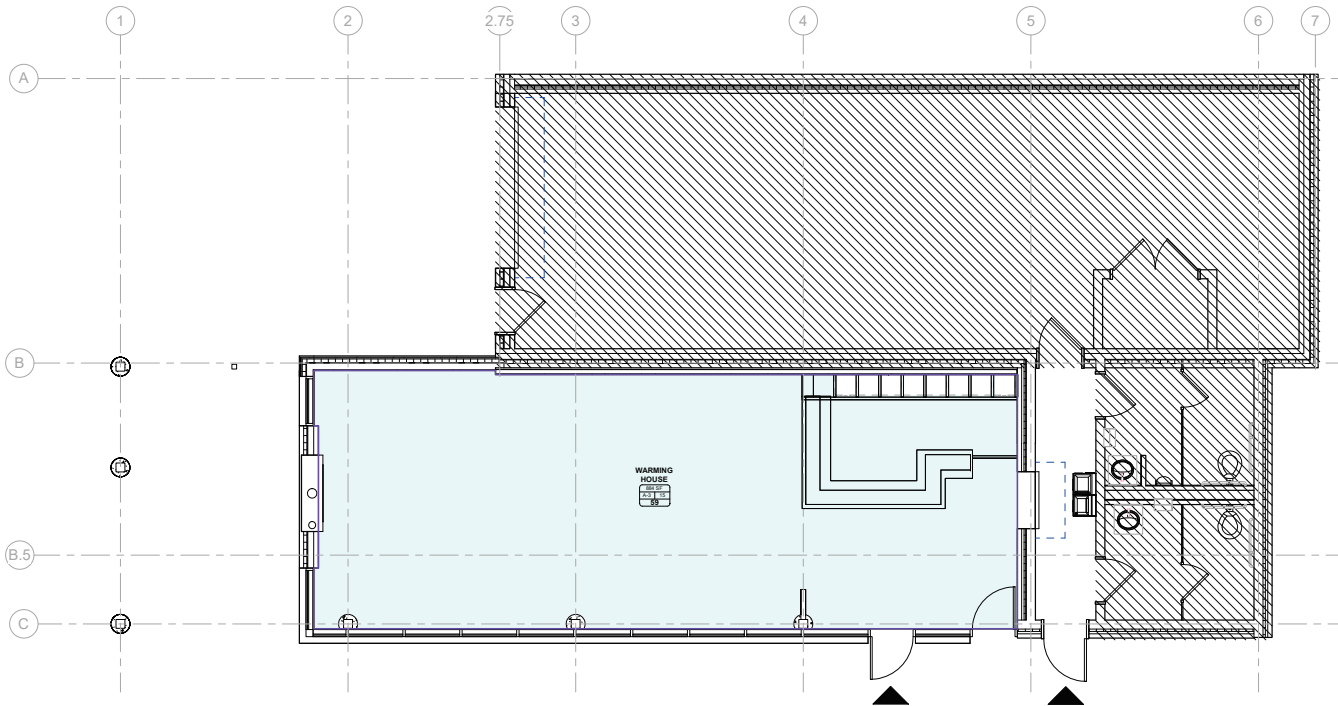
REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
a0.0
PROJECT NUMBER: 2924



OCCUPANCY TYPE / SPACE FUNCTION

A-3

CODE PLAN
1/4" = 1'-0"

PROJECT INFORMATION
Address: 340 Park St. E., Wayzata, MN 55391
Owner: City of Wayzata
PID: 08172245000
Site Parcel Area: 8.88 Acres (386,910 sq ft)

Building Code Review

I. Applicable Codes
Minnesota State Building Code - 2020
Minnesota State Accessibility Code - 2020
Minnesota Fire Code - 2020
Minnesota Energy Code - 2024

C. Proposed Building

The project is a renovation of the existing Klapprich Park Warming House in Wayzata, MN. The renovation efforts seek to update the space for increased public use and a more modern interior.

D. Occupancy Classifications

(2020 Minnesota Building Code, Ch. 3)

The proposed building will have the following Occupancy Groups:

E. Building Construction Type V-B (Non-Sprinklered)

(2020 Minnesota Building Code, Ch. 6 & Table 601)
Primary Structural Frame: 0 HR
Bearing Walls - exterior: 0 HR
Bearing Walls - interior: 0 HR
Nonbearing Walls - exterior: 0 HR per Table 602
Nonbearing Walls - interior: 0 HR
Floor Construction: 0 HR
Roof Construction: 0 HR

F. Construction Type and Allowable Building Height & Area

(2020 Minnesota Building Code, Table 504.3, 504.4 & 504.2)
Type V-B (Sprinklered) 60' Max Height above grade
Max 2 Stories above grade permitted
Max Area of 18,000 SF

G. Exit Requirements

(2020 Minnesota Building Code, Table 1004.5, Section 1006)

See Example Below:

Business Areas
Occupant Load (10966SF / 150) 8 Occupants
Stair Width (8 x 0.2) 1.0 inches
Egress Width (8 x 0.2) 1.0 inches
Door Width (8 x 0.2) 1.0 inches ≤ 32 inches

Accessible Egress Component sizing will exceed minimum requirements stated in 2020 Minnesota Building Code Sections 1008 & 1010

H. Accessibility

All spaces shall comply with 2020 Minnesota Accessibility Code

I. Plumbing Fixture Requirements

(2020 Minnesota Building Code, Table 2902.1)

See Example Below:

B. Occupancy: 8 Occupants (4 Male / 4 Female)

Male (4 Occupants):
• Water Closets Required (1 per 25 for the first 50, 1 per 50 for the remainder)
• Lavatories Required (1 per 40 for the first 80, 1 per 80 for the remainder)

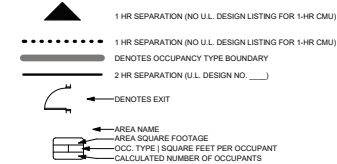
Total Req'd / Total Provided = 1/1
Total Req'd / Total Provided = 1/1

Female (4 Occupants):
• Water Closets Required (1 per 25 for the first 50, 1 per 50 for the remainder)
• Lavatories Required (1 per 40 for the first 80, 1 per 80 for the remainder)

Total Req'd / Total Provided = 1/1
Total Req'd / Total Provided = 1/1

Drinking Fountains:
• (1 per 100 occupants)
• (1 service sink)

Total Req'd / Total Provided = 1/1
Total Req'd / Total Provided = 1/1



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT

City of Wayzata

CONSULTANT 1

ERA
STRUCTURAL ENGINEERING

CONSULTANT 2

AKF
Member of WSP

Architect
I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature: _____
Printed Name: Matt Lysne
Date: 12/17/2024 License Number: 44878

NOT FOR CONSTRUCTION

KEY PLAN

NORTH

REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E.
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

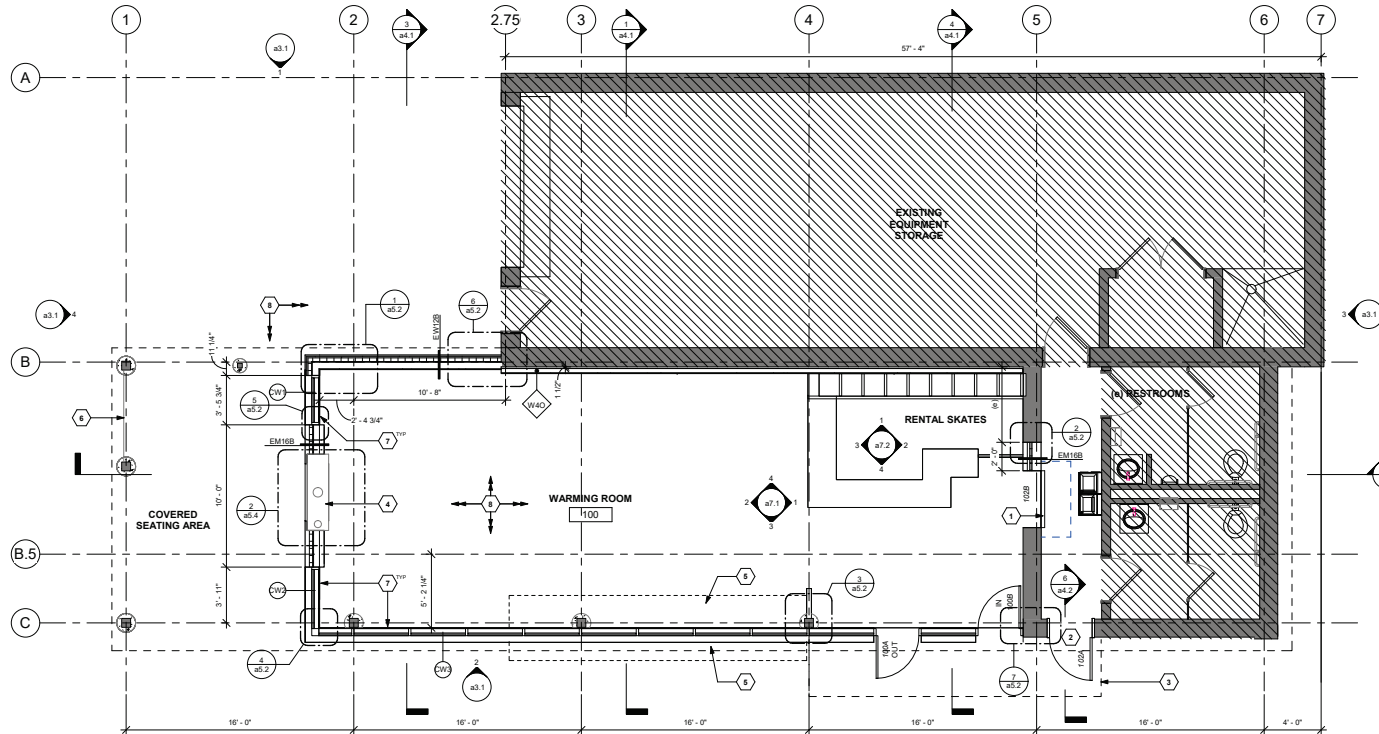
DRAWING TITLE

CODE REVIEW

DRAWING NUMBER

a0.1

PROJECT NUMBER 2924



FLOOR PLAN
1/4" = 1'-0"

INTERIOR PARTITION TYPE LEGEND

FIRE RATING	
1 - 1 HR	II
2 - 2 HR	III
3 - 3 HR	IV
NO HR RATING NOT SHOWN ON TAG	5
CORE MATERIAL	
S - MTL STUD	II
M - CMU/MASONRY	III
C - CONCRETE	IV
F - FURRING	5
P - PRECAST	II
W - WD STUD	III

ADDITIONAL NOTES

- ALL WALLS UP TO BOTTOM OF DECK UNLESS NOTED OTHERWISE (U.N.O.)
- PROVIDE ACOUSTICAL SEALANT AT ALL TYPE A AND TYPE R WALLS.
- PROVIDE EQUAL THICKNESS CEMENT BOARD IN LIEU OF GYP AT ALL TILE LOCATIONS.
- SEE INTERIOR ELEVATIONS
- COORDINATE BLOCKING LOCATIONS WITH ARCHITECT TO PREVENT ACOUSTICAL INTEGRITY FROM BEING COMPROMISED

KEYNOTES - FLOOR PLANS	
Number	Description
1	CEILING SECURITY SHUTTER
2	NEW EXTERIOR DOOR
3	LINE OF STRUCTURAL STOP
4	TWO-SIDED GAS FIREPLACE - SEE FURNITURE & EQUIPMENT PLAN a2.1m
5	BUILT-IN BENCH
6	NEW STEEL BAR (B 2'-0" A.F.F. FOR ACCESSIBILITY, TO MATCH EXISTING CROSS-BRACING)
7	KNEE WALL SUPPORTING CURTAIN WALL FROM SLAB TO 2'-0" A.F.F. (EW12B)
8	NEW SLAB - SEE STRUCT.

INTERIOR PARTITION TYPE SCHEDULE	
MARK	WIDTH [FIRE RATING] DESCRIPTION
W40	4'-0" 5/8" GYP BOARD, 3/8" MTL STUDS

FLOOR PLAN - SYMBOL KEY

	EXISTING PARTITIONS TO REMAIN
	NEW PARTITIONS, SEE PARTITION TYPES
	EXISTING DOOR TO REMAIN
	NEW DOOR
	DOOR NUMBER - SEE SCHEDULE ON SHEET a8.1
	NO WORK IN THIS AREA
	CARD READER
	FIRE EXTINGUISHER

FLOOR PLAN GENERAL NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER, PRIOR TO BEGINNING CONSTRUCTION.
- REFER TO SHEET a8.1 FOR CEILING SCOPE OF WORK.
- REFER TO SHEET a2.1m AND a2.1 FOR FINISHES AND FFE SCOPE OF WORK.
- ALL ROOMS TO RECEIVE ACCESSIBLE ROOM SIGNAGE PER CODE.
- ALL ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, PRESSURE MONITORS, ETC. TO BE VERIFIED WITH OWNER ON-SITE BEFORE WALLS ARE CLOSED UP.
- SEE CIVIL DRAWINGS FOR FIRST FLOOR ELEVATION EQUIVALENT TO 100'-0" FOR LEVEL 1 IN ARCHITECTURAL DRAWINGS.
- ALL PENETRATIONS THROUGH FIRE-RATED FLOORS, WALLS AND OTHER ASSEMBLIES SHALL BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY CONSTRUCTION TO REDUCE SOUND TRANSMISSION.
- ALL PENETRATIONS THROUGH FIRE-RATED FLOORS, WALLS, AND OTHER ASSEMBLIES SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO UL OR OTHER APPROVED LISTINGS AND MATCH THE RATING OF THE CONSTRUCTION BEING PENETRATED.
- FLOOR PLAN DIMENSIONS ARE LOCATED FROM THE CENTER LINE OF STUD WALLS AND FINISHED FACE OF ALL OTHER PARTITIONS, UNLESS NOTED OTHERWISE.
- ALL MASONRY DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE.
- THE NOTATION "NO WORK" INDICATES THAT SUBSTANTIAL CONSTRUCTION ACTIVITIES ARE NOT ANTICIPATED IN THE DESIGNATED ROOM OR AREA. INCIDENTAL MODIFICATION OR CONSTRUCTION MAY BE REQUIRED TO ACCOMMODATE NEW WORK; SYSTEMS AS INDICATED ON OTHER DRAWINGS.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.
- PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL WALL MOUNTED ITEMS (INCLUDING, BUT NOT LIMITED TO: MAP RAILS, MARKER BOARDS, SIGNAGE, CASEWORK, MILLWORK, AND TOILET ACCESSORIES).
- VERIFY CLEARANCES REQUIRED FOR INSTALLATION OF ALL RECESSED OR SEMI-RECESSED EQUIPMENT AND FIXTURES (E.G. CABINETS, DISPENSERS, PANELS, ETC.). NOTIFY ARCHITECT IMMEDIATELY IF SPECIFIED WALL TYPES DO NOT PROVIDE ADEQUATE SPACE FOR PROPER INSTALLATION.

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT

City of Wayzata

CONSULTANT 1

ERA
STRUCTURAL ENGINEERING

CONSULTANT 2

AKF
Member of WSP

Architect

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Signature: _____
Printed Name: Matt Lysne
Date: 12/17/2024 License Number: 44878

NOT FOR CONSTRUCTION

KEY PLAN

REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

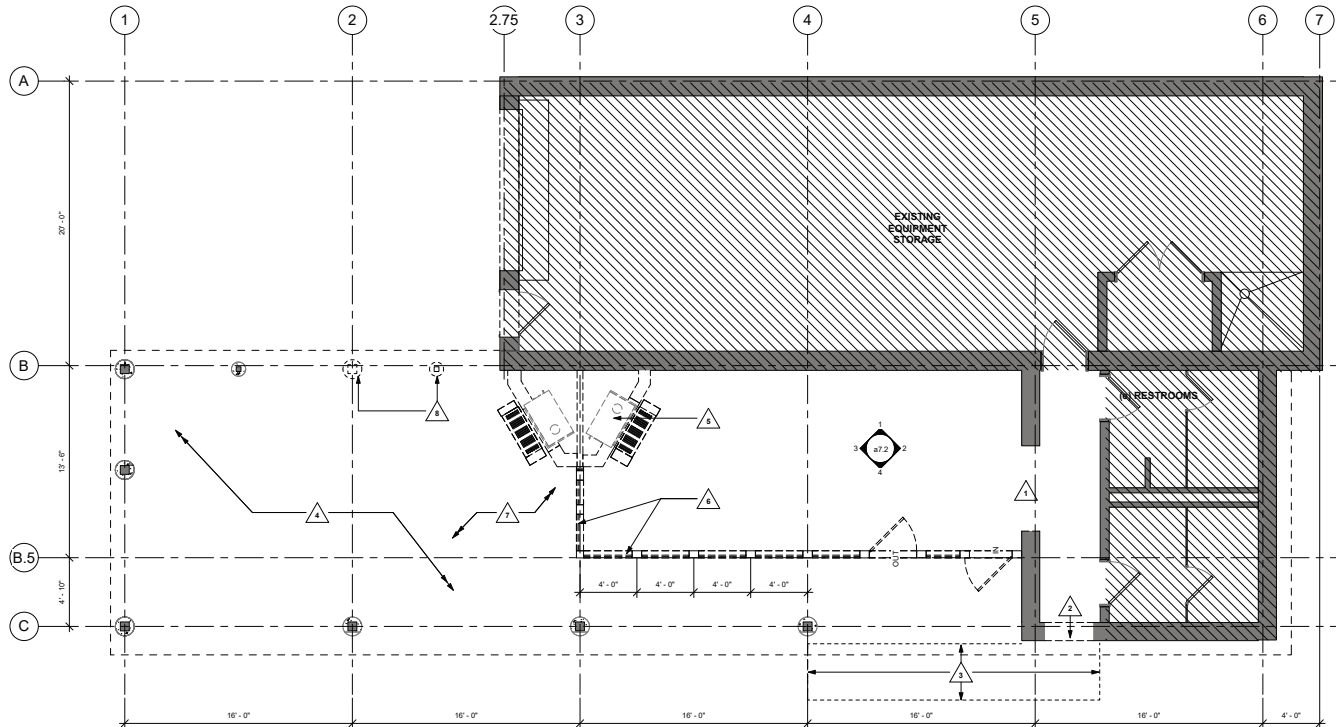
DRAWING TITLE

FLOOR PLAN

DRAWING NUMBER

a2.1

PROJECT NUMBER: 2924



1 DEMOLITION FLOOR PLAN
1/4" = 1'-0"



DEMOLITION FLOOR GENERAL NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER, PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED AREAS TO THE CONDITION WHICH EXISTED PRIOR TO STARTING WORK.
- REMOVE ALL CEILING TILE AND GRID ASSEMBLY, LIGHTING, MECHANICAL DIFFUSERS/RETURNS, ETC. COMPLETELY TO PREPARE FOR NEW LAYOUT.
- WALLS MARKED FOR DEMOLITION TO BE REMOVED IN THEIR ENTIRETY - INCLUDING ALL WALL MOUNTED FIXTURES/ACCESSORIES U.N.D.
- REFER TO MECHANICAL NARRATIVE FOR EXTENTS OF DEMOLITION SCOPE.
- REFER TO ELECTRICAL NARRATIVE FOR EXTENTS OF DEMOLITION SCOPE.
- THE GENERAL CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- DEMOLITION DRAWINGS INDICATE GENERAL SCOPE OF WORK ONLY. NOT ALL DEMOLITION WORK NECESSARY IS SPECIFICALLY INDICATED. THE EXTENT AND METHOD OF DEMOLITION SHALL BE AS NEEDED TO ACCOMMODATE THE NEW WORK AS DETAILED.
- THE NOTATION "NO WORK" INDICATES THAT SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED IN THE DESIGNATED ROOM OR AREA. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK (SYSTEMS AS INDICATED ON OTHER DRAWINGS).
- ACCESS ITEMS INDICATED FOR DEMOLITION IN A MANNER DESIGNED TO MINIMIZE IMPACT ON EXISTING WORK INDICATED TO REMAIN. WHENEVER POSSIBLE, PERFORM DEMOLITION ACTIVITIES FROM AREAS TO BE CONCEALED BY NEW WORK.
- PATCH AND REPAIR EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION. WHERE AREAS OR ITEMS THAT ARE INDICATED TO BE REMOVED ADJUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN, SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.
- ITEMS TO BE SALVAGED FOR THE OWNER HAVE BEEN INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR WILL BE REMOVED BY THE OWNER PRIOR TO THE START OF DEMOLITION. OTHER ITEMS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED ENTIRELY FROM THE SITE.
- CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK. COORDINATE DEMOLITION WORK TO ACCOMMODATE OWNER'S NORMAL OPERATIONS.
- ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS THAT ARE OR WILL BE USED BY THE OWNER FROM DUST, DEBRIS, AND EXCESSIVE NOISE CAUSED BY DEMOLITION ACTIVITIES.
- SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEMS OR EXISTING CONSTRUCTION WITHOUT DAMAGE TO EXISTING CONSTRUCTION INDICATED TO REMAIN.
- DO NOT MODIFY EXISTING STRUCTURE UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN ADVANCE BY BOTH THE ARCHITECT AND STRUCTURAL ENGINEER.
- REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR SPECIFIC DEMOLITION OF RELATED ITEMS(S).

DEMOLITION - SYMBOL KEY

	EXISTING PARTITIONS TO REMAIN
	NEW PARTITIONS. SEE PARTITION TYPES
	EXISTING PARTITION TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NO WORK IN THIS AREA

KEYNOTES - DEMO	
Number	Description
1	PREPARE OPENING FOR CEILING FIRE SHUTTER
2	DEMOLISH 2'-0" x 7'-0" OPENING FOR NEW DOOR
3	EXCAVATE TO ACCOMMODATE NEW STRUCTURAL STOOP - SEE CIVIL
4	REMOVE ANY PATIO EQUIPMENT / FURNITURE DURING CONSTRUCTION - FOR REUSE IN NEW CONSTRUCTION
5	DEMOLISH FIREPLACE IN ITS ENTIRETY
6	REMOVE EXISTING STOREFRONT SYSTEMS
7	DEMOLISH SLAB AS NECESSARY FOR NEW HEATED FLOOR SYSTEM - SEE MECH.
8	DEMOLISH SLAB AS NECESSARY FOR NEW FROST FOOTING - SEE STRUCT.
9	DEMOLISH COLUMN AND PIER DOWN TO EXISTING SLAB - SEE STRUCT.



Architect
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KEY PLAN

NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION

CLIENT

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Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

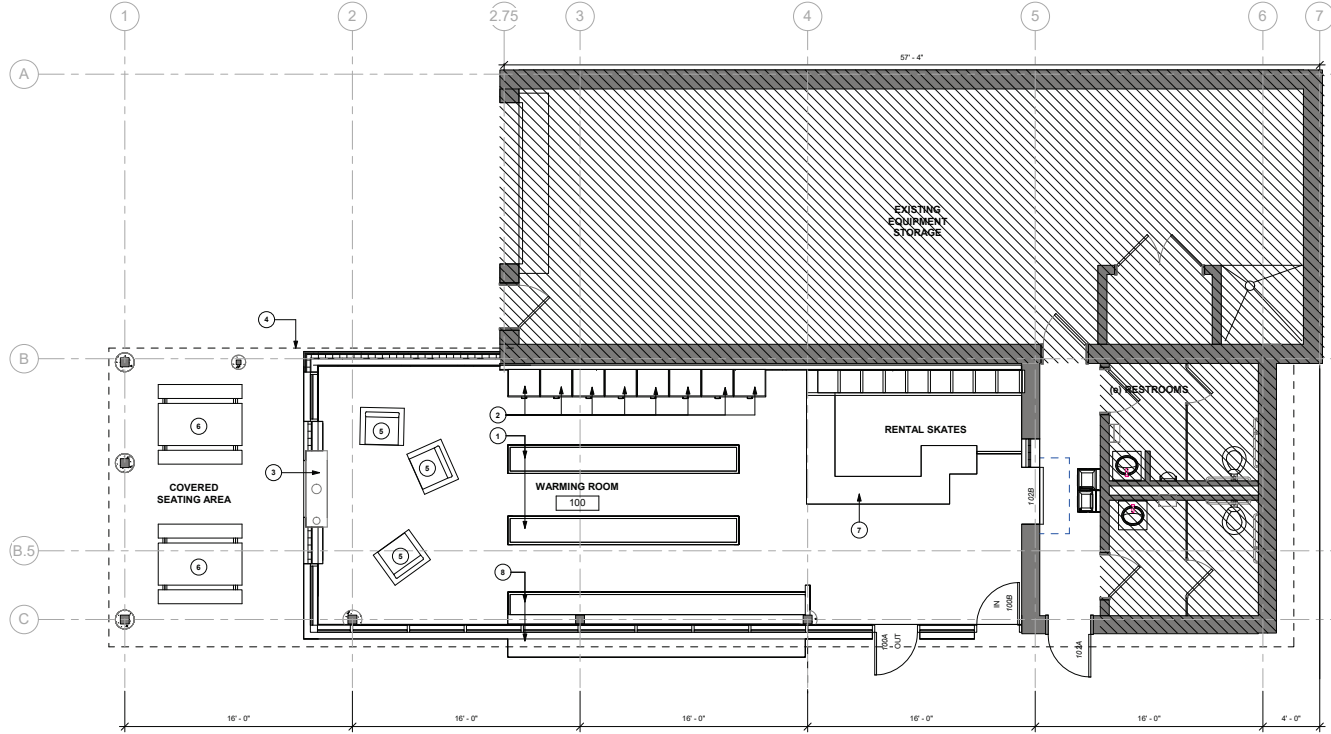
DRAWING TITLE

DEMOLITION PLAN

DRAWING NUMBER

a2.1d

PROJECT NUMBER 2024



1 FURNITURE PLAN
1/4" = 1'-0"



FURNITURE & EQUIPMENT GENERAL NOTES

1. ALL FURNITURE & EQUIPMENT PROVIDED AND INSTALLED BY OWNER - CONTRACTOR TO PROVIDE POWER/DATA AS REQUIRED FOR ALL FURNITURE/EQUIPMENT SHOWN.
2. CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES.
3. FURNITURE IS PROVIDED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY.

