

Council Meeting: April 24, 2025	Prepared By: Jessica Christensen Buck
Topic: Request for Authorization to Bid - City Park Remaster	Action Required: Decision

Summary

Background

This project includes comprehensive improvements to City Park as part of the long-range planning for community recreation and public gathering spaces. The base bid scope includes removals, erosion control, earthwork, site restoration, paving, stormwater improvements, sanitary sewer, watermain, site electrical and lighting, landscaping, and site furnishings.

Alternates A and B cover the future portion of the Diamond Lake Regional Trail, which is planned in partnership with Three Rivers Park District. This segment would provide a key trail connection through City Park and serve as a regional amenity.

Other true alternates include full paving of the parking lot, paving of the pinwheel trail loop within the park, pedestrian lighting, and an irrigation system for the athletic fields.

The proposed park building, which would serve as a multi-use facility for recreation and events, is a separate bid package. However, the building construction schedule would coincide with the site improvements to maximize construction efficiency and minimize disruptions to the park area.

At the April 10 City Council meeting, the Council approved the project design for bidding on a 3-2 vote. The purpose of proceeding to bid is to obtain accurate pricing for both the base project and identified alternates. While engineers estimates help guide the planning process, actual bid results would provide the truest reflection of current construction costs. It is hoped that competitive bidding will result in favorable pricing.

Schedule

The following is the anticipated schedule:

- Council Authorizes Ad for Bids: May 2
- Bid Opening: May 27
- Council Awards Bid: June 12
- Project Construction: July - November
- Final Completion: Fall/Winter 2025

No final decision on moving forward with any portion of the project is required at this meeting. The purpose of this update is to provide background on the project scope and components prior to the bid opening. Staff will have bid results and a recommendation for award at the June 12 City Council meeting.

Financial/Budget

The City has committed or received the following external funding:

- \$525,000 (2025) - Three Rivers Park District
 - \$525,000 (2026, as necessary for the trail portion) - Three Rivers Park District
- \$500,000 - HUD Community Project Funding Grant
- \$300,000 - Hennepin County Youth Sports Grant
- \$100,000 - Northwest Area Jaycees

- \$45,000 - Hanover Athletic Association
- \$5,622 - Corcoran Athletic Association
- **Total: \$1,475,622 (2025)**
 - +\$525,000 as necessary for the trail portion in 2026

Staff submitted 2 grant applications for a combined total of \$400,000 and anticipates hearing late spring/early summer. Staff continues to watch for grants that would be applicable to the project.

Park dedication funds as of April 16, 2025 are at \$5,930,794.36.

Total project costs shown on the Opinion of Probable Cost attachment, with the inclusion of the playground as a direct purchase separate from the bid, is \$7,478,400.94.

Between the external funding for 2025 and park dedication funds, the project with the estimates provided would be short \$71,984.58. Between the grant submissions, projected park dedication funds, and working with See My Legacy to establish a platform for donations for park projects, staff believes the funding gap can be resolved.

Options

1. Authorize posting the advertisement for bids for the City Park Remaster project.
2. Direct staff to make specified changes return at a future meeting for request to advertise for bids.
3. Defer to a later date.
4. Decline and do not authorize the advertisement for bids.

Recommendation

Authorize posting the advertisement for bids for the City Park Remaster project.

Council Action

Staff recommends that the City Council review and accept the plans and specifications and authorize the advertisement for bids for the City Park Remaster project.

Attachments

1. [Illustrative Site Plan](#)
2. [Site Plans](#)
3. [Opinion of Probable Cost](#)
4. [Advertisement for Bid](#)
5. [Park Building Plans](#)
6. [Advertisement for Bid - Oertel](#)



CITY PARK SITE PLAN

APRIL 15, 2025

(ALTERNATE BID)

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND

NOT FOR CONSTRUCTION

SITE PLAN

SHEET NUMBER
C-102

[illegible]

Plot Date: 04/14/2025 - 5:27pm

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND
2. PAVILION BUILDING NOT IN CONTRACT. EXCAVATION AND SOIL CORRECTIONS WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ARE BY OTHERS.
3. SEE SHEET C-103A FOR THE FULL PAVEMENT PARKING LOT ALTERNATE LAYOUT.

RIBBON CURB (BASE BID, TO BE REMOVED IF PARKING LOT PAVEMENT ALTERNATE IS ACCEPTED)

CURB AND GUTTER AT CBMH
- 7 FT PAST CBMH CASTING
WITH 2 FT BEAVER TAIL

CURB AND GUTTER AT CBMH
- 7 FT PAST CBMH CASTING
WITH 2 FT BEAVER TAIL

CENTRAL
STORMWATER BASIN

—WETLAND EDGE (TYP.)

STORMWATER BASIN

PAVE PINWHEEL TRAIL
(ALTERNATE BID)

PINWHEEL TRAIL GRAVEL SURFACING
RESTORATION SEE DETAIL 3 SHEET C-805 (BASE
ID; TO BE MODIFIED TO AGGREGATE BASE IF
AVE PINWHEEL TRAIL ALTERNATE IS ACCEPTED

REMOVE IF PARKING LOT PAVEMENT
ALTERNATE IS ACCEPTED)

CONCRETE CURB AND
GUTTER DESIGN B618 (BASE
BID; INSTALL CURB UP TO
RIBBON CURB IN BASE BID

CONCRETE STAIRS AND
RAILING - SEE
LANDSCAPE PLANS

6' WIDE CONCRETE
SIDEWALK (TYP.)

CONCRETE CONTAINER CURB
(P.) - SEE LANDSCAPE PLANS

SEE LANDSCAPE PLANS

SEE LANDSCAPE DETAILS FOR CONCRETE
EDGE AT PLAYGROUND (TYP.)

PLAYGROUND AREA
SEE LANDSCAPE PLAN

PAVILION
BUILDING
(BY OTHERS)

CONCRETE SIDEWALK WITHIN THIS AREA ADJACENT TO THE BUILDING SHALL BE INSTALLED IN SPRING 2026 AFTER BUILDING COMPLETION

ATION -

— RIBBON CURB (BASE BID, TO BE REMOVED IF PARKING LOT PAVEMENT ALTERNATE IS ACCEPTED)

— PEDESTRIAN LIGHTING
(ALTERNATE) (TYP.) -
SEE ELECTRICAL

CONCRETE CURB
AND GUTTER
DESIGN B618 (TYP.)

GRAVEL SURFACE (BASE BID)
PAVED SURFACE (ALTERNATE
-SEE SHEET C-103A)

- PARKING LOT LIGHTING
(TYP.) - SEE ELECTRICAL

INSTALL STOP SIGN

SALVAGED SIGN

REINSTALL SALVAGED
FENCE (INCIDENTAL)

One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

SITE PLAN

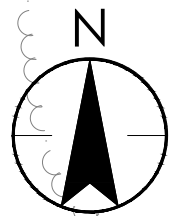
NO	REVISION	DATE
1	PERMIT SET	04/14/2025
SURVEY		SDB
DRAWN		JJE
DESIGNED		JJE
CHECKED		MJS
APPROVED		SKH
PROJ. NO.		193807229

SHEET NUMBER
C-103

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. NO USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

NOTES

- SEE SHEETS G-002 AND G-003 FOR ADDITIONAL PROJECT NOTES AND LEGEND
- PAVILION BUILDING NOT IN CONTRACT. EXCAVATION AND SOIL CORRECTIONS WITHIN 5 FEET OF THE BUILDING EXTERIOR WALL ARE BY OTHERS.



SEE SHEET C-104

SOCCER FIELDS - FINAL
FIELD LAYOUTS TO BE
DETERMINED BY OWNER

PAVE PINWHEEL TRAIL
(ALTERNATE BID)

PINWHEEL TRAIL GRAVEL SURFACING
RESTORATION SEE DETAIL 3 SHEET C-805 (BASE
BID; TO BE MODIFIED TO AGGREGATE BASE IF
PAVE PINWHEEL TRAIL ALTERNATE IS ACCEPTED)

8' WIDE LOCAL
TRAIL (BASE BID)

8' WIDE LOCAL TRAIL
(ALTERNATE BID)

LANDSCAPE ISLAND
CURB (ALTERNATE)

ADA STALLS (ALTERNATE BID)

CONCRETE CURB AND
GUTTER DESIGN B618 (BASE
BID; INSTALL CURB UP TO
RIBBON CURB IN BASE BID)

6' WIDE CONCRETE
SIDEWALK (TYP.)

CONCRETE STAIRS AND
RAILING - SEE
LANDSCAPE PLANS

CONCRETE CONTAINER CURB
(TYP.) - SEE LANDSCAPE PLANS

PLAYGROUND AREA -
SEE LANDSCAPE PLANS

SEE LANDSCAPE DETAILS FOR CONCRETE
EDGE AT PLAYGROUND (TYP.)

PLAYGROUND AREA
SEE LANDSCAPE PLANS

PAVILION
BUILDING
(BY OTHERS)

CONCRETE SIDEWALK WITHIN THIS
AREA ADJACENT TO THE BUILDING
SHALL BE INSTALLED IN SPRING
2026 AFTER BUILDING COMPLETION

TRANSFORMER LOCATION -
SEE ELECTRICAL

PEDESTRIAN LIGHTING
(ALTERNATE) (TYP.) -
SEE ELECTRICAL

CONCRETE CURB
AND GUTTER
DESIGN B618 (TYP.)

PAVED SURFACE FULL
PARKING LOT (ALTERNATE)

PARKING LOT LIGHTING
(TYP.) - SEE ELECTRICAL

FUTURE TRAIL

INSTALL STOP SIGN
REINSTALL
SALVAGED SIGN

REINSTALL SALVAGED
FENCE (INCIDENTAL)

SEE SHEET C-102



One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
SITE PLAN FULL PARKING LOT
PAVING (ALTERNATE)

NO.	REVISION	DATE
1	PERMIT SET	04/14/2025
	SURVEY	SDB
	DRAWN	JJE
	DESIGNED	JJE
	CHECKED	MJS
	APPROVED	SKH
PROJ. NO.		193807229
SHEET NUMBER		C-103A

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL
PROJECT NOTES AND LEGEND

SEE SHEET C-103

5' WIDE CONCRETE-
SIDEWALK (TYP.)

-PINWHEEL TRAIL GRAVEL SURFACING
RESTORATION SEE DETAIL 3 SHEET C-805 (BASE
BID; TO BE MODIFIED TO AGGREGATE BASE IF

SEE SHEET C-105

CITY OF CORCORAN, MINNESOTA

CORCORAN CITY PARK IMPROVEMENTS

SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025
SURVEY		SDB
DRAWN		JJE
DESIGNED		JJE
CHECKED		MJS
APPROVED		SKH
PROJ. NO.		193807229

SHEET NUMBER
C-104

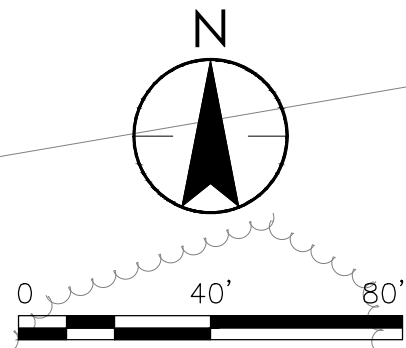


Stantec

One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

NOT FOR CONSTRUCTION

Plot Date: 04/14/2025 - 5:28pm
Drawing name: \\US0242-PPFSS



NOTES

1. SEE SHEETS G-002 AND G-003 FOR ADDITIONAL
PROJECT NOTES AND LEGEND

SEE SHEET C-104

PAVE PINWHEEL TRAIL
(ALTERNATE BID)

6' WIDE CONCRETE
SIDEWALK (TYP.)

—CONCRETE CONTAINER CURE
—(TYP.) - SEE LANDSCAPE PLAN

—PLAYGROUND AREA -
SEE LANDSCAPE PLANS

SEE SHEET C-102

Stantec
One Carlson Parkway N, Suite 100
Plymouth, MN 55447
www.stantec.com

NOT FOR CONSTRUCTION

CITY OF CORCORAN, MINNESOTA
CORCORAN CITY PARK IMPROVEMENTS
SITE PLAN

SITE PLAN

NO	REVISION	DATE
1	PERMIT SET	04/14/2025

SURVEY	SDB
DRAWN	JJE
DESIGNED	JJE
CHECKED	MJS
APPROVED	SKH
PROJ. NO.	193807229

SHEET NUMBER

C-105

OPINION OF PROBABLE COST
CITY OF CORCORAN
CORCORAN CITY PARK IMPROVEMENTS
193807229
90% CONSTRUCTION DOCUMENTS
APRIL 16, 2025



NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID SCHEDULE					
GENERAL					
1	MOBILIZATION AND DEMOBILIZATION	LUMP SUM	1	\$ 200,000.00	\$ 200,000.00
2	TRAFFIC CONTROL	LUMP SUM	1	\$ 5,000.00	\$ 5,000.00
SUBTOTAL GENERAL					\$ 205,000.00
REMOVALS					
3	CLEAR TREE	EACH	27	\$ 350.00	\$ 9,450.00
4	GRUB TREE	EACH	27	\$ 350.00	\$ 9,450.00
5	CLEARING	ACRE	0.2	\$ 10,000.00	\$ 2,000.00
6	GRUBBING	ACRE	0.2	\$ 10,000.00	\$ 2,000.00
7	REMOVE TENNIS COURT AND FENCING	LUMP SUM	1	\$ 15,000.00	\$ 15,000.00
8	REMOVE PLAYGROUND	LUMP SUM	1	\$ 15,000.00	\$ 15,000.00
9	REMOVE SE BALLFIELD FENCING	LUMP SUM	1	\$ 3,000.00	\$ 3,000.00
10	SAWING BITUMINOUS PAVEMENT	LIN FT	110	\$ 6.00	\$ 660.00
11	REMOVE BITUMINOUS PAVEMENT	SQ YD	30	\$ 15.00	\$ 450.00
12	SALVAGE AND REINSTALL SIGN	EACH	7	\$ 275.00	\$ 1,925.00
13	SALVAGE SIGN AND PLACE ONSITE	EACH	1	\$ 500.00	\$ 500.00
14	REMOVE LIGHT POLE	EACH	1	\$ 1,000.00	\$ 1,000.00
15	SALVAGE AND REINSTALL LIGHT POLE	EACH	1	\$ 4,000.00	\$ 4,000.00
16	REMOVE CULVERT PIPE	LIN FT	79	\$ 16.00	\$ 1,264.00
17	SALVAGE AND REINSTALL HYDRANT	EACH	1	\$ 1,200.00	\$ 1,200.00
18	REMOVE SANITARY SEWER PIPE	LIN FT	89	\$ 25.00	\$ 2,225.00
19	REMOVE DRAINTILE	LIN FT	73	\$ 10.00	\$ 730.00
20	SALVAGE AND RESPREAD GRAVEL	SQ YD	652	\$ 3.00	\$ 1,956.00
SUBTOTAL REMOVALS					\$ 71,810.00
EROSION CONTROL					
21	STREET SWEEPER W/ PICKUP BROOM	HOUR	30	\$ 180.00	\$ 5,400.00
22	WATER FOR DUST CONTROL	MGAL	30	\$ 75.00	\$ 2,250.00
23	SILT FENCE TYPE MS - MAINTAINED	LIN FT	6111	\$ 2.00	\$ 12,222.00
24	SEDIMENT CONTROL LOG, TYPE STRAW - MAINTAINED	LIN FT	381	\$ 6.00	\$ 2,286.00
25	STORM DRAIN INLET PROTECTION - MAINTAINED	EACH	12	\$ 150.00	\$ 1,800.00
26	CULVERT FLARED END PROTECTION - MAINTAINED	EACH	7	\$ 200.00	\$ 1,400.00
27	CONSTRUCTION ENTRANCE (ROCK) - MAINTAINED	LUMP SUM	1	\$ 2,000.00	\$ 2,000.00
28	ROLLED EROSION PREVENTION PRODUCT CATEGORY 25	SQ YD	10130	\$ 2.50	\$ 25,325.00
29	ROLLED EROSION PREVENTION PRODUCT CATEGORY 76	SQ YD	261	\$ 50.00	\$ 13,050.00
SUBTOTAL EROSION CONTROL					\$ 65,733.00
EARTHWORK					
30	EXCAVATION - COMMON (EV)	CU YD	21000	\$ 10.00	\$ 210,000.00
31	SALVAGE AND RESPREAD TOPSOIL	LUMP SUM	1	\$ 35,000.00	\$ 35,000.00
32	EXCAVATION - SUBGRADE (EV)	CU YD	360	\$ 30.00	\$ 10,800.00
33	COMMON EMBANKMENT (CV)	CU YD	3000	\$ 25.00	\$ 75,000.00
SUBTOTAL EARTHWORK					\$ 330,800.00
RESTORATION					
34	HYDRAULIC STABILIZED FIBER MATRIX	POUND	26979	\$ 1.75	\$ 47,213.25
35	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	2360	\$ 1.50	\$ 3,540.00
36	SEEDING	ACRE	11.2	\$ 350.00	\$ 3,920.00
37	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	1800	\$ 6.00	\$ 10,800.00
38	SEED MIXTURE 33-261 (@35 LB/ACRE)	POUND	40	\$ 40.00	\$ 1,600.00
39	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	30	\$ 20.00	\$ 600.00
40	INSTALL WETLAND BUFFER SIGN	EACH	13	\$ 500.00	\$ 6,500.00
SUBTOTAL RESTORATION					\$ 74,173.25
SITE PAVING					
41	BITUMINOUS MATERIAL FOR TACK COAT	GAL	200	\$ 6.00	\$ 1,200.00
42	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	470	\$ 90.00	\$ 42,300.00
43	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	360	\$ 95.00	\$ 34,200.00
44	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	60	\$ 115.00	\$ 6,900.00
45	AGGREGATE SURFACING CLASS 2, 100% CRUSHED	TON	63	\$ 55.00	\$ 3,465.00
46	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	4130	\$ 29.00	\$ 119,770.00
47	SELECT GRANULAR BORROW	TON	6800	\$ 17.00	\$ 115,600.00

48	GEOTEXTILE FABRIC TYPE V, NON-WOVEN	SQ YD	11330	\$	2.50	\$	28,325.00
49	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	937	\$	2.00	\$	1,874.00
50	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	\$	3,000.00	\$	3,000.00
51	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1717	\$	21.00	\$	36,057.00
52	CONCRETE RIBBON CURB	LIN FT	278	\$	25.00	\$	6,950.00
53	6" CONCRETE SIDEWALK	SQ YD	13960	\$	11.00	\$	153,560.00
54	CONCRETE STAIRS AND HANDRAIL	LUMP SUM	1	\$	4,500.00	\$	4,500.00
55	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	3	\$	1,200.00	\$	3,600.00
56	STOP SIGN AND POST	EACH	1	\$	600.00	\$	600.00
57	ADA STALL SIGN AND POST	EACH	7	\$	600.00	\$	4,200.00
SUBTOTAL SITE PAVING							\$ 566,101.00
STORMWATER							
58	15" RC PIPE STORM CLASS V	LIN FT	1171	\$	87.00	\$	101,877.00
59	18" RC PIPE STORM CLASS V	LIN FT	60	\$	95.00	\$	5,700.00
60	24" RC PIPE STORM CLASS V	LIN FT	63	\$	130.00	\$	8,190.00
61	15" RC FLARED END SECTION W/TRASH GUARD	EACH	10	\$	2,000.00	\$	20,000.00
62	18" RC FLARED END SECTION W/TRASH GUARD	EACH	2	\$	2,700.00	\$	5,400.00
63	24" RC FLARED END SECTION W/TRASH GUARD	EACH	2	\$	3,700.00	\$	7,400.00
64	CONSTRUCT 4' DIAMETER PRECAST STORM STRUCTURE	EACH	8	\$	4,500.00	\$	36,000.00
65	CONSTRUCT 2'X3' CATCH BASIN	EACH	1	\$	3,100.00	\$	3,100.00
66	CONSTRUCT 27" DIAMETER CATCH BASIN	EACH	1	\$	3,100.00	\$	3,100.00
67	CONSTRUCT 5' DIAMETER PRECAST OUTLET CONTROL STRUCTURE	EACH	2	\$	14,000.00	\$	28,000.00
68	4" PERFORATED PVC SCH 40 DRAINTILE PIPE - CURB	LIN FT	1020	\$	17.00	\$	17,340.00
69	6" SOLID WALL PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	92	\$	15.00	\$	1,380.00
70	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - STORMWATER BASIN	LIN FT	392	\$	20.00	\$	7,840.00
71	6" PERFORATED PVC SCH 40 DRAINTILE PIPE - FIELD	LIN FT	900	\$	25.00	\$	22,500.00
72	4" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	8	\$	325.00	\$	2,600.00
73	6" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	7	\$	325.00	\$	2,275.00
74	8" DRAINTILE CLEANOUT W/ THREADED CAP	EACH	2	\$	500.00	\$	1,000.00
75	PRECAST CONCRETE HEADWALL W/ RODENT SCREEN	EACH	5	\$	1,200.00	\$	6,000.00
76	8" PVC SCH 40 PIPE	LIN FT	309	\$	50.00	\$	15,450.00
77	AREA DRAIN	EACH	2	\$	1,500.00	\$	3,000.00
78	ROOF DRAIN CONNECTION	EACH	2	\$	1,000.00	\$	2,000.00
79	BIOFILTRATION MEDIA MIX C (CV)	CU YD	282	\$	80.00	\$	22,560.00
80	1/4-INCH PEA GRAVEL	CU YD	56	\$	70.00	\$	3,920.00
81	COARSE FILTER AGGREGATE	CU YD	146	\$	60.00	\$	8,760.00
82	FLARED END RIPRAP CLASS III	TON	75	\$	130.00	\$	9,750.00
SUBTOTAL STORMWATER							\$ 345,142.00
SANITARY SEWER							
83	CONNECT TO EXISTING SEWER PIPE	EACH	1	\$	5,000.00	\$	5,000.00
84	4' DIA SANITARY SEWER STRUCTURE	EACH	5	\$	6,700.00	\$	33,500.00
85	8" PVC SANITARY SEWER PIPE, SDR 35	LIN FT	936	\$	60.00	\$	56,160.00
86	8" PVC SANITARY SEWER PIPE, SDR 26	LIN FT	303	\$	75.00	\$	22,725.00
87	4" PVC SCH 40 SANITARY SEWER SERVICE	LIN FT	78	\$	60.00	\$	4,680.00
88	CONNECT TO EXISTING SEWER SERVICE	EACH	1	\$	2,000.00	\$	2,000.00
89	8"X4" PVC WYE	EACH	1	\$	400.00	\$	400.00
90	8"X4" PVC ECCENTRIC REDUCER	EACH	1	\$	300.00	\$	300.00
91	4" PVC BEND	EACH	1	\$	300.00	\$	300.00
92	4" PVC CAP	EACH	1	\$	300.00	\$	300.00
93	IMPROVED PIPE FOUNDATION	LIN FT	130	\$	10.00	\$	1,300.00
SUBTOTAL SANITARY SEWER							\$ 126,665.00
WATERMAIN							
94	CONNECT TO EXISTING WATERMAIN	EACH	1	\$	2,100.00	\$	2,100.00
95	8" PVC C-900 WATERMAIN	LIN FT	955	\$	70.00	\$	66,850.00
96	8" GATE VALVE AND BOX	EACH	3	\$	3,800.00	\$	11,400.00
97	6" GATE VALVE AND BOX	EACH	1	\$	3,200.00	\$	3,200.00
98	INSTALL HYDRANT AND VALVE	EACH	1	\$	10,000.00	\$	10,000.00
99	6" DIP CL-52 HYDRANT LEAD	LIN FT	21	\$	100.00	\$	2,100.00
100	DUCTILE IRON FITTINGS	POUND	233	\$	20.00	\$	4,660.00
101	2" HDPE SDR-9 SERVICE LINE	LIN FT	143	\$	75.00	\$	10,725.00
102	2" SERVICE SADDLE	EACH	2	\$	600.00	\$	1,200.00
103	2" CORPORATION STOP	EACH	2	\$	1,200.00	\$	2,400.00
104	2" CURB STOP AND BOX	EACH	2	\$	1,400.00	\$	2,800.00
SUBTOTAL WATERMAIN							\$ 117,435.00
SITE ELECTRICAL AND LIGHTING							
105	ELECTRICAL SERVICE TO BUILDING	LUMP SUM	1	\$	30,000.00	\$	30,000.00
106	CT CABINET AND METER SOCKET	LUMP SUM	1	\$	5,000.00	\$	5,000.00
107	ELECTRICAL HANDHOLE	EACH	3	\$	1,400.00	\$	4,200.00

108	PVC SCH 40 CONDUIT (1.5")	LIN FT	1145	\$ 6.37	\$ 7,293.65
109	PVC SCH 40 CONDUIT (4")	LIN FT	865	\$ 18.75	\$ 16,218.75
110	#12 AWG XHHW WIRE	LIN FT	3435	\$ 0.92	\$ 3,160.20
111	PARKING LOT LIGHTING	EACH	6	\$ 6,000.00	\$ 36,000.00
SUBTOTAL SITE ELECTRICAL AND LIGHTING					\$ 101,872.60
LANDSCAPING AND SITE FURNISHINGS					
112	LANDSCAPE BOULDER	EACH	22	\$500.00	\$ 11,000.00
113	CONCRETE STAIRS	SQ FT	100	\$200.00	\$ 20,000.00
114	STAIR HANDRAIL	LUMP SUM	30	\$200.00	\$ 6,000.00
115	PLAY CONTAINER THICKENED EDGE TO WALK	LIN FT	168	\$40.00	\$ 6,720.00
116	PLAY CONTAINER CURB	LIN FT	258	\$40.00	\$ 10,320.00
117	PLAY AREA SLIDE CONCRETE ABUTMENTS	SQ FT	420	\$120.00	\$ 50,400.00
118	TOPSOIL - IMPORT	CU YD	100	\$50.00	\$ 5,000.00
119	COMPOST TYPE 2	CU YD	30	\$50.00	\$ 1,500.00
120	WOOD MULCH TYPE 6	CU YD	50	\$50.00	\$ 2,500.00
121	DECIDUOUS TREE- 2" CAL B&B	EACH	44	\$700.00	\$ 30,800.00
122	DECIDUOUS TREE - ORNAMENTAL- 2" CAL B&B	EACH	1	\$600.00	\$ 600.00
123	CONIFEROUS TREE - ORNAMENTAL-6FT B&B	EACH	5	\$600.00	\$ 3,000.00
124	DECIDUOUS SHRUB - NO 2 CONT	EACH	25	\$50.00	\$ 1,250.00
125	EVERGREEN SHRUB- NO. 2 CONT	EACH	24	\$80.00	\$ 1,920.00
126	PERENNIAL - 1 GALLON	EACH	259	\$30.00	\$ 7,770.00
127	LANDSCAPE METAL EDGER	LIN FT	300	\$8.00	\$ 2,400.00
128	IRRIGATION IN PLANTING BEDS	LUMP SUM	1	\$30,000.00	\$ 30,000.00
129	BIKE RACK	EACH	1	\$1,000.00	\$ 1,000.00
130	SITE FURNISHING - BENCH	EACH	4	\$2,500.00	\$ 10,000.00
131	SITE FURNISHING - PICNIC TABLE	EACH	2	\$2,500.00	\$ 5,000.00
SUBTOTAL LANDSCAPING AND SITE FURNISHINGS					\$ 207,180.00
SUBTOTAL SITE WORK CONSTRUCTION COST					\$ 2,211,911.85
PAVILLION AND RESTROOM BUILDING (BY OTHERS)					\$ 2,800,000.00
PLAYGROUND (BY OTHERS)					\$ 850,000.00
5% CONTINGENCY					\$ 293,095.59
TOTAL CONSTRUCTION COST					\$ 6,155,007.44
TOTAL CONSTRUCTION COST W/ REGIONAL TRAIL (ALTERNATES A & B) AND 5% CONTINGENCY					\$ 6,678,400.94
DESIGN AND ENGINEERING (ESTIMATED)					\$ 800,000.00
TOTAL PROJECT COSTS					\$ 7,478,400.94

NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BOARDWALK - ALTERNATE A					
A.1	CLEARING	ACRE	0.4	\$ 10,000.00	\$ 4,000.00
A.2	GRUBBING	ACRE	0.4	\$ 10,000.00	\$ 4,000.00
A.3	CONCRETE ABUTMENT FOR TRAIL/BOARDWALK CONNECTION	EACH	2	\$ 15,000.00	\$ 30,000.00
A.4	12' WIDE BOARDWALK WITH WOOD RAILING	SQ FT	1728	\$ 125.00	\$ 216,000.00
A.5	BOARDWALK SUPPORT WITH HELICAL ANCHORS	EACH	34	\$ 2,000.00	\$ 68,000.00
A.6	ADDITIONAL LENGTH OF HELICAL PIER	LIN FT	100	\$ 40.00	\$ 4,000.00
SUBTOTAL BOARDWALK ALTERNATE A					\$ 318,000.00
REGIONAL TRAIL - ALTERNATE B					
B.1	EXCAVATION - COMMON (EV)	CU YD	1000	\$ 15.00	\$ 15,000.00
B.2	COMMON EMBANKMENT (CV)	CU YD	1000	\$ 15.00	\$ 15,000.00
B.3	REMOVE CHAIN LINK FENCE	LIN FT	60	\$ 20.00	\$ 1,200.00
B.4	HYDRAULIC STABILIZED FIBER MATRIX	POUND	7450	\$ 1.25	\$ 9,312.50
B.5	FERTILIZER TYPE 2 (@200 LB/ACRE)	POUND	530	\$ 1.75	\$ 927.50
B.6	SEEDING	ACRE	2.7	\$ 250.00	\$ 675.00
B.7	SEED MIXTURE 25-151 (@200 LB/ACRE)	POUND	120	\$ 6.00	\$ 720.00
B.8	SEED MIXTURE 35-241 (@36.5 LB/ACRE)	POUND	70	\$ 20.00	\$ 1,400.00
B.9	SEED MIXTURE 36-711 (@34 LB/ACRE)	POUND	10	\$ 25.00	\$ 250.00
B.10	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - TRAIL	TON	650	\$ 135.00	\$ 87,750.00
B.11	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	1301	\$ 35.00	\$ 45,535.00
B.12	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	1	\$ 1,200.00	\$ 1,200.00
B.13	TRUNCATED DOMES	SQ FT	20	\$ 75.00	\$ 1,500.00
SUBTOTAL REGIONAL TRAIL ALTERNATE B					\$ 180,470.00
PARKING LOT PAVING - ALTERNATE C					
C.1	BITUMINOUS MATERIAL FOR TACK COAT	GAL	294	\$ 6.00	\$ 1,764.00
C.2	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	705	\$ 90.00	\$ 63,450.00
C.3	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) - PARKING LOT	TON	529	\$ 95.00	\$ 50,255.00
C.4	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - LOCAL TRAILS	TON	74	\$ 115.00	\$ 8,533.00
C.5	AGGREGATE BASE CLASS 5, 80% CRUSHED	TON	125	\$ 29.00	\$ 3,625.00
C.6	4" SOLID LINE MULTI-COMP - PARKING STALLS	LIN FT	937	\$ 2.00	\$ 1,874.00
C.7	PAVEMENT MESSAGE (ADA STALLS AND AISLES) - MULTI-COMP	LUMP SUM	1	\$ 3,000.00	\$ 3,000.00

C.8	CONCRETE CURB AND GUTTER - DESIGN B618	LIN FT	1399	\$ 21.00	\$ 29,379.00
C.9	DELETE CONCRETE RIBBON CURB	LIN FT	-278	\$ 25.00	\$ (6,950.00)
C.10	6" CONCRETE SIDEWALK	SQ FT	1002	\$ 11.00	\$ 11,022.00
C.11	CONCRETE ADA PEDESTRAIN CURB RAMP	EACH	1	\$ 1,200.00	\$ 1,200.00
C.12	ADA STALL SIGN AND POST	EACH	4	\$ 600.00	\$ 2,400.00
C.13	TOPSOIL - IMPORT	CU YD	10	\$50.00	\$ 500.00
C.14	COMPOST TYPE 2	CU YD	2	\$50.00	\$ 100.00
C.15	WOOD MULCH TYPE 6	CU YD	5	\$50.00	\$ 250.00
C.16	DECIDUOUS TREE- 2" CAL B&B	EACH	8	\$700.00	\$ 5,600.00
C.17	DECIDUOUS TREE - ORNAMENTAL- 2" CAL B&B	EACH	1	\$600.00	\$ 600.00
C.18	DECIDUOUS SHRUB - NO 2 CONT	EACH	1	\$50.00	\$ 50.00
C.19	IRRIGATION IN PLANTED ISLANDS	LUMP SUM	1	\$10,000.00	\$ 10,000.00
SUBTOTAL PARKING LOT PAVING ALTERNATE C					\$ 186,652.00
PINWHEEL TRAIL PAVEMENT - ALTERNATE D					
D.1	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) - PINWHEEL TRAILS	TONS	370	\$ 135.00	\$ 49,950.00
D.2	AGGREGATE BASE CLASS 5, 80% CRUSHED	TONS	53	\$ 35.00	\$ 1,845.67
D.3	DELETE AGGREGATE SURFACING CLASS 2	TONS	-53	\$ 40.00	\$ (2,109.33)
SUBTOTAL PINWHEEL TRAIL PAVEMENT ALTERNATE D					\$ 49,686.33
PEDESTRIAN LIGHTING - ALTERNATE E					
E.1	PD1-PD14: PEDESTRIAN LIGHTING	EACH	14	\$ 7,500.00	\$ 105,000.00
E.2	PVC SCH 40 CONDUIT (1.5")	LIN FT	1015	\$ 6.37	\$ 6,465.55
E.3	#12 AWG XHHW WIRE	LIN FT	3045	\$ 0.92	\$ 2,801.40
SUBTOTAL PEDESTRIAN LIGHTING ALTERNATE E					\$ 114,266.95
IRRIGATION SYSTEM - ALTERNATE F					
F.1	IRRIGATION SYSTEM AT ATHLETIC FIELDS	LUMP SUM	1	\$ 250,000.00	\$ 250,000.00
F.2	DEDUCT FOR IMPROVED PLANT/SEEDING WARRANTY	LUMP SUM	1	\$ (20,000.00)	\$ (20,000.00)
SUBTOTAL IRRIGATION SYSTEM ALTERNATE F					\$ 230,000.00
SUBTOTAL ALTERNATE BID ITEMS					\$ 1,079,075.28
5% CONTINGENCY					\$ 53,953.76
TOTAL CONSTRUCTION COST ALTERNATE BIDS					\$ 1,133,029.05
TOTAL PROJECT COSTS BASE + ALTERNATE BIDS					\$ 8,088,036.49

**SECTION 00 11 13
ADVERTISEMENT FOR BIDS**

NOTICE TO CONTRACTORS

Electronic Bid Proposals will be received by the City of Corcoran, 8200 County Road 116, Corcoran, Minnesota 55340, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN.com website, until **11:00 A.M., CDT, on Tuesday, May 27th, 2025**, at which time they will be opened electronically and reviewed for the furnishing of all labor, materials, and all else necessary for the following:

CITY PARK IMPROVEMENTS

The work, in accordance with Drawings and Specifications prepared by Stantec Consulting Services Inc., consists of the following major items of work and approximate quantities:

1 LS	Clearing and Grubbing
21,000 CY	Common Excavation
3,000 CY	Common Embankment
1,600 LF	Storm Sewer Pipe
1,100 LF	Watermain/Water Service Pipe
1,300 LF	Sanitary Main/Sanitary Service Pipe
5,600 TN	Aggregate Base
6,800 TN	Select Granular Borrow
2,700 TN	Bituminous Pavement
14,000 SF	Concrete Walk
3,200 LF	Concrete Curb and Gutter
6 EA	Parking Lot Lights

Together with selective demolition, traffic control, erosion control, landscaping, seeding, and other related appurtenances.

Each bid proposal shall be accompanied by a "Bid Security" in the form of a certified check made payable to the "City of Corcoran" (OWNER) in the amount not less than five percent (5%) of the total bid, or a surety bond in the same amount, running to the OWNER, with the surety company thereon duly authorized to do business in the State of Minnesota. Such Bid Security to be a guarantee that the bidder will not, without the consent of the OWNER, withdraw their bid for a period of ninety (90) days after the opening of bids, and if awarded a contract, will enter into a contract with the OWNER; and the amount of the certified check will be retained or the bond enforced by the OWNER in case the bidder fails to do so. All bid securities except those of the three lowest bidders will be returned within five days after the opening of bids.

Eligible Bidders for this project must meet the Minimum Criteria as defined in the Section 00 45 49 Responsible Contractor Law in accordance with Minnesota Statutes § 16C.285, subdivision 3, and additional criteria required by the OWNER.

Bid Proposals shall be submitted on forms furnished for that purpose. Bids shall be submitted electronically through the QuestCDN website in accordance with the Instructions to Bidders. No bidder shall withdraw their bid, without the consent of the

OWNER, for the period of days indicated above after the date for the opening thereof. The OWNER, however, reserves the right to reject any or all bids and to waive any minor irregularities, informalities or discrepancies. A work history detailing qualifications and past experience must be provided upon request.

READ CAREFULLY THE WAGE SCALES AND DIVISION A OF THE SPECIAL PROVISIONS AS THEY AFFECT THIS PROJECT

The Project Manual is available on QuestCDN (www.questcdn.com). You may download the digital plan documents for a fee by inputting **Quest Project #9616527** on the website's project search page. Please contact QuestCDN at 952-233-1632 or info@questcdn.com for assistance in free membership registration, downloading, and working with this digital project information, and submission of electronic bids.

Direct inquiries to Mark Schroeder at (651) 395-5216 or mark.schroeder@stantec.com.

Mark Schroeder, Project Engineer
Stantec Consulting Services, Inc.

PUBLISHED: QuestCDN.com: May 1, 2025
Crow River News: May 1, 2025

CITY OF CORCORAN

CORCORAN COMMUNITY PARK - MAIN PARK BUILDING

ARCH. PROJECT NO. 24-26

OWNER

CITY OF CORCORAN
8200 County Road 116
Corcoran, MN 55340
CONTACT: Jessica Christensen Buck
EMAIL: jchristensenbuck@corcoranmn.gov
(763) 400-7034

ARCHITECT

OERTEL ARCHITECTS
1795 St. Clair Avenue
St. Paul, MN 55105
CONTACT: Thomas Stromsodt
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(651) 696-5186

STRUCTURAL ENGINEER

MEYER BORGMAN JOHNSON
510 Marquette Avenue
Minneapolis, MN 55402
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(612) 604-3635

SUSTAINABLE DESIGN CONSULTANT

OERTEL ARCHITECTS
1795 St. Clair Avenue
St. Paul, MN 55105
CONTACT: Janneke Schaap
EMAIL: jschaap@oertelarchitects.com
(651) 696-5186

ELECTRICAL ENGINEER:

PAULSON & CLARK ENGINEERING
2352 E. County Road J
White Bear Lake, MN 55110
CONTACT: Andrew Tripp
EMAIL: atripp@paulsonclark.com
(651) 287-7511

MECHANICAL ENGINEER

PAULSON & CLARK ENGINEERING
2352 E. County Road J
White Bear Lake, MN 55110
CONTACT: Travis Willemssen
EMAIL: twillemssen@paulsonclark.com
(651) 287-7509

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GENERAL
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CONSULTANT:



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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

PROJECT NAME:		REVISIONS / ISSUE	
NO.	DATE	DESCRIPTION	
1			
2			
3			

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NOT FOR CONSTRUCTION

Signature

Name

License # Date

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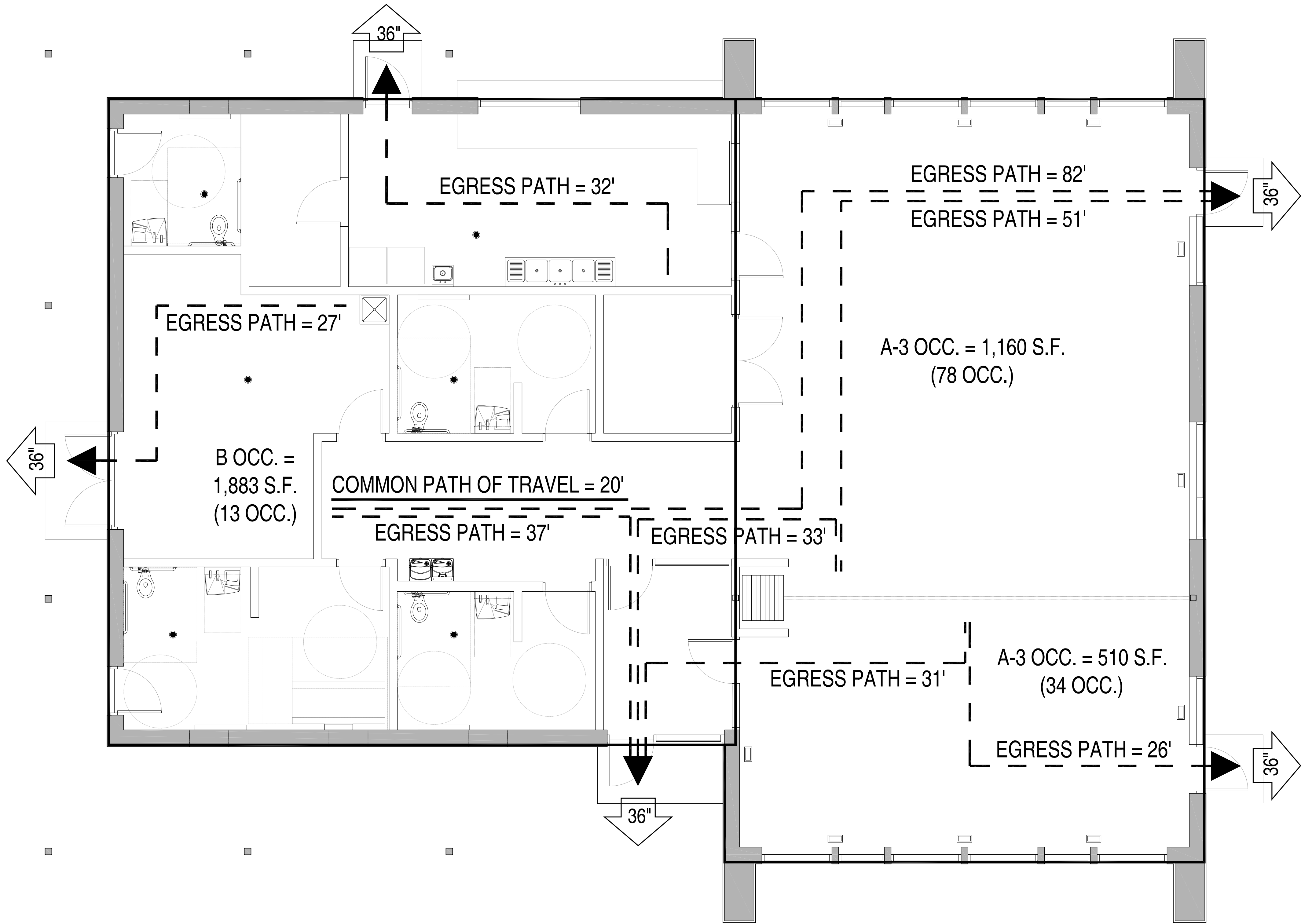
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TITLE SHEET

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

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SHEET NAME:

CODE REVIEW
PLAN

SHEET NO:

AG 100

CODE PLAN NOTES

APPLICABLE CODES:
2020 MINNESOTA STATE BUILDING CODE
2020 MINNESOTA MECHANICAL AND FUEL GAS CODE
2020 MINNESOTA PLUMBING CODE
2023 NATIONAL ELECTRICAL CODE
2024 MINNESOTA ENERGY CODE
2020 MINNESOTA FIRE CODE
2020 MINNESOTA ACCESSIBILITY CODE

FIRE SUPPRESSION:
FULL FIRE SUPPRESSION IS *NOT* PART OF THIS PACKAGE

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:
OCCUPANCIES AND BUILDING AREA

B	1,883 SF
A-3	1,670 SF

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS:

SECTION 504 BUILDING HEIGHTS AND NUMBER OF STORIES

OCCUPANCY GROUP	A-3
CONSTRUCTION TYPE	V-B
MAXIMUM HEIGHT:	NOT SPRINKLERED - 40 FT.
MAXIMUM STORIES:	NOT SPRINKLERED - 1
MAXIMUM GROSS FLOOR AREA:	6,000 SF
ALLOWABLE AREA:	10,500 SF

PROPOSED GROSS FLOOR AREA:

PROPOSED AREA TYPES B + A-3
= 1,883 SF + 1,670 SF = 3,553 SF
3,553 / 10,500 = .34
(USING CLASSIFICATION A-3 FOR ENTIRE BUILDING TO ALLOW FOR 508.3 NONSEPARATED OCCUPANCIES)

SECTION 506 - BUILDING AREA
 $A_a = A_t + (NS \times I)$

$I_t = .75$
 $I_t = (F/P - 0.25)W/30$
 $I_t = ((255 \text{ ft.} / 255 \text{ ft.}) - 0.25)30/30$

A-3
 $A_a = 6,000 + (6,000 \times .75) = 10,500 \text{ SF}$
(USING CLASSIFICATION A-3 FOR ENTIRE BUILDING TO ALLOW FOR 508.3 NONSEPARATED OCCUPANCIES)

SECTION 508 - MIXED USE AND OCCUPANCY

SEC. 508.3 - NONSEPARATED OCCUPANCIES

CHAPTER 6 - FIRE RESISTANCE:
TABLE 601 FOR TYPE V-B FIRE RESISTANCE RATING REQ. (HOURS)

STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
EXTERIOR BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

TABLE 602 FOR TYPE V-B FIRE RESISTANCE RATING REQ. (HOURS) FOR EXTERIOR WALLS BASED ON SEPARATION DISTANCE

DISTANCE (XFT)	CONST. TYPE	B	A-3
$10 \leq X < 30$	V-B	0	0
$X \geq 30$	ALL	0	0

CHAPTER 9 - FIRE PROTECTION SYSTEM:
AUTOMATIC SPRINKLER SYSTEM IS *NOT* PART OF THIS WORK.
903.2.1.3 - GROUP A-3 - THE FIRE AREA DOES NOT EXCEED 12,000 SF.

CHAPTER 10 - MEANS OF EGRESS:
SEC. 1004 - OCCUPANT LOAD
TABLE 1004.5 - FLOOR AREA PER OCCUPANT (APPLICABLE SPACES)

B (BUSINESS AREAS)	150 GROSS
1,883 SF	13 OCCUPANTS
TOTAL BUSINESS B	13 OCCUPANTS

A-3 (ASSEMBLY AREAS)	15 NET
1,670 SF	112 OCCUPANTS
TOTAL VEHICLE STORAGE A-3	112 OCCUPANTS

TOTAL BUILDING COUNT	125 OCCUPANTS
----------------------	---------------

SEC. 1005 - MEANS OF EGRESS SIZING
SEC. 1005.3.2 OTHER COMPONENTS: OCCUPANT LOAD x 0.20 INCH PER OCCUPANT

SEC. 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TWO EXITS ARE REQUIRED WHERE OCCUPANT LOAD OR COMMON PATH EXCEED VALUES IN TABLE 1006.2.1

TABLE 1006.2.1 - SPACES ALLOWED WITH ONE EXIT	OCCUPANCY	MAX OCCUPANT	COMMON PATH WITHOUT SPRINKLER
B	49	100' Occ. < 30	75' Occ. >30
A	49	75' Occ. < 30	75' Occ. >30

TABLE 1006.3.2 - MINIMUM NUMBER OF EXITS PER STORY
1 - 500 OCCUPANTS REQUIRES A MINIMUM OF 2 EXITS

SEC. 1009 - ACCESSIBLE MEANS OF EGRESS
SEC. 1009.1 - ACCESSIBLE SPACES SHALL BE PROVIDED WITH NOT LESS THAN ONE ACCESSIBLE MEANS OF EGRESS. WHERE MORE THAN ONE IS REQUIRED, NOT LESS THAN TWO SHALL BE PROVIDED

SEC. 1010 - DOORS, GATES, AND TURNSTILES
SEC. 1010.1.1 - DOORS SHALL HAVE A MIN. CLEAR WIDTH OF 32"
SEC. 1010.1.2 - EGRESS DOORS SHALL BE PIVOTED OR SIDE-HINGED SWINGING TYPE. DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OF 50 OR MORE OCCUPANTS.

SEC. 1017 - EXIT ACCESS TRAVEL DISTANCE
TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE (FT)
OCCUPANCY WITHOUT SPRINKLER
B 200'
A 200'

SEC. 1303.1500 RECYCLING SPACE
TABLE 1-A MINIMUM RECYCLING SPACE REQUIREMENTS
GROSS SQUARE FEET: 3,553 SQ. FT. x .0025 = 9 SQ. FT.

SEC. 1505.1 ROOF ASSEMBLY CLASSIFICATION
TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION FOR TYPES OF CONSTRUCTION: MINIMUM CLASSIFICATION TYPE C FOR TYPE VB

CHAPTER 29 - PLUMBING FIXTURE CALCULATION:
TABLE 2902.1 - MIN. NUMBER OF REQUIRES PLUMBING FIXTURES

OCCUPANCY B (118 OCCUPANTS)	REQUIRED
WATER CLOSETS M & F (1/25 x < 50, 1/50 x > 50)	M (.52) / F (.52)

LAVATORIES M & F (1/40 x < 80, 1/80 x > 80)	M (.325) / F (.325)
--	---------------------

DRINKING FOUNTAINS 1/100	.13
SERVICE SINK	0 (50 Occ. or fewer business)

OCCUPANCY A-3 (112 OCCUPANTS)	REQUIRED
WATER CLOSETS M & F (1/125) & (1/65)	M (.45) / F (.87)

LAVATORIES M (1/200); F (1/200)	M (.28) / F (.28)
------------------------------------	-------------------

DRINKING FOUNTAINS 1/1000	.12
SERVICE SINK	1

TOTAL	REQUIRED
WATER CLOSETS	3 [M (1) / F (2)]
LAVATORIES	2 [M (1) / F (1)]
DRINKING FOUNTAINS	1
SERVICE SINKS	1

TOTAL	PROVIDED
WATER CLOSETS	4 [SINGLE USE (4)]
LAVATORIES	4 [SINGLE USE (4)]
DRINKING FOUNTAINS	2
SERVICE SINKS	1

CONSULTANT:



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CITY OF CORCORAN
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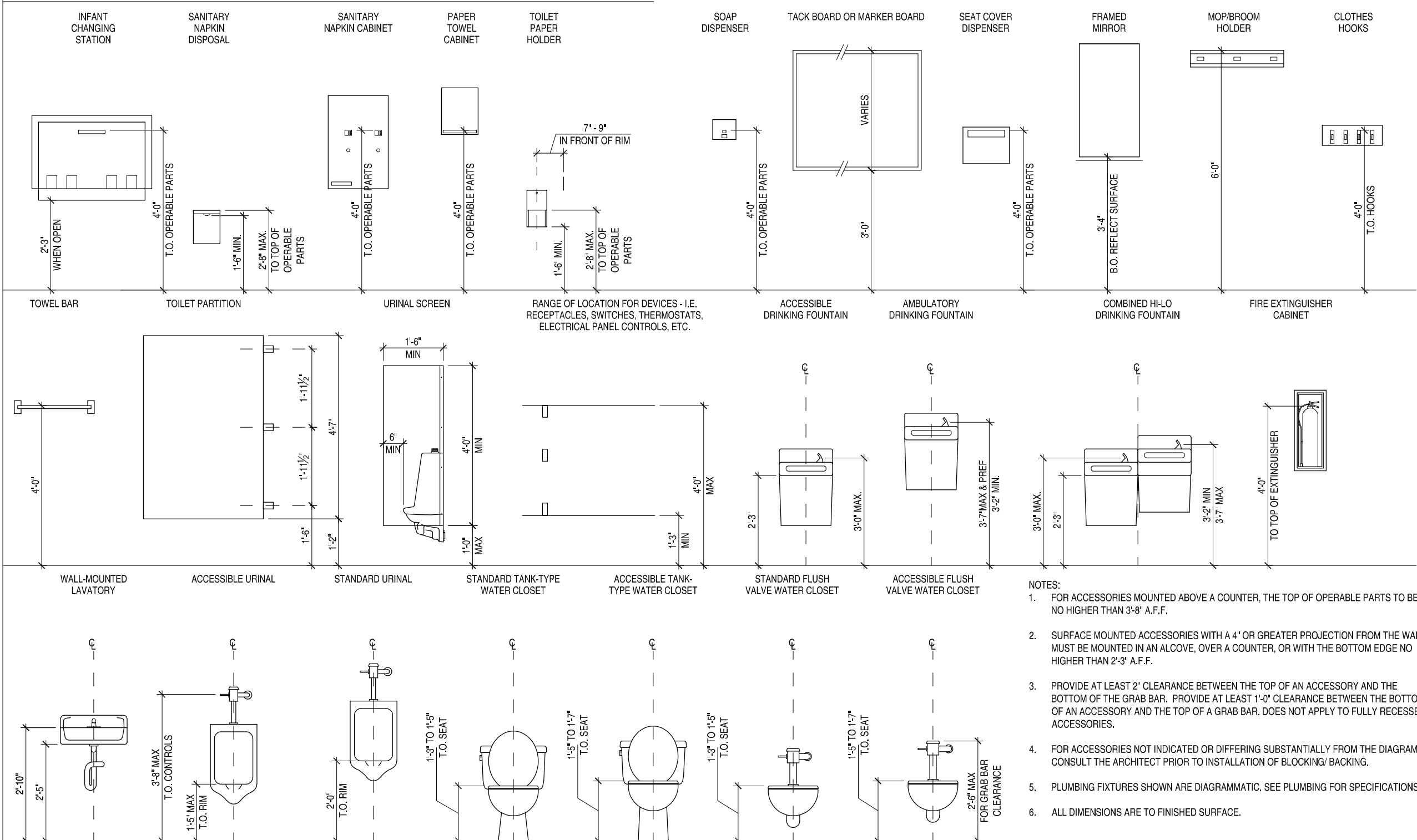
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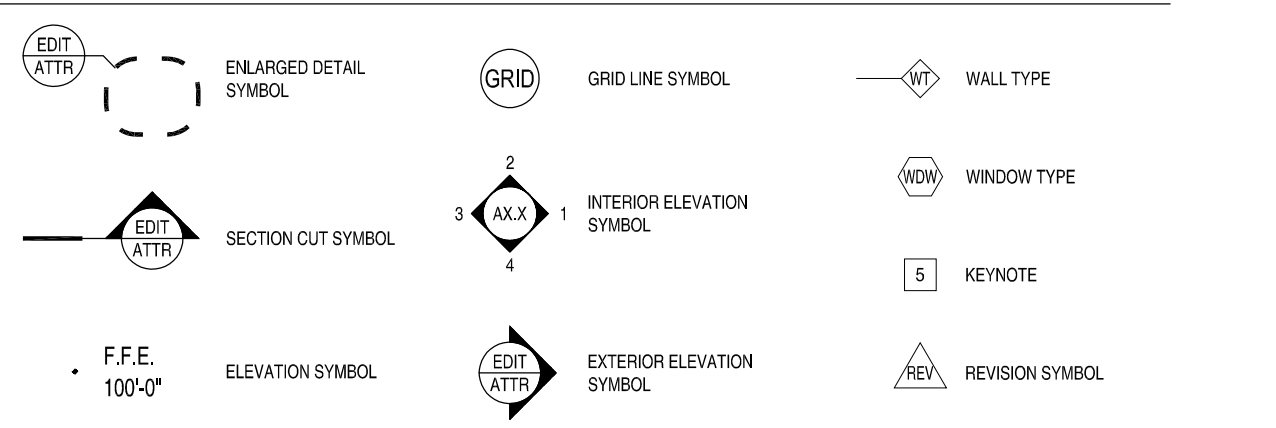
Mounting Heights



Abbreviations

ABV	ABOVE	GA	GAUGE	RM	ROOM
ACT	ACUSTICAL CEILING TILE	GYP	GYPSUM	RO	ROUGH OPENING
ADJ	ADJACENT	GYP BD	GYPSUM BOARD	SD	SCHEDULE
AFF	ABOVE FINISH FLOOR	HDW	HARDWARE	SF	SQUARE FEET
ALT	ALTERNATE	HDWD	HARDWOOD	SHT	SHEET
APPROX	APPROXIMATE	ID	INSIDE DIAMETER / DIMENSION	SHTG	SHEATHING
ARCH	ARCHITECT / ARCHITECTURAL	INSUL	INSULATION / INSULATED	SIM	SIMILAR
BO	BOARD	INT	INTERIOR	SPEC	SPECIFICATION
BO	BOTTOM OF	LAV	LAVATORY	SQ	SQUARE
BOT	BOTTOM	LAV MAX	MAXIMUM	STC	STANDARD SOUND TRANSMISSION CLASS
CIP	CAST IN PLACE	MDF	MEDIUM DENSITY FIBERBOARD	STD	STANDARD
CMU	CONCRETE MASONRY UNIT	MCH	MECHANICAL	STRUCT	STRUCTURE / STRUCTURAL
COL	COLUMN	MIN	MINIMUM	T&G	TONGUE AND GROOVE
CONC	CONCRETE	MIR	MIRROR	TEMP	TEMPORARY
CONST	CONSTRUCTION	NA	NOT APPLICABLE	T.O.	TOP OF
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	TYP	TYPICAL
CPT	CARPET	NOM	NOMINAL	UNO	UNLESS OTHERWISE NOTED
DEM	DEMOLISH	OV	OVERALL	VB	VINYL BASE
DF	DRINKING FOUNTAIN	OC	ON CENTER	VCT	VINYL COMPOSITE TILE
DIV	DIVIDED / DIVISION	OD	OUTSIDE DIAMETER	W/O	WITHOUT
DWG	DRAWING	OH	OVERHEAD	WC	WATER CLOSET
EA	EACH	OPP	OPPOSITE	WD	WOOD
EIS	EXTERIOR INSULATED FINISH SYSTEM	OP	OPPOSITE	WDW	WINDOW
ELEC	ELECTRIC / ELECTRICAL	PREF	PREFINISHED		
ENG	ENGINEER	PLAM	PLASTIC LAMINATE		
EOP	EQUIPMENT	PLYWD	PLYWOOD	@	AT
FDC	FIRE DEPARTMENT CONNECTION	PREFAB	PREFABRICATED	&	AND
FF	FINISH FLOOR	QTY	QUANTITY	t	CENTERLINE
FFE	FINISH FLOOR ELEVATION	RB	RUBBER BASE	Ø	DIMETER
FIN	FINISH / FINISHED	REF	REFLECTED CEILING PLAN	#	NUMBER
FO	FACE OF	REF	REFER	/	PER
FRP	FIBER REINFORCED PANEL	REV	REVISION / REVISE	+/-	PLUS OR MINUS

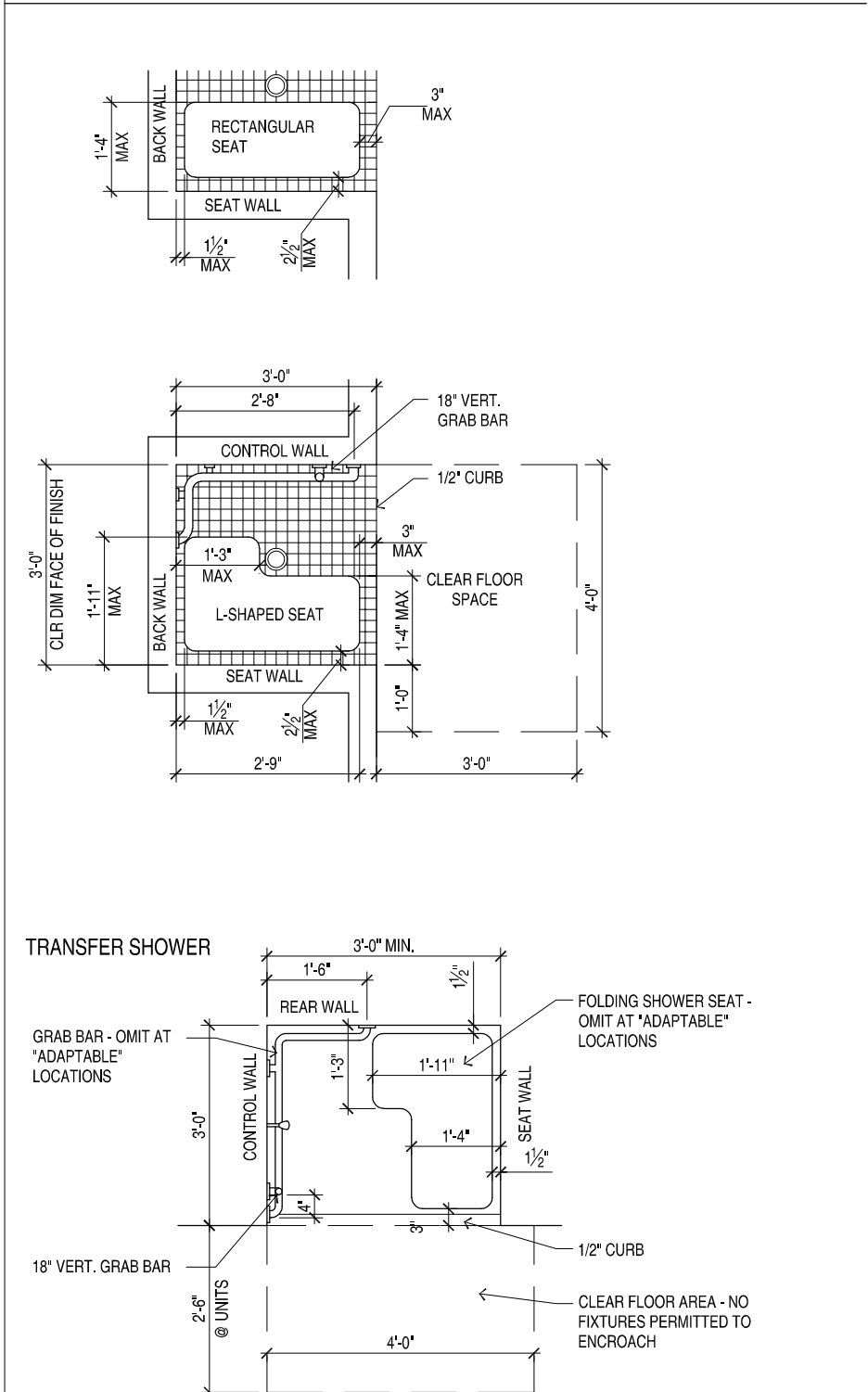
Drawing Symbol Schedule



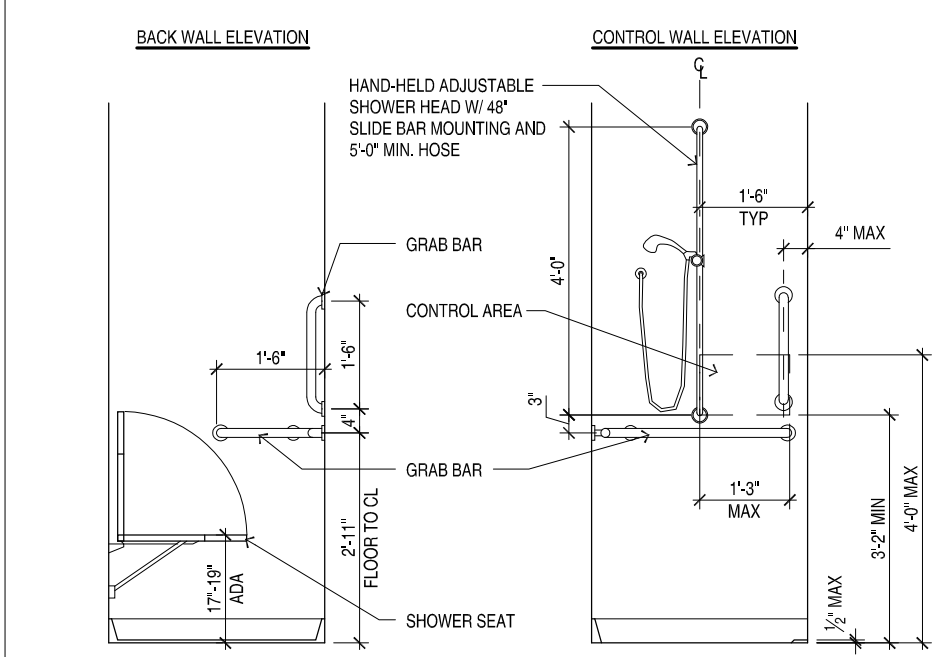
General Notes

- THE DRAWINGS AND THE SPECIFICATIONS TOGETHER REPRESENT THE CONSTRUCTION DOCUMENTS AND, AS SUCH, MUST BE USED TOGETHER AS THE BASIS OF DESIGN. THE CONTRACTOR IS SPECIFICALLY INSTRUCTED NOT TO LIMIT THEIR UNDERSTANDING OF THE SCOPE OF THIS PROJECT BASED UPON THE SPECIFICATION OR DRAWING INDEX.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW ALL INFORMATION IN BOTH THE DRAWINGS AND THE SPECIFICATION AND IS REQUIRED TO PROVIDE ALL DEFINED, AND REASONABLY IMPLIED, SCOPE OF WORK NO MATTER WHERE IT APPEARS IN THE CONSTRUCTION DOCUMENTS AS WELL AS ANY FORMALLY PROVIDED MODIFICATIONS, CLARIFICATIONS, ADDENDUMS AND/OR OTHER INFORMATION PERTAINING TO THE UNDERSTANDING OF THE SCOPE OF WORK.
- REFER TO ALL DRAWINGS INCLUDING ARCHITECTURAL, SITE, STRUCTURAL, FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS.
- ALL DRAWINGS ARE OF EQUAL IMPORTANCE IN DEFINING THE WORK OF THE CONTRACT DOCUMENTS. CONTRACTORS SHALL REVIEW ALL DRAWINGS BEFORE THE INSTALLATION OF THEIR WORK. SHOULD THERE BE A DISCREPANCY WITHIN AND BETWEEN THE DRAWINGS THAT WOULD CAUSE AN ANKWARD OR IMPROPER INSTALLATION, NOTIFY ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK.
- DO NOT SCALE DRAWING. THE DRAWINGS ARE NOT NECESSARILY TO SCALE - USE GIVEN DIMENSIONS. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT FOR CLARIFICATION BEFORE COMMENCING WORK.
- ALL EXTERIOR DIMENSIONS ARE GIVEN FROM THE EXTERIOR FACE OF MASONRY WALLS. INTERIOR DIMENSIONS ARE GIVEN TO FINISH FACE OF WALL. ALL WALL AND PARTITION THICKNESS ARE NOMINAL. SEE WALL SECTIONS AND PARTITION TYPES FOR EXACT CONSTRUCTION.
- ALL FIRE PROTECTION, MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE SLEEVED AND FIRESEAL AND/OR HAVE FIRE DAMPERS EQUIVALENT TO THE HOURLY FIRE RATING OF THE CONSTRUCTION. FIRE RATINGS WILL BE IDENTIFIED WITHIN THESE DOCUMENTS.
- DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- CONTRACTORS SHALL PROVIDE STIFFENERS, BRACINGS, BACKING PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, AND MISCELLANEOUS EQUIPMENT WHETHER SUCH SUPPORTS ARE SHOWN OR NOT.
- INSTALL ALL RECESSED CABINETS, PANELS, BOXES LOCATED IN FIRE RATED PARTITIONS TO MAINTAIN THE FIRE RATED CONSTRUCTION.
- GC SHALL COORDINATE ALL FIRE PROTECTION, MECHANICAL, PLUMBING AND ELECTRICAL FLOOR, ROOF AND WALL SLEEVES AND SHAFTS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- REFER TO PROJECT MANUAL AND TECHNICAL SPECIFICATION TO SUPPLEMENT THESE DRAWINGS.