FURNITURE & EQUIPMENT - SYMBOL KEY

	EXISTING PARTITIONS TO REMAIN
	NEW PARTITIONS, SEE PARTITION TYPES
	NO WORK IN THIS AREA

Number	Description
1	BENCH, TYP. - BY OWNER
2	LOCKER, TYP. - BY OWNER
3	2-SIDED GAS FIREPLACE, HEAT&GOLD PRIMO II BASIS OF DESIGN
4	LINE OF EXISTING ROOF ABOVE
5	LOUNGE CHAIR, BY OWNER
6	PICNIC TABLE - BY OWNER
7	ICE SKATE RENTAL DESK
8	BUILT-IN BENCH

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT

City of Wayzata

CONSULTANT 1

ERA
STRUCTURAL ENGINEERING

CONSULTANT 2

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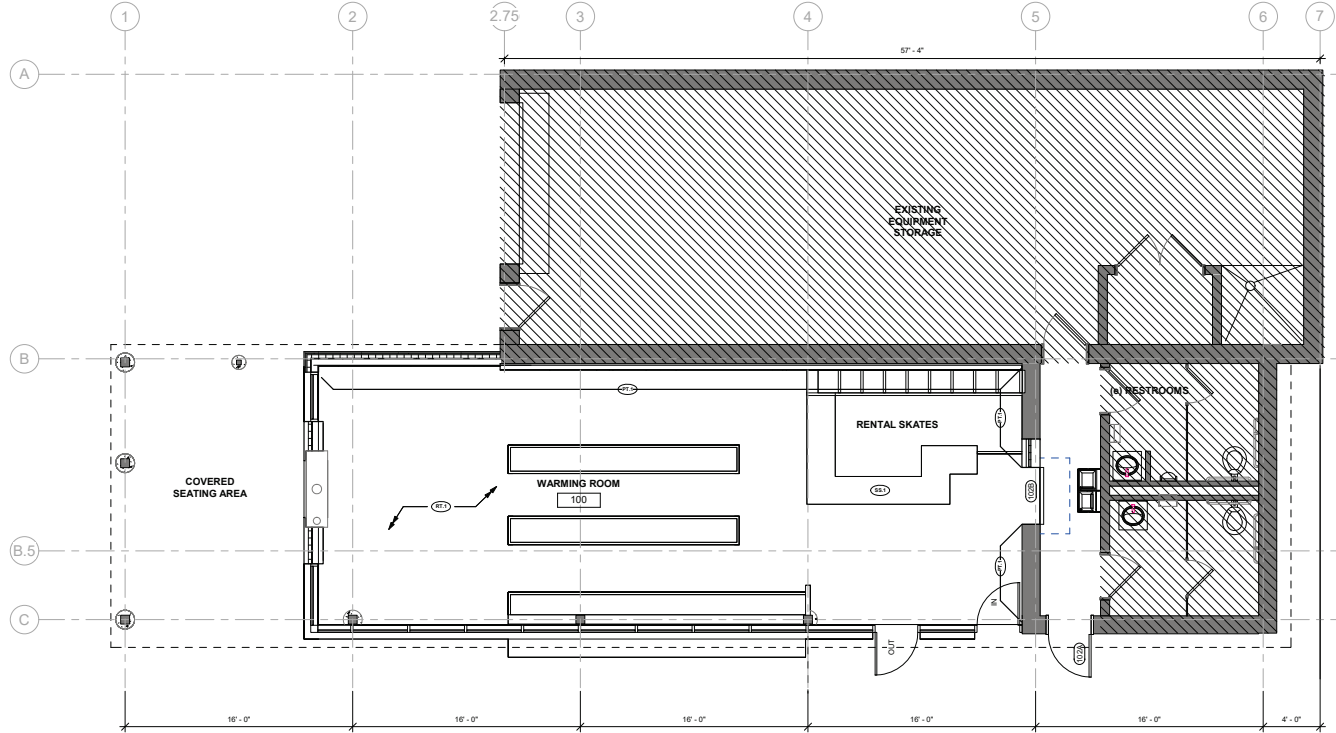
DRAWING TITLE

FURNITURE & EQUIPMENT PLAN

DRAWING NUMBER

a2.1fe

PROJECT NUMBER 2024



① FINISH PLAN
1/4" = 1'-0"



FINISH LEGEND

FLOORS

RT.1 RUBBER TILE

- MFR: FLEXCO
- PRODUCT: TUFLEX FORCE PREMIUM ENGINEERED SPORTS FLOORING
- COLOR: BLACK ONKLA W/ MEDIUM GRAY, FJORD
- SIZE: 27"x27"

WALLS

WT.1 PAINT

- MFR: SHERWIN WILLIAMS
- PRODUCT: EMERALD
- COLOR: SW 7006 EXTRA WHITE
- FINISH: WALLS = SATIN

WALL BASES

VB.1 COVERED VINYL BASE

- MFR: JOHNSONITE
- PRODUCT: TRADITIONAL VINYL 1/8" TYPE TV
- COLOR: 40 BLACK
- SIZE: 6 1/8" HIGH

CEILING

CL.1 EXISTING/ACOUSTICAL

- EXISTING TO REMAIN
- SIZE: 2'-0" X 4'-0"
- PROTECT DURING CONSTRUCTION

MISCELLANEOUS

SS.1 SOLID SURFACE COUNTERS

- MFR: CAMBRIA
- PRODUCT: SIGNATURE SERIES
- COLOR: HALEWOOD
- SIZE: 3 CM
- FINISH: POLISHED

PLAM.1 PLASTIC LAMINATE

- MFR: ARBORITE
- PRODUCT: VERTICAL GRADE POSTFORMING LAMINATE (VGP) 0.028"
- COLOR: RFT NATURAL OAK
- SIZE: 4'x8' OR 5'x12'
- FINISH: CW (CASUAL WOOD)

PLAM.2 PLASTIC LAMINATE

- MFR: ARBORITE
- PRODUCT: VERTICAL GRADE POSTFORMING LAMINATE (VGP) 0.028"
- COLOR: MAJESTIC ARTISAN WALNUT
- SIZE: 4'x8' OR 5'x12'
- FINISH: CW (CASUAL WOOD)

ST.1 STONE VENEER

- MFR: BUECHEL STONE CORP.
- PRODUCT: BUILDING STONE VENEERS
- COLLECTION: LEDGESTONE
- COLOR: SILVER PATINA

FINISHES PLAN GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER, PRIOR TO BEGINNING CONSTRUCTION.
2. REFER TO SHEET 98-1 FOR CEILING SCOPE OF WORK.
3. ALL ROOMS TO RECEIVE ACCESSIBLE ROOM SIGNAGE PER CODE.
4. ALL ELECTRICAL OUTLETS, SWITCHES, THERMOSTATS, PRESSURE MONITORS, ETC. TO BE VERIFIED WITH OWNER ON SITE BEFORE WALLS ARE CLOSED UP.
5. PROVIDE TRANSITION STRIPS AT ALL FLOORING FINISH CHANGES WITH A DELTA GREATER THAN 1/4" AND WHERE INDICATED ON FINISH PLANS.
6. ALL FLOORING TO CONTINUE UNDER MILLWORK, EQUIPMENT & SEATING, TYP.

FINISH SCHEDULE

Number	Name	Area	Floor Finish	Base Finish	Ceiling Finish	North Finish	East Finish	South Finish	West Finish	Comments
100	WARMING ROOM	815 SF	RT.1	VB.1	CL.1	WT.1	WT.1	WT.1	WT.1	



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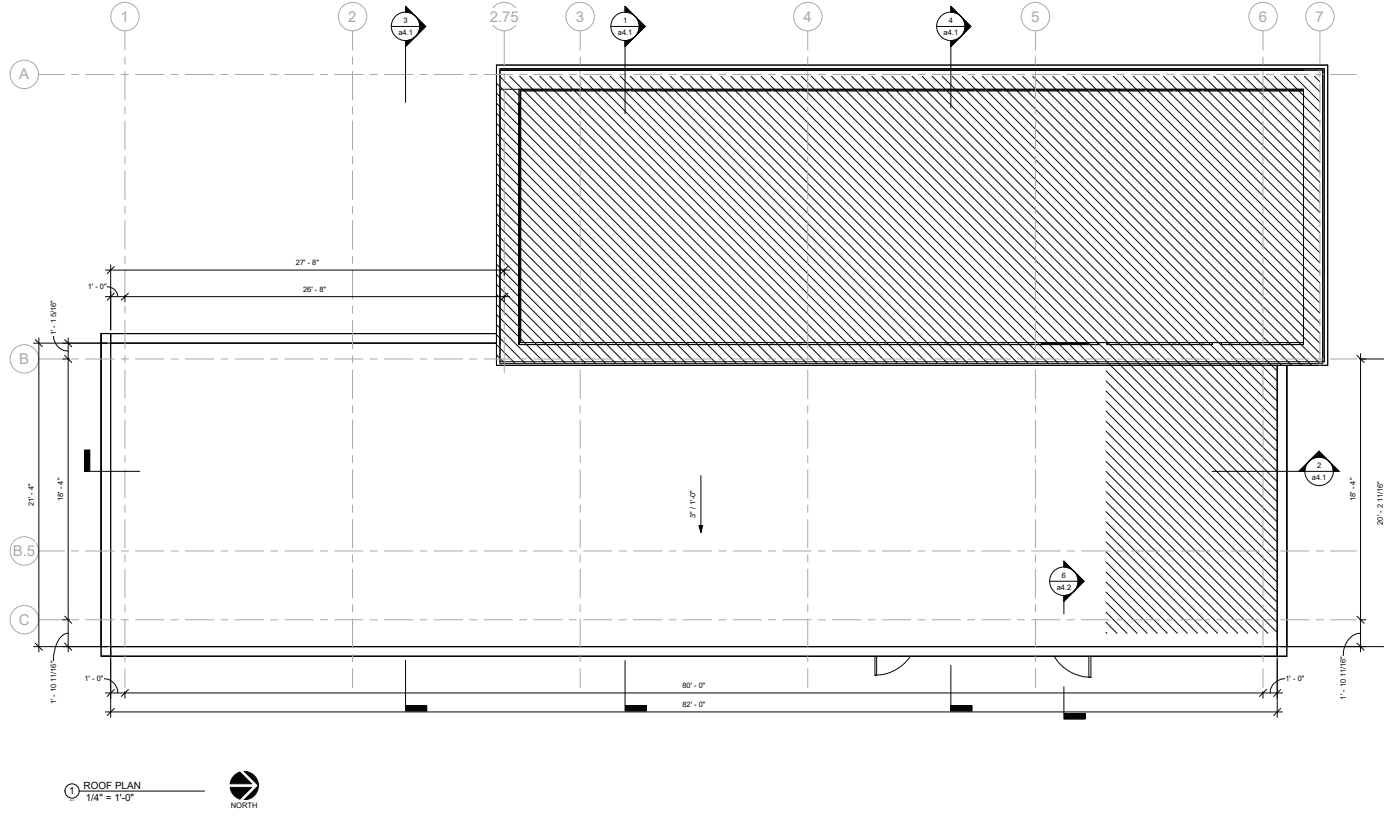
KEY PLAN

REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

DRAWING TITLE
FINISH PLANS

DRAWING NUMBER
a2.1i
PROJECT NUMBER 2024



1 ROOF PLAN
1/4" = 1'-0"



ROOF PLAN GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER, PRIOR TO BEGINNING CONSTRUCTION.
2. ALL PENETRATIONS THROUGH ROOF ASSEMBLIES SHALL BE SEALED AT BOTH SIDES WITH MATERIALS APPROPRIATE TO THE ASSEMBLY.
3. PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL ROOFTOP EQUIPMENT PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN.

KEYNOTES - ROOF PLAN	
Number	Description

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT

City of Wayzata

CONSULTANT 1

ERA
STRUCTURAL ENGINEERING

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KEY PLAN

NORTH

REVISION	DATE	DESCRIPTION

CLIENT

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Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

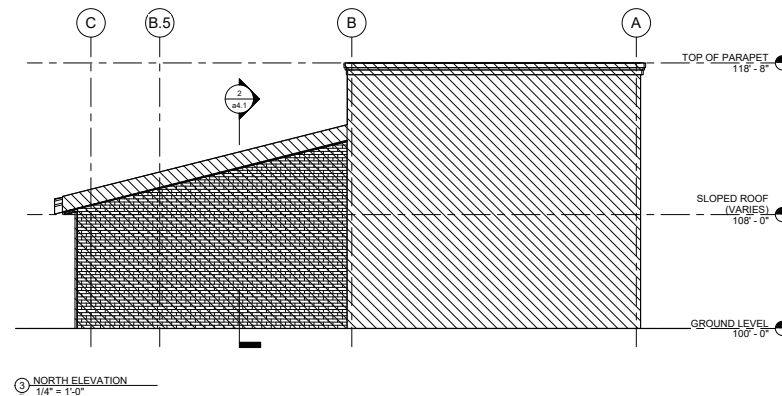
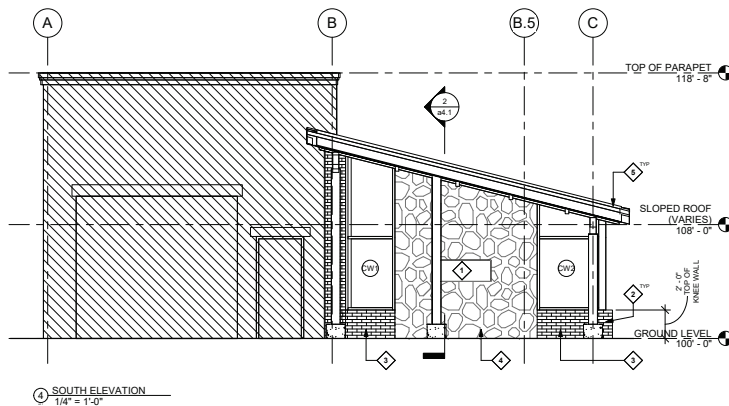
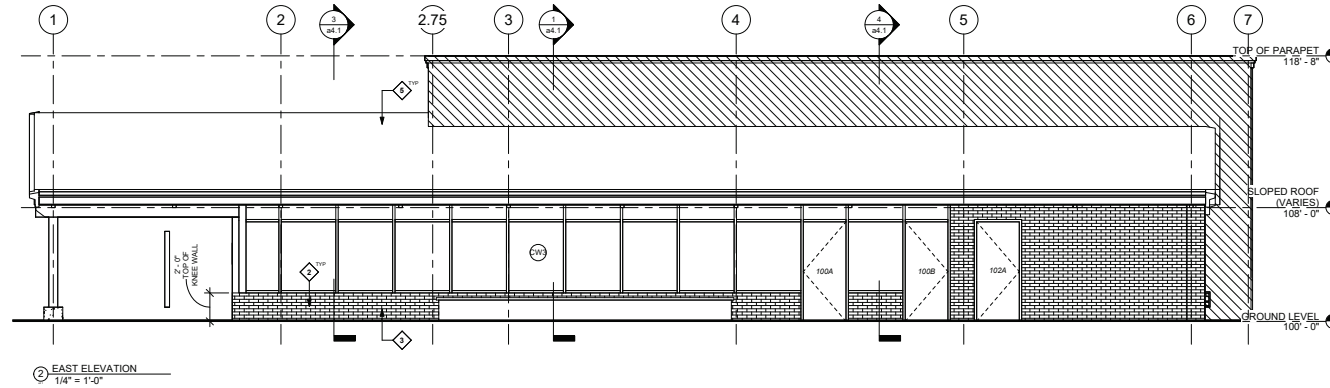
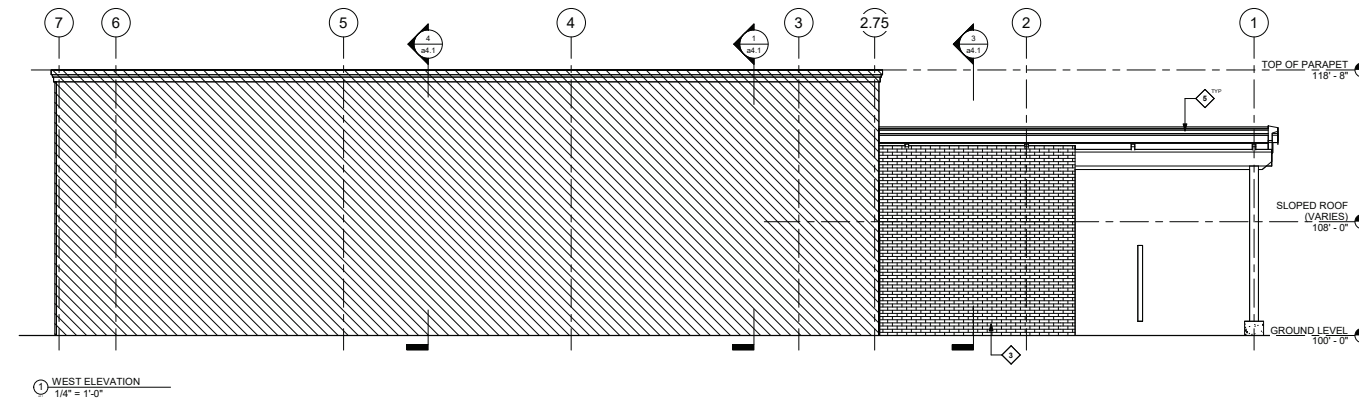
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ROOF PLAN

DRAWING NUMBER

a2.2

PROJECT NUMBER 2024



EXTERIOR ELEVATION GENERAL NOTES:

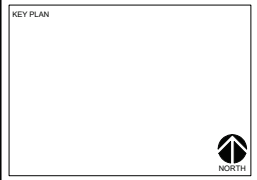
1. CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER PRIOR TO BEGINNING CONSTRUCTION.
2. SEE a3.1 FOR EXTERIOR WALL TYPES
3. SEE a3.1 DOOR AND WINDOW DETAILS

Number	Description
1	TWO-SIDED GAS FIREPLACE - SEE FURNITURE & EQUIPMENT PLAN a2.1b
2	KNEE WALL SUPPORTING CURTAINWALL FROM SLAB TO 2'-0" A.F.F. (EWY-2B)
3	BRICK VENEER TO MATCH EXISTING
4	STONE VENEER - SEE FINISH ON a2.1i
5	EXISTING ROOF SYSTEM TO REMAIN



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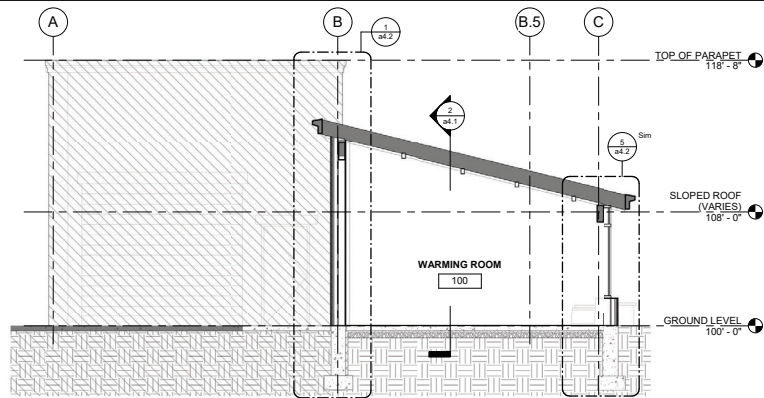
REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

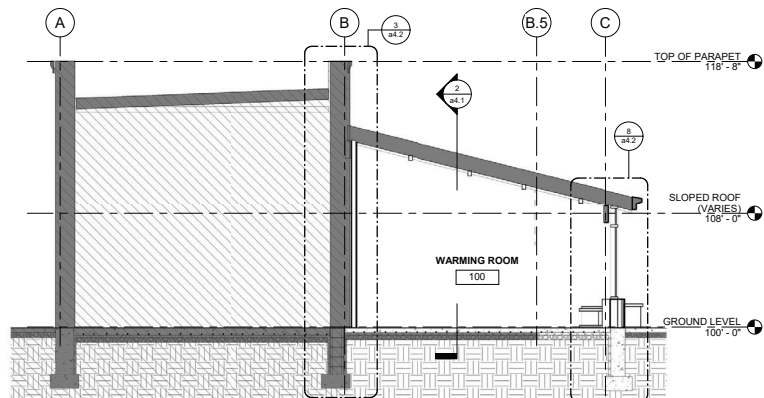
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EXTERIOR ELEVATIONS

DRAWING NUMBER
a3.1
PROJECT NUMBER 2624

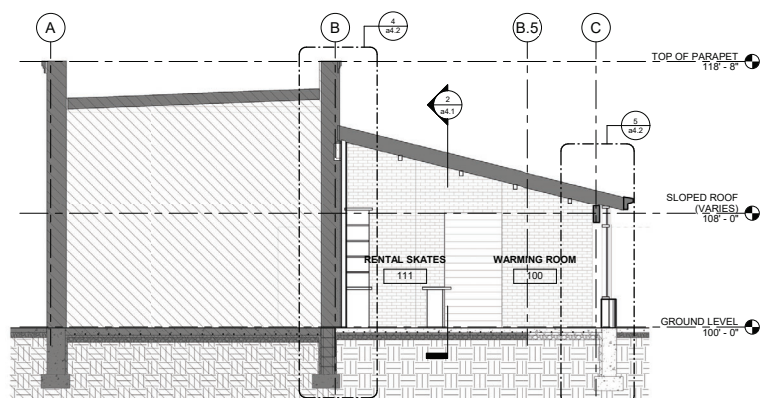
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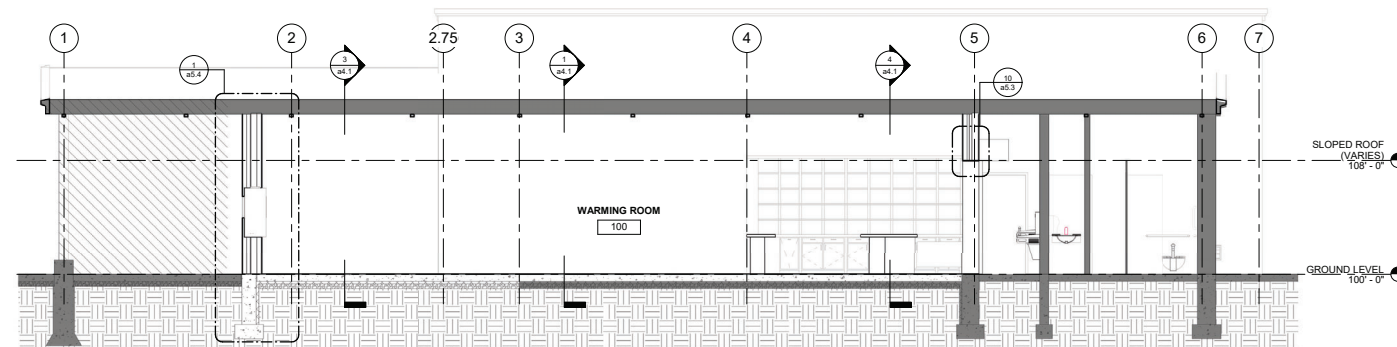
3 PLAN NORTH / SOUTH SECTION 1
1/4" = 1'-0"



1 PLAN NORTH / SOUTH SECTION 2
1/4" = 1'-0"

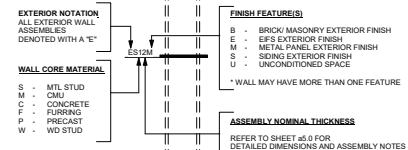


4 PLAN NORTH / SOUTH SECTION 3
1/4" = 1'-0"



2 PLAN EAST / WEST SECTION
1/4" = 1'-0"

EXTERIOR WALL TYPE LEGEND



- ADDITIONAL NOTES**
1. EXTERIOR FINISHES MAY VARY - SEE EXTERIOR ELEVATIONS FOR FINISH LOCATIONS AND FINISH NOTES
 2. SEE ENLARGED DETAILS FOR ASSEMBLY CONNECTIONS



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KEY PLAN

NOT FOR CONSTRUCTION

NORTH

REVISION	DATE	DESCRIPTION

CLIENT

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Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

DRAWING TITLE

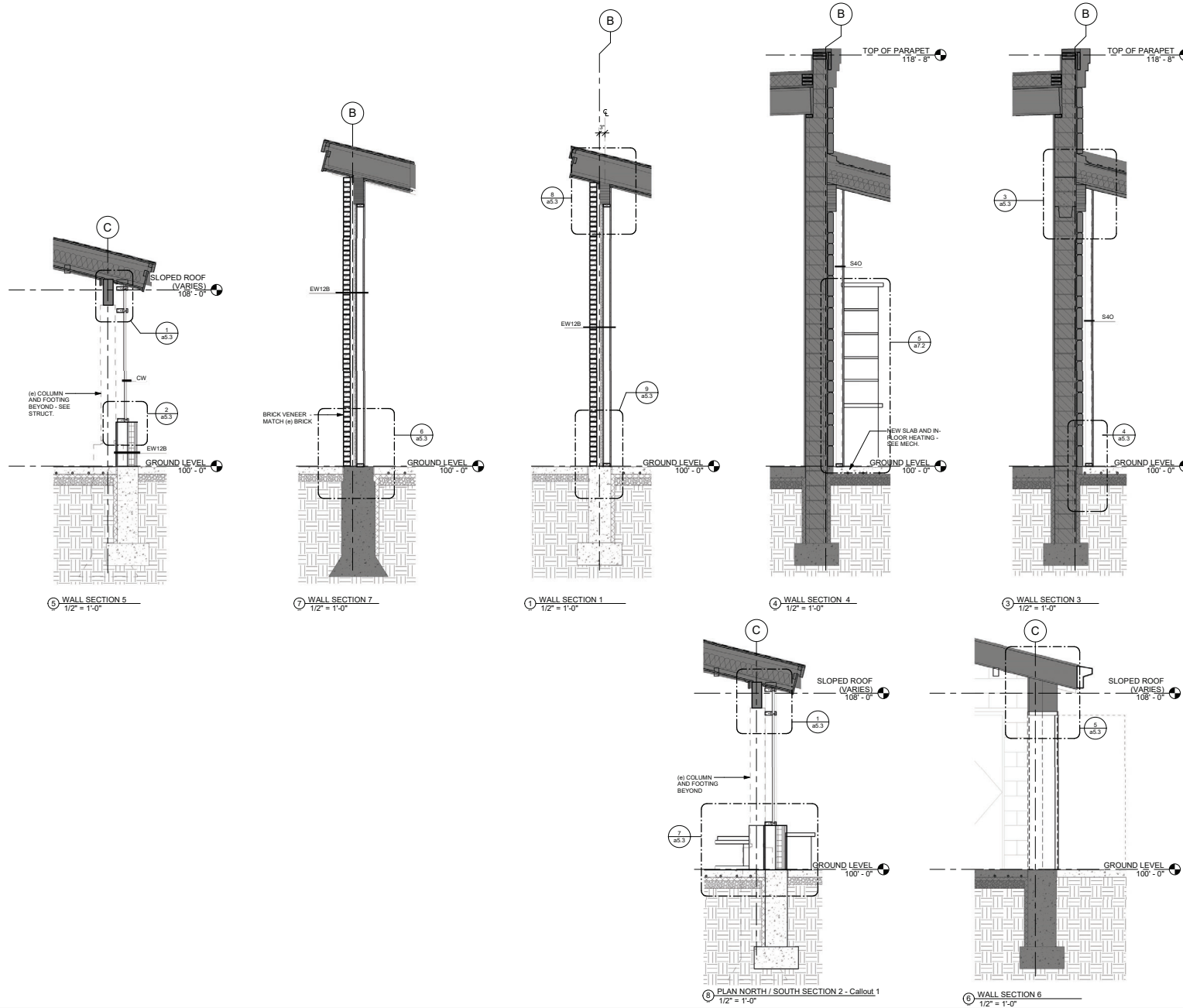
BUILDING SECTIONS

DRAWING NUMBER

a4.1

PROJECT NUMBER 2024

AutoSave Data (City of Wayzata - Klapprich Park) 2024 - Warming House-Klapprich Park.rvt





HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CLIENT



City of Wayzata

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KEY PLAN



NORTH

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KLAPPRICH WARMING HOUSE

DRAWING TITLE

WALL SECTIONS

DRAWING NUMBER

a4.2

PROJECT NUMBER 2024

EXTERIOR WALL TYPE LEGEND

EXTERIOR NOTATION

ALL EXTERIOR WALL ASSEMBLIES DENOTED WITH A "E"

WALL CORE MATERIAL

- S - MTL STUD
- M - CMU
- C - CONCRETE
- F - FURRING
- P - PRECAST
- W - WOOD STUD

FINISH FEATURE(S)

- B - BRICK MASONRY EXTERIOR FINISH
- E - EIFS EXTERIOR FINISH
- M - METAL PANEL EXTERIOR FINISH
- S - SIDING EXTERIOR FINISH
- U - UNCONDITIONED SPACE

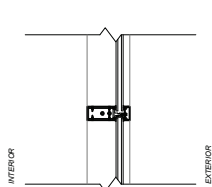
* WALL MAY HAVE MORE THAN ONE FEATURE

ASSEMBLY NOMINAL THICKNESS

REFER TO SHEET A5.0 FOR DETAILED DIMENSIONS AND ASSEMBLY NOTES

ADDITIONAL NOTES

- EXTERIOR FINISHES MAY VARY - SEE EXTERIOR ELEVATIONS FOR FINISH LOCATIONS AND FINISH NOTES
- SEE ENLARGED DETAILS FOR ASSEMBLY CONNECTIONS

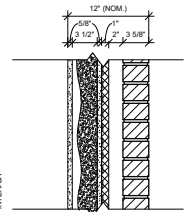


EXTERIOR PARTITION TYPE - CW

CW

8" DEEP CURTAIN WALL SYSTEM

- CLEAR ANODIZED THERMALLY BROKEN ALUMINUM FRAMING
- 1" INSULATED GLAZING UNITS AT EXTERIOR
- 12" SAFETY LAMINATED GLAZING AT INTERIOR. PROVIDE BLACK PAINTED SPANDREL UNITS WHERE NOTED



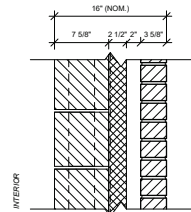
EXTERIOR WALL TYPE - EW12B

EW12B

EXTERIOR 8" WOOD FRAMED BRICK CAVITY WALL

- 8" GYP BD AT INTERIOR
- 3 1/2" OPEN CELL SPRAY POLYURETHANE FOAM
- 2X4 WOOD STUD FRAMING @ 16" O.C.
- 8" EXTERIOR GYP SHEATHING
- SELF-ADHERING SEMI-PERMEABLE WEATHER BARRIER (WATERBARRIER) STRIP IN FLASHING ASSEMBLIES BETWEEN LAYERS OF WEATHER BARRIER
- 1" POLY-ISO INSULATION
- 1/2" AIR SPACE MIN
- 4" (NOM) FACE MASONRY

NOTE: PROVIDE AND LOCATE MASONRY TIES PER INDUSTRY REC



EXTERIOR WALL TYPE - EM16B

EM16B

EXTERIOR 8" CMU BRICK WALL

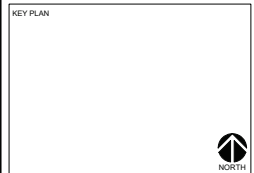
- 8" CMU
- 8" EXTERIOR GYP SHEATHING
- SELF-ADHERING SEMI-PERMEABLE WEATHER BARRIER (WATERBARRIER) STRIP IN FLASHING ASSEMBLIES BETWEEN LAYERS OF WEATHER BARRIER
- 2 1/2" POLY-ISO INSULATION
- 1/2" AIR SPACE MIN
- 4" (NOM) FACE MASONRY

NOTE: PROVIDE AND LOCATE MASONRY TIES PER INDUSTRY REC



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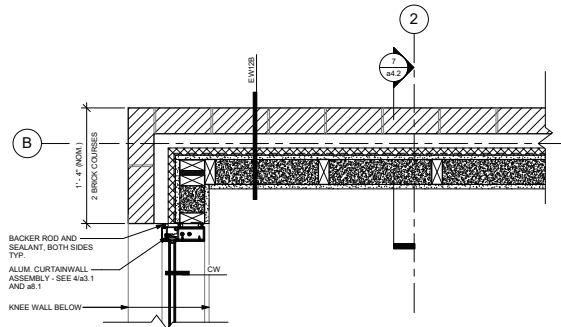
DRAWING TITLE

TYP. EXTERIOR WALL ASSEMBLIES

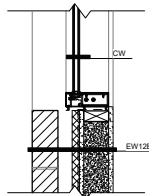
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a5.1

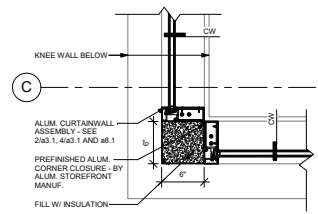
PROJECT NUMBER 2024



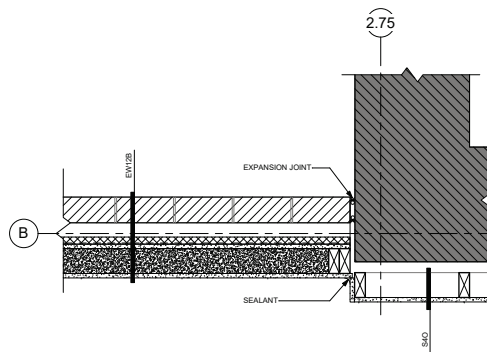
1 PLAN DETAIL 1
1 1/2" = 1'-0"



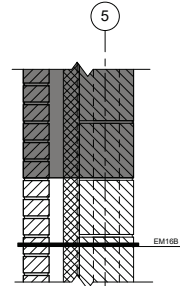
5 PLAN DETAIL 4
1 1/2" = 1'-0"



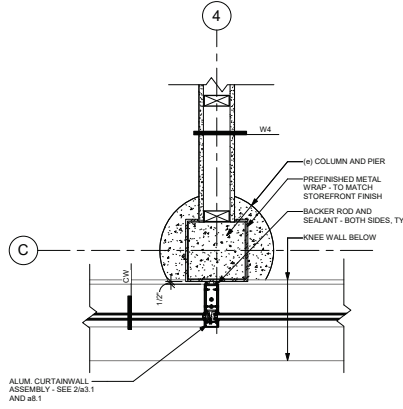
4 PLAN DETAIL - STOREFRONT CORNER
1 1/2" = 1'-0"



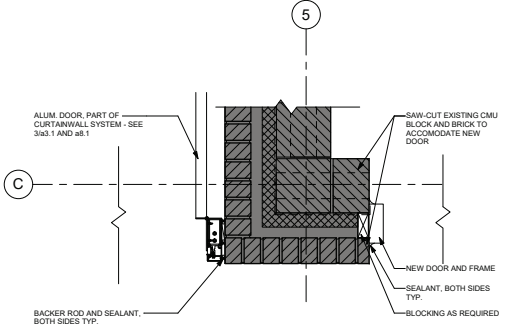
6 PLAN DETAIL 5
1 1/2" = 1'-0"



2 PLAN DETAIL 2
1 1/2" = 1'-0"



3 PLAN DETAIL 3
1 1/2" = 1'-0"



7 FLOOR PLAN - Callout 1
1 1/2" = 1'-0"

HAGEN, CHRISTENSEN & MCILWAIN
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1000 W. WISCONSIN AVENUE, SUITE 200, MINNEAPOLIS, MN 55401
 TEL: 612.338.1100 FAX: 612.338.1101

CLIENT

City of Wayzata

CONSULTANT 1

ERA
 STRUCTURAL ENGINEERING

CONSULTANT 2

AKF
 Member of WSP

Architect

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Signature: _____
 Title: _____
 Date: 12/17/2024 Name: Matt Lysne License Number: 44878

NOT FOR CONSTRUCTION

KEY PLAN

NORTH

REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

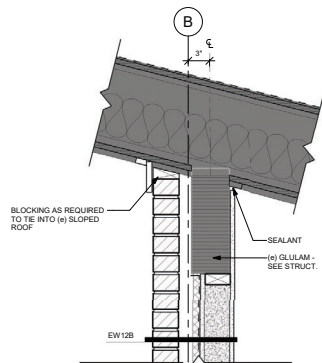
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PLAN DETAILS

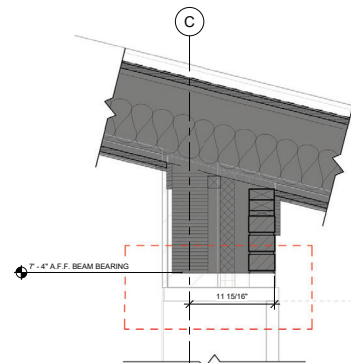
DRAWING NUMBER

a5.2

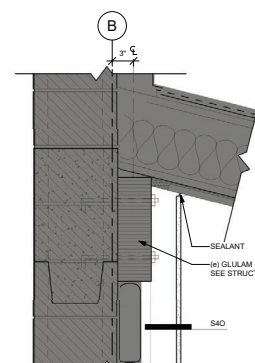
PROJECT NUMBER 2024



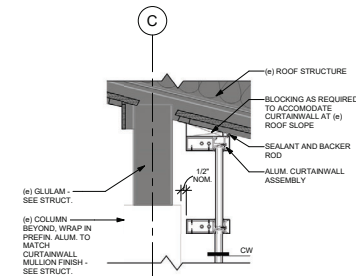
③ SECTION DETAIL - NEW EXT. WALL TO (e) ROOF
1 1/2" = 1'-0"



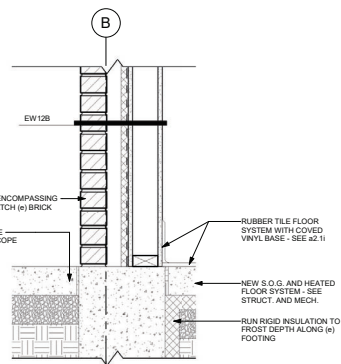
⑤ SECTION DETAIL 5
1 1/2" = 1'-0"



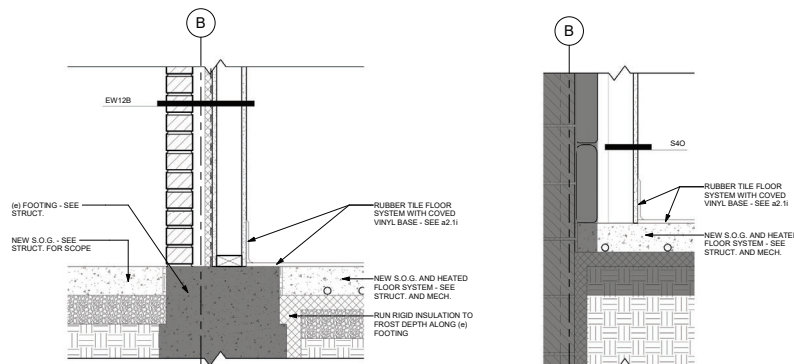
① SECTION DETAIL 1
1 1/2" = 1'-0"



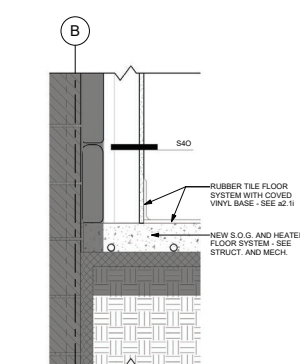
① SECTION DETAIL - CURTAINWALL TO (e) ROOF SLOPE
1 1/2" = 1'-0"



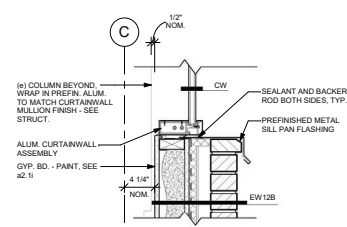
⑨ SECTION DETAIL - NEW EXT. WALL AND FOUNDATION
1 1/2" = 1'-0"



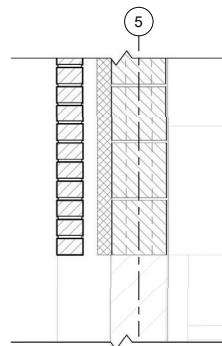
⑥ SECTION DETAIL - EXISTING COLUMN FOUNDATION
1 1/2" = 1'-0"



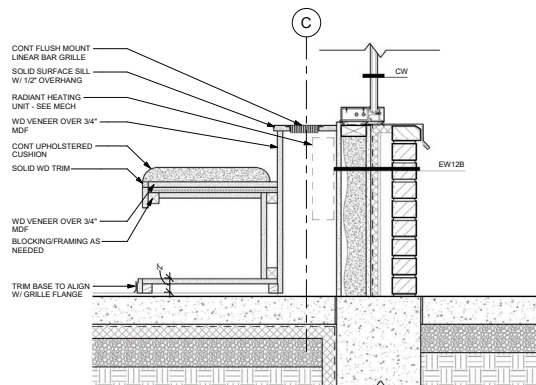
② SECTION DETAIL 2
1 1/2" = 1'-0"



② SECTION DETAIL - KNEE WALL TO CURTAINWALL SILL
1 1/2" = 1'-0"



⑩ PLAN EAST / WEST SECTION - Callout 1
1 1/2" = 1'-0"



⑦ PLAN NORTH / SOUTH SECTION 2 - Callout 1 - Callout 1
1 1/2" = 1'-0"



Architect
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KEY PLAN

NORTH

REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E.
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

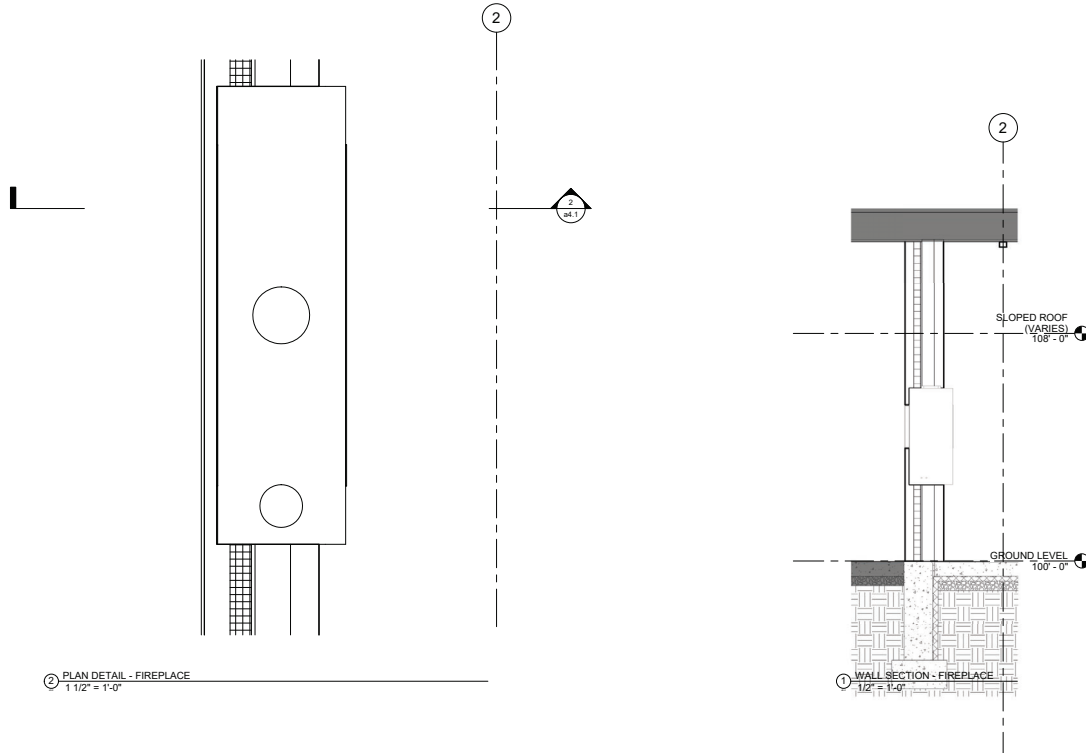
DRAWING TITLE

LARGE SCALE DETAILS

DRAWING NUMBER

a5.3

PROJECT NUMBER: 2024



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ARCHITECTS

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City of Wayzata

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KEY PLAN

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340 Park St. E
Wayzata, MN 55391

**KLAPPRICH WARMING
HOUSE**

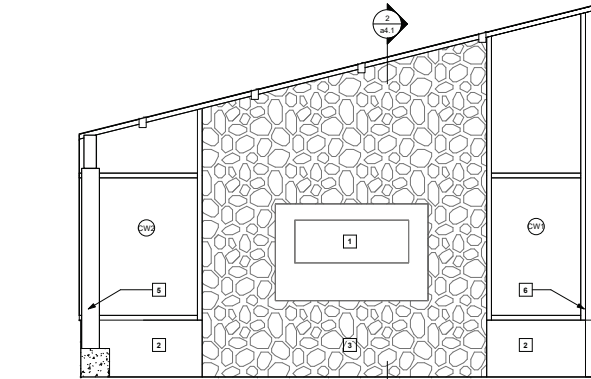
DRAWING TITLE

FIREPLACE DETAILS

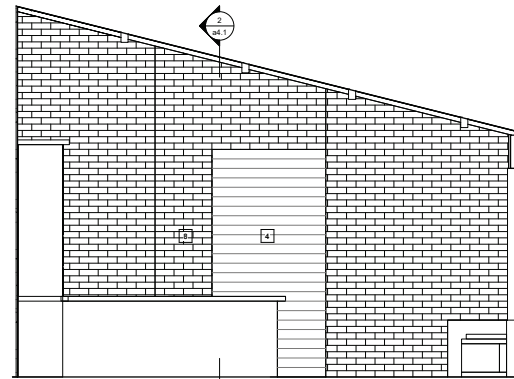
DRAWING NUMBER

a5.4

PROJECT NUMBER 2024

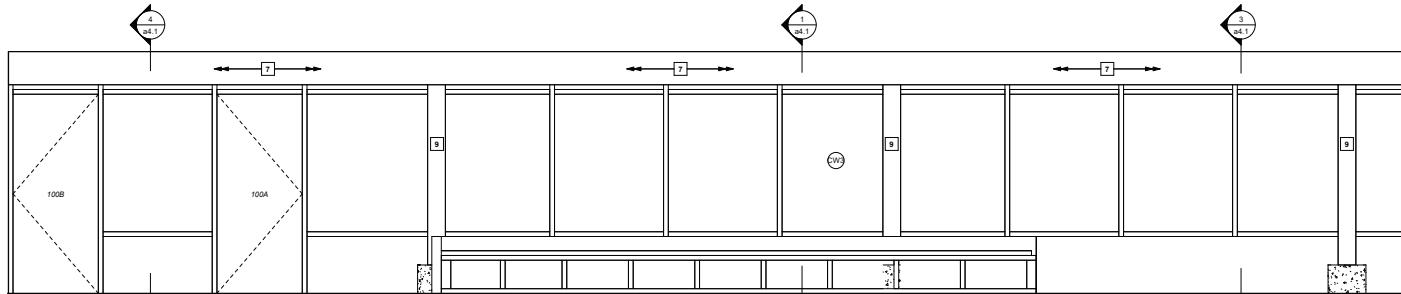


② INTERIOR ELEVATION - WEST
1/2" = 1'-0"

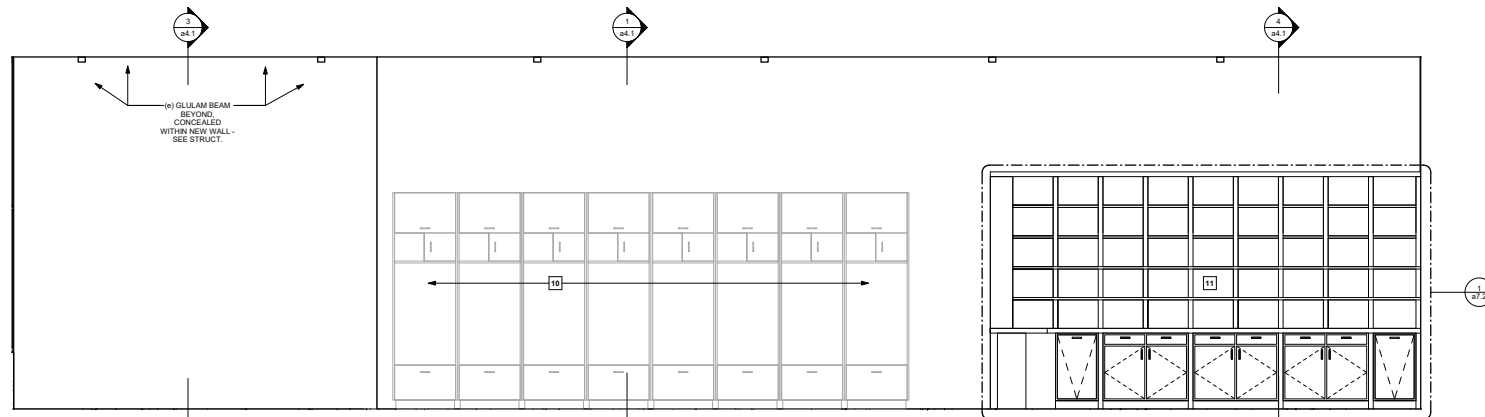


① INTERIOR ELEVATION - EAST
1/2" = 1'-0"

Number	Description
1	TWO-SIDED GAS FIREPLACE - SEE FURNITURE & EQUIPMENT PLAN a2.1b
2	KNEE WALL SUPPORTING CURTAINWALL FROM SLAB TO 2'-0" A.F.F. (SEE 100) - SEE a2.1 FOR INT. FINISH
3	STONE VENEER ON WALL SURROUNDING GAS FIREPLACE - SEE a2.1
4	COLORADO SECURITY SHUTTER
5	(a) COLUMN AND FOOTING
6	FURRING WALL CONCEALING (a) COLUMN AND FOOTING
7	(a) GLULAM BEAM - SEE STRUCT.
8	BRICK VENEER TO MATCH EXISTING
9	(a) COLUMN AND PIER - SEE STRUCT.
10	LOCKER, TYP. - BY OWNER
11	ICE SKATE RENTAL DESK



③ INTERIOR ELEVATION - SOUTH
1/2" = 1'-0"



④ INTERIOR ELEVATION - NORTH
1/2" = 1'-0"

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KEY PLAN

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NORTH

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KLAPPRICH WARMING HOUSE

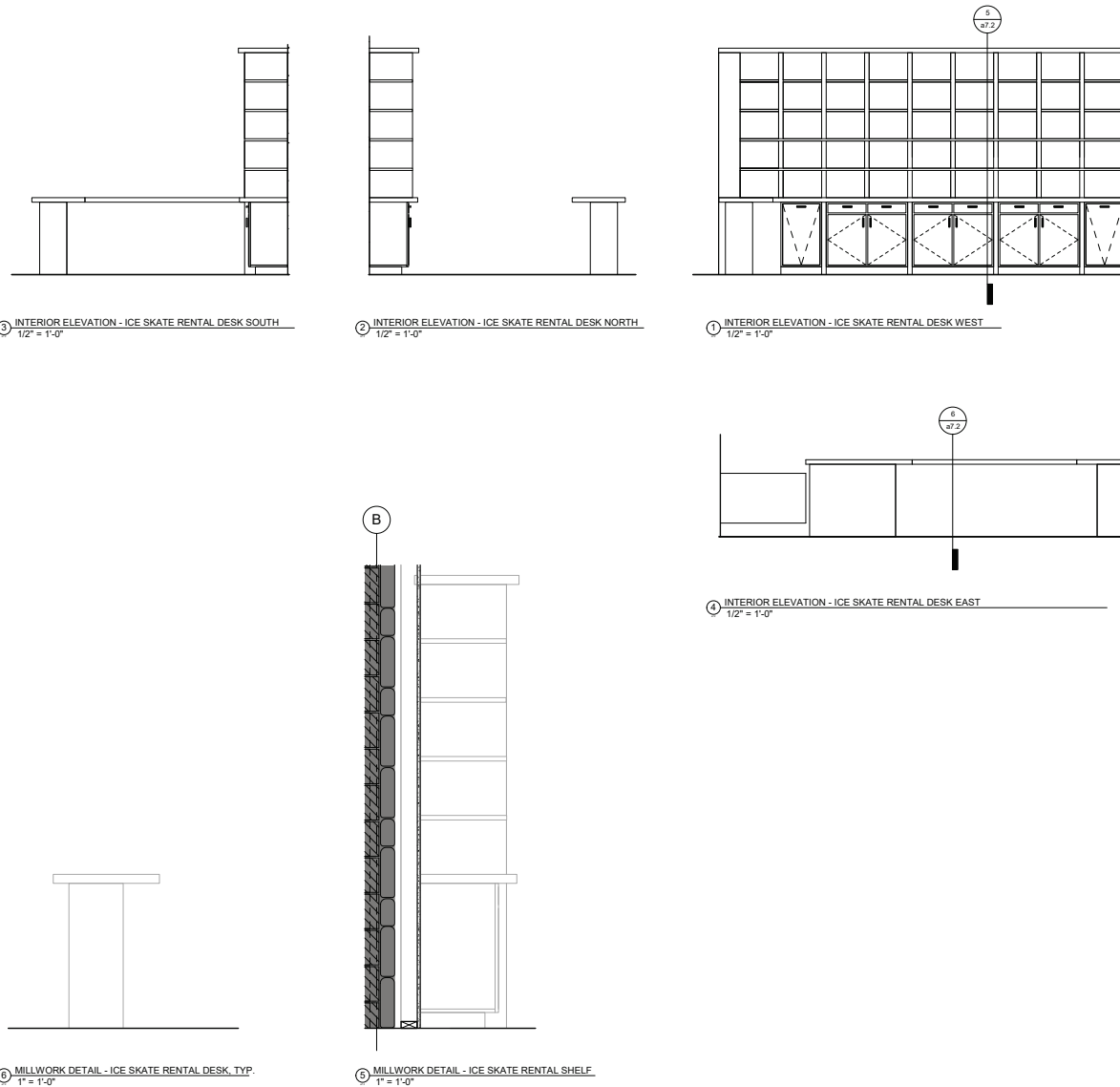
DRAWING TITLE

INTERIOR ELEVATIONS

DRAWING NUMBER

a7.1

PROJECT NUMBER 2624



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ARCHITECTS

10000 Hennepin Avenue, Minneapolis, MN 55424
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KEY PLAN

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Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