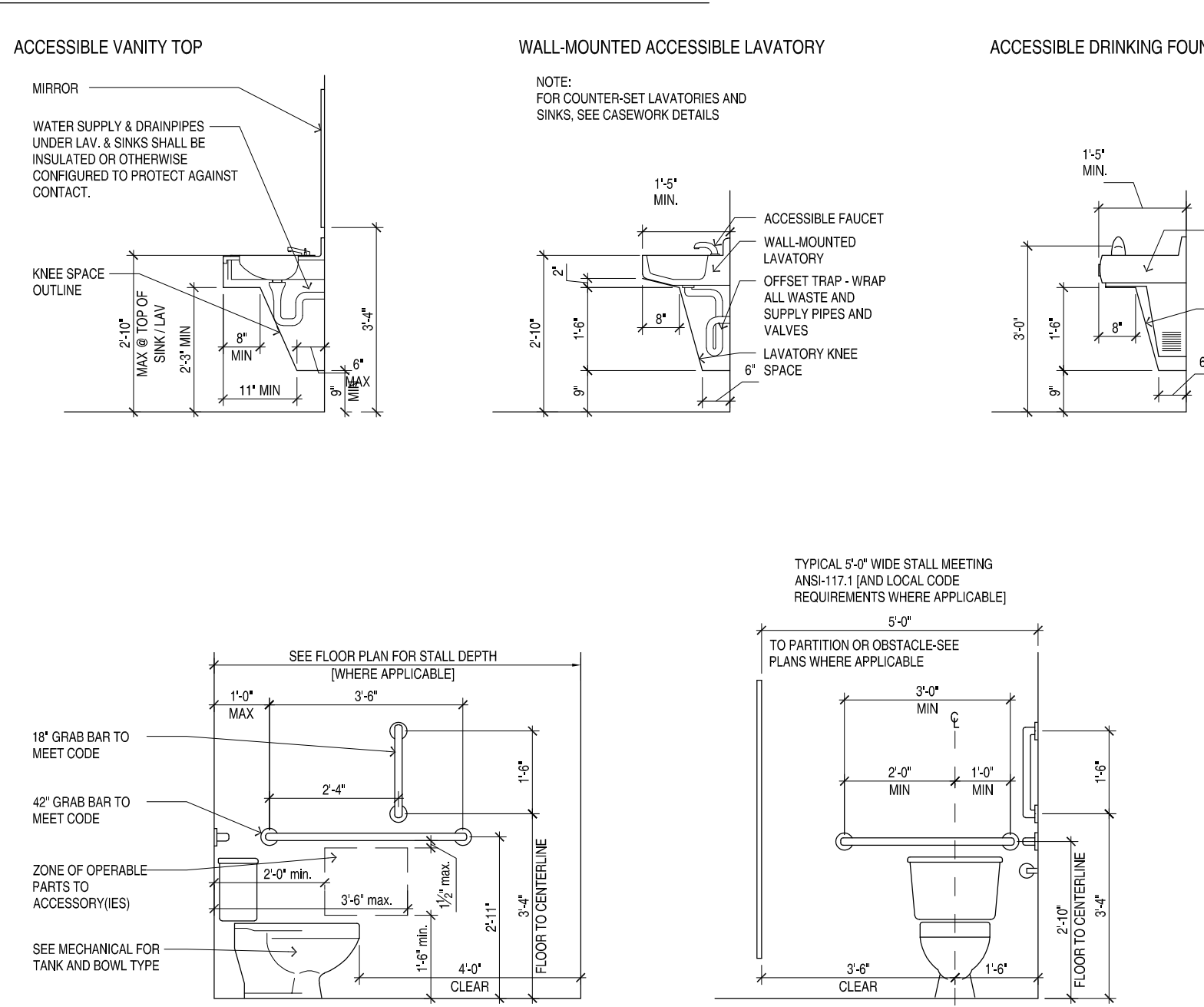
Transfer Shower Plan



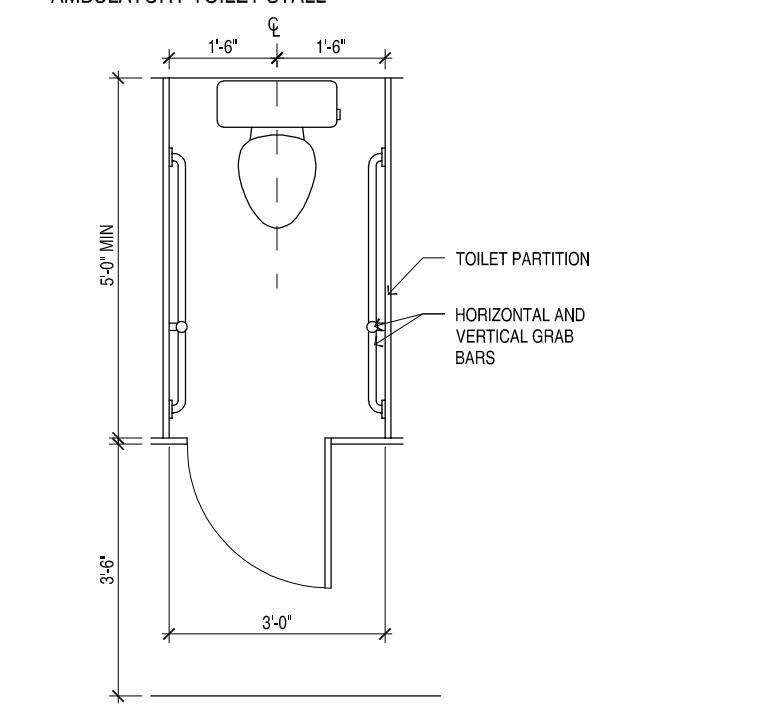
Transfer Shower Elevations



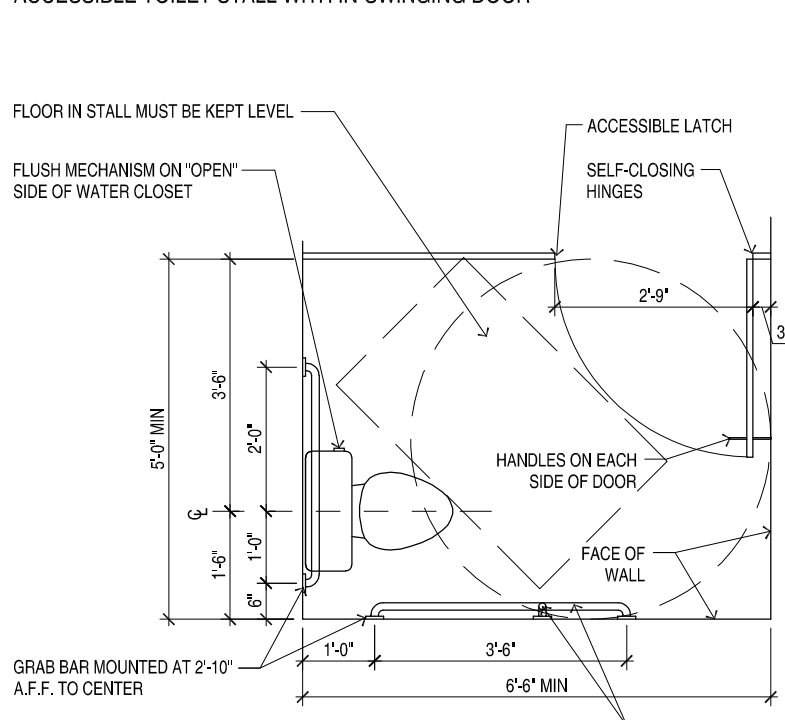
Accessible Grab Bar Requirements



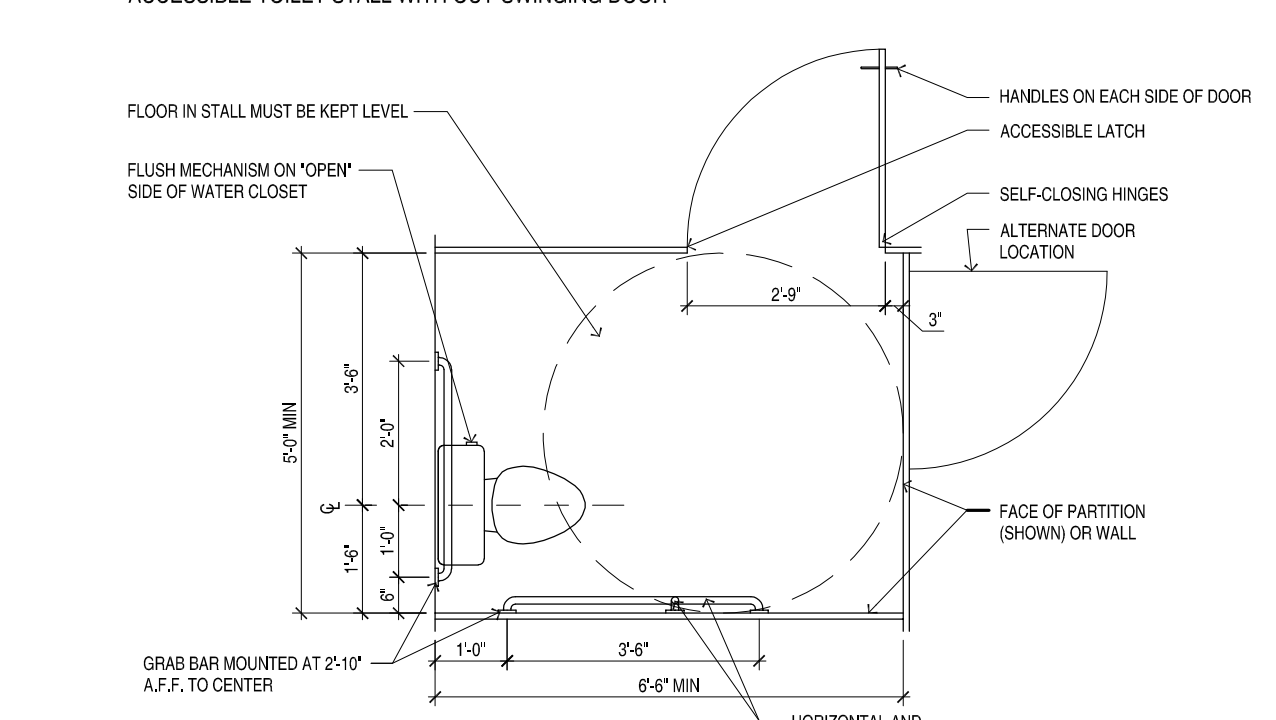
Ambulatory Toilet Stall



Accessible Toilet Stall with In-Swinging Door



Accessible Toilet Stall with Out-Swinging Door



CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE	
NO.	DESCRIPTION
1	
2	
3	

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NOT FOR CONSTRUCTION

Signature

Name

License # Date

PROJECT NUMBER: 24-26

DATE OF ISSUE: 04-10-2025

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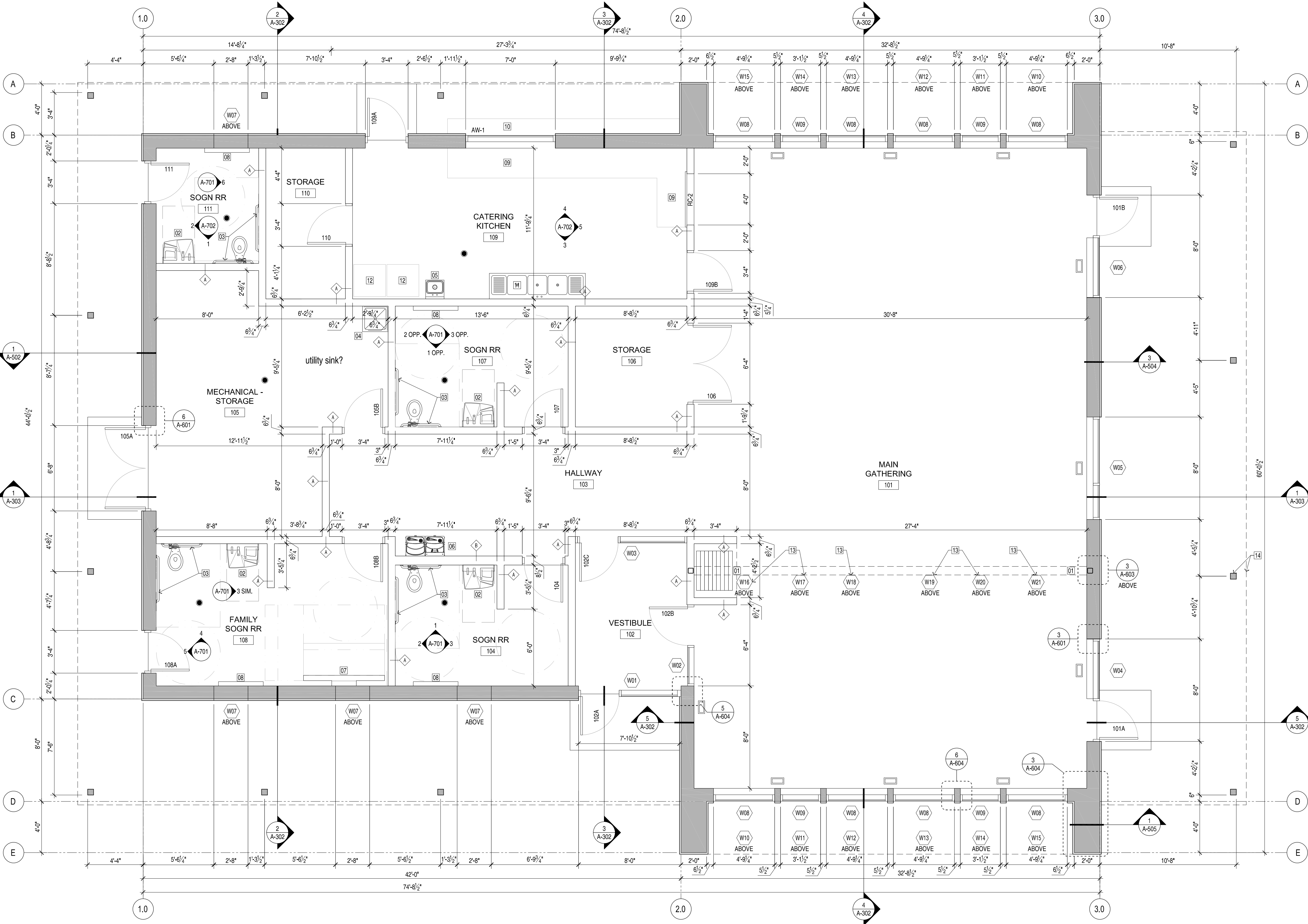
CHECKED BY: TRS

SHEET NAME:

GENERAL INFORMATION

SHEET NO:

AG 102



GENERAL NOTES

PROVIDE WATER RESISTANT BACKING BOARD @ ALL RESTROOM & KITCHEN LOCATIONS

RESTROOMS AND KITCHEN TO HAVE RECESSED CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT POLISHED CONCRETE FLOOR, SLOPE TILE TO DRAIN

COORDINATE WITH CIVIL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS AND SPECIFICATIONS

WALL TYPES

- 5 1/2" WOOD FRAMING w/ (1) LAYER 5/8" GYP. BD. ON EACH SIDE - PROVIDE SOUND BATT INSULATION
 - 7 1/4" WOOD FRAMING w/ (1) LAYER 5/8" GYP. BD. ON EACH SIDE - PROVIDE SOUND BATT INSULATION
- PROVIDE ACOUSTICAL SEAL AT BOTTOM AND TOP OF ALL INTERIOR WALLS

PLAN NOTES

- 01 OPERABLE PARTITION (PART OF ALTERNATE #1)
- 02 ALL IN ONE SINK / HAND DRYER
- 03 ADA COMPLIANT GRAB BARS
- 04 MOP SINK W/ F.R.P. SURROUND
- 05 HAND WASHING SINK
- 06 DUAL-HEIGHT DRINKING FOUNTAIN / WATER COOLER / WITH BOTTLE FILLER
- 07 ADA COMPLIANT MOTORIZED ADULT CHANGING STATION
- 08 BABY CHANGING STATION
- 09 STAINLESS STEEL COUNTERTOP AND BACKSPLASH
- 10 STAINLESS STEEL COUNTERTOP / SHELF
- 11 3 COMPARTMENT SINK
- 12 REFRIGERATOR / FREEZER (BY OWNER)
- 13 WINDOW ASSEMBLIES ABOVE (PART OF ALTERNATE #1)
- 14 CANOPY ABOVE AND ASSOCIATED STRUCTURES AND ASSEMBLIES (ALTERNATE #2)

1 FLOOR PLAN

1/4" = 1'-0"

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SHEET NAME:	

FLOOR PLAN

SHEET NO:

A101

ROOF PLAN GENERAL NOTES

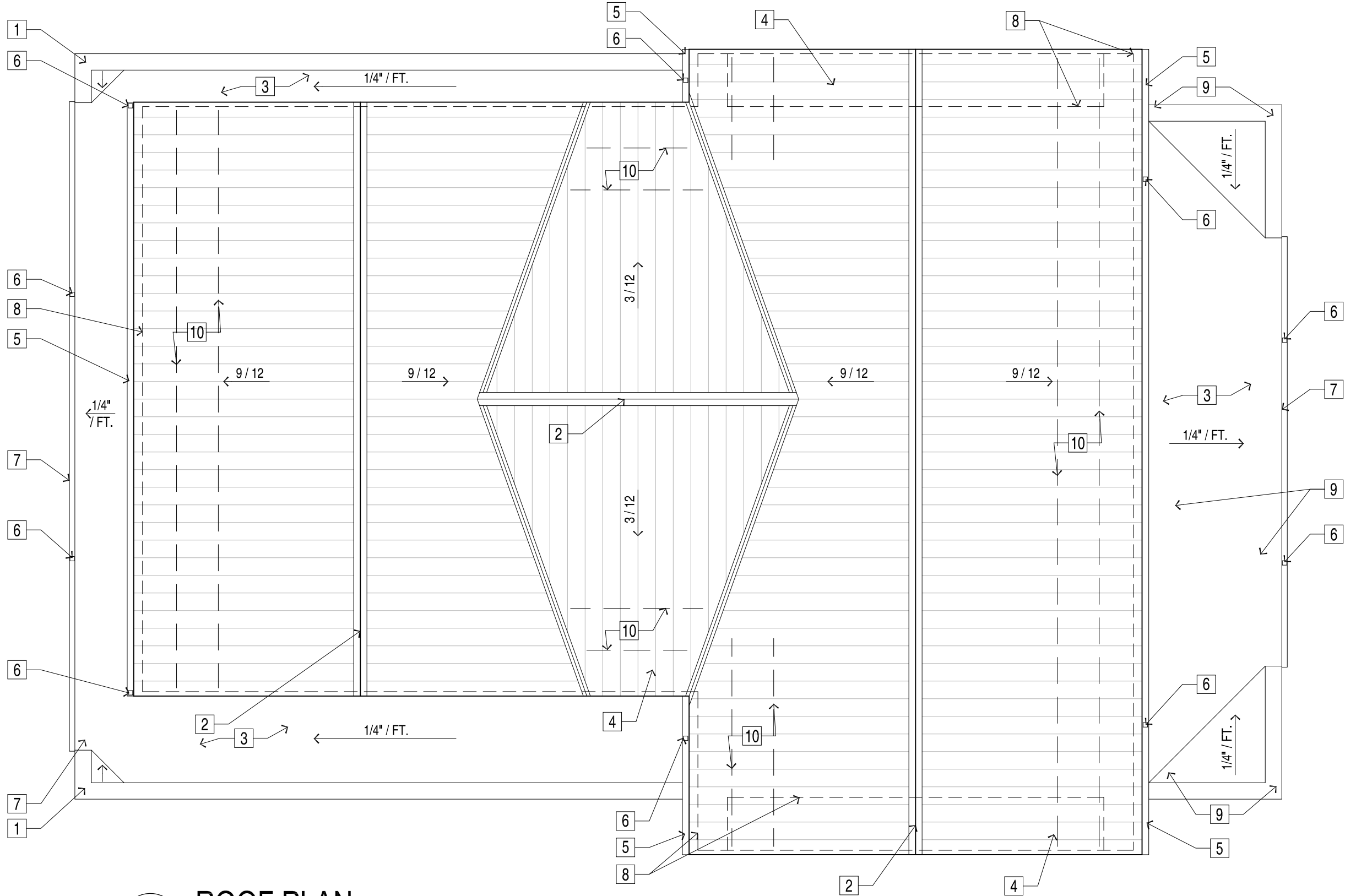
1. PROVIDE ICE AND WATER SHIELD AT ENTIRE STANDING SEAM ROOFING AREA.
2. USE ROOF MANUFACTURER'S RECOMMENDED DETAILS FOR ALL ROOF CONDITIONS, PENETRATIONS, VALLEYS, RIDGES, TRANSITIONS.
3. COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS AND QUANTITY OF MECHANICAL ROOF PENETRATIONS. NOTE: VERIFY LOCATIONS OF ALL EQUIPMENT PRIOR TO FABRICATION OF OPENINGS.

ROOF PLAN NOTES

- 1 PREFINISHED METAL COPING
- 2 PREFINISHED METAL RIDGE VENT
- 3 FULLY ADHERED EPDM ROOFING SYSTEM
- 4 PREFINISHED METAL STANDING SEAM ROOFING SYSTEM
- 5 PREFINISHED METAL 6" DIAMETER HALF-ROUND GUTTER
- 6 OPEN FACED PREFINISHED METAL DOWNSPOUT
- 7 PREFINISHED METAL GUTTER
- 8 OUTLINE OF WALL BELOW
- 9 CANOPY AND ASSOCIATED STRUCTURES AND ASSEMBLIES (ALTERNATE #2)
- 10 SNOW GUARDS (2 ROWS)

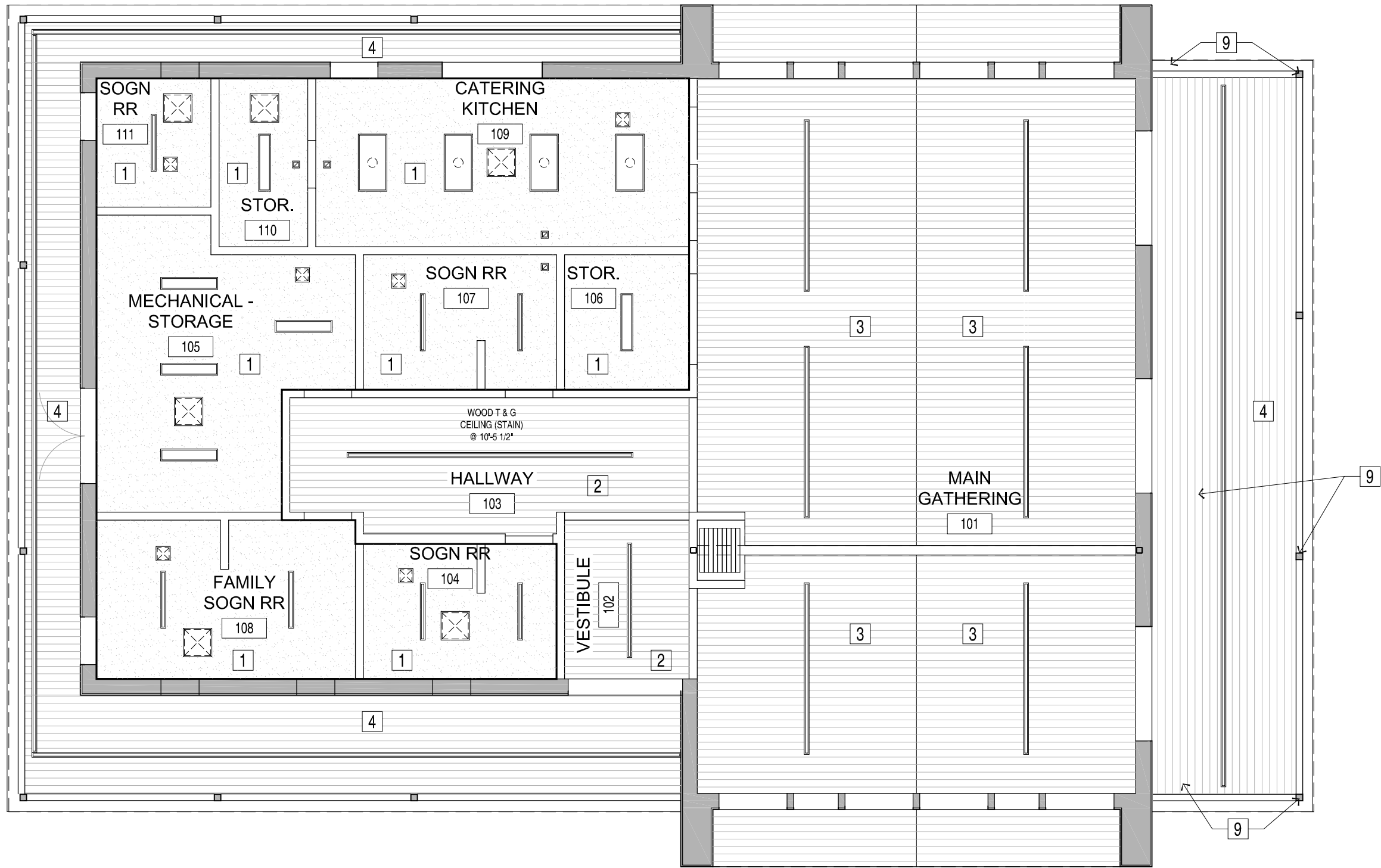
CEILING PLAN NOTES

- 1 GYP. BOARD CEILING @ 10'-5 1/2"
- 2 WOOD T & G CEILING (STAIN) @ 10'-5 1/2"
- 3 WOOD T & G CEILING (STAIN) - HEIGHT VARIES, SLOPED
- 4 PREFINISHED METAL SOFFIT - VENTED



1 ROOF PLAN

1/8" = 1'-0"



2 REFLECTED CEILING PLAN

1/8" = 1'-0"

CONSULTANT:



OERTEL
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1795 Saint Clair Avenue St. Paul, Minnesota 55105
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CITY OF CORCORAN
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MAIN PARK BUILDING

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DATE OF ISSUE: 04-10-2025

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SHEET NAME:

ROOF PLAN
& REFLECTED
CEILING PLAN

SHEET NO:

A102

**CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING**

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license #

Date _____

PROJECT NUMBER: 24 26

DATE OF ISSUE: 04-10-2025

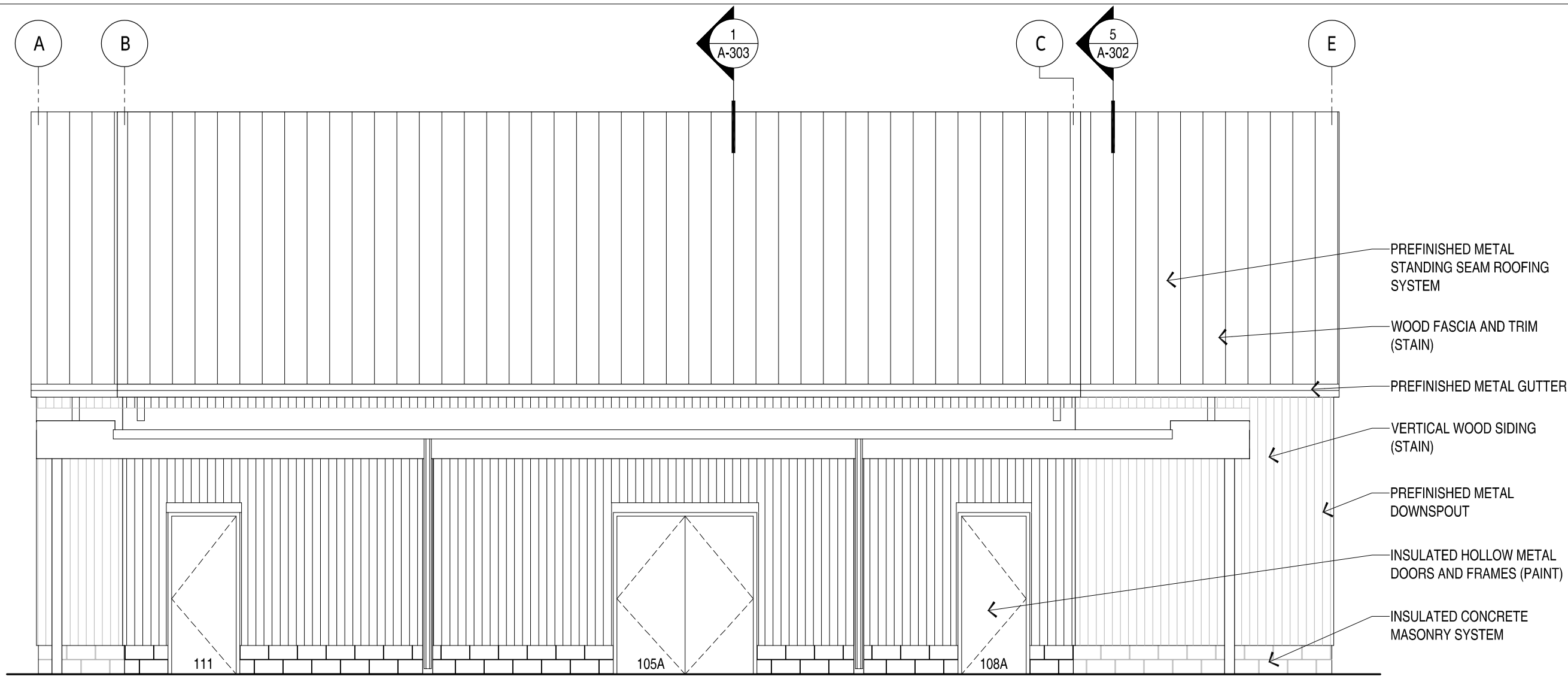
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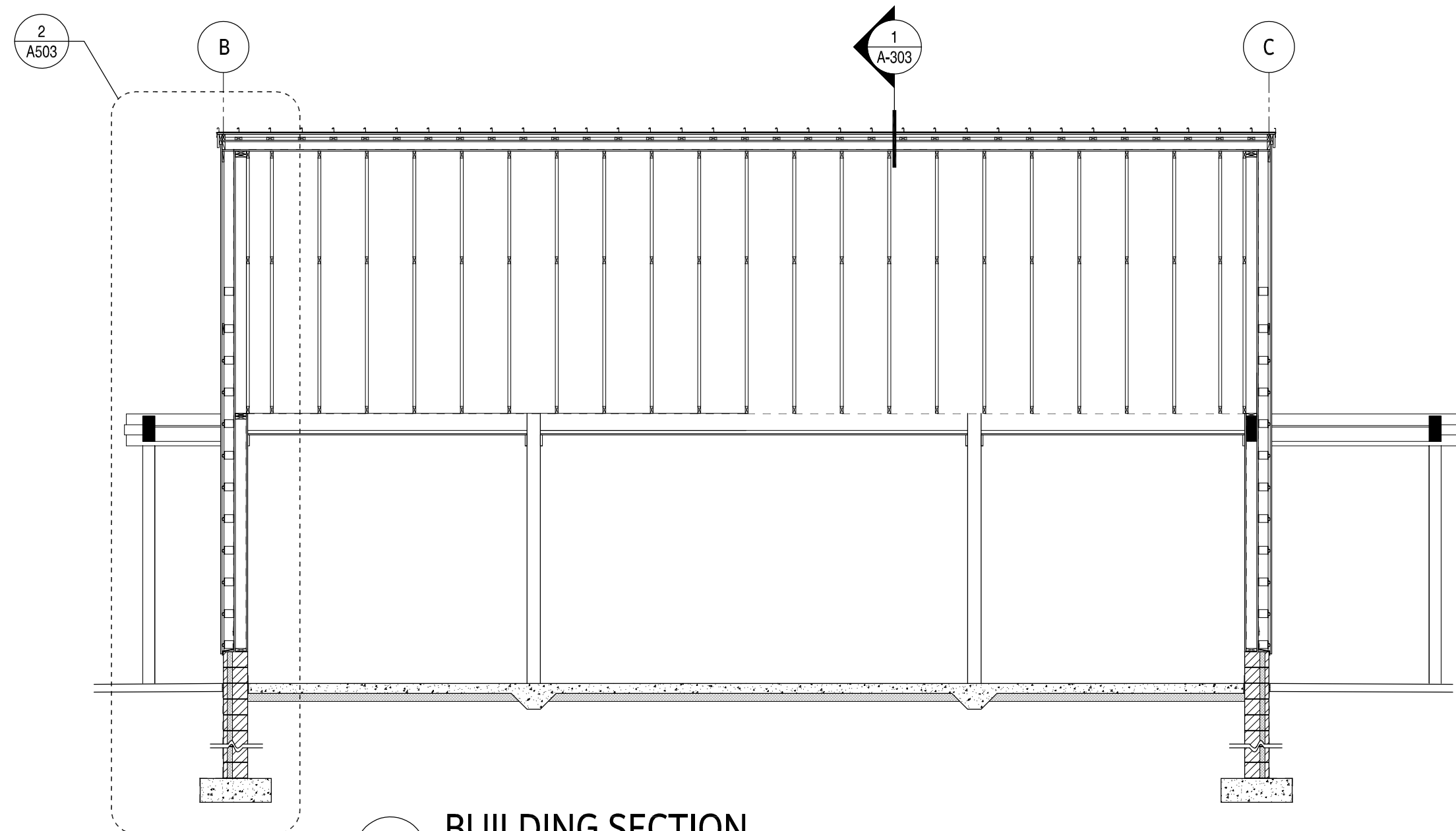
EXTERIOR ELEVATIONS

SHEET NO:



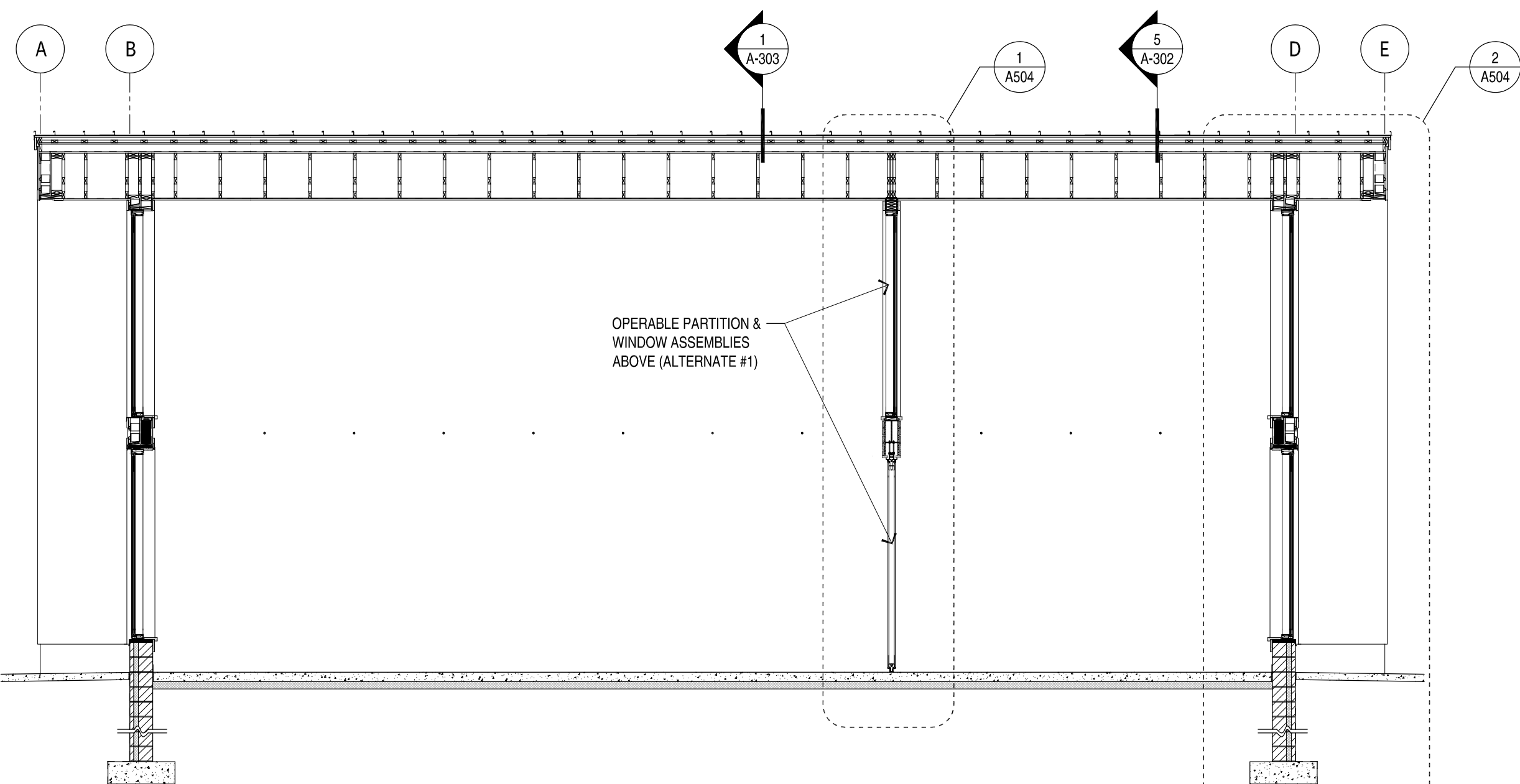
1 EXTERIOR ELEVATION
WEST ELEVATION

3/16" = 1'-0"



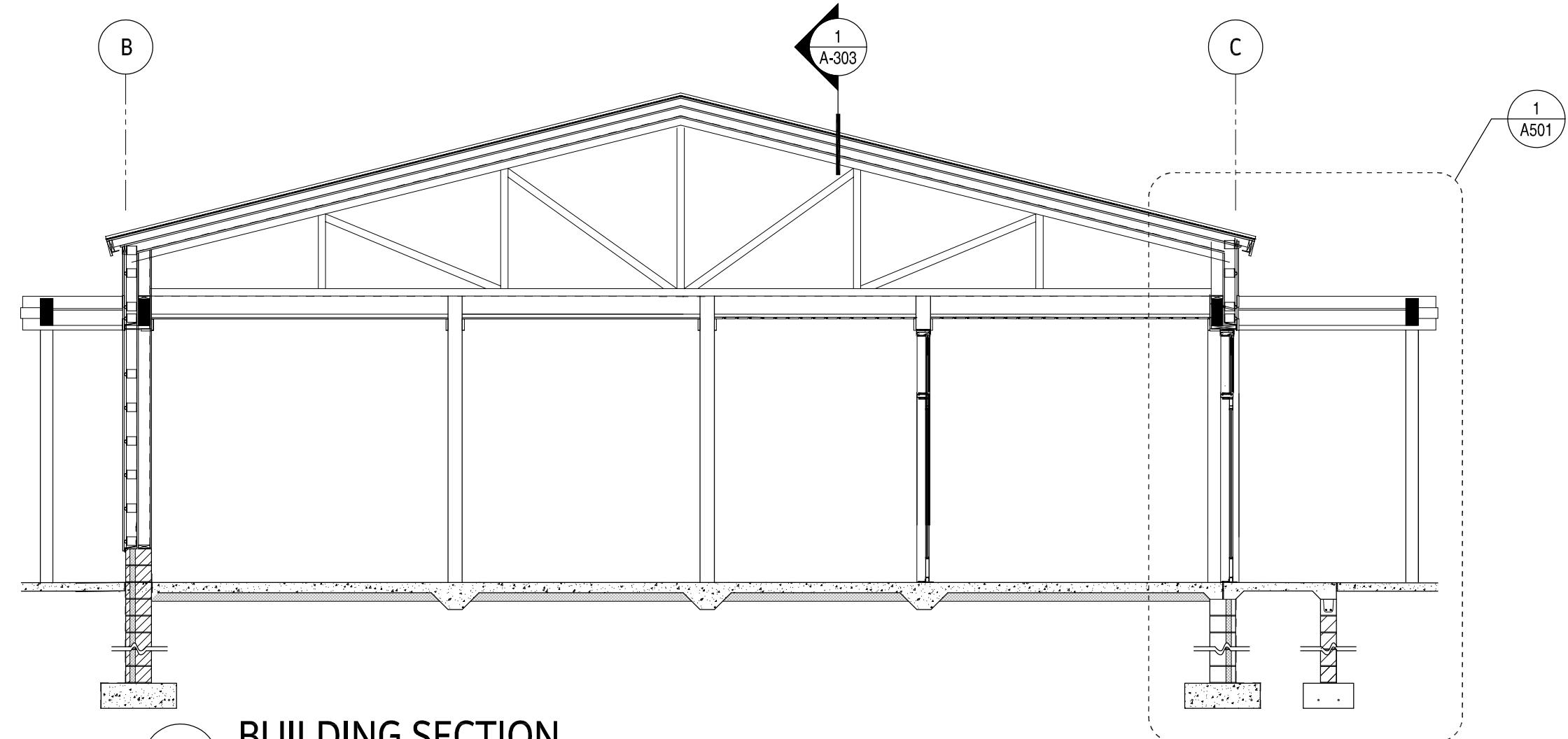
2 BUILDING SECTION

3/16" = 1'-0"



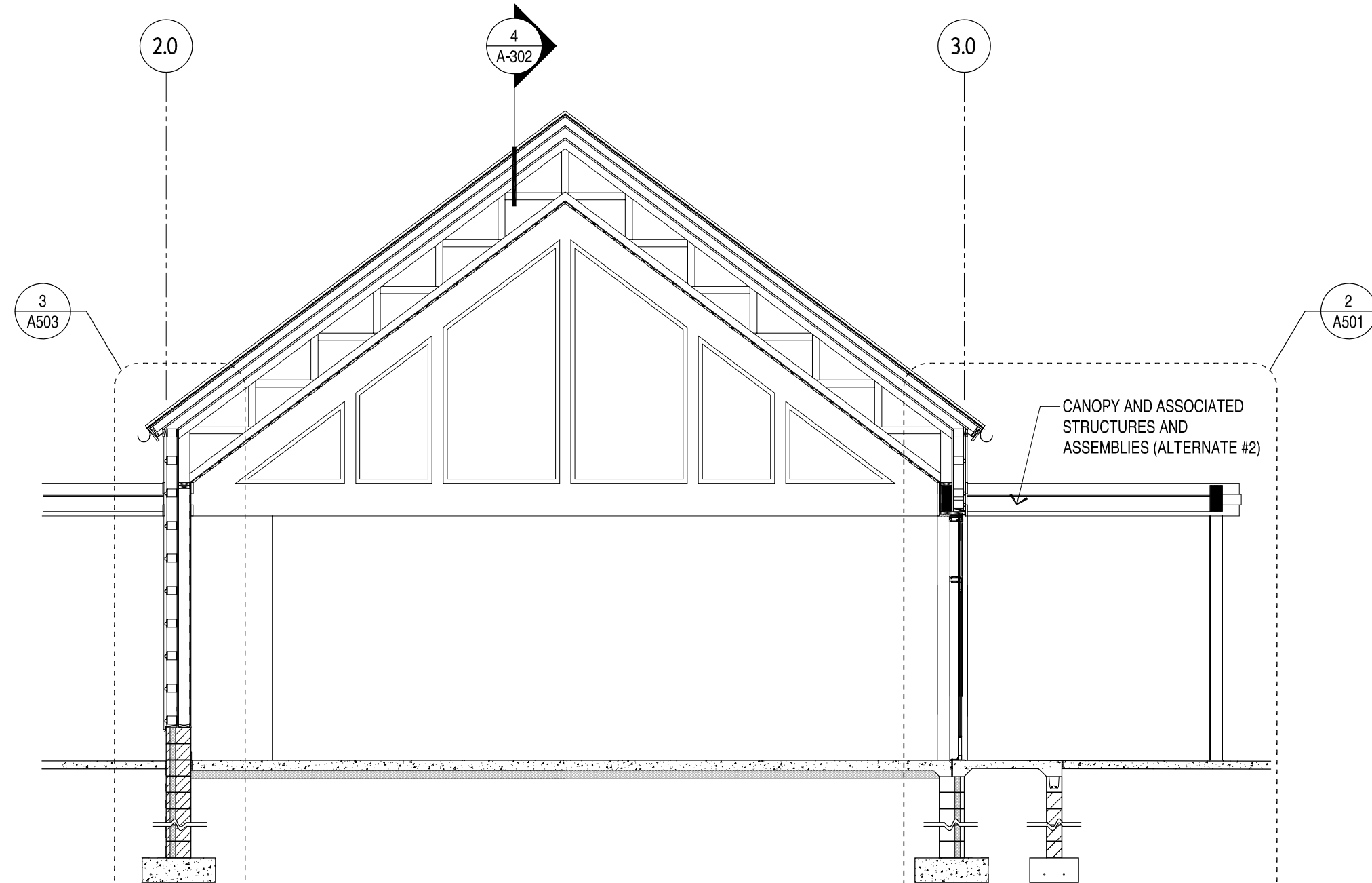
4 BUILDING SECTION

3/16" = 1'-0"



3 BUILDING SECTION

3/16" = 1'-0"



5 BUILDING SECTION

3/16" = 1'-0"

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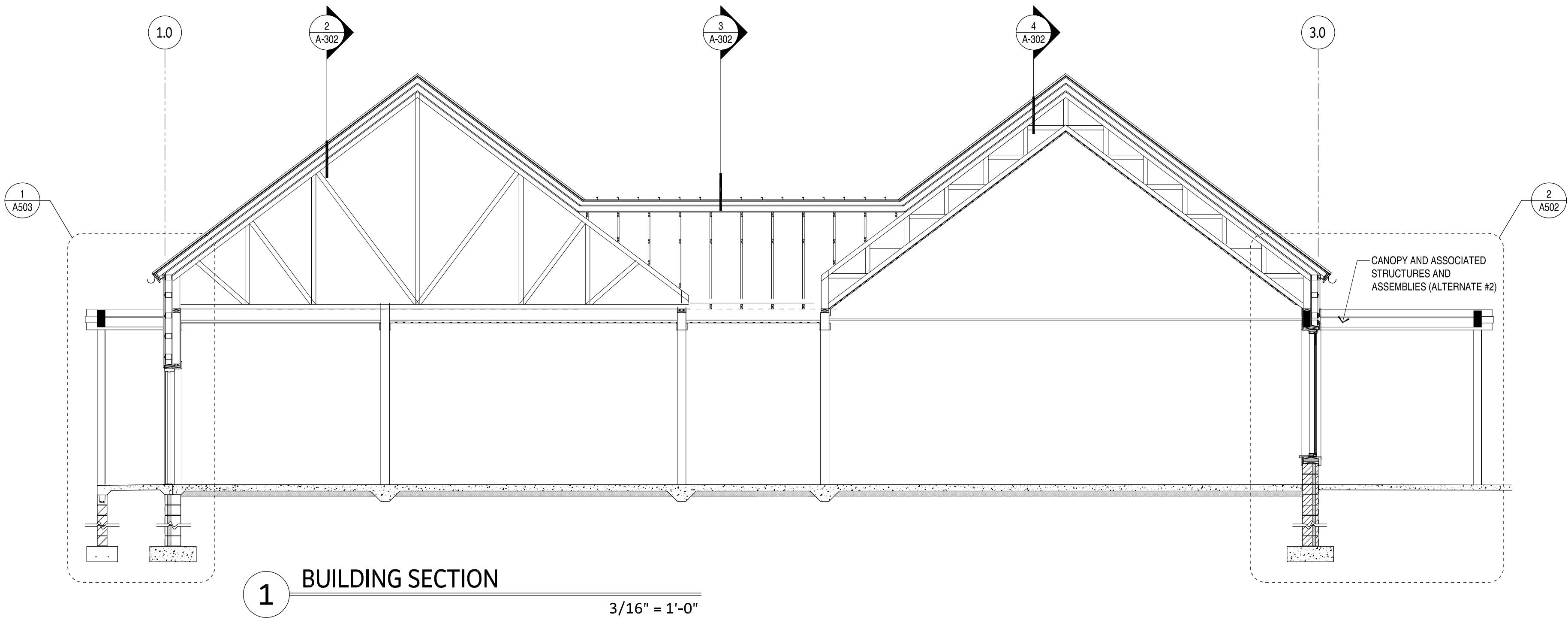
PROJECT NUMBER:	24-26
DATE OF ISSUE:	04-10-2025
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SHEET NAME:

EXTERIOR
ELEVATION
& BUILDING
SECTIONS

SHEET NO:

A302



CONSULTANT:



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CITY OF CORCORAN
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Signature

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License #

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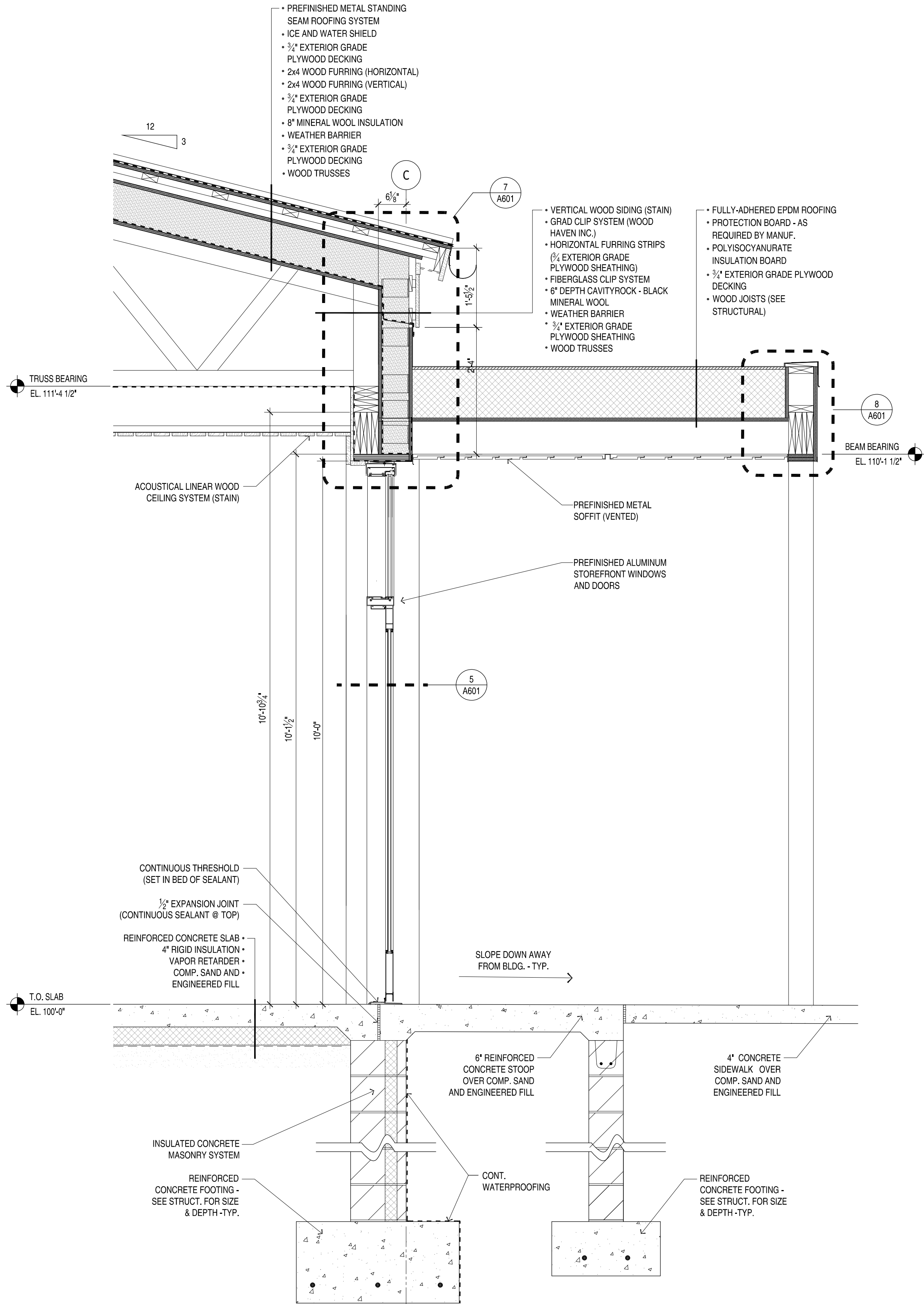
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BUILDING
SECTIONS

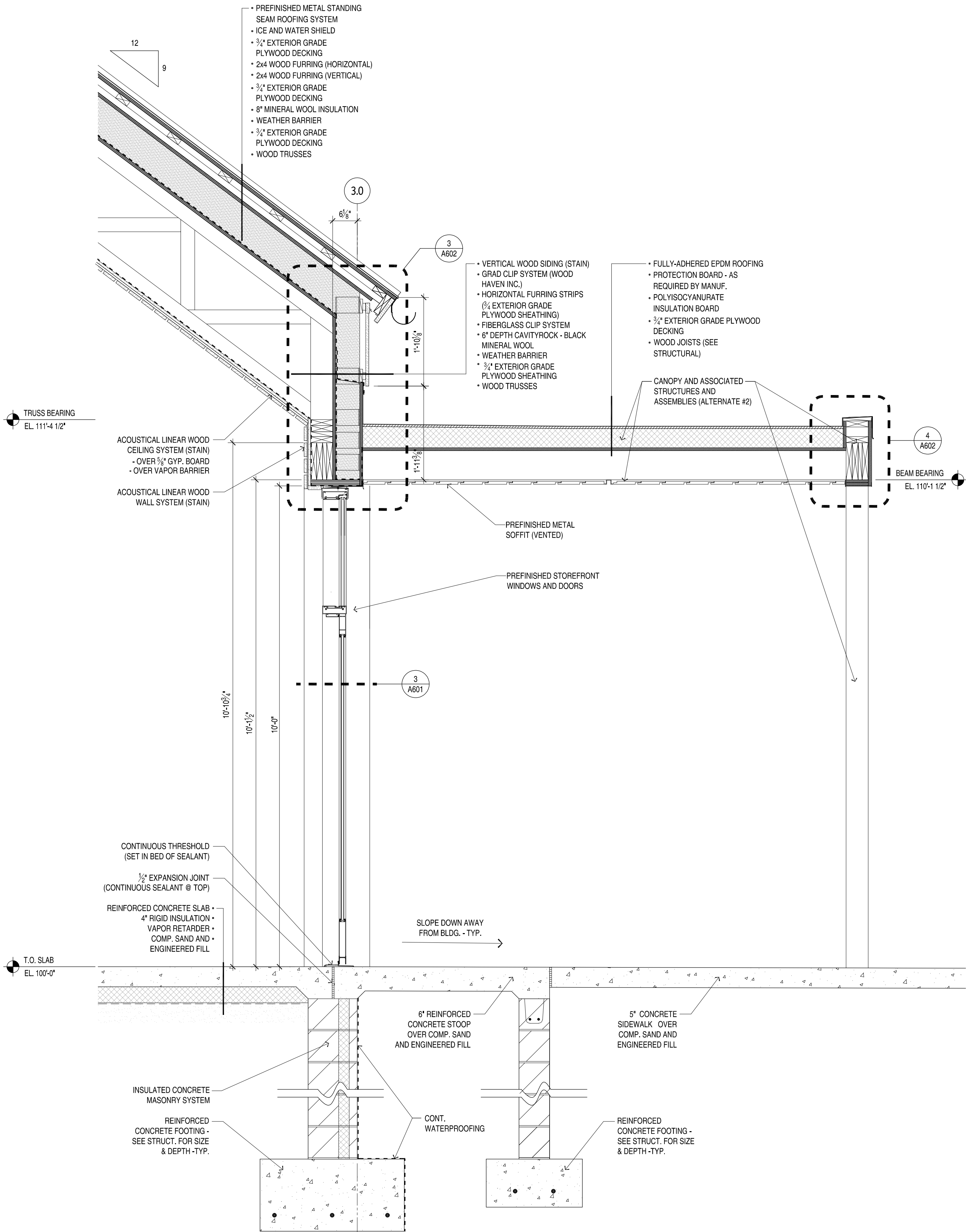
SHEET NO:

A303



1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"

CONSULTANT:

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REVISIONS / ISSUE		DESCRIPTION
PROJECT NAME:	NO.	DATE
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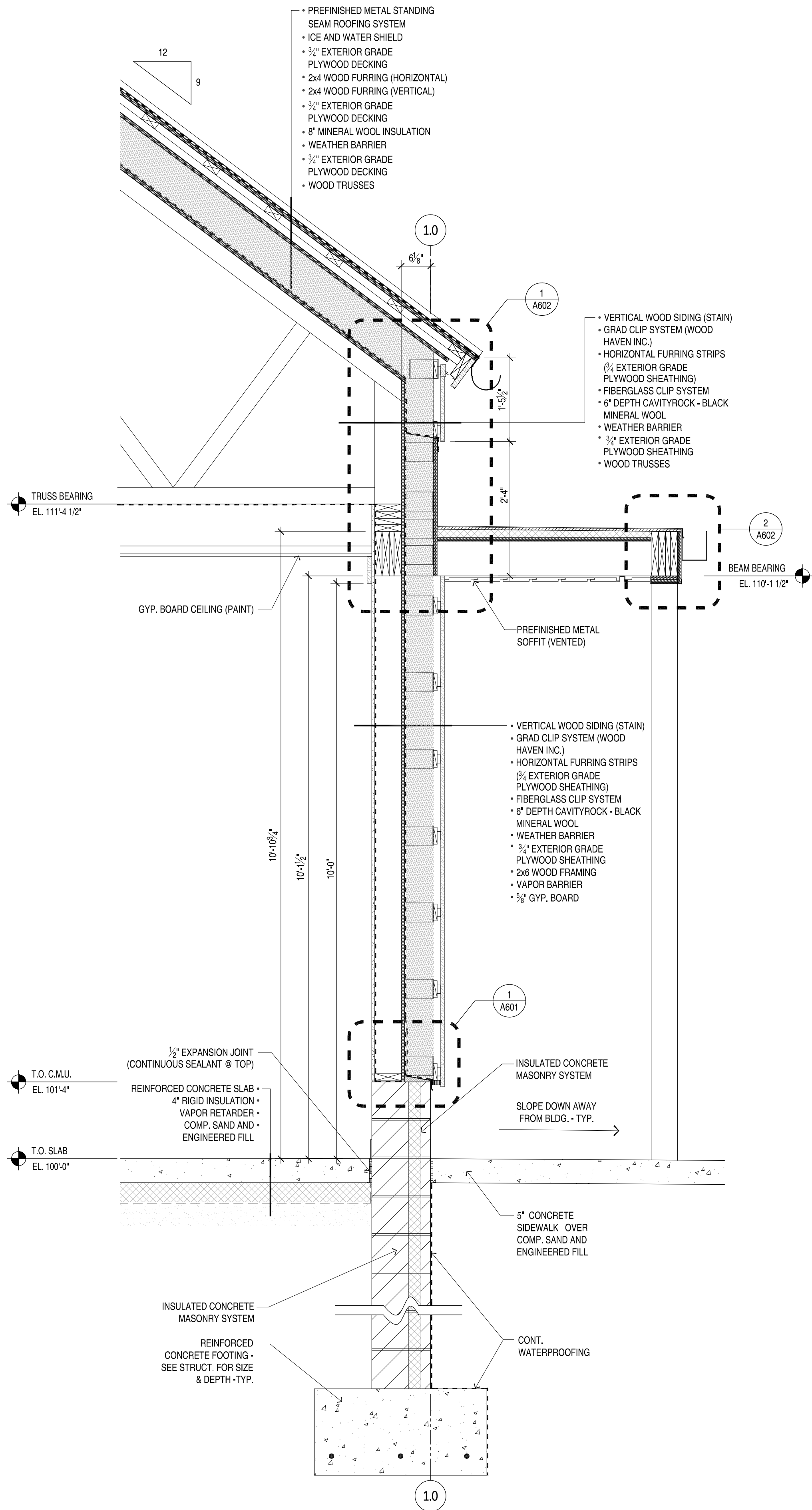
Name

License #	Date
PROJECT NUMBER: 24-26	
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SHEET NAME:	

WALL
SECTIONS

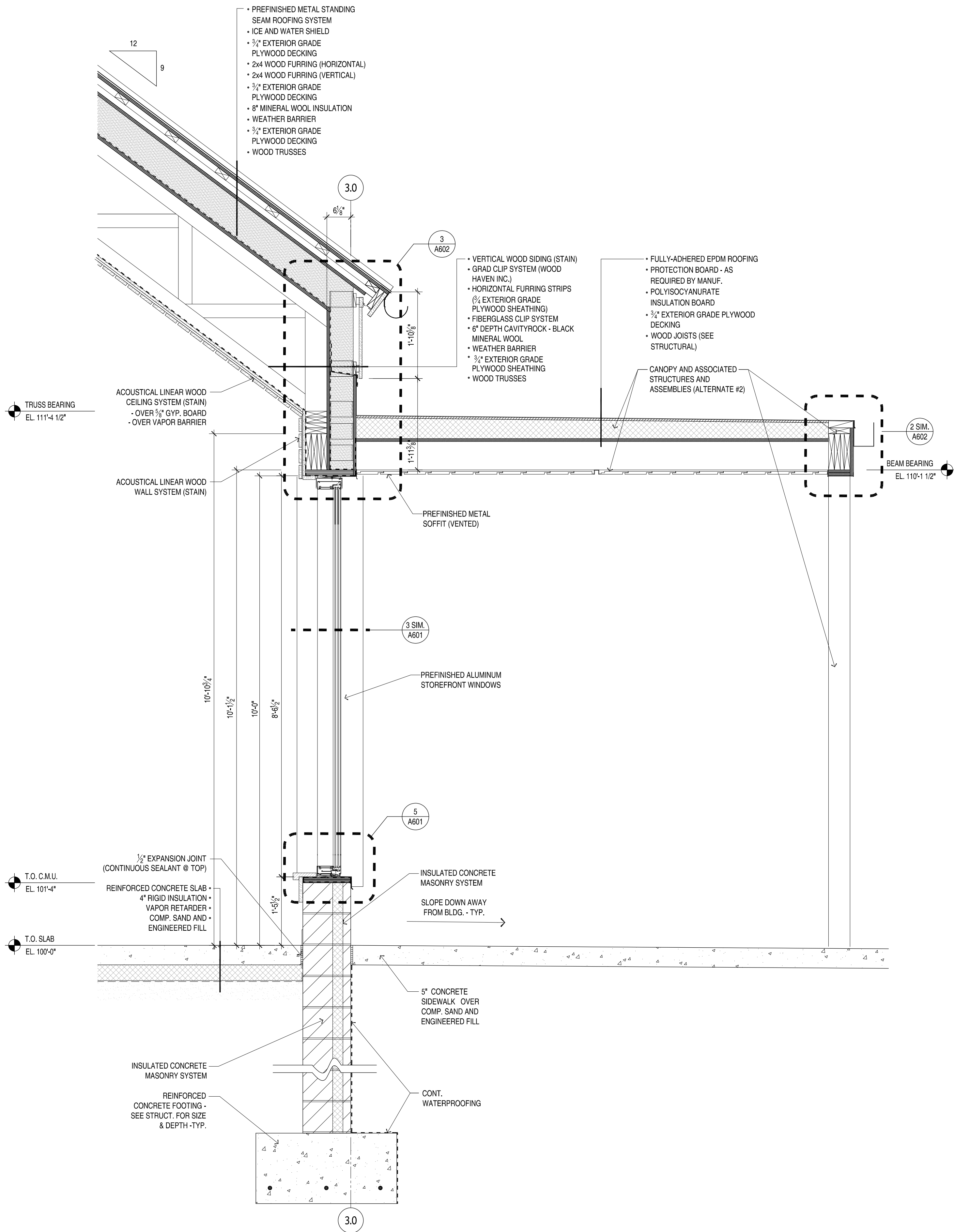
SHEET NO:

A501



1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"

CONSULTANT:

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MAIN PARK BUILDING**

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SHEET NAME:	

**WALL
SECTIONS**

SHEET NO:

A502

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CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING**

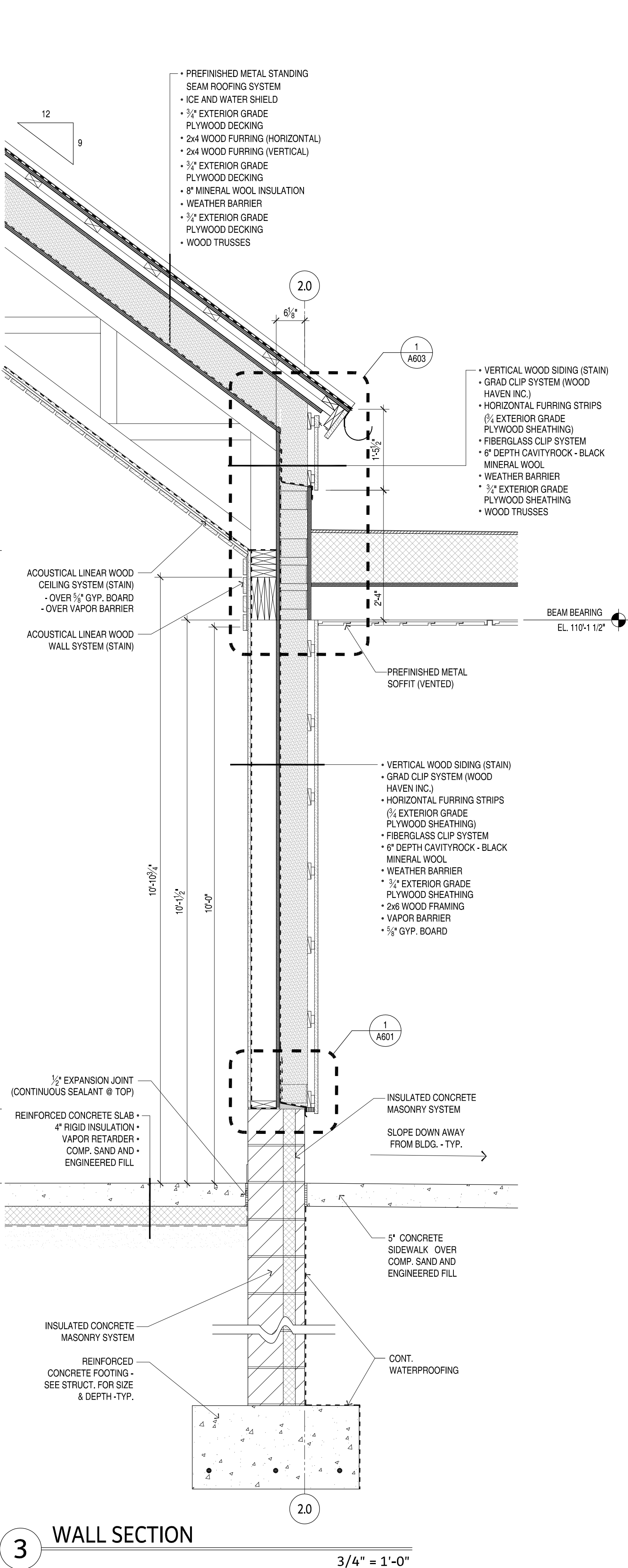
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

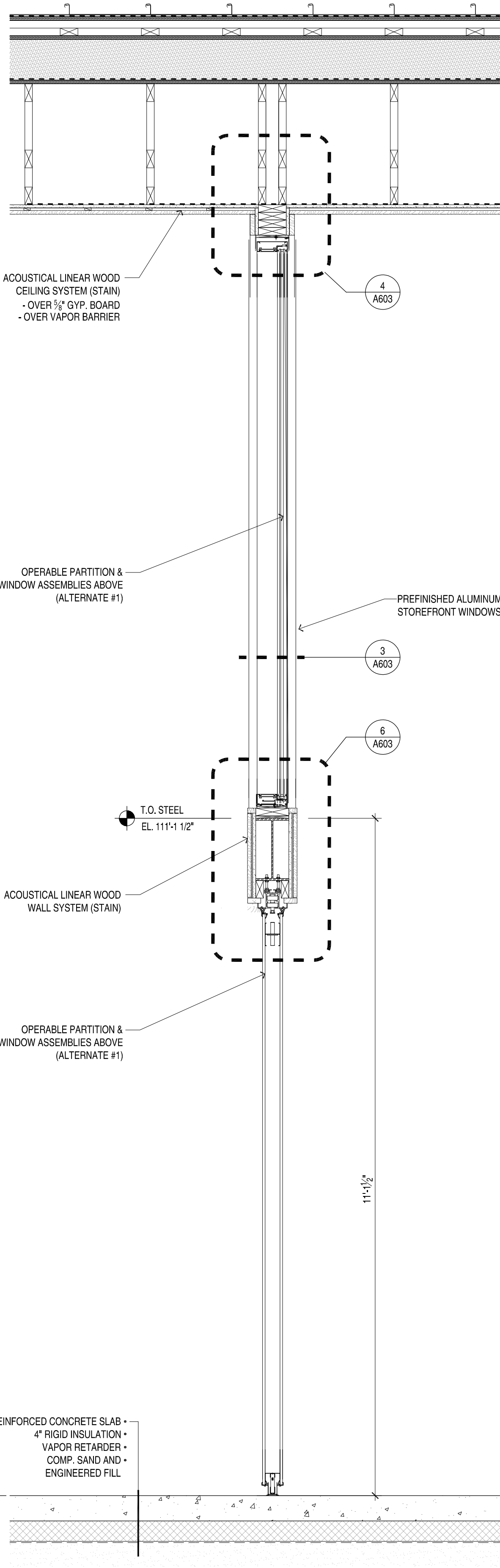
Signature _____

Name	
License #	Date
PROJECT NUMBER:	24-26
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SHEET NAME:	

SHEET NO:

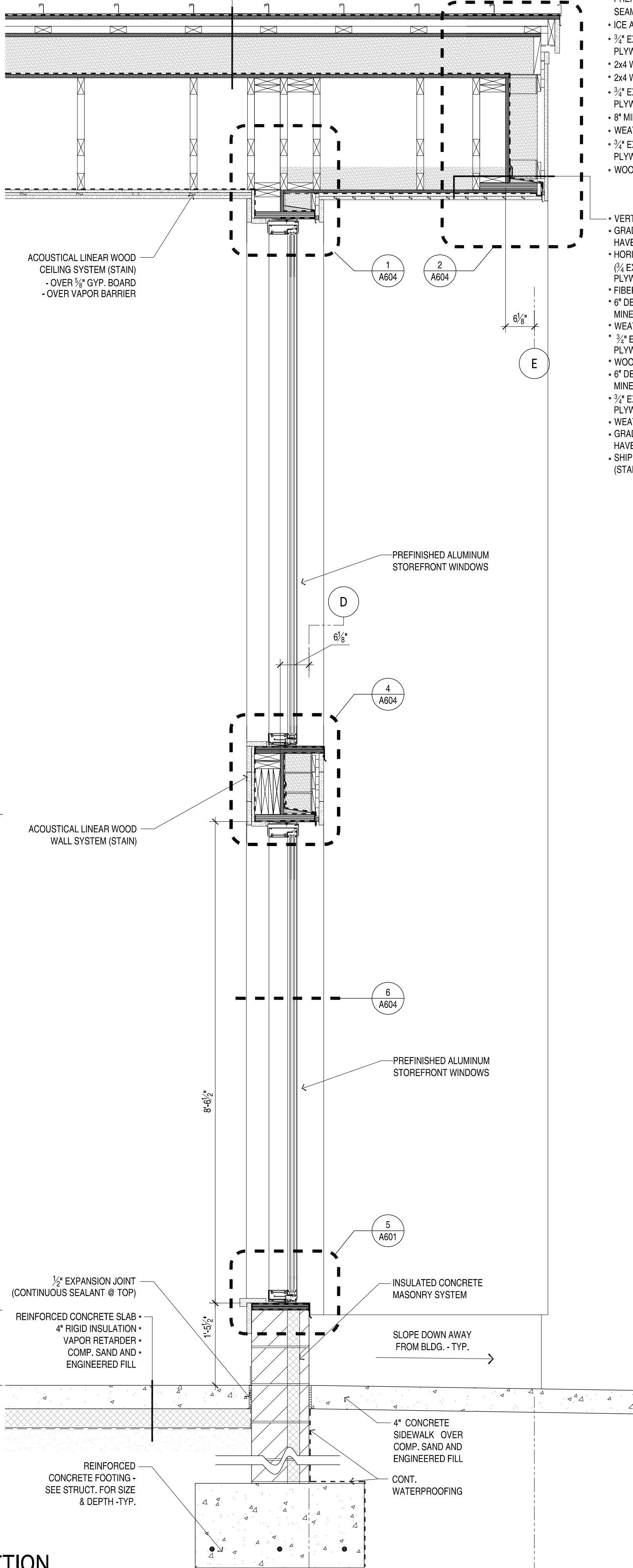
A503





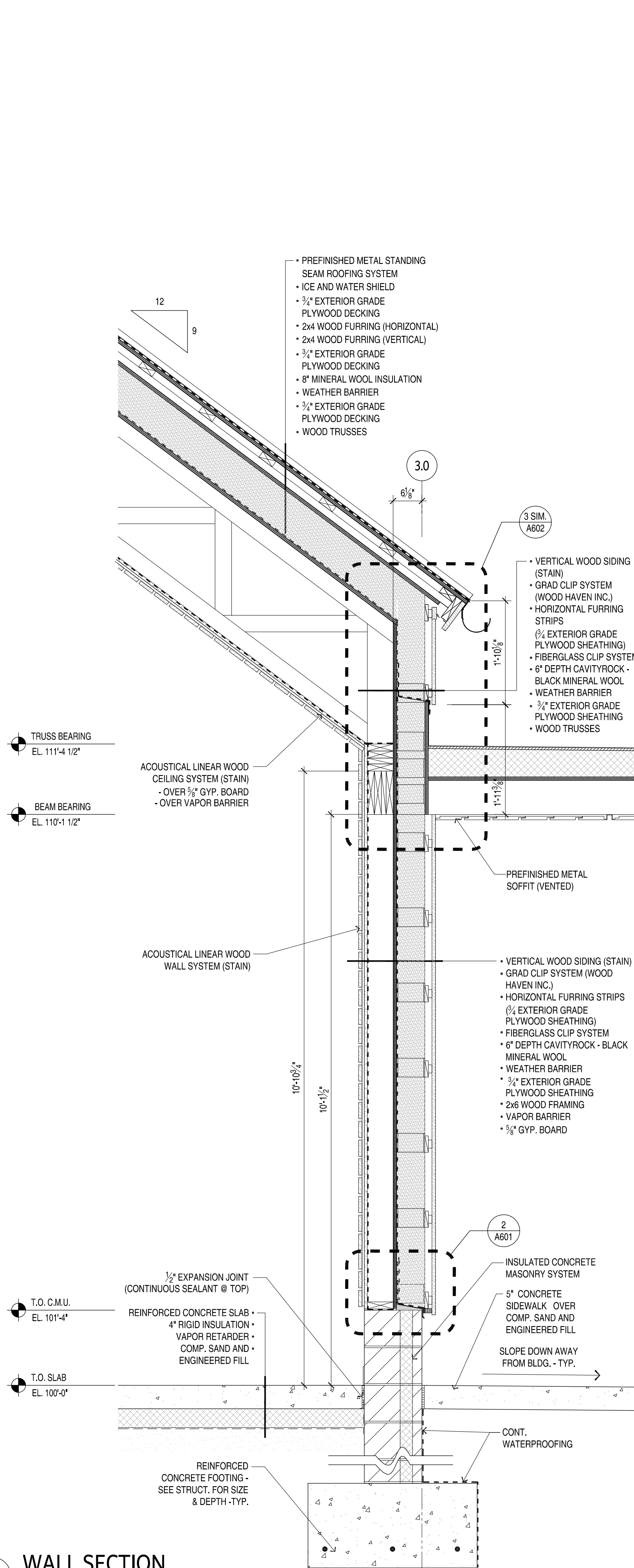
1 WALL SECTION

3/4" = 1'-0"



2 WALL SECTION

3/4" = 1'-0"



3 WALL SECTION

3/4" = 1'-0"

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
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PROJECT NAME:

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1 2 3

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DRAWN BY: RAB / EMW

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SHEET NAME:

WALL
SECTIONS

SHEET NO:

A504

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CITY OF CORCORAN
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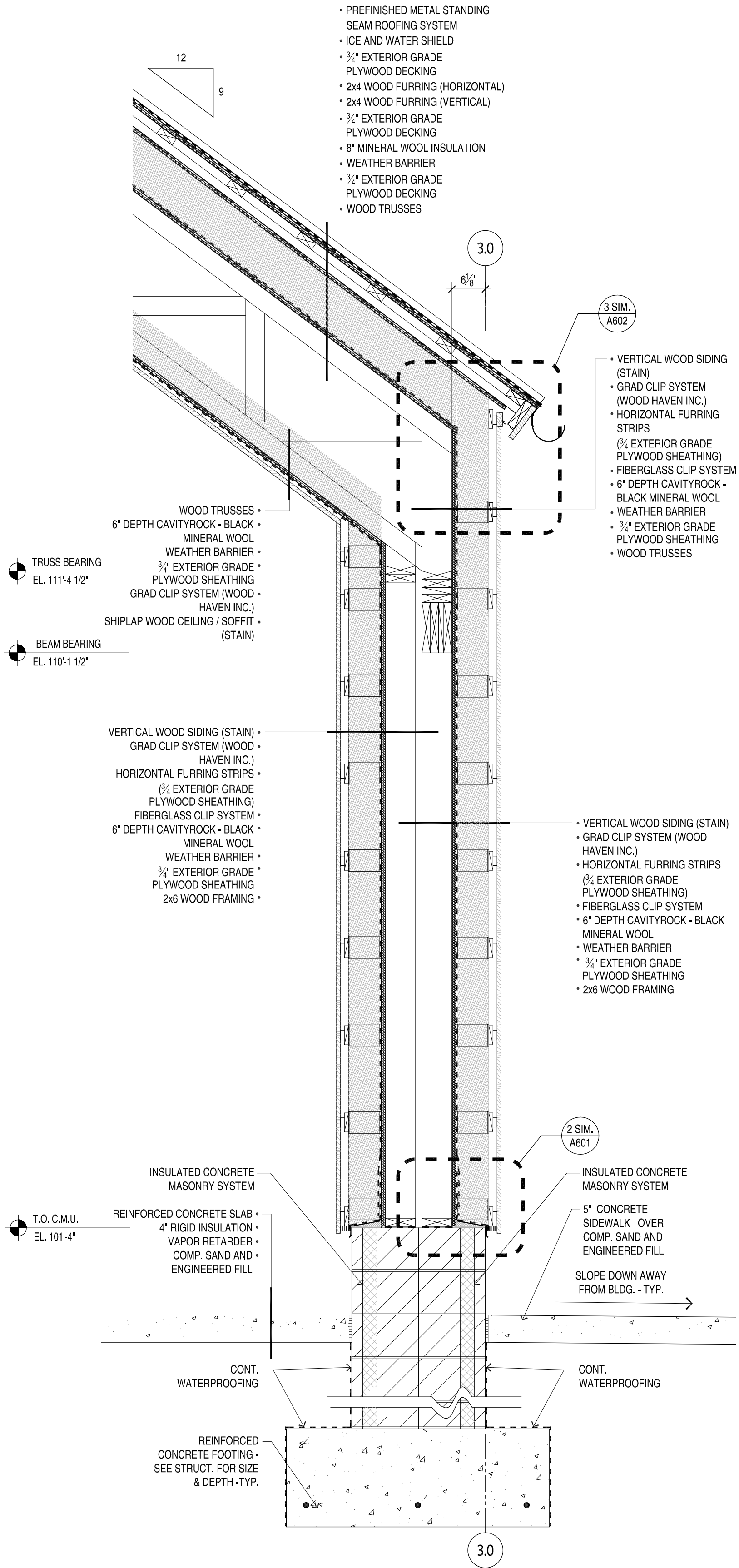
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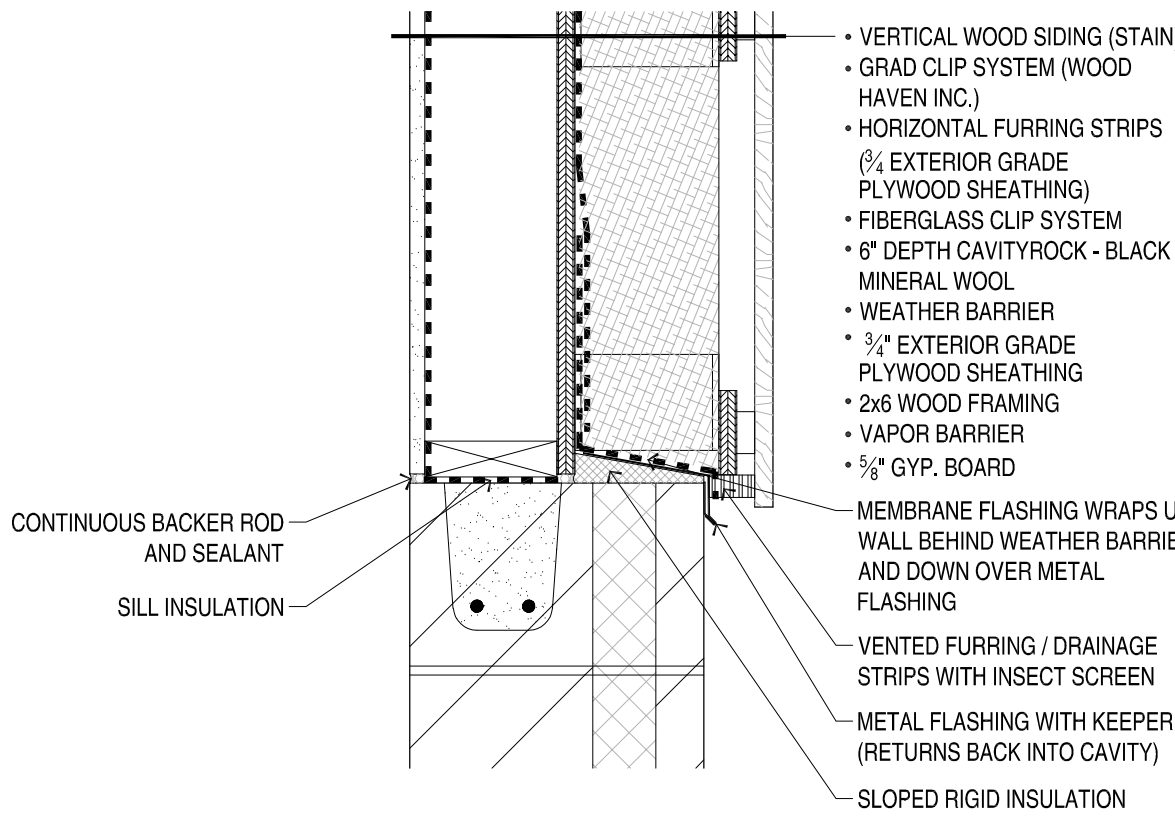
SHEET NAME:

WALL
SECTIONS

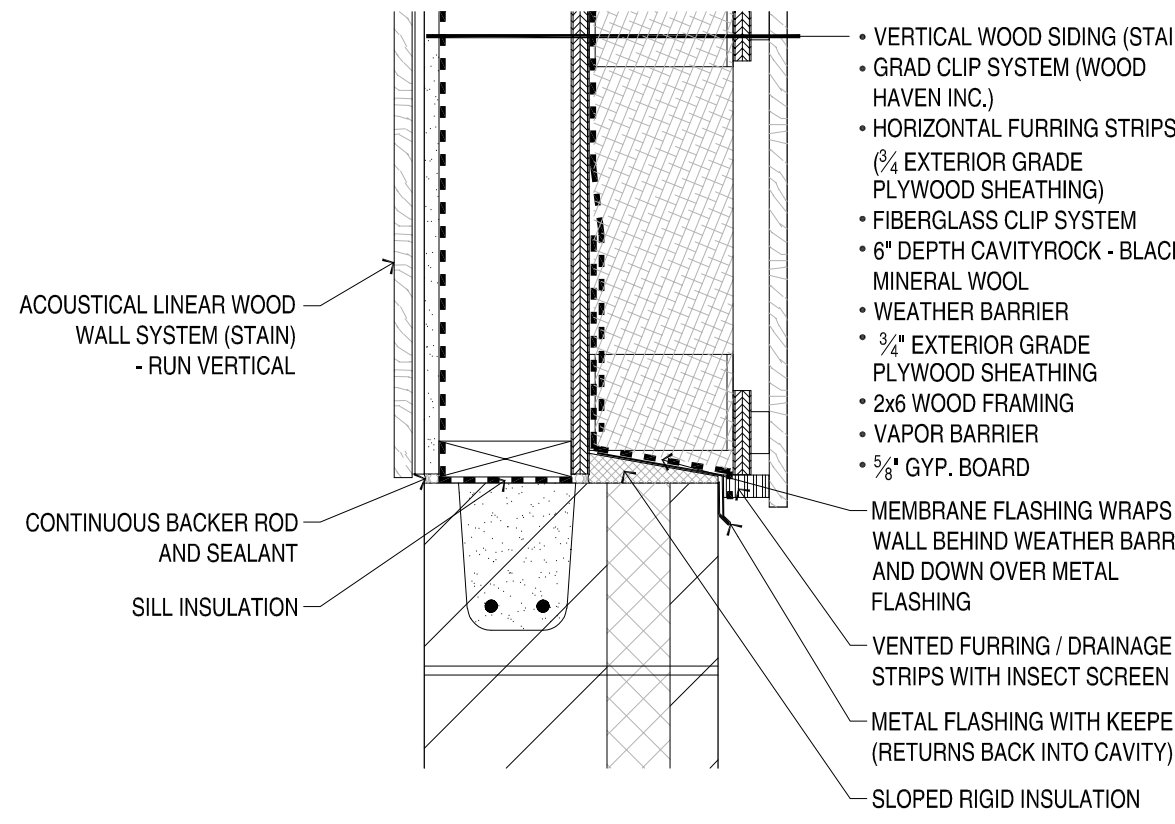
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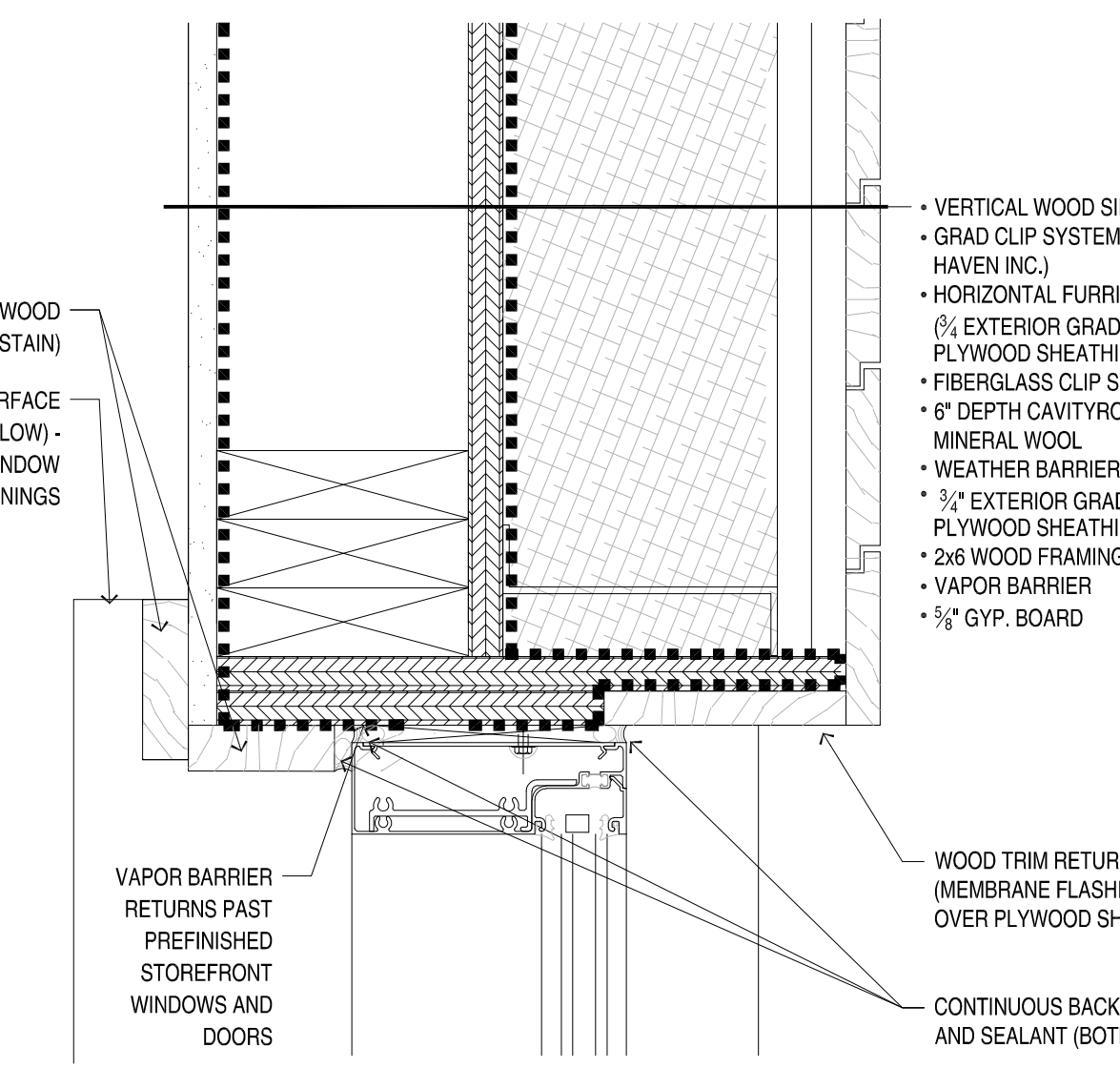




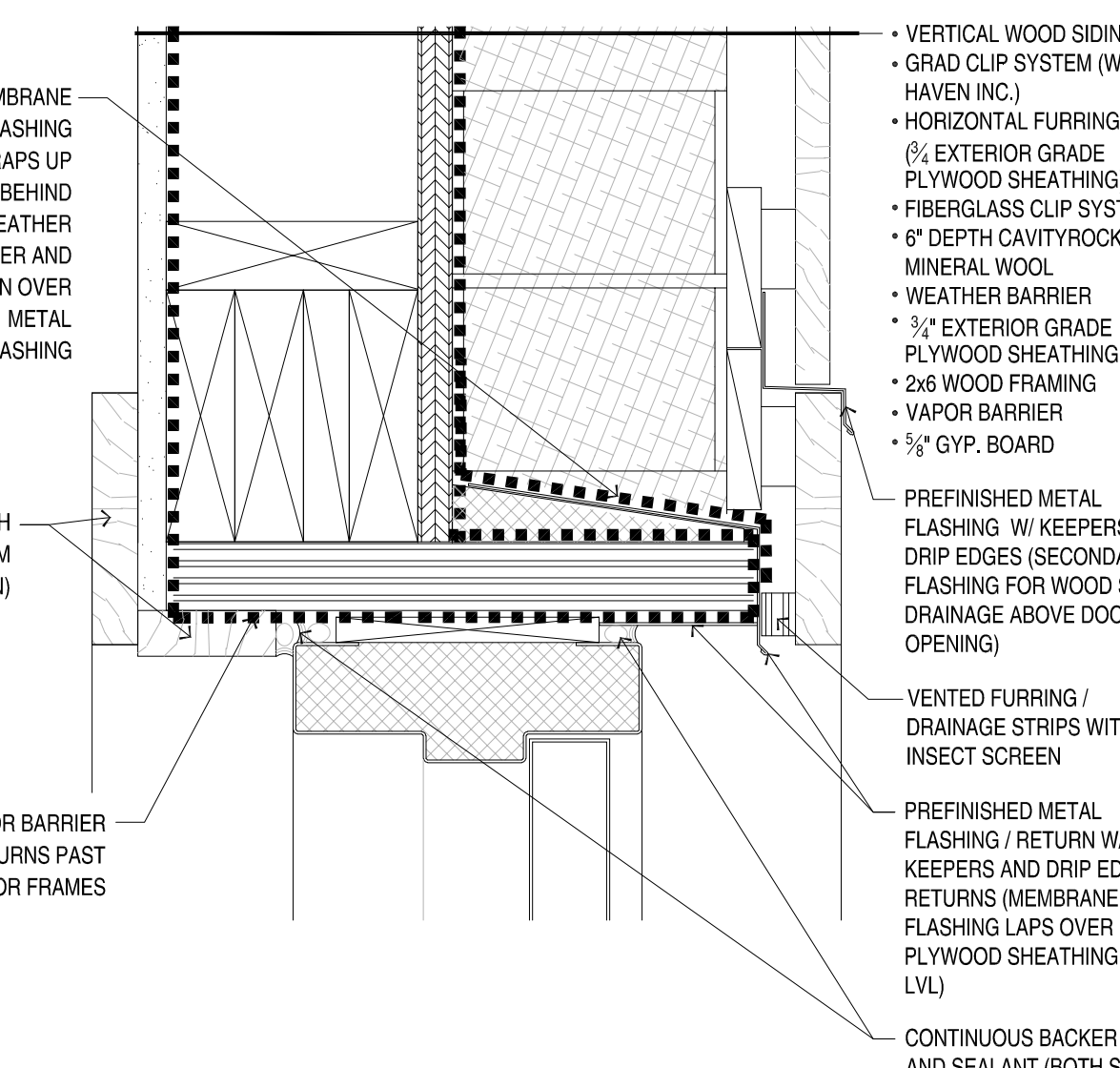
1 DETAIL @ BASE OF SIDING
1 1/2" = 1'-0"



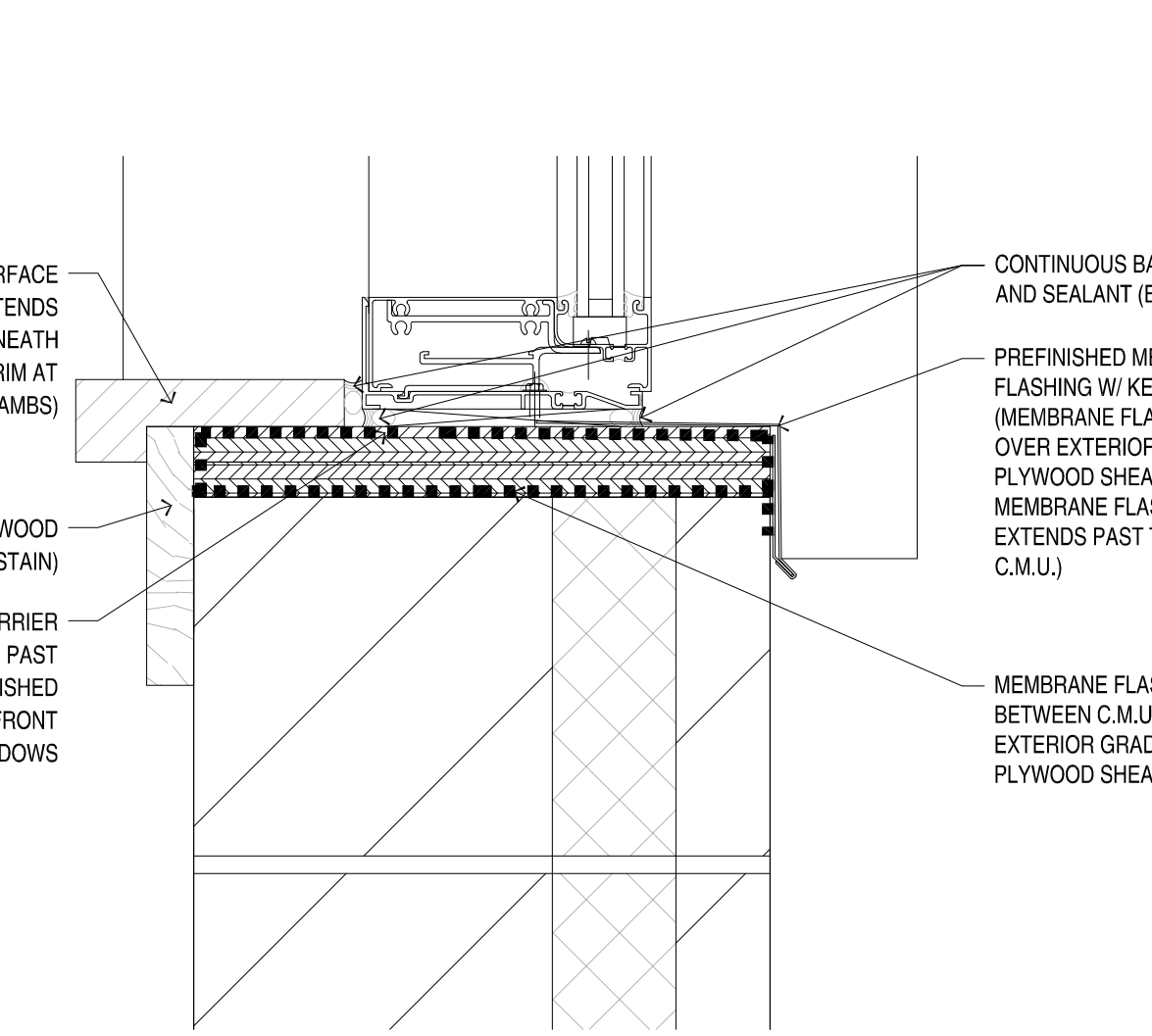
2 DETAIL @ BASE OF SIDING
1 1/2" = 1'-0"



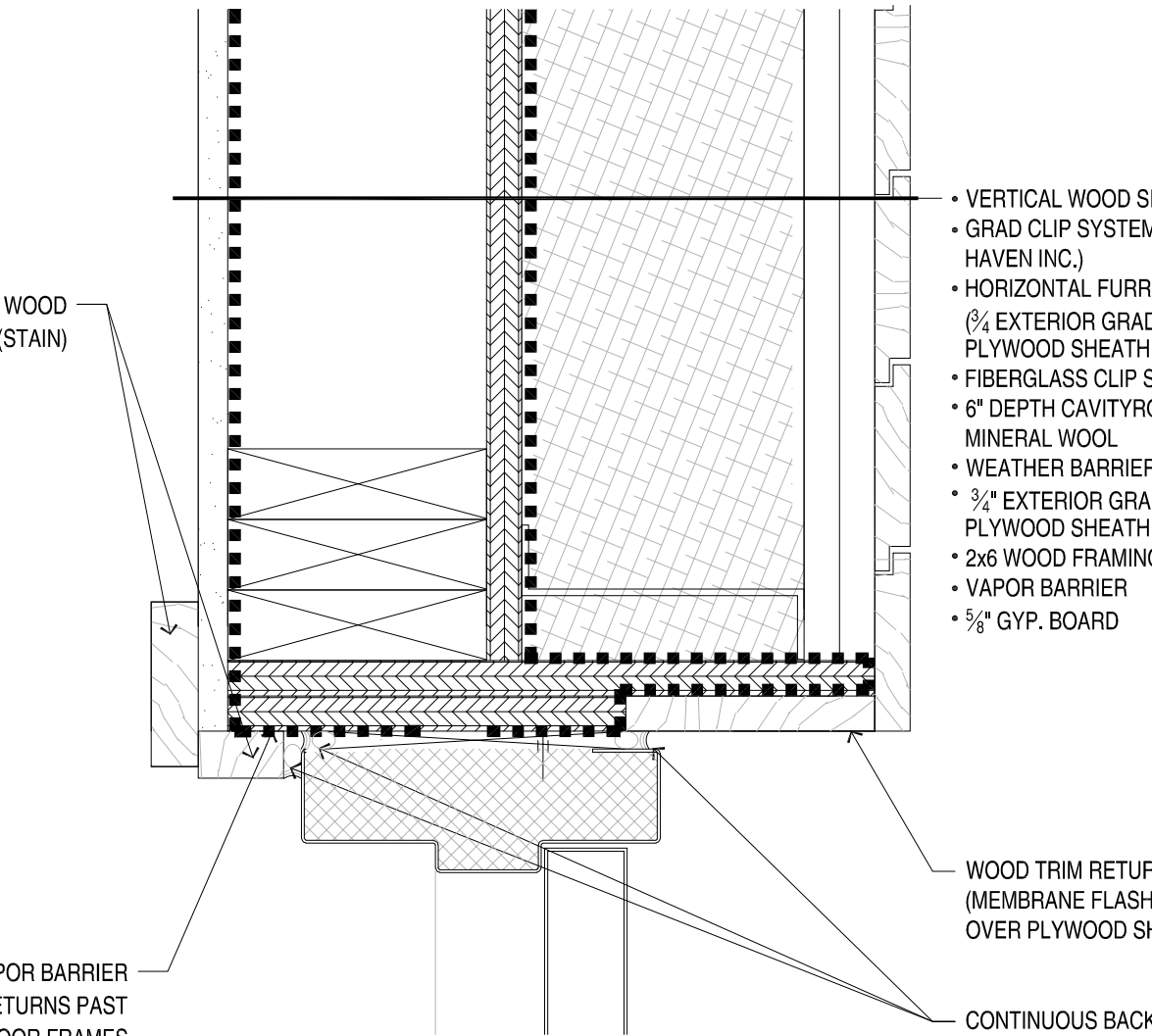
3 DETAIL @ DOOR / WINDOW JAMB
3" = 1'-0"



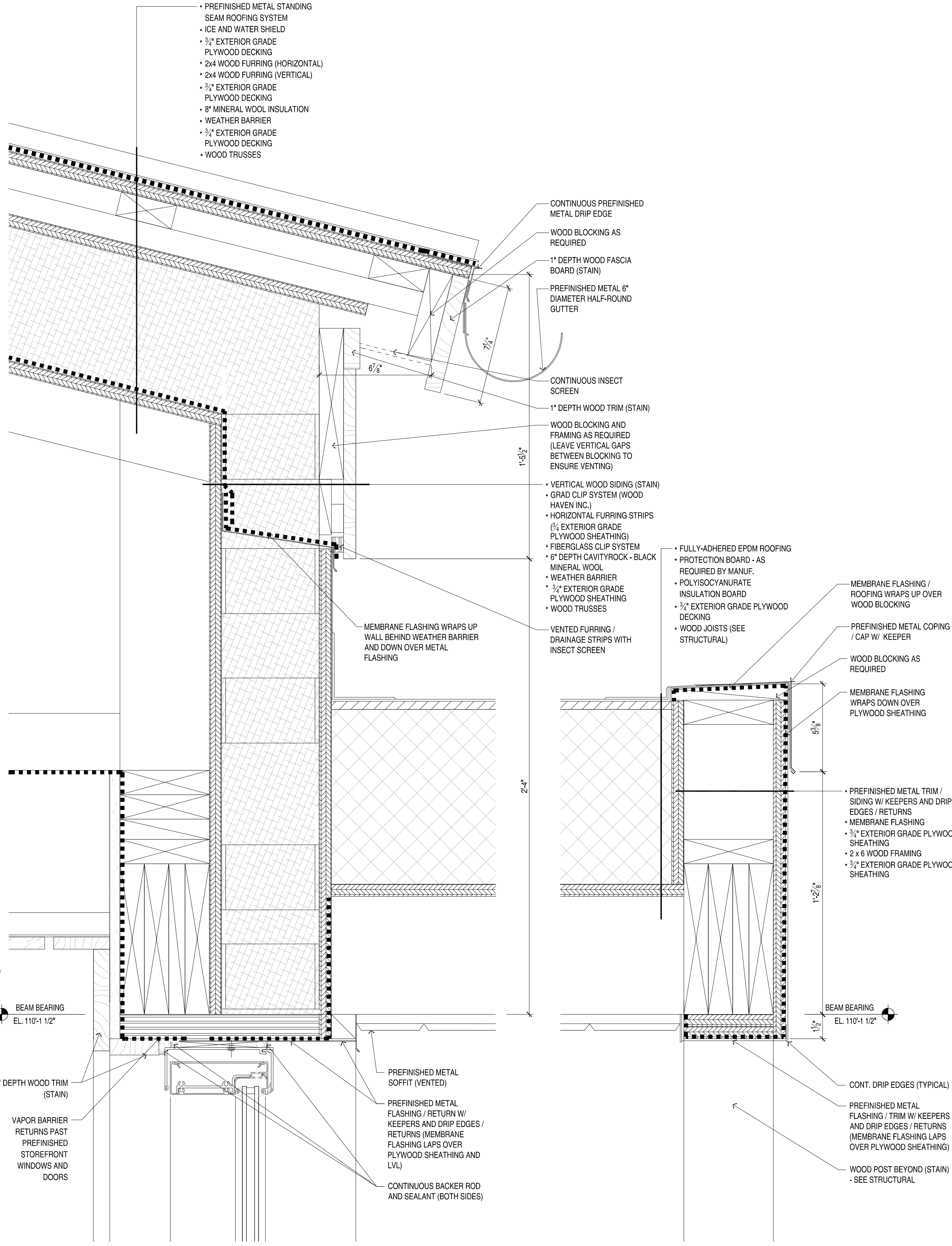
4 DETAIL @ DOOR HEAD
3" = 1'-0"



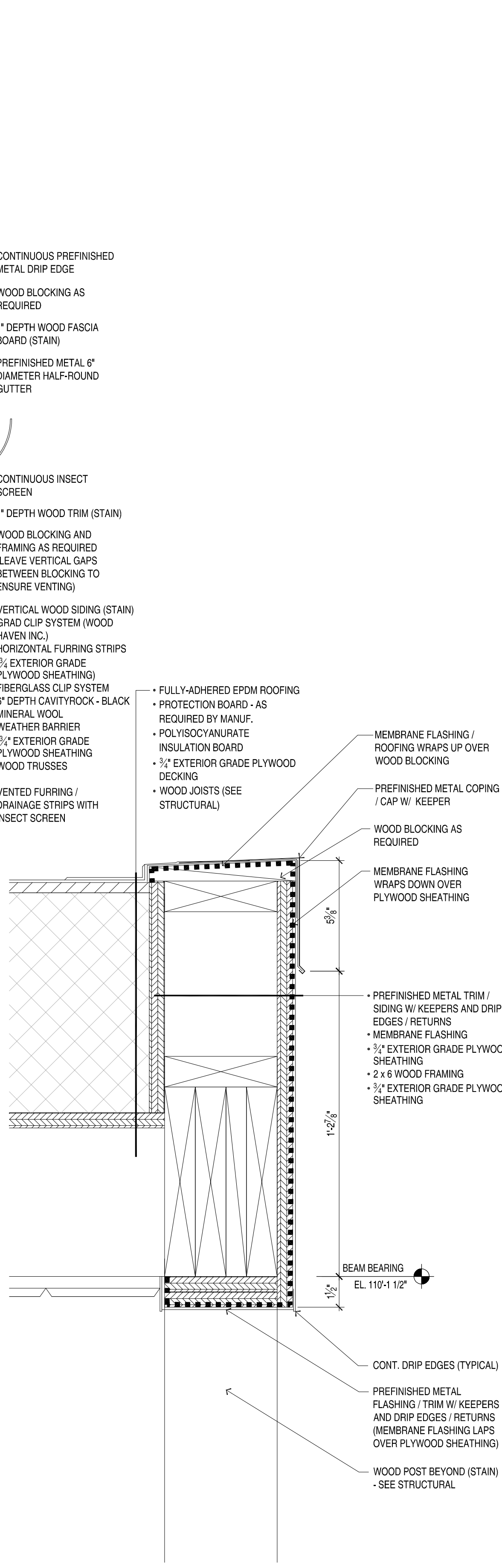
5 DETAIL @ WINDOW SILL
3" = 1'-0"



6 DETAIL @ DOOR JAMB
3" = 1'-0"



7 DETAIL @ ROOF / CANOPY
3" = 1'-0"



8 DETAIL @ ROOF / CANOPY
3" = 1'-0"

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
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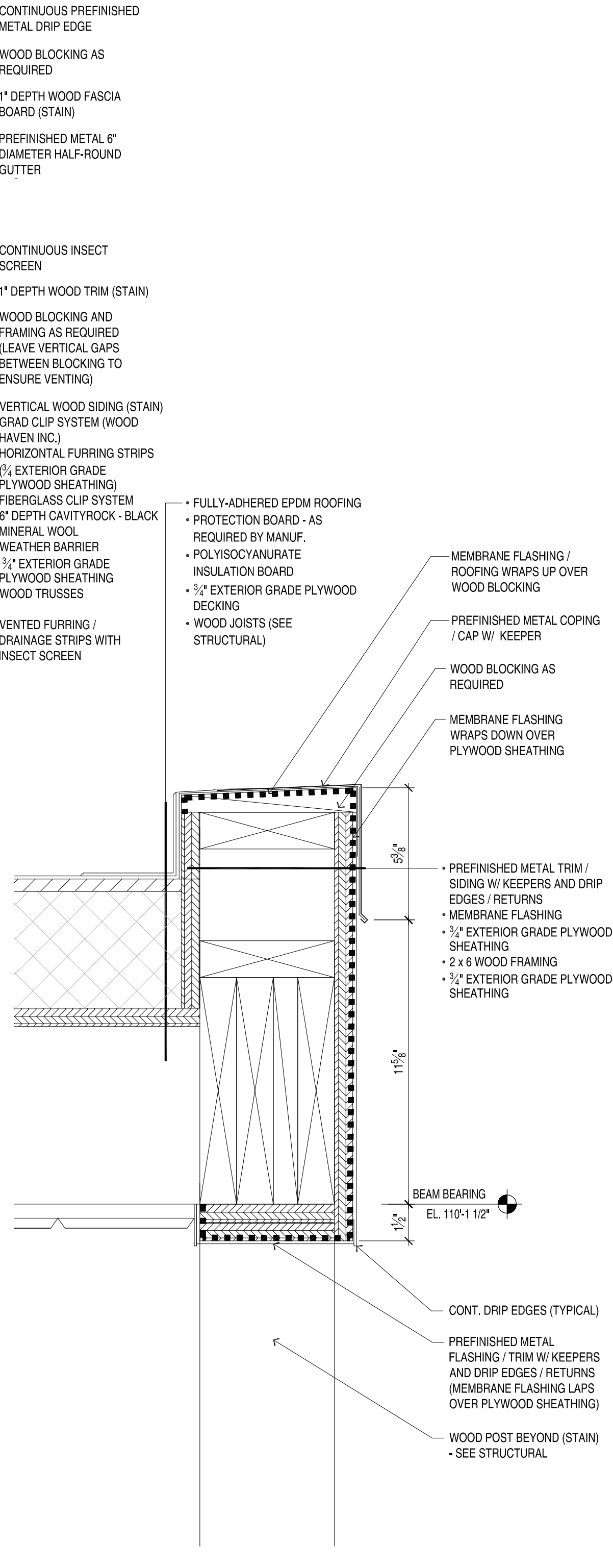
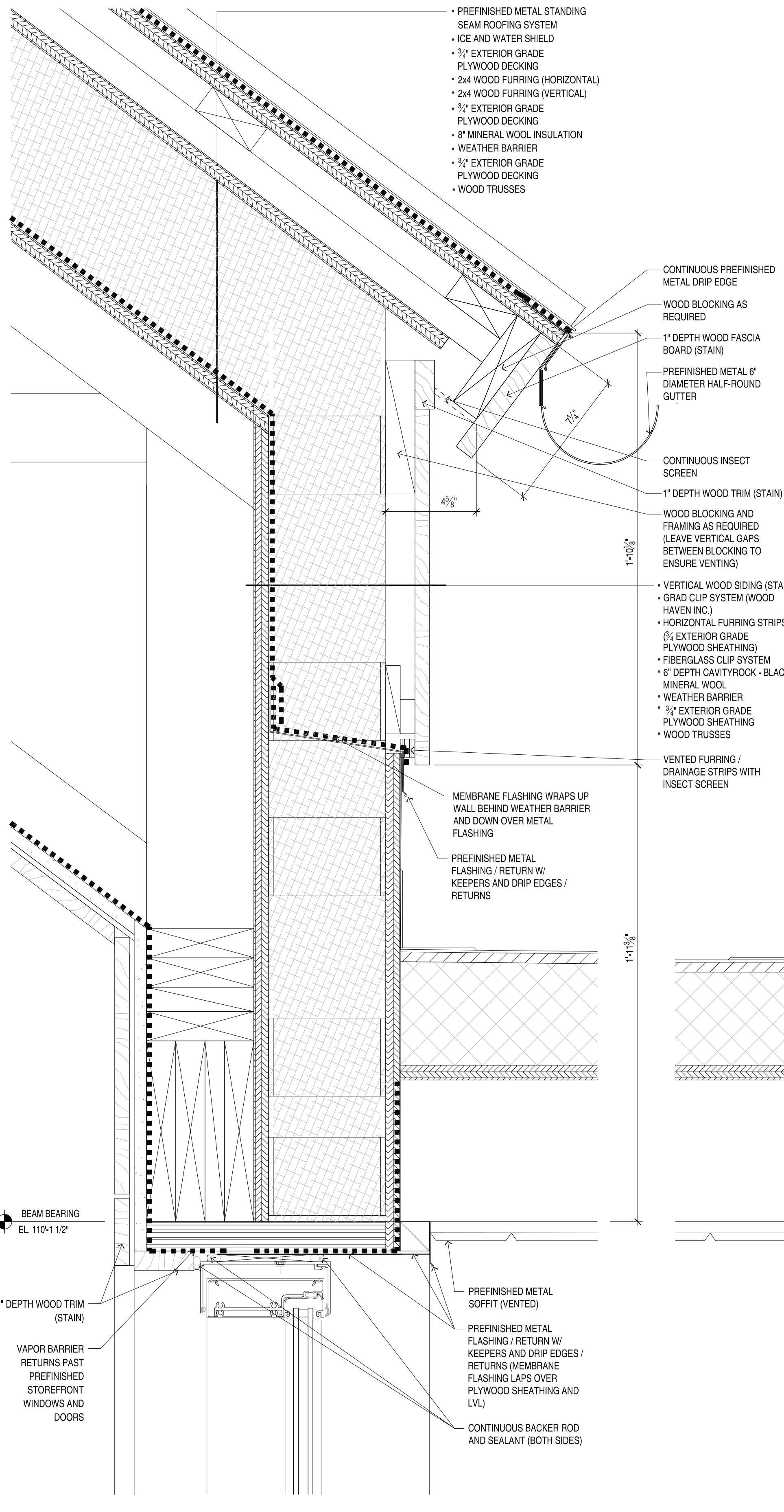
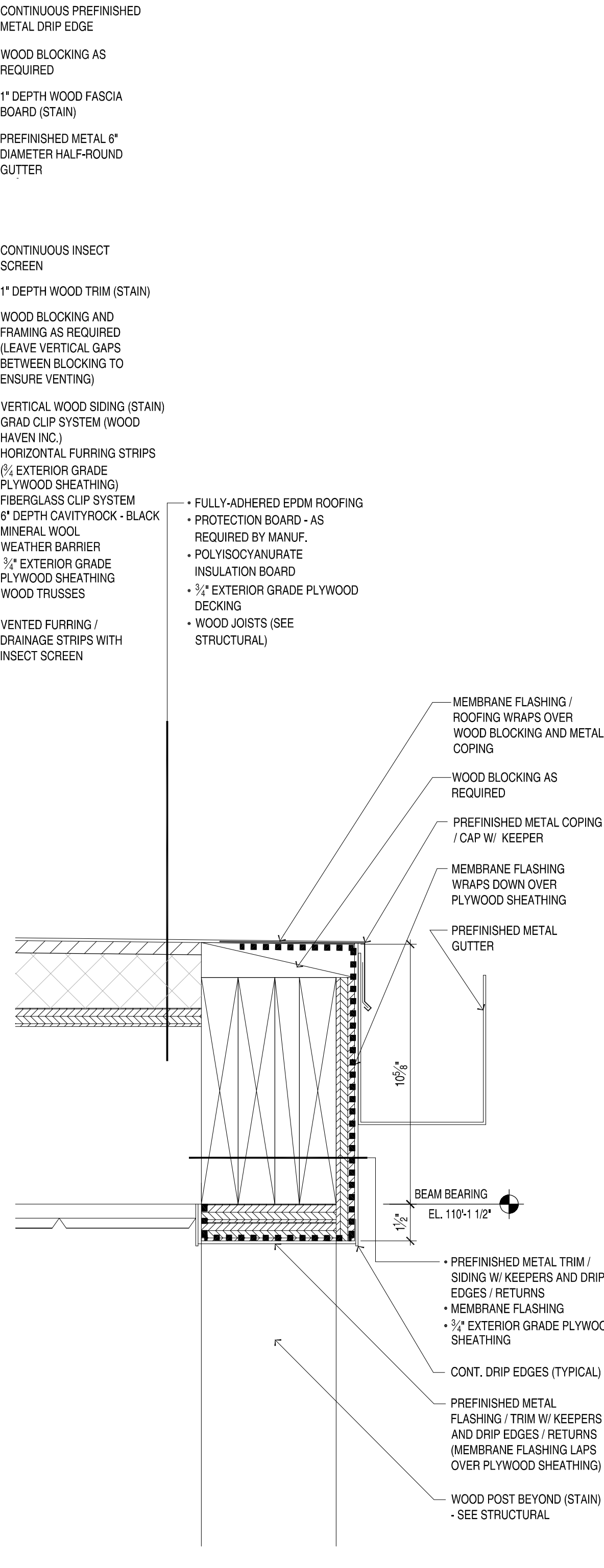
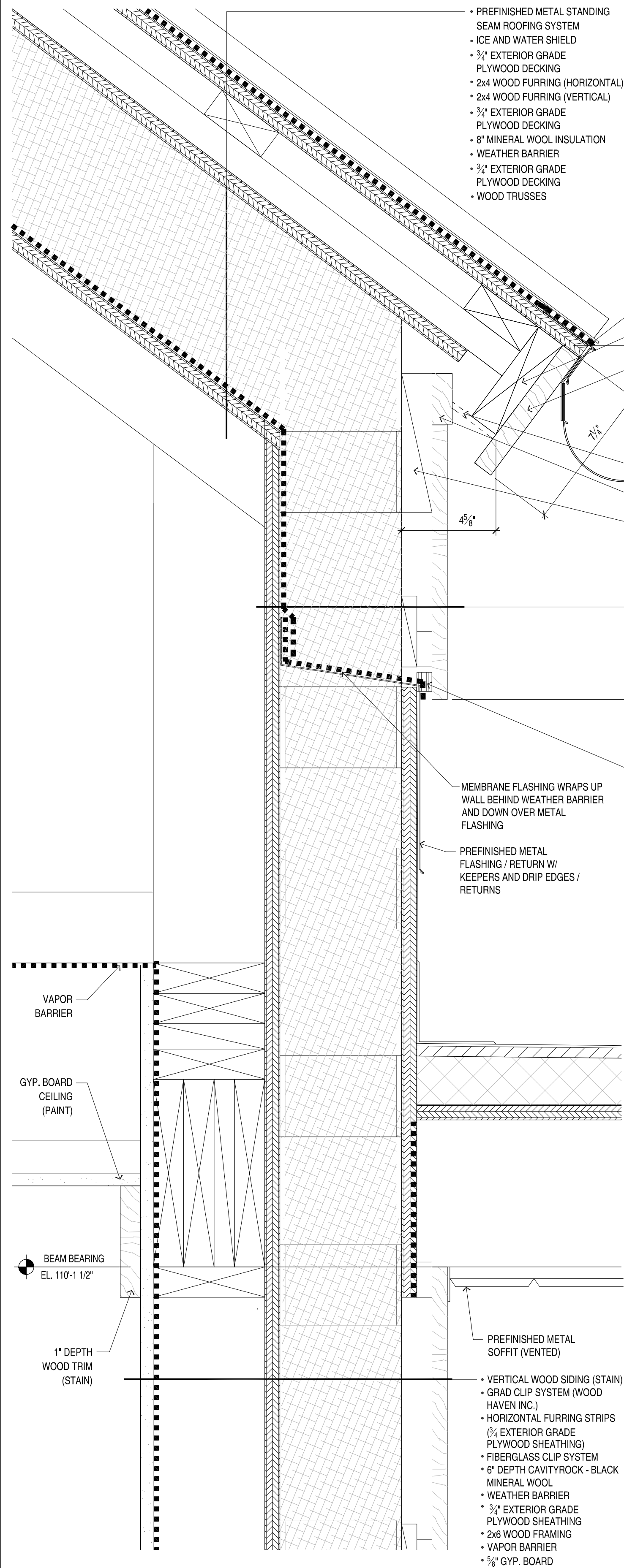
Signature _____

Name _____

License #	Date
PROJECT NUMBER:	24-26
DATE OF ISSUE:	04-10-2025
DRAWN BY:	RAB / EMW
CHECKED BY:	TRS
SHEET NAME:	

DETAILS

SHEET NO:



1 DETAIL @ ROOF / CANOPY

3" = 1'-0"

2 DETAIL @ ROOF / CANOPY

3" = 1'-0"

3 DETAIL @ ROOF / CANOPY

3" = 1'-0"

4 DETAIL @ ROOF / CANOPY

3" = 1'-0"

CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE	
NO.	DESCRIPTION
1	
2	
3	

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Signature

Name

License #

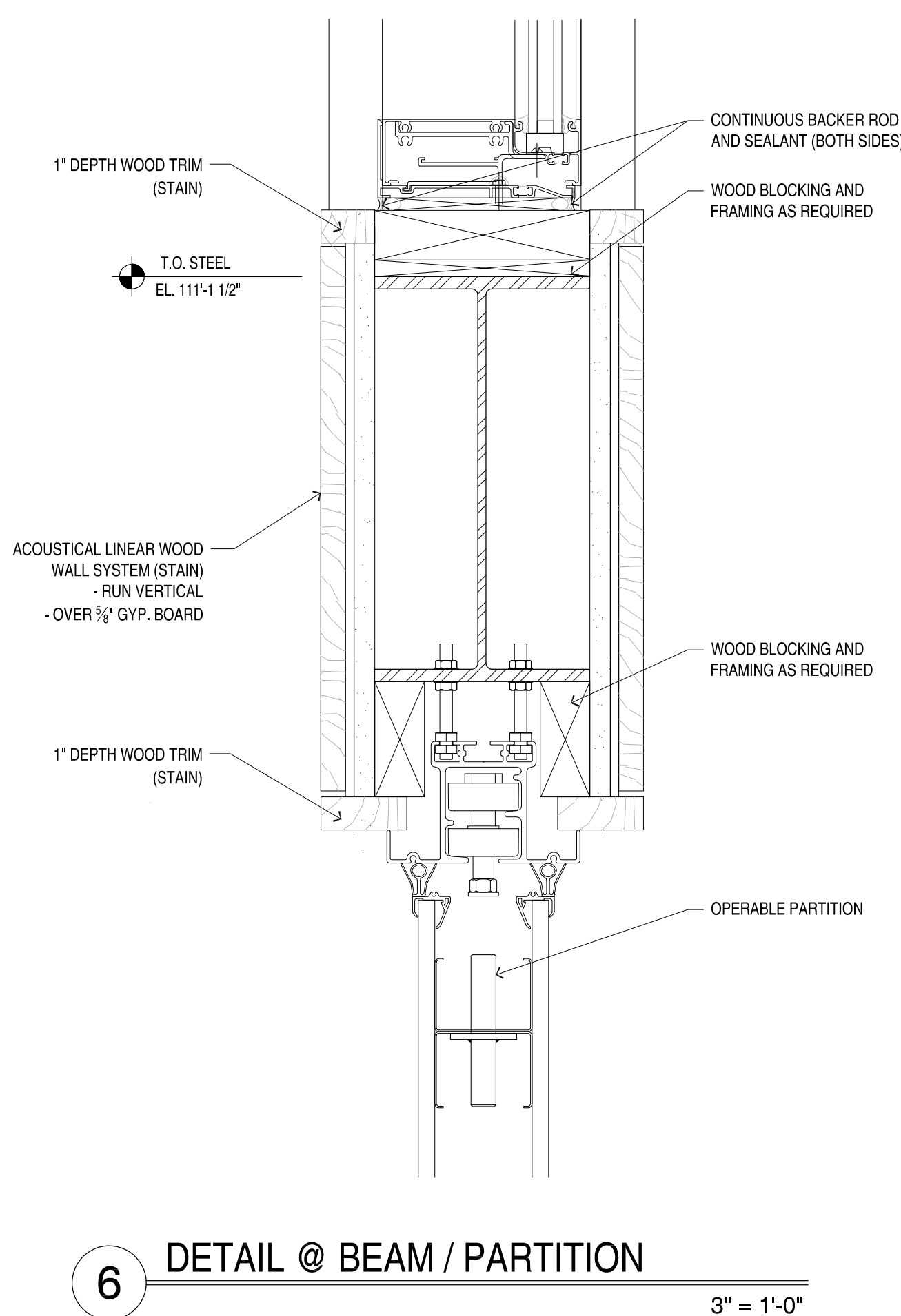
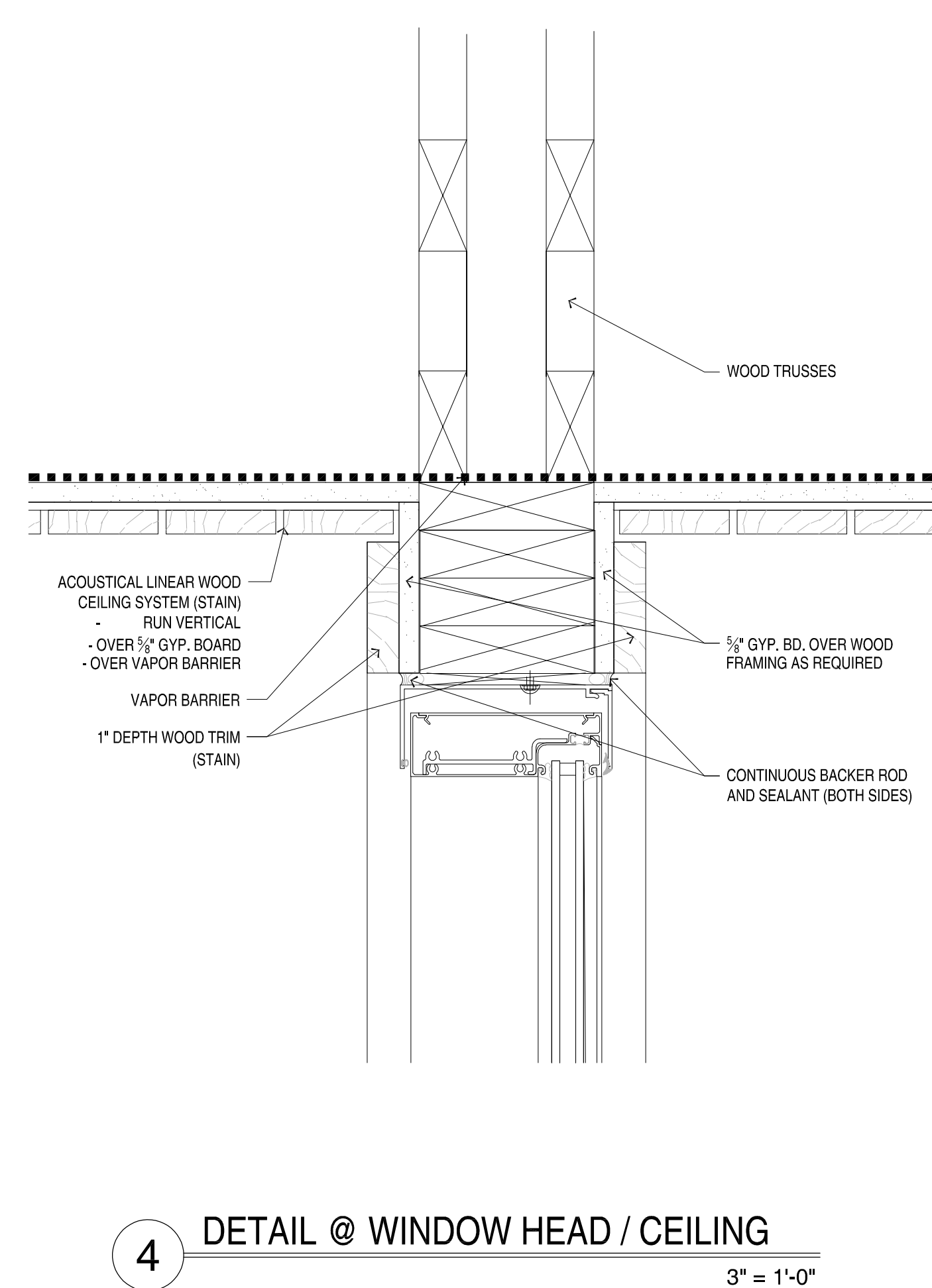
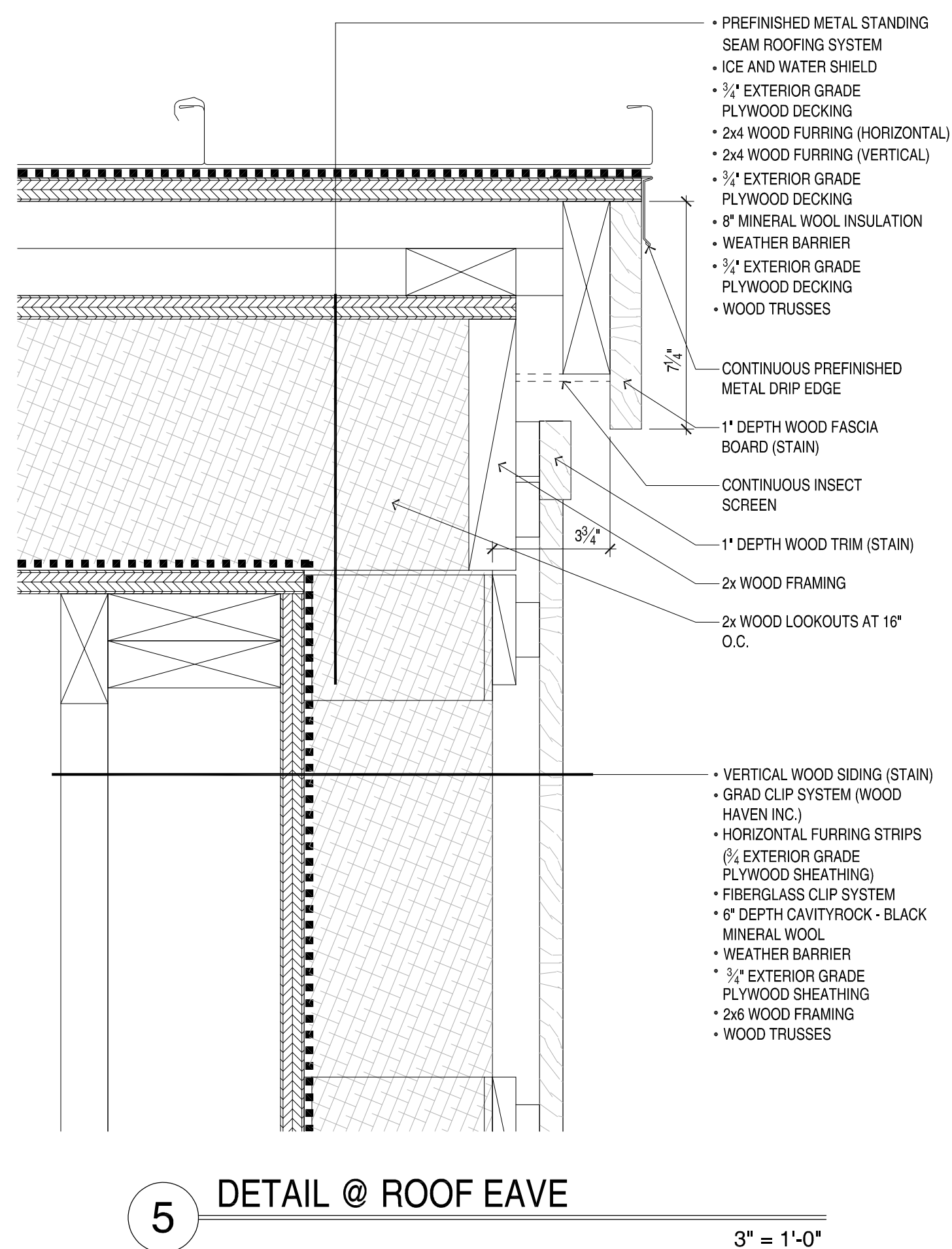
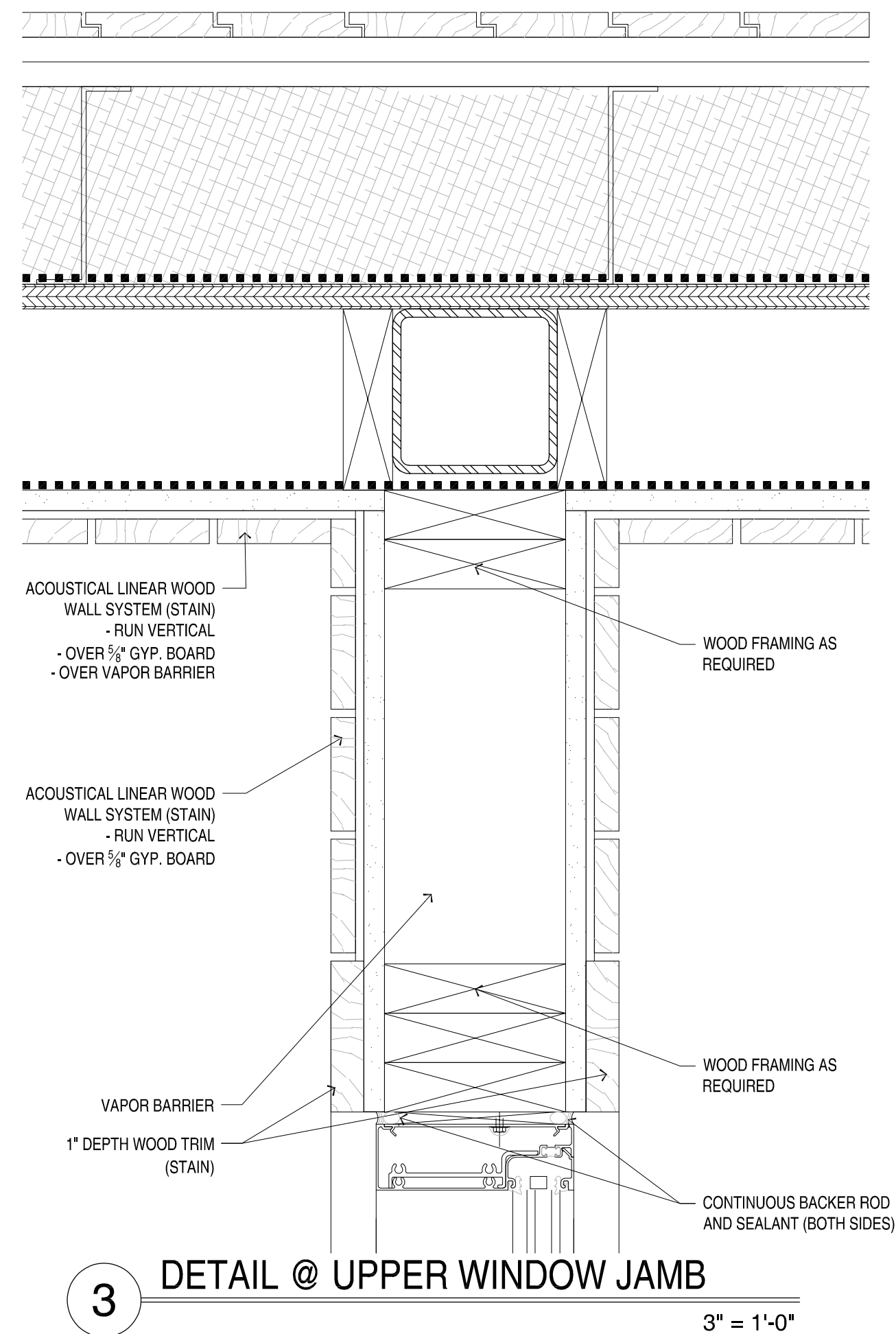
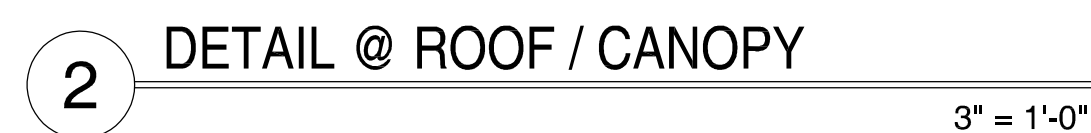
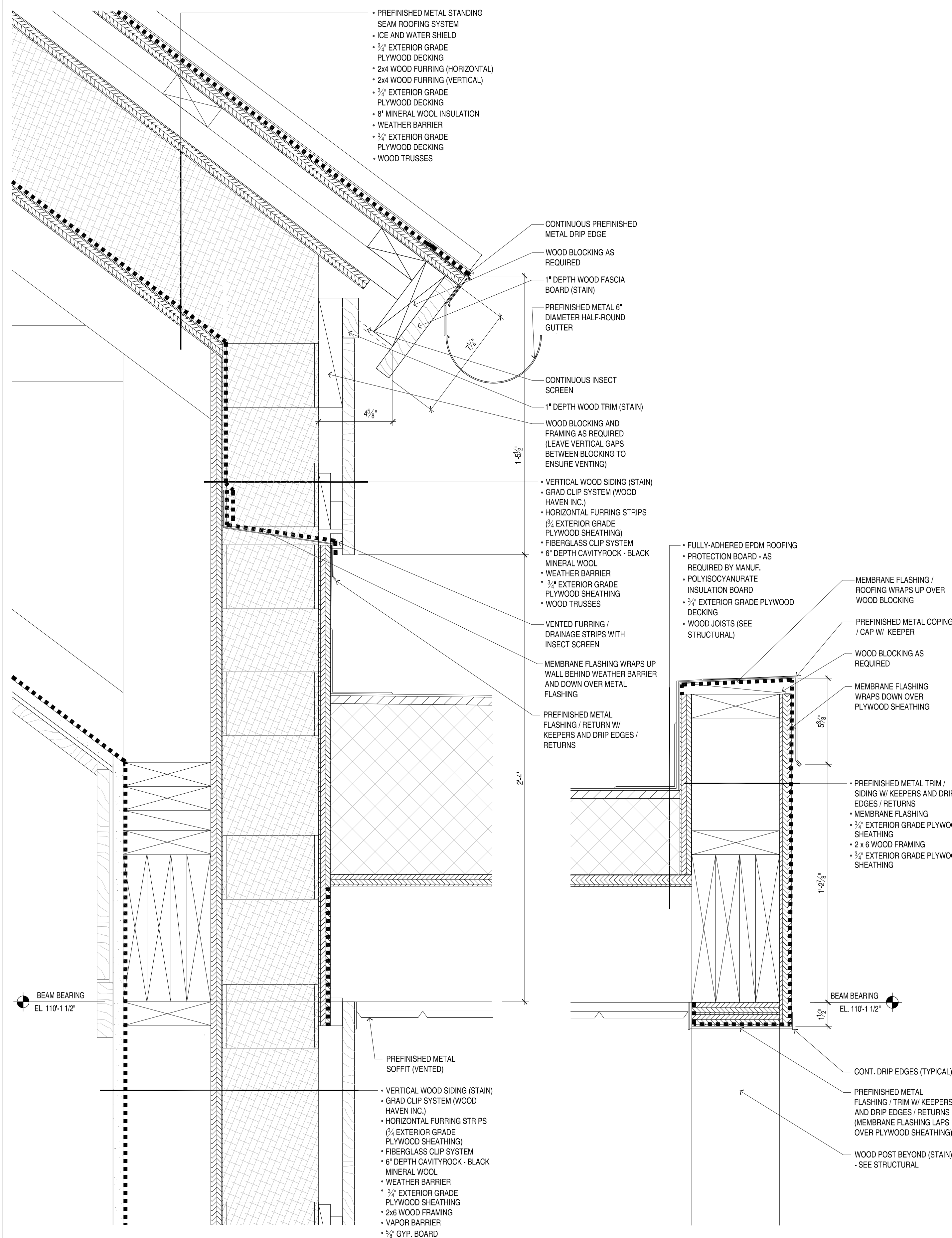
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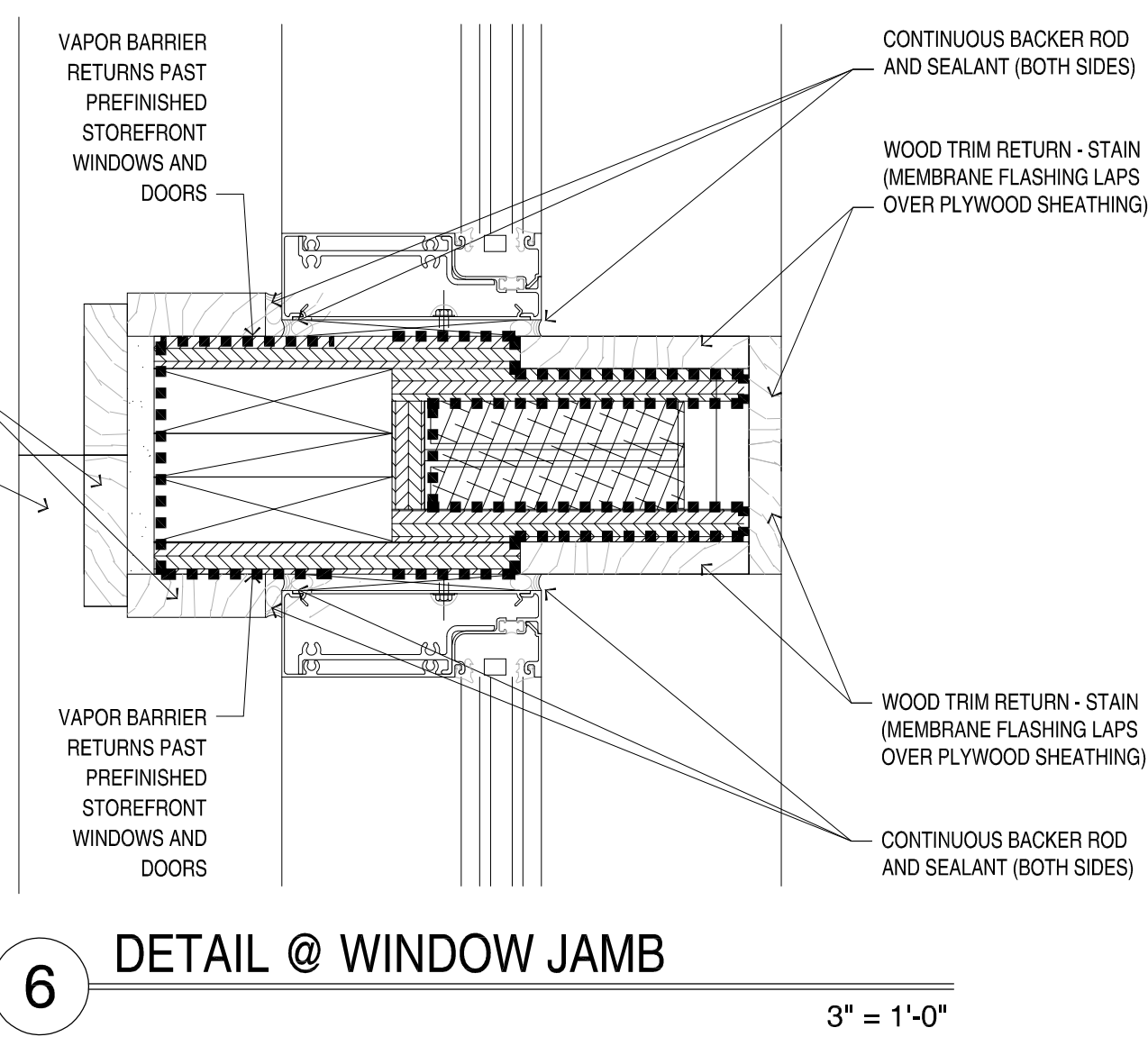
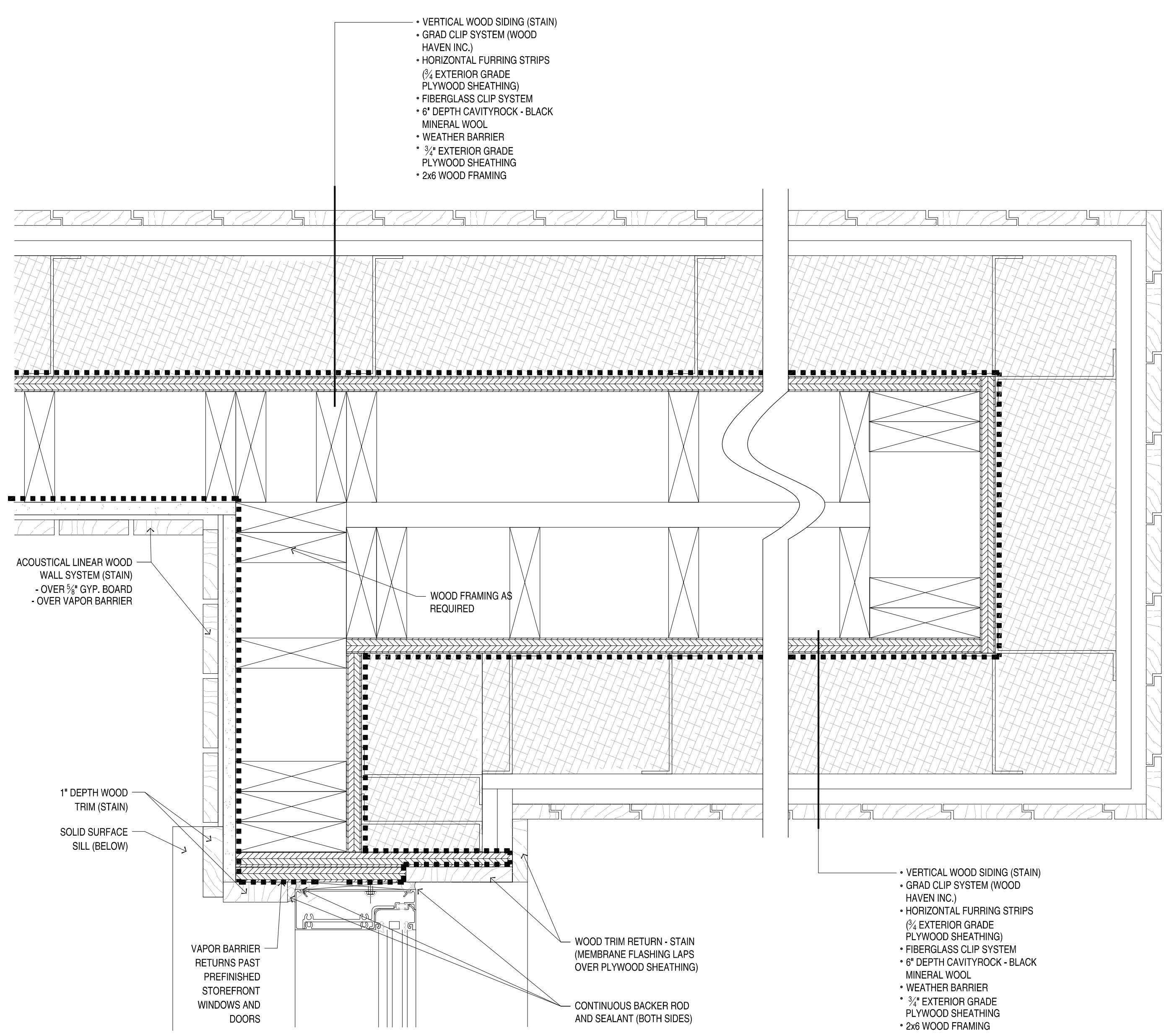
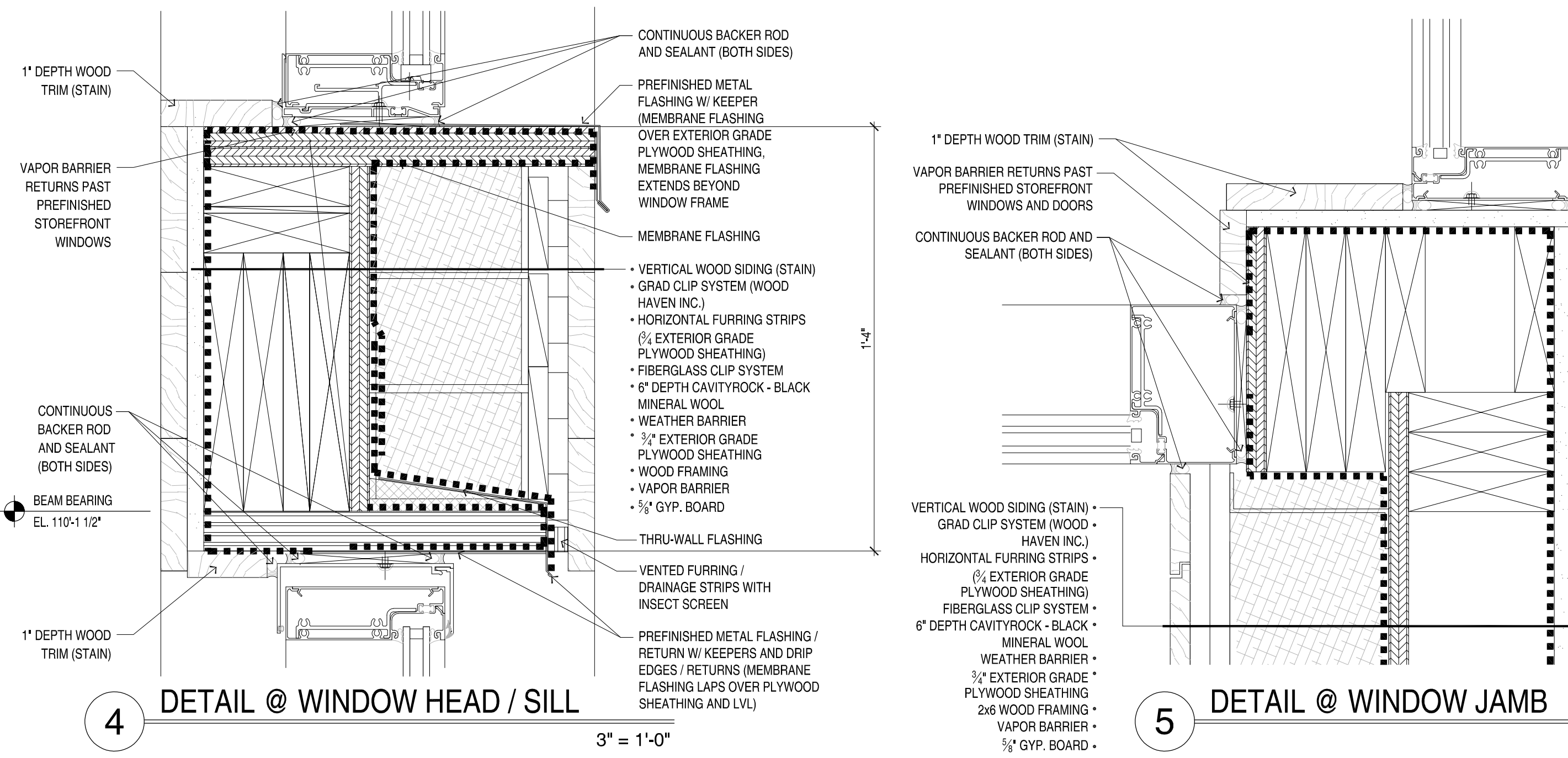
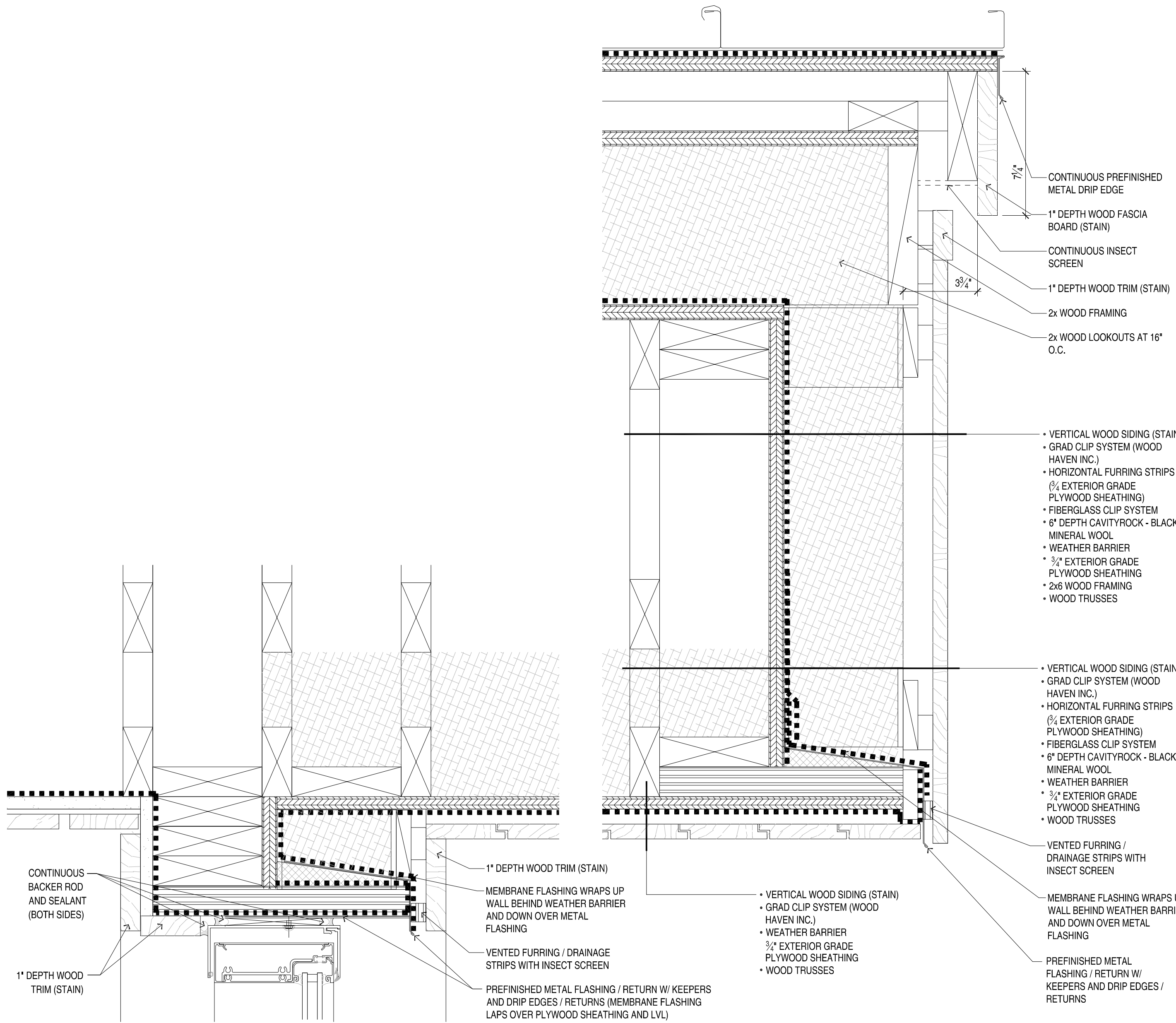
PROJECT NUMBER:	24-26
DATE OF ISSUE:	04-10-2025
DRAWN BY:	RAB / EMW
CHECKED BY:	TRS
SHEET NAME:	