DRAWING TITLE

MILLWORK DETAILS - ICE SKATE RENTAL DESK

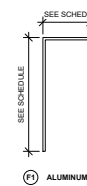
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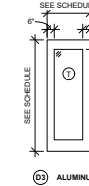
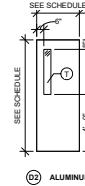
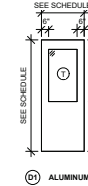
PROJECT NUMBER 2024

DOOR SCHEDULE												
Mark	Type Mark	DOOR / OPENING		Door Material	Fire Rating	Frame Type	Frame Material	Hardware	Card Reader	Comments	Sched Width	Sched Height
		Width	Height									
100A	G	3'-0"	7'-0"									
100B	G	3'-0"	7'-0"								3'-0"	7'-0"
100C	F	3'-0"	7'-0"	WD								
100E	d2	11'-4"	10'-0"								3'-0"	7'-0"
100F	F	3'-0"	7'-0"	WD								
100A	F	3'-0"	7'-0"	WD							3'-0"	7'-0"
100B	d2	4'-0"	8'-0"								3'-0"	7'-0"

FRAME TYPES

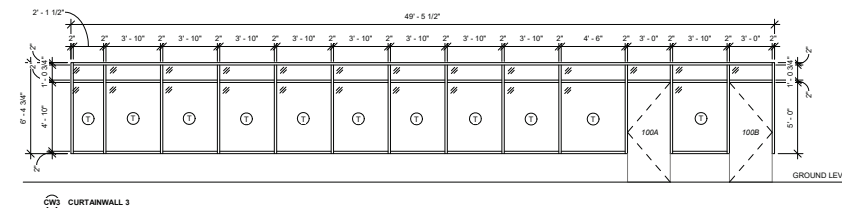
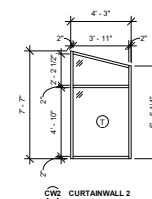
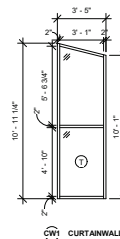


DOOR TYPES



① = TEMPERED AND/OR LAMINATED SAFETY GLAZING PER MIN BUILDING CODE SECTION 2408

STOREFRONT TYPES



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ARCHITECTS

CITY OF WAYZATA

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KEY PLAN

REVISION	DATE	DESCRIPTION

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Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

DRAWING TITLE

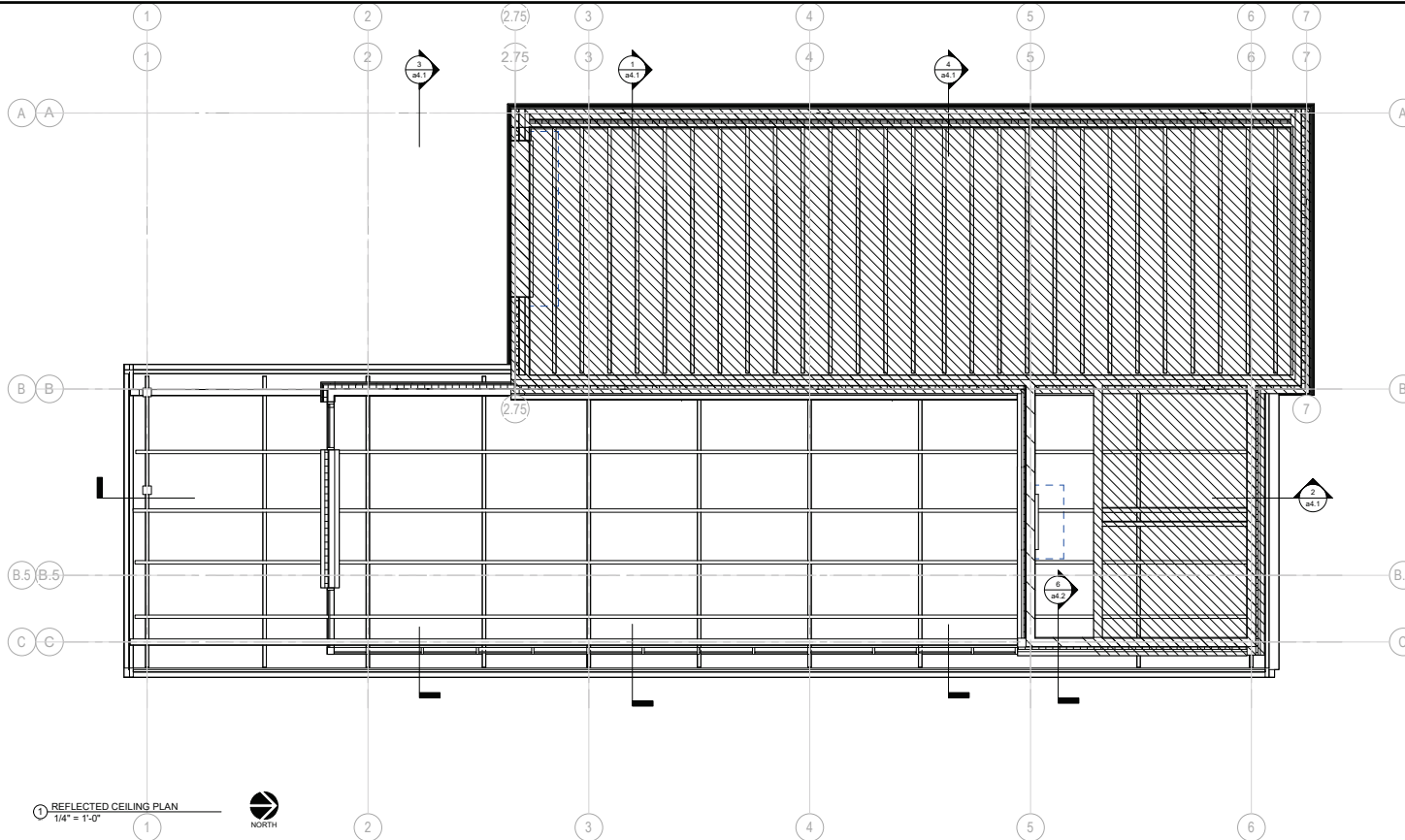
DOOR SCHEDULE & DETAILS

DRAWING NUMBER

a8.1

PROJECT NUMBER 2624

10/2024 8:24:08 AM



CEILING PLAN GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER PRIOR TO BEGINNING CONSTRUCTION.
2. MECHANICAL AND ELECTRICAL INFORMATION SHOWN IS INTENDED ONLY TO COMMUNICATE DESIGN INTENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILED INFORMATION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES NOTED PRIOR TO COMMENCEMENT OF WORK.
3. COORDINATE ALL CEILING MOUNTED EQUIPMENT, SUPPORTS, DEVICE LOCATIONS, CLEARANCES, ETC. WITH EQUIPMENT INSTALLERS AND SUPPLIERS PRIOR TO INSTALLATION.
4. ACOUSTICAL PANEL CEILING GRIDS OR PANELS SHALL BE CENTERED IN ROOMS UNLESS OTHERWISE NOTED OR DIMENSIONED.
5. ALL CEILING MOUNTED ITEMS (LIGHT FIXTURES, SPRINKLER HEADS, SPEAKERS, ETC.) SHALL BE CENTERED IN ACOUSTICAL CEILING PANELS OR GYPSUM BOARD SOFFITS UNLESS OTHERWISE NOTED OR DIMENSIONED.
6. SPICE LIGHT FIXTURES EVENLY IN ROOMS, BAYS, SPACES, ETC. AND CENTER BETWEEN EXPOSED STRUCTURAL ELEMENTS WHERE APPROPRIATE.
7. DIMENSIONS TO CEILING-INSTALLED ITEMS ARE TO CENTERLINE OF FIXTURE OR EQUIPMENT UNLESS NOTED OTHERWISE.
8. LOCATE CONTROL JOINTS IN GYPSUM BOARD CEILINGS, SOFFITS, BULBOHEADS, AND FASCIAE AS INDICATED ON DRAWINGS OR AS SPECIFIED AND TO ALIGN WITH THOSE IN WALLS BELOW. VERIFY PROPOSED LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
9. PAINT ALL CONDUITS, DUCTWORK, SUPPORTS, HANGERS, ETC. THAT WILL REMAIN EXPOSED TO VIEW. MATCH COLOR INDICATED FOR STRUCTURE (PMT-1) UNLESS NOTED OTHERWISE.

CEILING PLAN - SYMBOL KEY

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS. SEE PARTITION TYPES
- NO WORK IN THIS AREA

KEYNOTES - REFLECTED CEILING PLANS	
Number	Description
1	SAMPLE DESCRIPTION



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12/17/2024 License Number: 44878

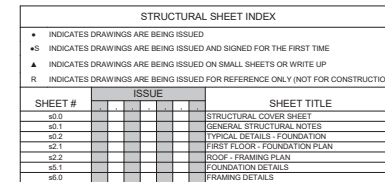
REVISION		
REVISION	DATE	DESCRIPTION

REVISION		
REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

DRAWING TITLE
REFLECTED CEILING PLANS

DRAWING NUMBER
a9.1
PROJECT NUMBER 2024



STRUCTURAL ABBREVIATIONS										TYPICAL SYMBOLS - FOR ADDL SYMBOLS SEE PLAN LEGENDS.										OVERALL PROJECT NOTES	
ADDL	ADDENDUM	EA	EACH	K	KIP (1,000 POUNDS)	R	RADIUS											1. DO SHOWS DOWN ON THE CONTRACT DOCUMENTS ARE FOR REFERENCE ONLY.			
ADN	ADDITIONAL	EF	EACH ENGINEER	KFT	KIPS PER FOOT	REF	REFERENCE														
ANCH	ANCHORAGE	EL	ELECTRICAL	KLF	KIPS PER LINEAL FOOT	RENF	REINFORCEMENT														
ANCH	ANCHOR (ANCHORAGE)	ENGR	ELEVATION	KSF	KIPS PER SQUARE FOOT	REQD	REQUIRED														
ARCH	ARCHITECTURAL	EQ	EQUIPMENT	L	LENGTH	REV	REVISION														
8	AT	ELEV	ELEVATOR	L	LENGTH	RO	ROOF DRAIN														
BSMT	BASEMENT	ENG	ENGINEER OF RECORD	LB	POUND	RODN	ROD OR OPENING														
BM	BEAM	EOR	ENGINEER OF RECORD	LG	LENGTH LONG	SCHD	SCHEDULE														
BRG	BEARING	EQS	EQUIPMENT	LOC	LOCATION	SECT	SECTION														
BTWN	BETWEEN	EQIP	EQUIPMENT	LONG	LENGTH	SHT	SHEET														
BLK	BLOCK	ERECT	ERECTOR	LVL	LONG LEG HORIZONTAL	SIMBL	SIMBLAR														
BD	BOND BEAM	EW	EACH WAY	LVL	LONG LEGS VERTICAL	SP	STRUCTURAL INSULATED PANEL														
BOT B.O.B	BOTTOM BOTTOM	EXT	EXTENSION	MAX	MAXIMUM	SOG	SLAB ON GRADE														
BOT B.O.B	BOTTOM BOTTOM	EXT	EXTENSION	MAX	MAXIMUM	SOG	SLAB ON GRADE														
BFG	BOTTOM FOOTING	EXT	EXTENSION	MAX	MAXIMUM	SOG	SLAB ON GRADE														
BLDG	BUILDING	EXT	EXTENSION	MAX	MAXIMUM	SOG	SLAB ON GRADE														
BLDG	BUILDING	FD	FLOOR DRAIN	MCM	MASONRY CONTROL JOINT	SPEC	SPECIFICATIONS														
CANT	CANTILEVER	FDN	FOUNDATION	MEP	MECHANICAL ELECTRICAL PLUMBING	STD	STANDARD														
CANT	CANTILEVER	FDN	FOUNDATION	MEP	MECHANICAL ELECTRICAL PLUMBING	STD	STANDARD														
CLG	CILING	FRM	FRAMING	MFR	MANUFACTURER	STR	STRIP														
CLG	CILING	FRM	FRAMING	MFR	MANUFACTURER	STR	STRIP														
CTR	CENTER	FRT	FACE RETARDANT TREATED	MIN	MINIMUM	STR	STRIP														
CTR	CENTER	FRT	FACE RETARDANT TREATED	MIN	MINIMUM	STR	STRIP														
CL	CENTERLINE	FR	FACE	MO	MASONRY OPENING	TBE	TOP OF BEAM ELEVATION														
CL	CENTERLINE	FR	FACE	MO	MASONRY OPENING	TBE	TOP OF BEAM														
CLR	CLEAR	FTG	FOOTING	MT	METAL	TBE	TOP OF BEAM														
CLR	CLEAR	FTG	FOOTING	MT	METAL	TBE	TOP OF BEAM														
COMP CONC	COMPOSITE CONCRETE	GALV	GALVANIZED	NI	NEW	TEMP	TEMPORARY														
CMU	CONCRETE MASONRY UNIT	GA	GAUGE	NEC	NECESSARY	TEMP STL	TEMPERATURE STEEL														
CONC	CONCRETE	GEN	GENERAL CONSTRUCTION	NUM	NUMBERS	TIE	TIE														
CONC	CONCRETE	GB	GRADE BEAM	NOM	NORMAL	THR	THICK														
CONC	CONCRETE	GB	GRADE BEAM	NOM	NORMAL	THR	THICK														
CONC JT	CONCRETE JOINT	HD	HEAD	NIC	NOT IN CONTACT	TO, TI	TOP OF														
CONC JT	CONCRETE JOINT	HD	HEAD	NIC	NOT IN CONTACT	TO, TI	TOP OF														
CONC JT	CONCRETE JOINT	HD	HEAD	NIC	NOT IN CONTACT	TO, TI	TOP OF														
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GENERAL STRUCTURAL NOTES

1 DESIGN CRITERIA:

- 1.1 BUILDING CODES USED FOR DESIGN:
1.1.1 IBC 2018 with state amendments.

- 1.2 STRUCTURAL TESTS AND SPECIAL INSPECTIONS:
1.2.1 Special inspections shall be performed by an independent testing agency according to IBC Chapter 17.

Table 1706.3 - Concrete Construction
Table 1706.4 - Masonry Construction
Table 1706.6 - Soils
Table 1706.7 - Post-Installed Anchors

- 1.2.2 Qualifications of special inspectors and frequency of tests and inspections shall be as defined in CASE 9622 - guideline for International Building Code-Related Special Inspections and Tests and Quality Assurance.
1.2.3 The Engineer will provide periodic observation to assure conformance with design intent of the construction documents. These observations are not meant to fulfill the requirements of special inspections.
1.2.4 Special inspections of the following items are not within the scope of the structural drawings. Contact the Architect or design professionals with these responsibilities for information about these items.

1.3 FUTURE CONSTRUCTION:

- 1.3.1 VERTICAL: None.
1.3.2 HORIZONTAL: None.

1.4 DESIGN LOADS:

- 1.4.1 RISK Category:
From IBC Table 1606.5
Risk Category: II

1.4.2 DESIGN LIVE LOADS:

Public Areas: 100 PSF

1.4.3 DEAD AND SUPERIMPOSED DEAD LOADS:

Framing and Deck: 5 PSF
Roofing: 8 PSF
Cabling, Electrical, Mechanical: 5 PSF

1.4.4 WIND LOAD:

Basic Design Wind Speed: 115 MPH
Allowable Design Wind Speed: 90 MPH
Exposure Classification: B
Internal Pressure Coefficient: +0.18, -0.18

Wind pressures used for the design of exterior components and cladding shall be calculated by a professional engineer registered in the state where the project is located. Calculations shall be submitted for review.

1.4.5 SNOW LOAD:

Ground Snow Load: 50 PSF
Flat Roof Snow Load: 35 PSF
Snow Exposure Factor: 1.0
Snow Load Importance Factor: 1.0
Roof Thermal Factor: 1.0
Roof Slope Factor: 1.0
See plans for snowdrift surcharge loads and widths.

1.4.6 RAIN LOAD:

Rain Intensity: 3.25 IN/H
Roof Live Load: 20 PSF

1.5 DEFLECTION AND DRIFT

- 1.5.1 Horizontal framing members are designed for deflections as tabulated. Deflections of horizontal to horizontal framing members are additive. Subcontractors shall make allowance for installation and operation of their systems to accommodate these deflections.

TYPICAL FRAMING MEMBERS

Roof Live Load: 50M/360

FRAMING MEMBER SUPPORTING EXTERIOR WALL

Ext wall + Live + 5' Dead Load: 50M/360 (3'8" max)

1.5.2 Story drifting criteria:

Wind: 1/400
Seismic: 0.020 in

2 DESIGN STRENGTHS:

2.1 CONCRETE:

- 2.1.1 All concrete shall be stone aggregate unless noted. See Specifications for additional durability requirements.
2.1.2 Lightweight concrete shall be a dry unit weight between 107 and 126 PCF, and entrained air between 4% and 7%.

- 2.1.3 Minimum concrete 28-day compressive strength shall be as follows:

Class	f'c	Type	Add'l Location	Remarks
A	3000	NWT	Footings	
B	4000	NWT	Interior Slabs and Walls	
C	4000	NWT, Air Note 1	Exterior Slabs and Walls	

Note 1: Limit Water to Cement Ratio to 0.45

2.2 CONCRETE REINFORCEMENT:

Deformed Bars: #40 KSI ASTM A615
Weldable Deformed Bars: #40 KSI ASTM A996
Welded Wire Fabric: #40 KSI ASTM A185
Micro/Macro Synthetic Fibers: ASTM C1126

2.3 COLD-FORMED STEEL: See ASTM A1008

54 mil (16 Gage) and Heavier: #40 KSI
43 mil (18 Gage) and Lighter: #33 KSI

2.4 MASONRY:

Assembly
Compressive Strength: 2,000 PSI
CMU Net Area
Compressive Strength: 2,000 PSI ASTM C90/C140
Masonry Grout: f'g = 3,000 PSI
Deformed Bars: #40 KSI ASTM A615
Heated Studs: #40 KSI ASTM A185
Deformed Bar Anchors: #40 KSI ASTM A185
Ladder Joint Reinforcement: #40 KSI ASTM A185
Mortar for Structural Walls: f'm = 3,000 PSI
Type M or S above grade

2.5 DIMENSIONAL LUMBER:

Structural Framing (beams, joists, studs, plates): Spruce-Pine-Fir #1/2
Fb = 875 PSI
Fv = 1,800 PSI
Fc parallel = 1,100 PSI
E = 1,400 KSI

2.5.2 Wood Posts (5x6 and larger): Doug Fir-Larch #2

Fb = 750 PSI
Fv = 170 PSI
Fc parallel = 700 PSI
E = 1,300 KSI

2.6 LAMINATED VENEER LUMBER (LVL): Grade 2.0 E

Fb = 250 PSI
Fv = 285 PSI
Fc perp = 500 PSI
E = 1,000 KSI

2.7 LAMINATED STRAND LUMBER (LSL)

Rimboard: Grade 1.3 E
Fb = 1700 PSI
Fv = 425 PSI
Fc perp = 710 PSI
E = 1300 KSI

2.8 ORIENTED STRAND BOARD (OSB)

Rimboard: Grade 0.55 E
Fb = 600 PSI
Fv = 240 PSI
Fc perp = 500 PSI
E = 550 KSI

3 FOUNDATIONS AND EARTHWORK:

3.1 EXCAVATIONS:

- 3.1.1 Should any questionable conditions be encountered during excavation, notify Owner's Representative immediately.
3.1.2 No engineered fill shall be placed until excavation bottom has been inspected and approved by the Geotechnical Engineer.
3.1.3 Water shall not be permitted to accumulate in footing excavations.
3.1.4 Provide a minimum of 4" of granular fill below all interior slabs-on-grade.
3.1.5 The slab-on-grade design is based on a modulus of subgrade reaction of 150 PCF.

3.2 FOOTINGS:

- 3.2.1 The Foundation design is based on a total load net soil pressure of:

Spread Footings: 1500 PSF
Wall Footings: 1500 PSF

3.2.2 Foundations are assumed to be supported on native material or properly compacted structural fill. All footing excavations shall be inspected, prior to placement, by the Geotechnical Engineer to verify suitable bearing capacity of capacity as specified.

- 3.2.3 Notify the Owner's representative when additional excavation is required to reach suitable bearing material.
3.2.4 Footing steps shall be located generally where indicated on the plan, and shall be installed as detailed.

- 3.2.5 Bottom of exterior building footings surrounding heated areas are to be at least 4" below final outside grade unless dimensioned otherwise. Bottom of exterior building footings at stoops or other unheated areas are to be at least 6" below final outside grade unless dimensioned otherwise.

- 3.2.6 Deflections of horizontal to horizontal framing members are additive. Subcontractors shall make allowance for installation and operation of their systems to accommodate these deflections.

- 3.2.7 All continuous footings shall be centered under walls unless dimensioned otherwise.

- 3.2.8 Non-frost susceptible fill shall be replaced, fill shall consist of clean, open graded crushed stone. See the geotechnical report for additional requirements.

- 3.2.9 Non-frost susceptible fill shall extend below the freeze zone.

- 3.2.10 BACKFILLING:
3.2.11 Material used for backfill shall be free draining engineered backfill unless noted otherwise. See the Geotechnical report for additional information.
3.2.12 Both sides of foundation walls shall be backfilled simultaneously as to prevent overturning or lateral movement of walls. All grade beams shall be adequately braced to prevent lateral movement during backfilling and compaction. No fill or backfill shall be settled by the use of water.

- 3.2.13 FOUNDATION COMPLETION:
3.2.14 The Geotechnical Engineer or Special Inspector shall certify in writing that all foundations were placed and completed as specified.

4 CONCRETE:

4.1 REFERENCES:

ACI 315 ACI Detailing Manual
ACI 318 Building Code Requirements for Reinforced Concrete
ACI 309 Manual of Standard Practice
ACI 308.4 Structural Welding Code - Reinforcing Steel
ACI 308 Recommended Practice for Placing Reinforcing Bars

4.2 REINFORCING STEEL:

- 4.2.1 The reinforcing steel Contractor shall fabricate all reinforcement and furnish all accessories, chairs, spacer bars and supports necessary to secure the reinforcement unless shown otherwise on the plans and/or details.

- 4.2.2 Concrete reinforcement shall be placed according to ACI and CSI "Recommended Practice for Placing Reinforcing Bars".

4.2.3 Minimum Clear Cover For Concrete Reinforcement:

Footings: 2" Sides, 3" Bottom, 2" Top
Foundation Walls: 2"
Interior Face: 2" Against Soil
Slabs on Grade: Center of Slab

- 4.2.4 See typical detail for required bar development lengths and lap splice lengths.
4.2.5 All welded wire fabric shall be spliced by overlapping one full space plan 2" and be wired together.

4.3 ANCHORING TO CONCRETE

- 4.3.1 Post-installed anchors shall be installed by qualified personnel in accordance with the Manufacturer's Printed Installation Instructions.
4.3.2 Expansion anchors shall not be loaded until concrete has achieved a minimum age of 7 days. Adhesive anchors shall not be loaded until concrete achieved a minimum age of 21 days.
4.3.3 Expansion anchors shall be HIT-RE Bolt T22 or approved equal, unless noted otherwise. Embedment shall be as follows unless noted otherwise:

Diameter	Embedment	Diameter	Embedment
1/8"	2"	5/8"	4"
1/2"	3 1/4"	3/4"	4 1/4"

- 4.3.4 Adhesive anchors shall be HIT-RE HIT-RE 500 V3 or HIT-RE HIT-RE 500 V3 with HAS Standard rods or approved equal, unless noted otherwise. Embedment shall be as follows unless noted otherwise:

Diameter	Embedment	Diameter	Embedment
1/8"	2"	5/8"	4"
1/2"	4 1/2"	3/4"	6 3/4"

- 4.3.5 Epoxy for dowels drilled into concrete shall be HIT-RE HIT-RE 500 V3, HIT-RE HIT-RE 500, or approved equal, unless noted otherwise. Embedment shall be as follows unless noted otherwise:

Bar	Embedment	Bar	Embedment
#3	3 1/4"	#5	5 3/4"
#4	4 3/8"	#6	6"

- 4.3.6 Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.
4.3.7 Contractor shall verify the location of reinforcing bars and/or prestressing tendons via GPR, rebar, or other means before drilling anchor holes. Reinforcing steel shall not be damaged.

5 MASONRY:

5.1 REFERENCES:

IBC 2018 Building Code Requirements for Masonry Structures
TMS 402 Building Code Requirements for Masonry Structures
TMS 602 Specification for Masonry Structures

5.2 CONCRETE MASONRY UNITS:

- 5.2.1 Structural walls shall be comprised of Plain Double Corner units, Open End ('A' shaped) units, or Double Open End ('H' shaped) units. Strecher units shall not be used in structural walls.
5.2.2 Store concrete masonry units of the ground, under, and in a dry location.