DETAILS

SHEET NO:

A602





CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE	
NO.	DESCRIPTION
1	
2	
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Signature _____

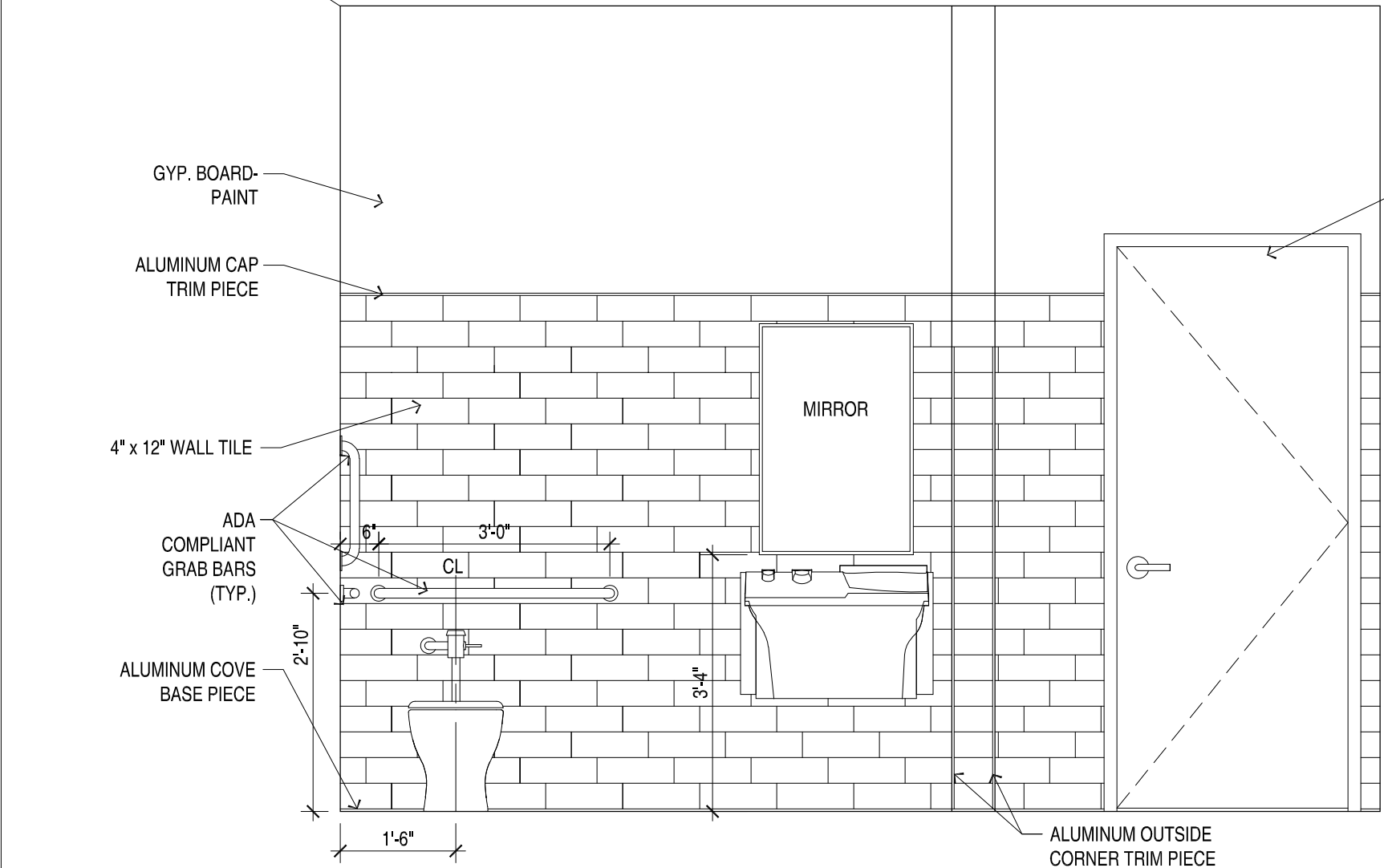
Name _____

License #	Date
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DATE OF ISSUE:	04-10-2025
DRAWN BY:	RAB / EMW
CHECKED BY:	TRS
SHEET NAME:	

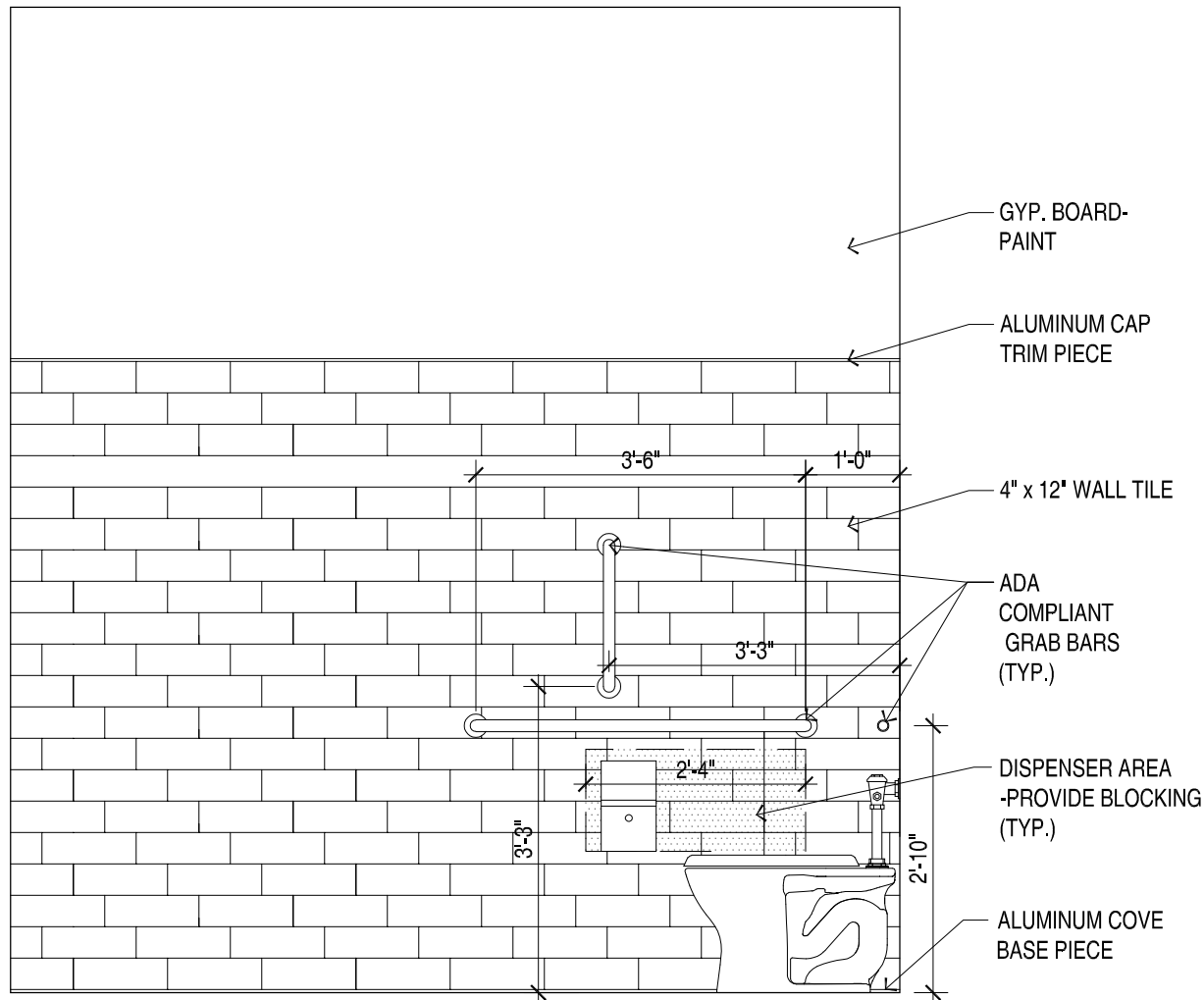
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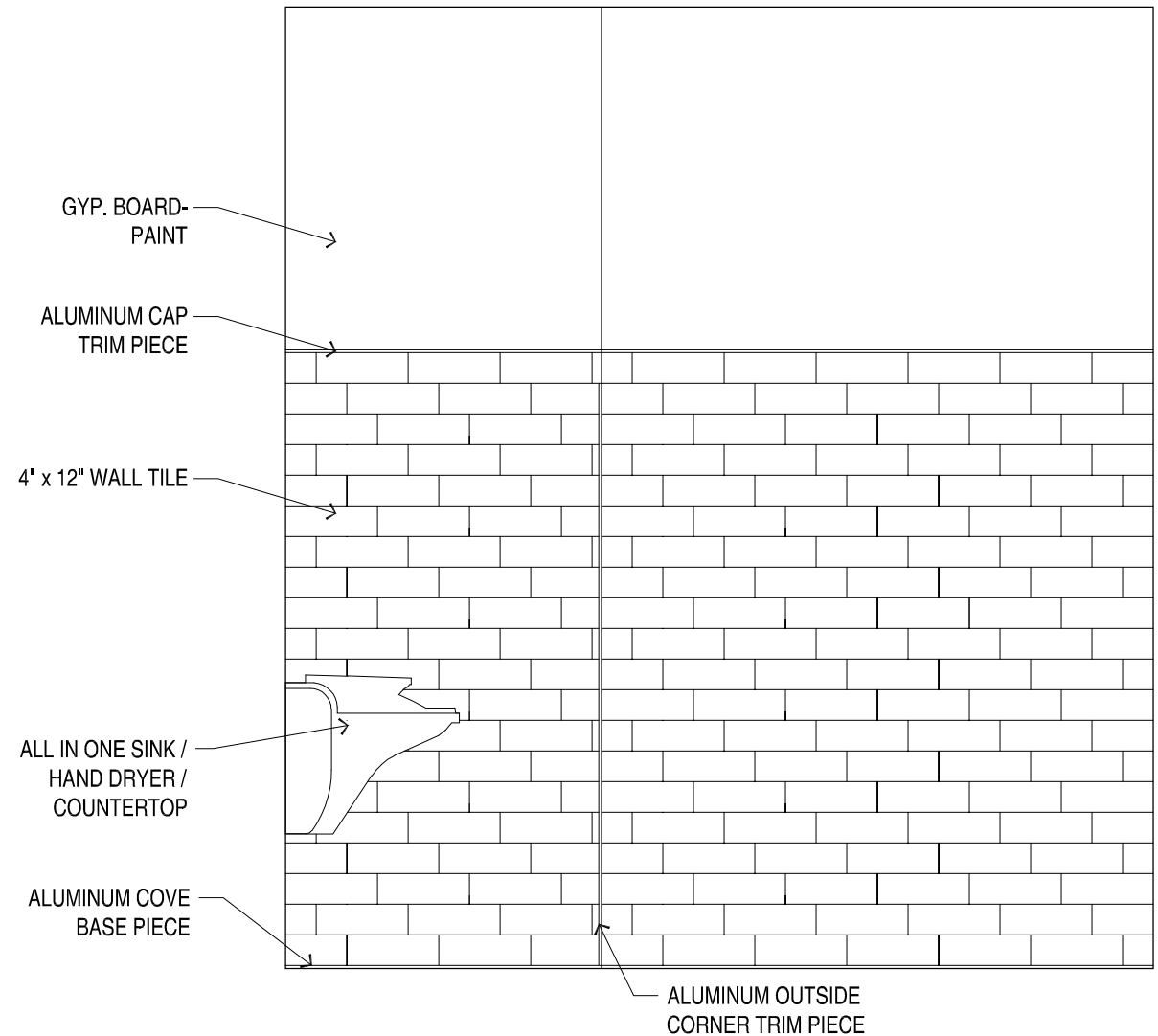
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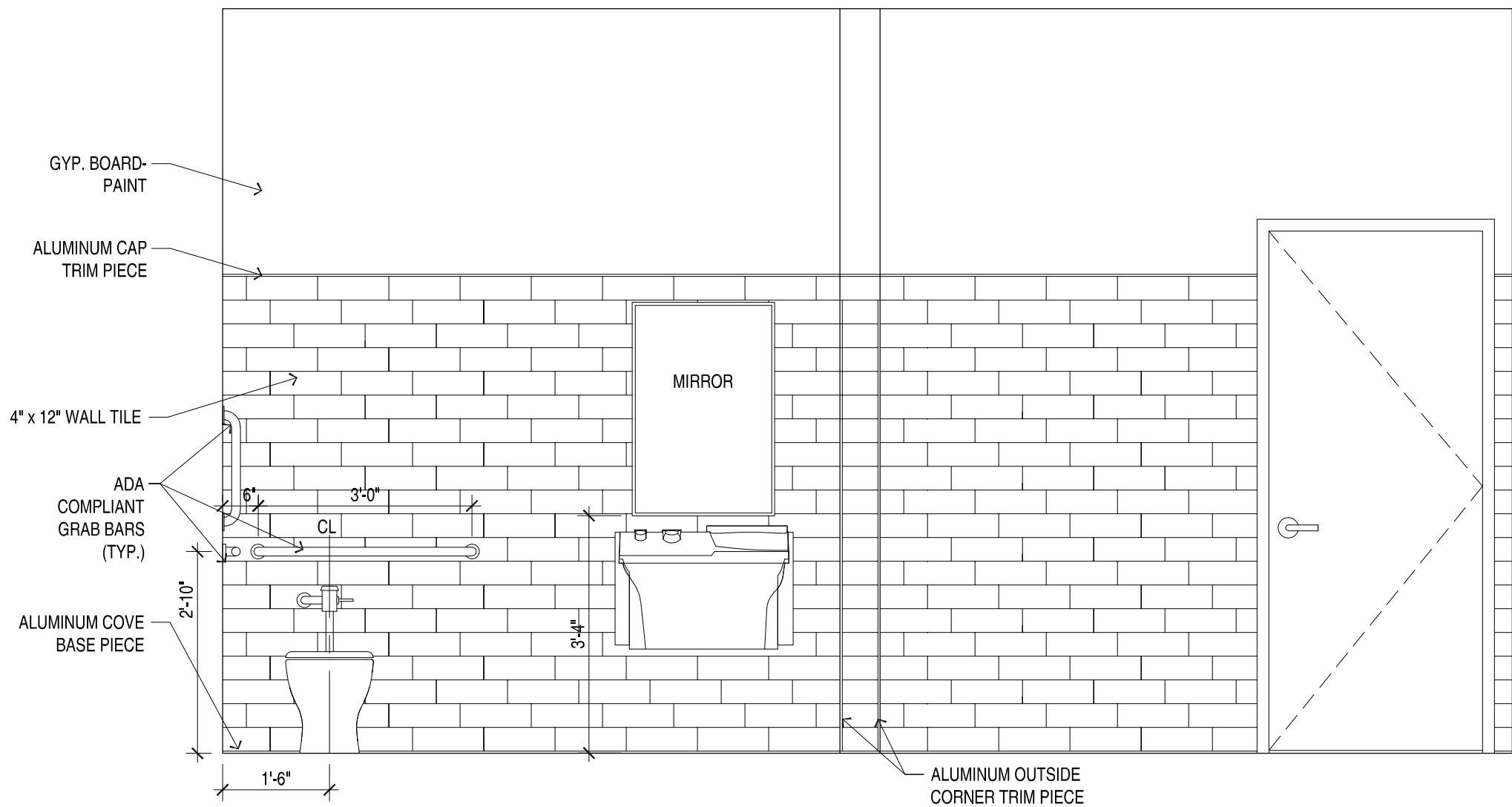
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ROOM 104
1/2"=1'-0"



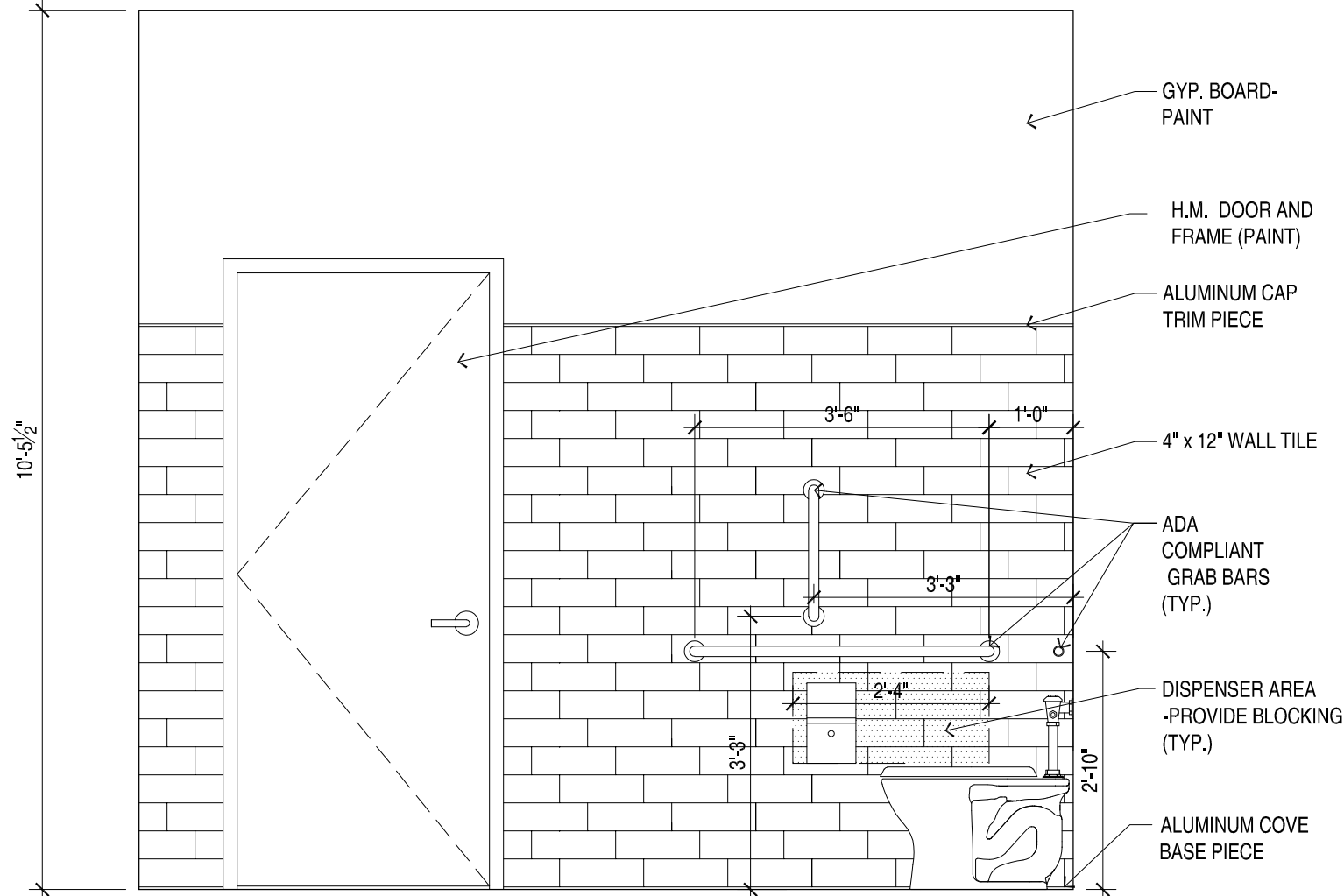
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ROOM 104
1/2"=1'-0"



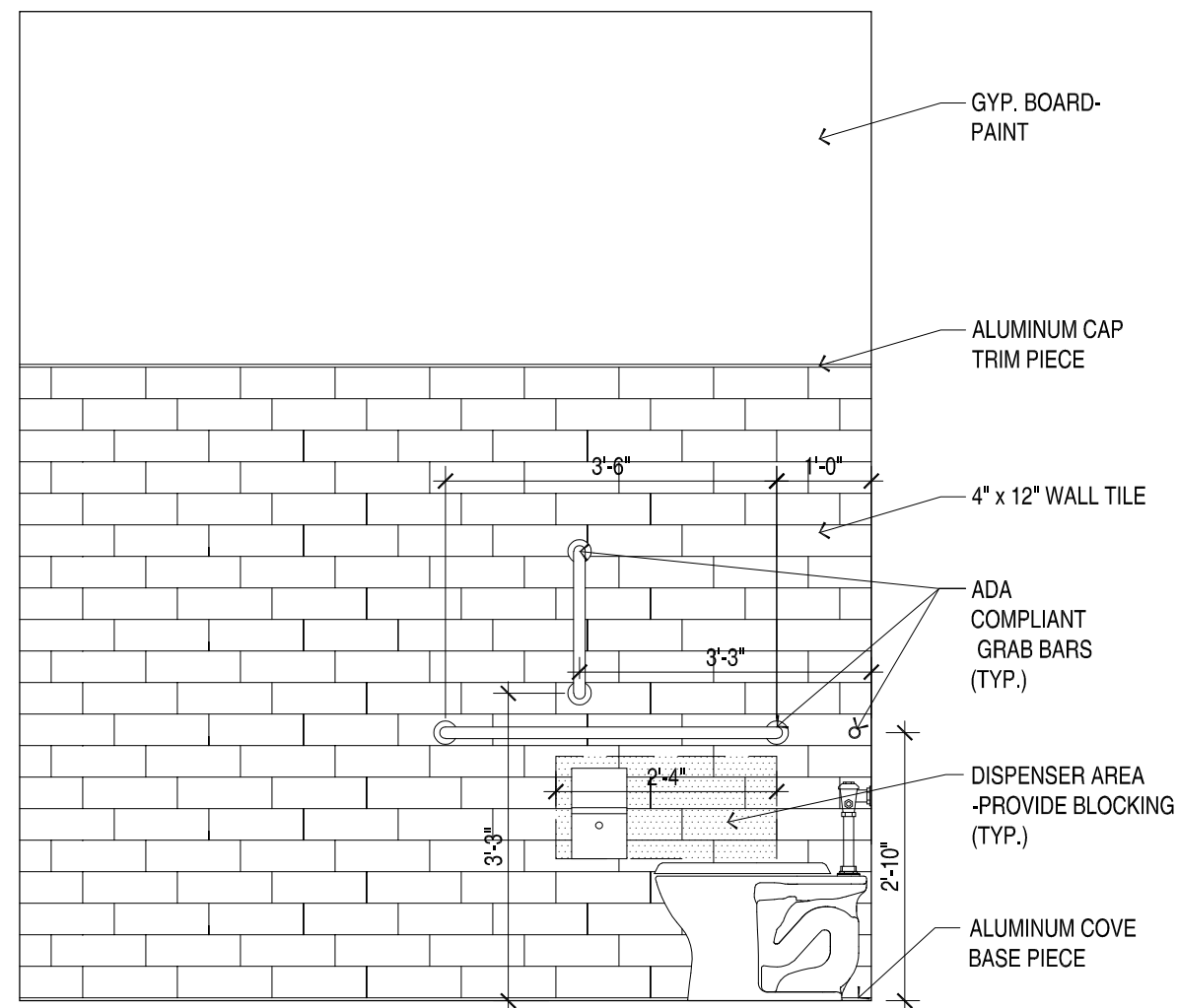
3 SOGN RESTROOM
ROOM 104
1/2"=1'-0"



4 FAMILY SOGN RESTROOM
ROOM 108
1/2"=1'-0"



5 FAMILY SOGN RESTROOM
ROOM 108
1/2"=1'-0"



6 SOGN RESTROOM
ROOM 111
1/2"=1'-0"

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

CONSULTANT:



OERTEL
ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

PROJECT NAME:	REVISIONS / ISSUE	
	NO.	DESCRIPTION
	1	
	2	
	3	

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Signature

Name

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DATE OF ISSUE: 04-10-2025

DRAWN BY: RAB / EMW

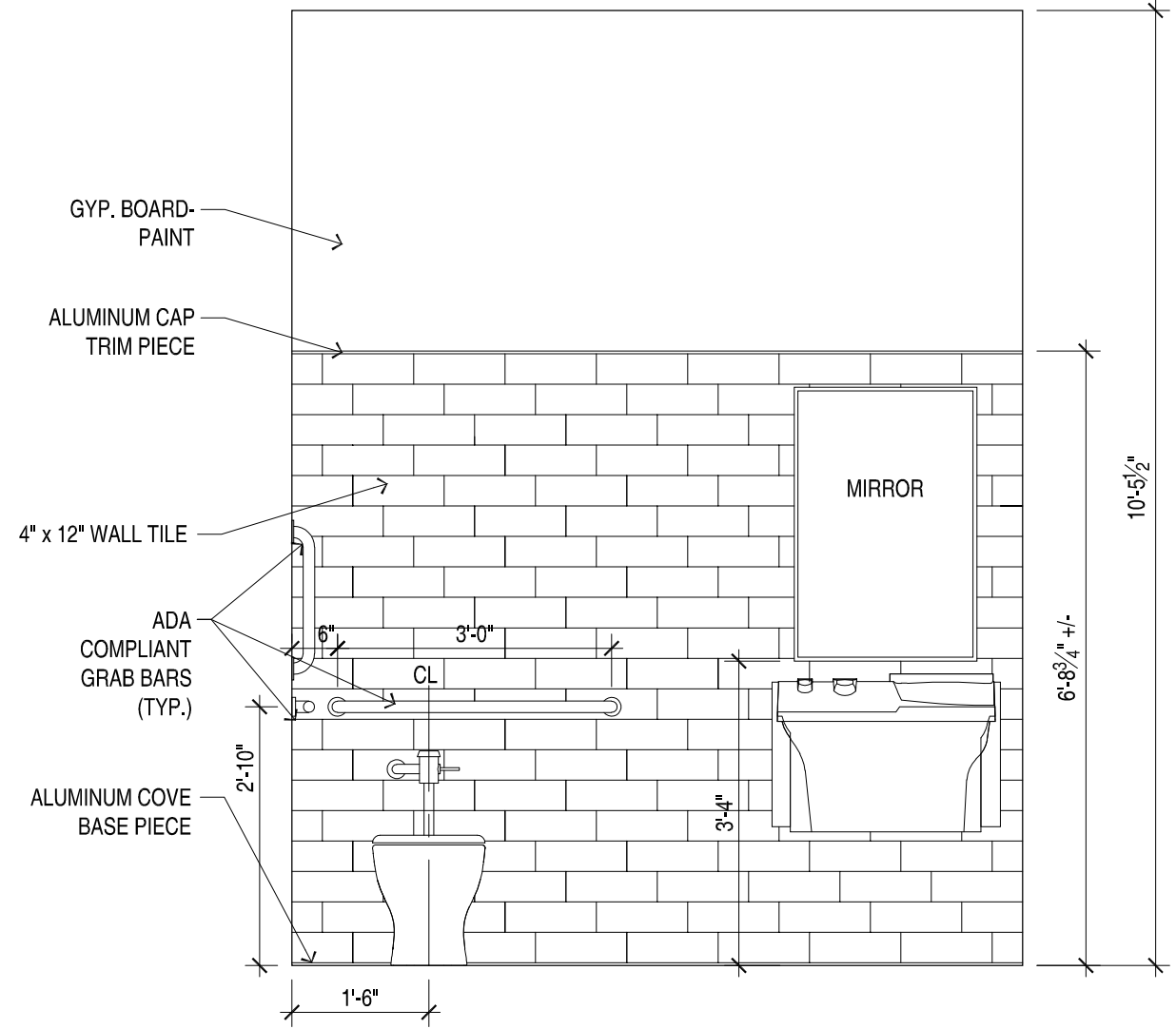
CHECKED BY: TRS

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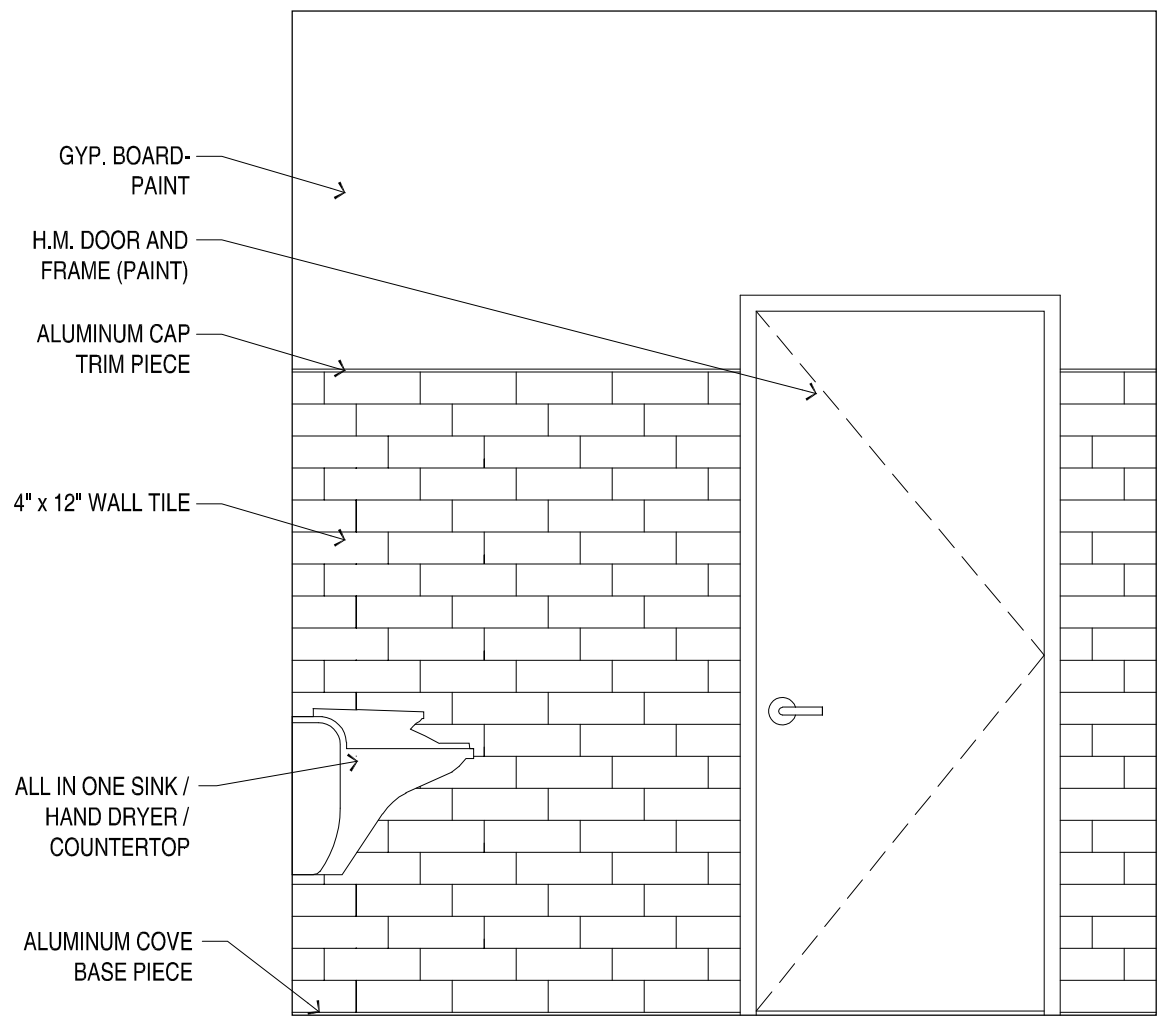
INTERIOR
ELEVATIONS

SHEET NO:

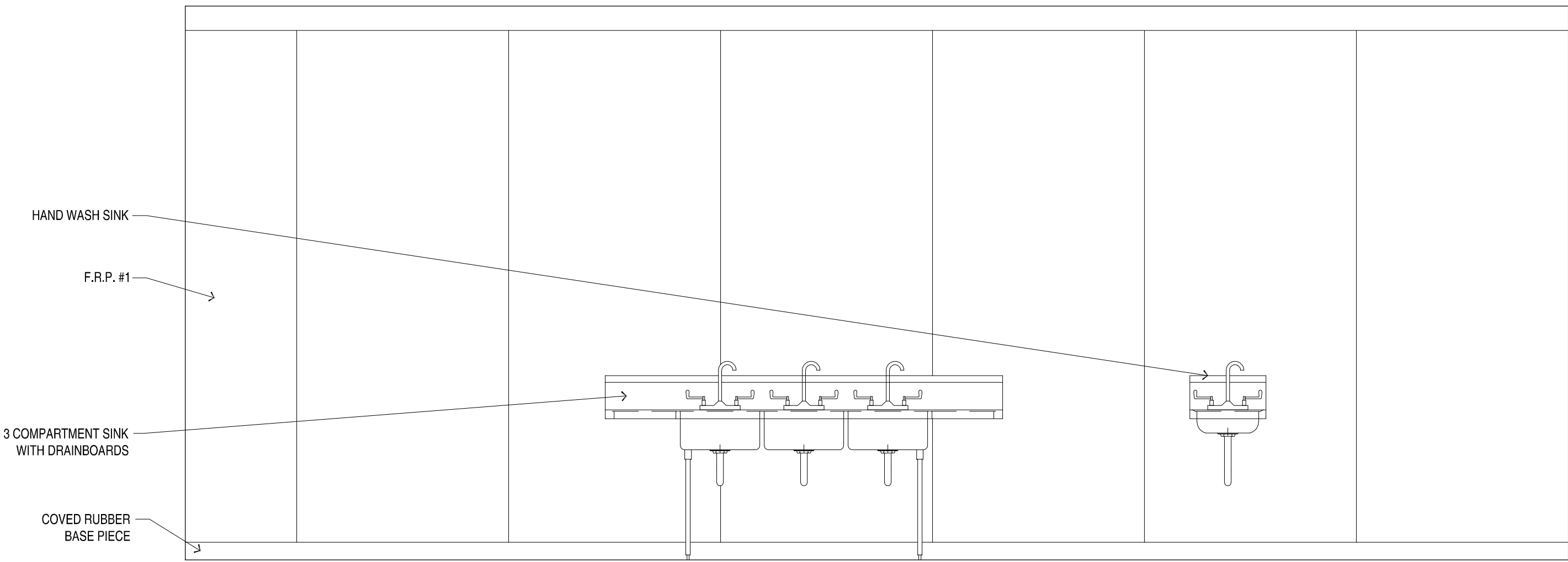
A701



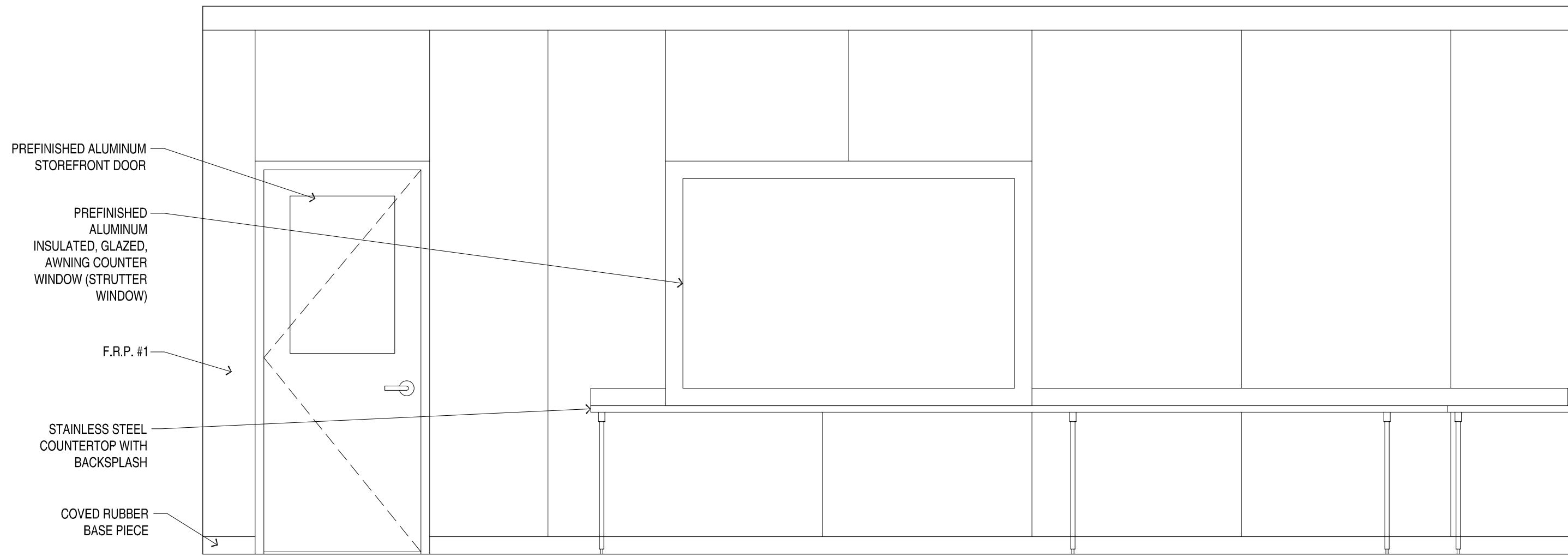
1 SOGN RESTROOM
ROOM 111
1/2"=1'-0"



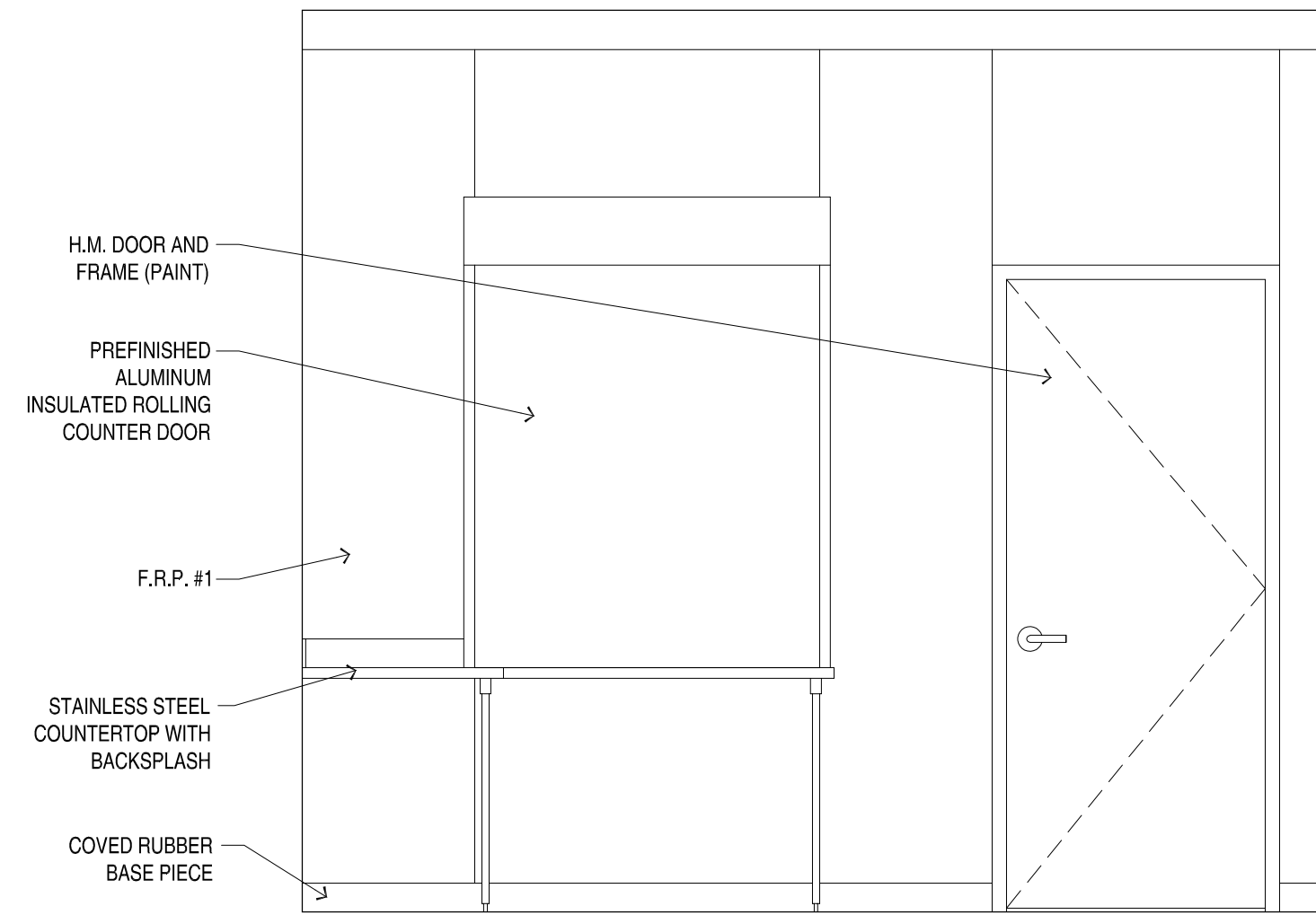
2 SOGN RESTROOM
ROOM 111
1/2"=1'-0"



3 CATERING KITCHEN
ROOM 109
1/2"=1'-0"



4 CATERING KITCHEN
ROOM 109
1/2"=1'-0"



5 CATERING KITCHEN
ROOM 109
1/2"=1'-0"

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

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phone: (651) 696-5186 www.oertelarchitects.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE		DESCRIPTION
PROJECT NAME:	NO.	DATE
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DRAWN BY:	RAB / EMW
CHECKED BY:	TRS
SHEET NAME:	

INTERIOR
ELEVATIONS

SHEET NO:

A702

ROOM INFO		FLOOR			NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING			REMARKS
ROOM NO.	ROOM NAME	FLOOR MATERIAL	FLOOR FINISH	BASE	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING HEIGHT	CEILING FINISH	
101	MAIN GATHERING	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	ACOUSTIC WOOD	VARIES	STAIN	CEILING AND EAST WALL RECEIVE ACOUSTICAL WOOD (STAIN) - LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
102	VESTIBULE	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	T & G WOOD	10'-5 1/2"	STAIN	LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
103	HALLWAY	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	T & G WOOD	10'-5 1/2"	STAIN	-
104	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN
105	MECHANICAL / STORAGE	CONCRETE	SEALED	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	F.R.P. AT MOP SINK - LOWER PORTION OF ALL EXTERIOR WALLS ARE C.M.U. - PAINT
106	STORAGE	CONCRETE	POLISH & STAIN	RUBBER	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	-
107	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN
108	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN
109	KITCHEN	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN
110	STORAGE	CONCRETE	TILE	TILE	GYP. BOARD	PAINT	GPY. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	PAINT	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN
111	S.O.G.N. RESTROOM	CONCRETE	TILE	TILE	GYP. BOARD	TILE	GPY. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	TILE	GYP. BOARD	10'-5 1/2"	PAINT	RECESS CONCRETE FLOOR SLABS, TO ALLOW TOP OF TILE TO ALIGN WITH TOP OF ADJACENT CONCRETE FLOOR. SLOPE TILE TO DRAIN

- FINAL PAINT COLORS & LOCATIONS TO BE DETERMINED AT TIME OF SHOP DRAWING SUBMITTAL
- RESTROOMS AND KITCHEN TO RECEIVE WATER AND MOLD-RESISTANT GYP. BOARD BEHIND F.R.P. PANELS

DOOR NO.	WIDTH	HEIGHT	THICKNESS	DOOR MAT'L	DOOR TYPE	FRAME MAT'L	FRAME TYPE	HARDWARE GROUP	FIRE LABEL	NOTES
101A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W04	-	-	INSULATED
101B	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W06	-	-	INSULATED
102A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W01	-	-	INSULATED, CARD READER?, POWER OPERATED OPENER?
102B	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W02	-	-	POWER OPERATED OPENER?
102C	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	B	PREFIN. ALUM.	W03	-	-	POWER OPERATED OPENER?
104	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
105A	(2) 3'-2"	7'-4"	1 3/4"	H.M.	A	H.M.	2	-	-	INSULATED
105B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
106	(2) 3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	2	-	-	-
107	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
108A	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	INSULATED
108B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
109A	3'-0"	7'-4"	1 3/4"	PREFIN. ALUM.	D	PREFIN. ALUM.	1	-	-	INSULATED
109B	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
110	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	-
111	3'-0"	7'-4"	1 3/4"	H.M.	A	H.M.	1	-	-	INSULATED

GLAZING TYPES:
GL1: DOUBLE INSULATED GLASS, TINTED
GL2: SINGLE PANE, CLEAR (NON-INSULATED)
GL3: DOUBLE INSULATED GLASS, FROSTED

[illegible]



SHEET LIST	
SHEET #	SHEET NAME
S001	LEGEND SHEET
S002	GENERAL STRUCTURAL NOTES
S003	GENERAL STRUCTURAL NOTES
S100	LOAD DIAGRAMS
S201	FOUNDATION PLAN
S202	ROOF FRAMING PLAN
S301	STORE FRONT ELEVATION
S401	FOUNDATION SCHEDULES AND TYPICAL DETAILS
S402	MASONRY SCHEDULES AND TYPICAL DETAILS
S403	WOOD SCHEDULES AND TYPICAL DETAILS
S404	SHEARWALL SCHEDULES AND TYPICAL DETAILS
S501	FOUNDATION DETAILS
S701	ROOF FRAMING DETAILS

CONSULTANT:



MBJ

TEL: 612.338.0713
FAX: 612.337.5325
mbjeng.com

510 MARQUETTE AVE S
SUITE 900
MINNEAPOLIS, MN 55402

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

MARKS AND SYMBOLS LEGEND:

MARKS:

F1	SPREAD FOOTING MARK NUMBER
H1	HEADER MARK NUMBER
HD1	HOLD DOWN MARK NUMBER
J10	JOIST MARK NUMBER
P1	PIER MARK NUMBER
SW1	SHEAR WALL MARK NUMBER
T1	TRUSS MARK NUMBER
W1	WALL MARK NUMBER
WC1	WOOD COLUMN MARK NUMBER
WF1	WALL FOOTING MARK NUMBER

GENERAL SYMBOLS:

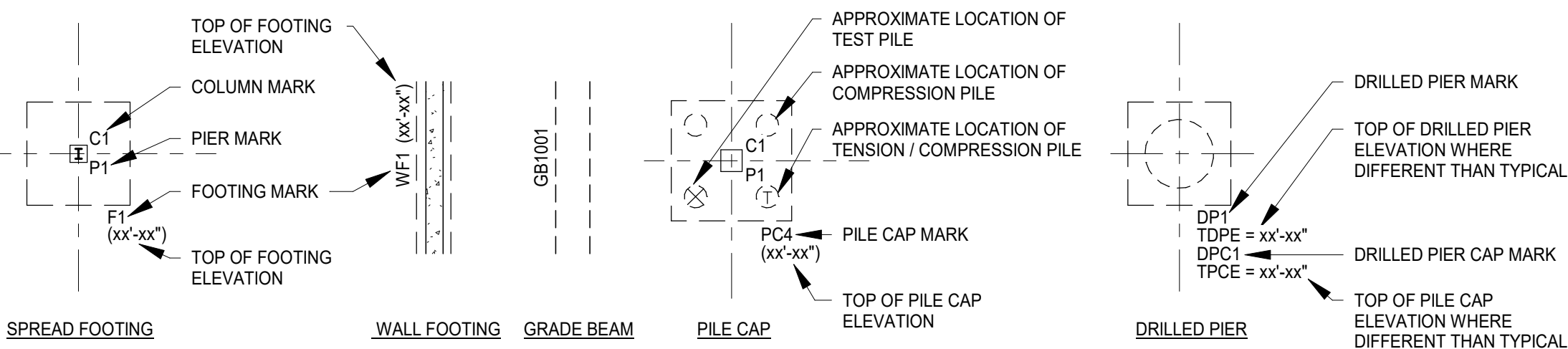
	APPROXIMATE LOCATION OF DRAIN TILE
	MATCH LINE
	SLAB STEP LOCATION WITH ELEVATIONS
	SLAB STEP LOCATION
	CHANGE IN SLAB SLOPE
	CHANGE IN SLAB THICKNESS
	KEYNOTE MARK NUMBER
	NEW BUILDING GRID LINE
	ELEVATION MARKER
	SHADED AREA INDICATES PROJECTION OF EXISTING CONSTRUCTION
	WALL MARK NUMBER OR WALL TYPE
	APPROXIMATE LOCATION OF UTILITY PIPE PENETRATION THROUGH FOUNDATION WALL
	FOOTING STEP LOCATION
	APPROXIMATE LOCATION OF SOIL BORING
	COMPRESSION PILE
	SPAN DIRECTION OF ELEMENT
	EXTENT OF ELEMENT
	CONTINUOUS EXTENT OF ELEMENT
	DETAIL CALLOUT
	ELEVATION CALLOUT

STRUCTURAL ABBREVIATIONS:

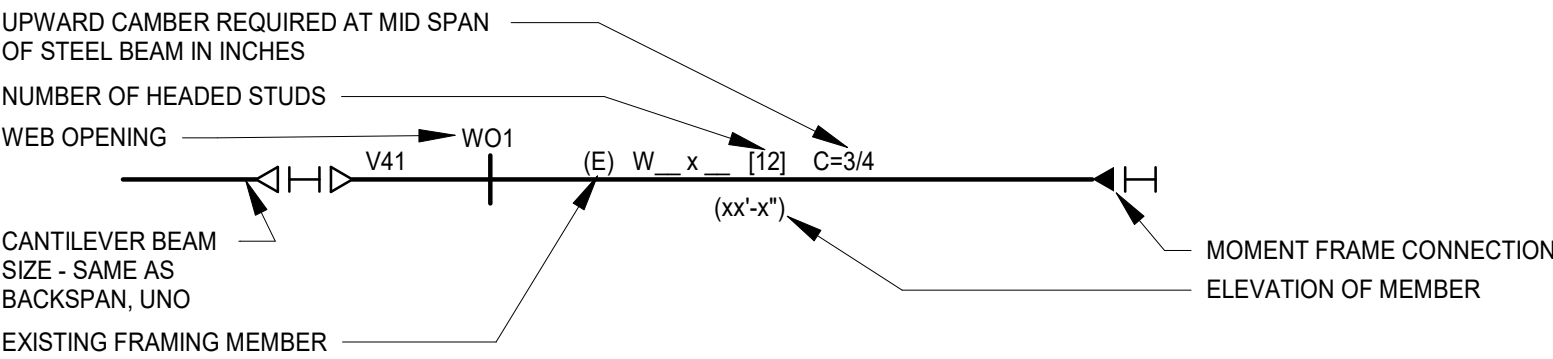
A		G		Q	
ADDL	ADDITIONAL	GA	GAGE/GAUGE	QTY	QUANTITY
ADJ	ADJACENT	GALV	GALVANIZED	R	
ALT	ALTERNATE	GB	GRADE BEAM		
ALUM	ALUMINUM	GC	GENERAL CONTRACTOR	R	RADIUS
AR	ANCHOR ROD	GLB	GLUE LAMINATED BEAM	RD	ROOF DRAIN
ARCH	ARCHITECT	GLC	GLUE LAMINATED COLUMN	REF	REFERENCE
B		GLT	GLUE LAMINATED TIMBER	REINF	REINFORCEMENT/REINFORCING
		GR	GRADE	REQD	REQUIRED
BDE	BOTTOM OF DECK ELEVATION	GSN	GENERAL STRUCTURAL NOTES	REV	REVISION
BFE	BOTTOM OF FOOTING ELEVATION	GWB	GYPSUM WALL BOARD	RO	ROUGH OPENING
BM	BEAM	H		RSS	RUGGED STRUCTURAL SCREW
BOL	BOTTOM OF LINTEL			RTU	ROOF TOP UNIT
BOT	BOTTOM			S	
BP	BEARING PLATE / BASE PLATE	HK	HOOK	SB	SOIL BORING
BR	BOTTOM REINFORCING	HORIZ	HORIZONTAL	SC	SLIP CRITICAL
BTWN	BETWEEN	HSA	HEADED STUD ANCHOR	SCHED	SCHEDULE
C		HSS	HOLLOW STRUCTURAL SHAPE	SER	STRUCTURAL ENGINEER OF RECORD
		HT	HEIGHT	SF	SQUARE FOOT
CA	COLUMN ABOVE	I		SIM	SIMILAR
CANTL	CANTILEVER	ID	INSIDE DIAMETER	SL	SNOW LOAD
CB	COLUMN BELOW	INCL	INCLUDE	SOG	SLAB ON GRADE
CFS	COLD-FORMED STEEL	ISF	INSIDE FACE	SPA	SPACES
CGS	CENTER OF GRAVITY STRAND	J		SPEC	SPECIFICATION
CIP	CAST IN PLACE	JT	JOINT	SPF	SPRUCE PINE FIR
CJ	CONTROL JOINT	JBE	JOIST BEARING ELEVATION	SS	STAINLESS STEEL
CJP	COMPLETE JOINT PENETRATION	K		SSLT	SHORT-SLOT LOAD TRANSVERSE
CL	CENTER LINE	K	KIPS	STD	STANDARD
CLR	CLEAR	KLF	KIPS PER LINEAL FOOT	STIFF	STIFFENER
CLT	CROSS LAMINATED TIMBER	KSF	KIPS PER SQUARE FOOT	STL	STEEL
CMU	CONCRETE MASONRY UNIT	KSI	KIPS PER SQUARE INCH	STRUCT	STRUCTURE / STRUCTURAL
COL	COLUMN	KO	KNOCK OUT	SYM	SYMMETRICAL
CONC	CONCRETE	L		SYP	SOUTHERN YELLOW PINE
CONN(S)	CONNECTION(S)	LB(S)	POUND(S)	T	
CONST	CONSTRUCTION	LL	LIVE LOAD	T/G	TONGUE AND GROOVED
CONT	CONTINUOUS	LLH	LONG LEG HORIZONTAL	TBE	TOP OF BEAM ELEVATION
COSP	CODE OF STANDARD PRACTICE	LLV	LONG LEG VERTICAL	TDE	TOP OF DECK ELEVATION
D		LONG	LONGITUDINAL	TEMP	TEMPORARY
d	NAIL DIAMETER	LSL	LAMINATED STRAND LUMBER	TFE	TOP OF FOOTING ELEVATION
dB	BAR DIAMETER	LSH	LONG SIDE HORIZONTAL	TGBE	TOP OF GRADE BEAM ELEVATION
DBA	DEFORMED BAR ANCHOR	LSV	LONG SIDE VERTICAL	TCPE	TOP OF PILE CAP ELEVATION
DBL	DOUBLE	LWT	LIGHT WEIGHT	TPCPE	TOP OF PRECAST PLANK ELEVATION
DEG	DEGREE	LVL	LAMINATED VENEER LUMBER	TPE	TOP OF PIER ELEVATION
DEMO	DEMOLITION	M		TR	TOP REINFORCING
DF	DOUGLAS FIR-LARCH	MAX	MAXIMUM	TRANS	TRANSVERSE
DIA	DIAMETER	MECH	MECHANICAL	TSE	TOP OF SHEATHING ELEVATION
DIA	DIAGONAL	MEP	MECHANICAL, ELECTRICAL & PLUMBING	TSE	TOP OF SLAB ELEVATION
DIM	DIMENSION	MEZZ	MEZZANINE	TSE	TOP OF SUBFLOOR ELEVATION
DL	DEAD LOAD	MFR	MANUFACTURER	TWE	TOP OF WALL ELEVATION
DLT	DOWEL LAMINATED TIMBER	MISC	MISCELLANEOUS	TYP	TYPICAL
E		MSR	MACHINE STRESS RATED	U	
		MTL	METAL	UNO	UNLESS NOTED OTHERWISE
EA	EACH	N		URM	UNREINFORCED MASONRY
EF	EACH FACE	NIC	NOT IN CONTRACT	V	
EL	ELEVATION	N-S	NORTH - SOUTH DIRECTION	VERT	VERTICAL
ELEC	ELECTRICAL	NLT	NAIL LAMINATED TIMBER	W	
ELEV	ELEVATOR	NTS	NOT TO SCALE	W/	WITH
EJ	EXPANSION JOINT	NWT	NORMAL WEIGHT	W/O	WITHOUT
EMBED	EMBEDMENT	O		WD	WOOD
EQ	EQUAL	OC	ON CENTER	WF	WIDE FLANGE
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WL	WIND LOAD
ES	EACH SIDE	OPNG	OPENING	WP	WORK POINT
EW	EACH WAY	OPP	OPPOSITE	WT	WEIGHT
E-W	EAST - WEST DIRECTION	O/O	OUT TO OUT	WWR	WELDED WIRE REINFORCING
(E)	EXISTING	P			
EXP	EXPANSION	PAF	POWER ACTUATED FASTENER		
		PC	PRECAST CONCRETE		
FDN	FOUNDATION	PL	PLATE		
FD	FLOOR DRAIN	PLF	POUNDS PER LINEAL FOOT		
FFE	FINISHED FLOOR ELEVATION	PLYWD	PLYWOOD		
FLR	FLOOR	PRE FAB	PREFABRICATED		
FS	FOOTING STEP	PROJ	PROJECTION		
FT	FEET	PSF	POUNDS PER SQUARE FOOT		
FTG	FOOTING	PSI	POUNDS PER SQUARE INCH		
FV	FIELD VERIFY	PSL	PARALLEL STRAND LUMBER		
		PT	POST TENSIONED		

PLAN SYMBOLS LEGEND:

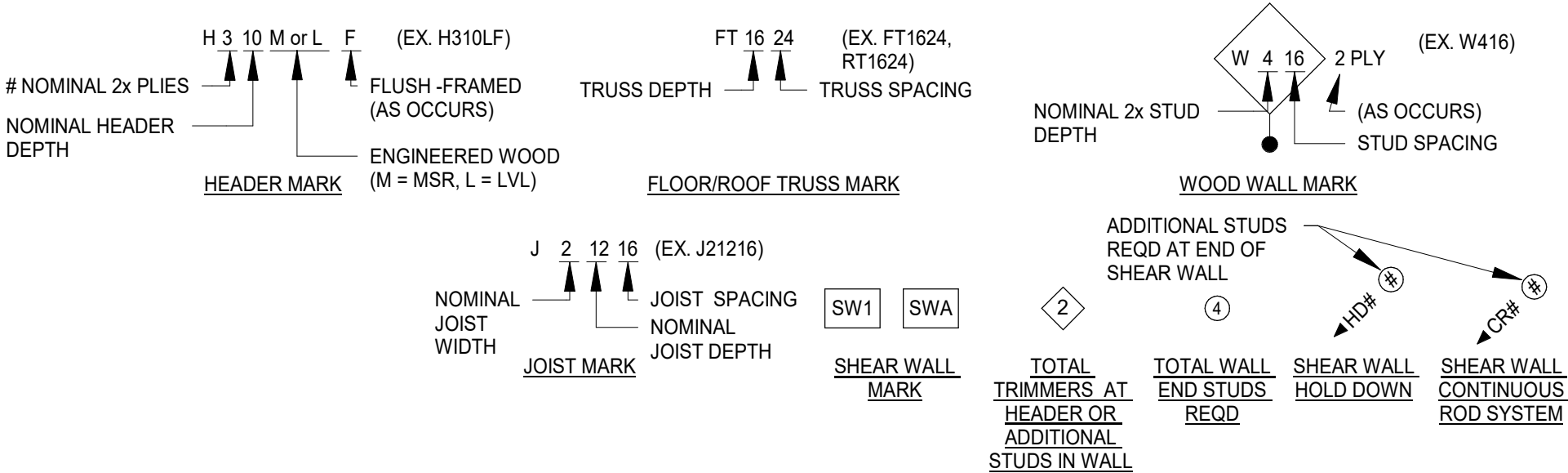
FOUNDATION SYSTEM:



STEEL FRAMING SYSTEM:



WOOD FRAMING SYSTEM:



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

Print Name: _____
Signature: _____
Date: _____ License #: _____

Commission #: 24-635
Date: 2025-04-10
Drawn By: TEB
Checked By: KSF

LEGEND SHEET

SHEET NAME:

S001

TYPICAL NOTES:

These notes specify the requirements for the design represented in these documents. The construction and materials shall comply with all the pertinent codes and references, plans, and details, including (but not limited to) those shown in architectural, civil, mechanical and electrical drawings.