- 5.2.3 Masonry lintels shall be comprised of LVL beam. Reinforcing bars shall be placed at tied.

5.3 NOTING:

- 5.3.1 Face shells and webs of head joints shall be fully mortared for all starter courses, columns, pilasters, and cells to be grouted.
5.3.2 Head joints shall be mortared a minimum of 2" from each face equal to the face shell thickness of the unit.
5.3.3 Do not wet concrete masonry before laying up or grouting.

5.4 GROUT:

- 5.4.1 Vertical cells to be grouted shall be aligned, and unobstructed openings for grout provided.
5.4.2 Masonry walls shall be grouted with lift heights not exceeding 5'. Pour heights shall not exceed 5' unless elements are provided, and 3" when elements are provided per ACI 308. Consolidate lifts exceeding 1' in height by mechanical vibration and reconsolidate after initial water loss and settlement have occurred.

5.5 REINFORCEMENT:

- 5.5.1 Contractor shall provide Shop Drawings showing lengths, sizes, bending details, and locations of reinforcing steel, wall elevations, and setting diagrams for embedded items.
5.5.2 Secure vertical reinforcement with bar positioners at bar splices, top and bottom of walls, and at intervals not exceeding 10'-0".

- 5.5.3 Provide 3/4" cover to bed joint reinforcement for exterior walls or walls below grade. Provide 1/2" cover to bed joint reinforcement for other walls.
5.5.4 Provide a minimum of 1 1/2" cover to deformed bar reinforcement.
5.5.5 When using fine grout, provide a minimum of 1/4" clear distance between reinforcing bars and the face of any masonry unit. When using coarse grout, provide 1/2" clear distance.

5.6 LINTELS:

- 5.6.1 Provide 24" deep minimum solid masonry below all lintel bearing locations.
5.6.2 Masonry lintels shall be comprised of LVL beam. Reinforcing bars shall be placed and tied.
5.6.3 Steel lintels and lower lintels shall be galvanized.

5.7 ANCHORING TO MASONRY:

- 5.7.1 Headed studs shall be Helix ML or S1L unless noted otherwise. Deformed bar anchors shall be Helix ML or S1L unless noted otherwise.
5.7.2 Anchors installed into grouted cells or bond beams shall be HIT-RE Bolt T22 Masonry Anchors or approved equal, unless noted otherwise. Anchors shall not be installed in head joints unless approved by the Engineer. No more than one anchor shall be installed per cell unless approved by the Engineer. Embedment shall be as follows unless noted otherwise:

Diameter	Embedment	Diameter	Embedment
1/4"	2"	5/8"	4"
3/8"	2 1/2"	3/4"	4 1/4"
1/2"	3 1/2"		

- 5.7.3 Anchors installed into hollow cells shall be HIT-RE HIT-RE 500 V3 with threaded HAS rods with 2" embedment in HIT-RE screen tubes or approved equal, unless noted otherwise. No more than two anchors shall be installed per cell, and anchors shall not be installed in CMU mortar joints, flange, or cell web.

5.8 COLD-FORMED STEEL:

- 5.8.1 All structural members shall be designed by Supplier in accordance with American Iron and Steel Institute (AISI) "Specification for the design of Cold-formed structural members", Latest Edition.
5.8.2 Prior to fabrication or framing, the Contractor shall submit fabrication and erection drawings and supporting calculations to the Architect and Engineer for review. These submittals shall be signed and stamped by a professional engineer registered in the state where the project is located.

6 STRUCTURAL WOOD:

6.1 REFERENCES:

IBC 2018 National Design Specification for Wood Construction
NDS National Design Specification for Wood Construction
NDS Design Values for Wood Construction

6.2 DIMENSION LUMBER:

- 6.2.1 All member sizes given on plan are nominal dimensions.
6.2.2 Wood lintels shall bear the full length on all true studs, columns, posts or other supporting members indicated on plan.
6.2.3 All beams and joists not bearing on supporting members shall be framed with "Sleepers" joist hangers or equal. The Type LUSK for single 2x4 and Type LUSK-2 for double 2x4.
6.2.4 All wall studs shall be in accordance with IBC Table No. 2304.10.2 unless noted otherwise.
6.2.5 Roof and ceiling joists are shown as a general layout only. Consider joist spacing shown as the maximum spacing with incidental framing, bracing and blocking added as needed for standard wood frame construction.

6.3 LAMINATED VENEER LUMBER:

- 6.3.1 Laminated Veneer Lumber (indicated LV on plans) to be supplied and manufactured according to the specification of the Trus Joist Corporation.
6.3.2 See Section 1 of these notes for material strength information.

6.4 LAMINATED STRAND LUMBER:

- 6.4.1 Laminated Strand Lumber (indicated LSL on plans) to be supplied and manufactured according to the specification of the Trus Joist Corporation.
6.4.2 See Section 1 of these notes for material strength information.

6.5 GLUED LAMINATED LUMBER:

- 6.5.1 Glued laminated members (indicated GL on plans) to be supplied and manufactured according to the specification of the American Institute of Timber Construction.
6.5.2 See Section 1 of these notes for material strength information.

7 MISCELLANEOUS:

7.1 DEFERRED SUBMITTALS

- 7.1.1 The design and documentation of some components defined using performance-based specifications may be deferred until after a building permit is obtained.
7.1.2 Deferred submittals include, but are not limited to, the items listed below.
7.1.3 For the following deferred submittals, the Contractor shall submit shop drawings and calculations signed and stamped by a professional engineer registered in the state where components are installed. These shall be submitted for review prior to fabrication.
7.1.4 Exterior Cold-Formed Framing
7.1.5 Curtain Wall Systems
7.1.6 Guardrails and Handrails

- 7.1.5 In addition to the deferred submittals listed above, the Contractor shall engage a professional engineer registered in the state where the project is located for the design of any necessary shoring, bracing, underpinning, or any other portion of the Contractor's means & methods which could impact existing structure. Contractor shall submit certified calculations and shop drawings for review upon request.

7.2 CONSTRUCTION JOINTS:

- 7.2.1 The Contractor shall submit drawings showing the proposed construction and control joints for all areas. This includes walls, structural floor systems, slabs on grade, etc. This drawing shall be reviewed by the Architect /Engineer and returned to the Contractor prior to pouring any masonry. The construction joint drawings shall be forwarded to the fabricators before their shop drawings are submitted.
7.2.2 If the construction joints are changed after having reviewed, revised drawings shall be submitted for review.
7.2.3 Construction joints shall be as detailed on the drawings.
7.2.4 Construction joints and control joints in concrete foundation walls shall be located at a maximum of 40' center spacing.

7.3 ANCHOR RODS:

- 7.3.1 All anchor rods for mechanical and electrical equipment shall be furnished and located by the respective Subcontractors and set by the General Contractor except where the other Subcontractors furnish their own concrete pads.

7.4 NON LOAD BEARING PARTITION WALLS:

- 7.4.1 Non load bearing partition walls are generally not shown on the structural drawings. Care shall be taken by the Contractor to maintain a deflection space between the top of partition walls and floor or roof structure above.
7.4.2 See Typical Details and Deflection Requirements of horizontal framing members in Section 1 of these notes for minimum deflection space between top of non load bearing partition walls and overhead structure.

7.5 VERIFICATIONS:

- 7.5.1 The General Contractor shall verify all openings sizes, pad sizes, and locations with the respective Subcontractors.

7.6 CORE DRILLING:

- 7.6.1 All core drilling shall be done by the Mechanical and Electrical Subcontractors for their own work under the supervision of the General Contractor. No reinforcing steel shall be cut. Verify location of reinforcing steel before core drilling. Do not core through beams, joists, or columns. The minimum core hole through slabs shall be 12". If these requirements cannot be met, contact the Engineer.

7.7 NEW WORK IN CONJUNCTION WITH EXISTING CONSTRUCTION:

- 7.7.1 VERIFICATION: The Contractor shall verify, by field check, all sizes, dimensions, elevations, locations, etc. of elements of the existing construction which are relative to the new construction.
7.7.2 DIMENSIONS: All dimensions involving new work tying into or governed by existing construction shall be field checked by the Contractor and furnished to the Subcontractors prior to fabrication of any work. The verified dimensions shall appear and be noted as such on the first shop drawing submitted.

- 7.7.3 ASSUMPTIONS: The Engineer has made assumptions concerning the soundness of the existing buildings and these assumptions are that this building was designed and constructed in conformity with good design and construction practices. The Contractor shall take extraordinary precautions concerning preservation of the building during demolition and new construction work. Further, the Contractor shall agree to assume all responsibility for the preservation of this property.

- 7.7.4 NOTIFICATION: The Contractor shall notify the Architect/Engineer immediately of any discrepancies between construction documents and actual field conditions.

7.8 GENERAL:

- 7.8.1 These drawings do not include necessary components for construction safety.
7.8.2 The structural design is based only on the building in its completed state. Contractors and their subs shall take whatever precautions are necessary to withstand all horizontal and vertical loading that may be encountered during the construction prior to completion of the building.

- 7.8.3 During construction, the Contractor may encounter existing conditions which are not as shown or are at variance with project documentation (discovery). Such conditions may interfere with new construction or require protection and/or support of existing work during construction, or any consist of damage or deterioration to structural materials or components which could jeopardize the structural integrity of the building(s).

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CONSULTANT 1

City of Wayzata

CONSULTANT 2

ERA
ERICKSEN ROED
& ASSOCIATES

CONSULTANT 3

AKF
Member of WSP

I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.

Title: XXXX

By: _____ Date: XXXX

Registration Number: XXXX

NOT FOR CONSTRUCTION

KEY PLAN

THESE DOCUMENTS REPRESENT CURRENT PROGRESS AND SHALL NOT BE CONSTRUED AS COMPLETE. USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN GENERAL REVIEW IS DONE AT THE USER'S OWN RISK.

REVISION	DATE	DESCRIPTION

CLIENT

Enter address here

KLAPPRICH WARMING HOUSE

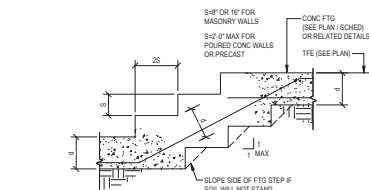
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**GENERAL
STRUCTURAL NOTES**

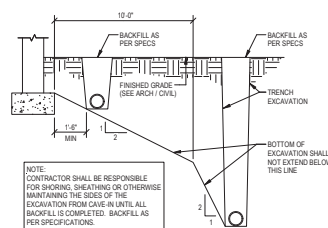
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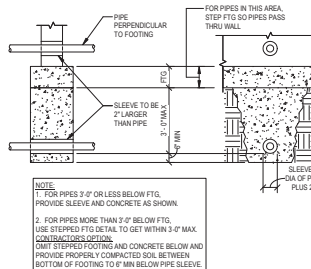
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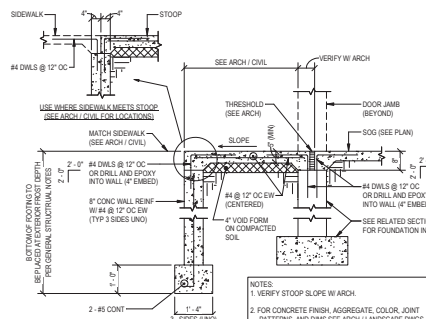
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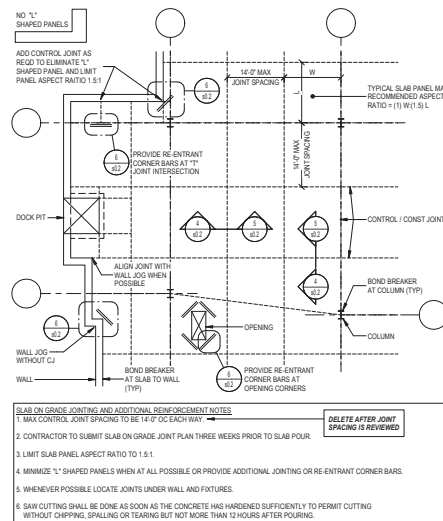
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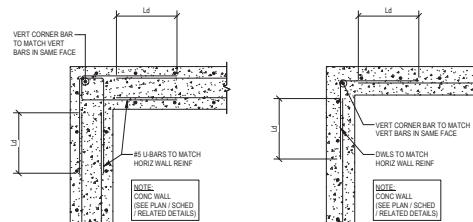
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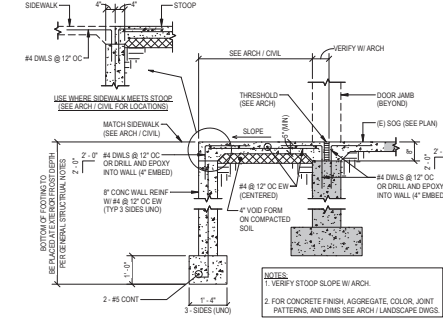
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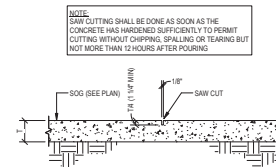
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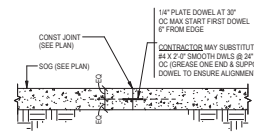
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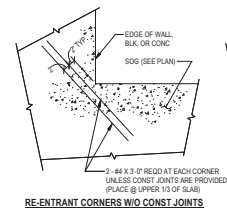
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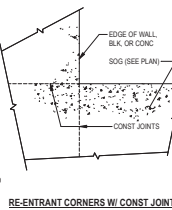
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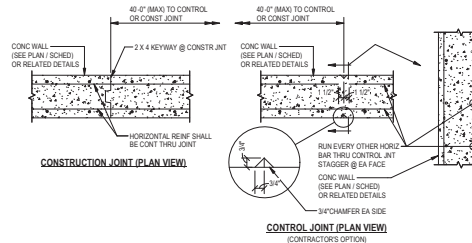


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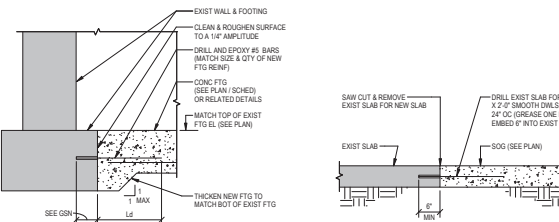


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10 RE-ENTRANT CORNERS
#01904 NO SCALE

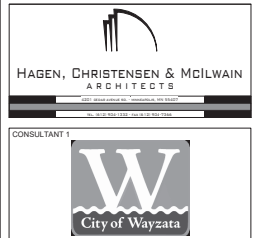


12 CONCRETE WALL - CONSTRUCTION / CONTROL JOINT
#00705 NO SCALE



13 CONCRETE - NEW TO EXISTING FOUNDATION
#00711 NO SCALE

14 SOG - NEW TO EXIST CONSTRUCTION JOINT
#01913 NO SCALE



I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.
Title: XXXX
By: XXXX
Date: XXXX
Registration Number: XXXX

KEY PLAN
THESE DOCUMENTS REPRESENT CURRENT PROGRESS AND SHALL NOT BE CONSTRUED AS COMPLETE. USE OF THESE DOCUMENTS FOR PURPOSES OTHER THAN GENERAL REVIEW IS DONE AT THE USER'S OWN RISK.

REVISION	DATE	DESCRIPTION

CLIENT
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KLAPPRIK WARMING HOUSE

DRAWING TITLE
TYPICAL DETAILS - FOUNDATION

DRAWING NUMBER
s0.2
PROJECT NUMBER: 2024-2024



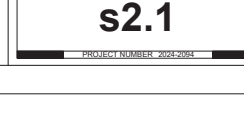
FOUNDATION PLAN SHEET NOTES

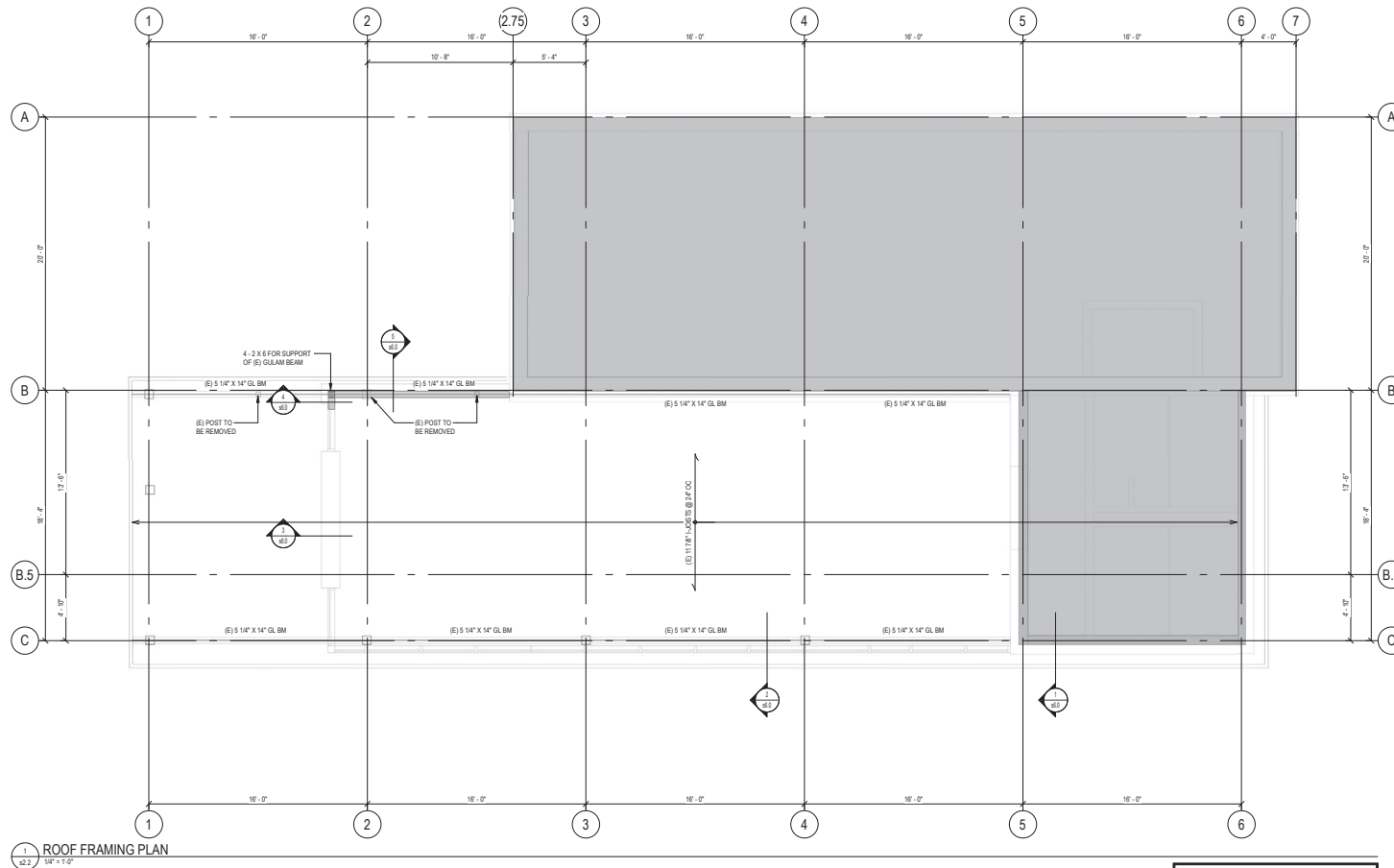
- | A. General | B. Footings | C. Concrete |
|---|--|--|
| 1. See Cover Sheet for structural sheet index defining sheet name, sheet number and issue status. | 2. "WF" denotes wall footing mark. See schedule for size and reinforcement. | 3. Concrete slab thickness shall be as noted on plan. See Architectural drawings for vapor barrier requirements and geotechnical report for slab sub-base thickness and material specification. |
| 2. See Cover Sheet for Structural Abbreviations, Typical Marks & Symbols and General Notes. | 3. Top of footing elevation (TFE) is shown on plan. See typical details for footings for stepped footing detail. | 4. Unless noted otherwise, reinforce slab with 3.0 pounds of macro fiber per cubic yard of concrete. Coordinate finishing requirements with owner. Contractor may substitute 8 x 6 W x 14 W x 4 W W of chair in place "1" below top of slab reinforcement macro fiber. |
| 3. Review General Structural Notes and typical details in conjunction with applicable plans. See sheet index on Cover Sheet. | 4. Locations of footings steps on plan are approximate. Contractor shall verify all step locations with slope elevations to maintain minimum frost depths and all electrical, electrical and plumbing pipe elevations prior to pouring footings. Coordinate footing step locations with precaster if applicable. See typical detail sheets for pipes perpendicular and parallel to footings. | 5. Provide control joints (CJ) and construction joints (CONST J) in slab. See typical foundation details. |
| 4. Elevation 100' 0" on these drawings mark elevation not on C of Drawings at time of issue. Verify with latest C of Drawings and/or SDCR if different. | 5. All fittings shall be centered below walls, columns and piers unless dimensioned otherwise. | 6. Concrete Contractor shall submit location of slab control joints (CJ) and construction joints (CONST J) for review three weeks minimum prior to slab pour. |
| 5. Coordinate stop steps and locations with Architectural and Civil. See typical details for stop construction. | 6. Provide downs to walls, columns and piers above. Hooked downs shall be tied to footing reinforcement prior to pouring concrete. | D. Concrete Walls |
| 6. If present, coordinate the sizes and locations of tunnels, electrical chases, pits, pipes, floor drains, trenches and floor increases with Architectural, Structural, Mechanical, Civil and Electrical drawings. | C. Slab On Grade | 1. See typical details for reinforcement. Provide additional reinforcement per typical details. |
| 7. Frost protection is required for all foundations if winter conditions are present. | 1. Top of slab elevation (TOSL -) is shown on plan. | 2. See schedule for concrete wall construction joint spacing requirements. |
| 8. Dimensions shown with +/- indicate dimensions that have been rounded to the nearest 1/8" of an inch. | 2. See Architectural drawings for depressions, slab steps, finishes and drains. | 3. See shear wall elevation sheets and details for reinforcement required. |
| | | 4. Coordinate all exterior wall finish ledge elevations for brick, masonry or architectural. |

WALL FOOTING SCHEDULE

WALL FOOTING SCHEDULE				
MARK	SIZE		REINFORCEMENT	COMMENTS
	WIDTH	THICKNESS		
WF2-0	2' - 0"	1' - 0"	2 - #4 CONT BOT	-

INFORMATION ON THIS PLAN REGARDING EXISTING STRUCTURE WAS TAKEN FROM EXISTING CONSTRUCTION DOCUMENTS. ACTUAL FIELD CONDITION MAY VARY FROM WHAT IS SHOWN. ALL DIMENSIONS, ELEVATIONS AND CONDITIONS OF EXISTING STRUCTURE TO BE FIELD VERIFIED PRIOR TO FABRICATION.





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

INFORMATION ON THIS PLAN REGARDING EXISTING STRUCTURE
WAS TAKEN FROM EXISTING CONSTRUCTION DOCUMENTS.
ACTUAL FIELD CONDITION MAY VARY FROM WHAT IS SHOWN.
ALL DIMENSIONS, ELEVATIONS AND CONDITIONS OF EXISTING
STRUCTURE TO BE FIELD VERIFIED PRIOR TO FABRICATION.

HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CONSULTANT 1

City of Wayzata

CONSULTANT 2

ERA
ERICKSEN ROED
& ASSOCIATES

CONSULTANT 3

AKF
Member of WSP

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Title: XXXX
By: _____ Date: XXXX
Registration Number: XXXX

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KEY PLAN

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REVISION	DATE	DESCRIPTION

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KLAPPRICH WARMING HOUSE

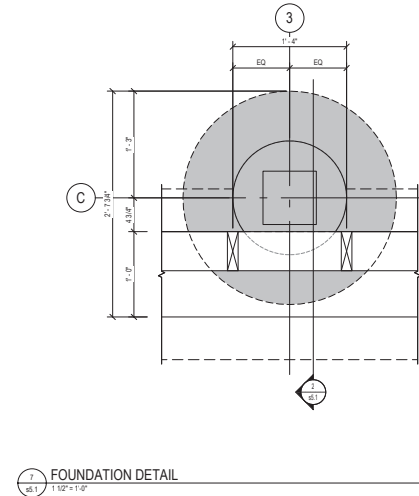
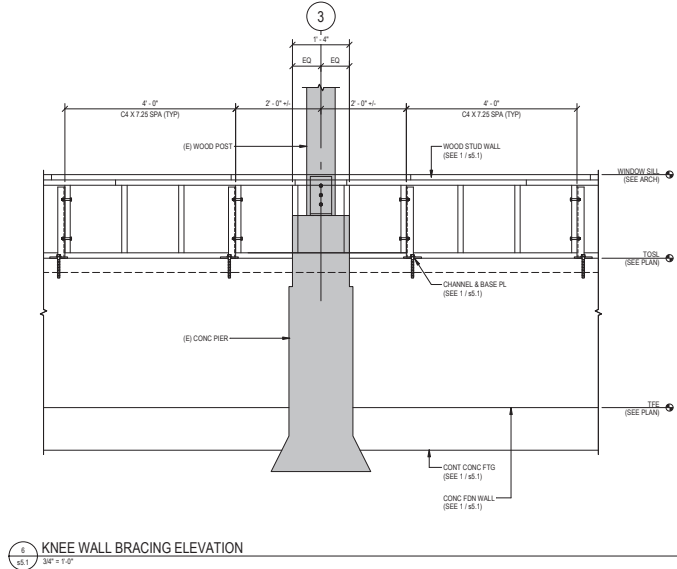
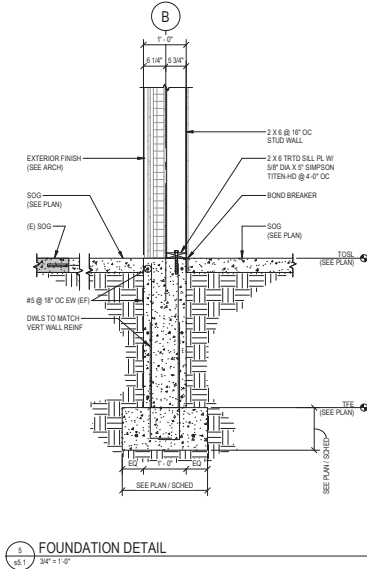
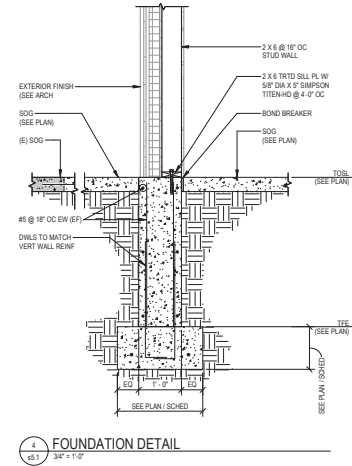
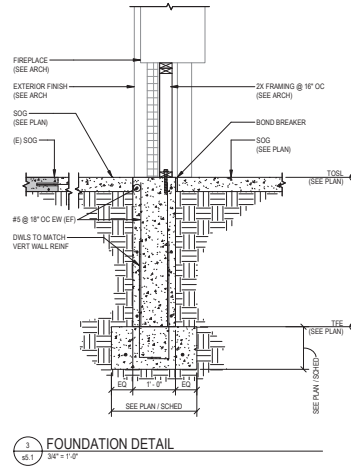
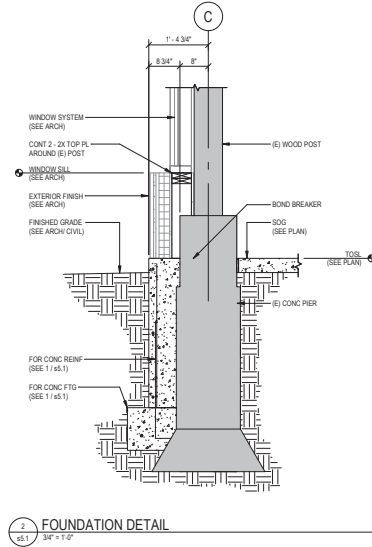
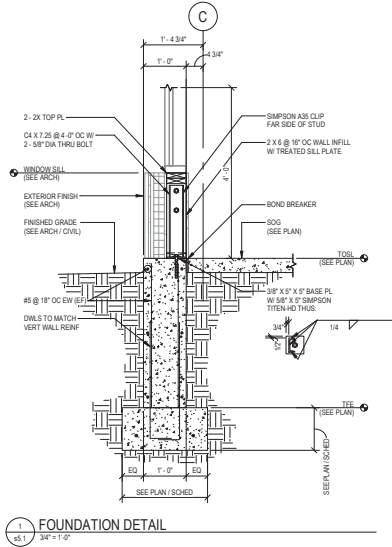
DRAWING TITLE

ROOF - FRAMING PLAN

DRAWING NUMBER

s2.2

PROJECT NUMBER: 2024-2024





HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CONSULTANT 1



City of Wayzata

CONSULTANT 2



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ERICKSEN ROED
& ASSOCIATES

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NORTH

REVISION	DATE	DESCRIPTION

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KLAPPRICH WARMING HOUSE

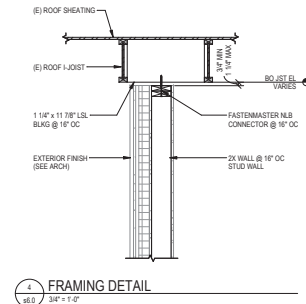
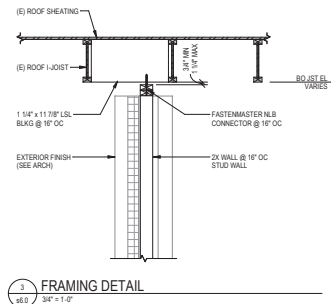
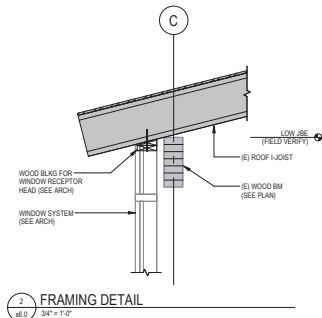
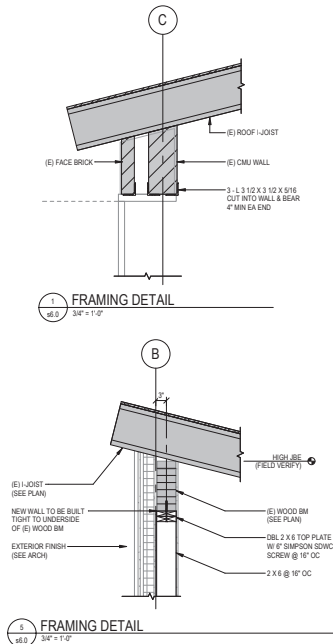
DRAWING TITLE

FOUNDATION DETAILS

DRAWING NUMBER

s5.1

PROJECT NUMBER: 2024-2024



HAGEN, CHRISTENSEN & MCILWAIN
ARCHITECTS

CONSULTANT 1

City of Wayzata

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& ASSOCIATES

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Title: XXXX

By: _____ Date: XXXX

Registration Number: XXXX

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REVISION	DATE	DESCRIPTION

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KLAPPRICH WARMING HOUSE

DRAWING TITLE

FRAMING DETAILS

DRAWING NUMBER

s6.0

PROJECT NUMBER: 2024-2024



Klapprich Warming House Pricing Assistance

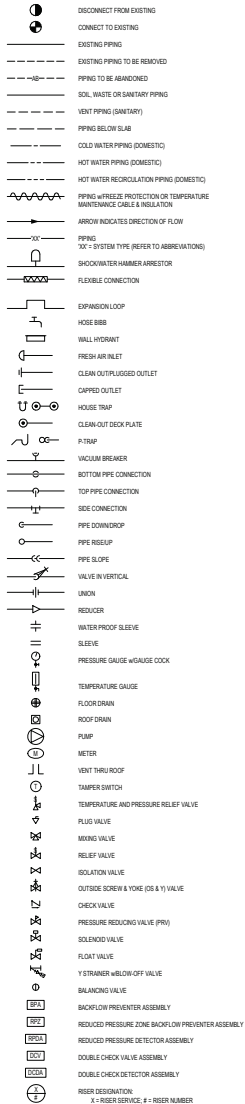
December 20, 2024

Mechanical general scope of work:

Existing radiant heating system to be extended to serve new expansion. Existing boiler assumed to have sufficient capacity to extend the existing hydronic in-floor heating system to the addition. Contractor shall provide new underfloor piping for Warming House expansion and connect to existing boiler, safeties, and alarms. New slab heating water controls and materials to be in accordance with existing system. Rebalance all loops.

Contractor to coordinate with materials specifications, electrical updates, and system controls.

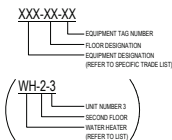
PLUMBING SYMBOL LIST



PLUMBING ABBREVIATIONS

AD	AREA DRAIN	NC	NORMALLY CLOSED
AFT	ABOVE FINISHED FLOOR	NOT IN CONTACT	
ARCH	ARCHITECT	NO	NON-CONTACT
BIDS	BUILDING	NPCW	NON-POTABLE COLD WATER
BMS	BUILDING MANAGEMENT SYSTEM	NPNW	NON-POTABLE HOT WATER
BDP	BOTTOM OF PIPE	NTS	NOT TO SCALE
BP	BOOSTER PUMP	OD	OUTSIDE DIAMETER
BTU	BRITISH THERMAL UNITS	OF	OVERFLOW
BVA	BALANCING VALVE ASSEMBLY	ODD	OVERFLOW DRAIN
BW	BLACK WATER	PC	PLUMBING CONTRACTOR
CA	COMPRESSED AIR	PD	PUMP DISCHARGE
CFH	CUBIC FEET PER HOUR	PG	PRESSURE GAUGE
CFM	CUBIC FEET PER MINUTE	PUGS	PLUMBING
CLS	CEILING	PO	PLUGGED OUTLET
CM	COFFEE MAKER	PRV	PRESSURE REDUCING VALVE
CMC	CLEANOUT	PS	PRESSURE SWITCH
CCDP	CLEANOUT DEC. PLATE	PS	POUNDS PER SQUARE INCH (GAUGE)
CONN	CONNECT	(RE)	RELOCATED EXISTING
CONC	CONSTRUCTION	(RSG)	EXISTING TO BE REMOVED AND RETURNED TO OWNER
CONT	CONTINUATION	RCP	REFLECTED CLEANING LINE
COWP	CLEAN OUT WALL PLATE	RCV	RISER CONTROL VALVE
CP	CIRCULATION PUMP	RD	ROOF DRAIN
CVO	CAPPED AND VALVED OUTLET	REG	REGULATOR
CV	COLD WATER (DOMESTIC)	RH	ROOF HYDRANT
		RN	RELIEF VENT
D	DRAIN	S. SAN	SANITARY
DEM	DEMOLITION	SA	SHOCK ARRESTOR
DF	DRAINING FOUNTAIN	SD	SUMP PUMP DISCHARGE
DIA	DIAMETER	SDP	STORM DETENTION PUMP
DN	DOWN PENETRATES FLOOR (SLAB)	SDT	STORM DETENTION TANK
DR	DROP	SH	SHOWER
DN	DRAIN	SIN	SINK
DST	DOMESTIC WATER JUNCTION TANK	SP	SUMP PUMP
DW	DRAINWATER	SCFT	SQUARE FOOT
DWG	DRAWING	SI	SERVICE INCH
DWH	DOMESTIC WATER HEATER	SW	STORM
(E)	EXISTING	ST	SITE WATER
(ER)	EXISTING TO BE REMOVED	TBD	TO BE DETERMINED
(ERR)	EXISTING TO BE REMOVED & RELOCATED	TMP	TEMPERATURE
EJ	EJECTOR	TMV	THERMOSTATIC MIXING VALVE
EL	ELEVATION	TP	TRAP PRIMER
ELEC	ELECTRICAL	TS	TAMPER SWITCH
ELV	ELEVATOR	TW	TEMPERED WATER
EMER	EMERGENCY SHOWER	TYP	TYPICAL
EPP	EJECTOR PUMP	UDG	UNDERGROUND
EQUIP	EQUIPMENT	UNL	UNLESS OTHERWISE NOTED
ESP	ELEVATOR SUMP PUMP	UP	UP (PENETRATES FLOOR SLAB)
EXP	EXPANSION TANK	UR	URINAL
EW	EYE WASH	V	VENT
EW	ELECTRICAL WATER COOLER	VAC	VACUUM
EW	ELECTRICAL WATER HEATER	VB	VACUUM BREAKER
FA	FRESH AIR INLET	VF	VENT IN FIELD
FD	FLOOR DRAIN	VTR	VENT THROUGH ROOF
FL	FLOOR	W	WASTE
FLH	FLOOR HYDRANT	WC	WATER CLOSET
FP	FIRE PROTECTION	WCO	WALL CLEANOUT
FS	FLOOR SINK	WD	WATER DISPENSER
FT	FEET	WH	WALL HYDRANT
FU	FIXTURE UNIT	WMA	WATER HAMMER ARRESTOR
G	GAS	WM	WASHING MACHINE
GAL	GALLONS	WP	WORKING PRESSURE
GDP	GAS BOOSTER PUMP	WPS	WATERPROOF SLEEVE
GC	GENERAL CONTRACTOR		
G	GREASE INTERCEPTOR		
GPM	GALLONS PER MINUTE		
GPM	GALLONS PER HOUR		
GPM	GALLONS PER MINUTE		
GW	GREASE WASTE		
GW	GREY WATER		
HB	HOSE BIBB		
HD	HEAD		
HP	HOSE POWER		
HPS	HIGH PRESSURE GAS		
HR	HOUR		
HT	HOUSE TANK		
HVAC	HEATING VENTILATION, AIR CONDITIONING		
HW	HOT WATER (DOMESTIC)		
HWR	HOT WATER RECIRCULATION (DOMESTIC)		
HWRP	HOT WATER RECIRCULATION PUMP (DOMESTIC)		
IF	IN LINE FILTER		
IM	ICE MACHINE		
IN	INCH		
INWC	INCHES WATER COLUMN		
INDW	INDUSTRIAL WASTE		
IN	INDIRECT WASTE		
J	JANITORS SINK		
KW	KILOWATT		
LAV	LAVATORY		
LB	POUNDS		
LD	LINEAR DRAIN		
LS	LOOK SHIELD		
M	METER		
MAX	MAXIMUM		
MB	MOP BACKSINK		
MECH	MECHANICAL		
MCH	METER INLET CONTROL VALVE		
MIN	MINIMUM		
MOCV	METER OUTLET CONTROL VALVE		

PLUMBING EQUIPMENT DESIGNATIONS



PLUMBING DEMOLITION NOTES

1. THE CONTRACTOR SHALL INCLUDE IN THEIR PRICE ALL COSTS ASSOCIATED WITH REMOVALS AND RELOCATIONS OF EXISTING SYSTEMS AS DESCRIBED ON THE DRAWINGS AND IN THE SPECIFICATIONS WITH ALLOWANCES FOR EXPECTED OR UNEXPECTED DIFFICULTIES WHEN CONCEALED WORK HAS BEEN OPENED. NO CLAIMS FOR ADDITIONAL WORK ASSOCIATED WITH DEMOLITION WILL BE ACCEPTED, EXCEPT IN CERTAIN CASES CONSIDERED JUSTIFIABLE BY THE OWNER.
2. CONTRACTOR SHALL CAREFULLY EXAMINE EXISTING CONDITIONS BEFORE STARTING ANY WORK.
3. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER BEFORE REMOVING OR RELOCATING ANY EXISTING PIPING NOT INDICATED ON DRAWINGS.
4. THE CONTRACTOR SHALL REMOVE AND/OR RELOCATE ALL EXISTING PIPING/SYSTEMS WHICH INTERFERE WITH THE NEW ARCHITECTURAL LAYOUTS. ALL ABANDONED PIPING/SYSTEMS WHICH ARE NO LONGER REQUIRED TO FUNCTION SHALL BE REMOVED BACK TO ACTIVE LINES/MANIFOLDERS AS REQUIRED.
5. THE CONTRACTOR SHALL PERFORM DEMOLITION AND REMOVAL WORK WITH MINIMUM INTERFERENCE WITH EXISTING FUNCTIONING SYSTEMS. ALL AFFECTED SYSTEMS SHALL BE RECONNECTED AND RESTORED AS REQUIRED.
6. MAKE ANY NECESSARY TEMPORARY CONNECTIONS BETWEEN EXISTING AND NEW WORK TO MAINTAIN CONTINUOUS SERVICE OF ALL EXISTING SYSTEMS. MINIMIZE SHUTDOWNS. OBTAIN WRITTEN APPROVAL FROM OWNER FOR SHUTDOWNS. LOCAL SHUT-DOWNS REQUIRE A REQUEST TO THE OWNER A MINIMUM OF TWO (2) BUSINESS DAYS PRIOR TO WORK. SHUTDOWNS OF EXISTING BUILDING SERVICES, BEYOND AREA OF WORK, REQUIRE A REQUEST TO THE OWNER A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO WORK. SHUTDOWNS SHALL ALSO BE DONE DURING NON-OCCUPIED HOURS, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL NOTIFY THE OWNER AT THE APPROPRIATE TIME OF THE PROJECTED DEMOLITION AND FINISHING SCHEDULE SO THAT REMOVAL OR REDUCTION OF AFFECTED UTILITIES MAY BE CARRIED OUT IN COORDINATION WITH THE PROJECT REQUIREMENTS.
8. ARRANGE TO WORK CONTINUOUSLY, INCLUDING OVER TIME, IF REQUIRED, TO ASSURE THAT SYSTEMS WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTIONS TO THE EXISTING SYSTEMS.
9. DEMOLITION AND REMOVAL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER. THE CONTRACTOR SHALL PATCH, REPAIR OR OTHERWISE RESTORE ANY DAMAGED INTERIOR OR EXTERIOR BUILDING SURFACE TO ITS ORIGINAL CONDITION.
10. ALL PIPING WHICH BECOMES EXPOSED DURING THE ALTERATION WORK SHALL BE REMOVED AND RELOCATED CONCEALED BEHIND FINISHED SURFACES.
11. ALL EXISTING MATERIAL AND EQUIPMENT IN USABLE CONDITION, WHICH IS TO BE REMOVED UNDER THIS CONTRACT, SHALL REMAIN THE PROPERTY OF THE OWNER OR SHALL BE DISPOSED OF BY THE CONTRACTOR, AS DIRECTED BY THE OWNER.

PLUMBING GENERAL NOTES

1. GENERAL NOTES, SYMBOLS LIST AND DETAILS ARE APPLICABLE TO ALL PLUMBING DRAWINGS.
2. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
3. DRAWINGS ARE DIAGNOSTIC, DETERMINING LOCATIONS OF SYSTEMS AND COMPONENTS IN FIELD.
4. NEITHER ACCURACY NOR COMPLETION OF UTILITY LOCATIONS SHOWN ON DRAWINGS IS GUARANTEED. DETERMINE EXACT LOCATIONS OF EXISTING UTILITIES IN FIELD, WHETHER OR NOT SHOWN ON DRAWINGS. EXERCISE CAUTION AND IDENTIFY LOCATIONS OF UNLabeled UTILITY LINES AS NECESSARY TO PERFORM WORK OF THIS SECTION.
5. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH THE CURRENT PLUMBING CODE AND ALL APPLICABLE LOCAL CODES AND ADOPTED MINNESOTA JURISDICTION.
6. IT SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR TO COORDINATE THE PLUMBING SCOPE OF WORK WITH THAT OF ALL OTHER TRADES, INCLUDING (BUT NOT LIMITED TO), ELECTRICAL, HVAC/MECHANICAL, FIRE PROTECTION/SPRINKLER, STRUCTURAL AND ARCHITECTURAL.
7. ANY INTERFERENCE SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND THE OWNER'S REPRESENTATIVE, AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK INVOLVED.
8. NO WORK SHALL BE INSTALLED IN VIOLATION OF ANY GOVERNING CODES. ANY WORK SHOWN ON THE DRAWINGS WHICH IS IN VIOLATION OF SUCH CODES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND THE OWNER'S REPRESENTATIVE AND SHALL BE RESOLVED PRIOR TO THE INSTALLATION OF THE WORK INVOLVED.
9. ALL EXPOSED PIPING PENETRATING CEILING AND WALLS SHALL BE INSTALLED WITH CHROME PLATED (STAINLESS WHERE NOTED) EIGHTH (8) INCHES AT THE PENETRATIONS IN FINISHED SPACES. ALL PIPING PENETRATING EXTERIOR WALLS AND ROOFS SHALL BE FLASHED IN AN APPROVED MANNER AND SHALL BE SEALED WEATHER TIGHT. PIPING PENETRATING RATED PARTITIONS SHALL BE PROTECTED AS REQUIRED BY LOCAL CODE AUTHORITY.
10. MANUFACTURER'S MODEL NUMBERS ARE SPECIFIED SOLELY TO ESTABLISH STANDARDS OF QUALITY FOR PERFORMANCE AND MATERIALS.
11. PRODUCT INSTALLATION SHALL ADHERE TO MANUFACTURER'S RECOMMENDATIONS.
12. PROVIDE ACCESS PANELS FOR EQUIPMENT THAT REQUIRES PERIODIC SERVICE.
13. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL PLUMBING EQUIPMENT WITH THE ELECTRICAL DRAWINGS AND SHALL FURNISH EQUIPMENT WIRING FOR THE VOLTAGES SHOWN HEREIN.
14. PROVIDE SHUTOFF VALVES ON ALL BRANCH PIPING AND SUPPLY STOPS ON ALL SUPPLIES TO INDIVIDUAL FIXTURES AND EQUIPMENT. PROVIDE SHUTOFF VALVES ON PIPING IN CORRIDORS AND WHERE INDICATED ON DRAWINGS. ALL VALVES SHALL BE ACCESSIBLE.
15. ALL SLEEVES THROUGH CONCRETE FLOORS AND ALL CORE DRILLING OF CONCRETE FLOORS AND WALLS SHALL BE BY THIS CONTRACTOR.
16. CONCRETE PADS AND PLATFORMS FOR WORK OF THIS SECTION WILL BE PROVIDED BY GENERAL CONTRACTOR. PROVIDE INFORMATION AND PROCEDURE AS NECESSARY TO COORDINATE WORK.
17. SCHEDULE WORK OF THIS SECTION TO AVOID INTERFERENCES WITH FIRE PROOFING WORK.
18. COORDINATE ROOF PENETRATIONS WITH WORK OF OTHER SECTIONS AND WITH FLASHING REQUIREMENTS.
19. RUN PIPING CONCEALED, UNLESS SPECIFIED OTHERWISE, AND CLEAR OF CEILING INSERTS.
20. PROVIDE CLAMPS, OFFSETS, EXPANSION JOINTS, ANCHORS AND GUESSES AS NECESSARY TO PREVENT STRESS ON PIPING.
21. ALL MISCELLANEOUS MOUNTING HARDWARE, ATTACHMENTS, SUPPLEMENTAL STEEL AND MEANS OF SUPPORTING PIPING/EQUIPMENT FROM BUILDING STRUCTURE SHALL BE SIZED FOR ITS INTENDED PURPOSE AND CAPACITY RATING. COORDINATE WITH MECHANICAL MANUFACTURER FOR SPECIFIC REQUIREMENTS AND FIELD CONDITIONS AT POINT OF CONNECTION. REVIEW ALL ATTACHMENTS TO STRUCTURE WITH OWNER'S STRUCTURAL ENGINEER.
22. VERIFY EXACT SIZE, LOCATION, INSERTS AND ELEVATIONS PRIOR TO THE INSTALLATION OF ANY PIPING. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF ALL FIXTURES AND EQUIPMENT.
23. PIPING SHALL NOT RUN OVER ELECTRICAL PANELS OR ENTERPASS THROUGH ELECTRICAL ROOMS OR CLOSETS. COORDINATE WITH WORK OF OTHER TRADES AS REQUIRED.
24. PROVIDE EXPANSION JOINT FITTING AT ALL PIPING THAT CROSSES AN EXPANSION JOINT.
25. ALL NATURAL GAS PIPING TO COMPLY WITH LOCAL AND STATE CODES.
26. NATURAL GAS PIPING AND SAFETY DEVICES SHALL CONFORM TO THE REQUIREMENTS OF THE MINNESOTA FUEL GAS CODE AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF ALL LOCAL AGENCIES AND UTILITIES.
27. NATURAL GAS PIPING SHALL BE TESTED ACCORDING TO THE MINNESOTA FUEL GAS CODE AND NATIONAL CODE PROVISIONS OF THE LOCAL PLUMBING INSPECTOR. IF THE GAS INSPECTION OR TEST REVEALS ANY DEFECTS, SUCH DEFECTIVE WORK AND MATERIAL SHALL BE REPLACED AND THE INSPECTION/TESTING SHALL BE RE-DONE.
28. PLUMBING SUBCONTRACTOR IS RESPONSIBLE FOR EXTENDING ALL REGULATOR VENTS TO ATMOSPHERE, INCLUDING NATURAL GAS PRESSURE REGULATORS, EQUIPMENT GAS TRANS, ETC.
29. VERIFY EXISTING DOMESTIC WATER SUPPLY PRESSURE TO THE PROJECT AREA AND PROVIDE PRESSURE REDUCING VALVES WITH STRAINERS IF THE WATER PRESSURE EXCEEDS 7 PSI.



CLIENT



CONSULTANT 1



CONSULTANT 2



Architect

I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Signature:

Printed Name: Matt Lyne

12/17/2024 License Number: 44878

KEY PLAN

REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E
Wayzata, MN 55391

KLAPPRICH WARMING HOUSE

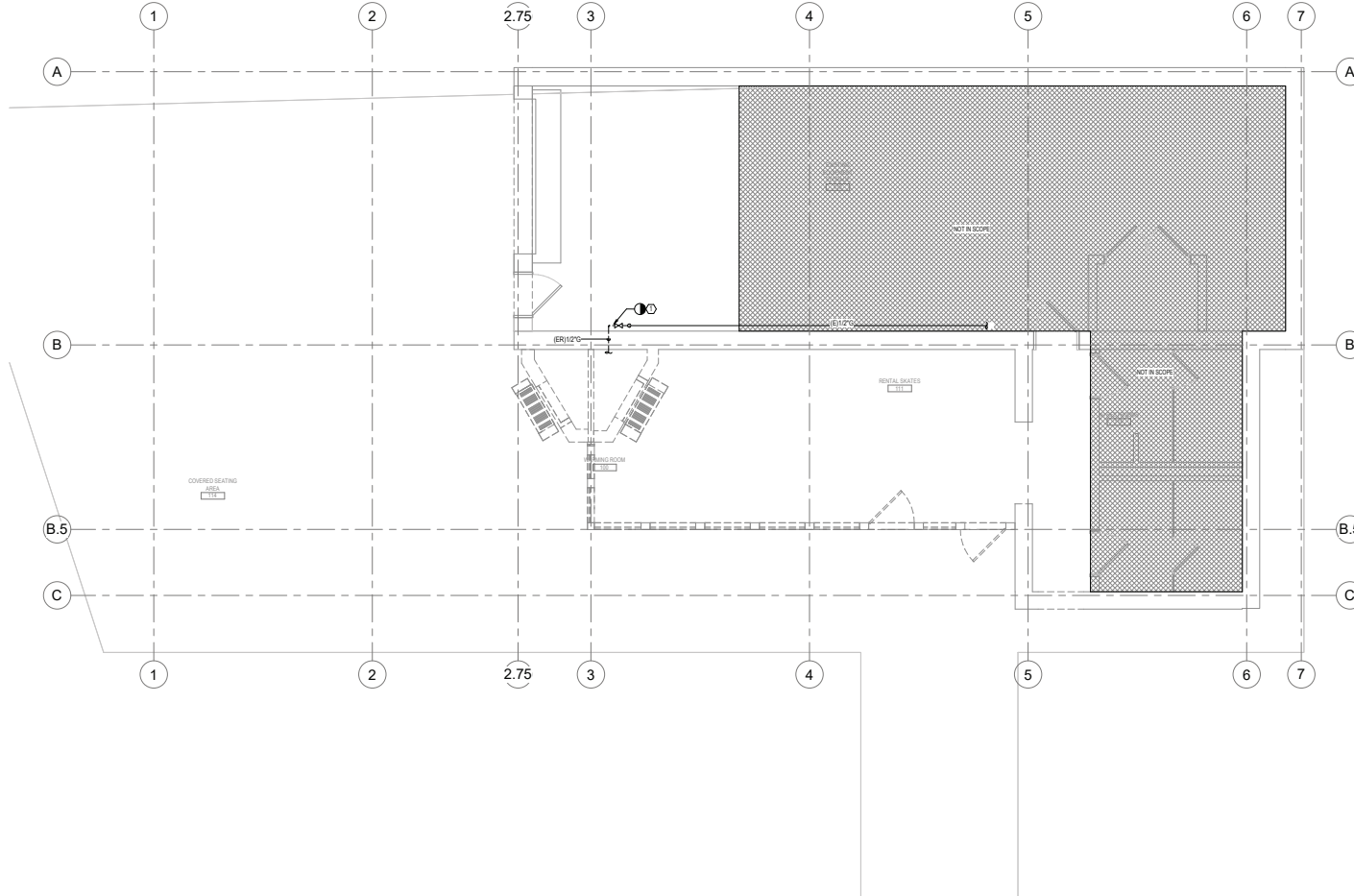
DRAWING TITLE

PLUMBING COVER SHEET

DRAWING NUMBER

P0.0

PROJECT NUMBER: 2424



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

KEY NOTES

 SYMBOL DENOTES KEY NOTE.