The Contractor shall verify all dimensions and existing conditions in the field that affect construction prior to commencing work on the affected element or shop drawing submittals. Resolve any discrepancies with the Architect prior to construction.

The contract structural drawings and specifications represent the completed structure. The Contractor is responsible for bracing and shoring (without overstressing) all structural elements as necessary at any stage of construction until completion of the project. The Structural Engineer of Record is not responsible for the Contractor's means, methods, sequences or procedures of construction. Contractor shall recognize and consider effects of thermal movements of structural elements during construction period.

The Contractor is solely responsible for site safety including all temporary precautionary measures and safety programs. Site observation visits by the Structural Engineer of Record do not include review of the contractor's safety precautions.

Refer to architectural, mechanical and electrical drawings for locations, elevations, dimensions, and details of sleeves, inserts, openings, recesses, curbs, housekeeping pads, etc. that are not shown on the structural drawings and do not damage structural members.

Information shown in the structural drawings regarding existing conditions represents the current and general field conditions related to the new work, to the best of our knowledge. Report all discrepancies (unforeseen conditions) to the Architect for resolution prior to performing related new work.

Requests for information shall be submitted in writing and shall reference the part of the construction documents that is in question.

SPECIAL INSPECTIONS:

Special inspections required by the building code and these documents shall be provided in addition to inspections to be performed by the city in which the project is located.

Contractor shall read and understand their duties in the specification and under the building code for special inspections and coordinate as necessary the Owner's responsibilities.

The Special Inspectors shall be provided by the Owner and shall use current structural drawings incorporating all revisions and approved shop drawings.

Special inspection reports are to be submitted promptly and within 24 hours to the Structural Engineer of Record and Contractor from the time when inspections are performed.

The General Contractor shall provide timely notice (minimum 24 hours) to the Special Inspector and sufficient time for the Inspector to perform their inspection.

For a schedule of Special Structural Inspections required by the building code for this project, see the Special Inspection Schedule.

STRUCTURAL TEST AND SPECIAL INSPECTION SCHEDULE:

	Continuous	Periodic	None
1. STEEL CONSTRUCTION: Section 1705.2.1 and Table 1705.2.3			
1.1 Fabricator Documentation - Note (1)	☐	☒	☐
1.5 Welds: Full and Part Pen and Multi-Pass Fillet	☒	☐	☐
1.6 Welds: Single Pass Fillet for All Sections	☐	☒	☐
1.7 Frame Joint Detail Compliance	☐	☒	☐
2. CONCRETE CONSTRUCTION: Section 1705.3 and Table 1705.3			
2.1 Member Shape and Size Compliance in Formwork	☐	☒	☐
2.2 Reinf Steel and PT Tendons Size, Quantity and Placement	☐	☒	☐
2.3 Weldability of Reinforcing and Welds	☐	☐	☐
2.4 Anchors in Concrete	☒	☐	☐
2.5 Use of Required Mix Design	☐	☒	☐
2.6 Sample for Specimens and Tests	☒	☐	☐
2.7 Placement of C/P Concrete and Shotcrete	☒	☐	☐
2.8 Curing Compliance	☐	☒	☐
3. MASONRY CONSTRUCTION: Section 1705.4			
3.1 Level 2: TMS 602 Table 4			
3.1.1 Proportions of Site-Prepared Mortar	☐	☒	☐
3.1.2 Sample Panel Construction	☐	☒	☐
3.1.3 Grout Space	☐	☒	☐
3.1.4 Placement of Reinforcement, Connectors and Anchors	☐	☒	☐
3.1.5 Proportions of Site Prepared Grout	☐	☒	☐
3.1.6 Placement of Masonry Units and Mortar Joint Construction	☐	☒	☐
3.1.7 Size and Location of Structural Members	☐	☐	☐
3.1.8 Welding of Reinforcement	☒	☐	☐
3.1.9 Grout Placement	☐	☐	☐
3.1.10 Preparation of Grout Specimens, Mortar Specimens and/or Prisms	☐	☒	☐
5. SOILS: Section 1705.6 and Table 1705.6			
5.1 Bearing Material, Capacity and Depth	☐	☒	☐
5.2 Compacted Fill Compliance With Soils Report	☒	☐	☐

Notes:

- When the fabricator does not meet the requirements of 1704.2.5.1.
- Empirically designed masonry is excluded.

SHOP DRAWINGS:

Submit shop drawing schedule with construction schedule that includes consideration for review period. See specification for additional information.

General contractor shall submit shop drawings in digital format (.pdf) for structural review. Digital drawings shall meet the following requirements.

- All pages are rotated, printed to scale with searchable text.
- All transmittals shall be located as the first page of the submittal or as a separate file within one digital package.
- Contractor digital review comments and their digital stamp shall be attached. Our review will not occur until the contractor has reviewed, coordinated with other trades and provided shop stamp.
- MBJ will mark-up the digital set in red and return a digital file via email, ftp site or other means.

Under no circumstances will MBJ review shop drawings that are considered to be scanned/copied construction document submittals. The Detaller shall produce and submit original documents for review.

DELEGATED DESIGN AND DEFERRED SUBMITTALS:

The following items are a delegated design and shall be issued as deferred submittals per IBC. The delegated design submittal shall include shop drawings and an engineering analysis signed and sealed by the licensed design professional responsible for their preparation:

- Metal Plate Connected Wood Trusses
- Glued-Laminated Wood Construction
- Curtain Wall Framing

The contractor shall retain a professional engineer licensed in the state where this project is located to design and detail delegated design items to meet the performance and design criteria indicated in the contract documents. Under no circumstances will MBJ review shop drawings that are considered to be scanned/copied construction document submittals. The Detaller shall produce and submit original documents for review.

All items issued as deferred submittals shall be issued a minimum of 30 days prior to installation and shall not be installed until their design and submittal documents have been reviewed for general conformance to the drawings by the General Contractor, the Structural Engineer of Record and the Building Official. A copy of the deferred submittal shall be forwarded to the Building Official after the Structural Engineer of Record has reviewed the documents and prior to the erection of the deferred submittal items.

DESIGN CODES AND STANDARDS:

2018 International Building Code, as amended and adopted by the State of Minnesota.

MATERIAL PROPERTIES:

Reinforcing Steel (Fy):		
Typical	60,000 psi	ASTM A615 Grade 60
Weldable	60,000 psi	ASTM A706 Grade 60

Cast-in-Place Concrete (f'c) at 28 days, UNO:

Controlled Low Strength Material (CLSM)	1,200 psi	Maximum
Footings	50 psi	Minimum
Piers and Walls (non-shear)	4,000 psi	
Slabs on Grade	4,000 psi	
Exterior Concrete	4,500 psi w/ air entrainment	
All Concrete not otherwise noted	4,000 psi	

Concrete Masonry- Unit Strength (f'm):		
F'm	2,000 psi	
Typical Units:	2,000 psi per ASTM C90	
Masonry Grout	2,000 psi	
Masonry Mortar	ASTM C270, Type S	

Structural Steel (Fy):		
Wide Flanges:	50,000 psi	ASTM A992
Angles, Channels, Plates, and Bars	36,000 psi	ASTM A36
Rectangular HSS	46,000 psi	ASTM A500, Grade B
Round HSS	42,000 psi	ASTM A500, Grade B
Steel Pipe	35,000 psi	ASTM A53, Grade B

Structural Fasteners:		
Typical High-Strength Bolts	120,000 psi	ASTM F3125 Grade A325
Twist-off Tension Control Bolts	120,000 psi	ASTM F3125 Grade1852, Type 1
High-Strength Bolts where noted	150,000 psi	ASTM F3125 Grade A490
Carbon Steel, Threaded Rods	36,000 psi	ASTM A36
Threaded Rods Grade B7 where noted	125,000 psi	ASTM A193
Stainless Steel, Threaded Rods	85,000 psi	ASTM F593
Anchor Rods, Grade 36 UNO	36,000 psi	ASTM F1554
Anchor Rods, Grade 55 where noted	55,000 psi	ASTM F1554
Anchor Rods Grade 105 where noted	105,000 psi	ASTM F1554
Direct Tension Indicator Washers where noted	ASTM F959	

SAWN LUMBER:		
Spruce-Pine-Fir (SPF) No. 2 or better: (Studs, Joists and Headers):	Fb 875 psi Fc 1150 psi parallel to grain Fc 425 psi perpendicular to grain E 1,400,000 psi	

Southern Yellow Pine (SYP) No. 2 or better: (Preservative Treated Wood)	Fb 1500 psi Fv 175 psi Fc 1600 psi parallel to grain Fc 565 psi perpendicular to grain E 1,600,000 psi	
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Douglas Fir-Larch (DFL) No. 1 or better: (Heavy Timber, full sawn) (Beams and columns wider than 5")	Fb 1200 psi Fv 170 psi Fc 1000 psi parallel to grain Fc 625psi perpendicular to grain Ft 825 psi E 1,600,000 psi	
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STRUCTURAL COMPOSITE LUMBER:		
Laminated Veneer Lumber (LVL): (Beams and Headers) (1 3/4" x Depth)	Fb 2900 psi Fv 285 psi Fc 750 psi perpendicular to grain E 2,000,000 psi	

Parallel Strand Lumber (PSL): (Columns and Posts)	Fb 2400 psi tabulated Fc 2500 psi parallel to grain E 1,800,000 psi	
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Laminated Strand Lumber (LSL): (Rim Board)	Fb 1700 psi Fv 410 psi Fc 750 psi perpendicular to grain E 1,350,000 psi	
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Oriented Strand Board (OSB): (APA Rated Rim Board)	Fbe 600 psi Fve 270 psi Fce 550 psi perpendicular to grain E 550,000 psi	
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DESIGN LOADS:

LATERAL LOADS:

Risk Category:

Wind Loads:

Primary Frame Wind Data:

Basic Wind Speed:

Exposure Category:

Internal Pressure

Coefficient (Gcpi):

Components and Cladding Wind Loads:

Exterior Component/Cladding:

Seismic Loads:

Primary Seismic Data:

GRAVITY LOADS:

Dead Load:

Roof:

psf

Snow Load:

Ground Snow Load, Pg:

Flat-Roof Snow Load, Pf:

Snow Exposure Factor, Ce:

Snow Load Importance Factor, I:

Thermal Factor, Ct:

Unbalanced/Drift Snow Load:

Refer to plan, UNO

Roof Live Load:

Live Load, (reducible):

Net Uplift for Joist Design:

Mechanical and Electrical Equipment Units:

Future Mechanical and Electrical Units:

Refer to drawings, for the units' locations, sizes, and weights.

This project is not designed for future units.

FOUNDATIONS:

Refer to geotechnical report number 24-500 by Independent Testing Technologies, dated March 7, 2025.

The Contractor shall verify the location of all existing and new underground utilities and tanks prior to beginning excavation.

For underground utilities adjacent to foundations and through foundations reference drawings for typical detail showing step footings below utilities as required to avoid undermining of structure by utilities.

CONVENTIONAL FOOTINGS:

Footings are designed for a maximum allowable soil bearing pressure of 2500 pounds per square foot on undisturbed natural soil or compacted engineered fill. Soil bearing pressure is to be verified in the field during construction by a qualified Geotechnical Engineer.

All topsoil, fill, organic, and/or other unsuitable bearing material shall be removed below the footings and/or within the building area to the depths indicated in the geotechnical engineering report and extent of removal shall be field verified by the Geotechnical Engineer.

All excavations shall be observed by a qualified Geotechnical Engineer to verify removal of all unsuitable material, and confirm the proper preparation of bearing conditions. Rock excavation for individual footings is not expected to exceed five foot depth, UNO. No mass excavation is anticipated. Blasting is not permitted.

For footings that do not bear on natural undisturbed soil, extend engineered fill laterally beyond bottom edge of footing per recommendations in the geotechnical report.

Foundation and retaining walls shall be back filled with free draining fill approved by the Geotechnical Engineer. Provide drainage board and perforated pipe as required by the contract documents and verify with the Architect and Civil Engineer.

Engineered fill shall not be placed on frozen material and frozen material shall not be used as engineered fill. Contractor shall provide any means necessary to prevent frost penetration under footings during construction.

Backfill equally on both sides of foundation walls to prevent overturning or lateral wall movement, or brace as necessary.

For stepping of wall footings reference drawings for detail.

REINFORCED CONCRETE:

The detailing, fabrication and erection of all reinforcing shall be done in accordance with the latest edition of ACI-315, "Manual of Standard Practice for Detailing Reinforced Concrete Structures and ACI-318, "Building Code Requirements for Structural Concrete."

All reinforcing bars are deformed and continuous, unless noted otherwise. Refer to drawings for reinforcing lap length schedule.

Provide suitable wire spacers, chairs, etc. for support of reinforcing steel in proper position while placing concrete. All bars shall be tied to prevent displacement while placing concrete. All chairs and slab bolsters shall be plastic or steel with plastic tips. When reinforcing steel is epoxy coated or p/t tendons are fully encapsulated, all chairs and slab bolsters shall be epoxy coated or plastic and all support bars shall be epoxy coated. Chairs are to be stable and resist tipping.

The fabricator shall submit a complete list of accessories and placing details with the shop drawings.

No horizontal construction joints shall be placed in beams, joists, or slabs, unless shown on drawings.

Locate vertical construction joints in beams and slabs at central one third of span. Refer to drawings for details. Submit proposed construction joint locations to the Structural Engineer of Record for review prior to placement of concrete. Where new concrete is placed against existing concrete, the existing concrete shall be roughened to a minimum 1/4" amplitude.

Refer to drawings for placement guidelines of embedded pipes, sleeves, and conduits. Conduits are not permitted in slabs 3 inches or less in thickness.

Conduit and piping shall be fabricated and installed so that cutting, bending, or displacement of reinforcement from its specified location is not required.

Concrete cover for pipe embeddings with their fittings shall be at least 1-1/2 in. For concrete exposed to earth or weather, and at least 3/4 in. For concrete not exposed to weather, or not in contact with ground

Aluminum conduit, aluminum sleeves and aluminum embeds are not permitted in concrete.

All conduits shall be placed within the middle one-third of the slab thickness.

The maximum size of conduits shall be 1 1/4" diameter and shall be spaced no closer (to each other or reinforcing steel) than 4 inches unless prior approval is obtained from the structural engineer.

Sleeves and conduits shall pass perpendicularly through beams in the center third of the beam's depth. Embedded boxes shall not be located on the bottom face of beams and shall meet clearance requirements for beam reinforcing tendons and reinforcing steel.

Embedded boxes, sleeves and conduits shall not be placed within a distance of 2'-6" from the face of any column and shall not be placed within 1'-6" of any anchor without prior approval from the structural engineer.

In areas of high conduit concentration where it is not possible to meet the above requirements, consult the structural engineer prior to placement.

Provide a 3/4 inch chamfer for all exposed concrete corners. See architectural drawings for details and additional requirements.

Formwork and all shoring for flatwork shall be left in place until the concrete reaches at least 75 percent of the 28-day compressive strength. Design of shoring and reshoring is the responsibility of the Contractor and shall conform to ACI 347R and ACI 347.2R.

Concrete compressive strength testing used to determine flatwork stripping times shall be performed using one of the following methods:

CIPPOC and standard cylinders cured and stored in the same conditions as the flatwork.

Maturity testing properly calibrated and conducted by an approved testing agency.

Calcium chloride is not permitted as a concrete additive.

Concrete Cover on Reinforcing:

Topping Slab: 3/4" clear top
Slab on Grade: upper third of slab
Concrete covers are intended to meet 2 hour rating requirements of IBC Section 721.1 prescriptive fire protection.

Footings and Caissons: 3" clear bottom and sides
2" clear top

Walls: #5 and smaller 1 1/2" clear earth or weather face
#6 and greater 2" clear earth or weather face

Columns and Beams: 3/4" interior face
1 1/2" clear to ties or stirrups

Joists: 1" clear top
3/4" clear bottom and sides

Slabs: 1" clear top
3/4" clear bottom carbonate aggregate
1" clear bottom siliceous aggregate

CONCRETE SLABS ON GRADE:

Slabs on grade shall be place in lane fashion.

The control or construction joints shall be placed as shown on the drawings. The joints shall align with the column grids and be spaced as noted below:

Exterior slabs 24 times slab thickness, maximum;
Interior slabs 36 times slab thickness, maximum;
Interior slabs 48 times slab thickness, maximum.

The panels formed by control or construction joints shall not be "L" shaped, and a rectangular panel's aspect ratio shall not exceed 1.5.

Refer to the drawings for the typical slab on grade construction and saw cut control joint detail. Control and construction joints must be continuous and not offset.

Refer to drawings for detail of isolation diamonds or circles at columns.

Refer to drawings for reinforcing at re-entrant corners. Bend bars as necessary at obstructions.

Refer to the specification for the existence, type, and thickness of interior ground vapor retarder. Locate a vapor retarder directly beneath the slab on grade on top of a 6 inch compactable granular base. Refer to the specification for requirements for the compactable granular base.

Mechanically vibrate concrete around trench drains, floor ducts, construction joint dowels, loading docks, architectural features and other embedded items.

Refer to flooring manufacturer's specification for levelness, flatness and curing of concrete slabs on grade to receive special architectural floor finishes.

Where slab demolition occurs in slabs on grade, curbs and sidewalk areas, typically saw cut slabs for new work to the widths indicated on plan. Where such saw cuts would occur within 3 feet or less of an existing control or construction joint, remove slabs to the nearest existing control or construction joint. Dowel edges as indicated for typical slabs in other areas. Provide slab control joints in new slabs at locations to match existing slab control joints, and also a spacing to keep slab panel aspect ratios as square as possible, but at a spacing not to exceed 10'-0". Slab finishes shall match original existing finishes of surrounding slabs, subject to review of Architect.

REINFORCED MASONRY:

Masonry work shall conform to all requirements of ACI 530, "Building Code Requirements for Masonry Structures."

All masonry units are placed in running bond fashion. Corners shall have a standard bond by overlapping units.

Special shapes shall be provided for jambs, columns, pilasters, control joints, corners, and lintels.

All masonry walls shall have horizontal joint reinforcing spaced at 16" oc. Horizontal joint reinforcing shall be ladder style and fabricated with galvanized nine-gauge wire and shall include corner and intersecting wall pieces. Provide minimum 6" laps at all splices.

Vertical reinforcing shall be held in place by rebar positioners, crossies, chairs, or tying to every other layer of horizontal reinforcing steel. Refer to the detail in the drawings for vertical reinforcing bar location in a core.

Provide concrete cover of minimum 1/2" to face shell.

Refer to detail in the drawings for reinforcing bar lap lengths.

Extend vertical reinforcing from footings to 2" clear top of wall or to beam bearing. Extend vertical reinforcing into the next level of construction and lap in accordance with the lap schedule.

When typical vertical wall reinforcing is interrupted by long wall openings, provide typical vertical wall reinforcing above and below opening, and extend into horizontal bond beams. Refer to the schedule on the drawings, for masonry wall opening lintels and jamb reinforcing.

Provide vertical reinforcing at the ends of walls and at wall intersections to match specified reinforcing. Run reinforcing full height of walls.

All masonry units shall be placed with full face shell mortar coverage on horizontal and vertical face shells. Webs shall also have full mortar coverage around all grouted cells.

Fill block core at vertical reinforcing (8" minimum length along wall) with concrete grout. Filling cores with mortar is not allowed. Vibrate in place. Rodding and puddling are not allowed.

Maximum grout lift height is 5'-4". Maximum grout pour height is 8'-0", provide cleanouts if pour heights exceed 5'-4".

Masonry cement mortar is not allowed.

Calcium chloride or admixtures containing chloride shall not be used in mortar or grout.

For reinforced masonry bond beams, provide bent corner bars at corners and intersections that match reinforcing. Step bond beams as necessary to match roof slopes. Lap reinforcing bars per schedule.

For construction of masonry control joints refer to detail in drawings.

Unless noted otherwise on the drawings place control joints in masonry walls such that no straight run of wall exceeds 24'-0" and within 4'-0" of corners. Do not place control joints within 46 inches of a masonry opening jamb or a steel bearing plate.

Bond beams shall be constructed with flow through knock out bond beam blocks and reinforced with 2 - #5 continuous unless noted otherwise.

Place bond beam reinforcing continuously through control joints. Do not splice bond beam reinforcing within 6'-0" of a control joint.

Provide bond beam with reinforcing at all floor lines, roof lines, and top of walls. Refer to details in the drawings.

Grout below steel bearing plate and refer to the drawings for additional information.

Refer to drawings for reinforcing schedule, top of wall bracing, thickened bearing slab and lintel schedule for non-bearing masonry walls. Refer to Architectural drawings for location and extent.

POST-INSTALLED ANCHORS:

Post installed anchors to be installed in concrete base material shall have current ICC approval for use in both cracked and un-cracked concrete in accordance with ACI 355.2, ACI 355.4, ICC ES AC193 and ICC ES AC308.

Post-installed anchors to be installed in masonry base material shall have a current ICC approval for use in uncracked, fully grouted concrete masonry unit construction in accordance with ICC-ES AC01, ICC-ES AC58 and ICC-ES AC106. Contact Engineer of Record for anchorage to hollow masonry or unreinforced clay masonry not covered by this section.

Post-installed anchors shall only be used where specified on the construction documents. The Contractor shall obtain approval from the Engineer of Record prior to installing post-installed anchors in place of missing or misplaced cast-in-place anchors. Submit a work plan including proposed products for approval prior to commencing corrective work.

Post-installed adhesive anchors shall not be used for fire rated components supporting gravity loads.

Verify that supporting substrate and environmental conditions are consistent with the manufacturer's installation instructions and the ICC-ES report.

Post-installed anchors shall be installed in accordance with the manufacturer's installation instructions and the ICC-ES report, including hole drilling and cleaning.

The general contractor shall engage a testing company to locate existing reinforcing and other embedded items by non-destructive means (GPR, pacometer or other approved means) as necessary to accurately locate existing elements prior to beginning drilling operations. Do not cut or damage existing reinforcing or other embedded items unless explicitly approved by the Engineer of Record. Notify the EOR if there is a conflict between the anchor location and an embedded item.

WOOD FRAMING:

DIMENSION LUMBER:

With Type 3A or 3B construction, all lumber in exterior walls shall be fire retardant treated wood.

All member sizes given in the drawings are nominal dimensions.

All lumber shall be kiln-dried, maximum moisture content 15% and grade marked according to the National Forest Products Association Regulations.

All joists (greater than 2x8) shall be supported laterally at the ends and at each support by solid blocking except where ends of joists are nailed to a header, band or rim joist or to an adjoining stud. Solid blocking shall be not less than 2" in thickness and the full depth of the joist.

Wood joists shall bear on the full width of supporting members, stud walls, beams, etc., unless otherwise noted.

Do not notch or cut joist unless approved by the Structural Engineer of Record.

All beams and joists not bearing on supporting members shall be framed with "Simpson Strong- Tie" joist hangers or equal. Use type "LUS" (or equal) for single 2x's and double 2x's and type "UTF" for framing to trusses where required. The joist hangers shall be nailed using special nails supplied by the hanger manufacturer. Proposed nail type substitutions shall conform to the ICC report for equal or greater load capacity and shall be submitted with the ICC report to the Structural Engineer of Record for written approval.

Wood headers or posts made up of 2 or more 2x's shall be spiked together per the nailing schedule.

Provide minimum 2 - 2x trim studs at bearing ends of all headers. Where posts are shown on drawings, headers shall bear fully on the posts.

Wood columns shall have solid vertical blocking through the floors to the support below.

All holes drilled through studs or posts in walls shall strictly conform to the detail in the drawings. Wood columns are not to be notched or drilled for utilities.

For walls 10'-0" and greater provide blocking at mid-height for construction stability.

All walls shall have single bottom plate and double top plate.

Double top plate splices shall lap 4'-0" and be nailed with 16 - 0.131" x 3" nails equally spaced with 1 1/2" end distance, unless noted otherwise on plan.

Unless otherwise noted, bottom plates of all exterior stud walls and interior bearing walls shall be anchored to new concrete with 1/2" diameter anchor bolts, at 4'-0" oc, or with equivalent anchors, as approved by the structural engineer.

All exterior lumber and all lumber in contact with concrete or masonry, or exposed to the exterior shall be treated Southern Yellow Pine. Each sill plate shall have a minimum of 2 anchor rods with an anchor rod located within 12" of each end.

All connectors in contact with treated lumber shall have corrosion protection.

For nailing/fastener schedule refer to the drawings.

STRUCTURAL COMPOSITE LUMBER:

Structural composite lumber shall be provided with member strengths as specified in the general structural notes.

All members shall be stamped with the Manufacturer's name and/or logo, name of inspection agency and the applicable evaluation report numbers.

Structural composite lumber such as laminated veneer lumber (LVL), parallel strand lumber (PSL), and laminated strand lumber (LSL), shall be the size and type shown on the drawings, manufactured by Truss-Joist or approved equal.

LVL, PSL, and LSL shall be manufactured under a process approved by the national research board.

All LVL shall be manufactured in accordance with NER-126
All PSL shall be manufactured in accordance with NER-292
All LSL shall be manufactured in accordance with NER-481

The manufacturing process shall use a waterproof adhesive meeting the requirements of ASTM D2559. All grain shall be parallel with the length of the member.

Structural composite lumber shall be installed with a moisture content of 12% or less. The Contractor shall make provisions during construction to prevent the moisture content of installed beams from exceeding 12%.

The Supplier is to furnish all connection materials required to fasten members to each other and to supports, exclusive of anchors embedded in masonry or concrete, and items to be field welded to structural steel.

All beams and joists not bearing on supporting members shall be framed with "Simpson Strong- Tie" joist hangers or equal. Use type "HU" (or equal) matching or exceeding the depth of the joist or beam. Install the hanger with the maximum number of fasteners specified by the manufacturer. The joist hangers shall be nailed using special nails supplied by the hanger manufacturer. Proposed nail type substitutions shall conform to the ICC report for equal or greater load capacity and shall be submitted with the ICC report to the Structural Engineer of Record for written approval.

Comply with all recommendations by the Manufacturer and with approved shop drawings for the proper storage, handling, protection, installation and temporary bracing requirements of these materials.

Bear members full width of supporting member, stud walls, posts, trim studs, beams, etc.

Notching of the bearing end or the top and bottom face is not permitted.

When installing lag screws, drill a lead hole.

PREMANUFACTURED OPEN WEB WOOD TRUSSES:

Premanufactured Open Web Wood Chord Trusses shall be designed by the manufacturer for the spans and conditions shown on the plans and shall be furnished and installed in accordance with the manufacturer's specifications.

All necessary bridging, blocking, prenotched plates, etc. shall be provided by the manufacturer.

Complete shop drawings including an erection plan, details of each member and each connection shall be submitted for review by the architect and engineer prior to fabrication. Shop drawings and complete structural calculations shall be certified by a qualified professional engineer licensed in the state where the project occurs.

Comply with all recommendations by the manufacturer and the approved shop drawings for proper storage, handling, protection, installation, and temporary bracing requirements.

Permanent bridging shall be installed in accordance with the manufacturer's specification.

Open Web Trusses and bridging (the ceiling sheathing neglected) shall be capable of resisting minimum 10 psf net wind uplift or as specified in the general structural notes load section.

Open Web Trusses shall be designed for the following minimum dead loads and deflection criteria:

Roof: Top chord 15 psf, bottom chord 10 psf
Floor: Top chord 15 psf, bottom chord 10 psf
Roof: Live load deflection < L/360, total load deflection < L/240
Floor: Live load deflection < L/480, total load deflection < L/360

Calculations for strength and stiffness that determine size and spacing of open web trusses shall be based on the truss section properties only and shall not use the composite action between wood I joists and attached sheathing.

Notching or cutting of Open Web Trusses, top or bottom chords is not permitted.

Bear Open Web Trusses full width of supporting member: stud walls, beams, posts, hanger seats, etc. Align wall studs with open web trusses bearing. Add wall studs as necessary.

A qualified representative of the Open Web Wood Chord Truss manufacturer shall inspect and approve the system installation prior to installing finish materials to be certain that the system is in compliance with all requirements of the shop drawings. Submit a written report summarizing the inspection and the product warranty to the owner at the completion of the product. Copy the engineer with the report.

Truss Plate Manufacturer shall be a current member in good standing of the Truss Plate Institute. The Truss Fabricator shall participate in a third party quality assurance program that is approved by a code approved inspection agency or that meets the requirement of the Truss Plate Institute.

Truss spacing indicated from center to center of truss and shall not exceed 2'-0" oc

Truss plate connections shall be designed in accordance with the Truss Plate Institute.

All roof truss bearing points shall be anchored with a minimum of one Simpson H1 truss anchor.

All floor truss bearing points shall be anchored with a minimum of one Simpson H2.5 truss anchor. -- (seismic note)

Exact configuration of special hip, valley and intersection areas shall be determined by the Truss Supplier, unless noted otherwise on plans.

Provide all truss to truss, and truss to girder truss connection details and necessary connection materials.

Site fabricated trusses are not allowed.

WOOD STRUCTURAL PANELS:

Wood structural panels shall conform to the requirement of "U.S. Product Standard PS 1 for Construction and Industrial Plywood", "U.S. Product Standard PS 2 Performance Standard for Wood-Based Structural-Use Panels", or "APA PRP-108 Performance Standards." Panels shall be APA Rated Sheathing, Exposure 1, of the thickness and span rating shown on the drawings.

Wood structural panel installation shall be in conformance with APA recommendations. Allow 1/8" spacing at panel ends and edges, unless otherwise recommended by the Panel Manufacturer.

All roof sheathing and sub-flooring shall be installed with face grain perpendicular to supports, except as indicated on the drawings.

Roof sheathing shall either be blocked, tongue-and-groove, or have edges supported by plywood edge clips centered between roof framing elements.

When roof sheathing is nailed directly to blocking, the blocking shall be nailed to support members with a minimum of 16d nails at 4" oc.

Sub-flooring sheathing shall have tongue and groove joints or be supported by blocking.

Sub-flooring panels shall be field glued to the framing using adhesives meeting APA Specifications AFG-O1 or ASTM D3498.

For nailing of wall panels to framing refer to the drawings or nailing schedule in the drawings.

WOOD FASTENERS – NAILING:

Framing nail sizes specified on the drawings are based on the following specification UNO:

Size	Length	Diameter
6d common	2"	0.113"
8d common	2 1/2"	0.131"
10d common	3"	0.148"
12d common	3 1/4"	0.148"
16d common	3 1/2"	0.162"

Size	Length	Diameter
6d box	2"	0.099"
8d box	2 1/2"	0.113"
10d box	3"	0.128"
16d box	3 1/4"	0.135"

Size	Length	Diameter
6d cooler	1 7/8"	0.092"
8d cooler	2 3/8"	0.113"

All framing nails shall conform to ASTM F667, "Standard Specification for Power Driven Fasteners: Nails, Spikes and Staples" and NER-272 "Power Driven Staples and Nails for Use in All Types of Building Construction". Cooler nails shall comply with ASTM C514.

Refer to nailing schedule in the drawings for nail size and spacing at a specified condition.

Nails shall be identified by labels attached to their containers that show the Manufacturer's name and NES report number, nail shank diameter, and length. Submit this information prior to framing.

If the Contractor proposes the use of alternate nails, they shall submit prior to construction nail specifications with certified calculations showing structural equivalence to the Structural Engineer of Record for review and approval.

Nails fastening APA rated plywood sheathing shall be driven flush to the face of sheathing with no counter sinking permitted. Renail sheathing as necessary to comply.

WOOD FASTENERS – STRUCTURAL WOOD SCREWS:

Structural wood screws as specified in the drawings refer to threaded steel screws that are self-drilling, dowel-type fasteners used primarily for wood-to-wood connections. These carbon steel screws are manufactured by a cold-formed process and are heat-treated with rolled threads. No pre-drilling is required.

Screws are specified in the drawings per nominal diameter and length. The diameter refers to a nominal measure of the threads, which is larger than the unthreaded shaft of the fastener. Length specified does not include fastener head. Actual dimensions and available lengths vary with Manufacturer.

Acceptable products are listed below. Contractor may submit alternate products for approval by Structural Engineer of Record.

The following minimum dimensions and material properties shall apply:

Size specified	Minimum Shank	Root Diameters (in)	Acceptable Products
1/4" Diameter	0.169"	0.150"	GRK RSS Simpson SDS
5/16" Diameter	0.189"	0.172"	GRK RSS Simpson SDWH FastenMasterTimberlok
3/8" Diameter	0.219"	0.191"	GRK RSS Simpson SDWS FastenmasterLedgeblok

Minimum Allowable Tension strength of fastener (lbs):

1/4" Diameter	1112 lbs
5/16" Diameter	1210 lbs
3/8" Diameter	1505 lbs

Minimum Allowable Shear strength of fastener (lbs):

1/4" Diameter	754 lbs
5/16" Diameter	770 lbs
3/8" Diameter	910 lbs

Minimum Bending Yield Strength: 165,000 psi

CONSULTANT:



ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.artelarchitects.com

MBJ

TEL: 612.338.0713 510 MARQUETTE AVE S
FAX: 612.337.5325 SUITE 900
mbjeng.com MINNEAPOLIS, MN 55402

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS	DATE	
	REV	
	#	

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

Print Name: _____

Signature: _____

Date: _____ License #: _____

Commission #: 24-635

Date: 2025-04-10

Drawn By: TEB

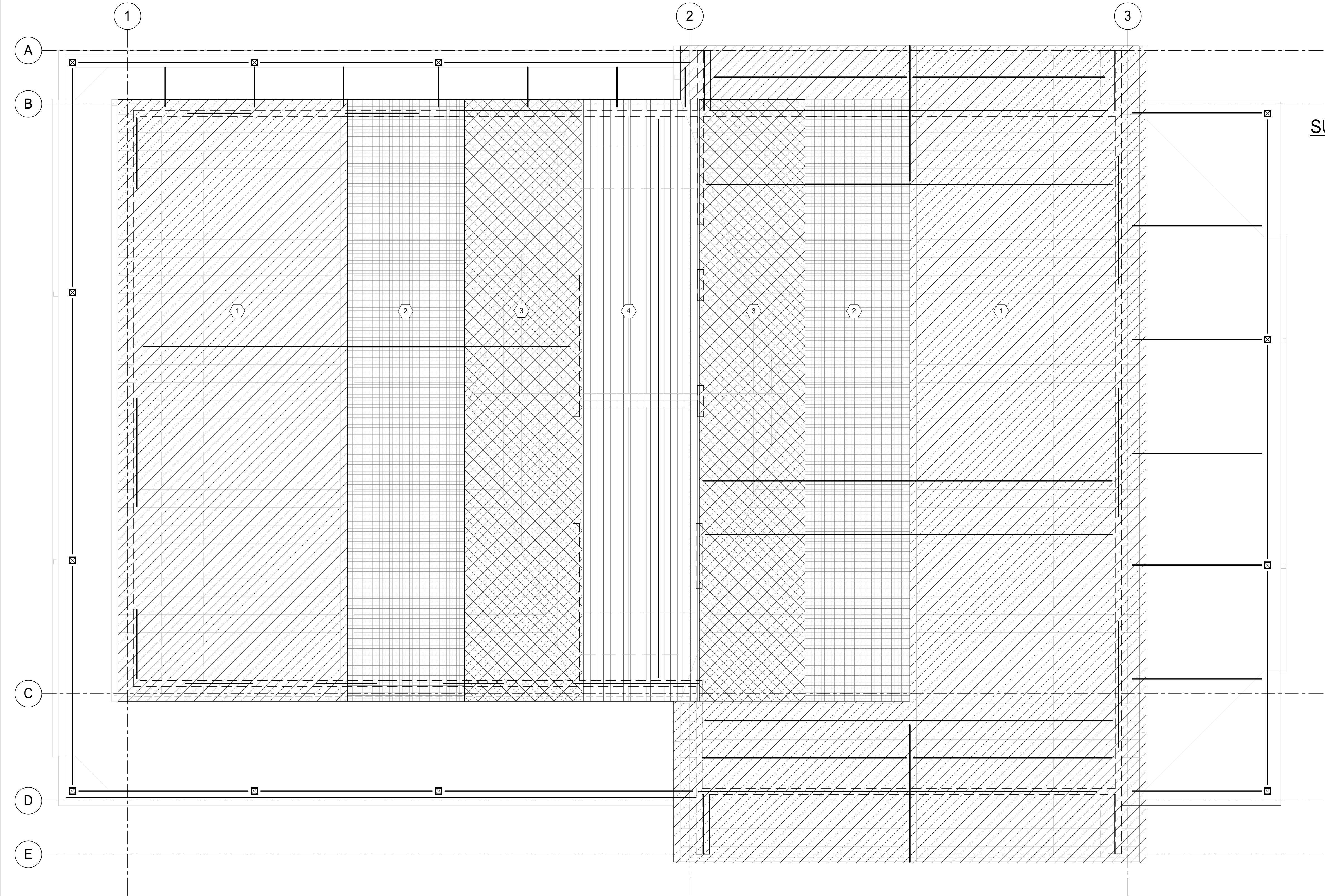
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SHEET
NAME:

GENERAL
STRUCTURAL
NOTES

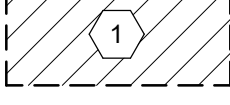
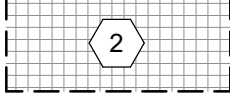
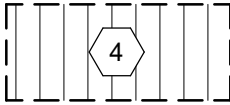
GREET

S003



1 SNOW LOAD DIAGRAM
1/4" = 1'-0"

SUPERIMPOSED LOAD SCHEDULES

SUPERIMPOSED UNIFORM LOAD SCHEDULE	
MARK	SNOW LOAD (PSF)
	17.9
	35
	43.4
	51.8

REVISIONS		DATE
REV	#	

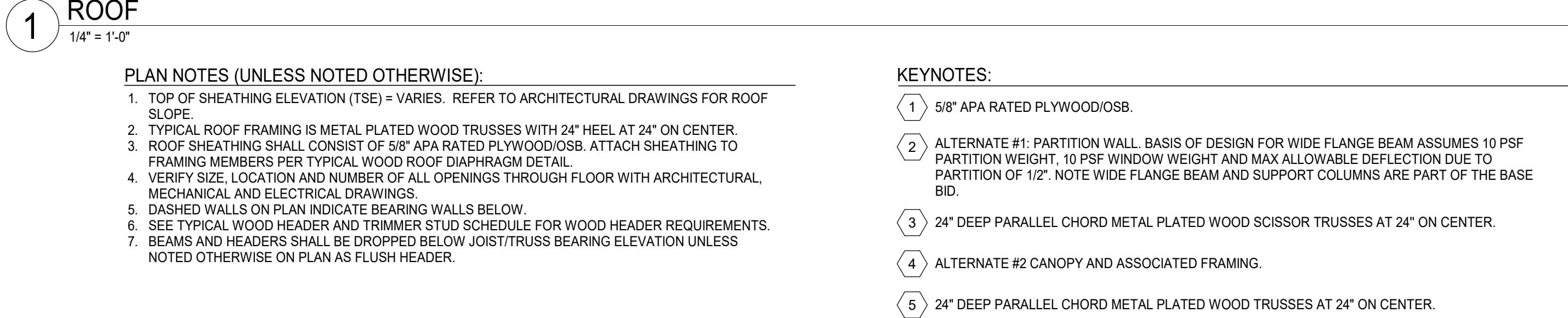
PROFESSIONAL ENGINEER
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Signature: _____
Date: _____ License #: _____

Commission #: 24-635
Date: 2025-04-10
Drawn By: TEB
Checked By: KSF

SHEET NAME:
LOAD DIAGRAMS

GREET
VCL:
S100

[illegible]

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Signature: _____

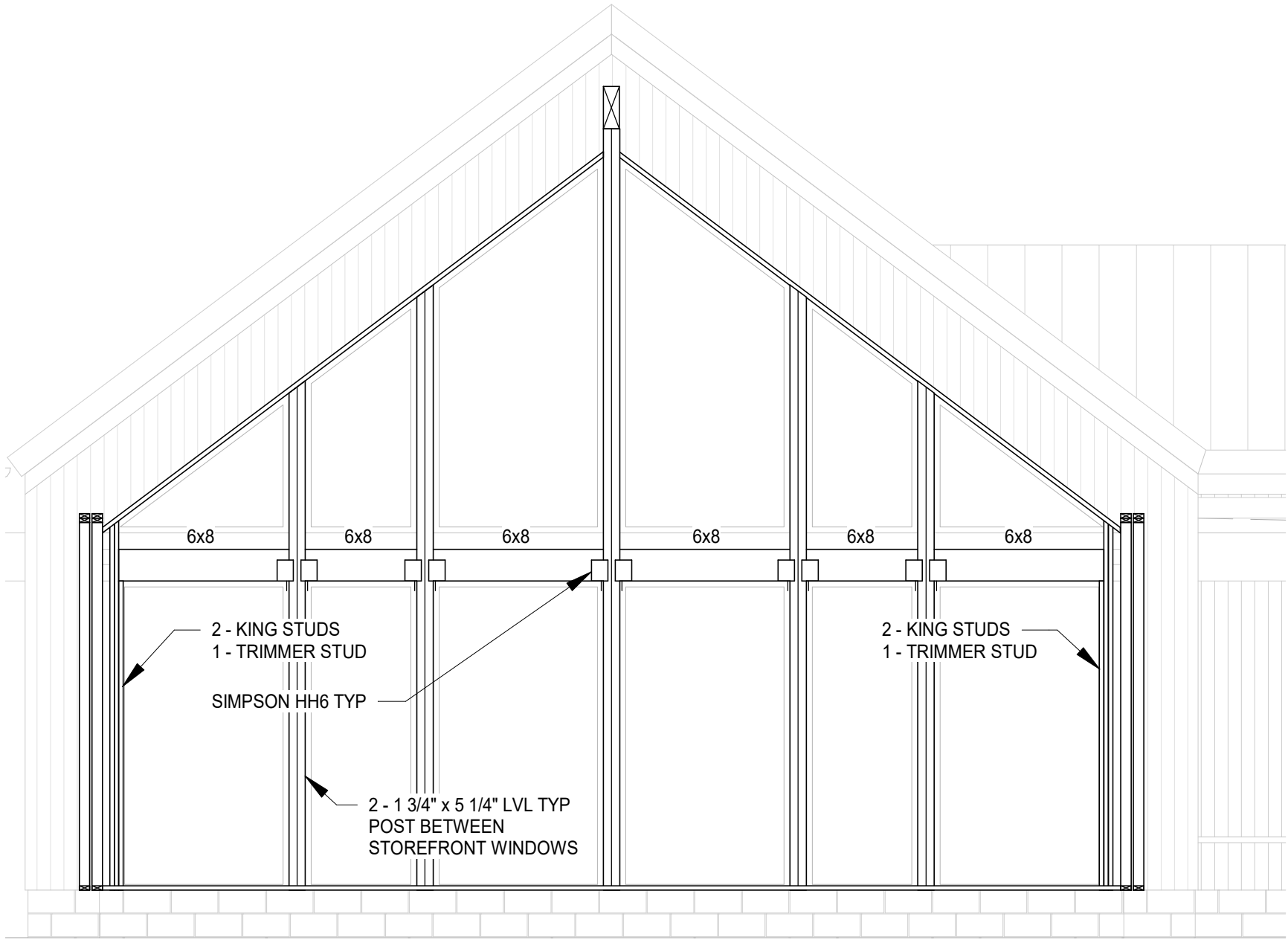
Date: _____ License #: _____

Commission #:	24-635
Date:	2025-04-10
Drawn By:	TEB
Checked By:	KSF

ROOF FRAMING PLAN

SHEET
NO:

S202



1 STOREFRONT ELEVATION
S301 1/4" = 1'-0"

REVISIONS	DATE	
	REV	
#		

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Date: 2025-04-10
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SHEET NAME:
STORE FRONT ELEVATION

SHEET NO.:
S301

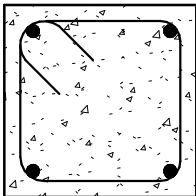
CONCRETE REINFORCING BAR LAP SPLICE SCHEDULE								
BAR SIZE	f _c = 3,000 PSI		f _c = 4,000 PSI		f _c = 5,000 PSI		f _c ≥ 6,000 PSI	
	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B	CLASS A	CLASS B
#3	18"	22"	16"	20"	14"	18"	12"	16"
#4	22"	30"	20"	26"	18"	22"	16"	20"
#5	28"	36"	24"	32"	22"	28"	20"	26"
#6	34"	44"	30"	38"	26"	34"	24"	32"
#7	48"	64"	42"	54"	38"	50"	34"	44"
#8	56"	72"	48"	62"	44"	56"	40"	52"
#9	62"	82"	54"	70"	48"	64"	44"	58"
#10	70"	92"	62"	80"	54"	70"	50"	64"
#11	78"	102"	68"	88"	60"	78"	56"	72"

- NOTES:
- REINFORCING BAR LAP SPLICE SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN NORMAL WEIGHT CONCRETE.
 - PROVIDE CLASS A LAP UNLESS NOTED OTHERWISE.
 - FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
 - FOR LIGHT WEIGHT CONCRETE, MULTIPLY THE ABOVE LENGTHS BY 1.3.
 - FOR TOP BARS IN BEAMS AND HORIZONTAL WALL REINFORCING, MULTIPLY THE ABOVE LENGTHS BY 1.3.
 - MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPLICE LENGTH, NOT TO EXCEED 6".

CONCRETE PAD FOOTING SCHEDULE						
MARK	SIZE			REINFORCING - BOTTOM BARS		COMMENTS
	LENGTH	WIDTH	THICKNESS	LONG	TRANS	

- NOTES:
- SEE TYPICAL FOOTING DETAILS FOR ADDITIONAL INFORMATION.
 - LONGITUDINAL (LONG) BARS ARE PARALLEL TO FOOTING LENGTH DIMENSION AND TRANSVERSE (TRANS) BARS ARE PARALLEL TO FOOTING WIDTH DIMENSION
 - CENTER FOOTING ON COLUMN, PIER OR WALL UNLESS NOTED OTHERWISE.
 - SEE GEOTECHNICAL REPORT FOR SUBGRADE REQUIREMENTS.
 - FOR RECTANGULAR FOOTINGS, LONGITUDINAL BARS ARE TO BE THE BOTTOM LAYER OF REINFORCING.

PIER SCHEDULE				
MARK	SIZE	REINFORCING		COMMENTS
		VERTICAL BARS	TIES	



4 BAR SQUARE

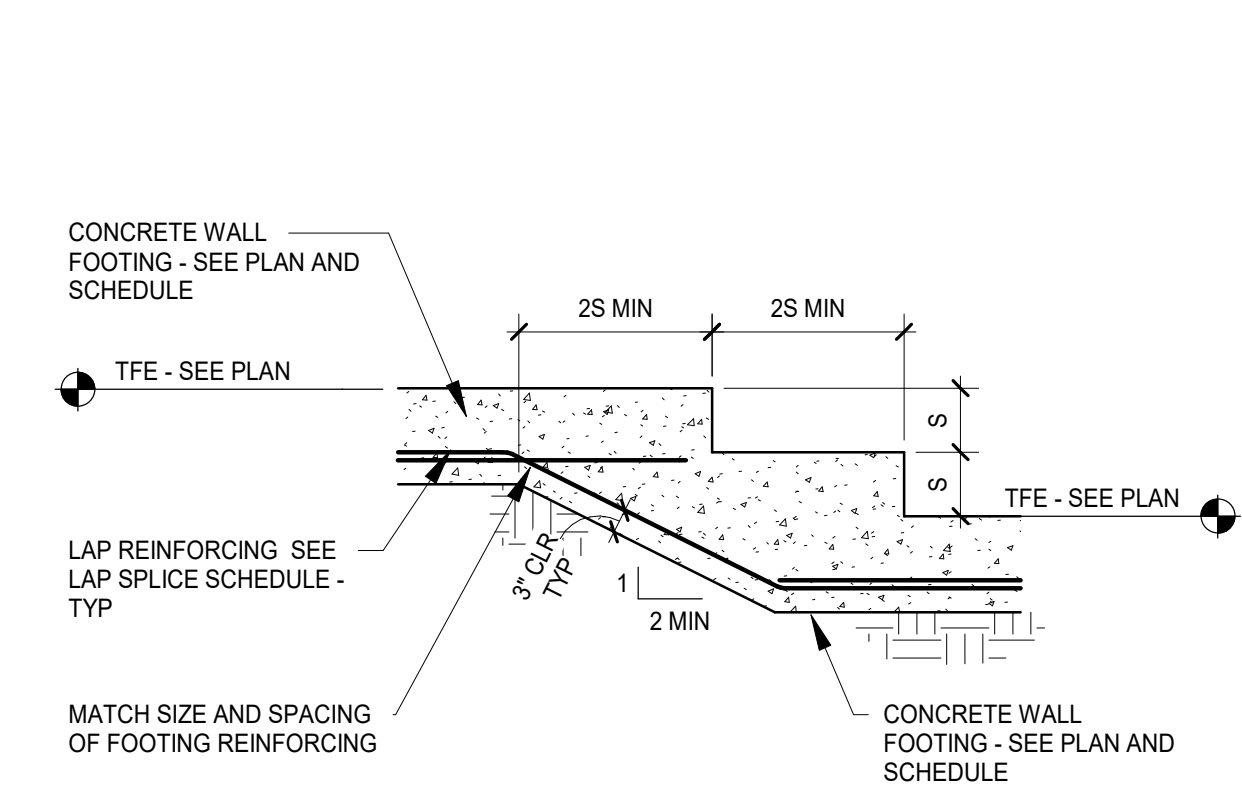
- NOTES:
- SEE TYPICAL COLUMN, PIER AND FOOTING DETAIL FOR ADDITIONAL INFORMATION.
 - PROVIDE STANDARD 90 DEGREE HOOK AT VERTICAL (VERT) BARS TO FOOTING.
 - CONTRACTORS OPTION PROVIDE HOOKED DOWELS LAP SPLICED TO VERTICAL REINFORCING. MATCH SIZE AND LOCATION OF VERTICAL REINFORCING.

CONCRETE WALL FOOTING SCHEDULE				
MARK	WIDTH	THICKNES S	REINFORCING	COMMENTS
			LONG	
WF1	2' - 0"	1' - 0"	2 - #5	
WF2	3' - 0"	1' - 0"	3 - #5	

- NOTES:
- SEE TYPICAL WALL FOOTING DETAILS FOR ADDITIONAL INFORMATION.
 - LONGITUDINAL (LONG) REINFORCING IS CONTINUOUS. PROVIDE CLASS "A" LAP SPLICE TYP UNLESS NOTED OTHERWISE.
 - PROVIDE CORNER BARS AT CORNERS AND INTERSECTIONS.

1 REINFORCING BAR LAP SPLICE SCHEDULE

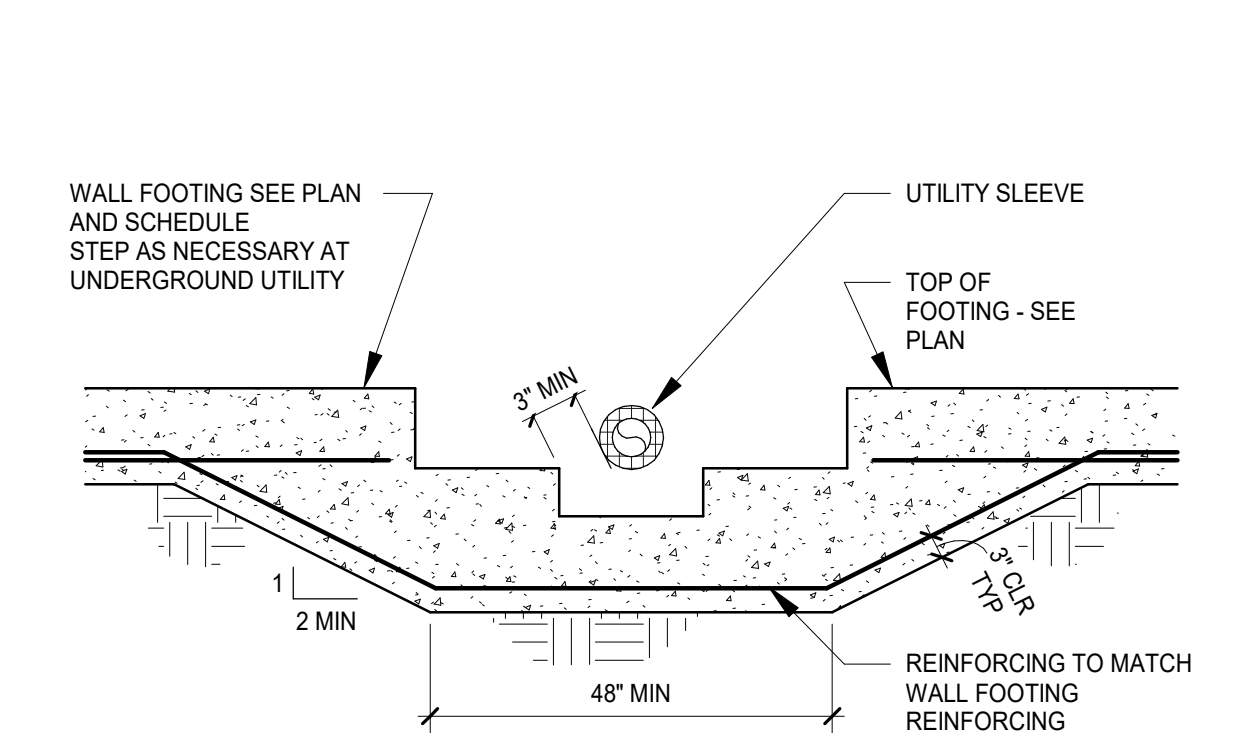
S401 1 : 1



- NOTES:
- SEE PLAN FOR FOOTING STEP LOCATIONS.
 - 'S' SHALL NOT EXCEED 16" FOR CMU WALLS OR 24" FOR CAST-IN-PLACE OR PRECAST CONCRETE WALLS.

2 CONCRETE PAD FOOTING SCHEDULE

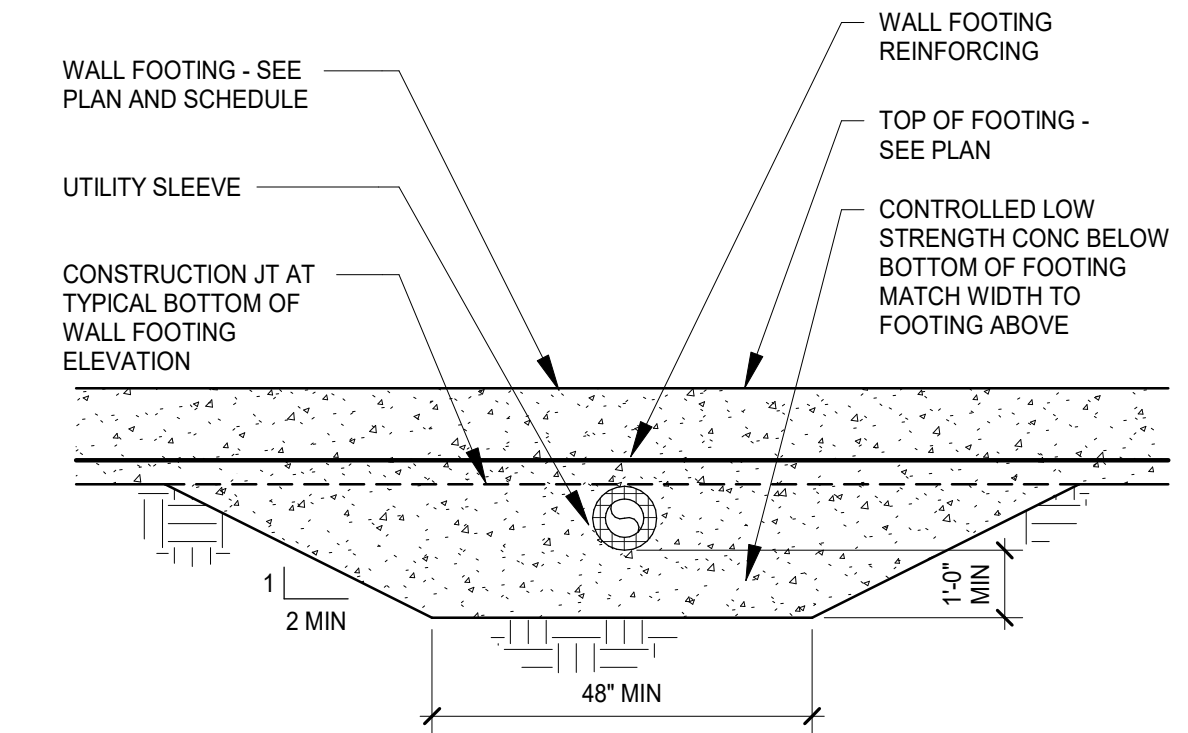
S401 1" = 1'-0"



- NOTES:
- SEE TYPICAL WALL FOOTING STEP DETAIL FOR ADDITIONAL INFORMATION.
 - UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. INSULATE WITH 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.
 - AT FOOTINGS BELOW CMU WALLS, COORDINATE WALL FOOTING STEP LOCATIONS WITH CMU COURSING.

3 CONCRETE PIER SCHEDULE

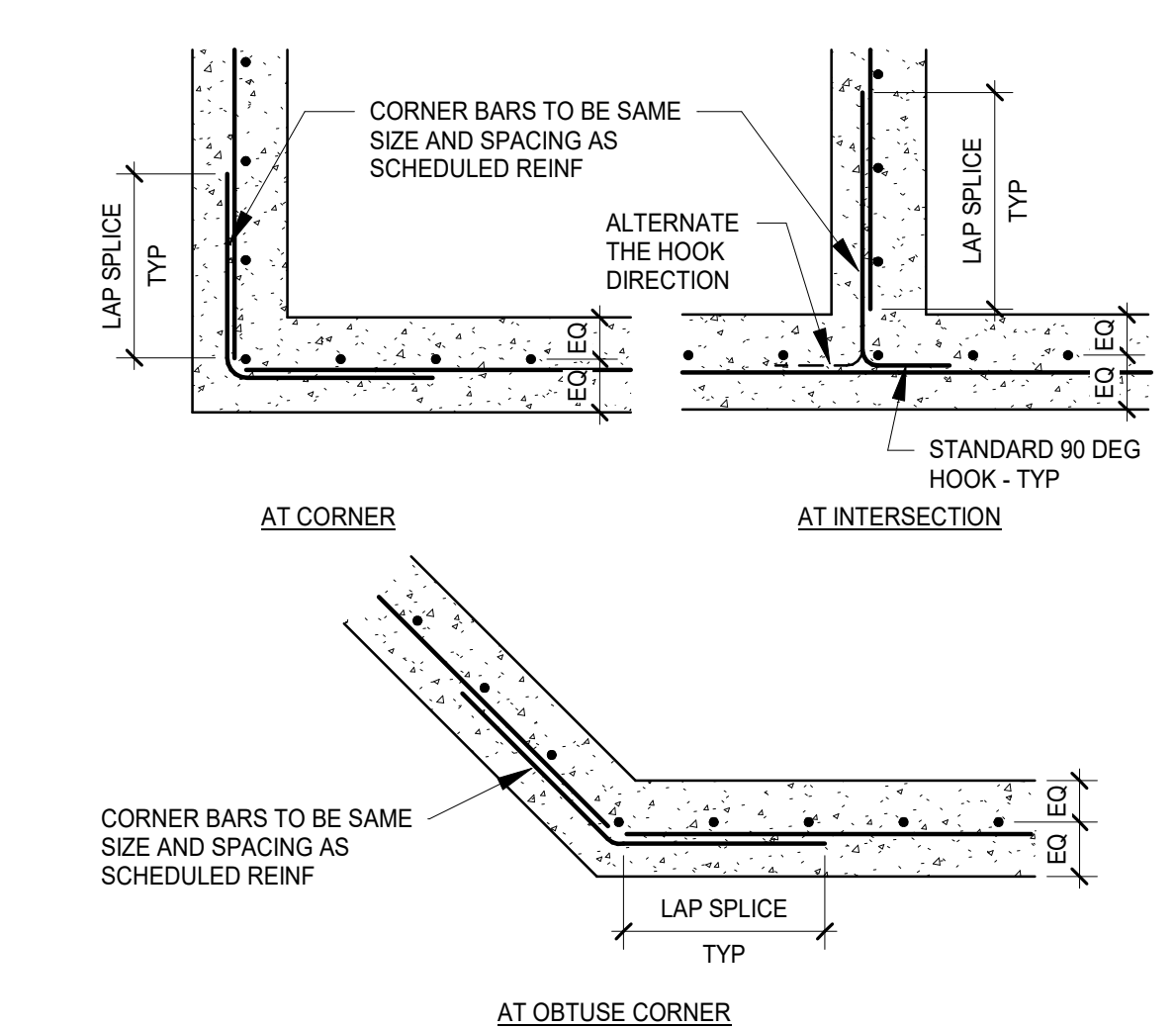
S401 1" = 1'-0"



- NOTES:
- THIS DETAIL IS A CONTRACTOR ALTERNATE TO STEPPED WALL FOOTINGS AT UTILITIES. THIS DETAIL MAY BE USED AT UTILITIES COMPLETELY BELOW THE BOTTOM OF WALL FOOTINGS ONLY.
 - UTILITY SLEEVE DIAMETER TO BE 2" GREATER THAN UTILITY PIPE OUTSIDE DIAMETER. PROVIDE 1" COMPRESSIBLE MATERIAL BETWEEN SLEEVE AND UTILITY.