- 1 REMOVE EXISTING GAS PIPING BACK TO EXISTING PRESSURE REGULATOR AND SHUTOFF VALVE, AND CAP FOR RENOVATION. KEEP EXISTING PRESSURE REGULATOR AND SHUTOFF VALVE.



CLIENT



CONSULTANT 1

ERA
STRUCTURAL ENGINEERING

CONSULTANT 2

AKF
Member of WSP

Architect

I hereby certify that this plan, specifically
report was prepared by me or under my direct
supervision and that I am a duly Licensed Architect
under the laws of the state of Minnesota.

Signature: _____

Typist or Printed Name: Matt Lysne
Date: 12/17/2024 License Number: 44878

KEY PLAN

[illegible]

CLIENT

340 Park St. E
Wayzata, MN 55391

**KLAPPRICH WARMING
HOUSE**

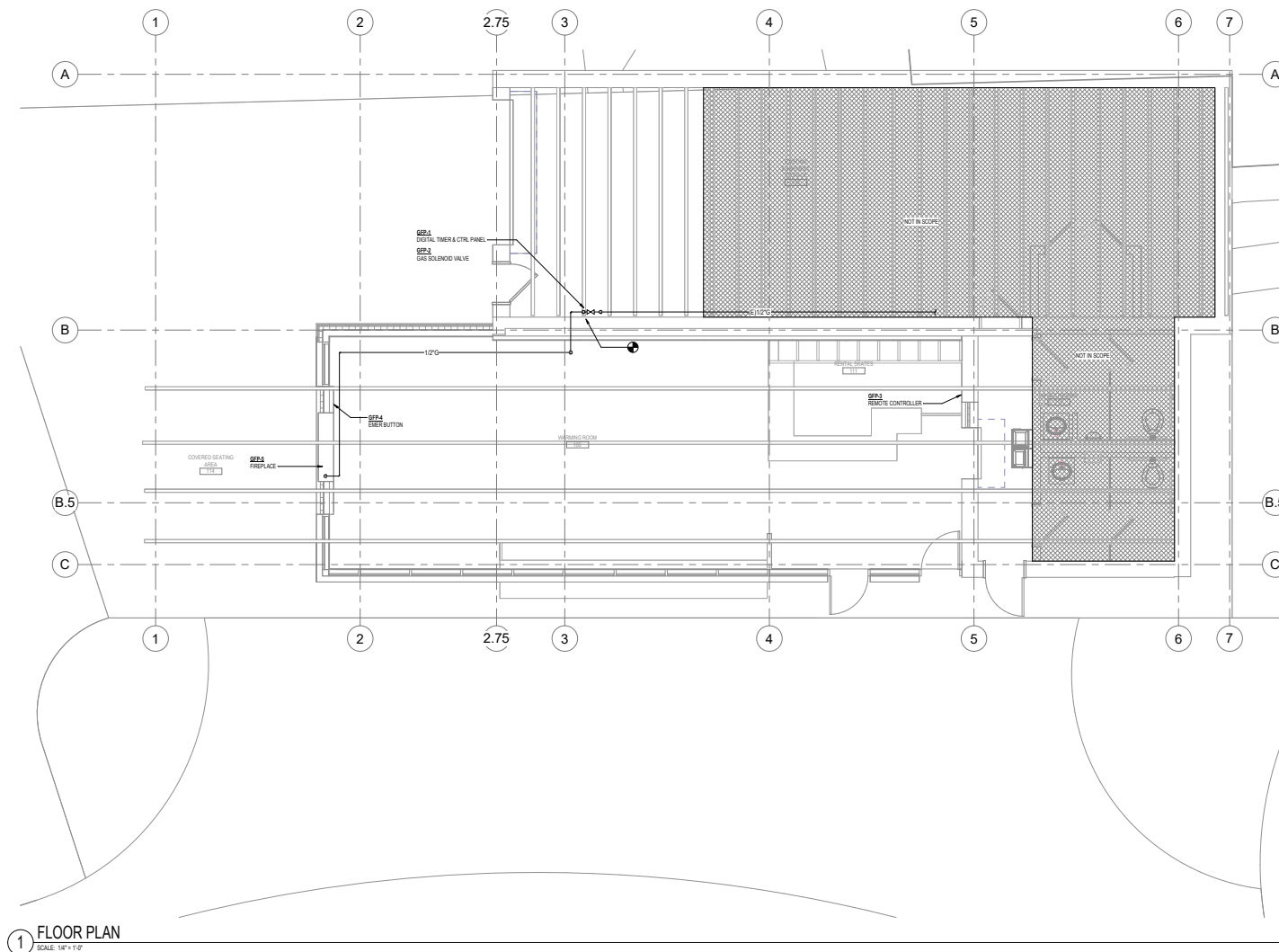
DRAWING TITLE

**PLUMBING FLOOR
PLAN - DEMOLITION**

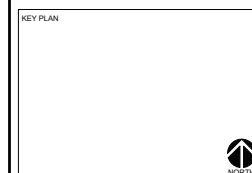
DRAWING NUMBER

P2.1D

PROJECT NUMBER 2424



Architect
I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Signature: _____
Printed Name: Matt Lysne
12/17/2024 License Number: 44878



REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

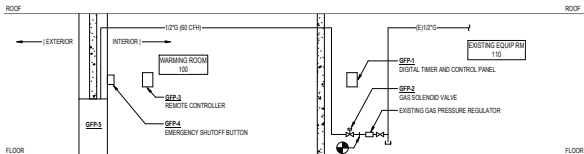
DRAWING TITLE
PLUMBING FLOOR PLAN

DRAWING NUMBER
P2.1
PROJECT NUMBER 2424

PLUMBING EQUIPMENT SCHEDULE

NOTES:
1. ELECTRICAL CONTRACTOR SHALL FURNISH ALL CONDUIT AND WIRING, MAKING FINAL WIRING CONNECTIONS TO ALL EQUIPMENT AS INDICATED BY DRAWING.

GAS FIRE PLACE	SERVICE CONNECTION						MANUFACTURER	MODEL	REMARKS
	BS	IS	V	CH	HW	G			
GFP-1							AMERICAN GAS SAFETY	ADSP07FM	DIGITAL IN-WALL TIMER AND CONTROLLER (1)
GFP-2							AMERICAN GAS SAFETY	ADSP07FM	SCHEDULED TIME SUPPLY W/ IN-WALL TIMER (1)
GFP-3						12	AMERICAN GAS SAFETY	AGA-GRV	GAS SOLENOID VALVE (1)
GFP-4							AMERICAN GAS SAFETY	ADSP07FM	EMERGENCY GAS SHUT OFF BUTTON (1)
GFP-5							HEAT NUCLO	PRNG1-FB	DIRECT VENT GAS FIREPLACE (1)

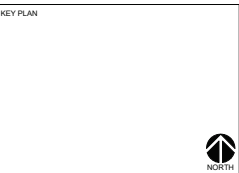


1 NATURAL GAS RISER DIAGRAM

SCALE: NONE



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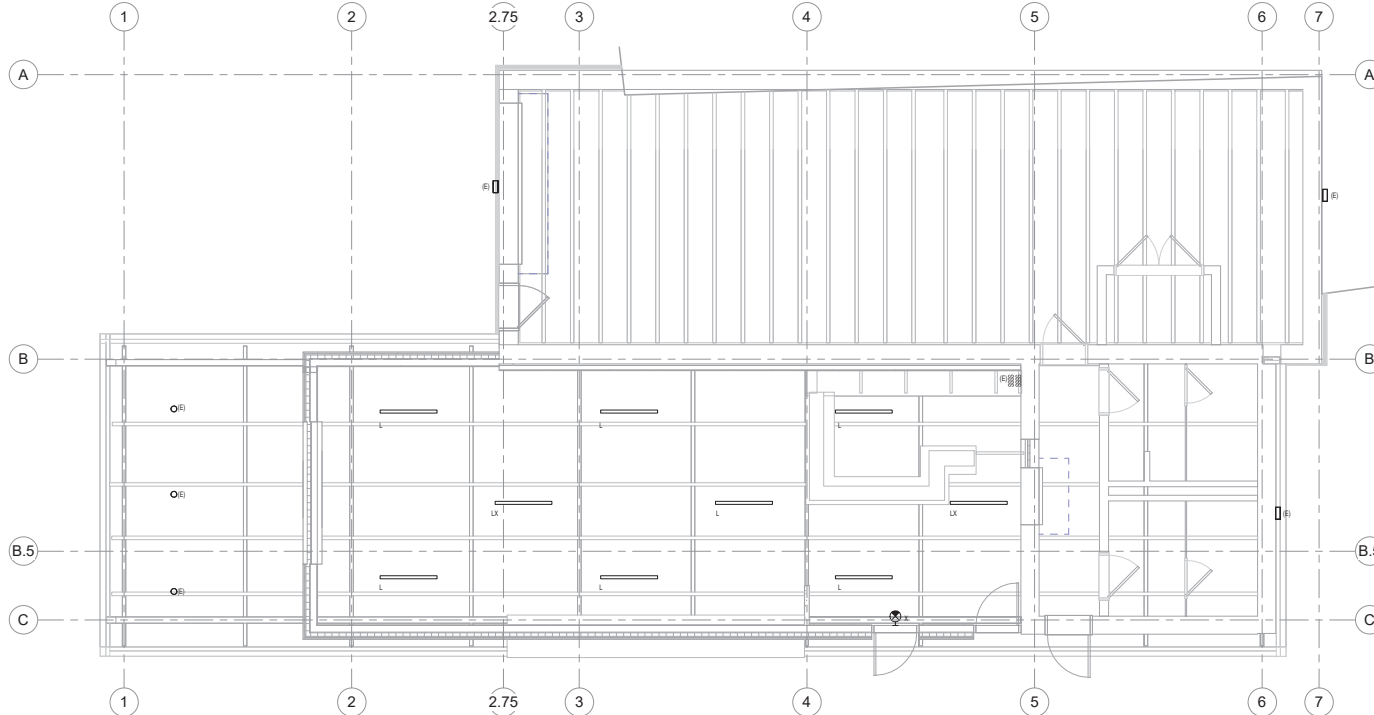


REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

DRAWING TITLE
PLUMBING RISER AND SCHEDULE

DRAWING NUMBER
P4.1
PROJECT NUMBER: 241376



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

DRAWING NOTES

- REFER TO GENERAL ELECTRICAL NOTES ON E&S.
- REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL FIXTURES AND DEVICES. COORDINATE LOCATIONS OF DEVICES WITH CABINETRY, COUNTERTOPS, AND EQUIPMENT ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- COORDINATE THE LIGHTING INSTALLATION WITH WORK OF OTHER TRADES TO INSURE CLEARANCES FOR LIGHTING FIXTURES ARE MAINTAINED. NOTIFY ARCHITECT OF ANY CONFLICTS WITH LIGHT FIXTURE LOCATIONS AND WORK OF OTHER DISCIPLINES PRIOR TO FRAMING FOR ANY LIGHTS. ANY DISCREPANCIES BETWEEN THE LIGHTING LAYOUT AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
- LOCATION OF ALL REMOTE DRIVERS SHALL BE DETERMINED IN THE FIELD UNLESS OTHERWISE NOTED. LOCATE REMOTE DRIVERS IN ACCESSIBLE LOCATIONS WITHIN DISTANCES FROM FIXTURES ALLOWABLE BY THE MANUFACTURER.
- EMERGENCY (EGRESS) LIGHTING SHALL BE CONTROLLED WITH NORMAL POWER LIGHTING DURING NORMAL CONDITIONS WHEN NORMAL POWER IS AVAILABLE.
- EXIT SIGNS SHALL NOT BE CONNECTED TO ANY CONTROLS AND SHALL REMAIN ON AT ALL TIMES.
- COORDINATE MOUNTING HEIGHTS AND LOCATIONS OF EXIT SIGNS WITH ARCHITECT.
- COORDINATE WITH ARCHITECT FOR EXTENT OF CEILING WORK TO MOUNT NEW LIGHT FIXTURES. NEW ELECTRICAL CIRCUITING SHALL BE SURFACE MOUNTED IN WIREWAY FINISHED TO MATCH CEILING.

LIGHTING FIXTURE SCHEDULE

NOTES: 1. XXX 2. XXX 3. XXX									
TYPE	DESCRIPTION	LAMP TYPE	CONTROLS TYPE	WATTAGE	LINEAR FIXTURE LENGTH (IF APPLICABLE)	VOLTAGE	MANUFACTURER	MODEL	COMMENTS
L	SUSPENDED LINEAR FIXTURE, INDIRECT/DIRECT DISTRIBUTION WITH STANDARD UPLIGHT AND BOOSTED DOWNLIGHT OUTPUT @ 0-10V 1% DIMMING.	LED, BICOH, 300K	DIMMING	8 W	4'-0"	120 V	FINELITE	HPX PRODUCT FAMILY	INCLUDE OCCUPANCY (CIRC) AND DAYLIGHT (CIRC) SENSORS IN FIXTURES
LX	SUSPENDED LINEAR FIXTURE, INDIRECT/DIRECT DISTRIBUTION WITH STANDARD UPLIGHT AND BOOSTED DOWNLIGHT OUTPUT @ 0-10V 1% DIMMING.	LED, BICOH, 300K	DIMMING	8 W	4'-0"	120 V	FINELITE	HPX PRODUCT FAMILY	EMERGENCY BACKUP BATTERY
X	UNIVERSAL MOUNT EDGE OF EXIT SIGN, SINGLE BEVEL CLEAR PANEL, GREEN/1% LETTERING, SATIN ALUMINUM FINISH.	LED		3 W	6A	120 V	SURE LITES - COOPER LIGHTING SOLUTIONS	600 SERIES	EMERGENCY BACKUP BATTERY INCLUDED



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Signatures: _____
Printed Name: Matt Lysne
12/17/2024 License Number: 44878

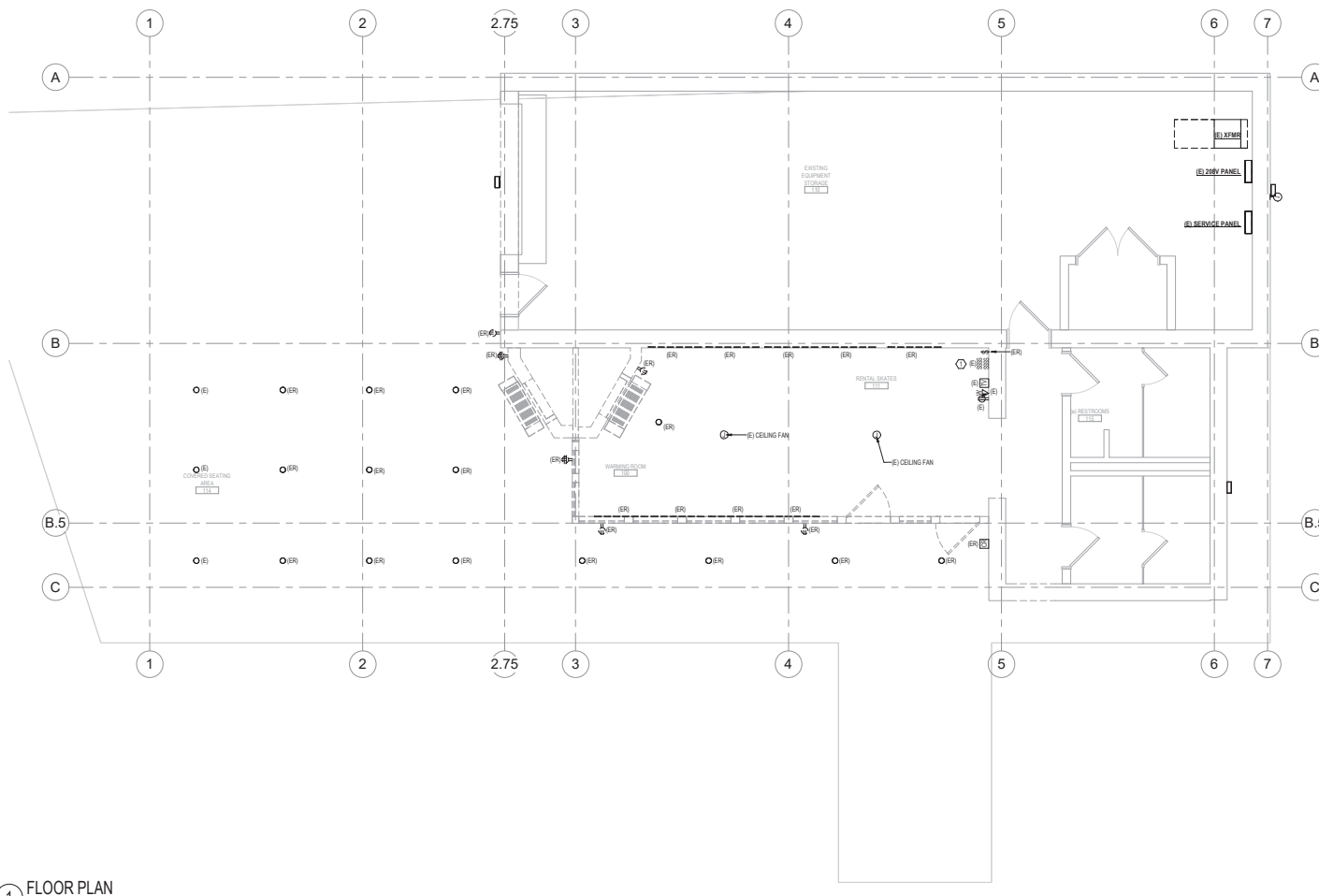


REVISION	DATE	DESCRIPTION

CLIENT
340 Park St. E
Wayzata, MN 55391
KLAPPRICH WARMING HOUSE

DRAWING TITLE
ELECTRICAL FLOOR PLAN - LIGHTING

DRAWING NUMBER
E2.1
PROJECT NUMBER: 2424



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

ASSUMING NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REVIEW, IN ITS ENTIRETY, ALL OTHER DISCIPLINES INCLUDING, BUT NOT LIMITED TO, ARCHITECTURAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION FOR ASSOCIATED DEMOLITION WORK. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ALL CORRESPONDING ELECTRICAL COMPONENTS, SUPPORT, AND CONNECTIONS TO EQUIPMENT BEING REMOVED.
2. THE EXISTING INFORMATION PROVIDED ON THESE PLANS IS BASED ON FIELD OBSERVATIONS. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK AND REMOVE SOME PORTIONS OF POWER AND LIGHTING SYSTEMS NOT EXPLICITLY SHOWN ON THIS DRAWING, BUT DISCOVERED DURING THE FIELD VERIFICATION PROCESS. THE CONTRACTOR SHALL WORK WITH THE ARCHITECT, ENGINEER, AND OWNER TO DETERMINE WHICH PORTIONS OF EXISTING SYSTEMS MUST REMAIN ACTIVE AND WHICH PORTIONS MUST BE DEMOLISHED.
3. PANELBOARDS LOCATED OUTSIDE THE CONTRACT LIMIT LINE MAY BE INVOLVED IN THE ALTERNATION WORK. COORDINATE THIS WORK WITH THE OWNER IN THE FIELD PRIOR TO DEMOLITION.
4. DISPOSE OF ALL FLUORESCENT LAMPS AND OTHER MERCURY-CONTAINING ITEMS IN A PROPER HAZARDOUS WASTE RECYCLING FACILITY OFF-PROPERTY.
5. CONTRACTOR SHALL PROTECT ALL WALLS, CEILING, FLOOR, LIGHTS AND OTHER FINISHED SURFACES THAT ARE EXISTING TO REMAIN. IF DAMAGED, CONTRACTOR SHALL REPAIR TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.

KEY NOTES:

- ⊙ SYMBOL DENOTES KEY NOTE

- 1 PRESERVE EXISTING SWITCH BANK IN PLACE.



CLIENT



CONSULTANT 1



CONSULTANT 2



Architect

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Signature:

Printed Name: Matt Lysne

Date: 12/17/2024 License Number: 44878

KEY PLAN



REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E
Wayzata, MN 55391

**KLAPPRICH WARMING
HOUSE**

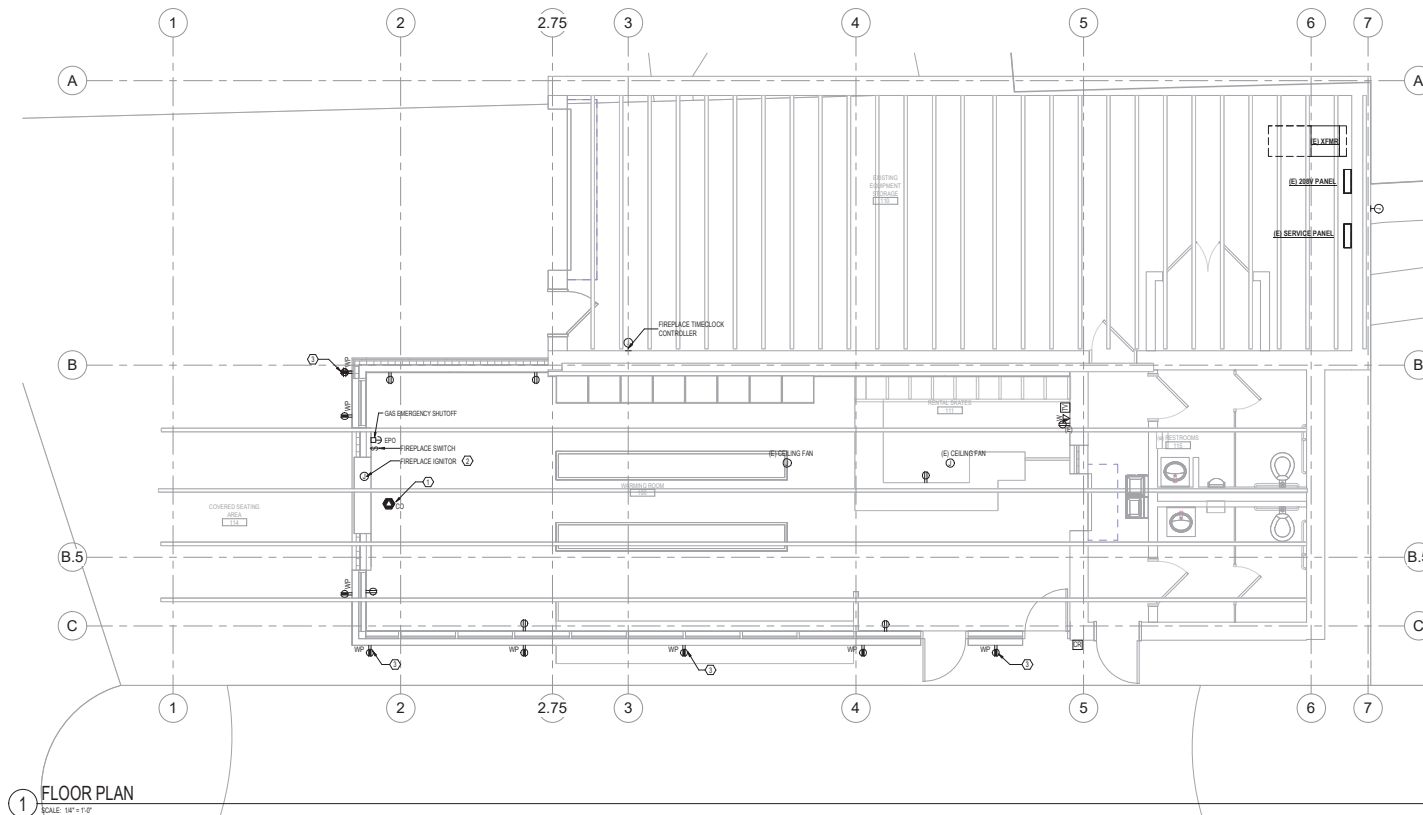
DRAWING TITLE

**ELECTRICAL FLOOR
PLAN - DEMOLITION**

DRAWING NUMBER

E2.1D

PROJECT NUMBER: 2424



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

DRAWING NOTES

1. REFER TO GENERAL ELECTRICAL NOTES ON E01.
2. REFER TO ARCHITECTURAL PLANNING ELEVATIONS FOR EXACT LOCATIONS AND MOUNTING HEIGHTS FOR ALL DEVICES. COORDINATE LOCATIONS OF SERVICES WITH CASEWORK, FURNITURE, AND EQUIPMENT ELEVATIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
3. MINIMUM CONDUCTOR SIZE FOR EACH LIGHTING AND APPLIANCE BRANCH CIRCUIT SHALL BE #12 AWG. #12/2 IN 3/4" CONDUIT. REFER TO LOW VOLTAGE CABLE SPECIFICATION SECTION FOR ADDITIONAL FEEDER AND CONDUIT SIZES FOR DIFFERENT FEEDER LENGTHS.
4. RECEPTACLES SHALL BE FLUSH WITH FINAL WALL FINISH UNLESS OTHERWISE NOTED.
5. DEVICE BACK BOXES SHALL NOT BE INSTALLED BACK-TO-BACK. PROVIDE 6" MINIMUM SEPARATION BETWEEN BACK BOXES.
6. PROVIDE FIRE STOPPING OF ALL PENETRATIONS WITHIN FIRE-RATED PARTITIONS. PROVIDE FIRE RATED PUTTY AND FIRE RATED WALL FOR JUNCTION BOXES AND BACK BOXES WHERE THE SEQUENCE OF INFORMATION FROM ONE DEVICE TO THE NEXT LIES WITHIN 24 INCHES.
7. NOT ALL JUNCTION BOXES AND PULL BOXES ARE SHOWN ON THIS DRAWING. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE REQUIRED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC).
8. EXTEND EXISTING BRANCH CIRCUITS TO ALL NEW DEVICE LOCATIONS. BRANCH CIRCUITS SHALL BE USED ACCORDING TO THE CIRCUIT BREAKER RATING, UNLESS OTHERWISE INDICATED ON THE ELECTRICAL EQUIPMENT SCHEDULE.
9. ALL RECEPTACLES IN PUBLIC SPACES SHALL BE TAMPER RESISTANT.