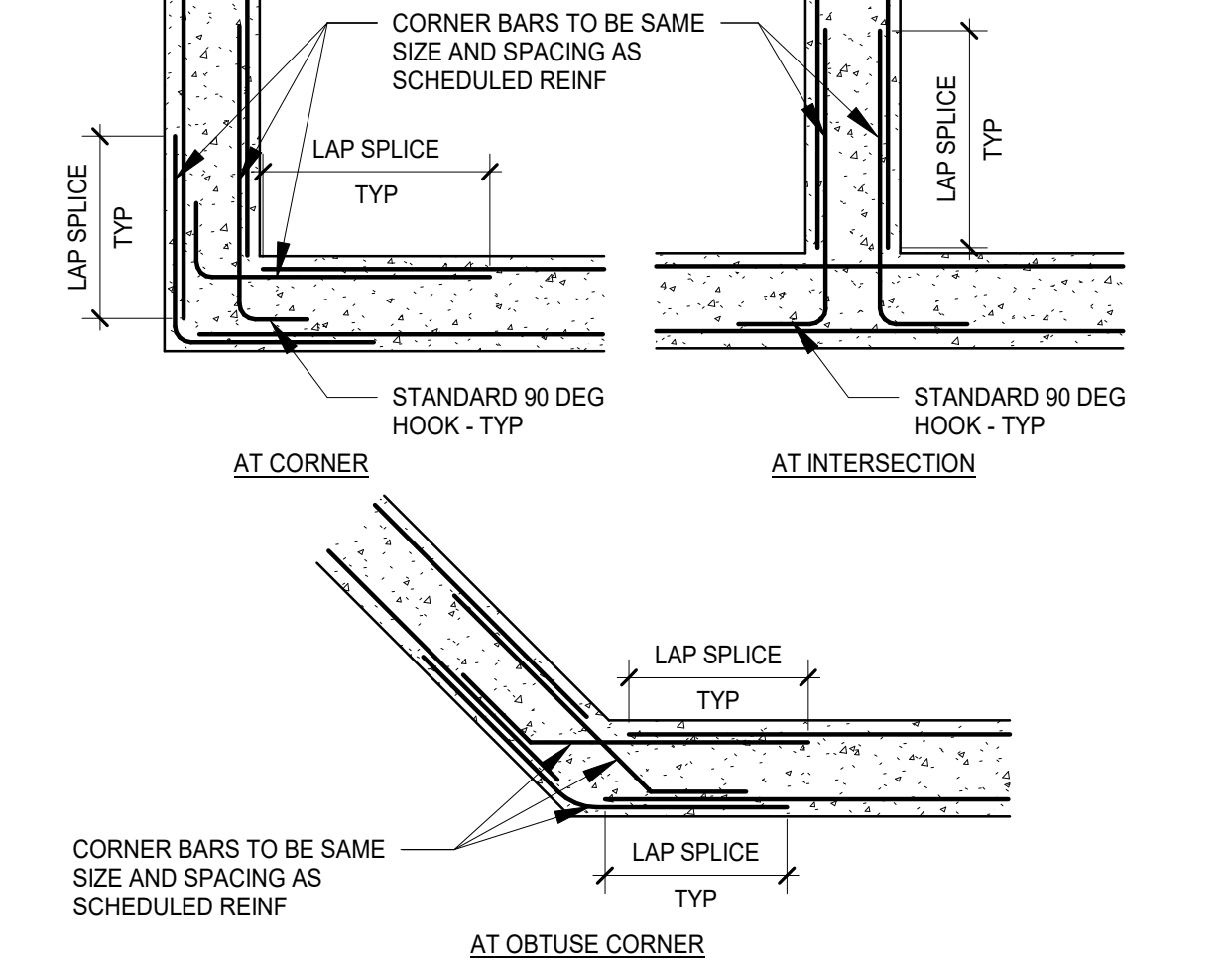
4 CONCRETE WALL FOOTING SCHEDULE

S401 1" = 1'-0"



5 TYPICAL WALL FOOTING STEP

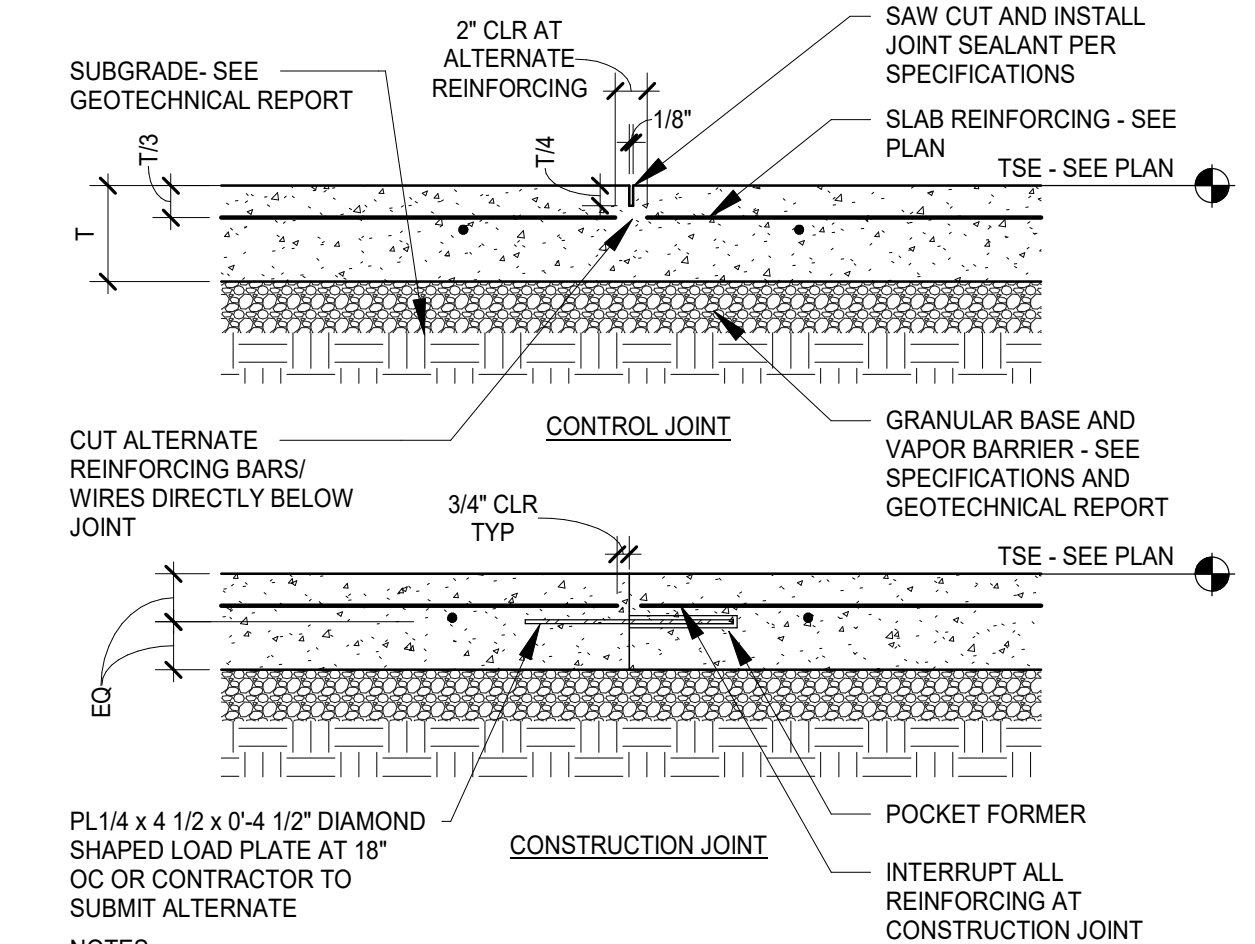
S401 1/2" = 1'-0"



- NOTES:
- VERTICAL REINFORCING NOT SHOWN FOR CLARITY.

6 TYPICAL STEPPED WALL FOOTING AT UTILITIES

S401 1/2" = 1'-0"



- NOTES:
- PROVIDE CHAIRS FOR SUPPORT OF REINFORCING.
 - AT EXTERIOR SLAB ON GRADE LOCATIONS, VAPOR BARRIER IS NOT REQUIRED.
 - PROVIDE DIAMOND SHAPED LOAD PLATE COMPLIANT WITH ACI 302.1 R.

7 ALTERNATE THICKENED WALL FOOTING AT UTILITIES

S401 1/2" = 1'-0"

8 TYPICAL CORNER BAR PLACING DETAIL

S401 1/2" = 1'-0"

9 TYPICAL CORNER BAR PLACING DETAIL

S401 1/2" = 1'-0"

10 TYPICAL SLAB ON GRADE CONSTRUCTION

S401 1" = 1'-0"

CONSULTANT:



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mbjeng.com

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MAIN PARK BUILDING

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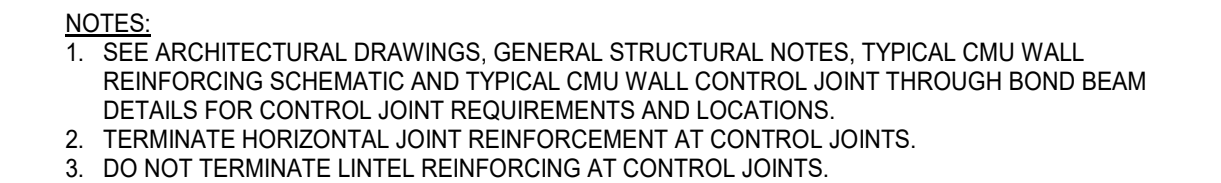
FOUNDATION
SCHEDULES AND
TYPICAL DETAILS

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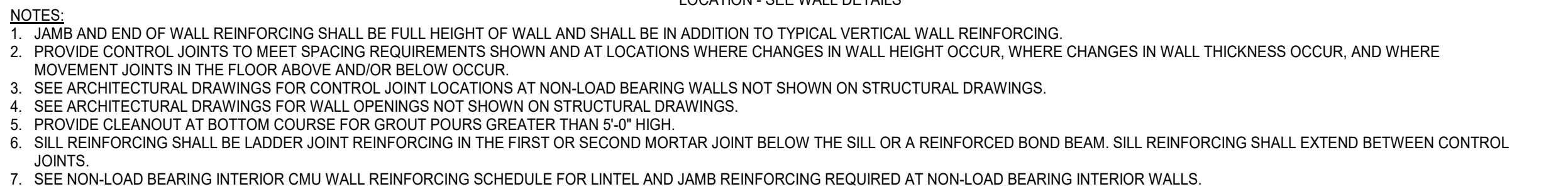
S401

NOTES:

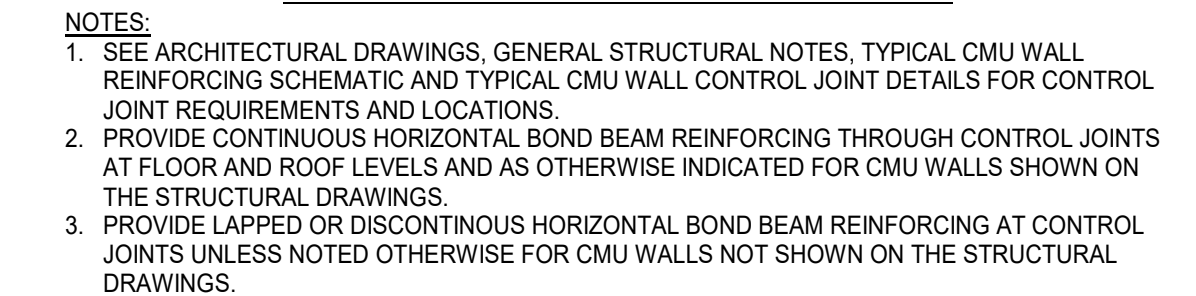
1. REINFORCING BARS LAP SPICE SCHEDULE APPLIES TO UNCOATED, GRADE 60 REINFORCING BARS IN ASTM C 80 HOLLOW ULS.
2. CASE 1: ONE BAR PER CELL LOCATED IN THE CENTER OF THE CELL.
3. CASE 2: ALL OTHER CONDITIONS, INCLUDING TWO BARS PER CELL AND SINGLE BARS NOT LOCATED IN THE CENTER OF THE CELL.
4. FOR EPOXY COATED BAR, MULTIPLY THE ABOVE LENGTHS BY 1.5.
5. MAXIMUM SPACING OF BARS BEING LAPPED IS ONE FIFTH THE LAP SPICE LENGTH, NOT TO EXCEED 8".
6. REINFORCING BARS SHALL BE LAPPED IN THE SAME CMU CELL.
7. ALL BARS MUST BE PLACED IN FULLY GROUTED CELLS OR BOND BEAMS.



4 TYPICAL CMU WALL CONTROL JOINT PLAN DETAILS
S402 NO SCALE



2 TYPICAL CMU WALL REINFORCING SCHEMATIC
S402 NO SCALE

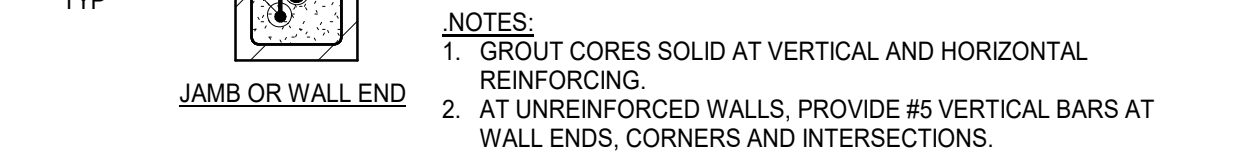


5 TYPICAL CMU WALL CONTROL JOINT THROUGH BOND BEAM PLAN DETAILS

NOTES:

1. SEE TYPICAL CMU WALL DETAILS FOR ADDITIONAL INFORMATION.
2. PROVIDE DOWELS AT FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING.

LOAD BEARING CMU WALL REINFORCING SCHEDULE



3 TYPICAL CMU WALL REINFORCING PLAN DETAILS
S402 NO SCALE

UNLESS NOTED OTHERWISE:

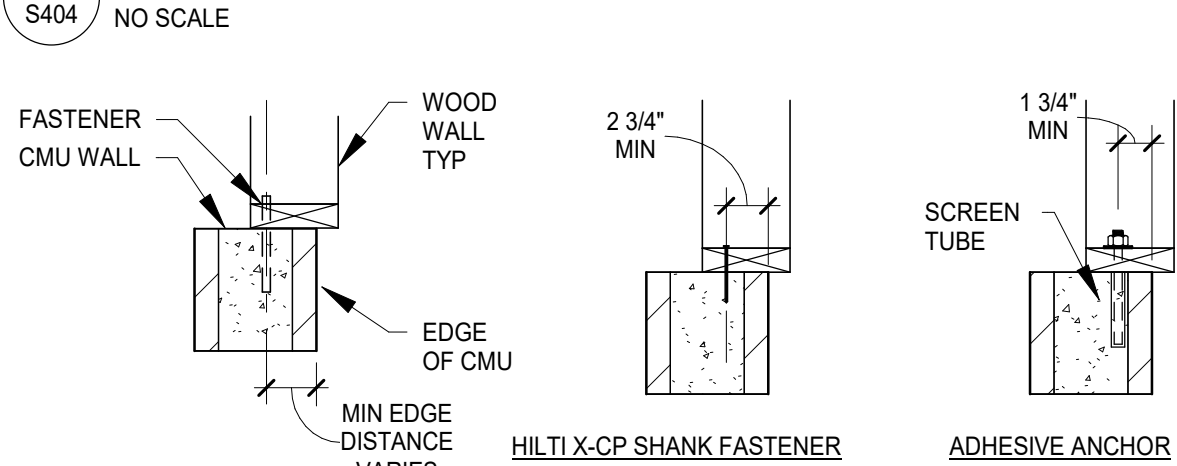
1. STAGGER LAPS WHEN 2 BARS ARE LOCATED IN ONE CELL.
2. LAP BARS ABOVE AND BELOW LINTEL / BOND BEAM.
3. COORDINATE LOCATIONS OF PIERS AND ROUGH OPENINGS WITH ARCHITECT.
4. CENTER PIERS DIRECTLY BELOW BEAMS WHERE APPLICABLE.

7 MASONRY PIER/JAMB SCHEDULE

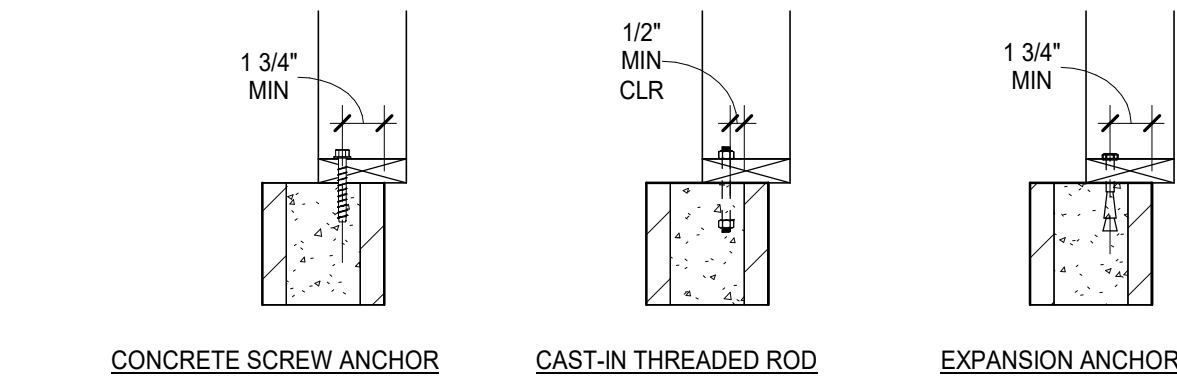
WOOD SHEAR WALL CONSTRUCTION SCHEDULE								
WALL TYPE	WALL PANEL CONSTRUCTION	WALL PANEL FASTENING			TOP AND SILL PLATE FASTENING - SEE NOTE 18			
		EDGE SPACING	INTERMEDIATE SUPPORT SPACING	MINIMUM FASTENER SIZE	SEE NOTE	SIMPSON OR USP CLIP ANGLE	FRAMEFAST SCREWS - SEE NOTE 19	FRAMING NAILS
SWA	1 LAYER 5/8" GYP BOARD ONE SIDE OF WALL - BLOCKED	7"	7"	6d COOLER OR WALLBOARD NAIL 1 3/4" LONG OR 16 GA. STAPLE, 1 1/2" LEGS, 1 5/8" LONG NO. 6 - 2" TYPE W DRYWALL SCREW	11 TO 13	A34 OR MP34 AT 18" OC	8" OC	3" x 0.131" AT 4"
SWB	1 LAYER 5/8" GYP BOARD ONE SIDE OF WALL - BLOCKED	4"	4"		11 TO 13	A34 OR MP34 AT 18" OC	6" OC	3" x 0.131" AT 4"
SWC	1 LAYER 15/32" GYP BOARD ONE SIDE OF WALL - UNBLOCKED	7"	12"	10d COMMON OR GALVANIZED BOX NAIL	16	A34 OR MP34 AT 18" OC	8" OC	3" x 0.131" AT 4"

- NOTES:
1. PROVIDE 2 STUDS AT EACH END OF SHEAR WALL. END STUDS SHALL RECEIVE EDGE NAILING.
2. ALL BLOCKING IN WALLS SHALL MEET OR EXCEED STUD GRADE.
3. PANEL JOINTS SHALL OCCUR AT THE CENTERLINE OF STUDS AND BLOCKING.
4. VERIFY WITH ARCHITECT IF ADDITIONAL LAYERS OF GYP BOARD ARE REQUIRED FOR FINISHES.
5. CONTRACTOR'S OPTION - PROVIDE CLIPS AT TOP AND SILL PLATE BY ALTERNATE MANUFACTURER THAT MEET OR EXCEED CAPACITY OF CLIPS INDICATED IN SCHEDULE.
6. SEE SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHORAGE TO SUPPORT MATERIAL.
7. SEE HOLD DOWN SCHEDULE FOR HOLD DOWN INFORMATION.
8. PROVIDE NAILING AT CLIP ANGLES PER MANUFACTURER'S RECOMMENDATIONS.
9. TOP AND SILL PLATE NAILING SHALL BE STAGGERED WHERE NAILS ARE SPACED AT 2" OC.
10. ALL FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED.
- ADDITIONAL NOTES PER SCHEDULE:
11. ALL WALLBOARD NAILS INDICATED IN SCHEDULE SHALL BE 0.120" DIA AND HAVE MINIMUM 3/8" HEAD.
12. PROVIDE EXTERIOR GYP BOARD WHERE SHEAR WALL IS AN EXTERIOR WALL.
13. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING TO MATCH THE WALL STUD SIZE.
14. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 2" NOMINAL OR WIDER.
15. BLOCK ALL PANEL EDGES WITH WOOD BLOCKING 3" NOMINAL OR WIDER, STAGGER NAILS.
16. PROVIDE 1 1/2" MINIMUM PENETRATION INTO STUD AT 10d NAIL AND 1 3/8" MIN AT 8d NAIL.
17. STUDS AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL WIDTH OR GREATER.
18. PROVIDE EITHER CLIP ANGLES OR FRAMEFAST SCREWS WHERE SHOWN IN DETAILS. NAILING ALLOWED ONLY WHERE EXPLICITLY SHOWN ON DETAILS.
19. 0.188" DIAMETER x 6" FASTENMASTER FRAMEFAST SCREWS INSTALLED WITH FRAMEFAST INSTALLATION TOOL. ALTERNATE FASTENERS MAY BE SUBMITTED FOR APPROVAL IF THEY CAN BE DEMONSTRATED TO HAVE EQUIVALENT CAPACITY AND RELIABLE INSTALLATION INTO RIM.

1 WOOD SHEAR WALL CONSTRUCTION SCHEDULE

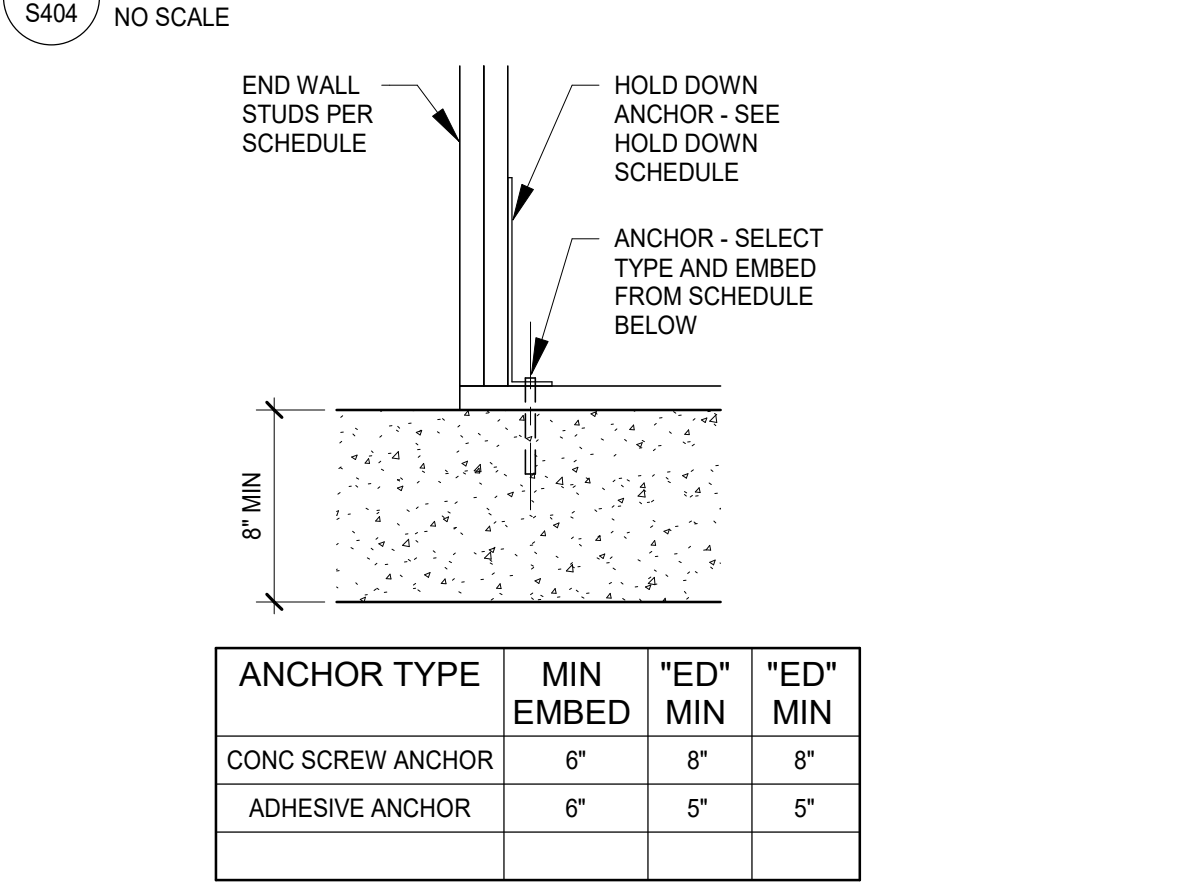


TYPICAL FASTENER REQUIREMENTS



- NOTES:
1. PROVIDE 4" MINIMUM EDGE DISTANCE TO FASTENER AT SLAB EDGE PERPENDICULAR TO WALL.
2. SEE WOOD SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHOR SIZE, EMBEDMENT AND SPACING REQUIREMENTS.

4 TYPICAL WOOD SHEAR WALL BASE CONNECTIONS DETAILS AT CMU WALLS

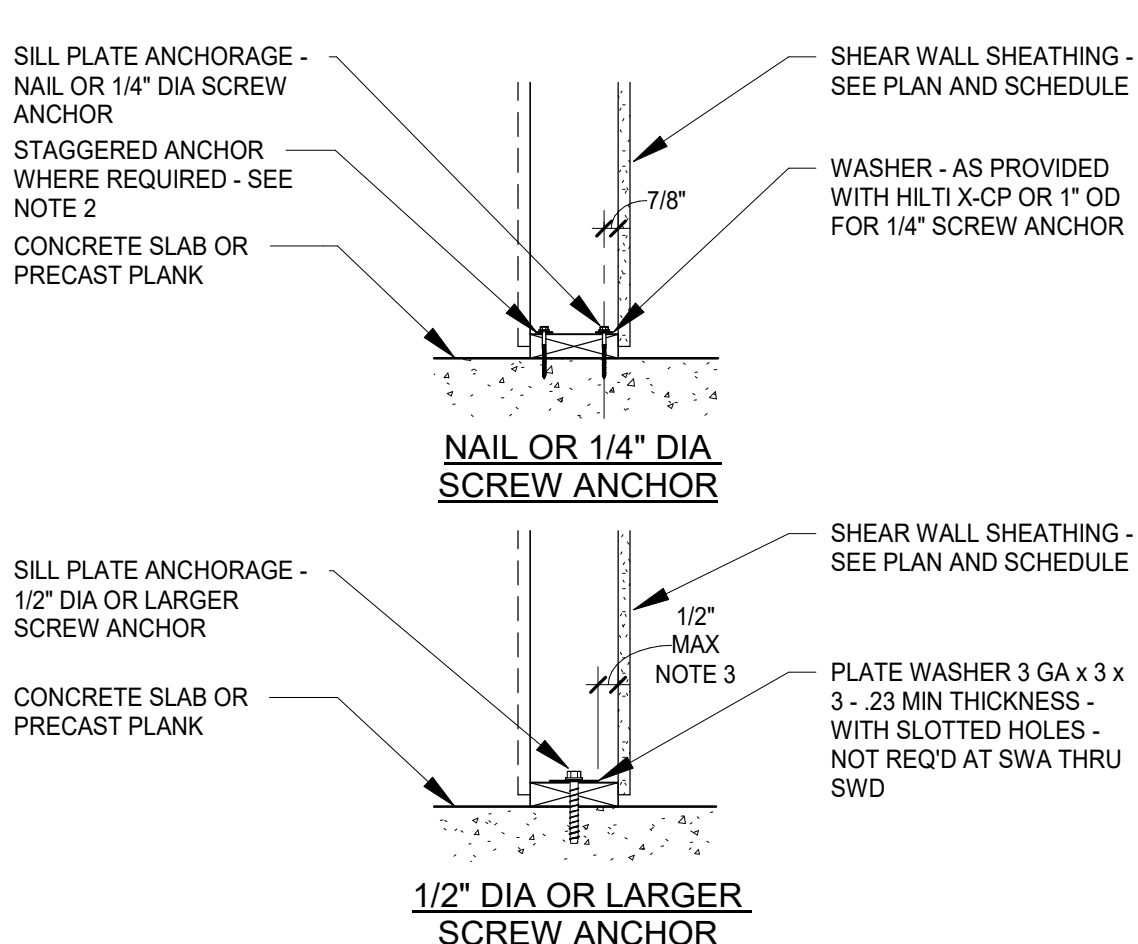


- NOTES:
1. SEE THE HOLD DOWN SCHEDULE FOR REQUIRED ANCHOR DIAMETER AND ADDITIONAL INFORMATION.

7 TYPICAL HOLD DOWN DETAILS AT CONCRETE SLABS

1" = 1'-0"

2 WOOD SHEAR WALL BASE CONNECTION SCHEDULE



- NOTES:
1. INSTALL SILL PLATE ANCHORAGE AS SHOWN AND AT SPACING INDICATED IN WOOD SHEAR WALL BASE CONNECTION SCHEDULE.
2. WHERE SHEAR WALL HAS SCHEDULED SHEATHING ON BOTH SIDES OF WALL AND NAILS OR 1/4" DIAMETER SCREW ANCHORS ARE USED, STAGGER ANCHORAGE AT BOTH EDGES OF SILL PLATE.
3. STAGGER ANCHORS AT SWE, SWF AND SWH.

5 TYPICAL WOOD SHEAR WALL SILL PLATE ANCHORAGE DETAIL

NO SCALE

WOOD SHEAR WALL BASE CONNECTION SCHEDULE						
	MINIMUM EMBEDMENT					COMMENTS
	0.145" DIA	1/4" DIA	1/2" DIA	5/8" DIA	3/4" DIA	
HILTI X-CP SHANK FASTENER	1 3/8"	-	-	-	-	
CONC SCREW ANCHOR	-	1"	2 1/4"	3 1/4"	4"	
CAST-IN THREADED ROD	-	-	2 1/2"	3"	3 1/2"	
EXPANSION ANCHOR	-	1 1/8"	2 1/4"	2 3/4"	3 1/4"	
ADHESIVE ANCHOR	-	-	2 3/4"	3 1/8"	3 1/2"	
SHEAR WALL TYPE	MAXIMUM FASTENER SPACING					
SWA	8"	12"	32"	48"	48"	
SWB	8"	12"	24"	48"	48"	
SWC	8"	12"	32"	48"	48"	

- NOTES:
1. CONTRACTOR SHALL SELECT PREFERRED BASE FASTENER(S) FROM THIS SCHEDULE AND INSTALL PER MANUFACTURER'S SPECIFICATIONS.
2. SEE WOOD SHEAR WALL CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.

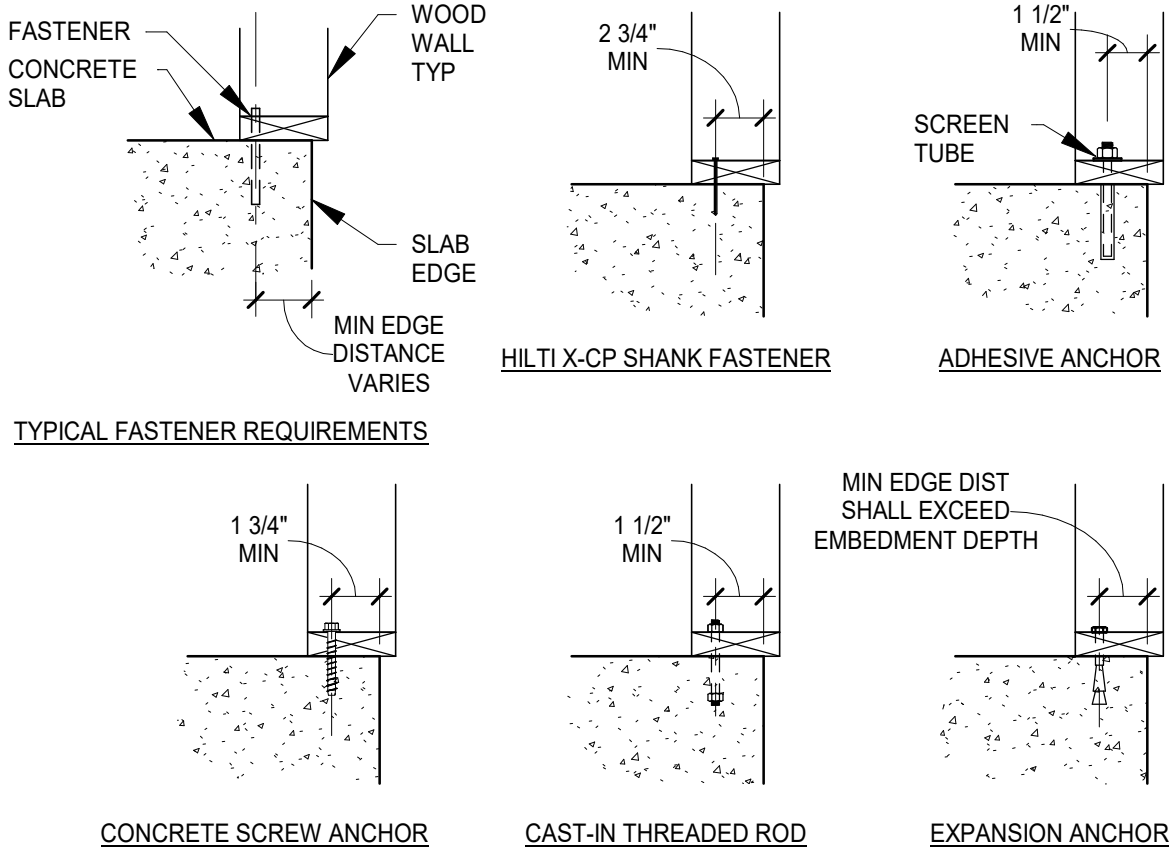
3 TYPICAL WOOD SHEAR WALL BASE CONNECTIONS DETAILS AT CAST-IN-PLACE CONCRETE

HOLD DOWN SCHEDULE						
HOLD DOWN MARK	WALL END CONSTR	BUILT-UP STUD FASTENERS	HOLD DOWN ANCHOR	ANCHOR DIA	FASTENERS TO WALL END STUD	HOLD DOWN FORCE (KIPS)
HD1	2 - 2x	NOTE 1	HTT4 / HTT16	5/8"	18 - 0.148 x 1 1/2"	3.1

- NOTES:
1. CONNECT END STUD PLIES TOGETHER WITH MIN .131 x 3" FACE NAILS AT 8" OC IN EACH PLY UNLESS NOTED OTHERWISE IN THE SCHEDULE.
2. FORCES INDICATED IN SCHEDULE ARE SERVICE TENSION FORCES.
3. PRECAST COMPONENTS SHALL BE DESIGNED BY THE SUPPLIER FOR THE LOADS SHOWN IN SCHEDULE.
4. 2x END STUDS SHALL MATCH THE TYPICAL WALL STUD DEPTH, UNLESS NOTED OTHERWISE.
5. ALTERNATE HOLD DOWNS MUST BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION. HOLD DOWNS MUST MEET THE SCHEDULED FORCE CRITERIA.
6. SEE TYPICAL HOLD DOWN DETAILS FOR ANCHORAGE REQUIREMENTS AT BASE MATERIAL.
7. SEE TYPICAL HOLD DOWN ANCHOR DETAIL FOR ADDITIONAL INFORMATION AT WOOD-FRAMED WALLS.
8. SEE WOOD SHEAR WALL CONSTRUCTION SCHEDULE FOR ADDITIONAL INFORMATION.
9. ALL HOLD DOWNS MUST STACK VERTICALLY UP THE BUILDING. ADD FULL HEIGHT STUDS AS NECESSARY AT UPPER LEVELS TO ALIGN HOLD DOWNS WITH THE LEVEL BELOW.

6 WOOD SHEAR WALL HOLD DOWN SCHEDULE

NO SCALE



- NOTES:
1. PROVIDE 4" MINIMUM EDGE DISTANCE TO FASTENER AT SLAB EDGE PERPENDICULAR TO WALL.
2. SEE WOOD SHEAR WALL BASE CONNECTION SCHEDULE FOR ANCHOR SIZE, EMBEDMENT AND SPACING REQUIREMENTS.
3. DO NOT DAMAGE PT REINFORCING. SELECT FASTNERS WITH EMBEDMENT DEPTHS THAT WILL NOT DAMAGE PT TENDONS. VERIFY TENDON LOCATION PRIOR TO INSTALLATION.

3 TYPICAL WOOD SHEAR WALL BASE CONNECTIONS DETAILS AT CAST-IN-PLACE CONCRETE

REV	DATE
#	

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

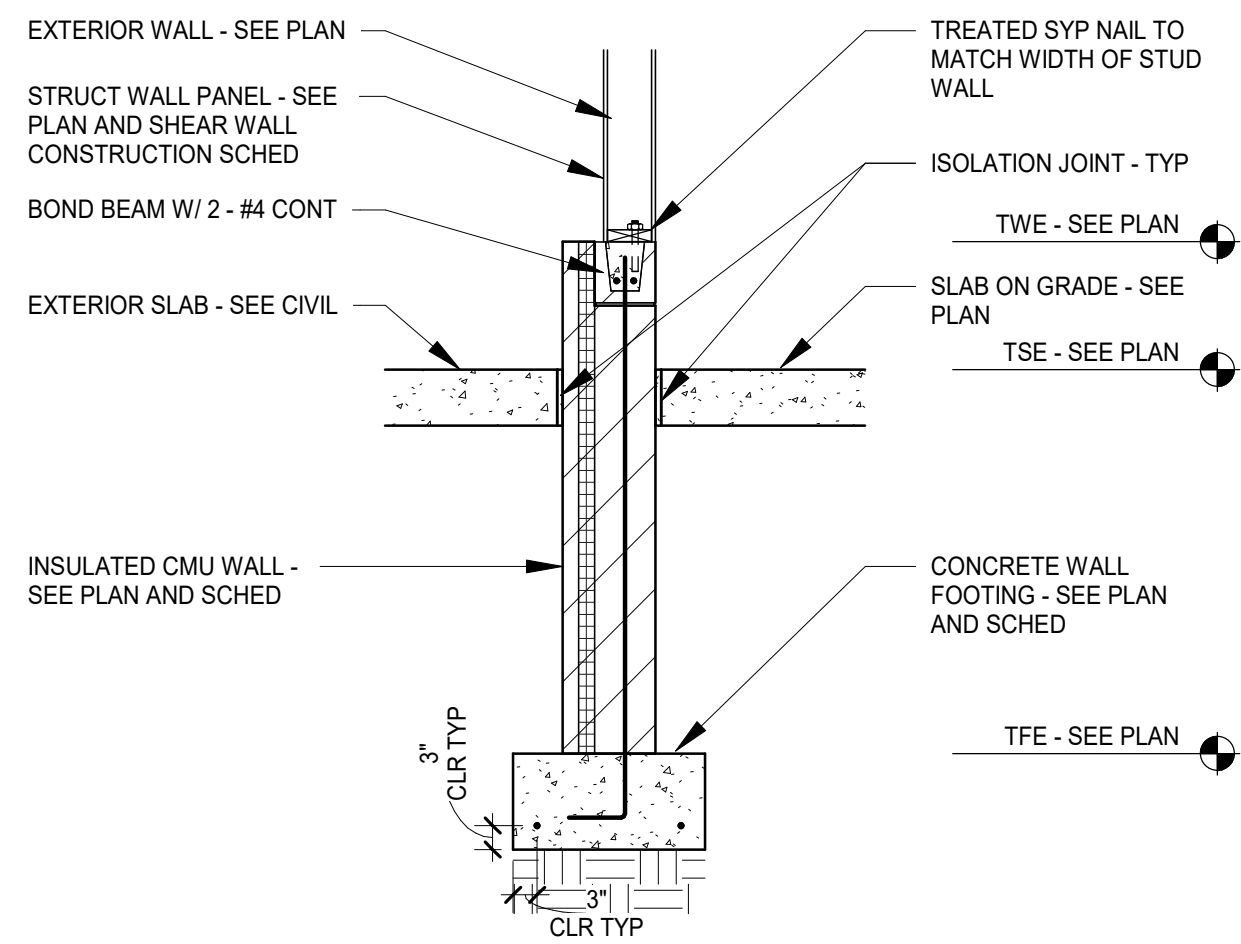
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Signature: _____
Date: _____ License #: _____

Commission #: 24-635
Date: 2025-04-10
Drawn By: TEB
Checked By: KSF

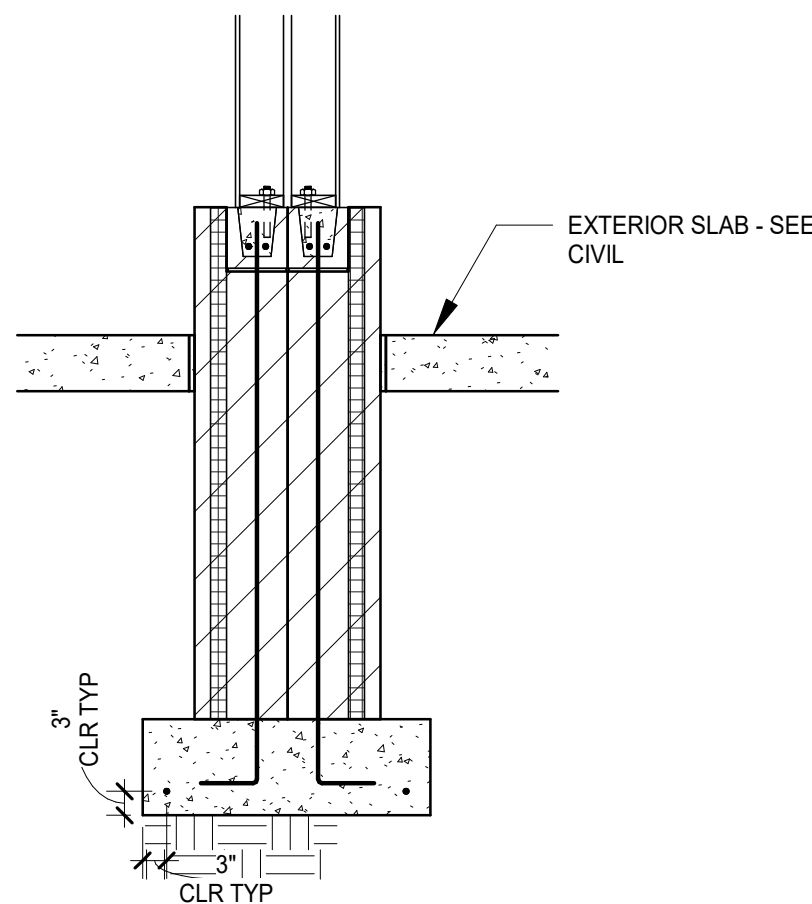
SHEET NAME:
SHEARWALL SCHEDULES AND TYPICAL DETAILS

SHEET NO.:

S404

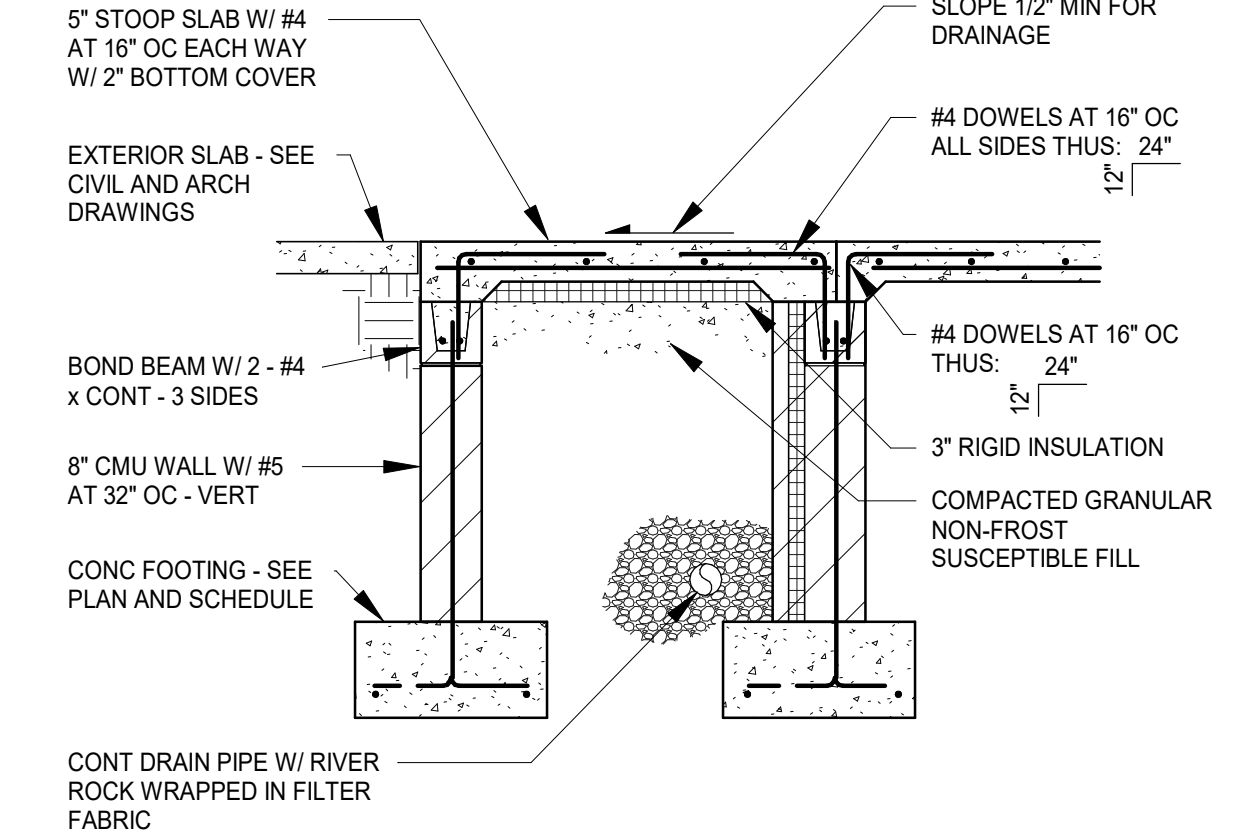


1 TYPICAL EXTERIOR WOOD WALL DETAIL
S501 NO SCALE

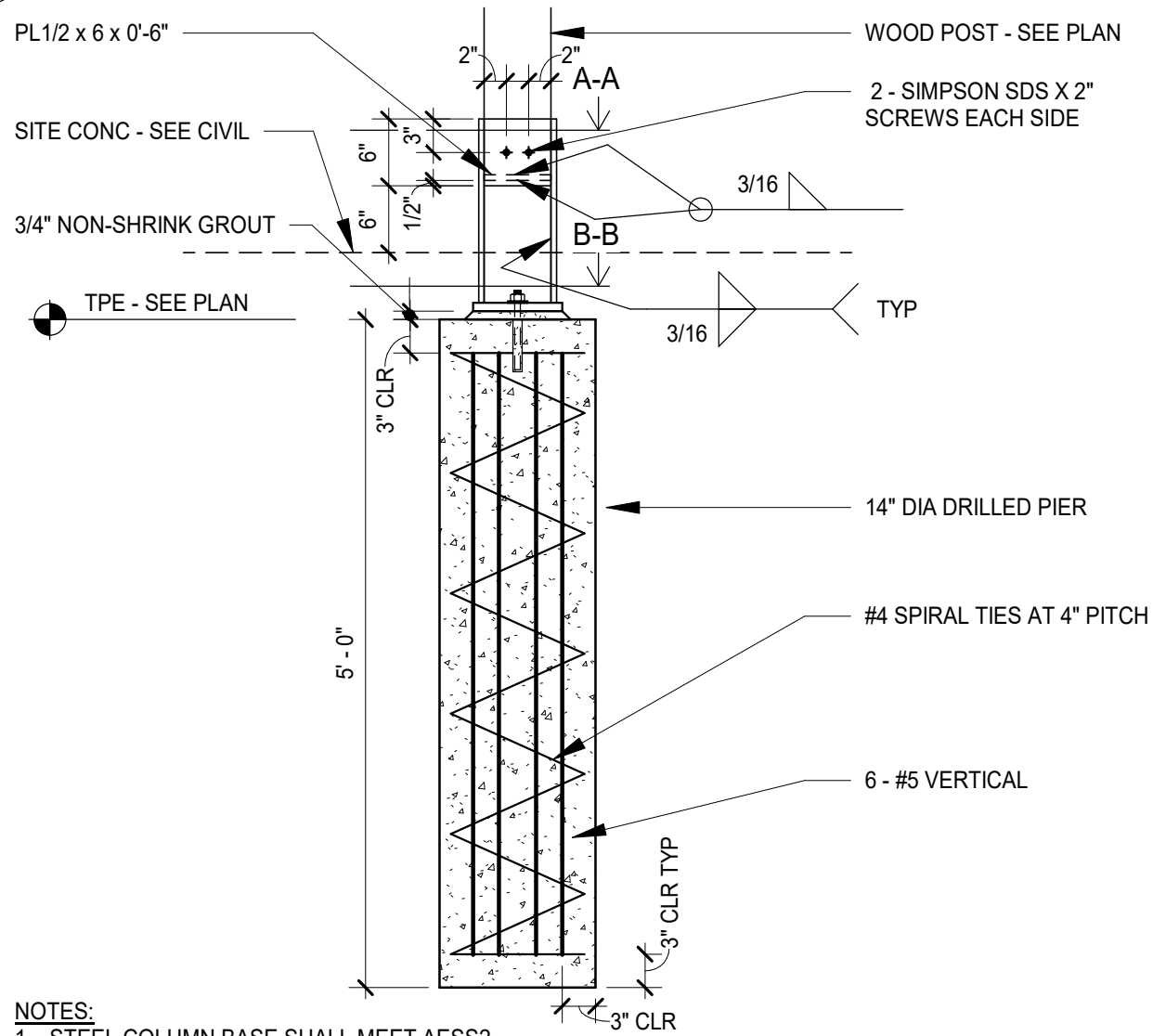


NOTES:
1. FOR INFORMATION SHOWN BUT NOT NOTED - SEE 1/ S501.

5 EXTERIOR WOOD WING WALL DETAIL
S501 1/2" = 1'-0"

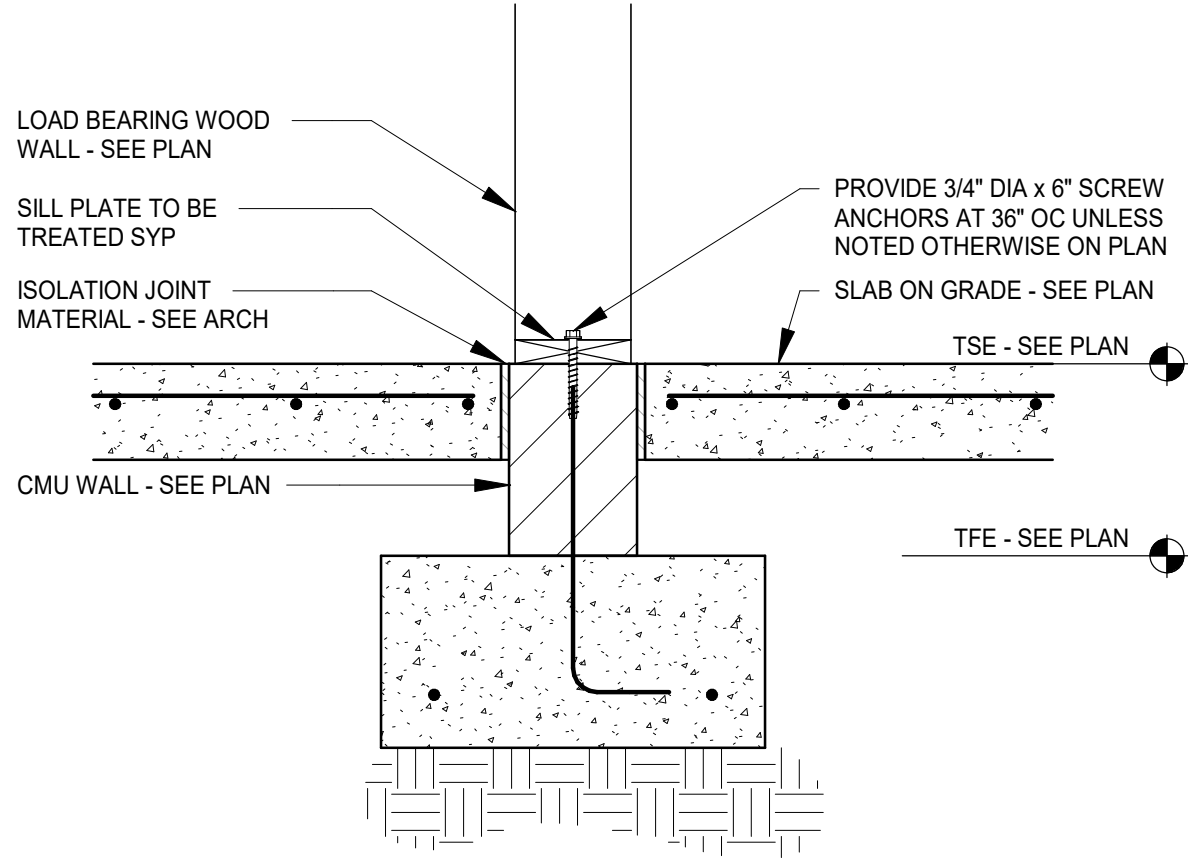


2 STOOP DETAIL
S501 NO SCALE



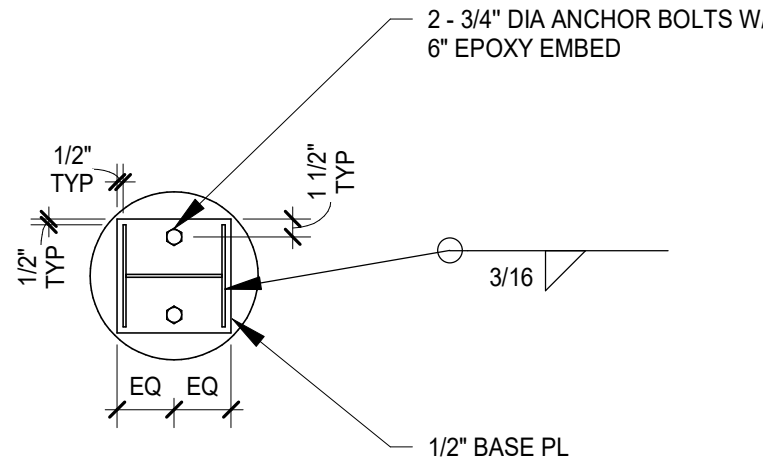
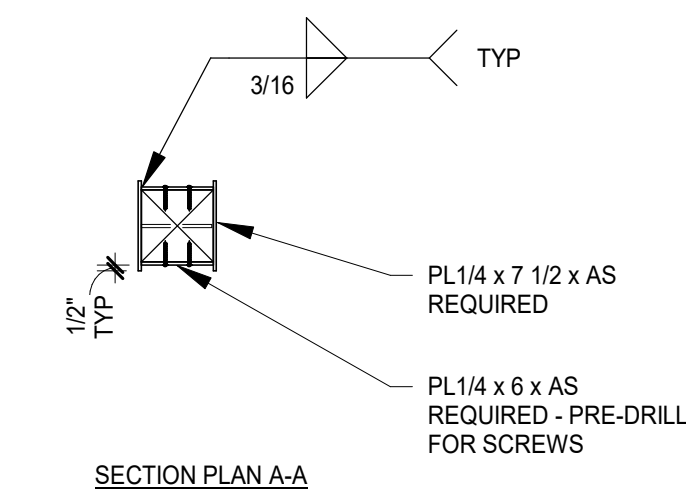
NOTES:
1. STEEL COLUMN BASE SHALL MEET AESS2.
2. HOT DIP GALVANIZE ENTIRE STEEL COLUMN BASE AS A SINGLE ASSEMBLY.

6 PATIO COLUMN FOUNDATION AND COLUMN BASE
S501 3/4" = 1'-0"

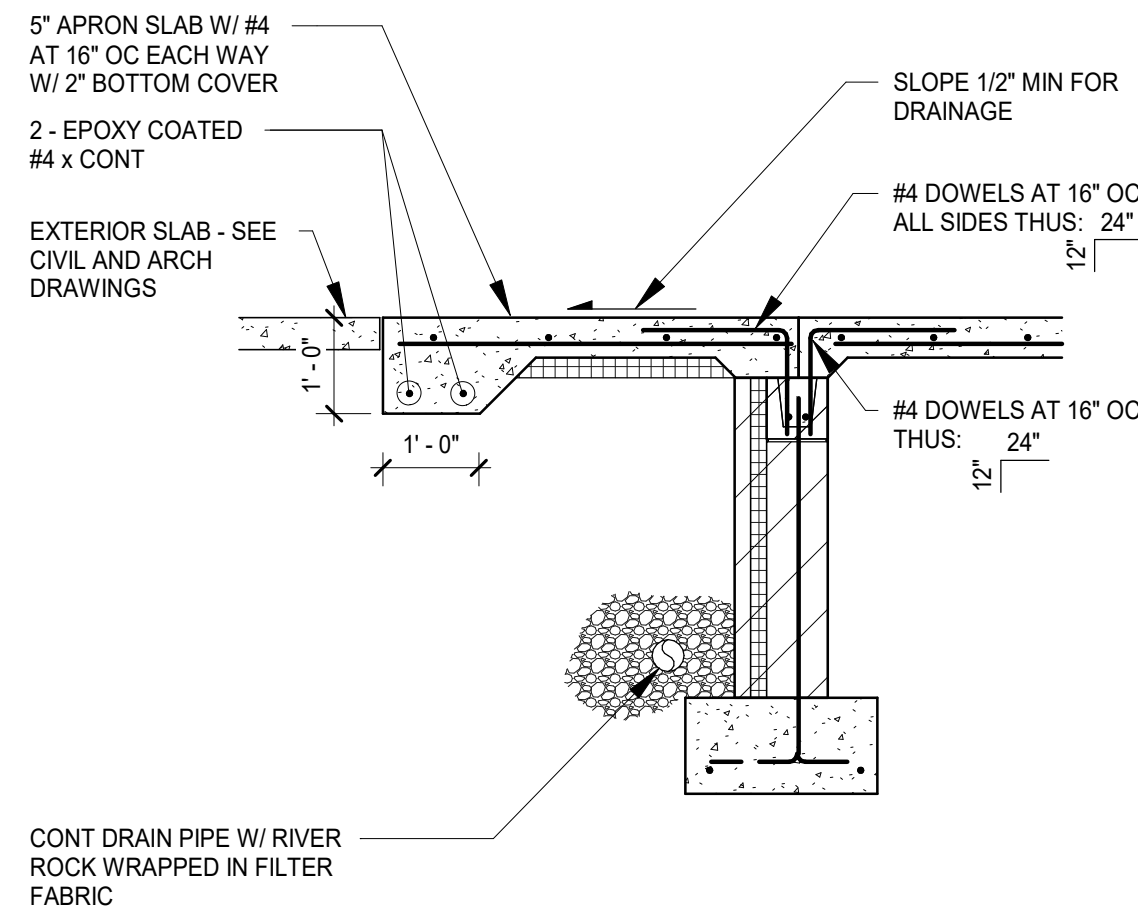


NOTES:
1. STEM WALL SHALL BE CENTERED ON WOOD WALL LOCATIONS, UNLESS NOTED OTHERWISE.

3 TYPICAL THICKENED SLAB ON GRADE AT INTERIOR LOAD BEARING WOOD WALL DETAIL
S501 NO SCALE



SECTION PLAN B-B



4 APRON DETAIL
S501 1/2" = 1'-0"

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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS	REV	DATE
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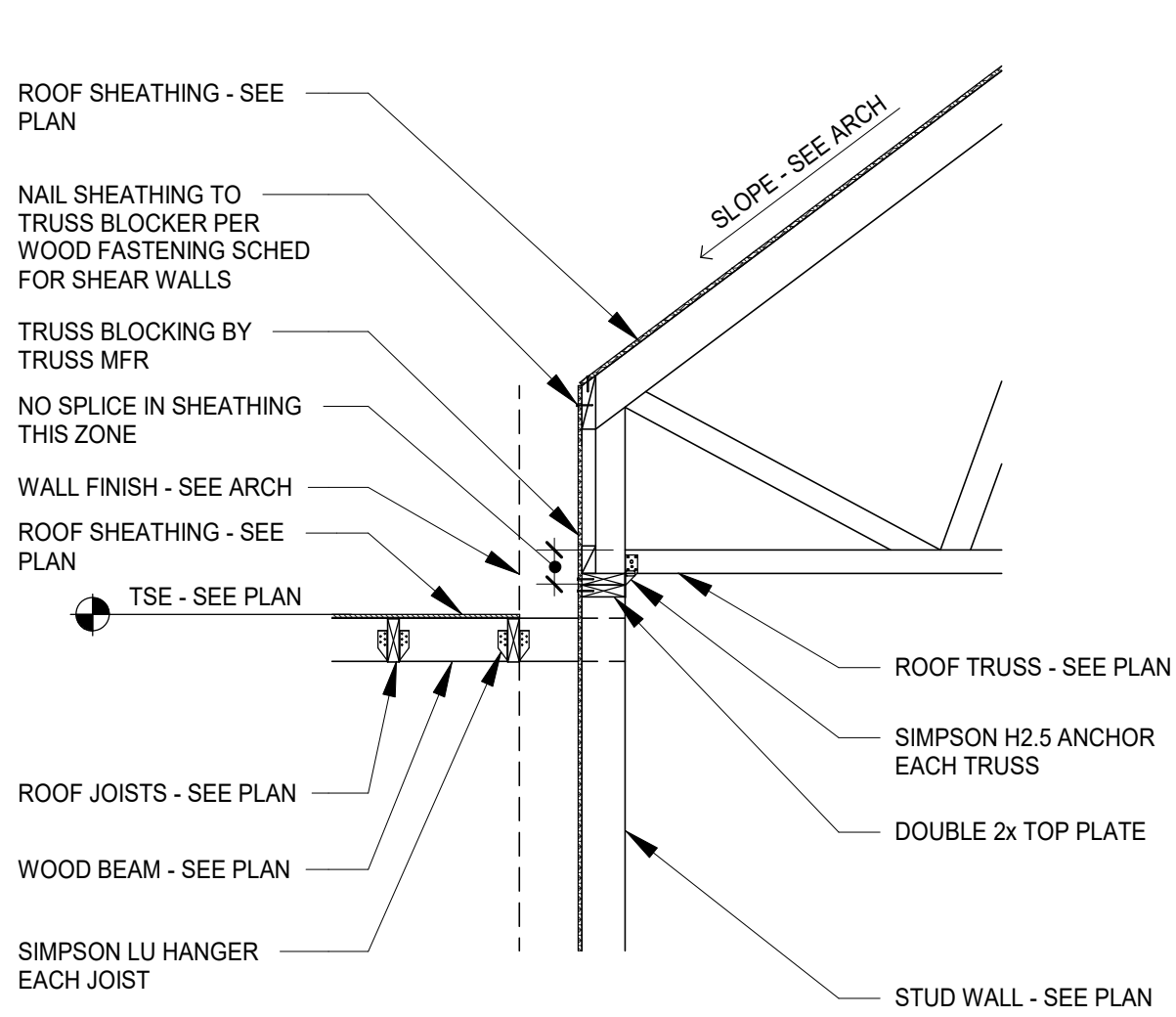
Checked By: KSF

SHEET NAME:

FOUNDATION
DETAILS

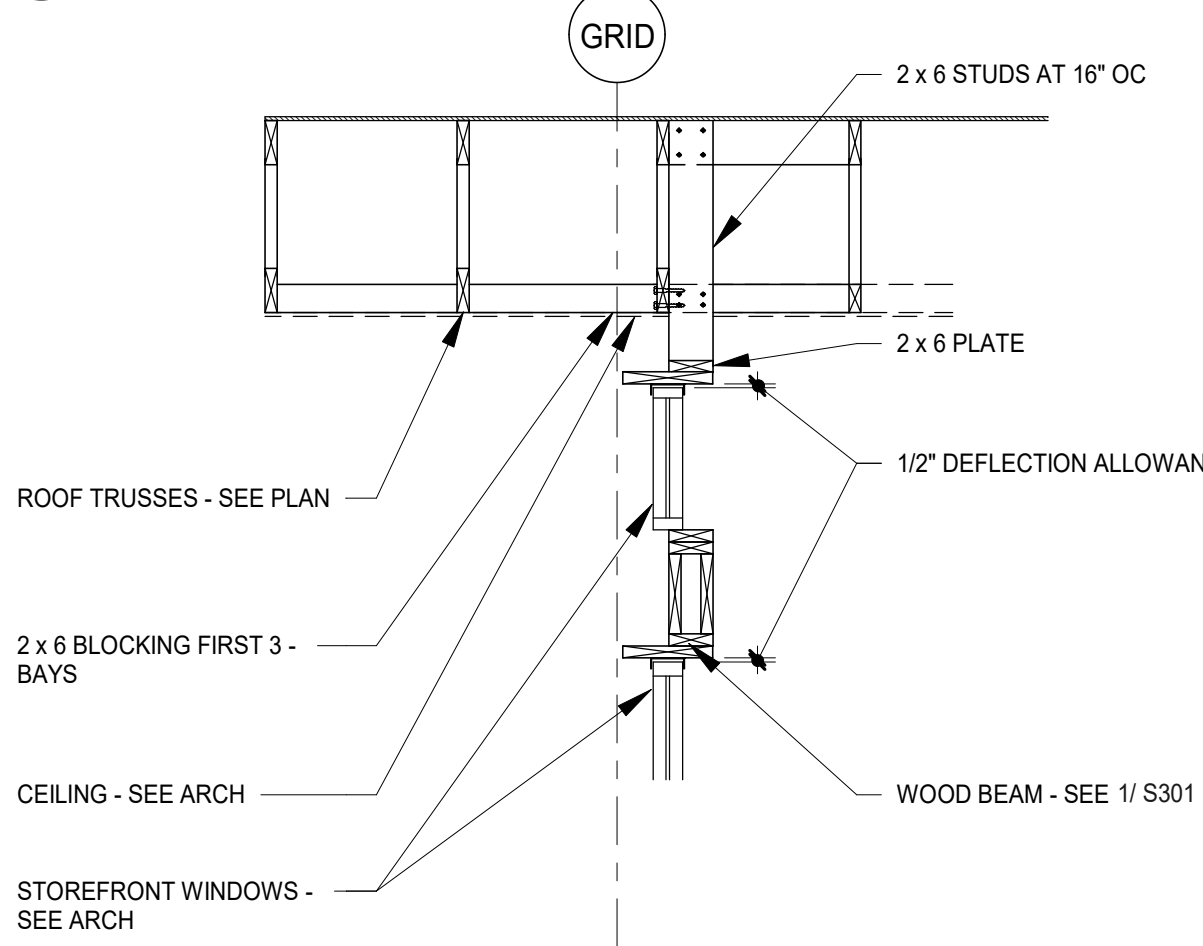
SHEET NO.:

S501



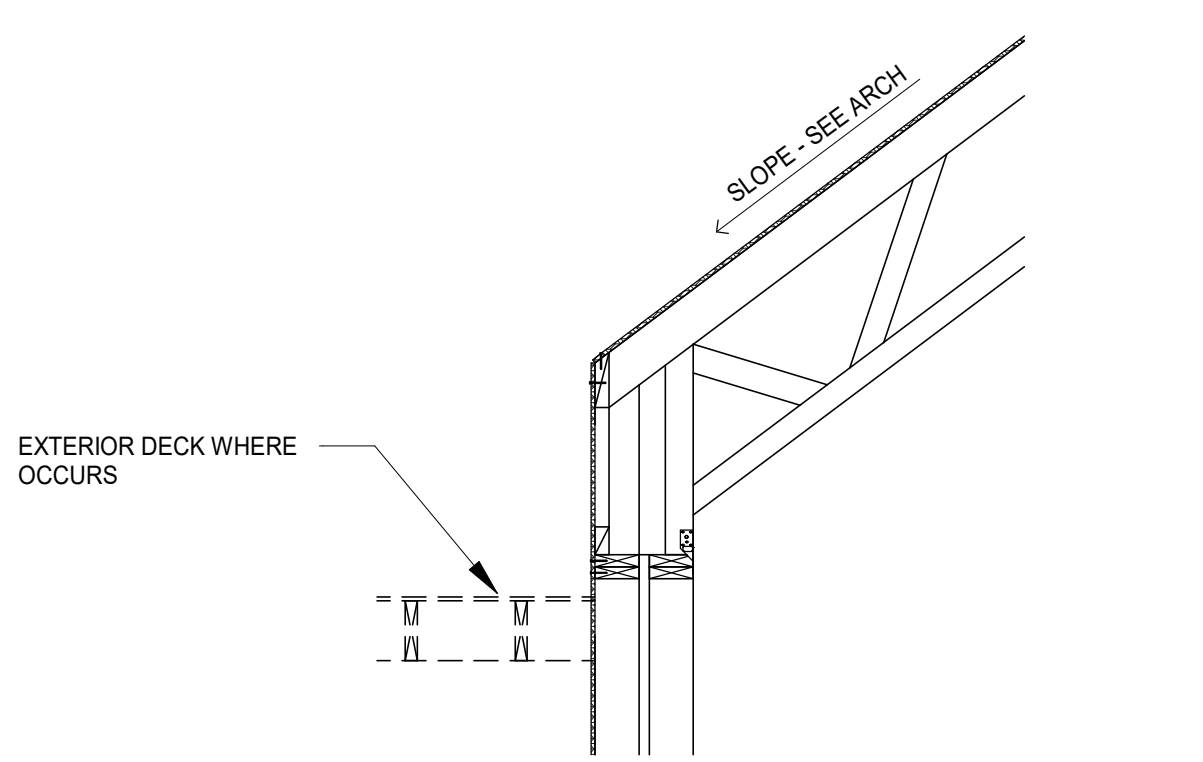
1
S701
NO SCALE

TYPICAL ROOF TRUSSES PERPENDICULAR TO EXTERIOR WALL



5
S701
1/2" = 1'-0"

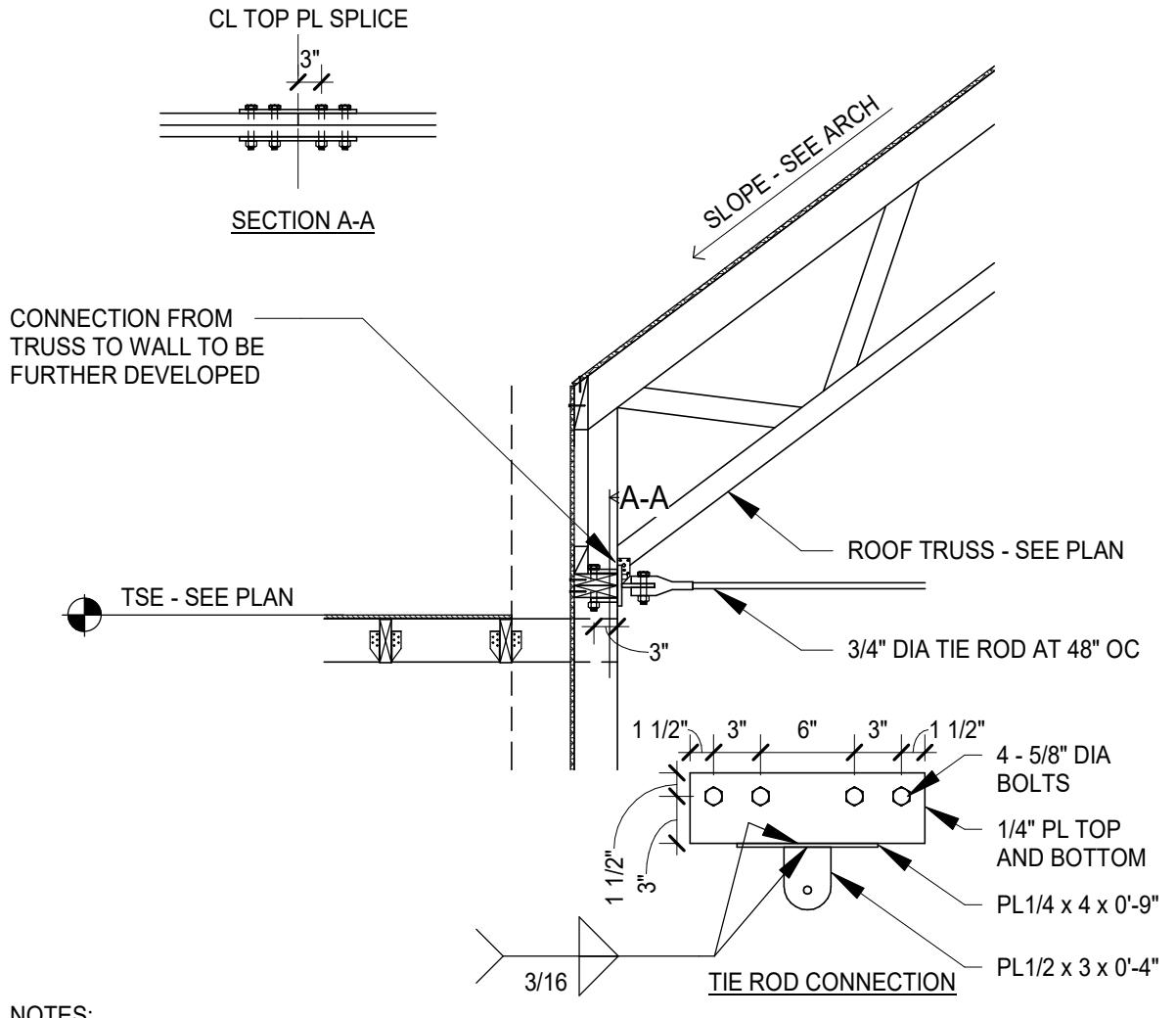
PARALLEL CHORD SCISSOR TRUSSES AT GABLE END



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

9
S701
1/2" = 1'-0"

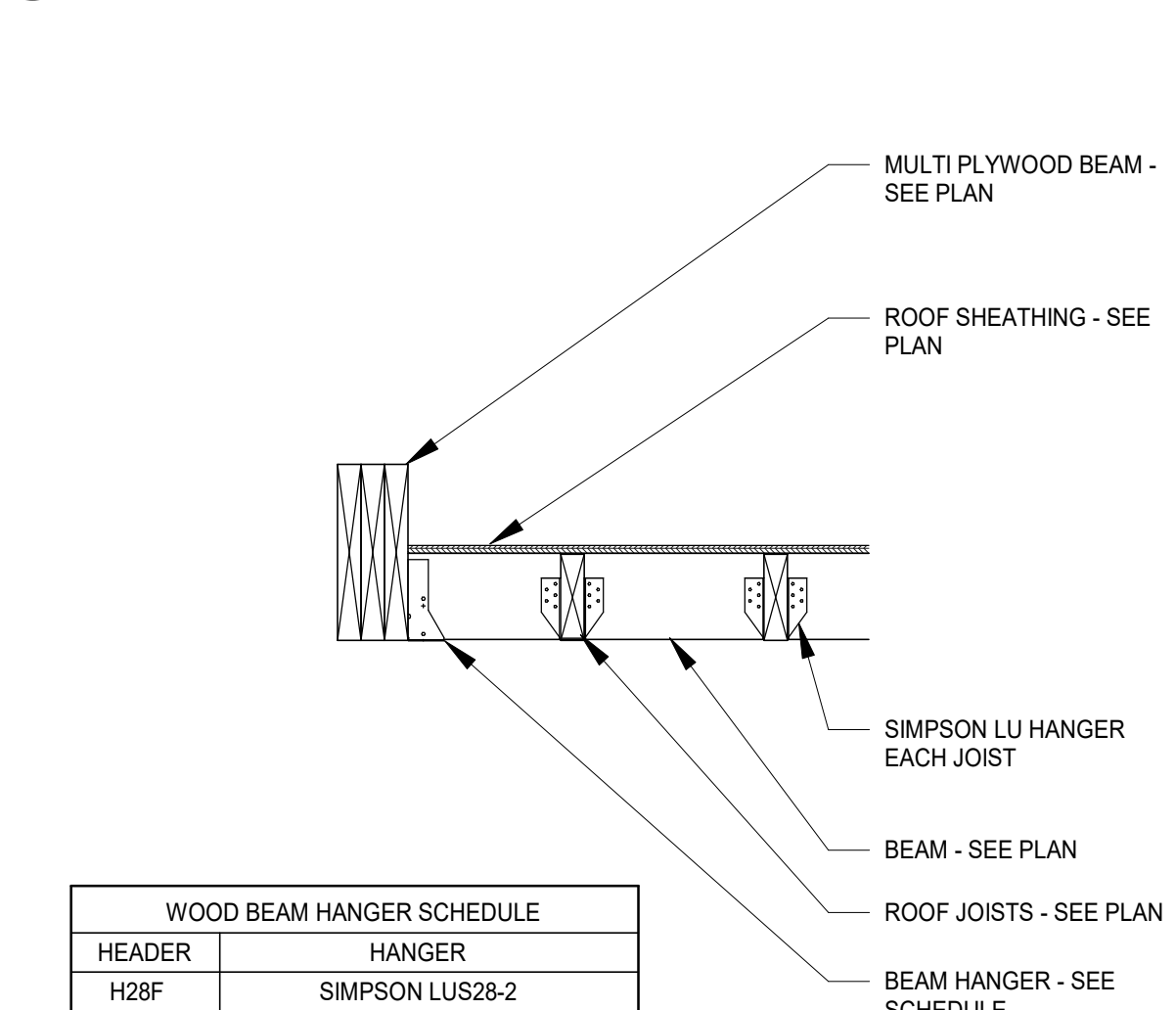
PARALLEL CHORD SCISSOR TRUSS AT EXTERIOR WING WALL



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.
2. TRUSS SUPPLIER TO DESIGN TRUSS FOR THRUST LOAD BEING RESOLVED BY TENSION TIE. CONNECTION OF TRUSS TO TOP PLATE SHALL BE SIZED FOR THRUST LOAD.

2
S701
NO SCALE

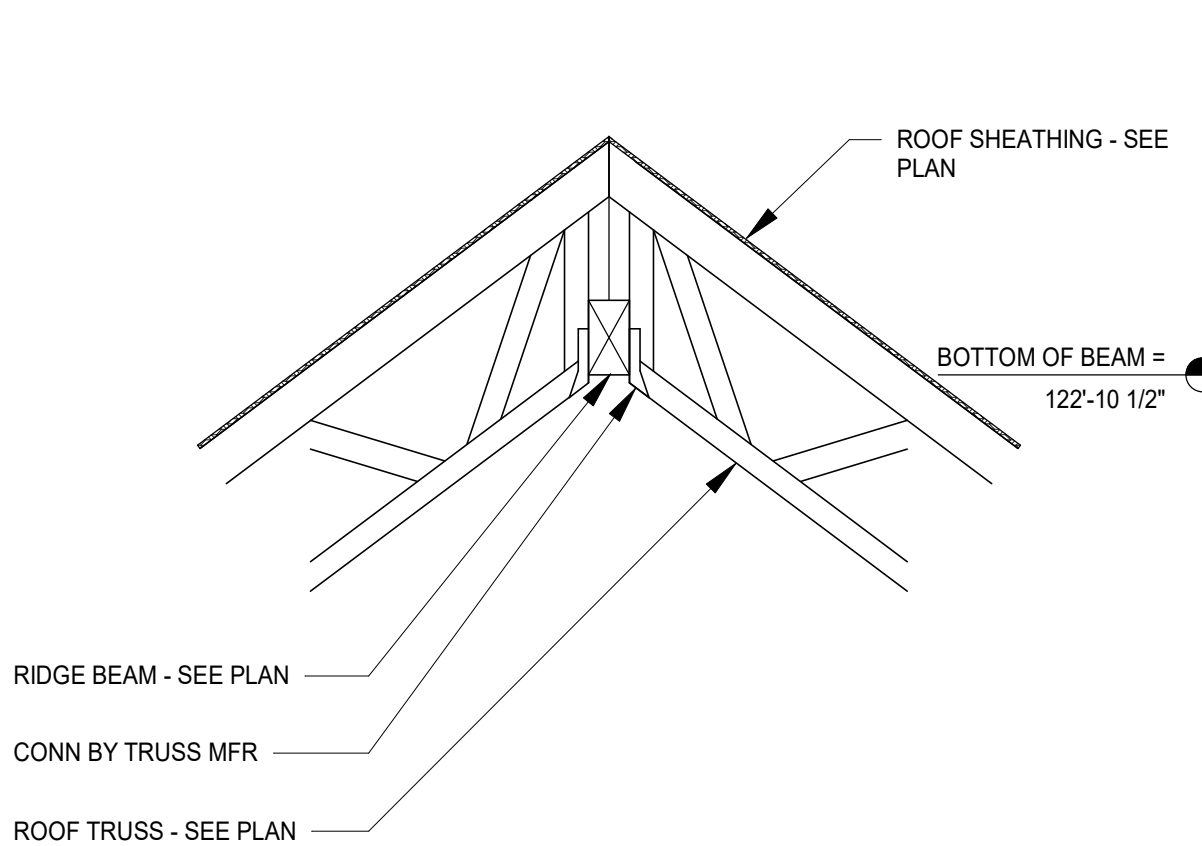
PARALLEL CHORD SCISSOR TRUSSES PERPENDICULAR TO EXTERIOR WALL



WOOD BEAM HANGER SCHEDULE	
HEADER	HANGER
H28F	SIMPSON LUS28-2
H38F	SIMPSON HU28-3 W/ MAX NAILING
H38LF	SIMPSON HGUS5.5/8

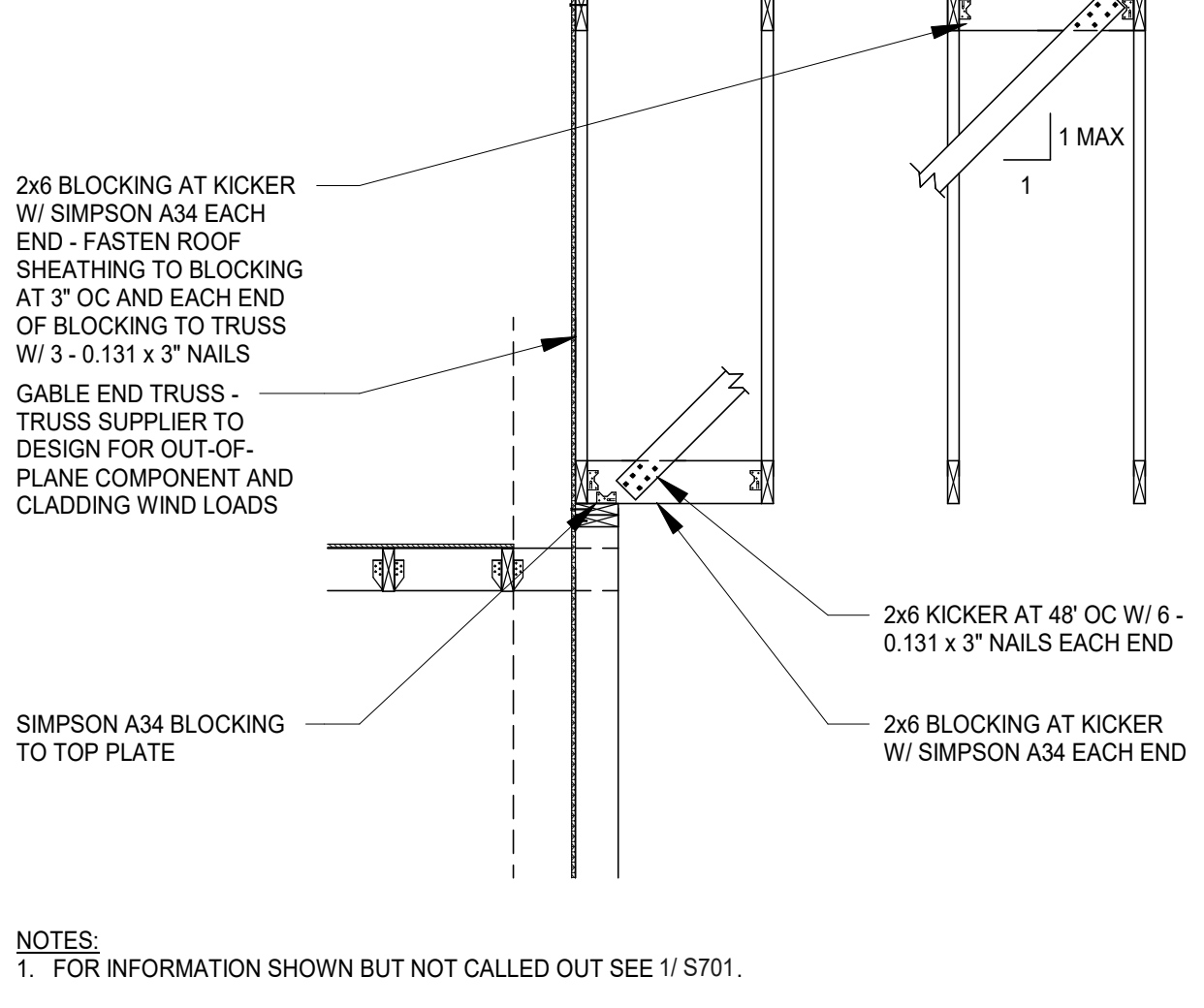
6
S701
1" = 1'-0"

ROOF OVERHANG JOISTS PERPENDICULAR TO EDGE



10
S701
1/2" = 1'-0"

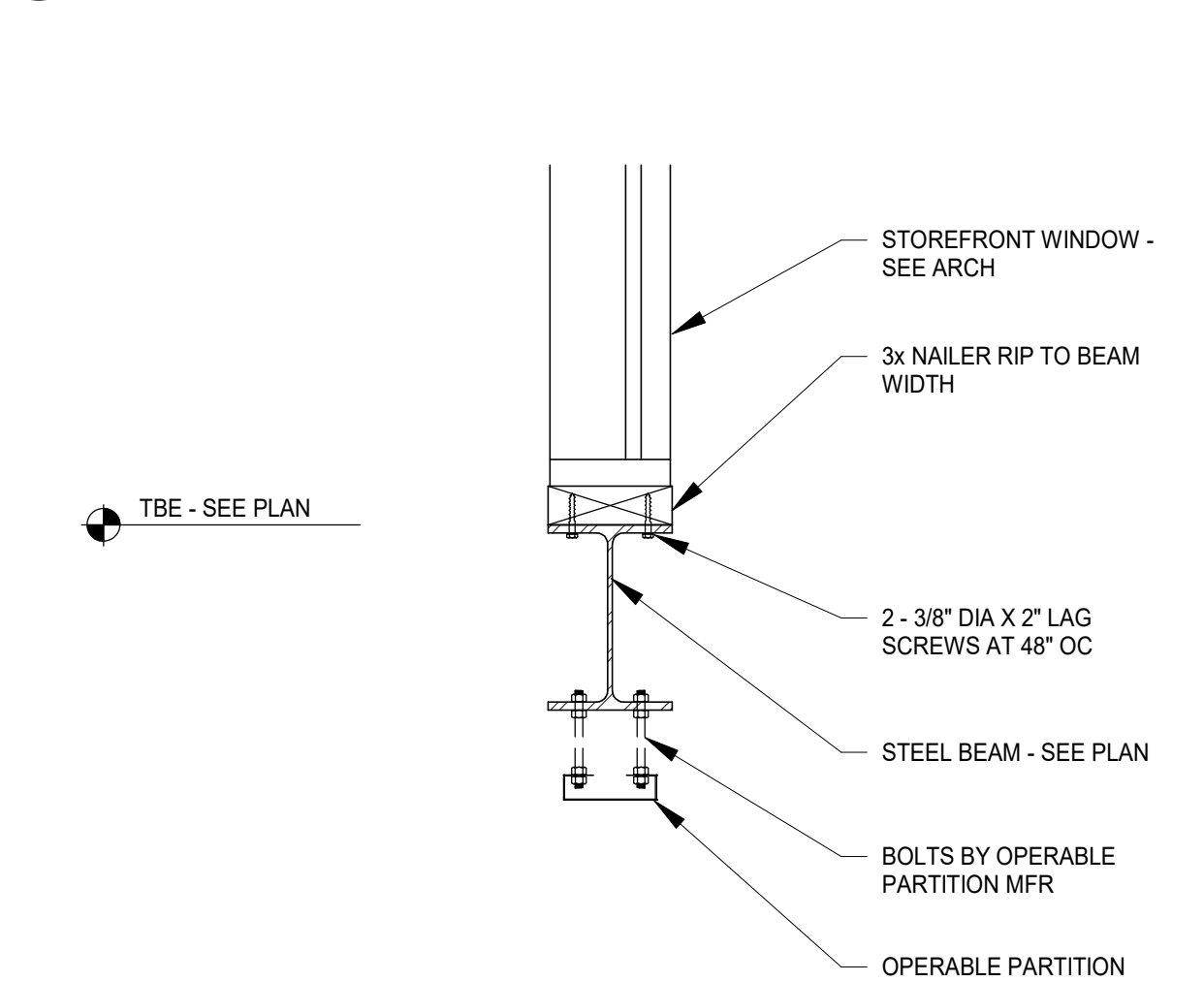
PARALLEL CHORD TRUSS AT RIDGE BEAM



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

3
S701
NO SCALE

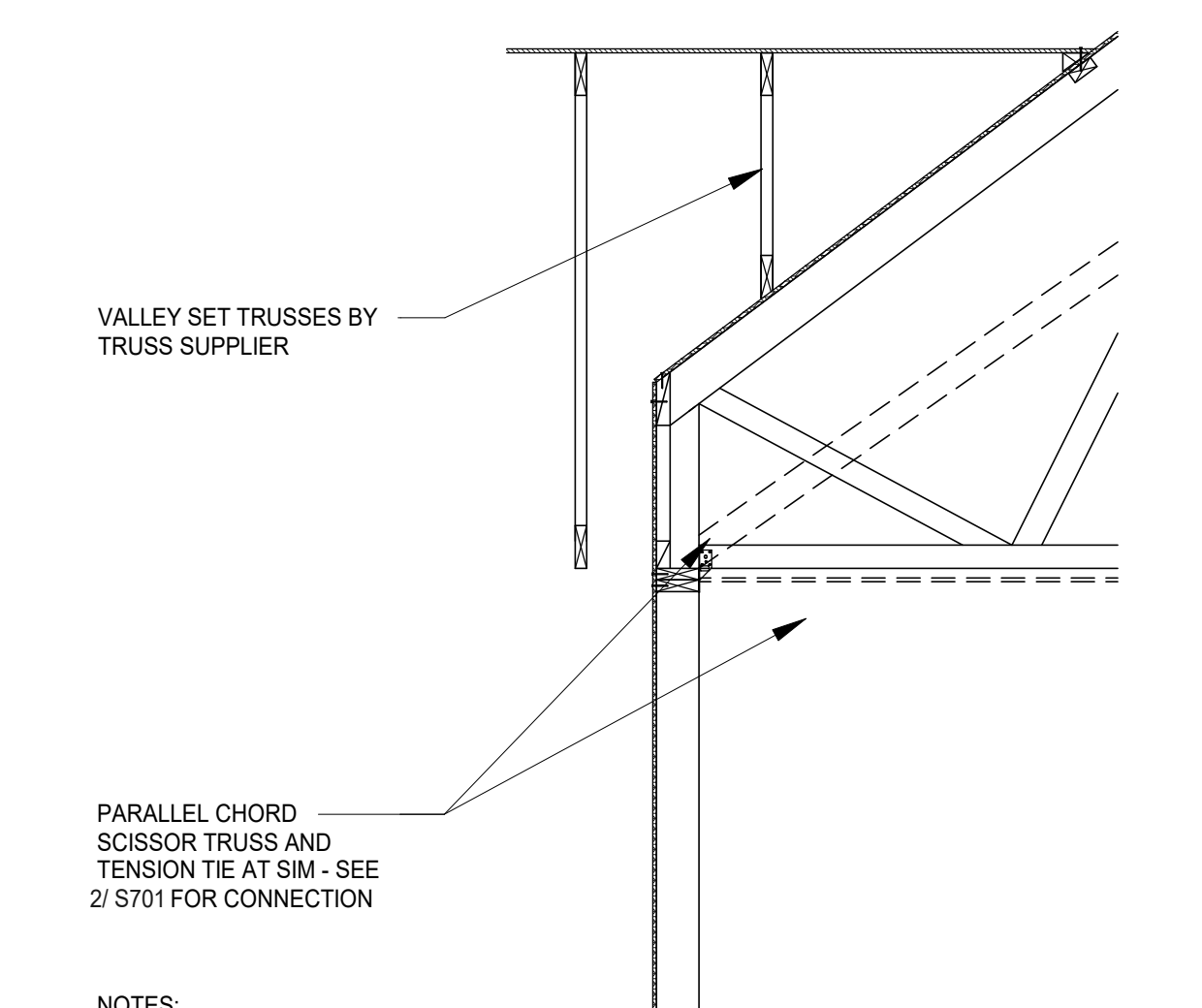
TYPICAL ROOF TRUSSES PARALLEL TO EXTERIOR WALL



NOTES:
1. STOREFRONT WINDOW, NAILER, OPERABLE PARTITION AND IT'S ATTACHMENT ARE PART OF ALTERNATE #1.
2. STEEL BEAM IS ON THE BASE BID.

7
S701
1" = 1'-0"

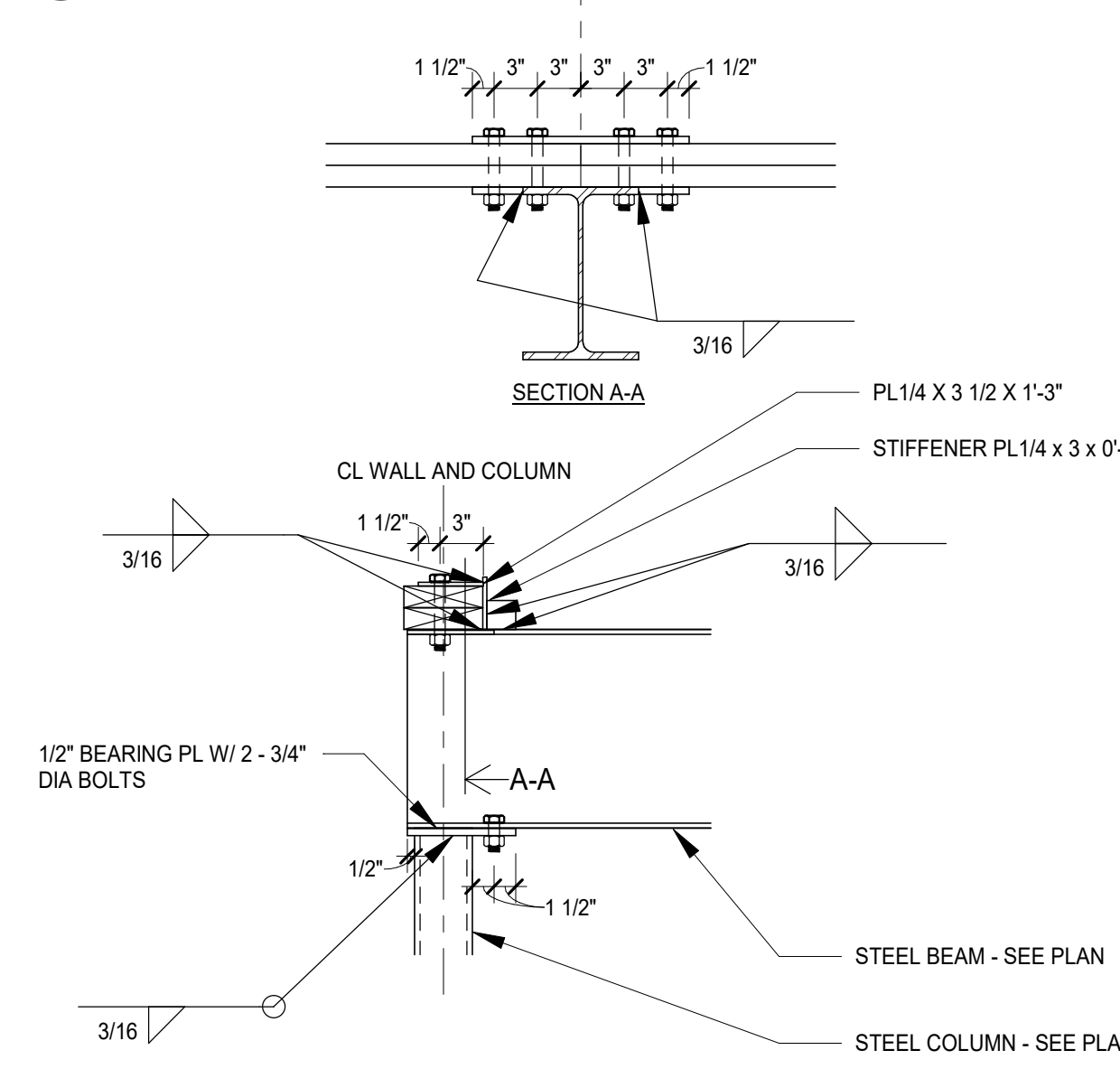
STEEL BEAM AT OPERABLE PARTITION



NOTES:
1. FOR INFORMATION SHOWN BUT NOT CALLED OUT SEE 1/ S701.

4
S701
NO SCALE

TYPICAL ROOF TRUSSES PARALLEL TO INTERIOR WALL



8
S701
1" = 1'-0"

STEEL BEAM TO COLUMN CONNECTION

REVISIONS	DATE	
	REV	#

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Date: _____ License #: _____

Commission #: 24-635
Date: 2025-04-10
Drawn By: TEB
Checked By: KSF

SHEET NAME:
ROOF FRAMING DETAILS

SHEET NO.:
S701

MECHANICAL ABBREVIATIONS

ABV	ABOVE	SA	SUPPLY AIR
AFF	ABOVE FINISHED FLOOR	SAN	SANITARY
AHAP	AS HIGH AS POSSIBLE	SCH	SCHEDULES
AHJ	AUTHORITY HAVING JURISDICTION	SCW	SOFT COLD WATER
AHU	AIR HANDLER UNIT	SD	STORM DRAIN / SUPPLY DIFFUSER
ALT	ALTERNATE	SEN	SENSIBLE
AP	ACCESS PANEL	SG	SUPPLY GRILLE
ARCH	ARCHITECTURAL / ARCHITECT	SH	SHOWER
		SHT	SHEET
BAS	BUILDING AUTOMATION SYSTEM	SP	STATIC PRESSURE
BCC	BUILDING CLEAN OUT	SPEC	SPECIFICATION
BD	BACKDRAFT DAMPER	STAT	THERMOSTAT
BFP	BACKFLOW PREVENTER	STD	STANDARD
BLDG	BUILDING	STRUC	STRUCTURAL
BOP	BOTTOM OF PIPE	SS	STAINLESS STEEL
BSMT	BASEMENT	SV	SAFETY VALVE
BTU	BRITISH THERMAL UNIT		
BTJ	BETWEEN JOIST	TA	TRANSFER AIR
		TCC	TEMPERATURE CONTROL CONTRACTOR
CAB	CABINET	TD	TRENCH DRAIN
CB	CATCH BASIN	TEMP	TEMPERATURE
CBD	CONTINUOUS BLOW DOWN	TOF	TOP OF FOOTING
CFCI	CONTRACTOR FURNISHED & INSTALLED	TJ	TIGHT TO JOIST
CFH	CUBIC FEET PER HOUR	TWJ	THROUGH WEB OF JOIST
CFM	CUBIC FEET PER MINUTE	TYP	TYPICAL
CHW	CIRCULATING HOT WATER		
CI	CAST IRON	UG	UNDERGROUND
CLG	CEILING	UH	UNIT HEATER
CO	CLEAN OUT	UR	URINAL
CONC	CONCRETE	UV	UNIT VENTILATOR
COND	CONDENSATE		
CONN	CONNECT, CONNECTION	V	VENT
CONT	CONTINUATION / CONTINUOUS	VAC	VACUUM
CONTR	CONTRACTOR	VAV	VARIABLE AIR VOLUME
COORD	COORDINATE	VD	VOLUME DAMPER
CRD	CEILING RADIATION DAMPER	VEST	VESTIBULE
CUH	CABINET UNIT HEATER	VIB	VIBRATION
CV	CONTROL VALVE	VIF	VERIFY IN FIELD
CW	COLD WATER	VFD	VARIABLE FREQUENCY DRIVE
		VOL	VOLUME
		VTR	VENT THROUGH ROOF
DBJ	DUCT BETWEEN JOIST		
DDC	DIRECT DIGITAL CONTROLS	W	WASTE
DIA	DIAMETER	W/	WITH
DISC	DISCHARGE	W/O	WITHOUT
DN	DOWN	WB	WET BULB
DS / DSN	DOWNSPOUT / DOWNSPOUT NOZZLE	WC	WATER CLOSET
DT	TEMPERATURE DIFFERENCE	WH	WALL HYDRANT
DWG	DRAWING	WW	WALL INDICATOR VALVE
DX	DIRECT EXPANSION	WP	WEATHERPROOF
EAT	ENTERING AIR TEMPERATURE	WT	WEIGHT
EWT	ENTERING WATER TEMPERATURE	WTR	WATER
EC	ELECTRICAL CONTRACTOR		
ECM	ELECTRIC COMMUTATED MOTOR		
EF	EXHAUST FAN		
EG	EXHAUST GRILLE		
EL	ELEVATION		
ELECT	ELECTRICAL		
ENT	ENTERING		
EQUIP	EQUIPMENT		
ER	EXHAUST REGISTER		
EXH	EXHAUST		
EXIST	EXISTING		
EXPL	EXPLOSION PROOF		
EXT	EXTERIOR		
EW	ELECTRIC WATER COOLER		
F	FAHRENHEIT		
FA	FIRE ALARM		
FCU	FAN COIL UNIT		
FD	FIRE DAMPER / FLOOR DRAIN		
FLR	FLOOR		
FT	FEET		
PFM	FEET PER MINUTE		
FPS	FEET PER SECOND		
G	NATURAL GAS		
GA	GAUGE		
GAL	GALLON		
GPH	GALLON PER HOUR		
GPM	GALLON PER MINUTE		
GEN / GC	GENERAL / GENERAL CONTRACTOR		
GND	GROUND		
GPM	GALLONS PER MINUTE		
GWH	GAS WATER HEATER		
HB	HOSE BIBB		
HORZ	HORIZONTAL		
HTR	HEATER		
HV	HAND VALVE		
HVAC	HEATING, VENTILATION & AIR CONDITIONING		
HW	HOT WATER		
HWR	HOT WATER RETURN		
HWS	HOT WATER SUPPLY		
IE	INVERT ELEVATION		
IN	INCH		
INSUL	INSULATION		
INV	INVERT		
JTS	JOIST		
KW	KILOWATT		
LAV	LAVATORY		
LAT	LEAVING AIR TEMPERATURE		
LWT	LEAVING WATER TEMPERATURE		
LF	LINEAR FEET		
LOC	LOCATION / LOCATE		
LTG	LIGHTING		
MBH	THOUSAND BTU'S PER HOUR		
MC	MECHANICAL CONTRACTOR		
MECH	MECHANICAL		
MEZZ	MEZZANINE		
MFR	MANUFACTURER		
MISC	MISCELLANEOUS		
MOT	MOTORIZED		
NA	NOT APPLICABLE		
NC	NORMALLY CLOSED		
NO	NORMALLY OPEN		
NTS	NOT TO SCALE		
OA	OUTSIDE AIR		
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED		
OSD	OVERFLOW STORM DRAIN		
OS&Y	OUTSIDE SCREW AND YOKE		
PD	PRESSURE DROP		
PIV	POST INDICATOR VALVE		
PLBG	PLUMBING		
PN	PNEUMATIC		
PRESS	PRESSURE		
PRV	POWER ROOF VENTILATOR / PRESSURE REDUCING VALVE		
PSG	POUNDS PER SQUARE INCH ABSOLUTE		
PSIG	POUNDS PER SQUARE INCH GAUGE		
PT	POINT		
PVC	POLY-VINYL-CHLORIDE		
RA	RETURN AIR		
RAD	RADIATION / RADIATOR		
RD	ROOF DRAIN		
REC	RECESSED		
REF	REFERENCE		
REG	REGISTER		
REQ'D	REQUIRED		
RET	RETURN		
REV	REVISIONS		
RFRG	REFRIGERATION		
RG	RETURN GRILLE		
RIC	RETURN IN COVER		
RM	ROOM		
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTOR		
RR	RETURN REGISTER		
RWL	RAIN WATER LEADER		

MECHANICAL SYMBOLS

PLUMBING		HVAC	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ACID VENT		BOILER FEED LINE
	ACID WASTE, ABOVE GRADE		CONDENSATE DRAIN
	ACID WASTE, BELOW GRADE		CONDENSER WATER RETURN
	COLD WATER		CONDENSER WATER SUPPLY
	HOT WATER		CHILLED WATER RETURN
	CIRCULATING HOT WATER		CHILLED WATER REVERSE RETURN
	120°F CIRCULATING HOT WATER		CHILLED WATER SUPPLY
	140°F HOT WATER		CONDENSATE RETURN
	180°F HOT WATER		CONDENSATE RETURN - HIGH PRESSURE STEAM
	COMPRESSED AIR		CONDENSATE RETURN - MEDIUM PRESSURE STEAM
	NATURAL GAS		GLYCOL CONDENSER RETURN
	IRRIGATION WATER SUPPLY		GLYCOL CONDENSER SUPPLY
	SOFTENED COLD WATER		REFRIGERANT HOT GAS
	SANITARY DRAIN (WASTE)		HIGH PRESSURE STEAM
	STORM DRAIN		HEAT PUMP WATER RETURN
	VENT PIPE		HEAT PUMP WATER SUPPLY
	INDIRECT DRAIN LINE		HEATING WATER RETURN
	INTERRUPTIBLE GAS		REFRIGERANT LIQUID
	LABORATORY COMPRESSED AIR		LOW PRESSURE STEAM
	LIQUEFIED PETROLEUM GAS		MEDIUM PRESSURE STEAM
	MEDICAL COMPRESSED AIR		PUMPED CONDENSATE RETURN
	MEDICAL VACUUM		
	NITROGEN		THERMOSTAT - ELECTRIC
	NITROUS OXIDE		HUMIDISTAT
	OXYGEN		THERMOSTAT - PNEUMATIC
	FUEL OIL RETURN		SUPPLY AIR
	FUEL OIL SUPPLY		RETURN AIR
	CATCH BASIN		EXHAUST AIR
	CLEAN OUT		SUPPLY AIR DUCT CROSS SECTION
	FLOOR CLEAN OUT		RETURN AIR DUCT CROSS SECTION
	FLOOR DRAIN		OUTDOOR AIR DUCT CROSS SECTION
	ROOF DRAIN		AUTOMATIC FIRE DAMPER
FIRE PROTECTION			BACKDRAFT DAMPER
			MANUAL VOLUME DAMPER
			MOTORIZED DAMPER
			AUTOMATIC SMOKE DAMPER
			AUTOMATIC FIRE/SMOKE DAMPER
		PIPE CONNECTIONS	
		SYMBOL	DESCRIPTION
			BRANCH CONNECTION OUT OF BOTTOM
			BRANCH CONNECTION OUT OF TOP
			COMBINATION WYE & 1/8 BEND
			ELBOW DOWN
			ELBOW UP
			90° ELBOW
			45° ELBOW
			TEE CONNECTION
			TEE CONNECTION DOWN
			TEE CONNECTION UP
			WYE

GENERAL NOTES

VALVES	
SYMBOL	DESCRIPTION
	ANGLE VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CHECK VALVE
	CONTROL VALVE
	GAS COCK VALVE
	BACKWATER VALVE
	GLOBE VALVE
	GAS PRESSURE REGULATOR VALVE
	WALL HYDRANT OR HOSE BIBB
	OS&Y VALVE
	PRESSURE REDUCING VALVE
	REFRIGERANT EXPANSION VALVE
	RELIEF VALVE
	SQUARE HEAD BALANCING VALVE
	SHUTOFF VALVE
	SOLENOID VALVE
	TWO WAY CONTROL VALVE
	THREE WAY CONTROL VALVE
	REDUCED PRESSURE ZONE BACKFLOW PREVENTER

GENERAL	
SYMBOL	DESCRIPTION
	PIPE ANCHOR
	AQUASTAT
	AIR VENT
	GENERIC STEAM TRAP
	CAPPED LINE
	CONCENTRIC REDUCER
	ECCENTRIC REDUCER
	EXPANSION JOINT
	FLEXIBLE CONNECTOR
	FLOW FITTING
	FLOW DIRECTION
	FLOW SWITCH
	PIPE GUIDE
	DIRECTION OF PITCH
	PRESSURE TEMPERATURE FITTING
	PUMP (DIAGRAMMATIC)
	PRESSURE GAUGE WITH VALVE
	PRESSURE GAUGE WITH VALVE & SIPHON
	POINT OF CONNECTION
	POINT OF DEMOLITION
	SIGHT GLASS
	SHOCK ABSORBER
	STRAINER
	THERMOSTAT
	UNION

OVERALL PROJECT MECHANICAL NOTES

- This contractor shall visit the site and verify existing conditions and limitations prior to submitting bid and beginning work. No additional charges will be allowed due to this contractor's misunderstanding as to the amount of work involved or lack of knowledge of any condition in connection with the work.
- B. Notify Building Manager prior to starting work or shutting down any systems. Obtain the assistance of the facility maintenance staff when shutting down existing mechanical and electrical systems.
 - C. Provide all equipment, piping, ductwork, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.
 - D. Work performed and materials used shall conform in every respect to all requirements of applicable codes, ordinances, rules, and regulations pertaining to the work. This shall not permit a lower grade of construction where the drawings or specifications call for workmanship or materials in excess of code requirements.
 - E. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation.
 - F. Noise and vibration generated on the project site as part of fabrication and installation of the mechanical work shall be limited to levels not objectionable to occupants and not detrimental to owner operations. Coordinate with general contractor times and locations where loud work may be performed.
 - G. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods.
 - H. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.
 - I. Coordinate construction openings necessary for the proper installation of mechanical systems with the general contractor. Do not cut new, pre-stressed or post-tensioned concrete floors or structural members without first consulting the architect or structural engineer.
 - J. At the end of each day's work properly remove and legally dispose of all debris, waste, rubbish, surplus materials, and similar items resulting from the work or associated operations, leaving the project site and all equipment furnished as part of the mechanical work in a clean and dust free condition. Transport debris and rubbish in such a manner as to prevent the spread of dust.
 - K. Execute mechanical work with care. New and existing-to-remain construction which is damaged or defaced as a result of the work and is unsuitable for the use intended shall be removed and replaced by this contractor at no additional cost to the owner.
 - L. The project mechanical drawings are symbolic and diagrammatic and are intended to show only the general scheme, equipment involved, and the approximate locations of materials and equipment.
 - M. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.
 - N. The project mechanical drawings and specifications are to be considered as supplementing each other. Work specified but not shown, or shown but not specified shall be provided or performed as though mentioned and indicated in both the drawings and specifications. If items indicated on the drawings appear to conflict with other items indicated on the drawings or with the specifications, then the item or statement requiring the greater quantity, superior quality, or condition most favorable to the owner shall take precedence.
 - O. The mechanical contractor is responsible for taking down, storage and re-installation of any existing ceiling grids, ceiling tiles, etc. as needed for installation of the new mechanical systems. The mechanical contractor shall replace any damaged grids, tiles, etc. to match existing.
 - P. The mechanical contractor shall remove and reinstall any cross-bracing in the joist space that interferes with the installation of the new ductwork, piping and equipment that is to be installed with the joist spacing.
 - Q. The mechanical contractor shall provide all necessary offsets and/or transitions as required to install ductwork and piping in the ceiling joist space due to conflicts with existing equipment, ductwork, piping, lights and joist spacing.
 - R. All piping, ductwork, equipment, etc. shown screened in plans with new work is existing and is to remain unless otherwise noted.
 - S. Refer to the project mechanical specifications for further information and additional requirements.
 - T. All mechanical contractors including demo, HVAC plumbing, fire protection, controls, etc. shall review all drawings & specifications in this complete set and provide a complete system as required and not limit themselves to any specific drawing / specification section.

MECHANICAL SHEET INDEX

NUMBER	NAME
M000	MECHANICAL TITLE SHEET
M101	UNDERGROUND PLUMBING PLAN
M102	PLUMBING PLAN
M201	HVAC PLAN
M400	MECHANICAL DETAILS
M401	PLUMBING RISERS
M500	MECHANICAL SCHEDULES

NOT FOR CONSTRUCTION

REVISIONS / ISSUE	
NO.	DATE
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2	
3	

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Signature
Travis L. Willemssen

Name
47945

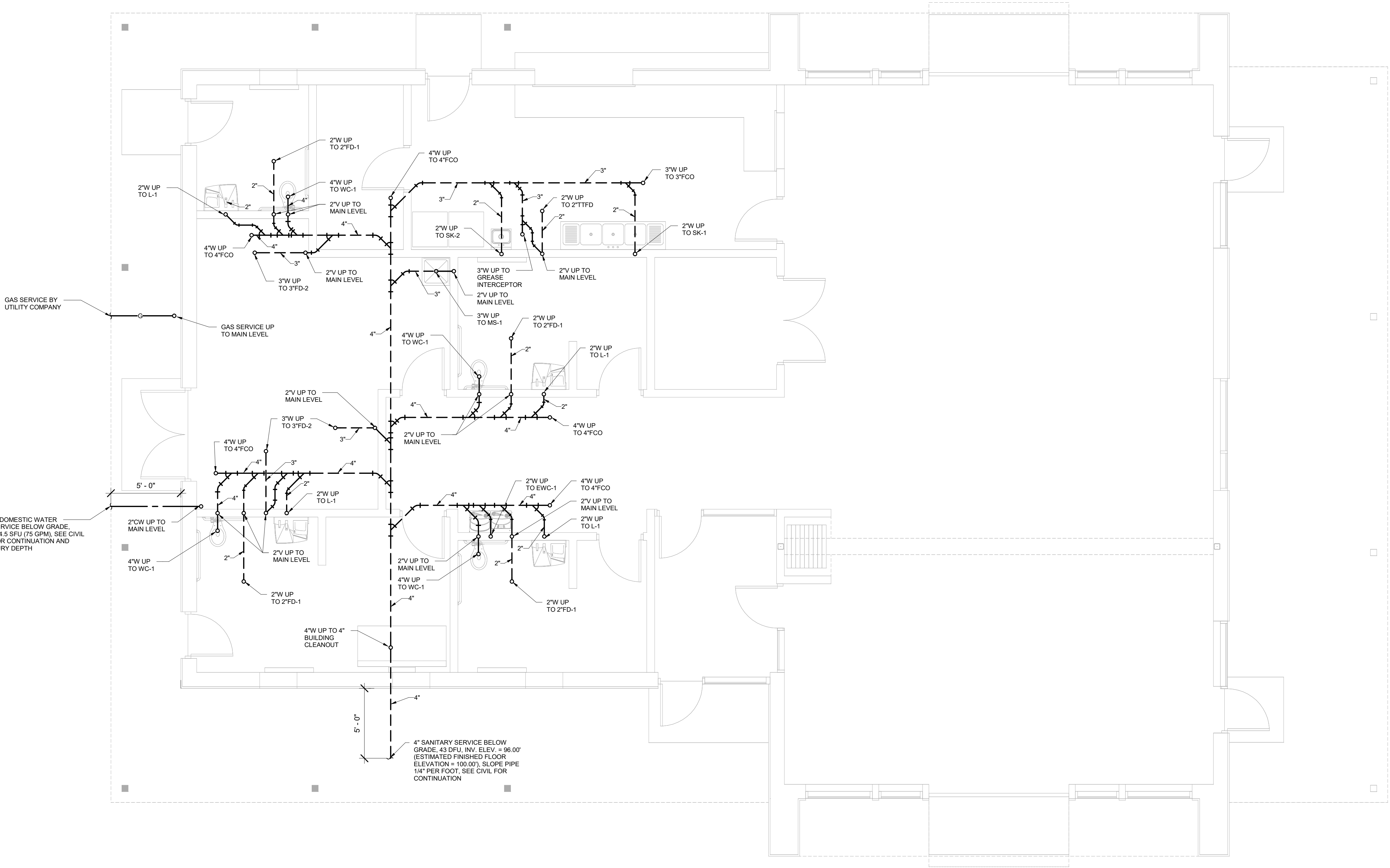
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PROJECT NUMBER:	24-20
DATE OF ISSUE:	04/10/2025
DRAWN BY:	BJG
CHECKED BY:	TLW
SHEET NAME:	

MECHANICAL TITLE SHEET

SHEET NO.

M000



① Plumbing Plan - Underground
1/4" = 1'-0"

CONSULTANT:



NOT FOR CONSTRUCTION

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

REVISIONS / ISSUE	
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47945
License # Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04/10/2025
DRAWN BY: WFC
CHECKED BY: TLW

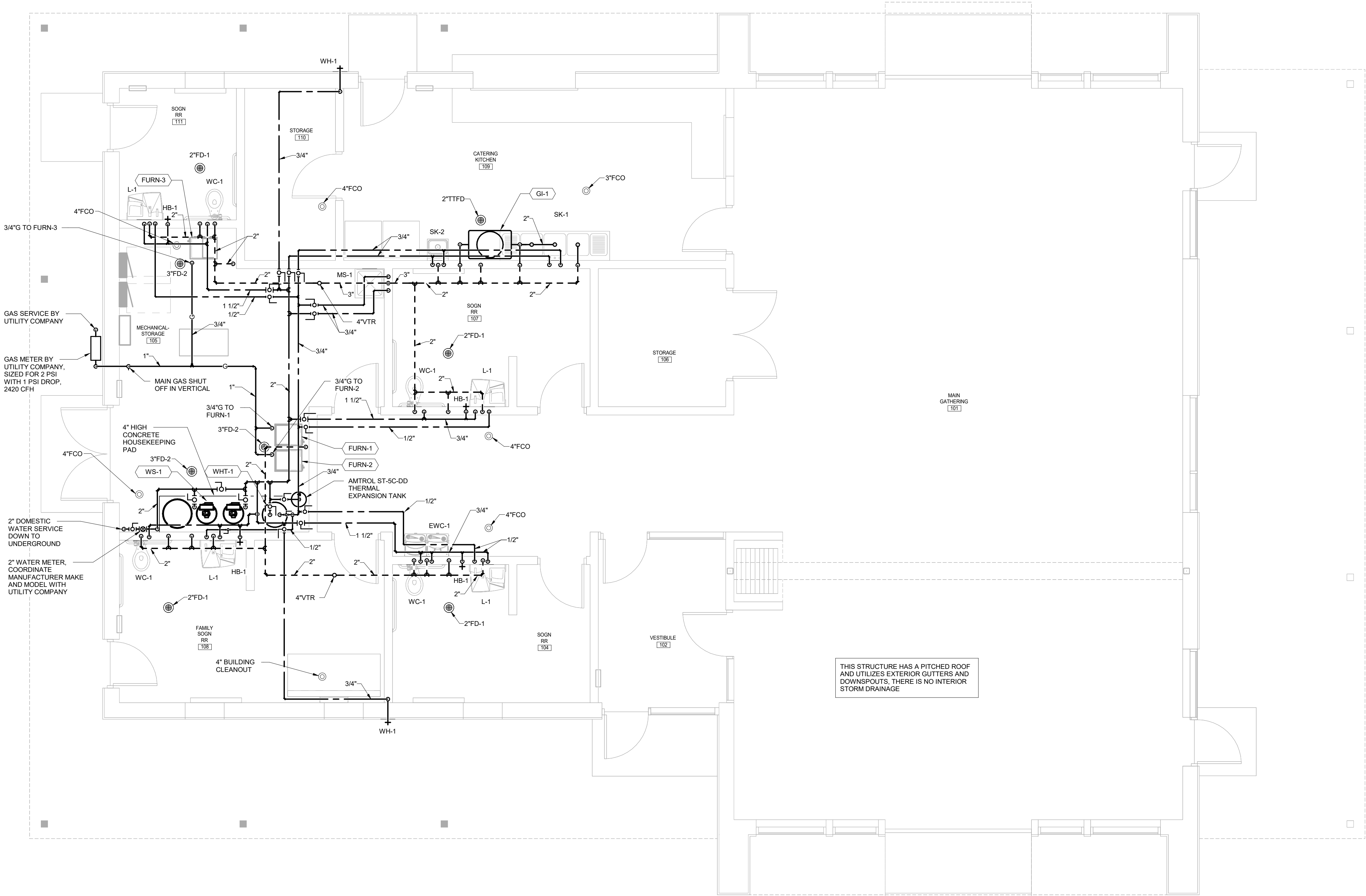
SHEET NAME:
UNDERGROUND
PLUMBING
PLAN

SHEET NO:

M101

PLUMBING GENERAL NOTES:

- A. Provide all equipment, piping, controls, components, specialties and accessories necessary for complete and fully functioning mechanical systems whether or not specifically shown on the drawings. Secure all permits and pay all fees in connection with the mechanical work.
- B. Provide timely and proper layout of mechanical equipment and systems. Coordinate mechanical work with work of other trades prior to ordering equipment, beginning system fabrication, and beginning installation. Keep all plumbing piping runs as high as possible. Maintain proper burial depths for all utility service piping.
- C. Coordinate all plumbing piping runs with building structure, ductwork and lights. Offset plumbing piping as required for a coordinated and proper system installation. Pitch sanitary and storm drainage piping at 1/4-inch per foot where possible and 1/8-inch per foot minimum unless indicated otherwise on the drawings or required by applicable codes. Where invert elevations are given, the piping shall pitch on an even grade between two given elevations.
- D. Provide adequate support and vibration isolation for all mechanical equipment and systems furnished and installed as part of the mechanical work. All mechanical equipment shall be supported from the building structure in accordance with code compliant and recognized industry standard methods. No piping shall be supported from other piping, ductwork or conduit.
- E. Refer to the architectural drawings for locations of all fire rated walls, ceilings and floors. Where mechanical systems penetrate rated walls, ceilings and floors, maintain the indicated rating with specification and code approved fire sealing materials.
- F. Provide sleeves for all piping penetrations of walls and floors.
- G. All plumbing piping shall be installed in accordance with the most current adopted Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.
- H. Work performed and materials used for the plumbing system shall comply with the standards set in the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.
- I. The domestic water piping system shall be disinfected in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.
- J. The plumbing system shall be tested in accordance with the requirements of the Minnesota state plumbing code. Refer to Minnesota Plumbing Code, Chapter 4714.
- K. Plastic pipe must be furnished and installed in accordance with Minnesota state plumbing code requirements. Refer to Minnesota Plumbing Code, Chapter 4714.
- L. Joints in PVC and CPVC pipe must include use of a primer which is of contrasting color to the pipe and cement. Refer to Minnesota Plumbing Code, Chapter 4714.
- M. All solder and flux used for potable domestic water distribution systems shall contain less than 0.2 percent lead. Use of 50-50 solder or flux containing more than 0.2 percent lead is prohibited in potable domestic water distribution systems. Any solder other than 95-5 tin-antimony or 96-4 tin-silver must be specifically approved by the governing administrative authority prior to use on this project. Refer to Minnesota Plumbing Code, Chapter 4714.
- N. Information indicated on the drawings regarding utility service pressures, locations, invert elevations, and materials, has been obtained from a representative of the utility at the time of design. Verify such information prior to fabricating and installing any components associated with utility connections and notify engineer of any deviation before beginning installation of the system.
- O. Refer also to the HVAC and lighting drawings for coordination and to the project mechanical specifications for further information and additional requirements.
- P. It is the responsibility of the contractor/installer to notify the Minnesota department of labor and industry when an installation is ready for a state contract job, licensed facility, or project in an area where there is no local administrative authority is ready for an inspection and test.



1 Plumbing Plan - Main Level
1/4" = 1'-0"

CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

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Name

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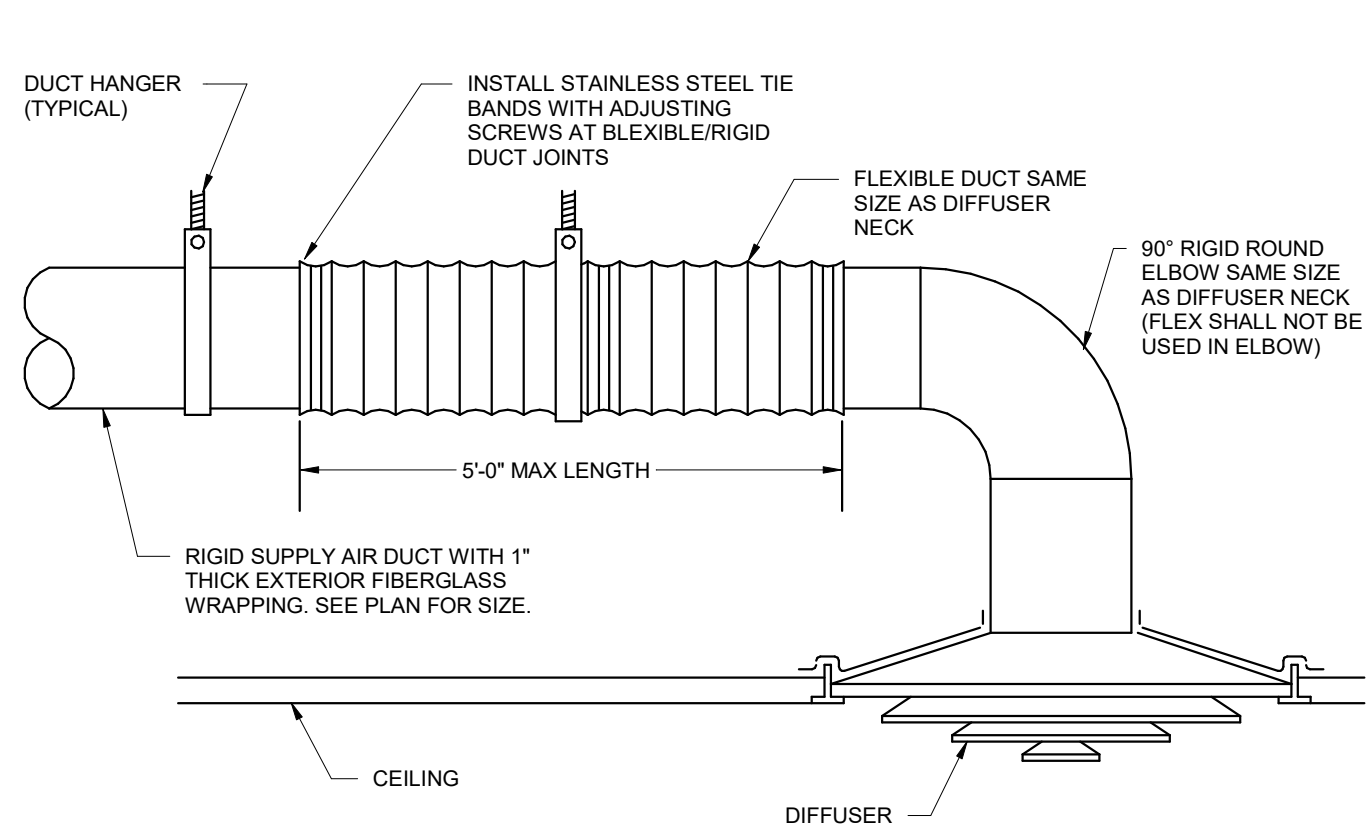
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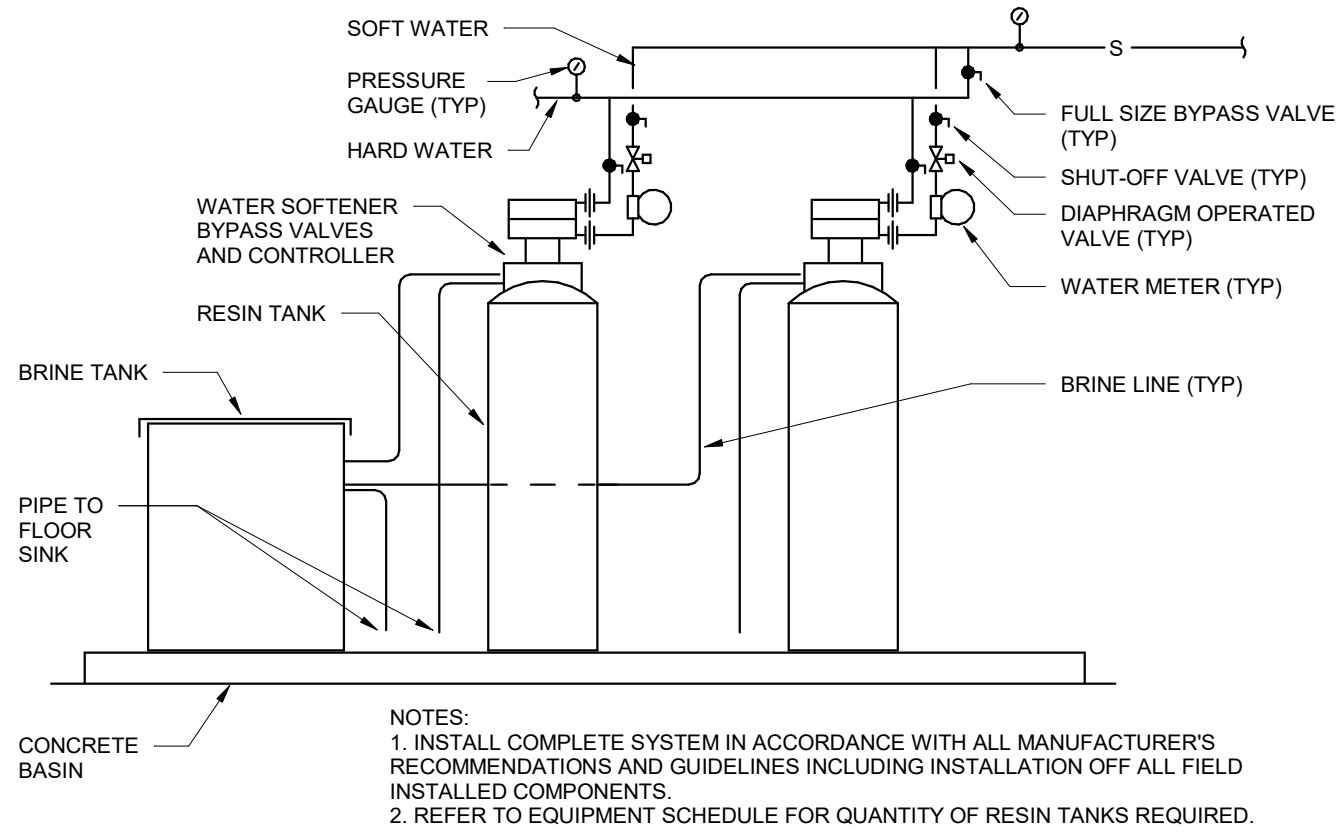
PLUMBING
PLAN

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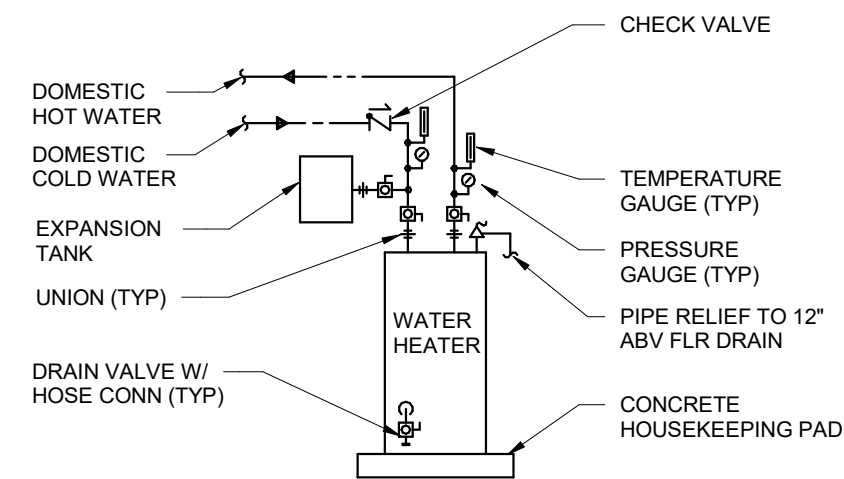
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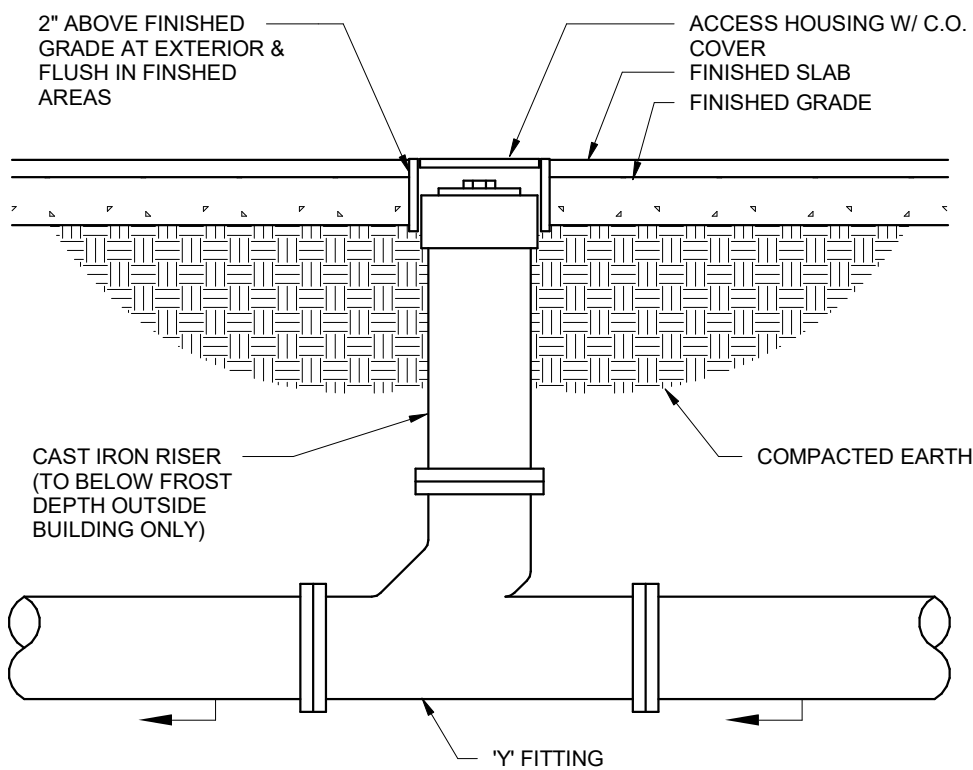
1 Duct Connection To Diffuser
NTS



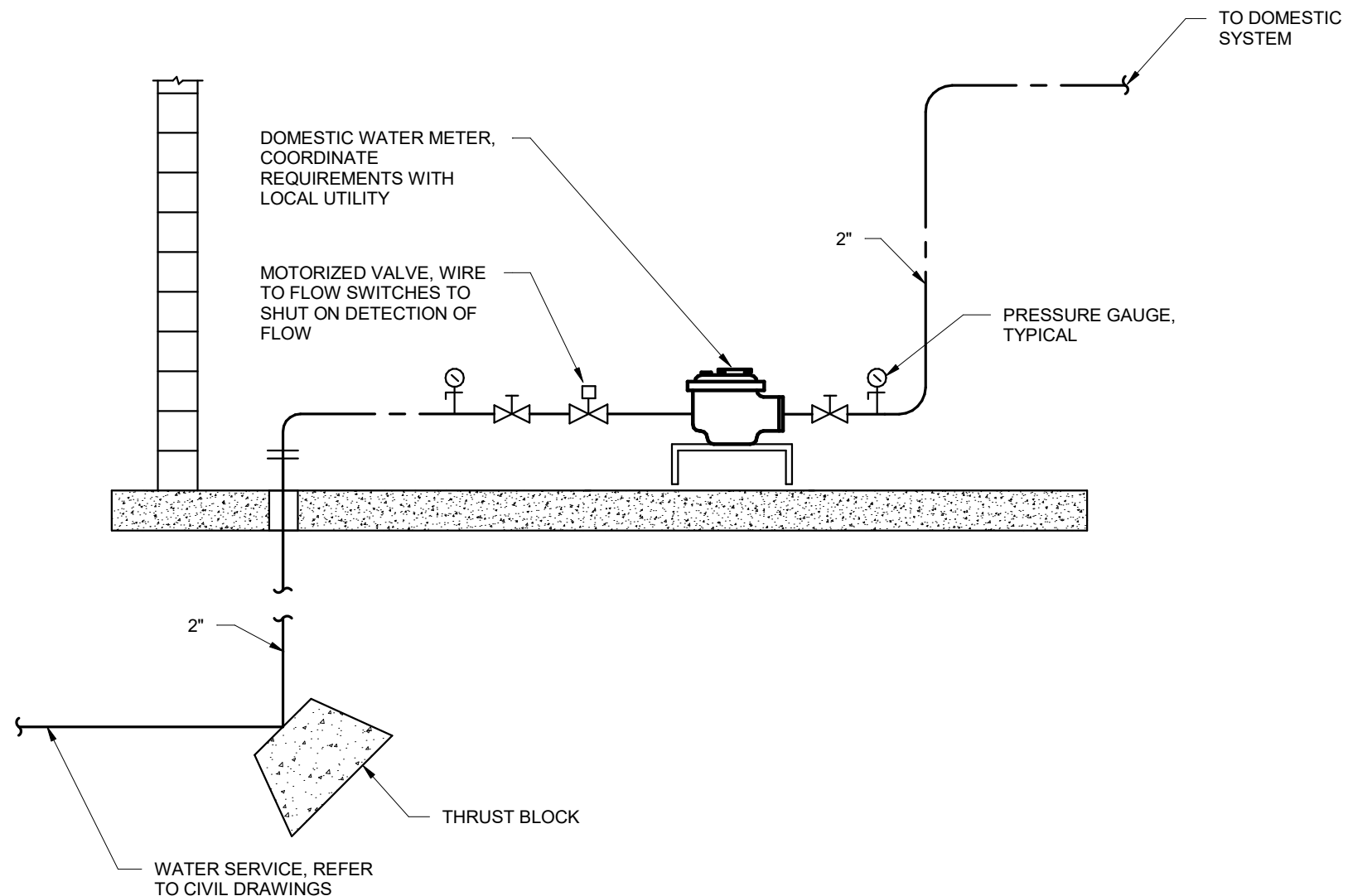
2 Water Softener
NTS



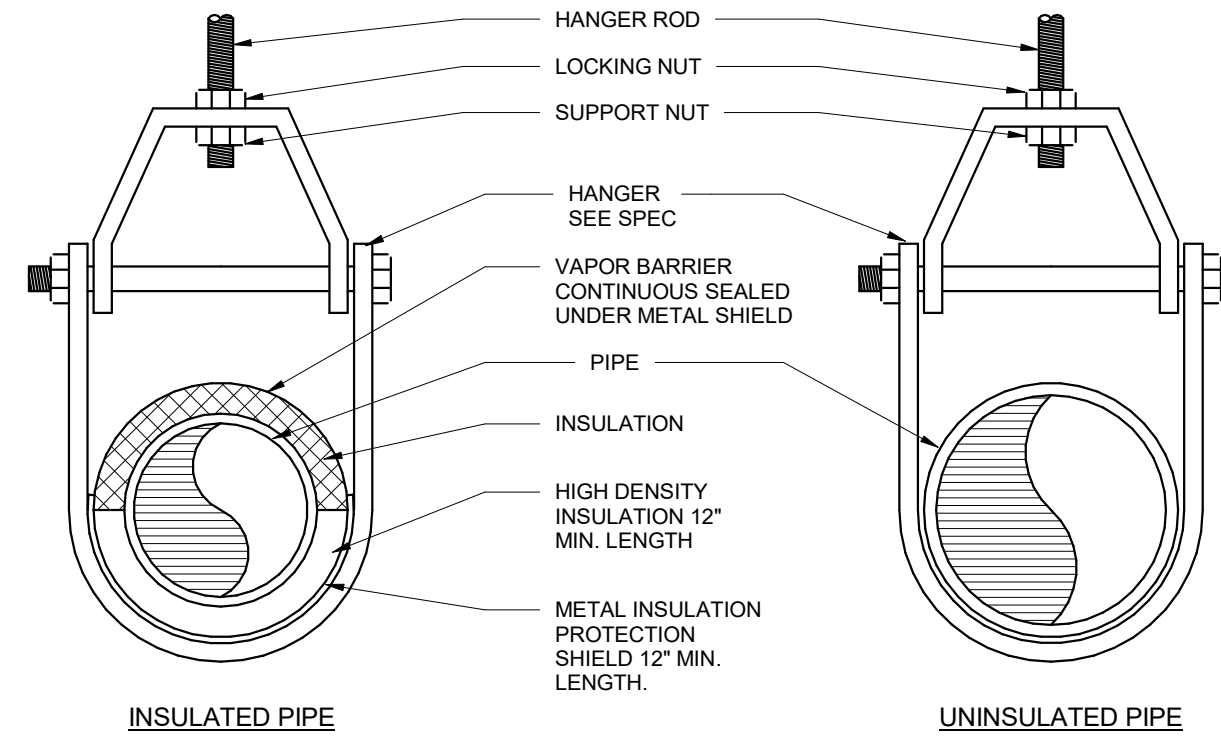
3 Electric Water Heater Piping Detail
NTS