KEY NOTES

① SYMBOL DENOTES KEY NOTE

1. THE CARBON MONOXIDE DETECTOR TO FIREPLACE GAS CONTROLLER FOR AUTOMATIC SHUTOFF OF GAS UPON CO DETECTION.
2. CONNECT FIREPLACE IGNITOR TO TIMECLOCK CONTROLLER. SEE CONTROL SCHEMATIC FOR ADDITIONAL INFORMATION.
3. MOUNT RECEPTACLE 6" BELOW CANOPY. COORDINATE FINAL LOCATION WITH ARCHITECT.



CLIENT



CONSULTANT 1



CONSULTANT 2



Architect

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Signature:

Printed Name: Matt Lysne

Date: 12/17/2024 License Number: 44878

KEY PLAN



REVISION	DATE	DESCRIPTION

CLIENT

340 Park St. E
Wayzata, MN 55391

**KLAPPRICH WARMING
HOUSE**

DRAWING TITLE

**ELECTRICAL FLOOR
PLAN - POWER AND
SYSTEMS**

DRAWING NUMBER

E3.1

PROJECT NUMBER: 2424



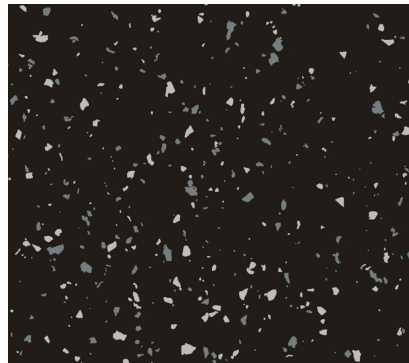
EXISTING STRUCTURE

COUNTERTOP PLAM
ARBORITE
MAJESTIC ARTISAN WALNUT

COUNTERTOP PLAM
ARBORITE
RIFT NATURAL OAK



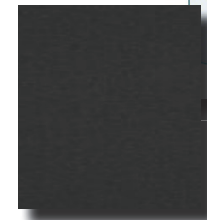
SOLID SURFACE COUNTER
CAMBRIA
HALEWOOD



DURABLE RUBBER FLOORING
FLEXCO TUFLEX FORCE
BLACK DAHLIA W/ MEDIUM GRAY, FJORD 01



FIREPLACE BRICK
BUECHEL STONE CORP.
SILVER PATINA LEDGESTONE



STOREFRONT FRAME
COATED METALS GROUP
CARBON - ULTRA LOW GLOSS



STOREFRONT GLAZING
GLASS



MATERIALS

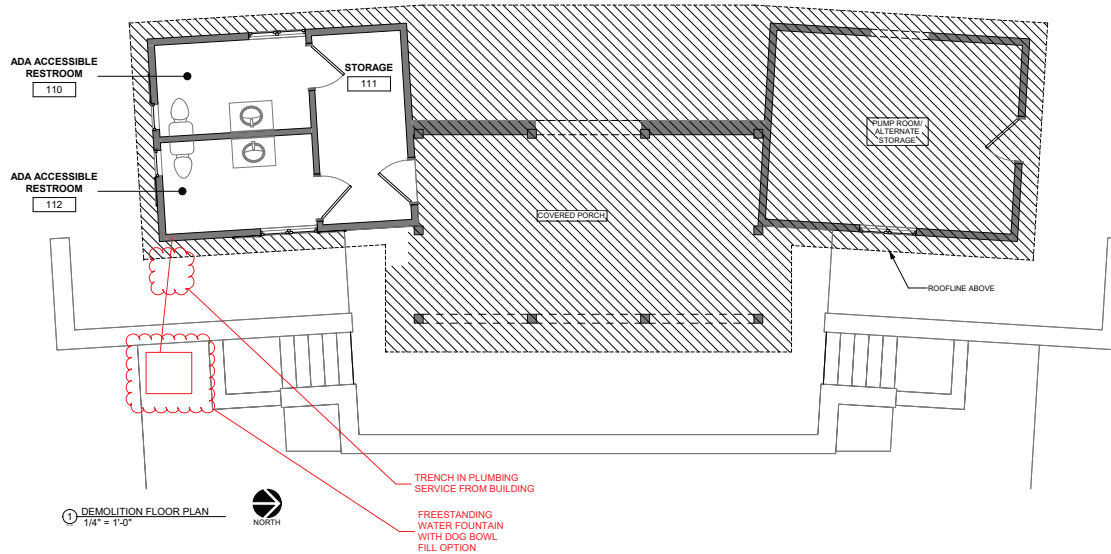
10.31.2024





OPTION 1
10.31.2024





DEMOLITION FLOOR GENERAL NOTES

- CONTRACTOR TO VERIFY ALL CONDITIONS AND REPORT DISCREPANCIES TO THE ARCHITECT OR OWNER PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED AREAS TO THE CONDITION WHICH EXISTED PRIOR TO STARTING WORK.
- REMOVE ALL CEILING TILE AND GRID ASSEMBLY, LIGHTING, MECHANICAL DUCTS/RETURN, ETC. COMPLETELY TO PREPARE FOR NEW LAYOUT.
- WALLS MARKED FOR DEMOLITION TO BE REMOVED IN THEIR ENTIRETY - INCLUDING ALL WALL MOUNTED FIXTURES/ACCESSORIES U.N.O.
- REFER TO MECHANICAL NARRATIVE FOR EXTENTS OF DEMOLITION SCOPE.
- REFER TO ELECTRICAL NARRATIVE FOR EXTENTS OF DEMOLITION SCOPE.
- THE GENERAL CONTRACTOR SHALL ACCEPT THE PROJECT AS IT EXISTS. EXISTING CONDITIONS, WHETHER OR NOT SPECIFICALLY NOTED ON THE DRAWINGS, SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
- DEMOLITION DRAWINGS INDICATE GENERAL SCOPE OF WORK ONLY. NOT ALL DEMOLITION WORK NECESSARY IS SPECIFICALLY INDICATED. THE EXTENT AND METHOD OF DEMOLITION SHALL BE AS NEEDED TO ACCOMMODATE THE NEW WORK AS DETAILED.
- THE NOTATION "NO WORK" INDICATES THAT SUBSTANTIAL DEMOLITION ACTIVITIES ARE NOT ANTICIPATED IN THE DESIGNATED ROOM OR AREA. INCIDENTAL MODIFICATION OR DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW WORK / SYSTEMS AS INDICATED ON OTHER DRAWINGS.
- ACCESS ITEMS INDICATED FOR DEMOLITION IN A MANNER DESIGNED TO MINIMIZE IMPACT ON EXISTING WORK INDICATED TO REMAIN WHENEVER POSSIBLE.
- PERFORM DEMOLITION ACTIVITIES FROM AREAS TO BE CONCEALED BY NEW WORK.
- PATCH AND REPAIR EXISTING CONSTRUCTION WHICH IS DAMAGED OR DISTURBED TO MATCH EXISTING OR RESTORE TO ORIGINAL CONDITION WHERE AREAS OR ITEMS THAT ARE INDICATED TO BE REMOVED ADJUT OR ADJOIN EXISTING CONSTRUCTION INDICATED TO REMAIN. SAWCUT OR OTHERWISE REMOVE TO PROVIDE A CLEAN EDGE. IF EVIDENCE OF DEMOLITION WILL NOT BE CONCEALED BY NEW WORK, PATCH AND/OR REPAIR TRANSITION TO MATCH ADJACENT SURFACE AND FINISH.
- ITEMS TO BE SALVAGED FOR THE OWNER HAVE BEEN INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR WILL BE REMOVED BY THE OWNER PRIOR TO THE START OF DEMOLITION. OTHER ITEMS SHALL BECOME THE CONTRACTOR'S PROPERTY AND SHALL BE REMOVED ENTIRELY FROM THE SITE.
- CONSTRUCTION SCHEDULING AND SEQUENCING SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING ANY WORK. COORDINATE DEMOLITION WORK TO ACCOMMODATE OWNER'S NORMAL OPERATIONS.
- ERECT TEMPORARY PARTITIONS/BARRIERS AS REQUIRED TO PREVENT CONTAMINATION OF ADJACENT AREAS THAT ARE OR WILL BE USED BY THE OWNER FROM DUST, DEBRIS, AND EXCESSIVE NOISE CAUSED BY DEMOLITION ACTIVITIES.
- SHORE AND/OR BRACE EXISTING WORK AS REQUIRED TO SAFELY REMOVE ITEM(S) OR EXISTING CONSTRUCTION WITHOUT DAMAGE TO EXISTING CONSTRUCTION INDICATED TO REMAIN.
- DO NOT MODIFY EXISTING STRUCTURE UNLESS SPECIFICALLY INDICATED ON THE DRAWINGS OR APPROVED IN ADVANCE BY BOTH THE ARCHITECT AND STRUCTURAL ENGINEER.
- REFER TO MECHANICAL AND ELECTRICAL DEMOLITION DRAWINGS FOR SPECIFIC DEMOLITION OF RELATED ITEMS(S).

DEMOLITION - SYMBOL KEY

- EXISTING PARTITIONS TO REMAIN
- NEW PARTITIONS, SEE PARTITION TYPES
- EXISTING PARTITION TO BE REMOVED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NO WORK IN THIS AREA



CONSULTANT 1

CONSULTANT 2

CONSULTANT 3

Architect
I hereby certify that this plan, specification, report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.
Signature: _____
Printed Name: _____
License Number: 00000

KEY PLAN

REVISION	DATE	DESCRIPTION

CLIENT

Enter address here
BELL'S COURT CABANA

DRAWING TITLE
DEMOLITION PLAN

DRAWING NUMBER
a1.1d
PROJECT NUMBER 2925

<i>Project:</i>	Klapprich Park
<i>Location:</i>	City of Wayzata
<i>WSB No.:</i>	22538
<i>Date:</i>	1/21/2025

ESTIMATED QUANTITIES

Item No.	Description	Unit	Est. Base Quantity	Estimated Unit Price	Estimated Total Cost (Low)	Estimated Total Cost (High)
Klapprich Park - Open Lawn and Wayzata Blvd Landscaping						
1	MOBILIZATION	LUMP SUM	1	\$12,092.00	\$12,092.00	
2	REMOVES	LUMP SUM	1	\$39,400.00	\$39,400.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$33,125.00	\$33,125.00	
4	STORM SEWER IMPROVEMENTS	LUMP SUM	1	\$69,620.00	\$69,620.00	
5	IRRIGATION	LUMP SUM	1	\$75,000.00	\$75,000.00	
6	SEED	LUMP SUM	1	\$24,700.00	\$24,700.00	
				SUBTOTAL:	\$253,937.00	
				CONTINGENCY:	\$25,393.70	\$63,484.25
				TOTAL:	\$279,330.70	\$317,421.25

Klapprich Park - Parking Lot and Walks						
1	MOBILIZATION	LUMP SUM	1	\$16,434.00	\$16,434.00	
2	REMOVALS	LUMP SUM	1	\$11,200.00	\$11,200.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$18,000.00	\$18,000.00	
4	REWORK SPORTS LIGHTING	LUMP SUM	1	\$15,000.00	\$15,000.00	
5	CURB & GUTTER	LUMP SUM	1	\$1,200.00	\$1,200.00	
6	CONCRETE WALKS	LUMP SUM	1	\$68,000.00	\$68,000.00	
7	CONCRETE STEPS	LUMP SUM	1	\$7,500.00	\$7,500.00	
8	BITUMINOUS PARKING LOT PAVEMENT	LUMP SUM	1	\$29,125.00	\$29,125.00	
9	TURF PAVER	LUMP SUM	1	\$32,000.00	\$32,000.00	
10	SITE FURNISHINGS	LUMP SUM	1	\$47,960.00	\$47,960.00	
11	MONUMENT SIGN - LARGE	LUMP SUM	1	\$40,000.00	\$40,000.00	
12	LANDSCAPING	LUMP SUM	1	\$14,500.00	\$14,500.00	
13	SEED	LUMP SUM	1	\$32,200.00	\$32,200.00	
14	RAIN GARDEN / STORMWATER BASIN	LUMP SUM	1	\$12,000.00	\$12,000.00	
				SUBTOTAL:	\$345,119.00	
				CONTINGENCY:	\$34,511.90	\$86,279.75
				TOTAL:	\$379,630.90	\$431,398.75

Klapprich Park - Play Area and Trails						
1	MOBILIZATION	LUMP SUM	1	\$4,689.00	\$4,689.00	
2	GENERAL EARTHWORK	LUMP SUM	1	\$2,875.00	\$2,875.00	
3	RETAINING/SEAT WALL	LUMP SUM	1	\$72,000.00	\$72,000.00	
4	CONCRETE CURB	LUMP SUM	1	\$15,000.00	\$15,000.00	
5	PLAY AREA EQUIPMENT	LUMP SUM	1	\$342,041.00	\$342,041.00	
6	SEED	LUMP SUM	1	\$3,900.00	\$3,900.00	
				SUBTOTAL:	\$440,505.00	
				CONTINGENCY:	\$44,050.50	\$110,126.25
				TOTAL:	\$484,555.50	\$550,631.25

Klapprich Park - Warming House Interior Improvements						
1	INTERIOR IMPROVEMENTS	LUMP SUM	1	\$442,869.00	\$442,869.00	
2	FURNITURE, EQUIPMENT, AV EQUIPMENT	LUMP SUM	1	\$45,000.00	\$45,000.00	
				SUBTOTAL:	\$487,869.00	
				CONTINGENCY:	\$48,786.90	\$121,967.25
				TOTAL:	\$536,655.90	\$609,836.25

Klapprich Park - Warming House Exterior Improvements						
1	EXTERIOR IMPROVEMENTS	LUMP SUM	1	\$102,000.00	\$102,000.00	
2	FURNITURE, EQUIPMENT, AV EQUIPMENT	LUMP SUM	1	\$10,500.00	\$10,500.00	
				SUBTOTAL:	\$112,500.00	
				CONTINGENCY:	\$11,250.00	\$28,125.00
				TOTAL:	\$123,750.00	\$140,625.00

PROJECT TOTAL - BASE BID ONLY:	\$1,803,923.00	\$2,049,912.50
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ESTIMATED QUANTITIES						
Item No.	Description	Unit	Est. Base Quantity	Estimated Unit Price	Estimated Total Base Cost (Low)	Estimated Total Base Cost (High)

ADD ALTERNATE: Klapprich Park - Hillside Slide / Modular Steps / Connection Trail						
1	GENERAL EARTHWORK	LUMP SUM	1	\$15,000.00	\$15,000.00	
2	CONCRETE WALKS	LUMP SUM	1	\$35,000.00	\$35,000.00	
3	CONCRETE STEPS (MODULAR)	LUMP SUM	1	\$115,000.00	\$115,000.00	
4	EMBANKMENT EQUIPMENT	LUMP SUM	1	\$170,000.00	\$170,000.00	
5	SEED	LUMP SUM	1	\$10,000.00	\$10,000.00	
				SUBTOTAL:	\$345,000.00	
				CONTINGENCY:	\$34,500.00	\$86,250.00
				TOTAL:	\$379,500.00	\$431,250.00

ADD ALTERNATE: Klapprich Park - Minnetonka Avenue Walk						
1	MOBILIZATION	LUMP SUM	1	\$3,078.00	\$3,078.00	
2	REMOVE PAVEMENT	LUMP SUM	1	\$2,000.00	\$2,000.00	
3	GENERAL EARTHWORK	LUMP SUM	1	\$6,250.00	\$6,250.00	
4	CURB & GUTTER / STREET PATCH	LUMP SUM	1	\$9,600.00	\$9,600.00	
5	CONCRETE WALKS	LUMP SUM	1	\$24,800.00	\$24,800.00	
6	MONUMENT SIGN - SMALL	LUMP SUM	1	\$15,000.00	\$15,000.00	
7	SEED	LUMP SUM	1	\$3,900.00	\$3,900.00	
				SUBTOTAL:	\$64,628.00	
				CONTINGENCY:	\$6,462.80	\$16,157.00
				TOTAL:	\$71,090.80	\$80,785.00

ADD ALTERNATE: Cabana ADA Walk						
1	SITE GRADING	LUMP SUM	1	\$ 10,000.00	\$10,000.00	
2	1" TYPE K COPPER PIPE	LIN FT	50	\$ 50.00	\$2,500.00	
3	DRINKING FOUNTAIN	EACH	1	\$ 6,500.00	\$6,500.00	
4	4" CONCRETE WALK @ BELL COURT	SF	1000	\$ 16.00	\$16,000.00	
5	SEEDING – TYPE I TURF SEED MIX	LUMP SUM	1	\$ 5,000.00	\$5,000.00	
				SUBTOTAL:	\$40,000.00	
				CONTINGENCY:	\$4,000.00	\$10,000.00
				TOTAL:	\$44,000.00	\$50,000.00

PROJECT TOTAL - BASE BID + ALTERNATES:	\$2,298,513.80	\$2,611,947.50
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INDIRECT EXPENSES						
1	WSB FEE	LUMP SUM	1	\$176,339.00	\$176,339.00	
2	HCM FEE	LUMP SUM	1	\$48,000.00	\$48,000.00	
3	PERMITTING AND CONSTRUCTION SERVICES	LUMP SUM	1	\$45,000.00	\$45,000.00	
				SUBTOTAL:	\$269,339.00	
				NO CONTINGENCY:	\$0.00	\$0.00
				TOTAL:	\$269,339.00	\$269,339.00

PROJECT TOTAL - BASE BID + ALTERNATES + INDIRECT EXPENSES:	\$2,567,852.80	\$2,881,286.50
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ROCKWISE STRATEGIES

Project: Klapprich Warming House
Location: Wayzata, MN
Client: HCM Architects
Owner: City of Wayzata
Date: 1/9/2025



Core & Shell / Architectural	\$244,143
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Cut Exterior Wall Opening 3'-4"x7'-4"	1 EA	\$375.00	\$375
Demo Exterior Single Door/Frame	2 EA	\$150.00	\$300
Demo Exterior Wall w/Storefront Glass	45 LF	\$198.00	\$8,910
Demo Fireplace	2 EA	\$650.00	\$1,300
Remove Patio Furniture - by Owner	1 LOT	\$0.00	\$0
Remove Structural Post, Shore	3 EA	\$900.00	\$2,700
8" Foundation Wall	2.14 CY	\$1,250.00	\$2,675
12" Foundation Wall	10.48 CY	\$1,650.00	\$17,292
4" Slab on Grade w/Insulation & Vapor Barrier	930 SF	\$14.00	\$13,020
6" Stoop Slab	87 SF	\$12.00	\$1,044
Strip Footing	8.36 CY	\$550.00	\$4,598
Dowel & Match Existing Footing	2 LOC	\$250.00	\$500
Dowel Existing Slab into New	108 LF	\$20.00	\$2,160
Exterior 6" Wood Framed Wall Assembly	437 SF	\$45.00	\$19,665
Exterior Brick	317 SF	\$65.00	\$20,605
Exterior Stone	120 SF	\$80.00	\$9,600
Insulated Roof Panel	1,560 SF	\$30.00	\$46,800
Edge of Soffit + Gutter	121 LF	\$36.00	\$4,356
Exterior HM Door & Frame	1 EA	\$2,275.00	\$2,275
Coiling Security Shutter 4080	1 EA	\$4,800.00	\$4,800
AL Door Type G 3070	2 EA	\$3,350.00	\$6,700
Exterior Storefront	350 SF	\$90.00	\$31,500
W40 Furring Partition	440 SF	\$10.00	\$4,400
Rubber Tile Flooring	890 SF	\$12.00	\$10,680
Wall Paint	845 SF	\$2.50	\$2,113
Enamel HM Door & Frame	1 EA	\$350.00	\$350
2-Sided Fireplace	1 EA	\$8,500.00	\$8,500
Ice Skate Rental Desk	22 LF	\$275.00	\$6,050
Floor Cabinets at Rental Desk	15 LF	\$225.00	\$3,375
Built-In Shelving at Rental Desk	15 LF	\$200.00	\$3,000
Install Cabinets	1 LOT	\$4,500.00	\$4,500

Mechanical & Electrical Systems	\$35,870
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Gas Infrastructure & Controls at Fireplace	1 LOT	\$4,500.00	\$4,500
Extend Radiant In-Floor Heating System	930 SF	\$15.00	\$13,950
Electrical Demolition	1 LOT	\$1,120.00	\$1,120
Fixture Type L	9 EA	\$650.00	\$5,850
Exit Sign	1 EA	\$400.00	\$400
WP Duplex	7 EA	\$475.00	\$3,325
WP Double Duplex	1 EA	\$525.00	\$525
Duplex	7 EA	\$400.00	\$2,800
TV Wall Rough-In	1 EA	\$900.00	\$900
Wire Fireplace & Controls, Provide CO Detector	1 LOT	\$2,500.00	\$2,500

Sitework - Addition Only	\$22,050
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Excavation & Pad Prep	930 SF	\$20.00	\$18,600
Exterior Pavement	230 SF	\$15.00	\$3,450

ROCKWISE STRATEGIES

Project: Klapprich Warming House
Location: Wayzata, MN
Client: HCM Architects
Owner: City of Wayzata
Date: 1/9/2025



Sub-Total	\$302,063
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General Conditions	16.00%	\$48,330
Temporary Facilities & Controls, Hoisting, Lifts, Tools, Waste Management	4.00%	\$14,016
General Liability Insurance	1.00%	\$3,644
Builder's Risk Insurance	0.65%	\$2,392
Performance & Payment Bond	1.10%	\$4,075
Contractor Fee	7.50%	\$28,089
Estimate Contingency	10.00%	\$40,261

GRAND TOTAL	\$442,869
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Estimate Notes:

No Work or Costs are Included for Appliances, Furniture, Furnishings, Artwork
Architectural & Engineering Fees are Excluded

Quotation



Project: Klapprich Park
Contact: Nick Kieser
Ship To: 340 Park St E,
Wayzata, MN 55391
Email: nkieser@wayzata.org
Shipping Contact: Andrew Pudwill

Sourcewell Info:
Playworld Systems: #010521-LTS-8
Customer Name / Contract #:
City of Wayzata Account # 203307

Phone: 952-404-5313
Fax:
Bill To: City of Wayzata
600 Rice Street East
Wayzata, MN 55391

Date: 1/18/25

Qty	Design/Item #	Description	Unit Price	Total
<u>Border/Surfacing</u>				
(Main Play Area)				
206.64	Cubic Yards	Engineered Wood Fiber Surfacing	\$25.00	\$5,166.00
(Embankment Play Area)				
772	Square Feet	Poured In Place Surfacing (50/50 Color / Black, W/ Design)	\$20.25	\$15,633.00
772	Square Feet	Compacted Agg Base	\$5.00	\$3,860.00
772	Square Feet	Concrete Embankment Sub Base (Hill Side)	\$10.00	\$7,720.00
1		Drain tile		\$500.00
<u>Play Equipment</u>				
(Main Play Area)				
1	E.S.	Timber Tower 2 - Option1 Plastic Slide		\$175,500.00
1		Timber Tower - 2 Coloring		\$3,209.00
1	E.S.	Log Tangle 2.1 - Plastic Slide		\$57,550.00
1	E.S.	Songbird		\$25,600.00
1		Songbird - Coloring		\$3,754.67
2	E.S.	Log Steps 6"	\$350.00	\$700.00
1	E.S.	Log Steps 12"		\$400.00
1	P.W.	Spin Cup		\$1,182.00
1	P.W.	Unity Ring		\$8,881.00
1	P.W.	8ft Arch Swing, 2 Belt, 1 Tot, 1 ADA		\$6,427.00
1	P.W.	Mighty Descent Embankment Slide		\$10,758.00
1	BR.	Rope Climber - Berliner		\$3,750.00
1		Sourcewell Discount (15%)		-\$44,656.75
1		Installation		\$35,725.40
			Subtotal	\$321,659.32
			Freight	\$20,382.02
Tax Exempt # _____ * Please provide certificate			Sales Tax	
			Local Sales Tax	
			Total	\$342,041.34

NOTE:

NOTE:

NOTE: Any Insurance requirements above \$1,000,000 General Liability will be subject to a surcharge

NOTE: UNLESS OTHERWISE NOTED, prices shown are material only. They **DO NOT** include: assembly, installation, border, safety surfacing, drain tile, geotextile fabric, removal of existing equipment, site preparation, excavation or site restoration, unloading of equipment, disposal of packaging material, storage of equipment, additional insurance and bonding would be extra, unless otherwise stated above. If playground equipment or materials are stored off site, customer is responsible for transporting equipment to job site.

Prices firm for 30 days, subject to review thereafter. Our terms are net 30. A finance charge of 1.5% will be imposed on the outstanding balance unpaid for more than 30 days after the shipment of materials. Equipment shall be invoiced separately from other services and shall be payable in advance of those services and project completion. Retainage not accepted. Once customer has signed quotation, your order cannot be changed or canceled. Please allow 3 to 4 weeks for delivery after receipt of order. Standard manufacturing design, specification, and construction apply unless noted otherwise. Customer is responsible for the identification of all underground utilities. Area must be accessible to Bobcat and other equipment necessary for installation or additional fees will be charged. Freight quote is based on customer unloading equipment and checking in all equipment for any missing parts. If product is refused by customer upon delivery for any reason (unless damaged), without prior authorization from Midwest Playscapes, Inc., the customer agrees to pay 20% restocking fee plus freight charges. Price does not include prevailing wages, unless otherwise noted. If we can be of Other Assistance, please feel free to contact us.

Signed: _____

Accepted: _____

Date: _____

Printed Name: _____