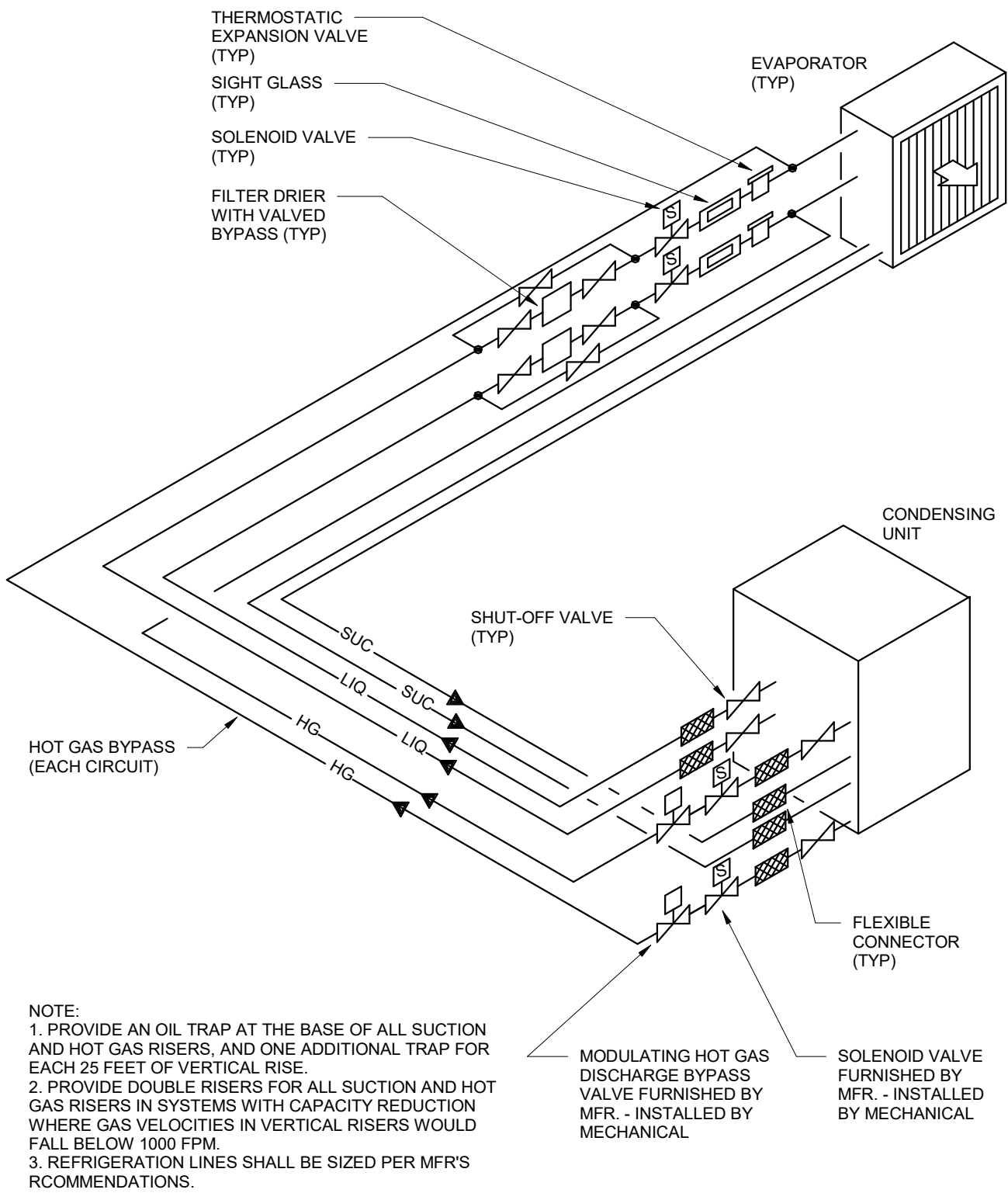
4 Typical Cleanout
NTS



5 Domestic Water Service
NTS



6 Clevis Hanger
NTS



7 Refrigeration Piping Detail
NTS

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	3		

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04/10/2025

DRAWN BY:

BJG

CHECKED BY:

TLW

SHEET NAME:

MECHANICAL
DETAILS

SHEET NO.:

M400

CONSULTANT:



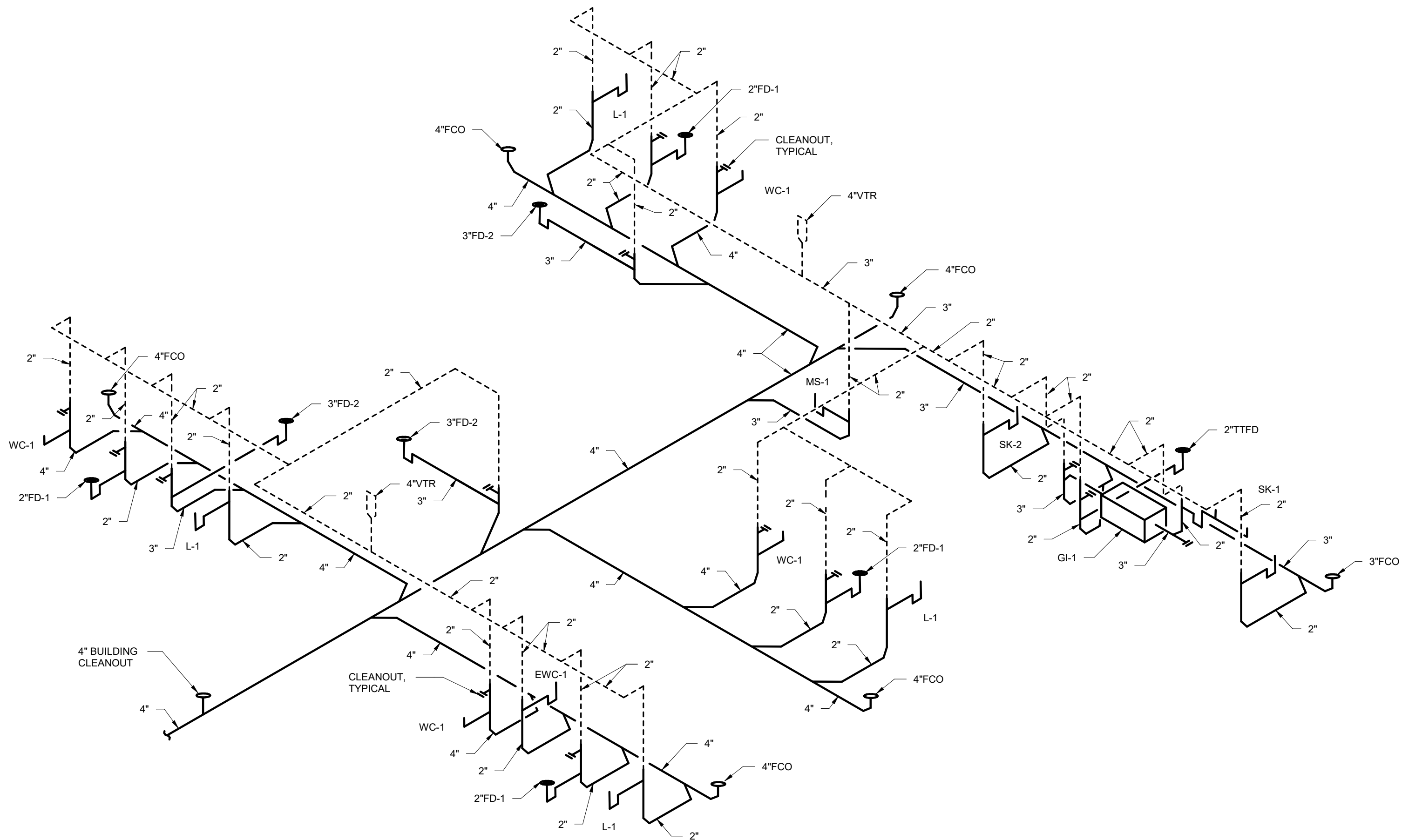
OERTEL
ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com



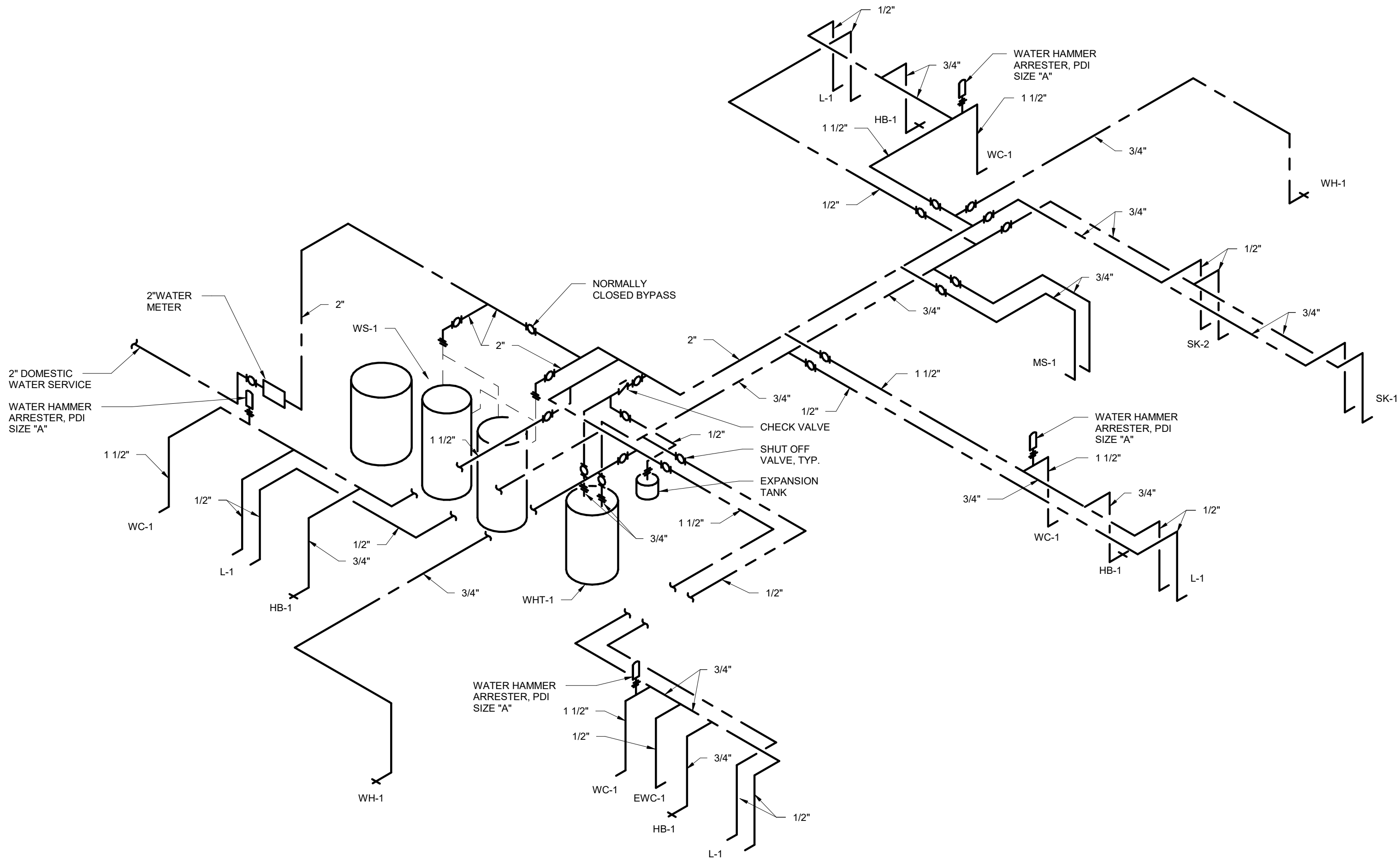
Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security

2352 E County Road J
White Bear Lake, MN 55110
Office: (651) 407-6056
www.paulsonclark.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING



1 Waste & Vent Riser
NTS



2 Domestic Water Riser
NTS

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REVISIONS / ISSUE

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Name

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Date

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24-26

DATE OF ISSUE:

04/10/2025

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WFC

CHECKED BY:

TLW

SHEET NAME:

PLUMBING
RISERS

SHEET NO:

M401

CONSULTANT:



OERTEL
ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com



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CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

Furnace Schedule														
Mark	Area Served	Manufacturer	Model Number	CFM	Heating		Cooling			Electrical				Notes
					Input BTUH	Output BTUH	Total Capacity	Sensible Capacity	Refrigerant	Voltage	Phase	Starter By	Disc. By	
FURN-1	Main Gathering	Lennox	EL296UH090XV48C	1750	88000	85000	48000 Btu/h	39000 Btu/h	R-454B	120 V	1	Mech	Elec	1
FURN-2	Main Gathering	Lennox	EL296UH090XV48C	1500	88000	85000	48000 Btu/h	39000 Btu/h	R-454B	120 V	1	Mech	Elec	1
FURN-3	Bathrooms/Kitchen	Lennox	EL296UH070XV36B	1000	66000	62000	36000 Btu/h	29000 Btu/h	R-454B	120 V	1	Mech	Elec	1

Notes:
1. Provide with 2-stage heating, side return with filter rack, cased cooling coil section with coil, vent kit, flexible duct connections, motor starter, control transformer.
Pipe condensate to floor drain. Provide with programmable thermostat.

ERV Schedule														
Mark	Manufacturer	Model Number	Exhaust Fan			Supply Fan			Energy Recovered	Electrical				Notes
			CFM	ESP	HP	CFM	ESP	HP		Voltage	Phase	MCA	MOCP	
ERV-1	RenewAire	HE071NAA	600	0.60 in-wg	1 HP	600	0.75 in-wg	1 HP	0.0 Btu/h	208 V	1	3.5 A	15.0 A	1
ERV-2	RenewAire	HE071NEE	300	0.60 in-wg	1 HP	300	0.60 in-wg	1 HP	0.0 Btu/h	208 V	1	6.2 A	15.0 A	1

Notes:
1. Suspend unit from structure. Provide with total energy recovery core, low-leak exhaust and outdoor air dampers. Provide with ECM motors. Interlock with associated furnace.

Air Cooled Condenser Schedule											
Mark	Location	Manufacturer	Model Number	Total MBH	Voltage	Phase	MCA	MOCP	Starter By	Disc. By	Notes
ACCU-1	On-Grade	Lennox	EL22KCV-048-230A01	48	208 V	1	26.4 A	40.0 A	Mech	Elec	1
ACCU-2	On-Grade	Lennox	EL22KCV-048-230A01	48	208 V	1	26.4 A	40.0 A	Mech	Elec	1
ACCU-3	On-Grade	Lennox	EL22KCV-036-230A01	36	208 V	1	21.5 A	35.0 A	Mech	Elec	1

Notes:
1. Two-stage condensing unit. Provide unit base, crankcase heater, anti-short cycle timer, vibration isolation and refrigerant controls. Unit shall be interlocked with associated furnace.

Grease Interceptor Schedule							
Mark	Manufacturer	Model Number	Flow Rate GPM	Liquid Capacity Gallons	Grease Holding Capacity (LB)	Inlet/Outlet Pipe Sizes	Notes
GI-1	Schier	GB2	35 GPM	20	130	3"	Floor mount, below SK-1

Notes:
1. Provide with integral flow control and pump out port.

Water Heater Schedule - Electric									
Mark	Location	Manufacturer	Model Number	Volume	Recovery	Power	Voltage	Phase	Notes
WHT-1	Mechanical/Storage 105	Bradford White	LE350S3-3	45 gal	39 gal/h	9 KW	208 V	3	1

Notes:
1. Provide temperature/pressure relief piped to floor drain.

Water Softener Schedule										
Mark	Manufacturer	Model Number	Grain Capacity	Max Flow Rate	Backwash Flow Rate	Brine Tank Salt Capacity	Brine Tank Dimensions	Mineral Tank Dimensions	Inlet/Outlet Pipe Sizes	Notes
WS-1	Water Control	LF-150-TWIN	300,000	120 GPM	4 GPM	625	24"Ø x 50" tall	16"Ø x 78" tall	2"	1, 2

Notes:
1. Provide microprocessor control, electronic flow meter, brass valve construction, automatic timed brine refill, 6 ft 120 VAC power cord
2. Contractor to obtain water sample and verify hardness. Coordinate with supplier for exact water softener requirements prior to ordering

Plumbing Fixture Schedule						
Fixture Tag	Fixture Type	Minimum Pipe Sizes				Notes
		Cold	Hot	Waste	Vent	
EWC-1	Electric Water Cooler	1/2"	0"	1 1/2"	2"	ADA, dual heaight, bottle filler
HB-1	Hose Bibb	3/4"	0"	0"	0"	Loose key operation, nickel bronze box with chrome face, provide ASSE 1011 vacuum breaker
L-1	Lavatory	1/2"	1/2"	1 1/2"	2"	Wall hung lavatory system, touchless all-in one soap, water and hand dryer
MS-1	Mop Sink	3/4"	3/4"	3"	2"	24"x24" floor basin with stainless steel bumper guard, hose and bracket, mop hanger, wall guard and wall mounted service faucet with lever handles, pail hook and wall brace
SK-1	Three Compartment Sink	3/4"	3/4"	2"	2"	Stainless steel, freestanding,splash mounted prerinse faucet and wall mounted prerinse sprayer, Route through grease interceptor, Provide 2"TTFD
SK-2	Handwash Sink	1/2"	1/2"	1 1/2"	2"	Wall mount, stainless steel, splash guard, splash mounted gooseneck faucet with wrist blades
WC-1	Water Closet	1 1/2"	0"	4"	2"	ADA, floor mount, battery powered touchless flush valve, elongated bowl
WH-1	Wall Hydrant	3/4"	0"	0"	0"	Freezeless wall hydrant, provide ASSE 1019 vacuum breaker, tamper resistant box, loose key operation,

Note:
1. Refer to architectural for exact plumbing fixture locations and mounting heights.

Air Terminal Schedule						
Mark	Description	Manufacturer	Model	Damper	Finish	Notes
ER1	Exhaust Register 35° Deflection	Titus	350RL	O.B.	White	
RG1	Return Grille 35° Deflection	Titus	350RL	None	White	
RR1	Return Grille 35° Deflection	Titus	350RL	None	White	
SD1	24"x24" Adjustable Square Cone Diffuser	Titus	TMSA	None	White	
SR1	Double Deflection Supply Register	Titus	300RS	O.B.	White	

Cabinet Unit Heater Schedule												
Mark	Manufacturer	Model Number	Orientation	CFM	EAT	LAT	Power	Voltage	Phase	Starter By	Disc. By	Notes
ECUH-1	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-2	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-3	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-4	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1
ECUH-5	Markel	J3424T	Semi-recessed	245	50 °F	102 °F	4kW	208 V	3	Mech	Mech	1

Notes:
1. Provide factory disconnect, mounting hardware and integral tamper proof thermostat.

CONSULTANT:



CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

NOT FOR CONSTRUCTION

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License # Date

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CHECKED BY: TLW

SHEET NAME:

MECHANICAL SCHEDULES

SHEET NO:

M500

ELECTRICAL ABBREVIATIONS				ELECTRICAL SYMBOLS				SHEET INDEX			
A	AMPERE	NA	NOT APPLICABLE	SYMBOL	DESCRIPTION	HEIGHT	SYMBOL	DESCRIPTION	HEIGHT	NUMBER	NAME
AB	ABOVE BACKSPLASH	NC	NORMALLY CLOSED	LIGHTING 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 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766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000 1001 1002 1003 1004 1005 1006 1007 1008 1009 1010 1011 1012 1013 1014 1015 1016 1017 1018 1019 1020 1021 1022 1023 1024 1025 1026 1027 1028 1029 1030 1031 1032 1033 1034 1035 1036 1037 1038 1039 1040 1041 1042 1043 1044 1045 1046 1047 1048 1049 1050 1051 1052 1053 1054 1055 1056 1057 1058 1059 1060 1061 1062 1063 1064 1065 1066 1067 1068 1069 1070 1071 1072 1073 1074 1075 1076 1077 1078 1079 1080 1081 1082 1083 1084 1085 1086 1087 1088 1089 1090 1091 1092 1093 1094 1095 1096 1097 1098 1099 1100 1101 1102 1103 1104 1105 1106 1107 1108 1109 1110 1111 1112 1113 1114 1115 1116 1117 1118 1119 1120 1121 1122 1123 1124 1125 1126 1127 1128 1129 1130 1131 1132 1133 1134 1135 1136 1137 1138 1139 1140 1141 1142 1143 1144 1145 1146 1147 1148 1149 1150 1151 1152 1153 1154 1155 1156 1157 1158 1159 1160 1161 1162 1163 1164 1165 1166 1167 1168 1169 1170 1171 1172 1173 1174 1175 1176 1177 1178 1179 1180 1181 1182 1183 1184 1185 1186 1187 1188 1189 1190 1191 1192 1193 1194 1195 1196 1197 1198 1199 1200 1201 1202 1203 1204 1205 1206 1207 1208 1209 1210 1211 1212 1213 1214 1215 1216 1217 1218 1219 1220 1221 1222 1223 1224 1225 1226 1227 1228 1229 1230 1231 1232 1233 1234 1235 1236 1237 1238 1239 1240 1241 1242 1243 1244 1245 1246 1247 1248 1249 1250 1251 1252 1253 1254 1255 1256 1257 1258 1259 1260 1261 1262 1263 1264 1265 1266 1267 1268 1269 1270 1271 1272 1273 1274 1275 1276 1277 1278 1279 1280 1281 1282 1283 1284 1285 1286 1287 1288 1289 1290 1291 1292 1293 1294 1295 1296 1297 1298 1299 1300 1301 1302 1303 1304 1305 1306 1307 1308 1309 1310 1311 1312 1313 1314 1315 1316 1317 1318 1319 1320 1321 1322 1323 1324 1325 1326 1327 1328 132							

NOT FOR CONSTRUCTION

PROJECT NAME: REVISIONS / ISSUE	
NO.	DATE DESCRIPTION
1	
2	
3	

Signature

Name _____

License #	Date
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PROJECT NUMBER: 04-06

DATE OF ISSUE: 04/10/2025

DRAWN BY: DTA

CHECKED BY: A.JT

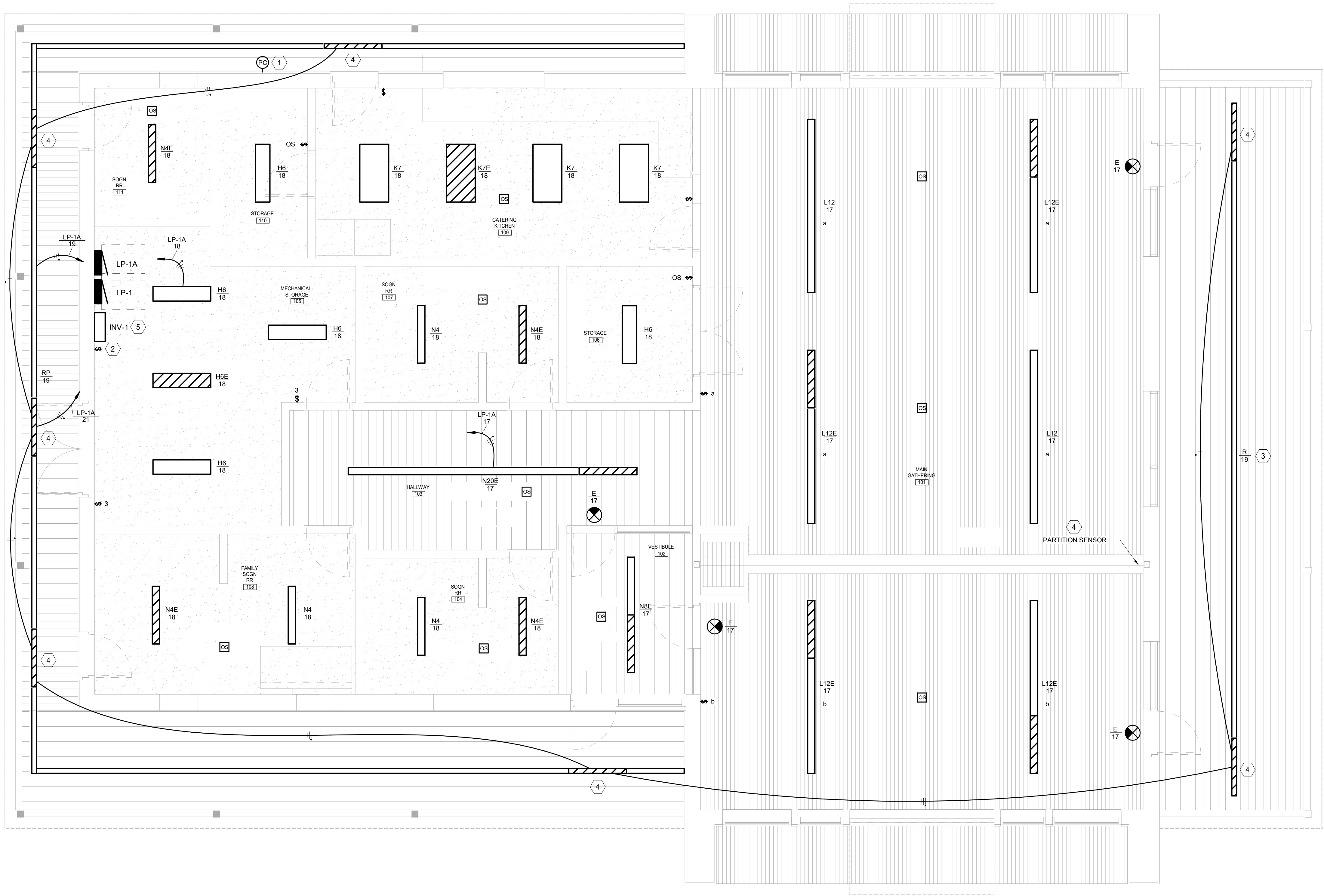
SHEET NAME:

SHEET NO:

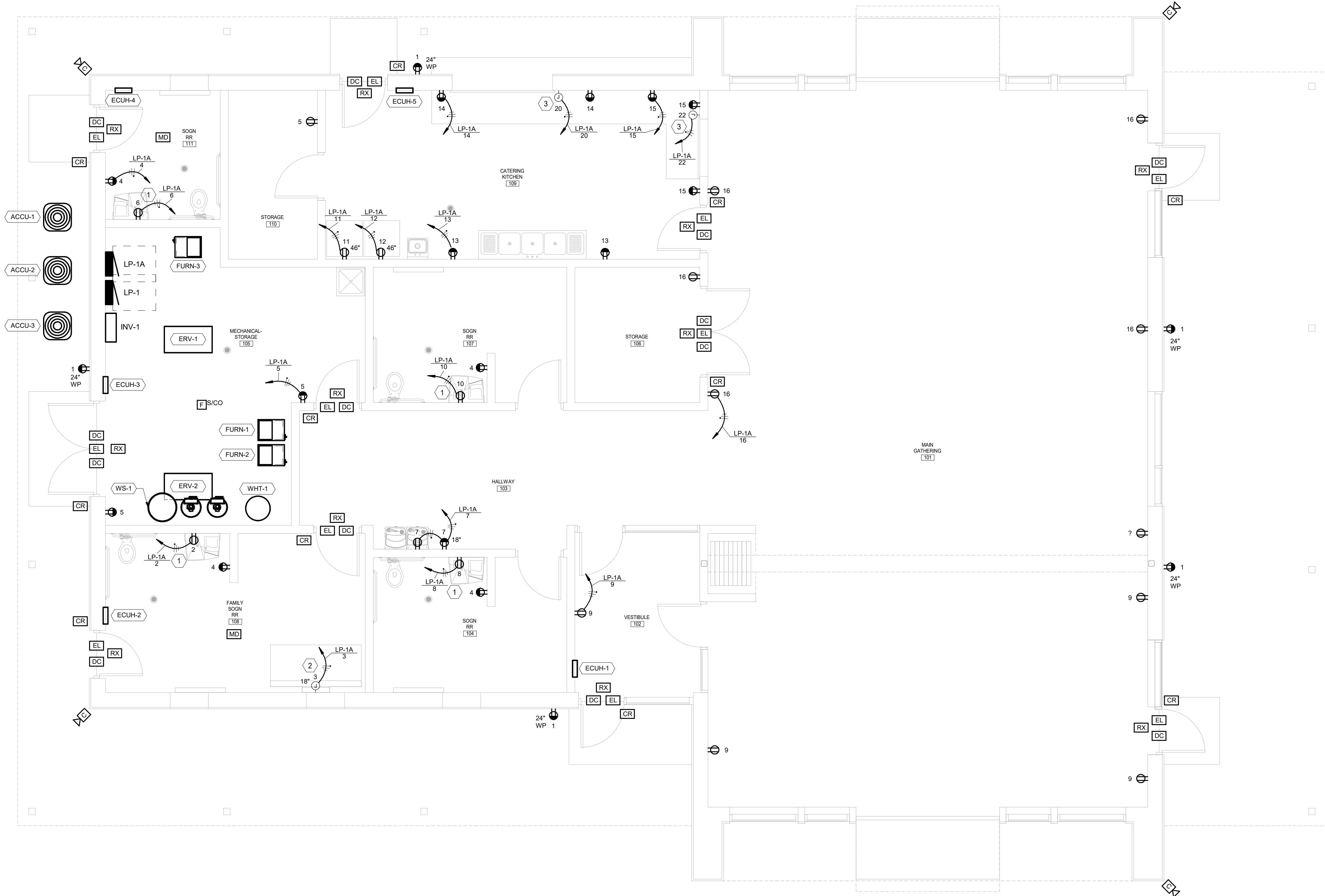
58

General Notes	
A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch are circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 208-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rpp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.

	Electrical Keyed Notes
1	Provide an exterior photocell, wired as an input to nLIGHT Control system, on the north side of the building.
2	Location of digital timeclock touchscreen.
3	Recessed canopy light fixture and corresponding control to be bid as part of Deduct Alternate.
4	4" section of light fixture to be on secondary circuit with control tied to primary circuit under normal operation. Route circuit through inverter prior to termination in panelboard.
5	Provide a surface mounted IOTA #UIS 375 LED DR inverter for exterior emergency lighting.



① LIGHTING PLAN
1/4" = 1'-0"



1 POWER & SYSTEMS PLAN
1/4" = 1'-0"

General Notes	
A	Conduit and wire connections are not shown. Provide conduit and wire as required for the indicated circuitry.
B	A maximum of three circuits are intended to be installed in a conduit and a maximum of three phase conductors. Multi-wire branch are circuits are not permitted unless specifically noted otherwise.
C	Circuit numbers shown for homeruns to panelboards are not actual circuit numbers, but are used to establish circuiting intent. All circuits are 20A-1 pole unless noted otherwise. Provide breakers as required and noted in schedules.
D	For exact location of ceiling mounted electrical devices, equipment, etc., refer to architectural reflected plans (rcp); for wall mounted devices, see architectural elevations. Where discrepancies occur between architectural and engineering plans, notify architect/engineer prior to starting work.
E	Ceiling mounted devices shall be a matching white color.
F	All back boxes and junction boxes shall be recessed mounted.

Electrical Keyed Notes	
1	Mount receptacle beneath sink for connection to electric hand dryer and IR sensor faucets. Coordinate exact connection requirements with supplier prior to rough-in. Circuit shall be fed from a 120V, 20A GFCI circuit breaker.
2	Provide a recessed junction box at 18" AFF for connection to Adult Changing Station. Verify connection requirements with supplier.
3	Provide a 120V connection from a dedicated 20A circuit for motorized coil door operator. Provide conduit and wiring to push button station as required. Verify the exact location and installation requirements with the supplier prior to rough-in.

NOT FOR CONSTRUCTION

REVISIONS / ISSUE	
PROJECT NAME	DESCRIPTION
NO.	DATE
1	
2	
3	

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature _____

Name _____

License # _____ Date _____

PROJECT NUMBER:	24-26
DATE OF ISSUE:	04/10/2025
DRAWN BY:	RTA
CHECKED BY:	AJT

SHEET NAME:
**ELECTRICAL
POWER &
SYSTEMS PLAN**

SHEET NO:

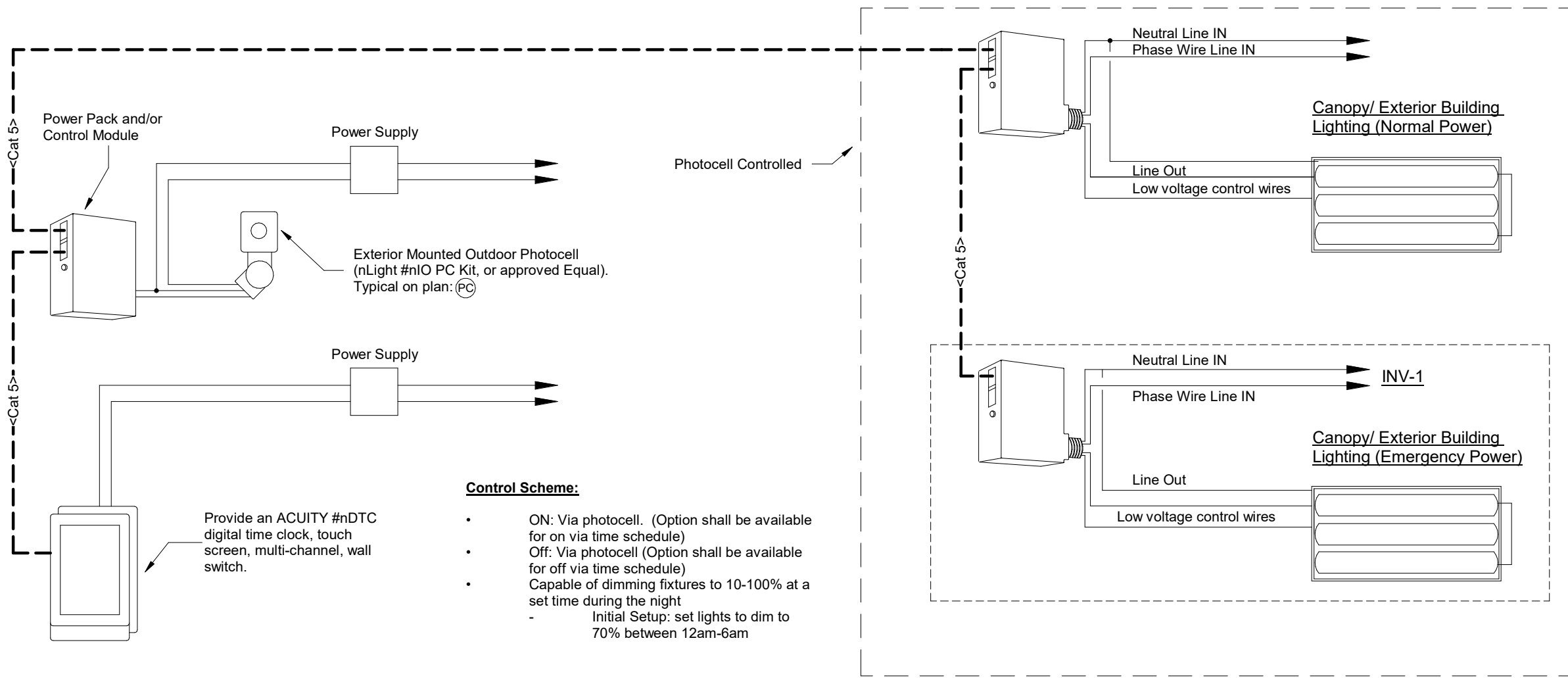
E201

CONSULTANT:

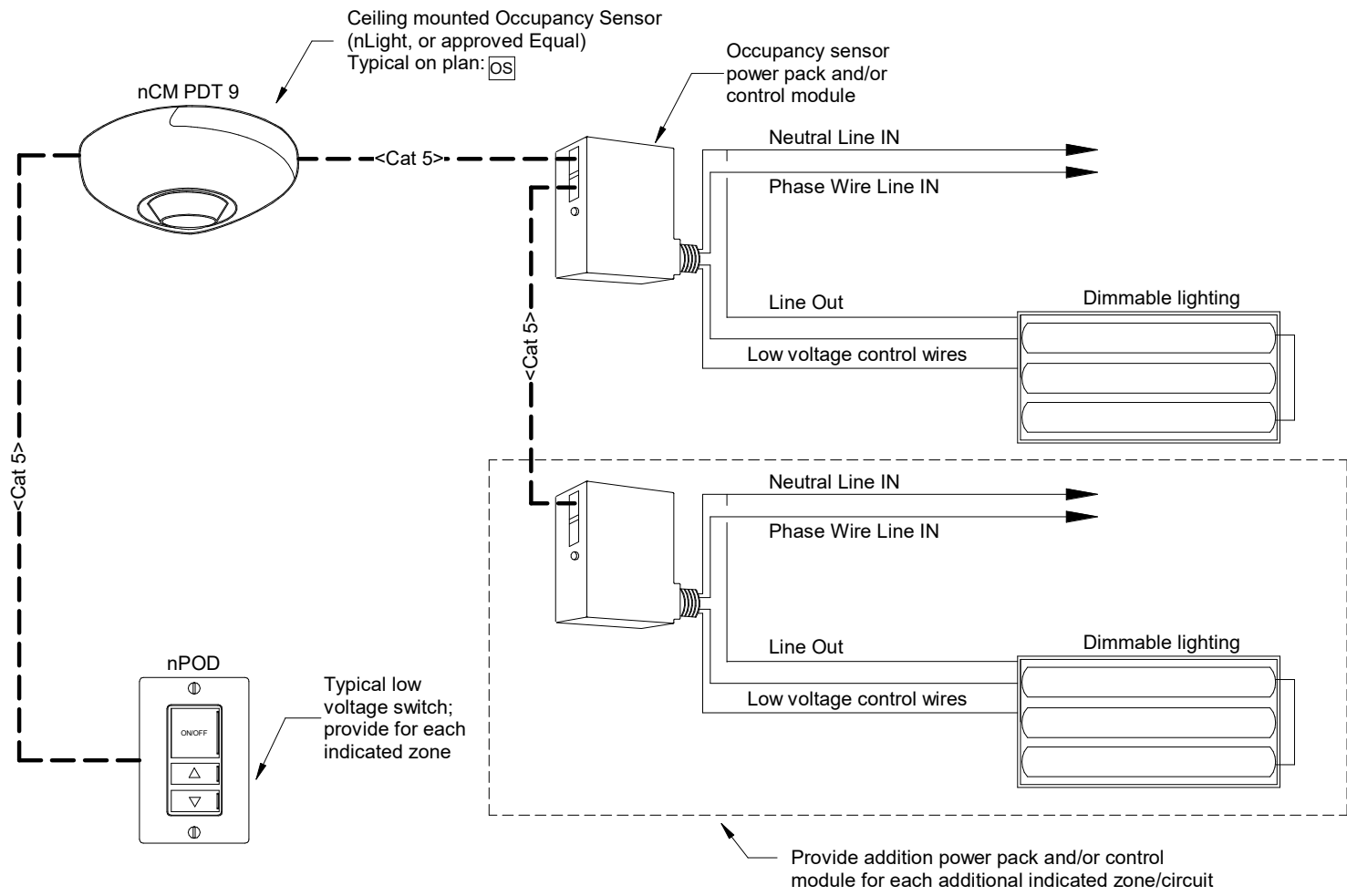


CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

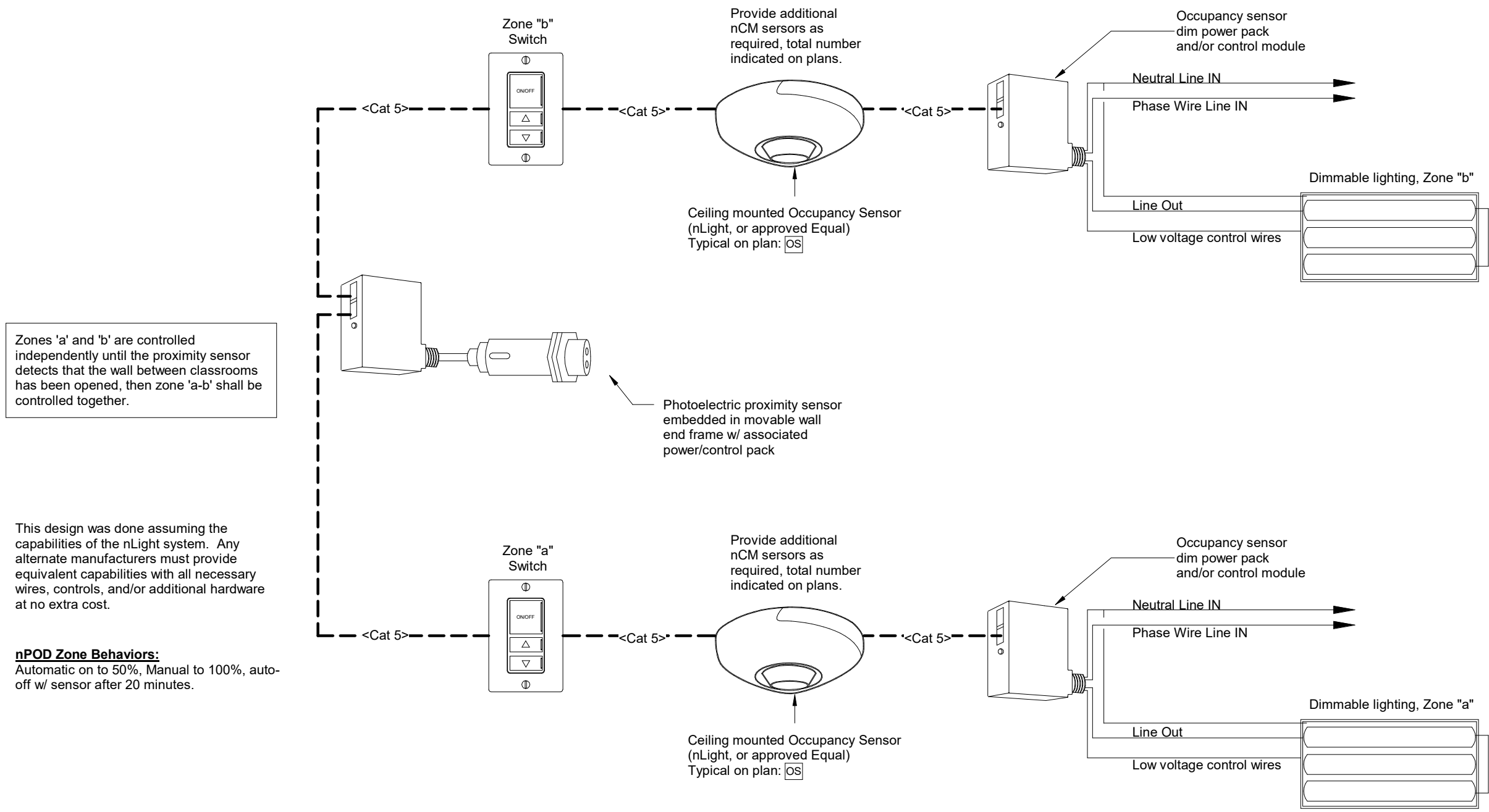
6 Main Gathering Lighting Control (Manual w/ Dimming, Occupancy Sensor, Partition Sensor)
NTS



5 Exterior Lighting Control Detail
NTS



4 Catering Kitchen Lighting Control (Manual w/ Dimming, Occupancy Sensor)
NTS

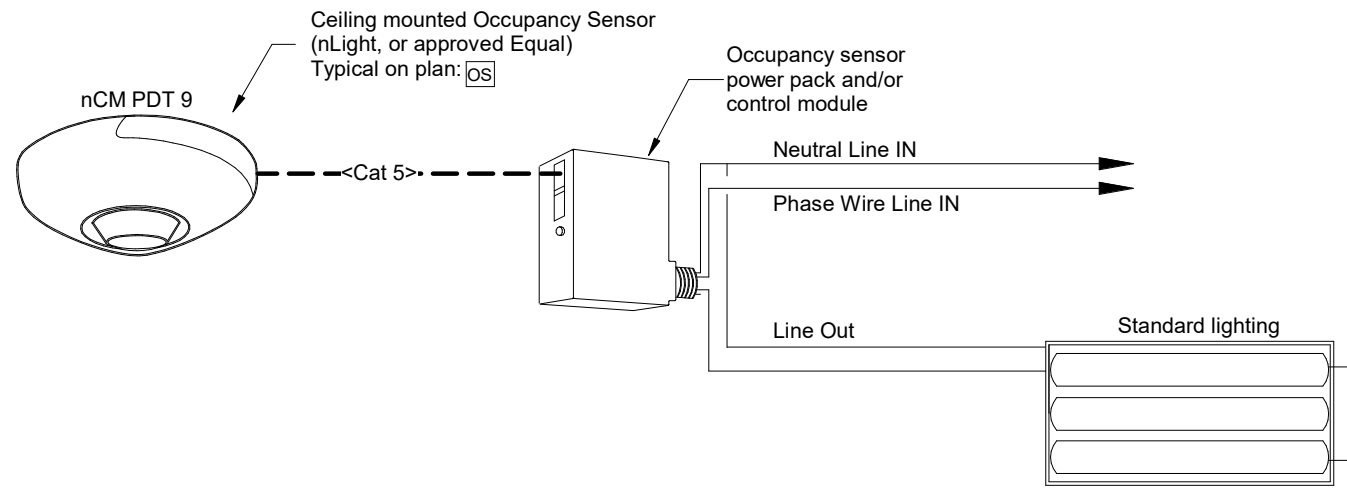


Zones 'a' and 'b' are controlled independently until the proximity sensor detects that the wall between classrooms has been opened, then zone 'a-b' shall be controlled together.

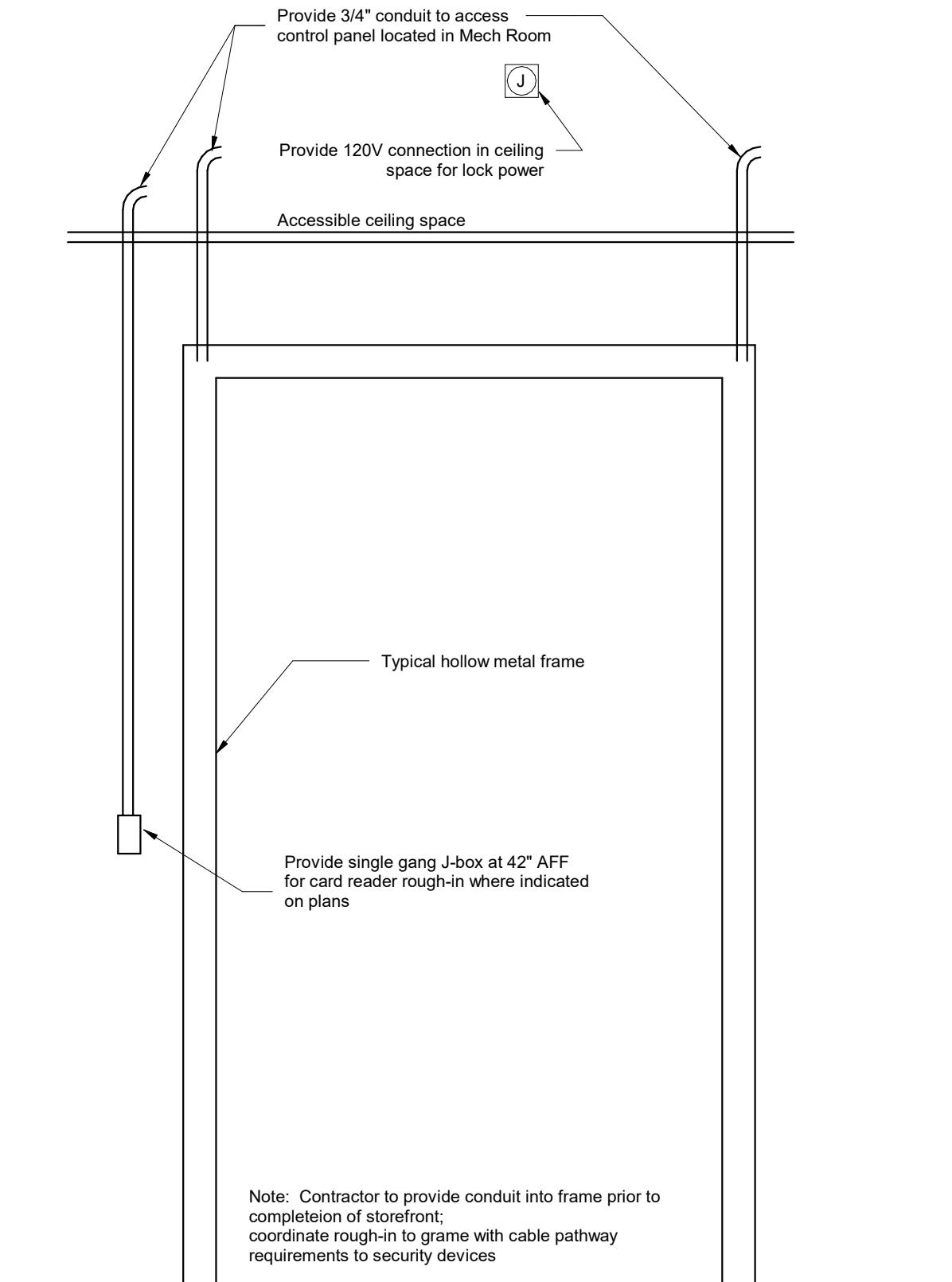
This design was done assuming the capabilities of the nLight system. Any alternate manufacturers must provide equivalent capabilities with all necessary wires, controls, and/or additional hardware at no extra cost.

nPOD Zone Behaviors:
Automatic on to 50%. Manual to 100%, auto-off w/ sensor after 20 minutes.

3 Typical Restroom/Vestibule/Hallway Lighting Control (Occupancy Sensor)
NTS

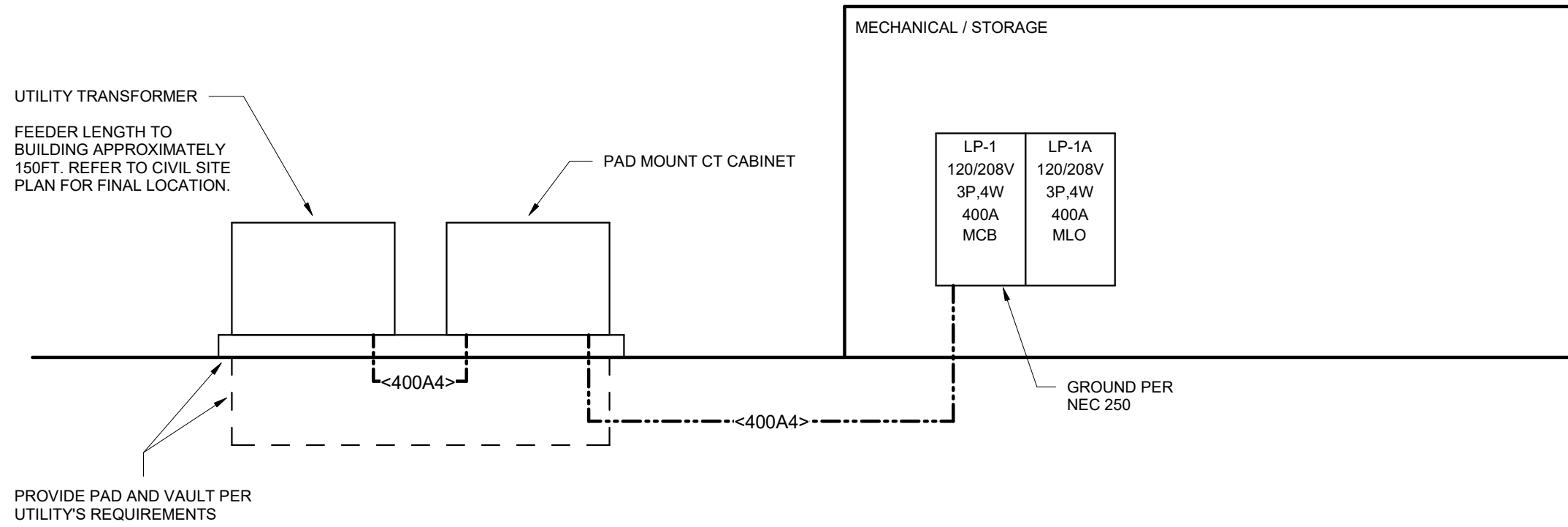


8 Door Rough-in for Security
NTS



Note: Contractor to provide conduit into frame prior to completion of storefront; coordinate rough-in to frame with cable pathway requirements to security devices

1 Electrical Riser Diagram
NTS



Electrical Feeder Schedule		
Feeder Ampacity	3 Wire Feeder	4 Wire Feeder
20 A	1/2"C, 3#12 & 1#12 GND	1/2"C, 4#12 & 1#12 GND
30 A	3/4"C, 3#10 & 1#10 GND	3/4"C, 4#10 & 1#10 GND
50 A	3/4"C, 3#8 & 1#10 GND	1"C, 4#8 & 1#10 GND
60 A	1"C, 3#6 & 1#10 GND	1"C, 4#6 & 1#10 GND
80 A	1"C, 3#4 & 1#8 GND	1 1/4"C, 4#4 & 1#8 GND
100 A	1 1/4"C, 3#3 & 1#8 GND	1 1/4"C, 4#3 & 1#8 GND
125 A	1 1/4"C, 3#1 & 1#6 GND	1 1/4"C, 4#1 & 1#6 GND
150 A	1 1/2" C, 3#1/0 & 1#6 GND	2"C, 4#1/0 & 1#6 GND
175 A	1 1/2"C, 3#2/0 & 1#6 GND	2"C, 4#2/0 & 1#6 GND
200 A	2"C, 3#3/0 & 1#6 GND	2"C, 4#3/0 & 1#6 GND
225 A	2"C, 3#4/0 & 1#4 GND	2 1/2"C, 4#4/0 & 1#4 GND
250 A	2 1/2"C, 3#250 & 1#4 GND	2 1/2"C, 4#250 & 1#4 GND
300 A	2 1/2"C, 3#350 & 1#4 GND	3"C, 4#350 & 1#4 GND
400 A	3"C, 3#500 & 1#3 GND	3 1/2"C, 4#500 & 1#3 GND
500 A	(2) 2 1/2"C, 3#250 & 1#2 GND	(2) 3"C, 4#250 & 1#2 GND
600 A	(2) 3"C, 3#350 & 1#1 GND	(2) 3"C, 4#350 & 1#1 GND
800 A	(2) 3"C, 3#500 & 1#1/0 GND	(2) 3 1/2"C, 4#500 & 1#1/0 GND
1000 A	(4) 2 1/2"C, 3#250 & 1#2/0 GND	(4) 3"C, 4#250 & 1#2/0 GND
1200 A	(4) 3"C, 3#350 & 1#3/0 GND	(4) 3"C, 4#350 & 1#1/0 GND
1600 A	(4) 3 1/2"C, 3#600 & 1#4/0 GND	(4) 4"C, 4#600 & 1#4/0 GND
2000 A	(6) 3"C, 3#400 & 1#250 GND	(6) 3 1/2"C, 4#400 & 1#250 GND
2500 A	(7) 3"C, 3#500 & 1#350 GND	(7) 3 1/2"C, 4#500 & 1#350 GND
3000 A	(8) 3 1/2"C, 3#500 & 1#400 GND	(8) 3 1/2"C, 4#500 & 1#400 GND
4000 A	(11) 3 1/2"C, 3#500 & 1#500 GND	(11) 4"C, 4#500 & 1#500 GND

<100A3G>

100A

3

G

Amperage

of Conductors

G = Ground Required

Notes:
* Optional installation, unless noted otherwise.
(#) = Provide parallel sets of conductors as indicated.

CONSULTANT:

OERTEL
ARCHITECTS, LTD.
1795 Saint Clair Avenue St. Paul, Minnesota 55105
phone: (651) 696-5186 www.oertelarchitects.com

Paulson & Clark Engineering
Structural | Mechanical | Electrical | Security
2352 E County Road J
White Bear Lake, MN 55110
Office: (651) 407-6056
www.paulsonclark.com

CITY OF CORCORAN
CORCORAN COMMUNITY PARK -
MAIN PARK BUILDING

NOT FOR CONSTRUCTION

PROJECT NAME: REVISIONS / ISSUE

NO.	DATE	DESCRIPTION
1		
2		
3		

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Signature

Name

License #

Date

PROJECT NUMBER: 24-26
DATE OF ISSUE: 04/10/2025
DRAWN BY: RTA
CHECKED BY: AJT
SHEET NAME:

ELECTRICAL
DETAILS

SHEET NO:

E300

Mechanical Equipment Schedule																	
Equipment Number	Description	Size	Voltage	Phase	Disc. By	Disc. Type	Disc. Size	Disc. Poles	Disc. Location	Starter By	Starter Type	Starter Size	Starter Location	Panel	Circuit Number	Feeder	Notes
ACCU-1	Air Cooled Condenser	26.4 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	1,3	<30A2G>	
ACCU-2	Air Cooled Condenser	26.4 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	5,7	<30A2G>	
ACCU-3	Air Cooled Condenser	21.5 MCA	208 V	1	Elec	NFS	60 A	2	Near Unit (WP)	Mech	-	-	w/ Unit	LP-1	9,11	<30A2G>	
ECUH-1	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	13,15,17	<20A3G>	
ECUH-2	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	19,21,23	<20A3G>	
ECUH-3	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	25,27,29	<20A3G>	
ECUH-4	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	31,33,35	<20A3G>	
ECUH-5	Electric Cabinet Unit Heater	4kW	208 V	3	Mech	-	-	3	At Unit	Mech	-	-	w/ Unit	LP-1	37,39,41	<20A3G>	
ERV-1	Energy Recovery Unit		208 V	1	Elec	NFS	30 A	2	At Unit	Mech	-	-	w/ Unit	LP-1	2,4	<20A2G>	
ERV-2	Energy Recovery Unit		208 V	1	Elec	NFS	30 A	2	At Unit	Mech	-	-	w/ Unit	LP-1	6,8	<20A2G>	
FURN-1	Furnace	10.1 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	10	<20A2G>	
FURN-2	Furnace	10.1 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	12	<20A2G>	
FURN-3	Furnace	7.7 FLA	120 V	1	Elec	MSS	20 A	1	At Unit	Mech	-	-	w/ Unit	LP-1	14	<20A2G>	
WHT-1	Water Heater	9 KW	208 V	3	Elec	NFS	30 A	3	At Unit	-	-	-	-	LP-1	18,20,22	<50A3G>	
WS-1	Water Softener	2.6 FLA	120 V	1	Elec	REC (GFCI)	20 A	1	Near Unit	-	-	-	-	LP-1	16	<20A2G>	

Light Fixture Schedule											
Type Mark	Description	Mounting	Input Power	CCT	Voltage	Manufacturer					Alternate Manufacturer
E	Exit Light, Battery	Universal	1 VA		MVOLT	LITHONIA #LQC-1-R-EL-N					
H6	4' LED Wraparound	Surface Mount	49 VA	4000 K	MVOLT	LITHONIA #BLWP4-60L-ADP-EZ1-840					
H6E	4' LED Wraparound, Emergency	Surface Mount	49 VA	4000 K	MVOLT	LITHONIA #BLWP4-60L-ADP-EZ1-840-EL14L					
K7	2X4 Recessed Vandal Resistant Troffer	Recessed	59 VA	4000 K	MVOLT	LITHONIA #2GTL4 F 4 72L MVOLT EZ1 LP840 DGA24					
K7E	2X4 Recessed Vandal Resistant Troffer, Battery Pack	Recessed	59 VA	4000 K	MVOLT	LITHONIA #2GTL4 F 4 72L MVOLT EZ1 LP840 DGA24 E10W					
L12	12ft Direct/Indirect Suspended Linear	Aircraft Cable	216 VA	4000 K	MVOLT	MARK LIGHTING #S4PID LLP 12FT MSL5 80CRI 40K 1200LMF I80CRI I40K I1000LMF BW SCT MIN1 FLL MVOLT					
L12E	12ft Direct/Indirect Suspended Linear	Aircraft Cable	216 VA	4000 K	MVOLT	MARK LIGHTING #S4PID LLP 12FT MSL5 80CRI 40K 1200LMF I80CRI I40K I1000LMF BW SCT MIN1 FLL MVOLT (1)E10WLCP					
N4	4FT Recessed Linear, Flush Lens	Recessed	40 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 4FT FLP GB 80CRI 40K 1000LMF MIN1 120V					
N4E	4FT Recessed Linear, Flush Lens, Battery Pack	Recessed	40 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 4FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP					
N8E	8FT Recessed Linear, Flush Lens, Battery Pack	Recessed	80 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 8FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP					
N20E	20FT Recessed Linear, Flush Lens, Battery Pack	Recessed	200 VA	4000 K	120V	MARK LIGHTING #SL4L LOP 20FT FLP GB 80CRI 40K 1000LMF MIN1 120V (1)E10WLCP					
R	48FT Recessed Linear, Wet Location	Recessed	5 VA	4000 K	MVOLT	LUMENWERX #V4SEALR D WET EPDO SW 80 500 30 48FT UNV D1 2MC 2EC48 TF MTR AL NA					
RP	Recessed Linear, Wet Location, (2) 90 Degree Corners	Recessed	5 VA	4000 K	MVOLT	LUMENWERX #V4SEALRPAT D WET EPDO SW 80 500 30 140FT11IN LEV 90(2) UNV D1 2MC 5EC48 TF MTR AL NA					

Branch Panel: LP-1													
Location: MECHANICAL- STORAG...					Volts: 120/208 Wye			A.I.C. Rating:					
Supply From:					Phases: 3			Mains Type: MCB					
Mounting: SURFACE					Wires: 4			Mains Rating: 400 A					
Enclosure: NEMA 1					Feed-Thru Lugs: Yes			Bussing: 400 A Cu					
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	ACCU-1	40 A	2	2196...	701 VA					2	15 A	ERV-1	2
3	--	--	--			2196...	701 VA			--	--	--	4
5	ACCU-2	40 A	2					2196...	701 VA	2	15 A	ERV-2	6
7	--	--	--	2196...	701 VA					--	--	--	8
9	ACCU-3	35 A	2			1789...	1212...			1	15 A	FURN-1	10
11	--	--	--					1789...	1212...	1	15 A	FURN-2	12
13	ECUH-1	20 A	3	1333...	924 VA					1	15 A	FURN-3	14
15	--	--	--			1333...	312 VA			1	20 A	WS-1	16
17	--	--	--					1333...	3000...	3	35 A	WHT-1	18
19	ECUH-2	20 A	3	1333...	3000...					--	--	--	20
21	--	--	--			1333...	3000...			--	--	--	22
23	--	--	--					1333...	0 VA	1	20 A	Spare	24
25	ECUH-3	20 A	3	1333...	0 VA					1	20 A	Spare	26
27	--	--	--			1333...	0 VA			1	20 A	Spare	28
29	--	--	--					1333...	0 VA	1	20 A	Spare	30
31	ECUH-4	20 A	3	1333...	0 VA					1	20 A	Spare	32
33	--	--	--			1333...	0 VA			1	20 A	Spare	34
35	--	--	--					1333...	0 VA	1	20 A	Spare	36
37	ECUH-5	20 A	3	1333...	0 VA					1	20 A	Spare	38
39	--	--	--			1333...	0 VA			1	20 A	Spare	40
41	--	--	--					1333...	0 VA	1	20 A	Spare	42
Total Load:				21285 VA		19094 VA							
Total Amps:				179 A		159 A		172 A					
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Electric Heat				19995 VA		125.00%		24993 VA					
HVAC				18182 VA		125.00%		22727 VA		Total Conn. Load: 60838 VA			
Lighting				3611 VA		125.00%		4514 VA		Total Est. Demand: 73487 VA			
Power				9851 VA		125.00%		12314 VA		Total Conn. Current: 169 A			
Receptacle				6480 VA		100.00%		6480 VA		Total Est. Demand...: 204 A			
Spare				3840 VA		100.00%		3840 VA					
Notes:													

Branch Panel: LP-1A													
Location: MECHANICAL- STORAG...					Volts: 120/208 Wye			A.I.C. Rating:					
Supply From: LP-1					Phases: 3			Mains Type: MLO					
Mounting: SURFACE					Wires: 4			Mains Rating: 400 A					
Enclosure: NEMA 1					Feed-Thru Lugs: Yes			Bussing: 400 A Cu					
CKT	Circuit Description	Trip	Poles	A		B		C		Poles	Trip	Circuit Description	CKT
1	Receptacle - Exterior	20 A	1	900 VA	180 VA					1	20 A	Sink IR/Hand Dryer (GFC Breaker)	2
3	Adult Changing Station	20 A	1			180 VA	720 VA			1	20 A	Receptacle Room 108, 104, 107....	4
5	Room 110, 105	20 A	1					540 VA	180 VA	1	20 A	Sink IR/Hand Dryer (GFC Breaker)	6
7	HALLWAY 103	20 A	1	360 VA	180 VA					1	20 A	Sink IR/Hand Dryer (GFC Breaker)	8
9	Receptacle Room 102, 101	20 A	1			720 VA	180 VA			1	20 A	Sink IR/Hand Dryer (GFCI)	10
11	Refrigerator (GFCI Breaker)	20 A	1					180 VA	180 VA	1	20 A	Refrigerator (GFCI Breaker)	12
13	Receptacle CATERING KITCHEN...	20 A	1	360 VA	360 VA					1	20 A	Receptacle CATERING KITCHEN...	14
15	Receptacle CATERING KITCHEN...	20 A	1			540 VA	900 VA			1	20 A	Receptacle Room 106, 101	16
17	Lighting Room 101, 103, 102	20 A	1					1580...	810 VA	1	20 A	Lighting Room 105, 111, 110, 108...	18
19	Lighting - Exterior	20 A	1	942 VA	180 VA					1	20 A	Motorized Coil Door	20
21	Lighting - Exterior (INV-1)	20 A	1			280 VA	180 VA			1	20 A	Motorized Coil Door	22
23													24
25													26
27													28
29	Parking Lot Lighting	20 A	1					1920...					30
31	Pedestrian Pole Lighting (Alternate)	20 A	1	1920...									32
33	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	34
35	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	36
37	Spare	20 A	1	0 VA	0 VA					1	20 A	Spare	38
39	Spare	20 A	1			0 VA	0 VA			1	20 A	Spare	40
41	Spare	20 A	1					0 VA	0 VA	1	20 A	Spare	42
Total Load:				5382 VA		3700 VA		5390 VA					
Total Amps:				47 A		31 A		47 A					
Load Classification				Connected Load		Demand Factor		Estimated Demand		Panel Totals			
Lighting				3611 VA		125.00%		4514 VA					
Power				540 VA		125.00%		675 VA				Total Conn. Load:	14471 VA
Receptacle				6480 VA		100.00%		6480 VA				Total Est. Demand:	15509 VA
Spare				3840 VA		100.00%		3840 VA				Total Conn. Current:	40 A
												Total Est. Demand....	43 A
Notes:													

ADVERTISEMENT FOR BIDS

Electronic bids will be received by the City of Corcoran, 8200 County Road 116, Corcoran, MN. 55340, on the QuestCDN.com website via the VirtuBid electronic bidding application. Only electronic bids will be accepted for this project. Bids will be received on the QuestCDN website, until **2:00 p.m., CDT, on Tuesday, May 27th, 2025**. Preliminary bid results will be posted on QuestCDN by 4:00 p.m. on May 27th. Bids are for the furnishing of all labor, materials, all else necessary for the following project:

CORCORAN COMMUNITY PARK BUILDING

This is a single lump sum bid contract for a new park building at Community park including restrooms, kitchen, and community room area including immediately adjacent site improvements.

Owner	Architect
City of Corcoran 8200 County Road 116 Corcoran, MN 55340 Phone: (763) 400-7034	Oertel Architects, Ltd. 1795 St. Clair Avenue St. Paul, MN 55105 Phone: (651) 696-5186

A complete digital copy of the specifications and drawings are available at www.questcdn.com. Documents may be downloaded for a non-refundable fee by inputting **QuestCDN project #9652857** on the web site's Project Search page. Prime bidders will also pay a separate online bid fee to QuestCDN. Please contact QuestCDN at (952) 233-1632 or info@questcdn.com for assistance in registration and downloading the digital project information. An optional paper set of specifications and drawings may be obtained from QuestCDN's printing partner, Document Corporation, at (763) 475-9600

For this project we will accept only online electronic bids through QuestCDN. Instructions for online bidding are included in the Project Specifications. For electronic bids, electronic bid bonds will also be accepted through QuestCDN electronic bid bonds. The bid bonds must be payable to the City of Corcoran in the amount of five percent (5%) of the amount of bid, to be forfeited as liquidated damages in the event that the bid is accepted, and the bidder shall fail to promptly enter into a written contract and furnish the required bond.

Corcoran City Council reserves the right to reject any or all bids, to waive any irregularities and informalities therein and to determine whether a bid is responsive or non-responsive. The City further reserves the right to award the contract to the best interests of the City.

No Prebid Meetings are scheduled for this project. Contractors are expected to review existing site conditions on their own time prior to submitting bids.

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