

**PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
May 29, 2018
AGENDA**

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. Unfinished Business.
 - A. Consider the **tabled** request of Matt Carey, P.E. of Pinnacle Engineering Group on behalf of Wangard Partners, Inc. for approval of a **Certified Survey Map** to combine two parcels for the development of a speculative industrial building at the southeast corner of STH 165 and CTH H.
 - B. Consider the **tabled** request of Matthew Mano of Stephen Perry Smith Architects on behalf of Wangard Partners, Inc. for approval of **Site and Operational Plans** for the proposed development of the vacant properties generally located at the southeast corner of STH 165 and CTH H for the construction of a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building.
6. New Business:
 - C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan 46 entitled "Fountain Ridge Apartments Planned Unit Development Unit Development" (PUD). The PUD is proposed to be modified to amend the setbacks to the property lines related to the 10-unit buildings (Buildings 4-7) within the Fountain Ridge Apartments development, to correct the legal description of the properties resulting from the recording of a new Certified Survey Map and updating other referenced Exhibits in the PUD.
 - D. Consider the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC for approval of **an Addendum to the Digital Security Imaging System Agreement for the Fountain Ridge Apartments development.**
 - E. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT** for the request of Doug Stanich on behalf of The Cottages at Village Green for approval of a Conditional Use Permit to use Units 4 and 5 as sales and model condominium units.
 - F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Chad George on behalf of Massage Envy to occupy 9160 76th Street, Suite A in the Prairie Edge development for services including massage therapy, stretch therapy, hot stone therapy and customized skin care services and related retain products.
7. Adjourn.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above. **The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.**

**THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME
HOWEVER SEPARATE ACTION IS REQUIRED.**

- A. Consider the **tabled** request of Matt Carey, P.E. of Pinnacle Engineering Group on behalf of Wangard Partners, Inc. for approval of a **Certified Survey Map** to combine two parcels for the development of a speculative industrial building at the southeast corner of STH 165 and CTH H.

Recommendation:

Village Staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the Certified Survey Map subject to compliance with the comments and conditions of the Village Staff Report of May 29, 2018.

- B. Consider the **tabled** request of Matthew Mano of Stephen Perry Smith Architects on behalf of Wangard Partners, Inc. for approval of **Site and Operational Plans** for the proposed development of the vacant properties generally located at the southeast corner of STH 165 and CTH H for the construction of a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building.

Recommendation:

Village Staff recommends that the Plan Commission approve the Site and Operational Plans subject to compliance with the comments and conditions of the Village Staff Report of May 29, 2018.

VILLAGE STAFF REPORT OF MAY 29, 2018

Consider the **tabled** request of Matt Carey, P.E. of Pinnacle Engineering Group on behalf of Wangard Partners, Inc. for approval of a **Certified Survey Map** to combine two parcels for the development of a speculative industrial building at the southeast corner of STH 165 and CTH H.

Consider the **tabled** request of Matthew Mano of Stephen Perry Smith Architects on behalf of Wangard Partners, Inc. for approval of **Site and Operational Plans** for the proposed development of the vacant properties generally located at the southeast corner of STH 165 and CTH H for the construction of a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

The petitioner is requesting to combine the two vacant properties located at the southeast corner of STH 165 and CTH H in LakeView Corporate Park and then develop the property with a with a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building. [Note: At the April 23, 2018 Plan Commission meeting the Plan Commission, at the request of the petitioner tabled these items and resubmitted revised plans to flip the building so that the truck access and docks face 88th Avenue.]

Site and Operational Plans. At this time there is no identified user for this speculative building. As information, any tenant that proposes to use/occupy 50% or more of this speculative building will require Site and Operational Plan approval from the Plan Commission. Also, depending on the use proposed, a Conditional Use Permit/Site and Operational Plan approval from the Plan Commission may be required.

The property is zoned M-2, General Manufacturing District. The M-2 District requires that the building meet the following minimum setback requirements:

- Street setback: 65 feet minimum from both STH 165 and CTH H.
- Side and Rear setbacks: 45 feet minimum for all buildings.

The M-2 District requires that at minimum, 25% of the site shall be open green space. The site provides 27.3% open space.

On October 20, 2017, the wetlands were field delineated by Eric Parker with Stantec Consulting Services Inc. and no wetlands were identified. Written concurrence from the WI DNR is required and shall be provided to the Village.

There will be one (1) access points on 88th Avenue that aligns with an existing driveway access to the development on the west side of 88th Avenue (Access and Work in the right-of-way permits will be required from Kenosha County). There will be two (2) additional access points on 86th Avenue that align with the access driveways on the east side of the street. The access on 88th Avenue will be the primary access for trucks.

The location of the parking lots, maneuvering lanes and the fire access lanes shall be setback a minimum 20 feet to property lines. All parking areas and maneuvering lanes, fire lanes including the truck court, shall be improved with concrete vertical curb and gutter. The plan includes 161 parking spaces (including six (6) handicapped accessible spaces) an addition 26 spaces could be added on the north/south sides of the building. A truck court faces west and provides for 20 dock locations with 21 possible additional dock locations.

Pursuant to the Village Zoning Ordinance the minimum on-site parking spaces for a manufacturing use would require five (5) spaces plus one (1) space per employee on the largest shift and the required number of handicapped accessible parking spaces pursuant to the State Code. The minimum on-site parking spaces for a warehouse/distribution center is one (1) space for every two (2) employees during any 12-hour period and the required number of handicapped accessible parking spaces pursuant to the State Code. At the time the proposed use is known, adequate on-site parking shall be re-verified.

Certified Survey Map. The two (2) properties are proposed to be combined to create an 11.6329 acre property. In addition, the CSM identifies restrictive access, dedication and easements and restrictive covenants.

The project is tentatively planning to start construction in spring 2018 and will be completed before the end of the year.

The Village staff recommends that the Plan Commission approve the Certified Survey Map subject to the above comments and the following conditions:

1. See ***attached*** comments/changes to the Certified Survey Map.
2. Any outstanding special assessments or outstanding taxes shall be paid prior to recording the CSM. Pursuant to the Village's Finance Department, as of April 16, 2018 Tax Parcel Number 92-4-122-282-0162 has outstanding real estate taxes of \$12,518.48 that are required to be paid prior to executing/recording the CSM.
3. The CSM shall be revised, executed by the property owners and submitted to the Village for signatures prior to recording at the Kenosha County Register of Deeds Office. A copy of the recorded CSM document shall be provided to the Village within 30 days of Village Board's approval.

The Village staff recommends that the Plan Commission approve the Site and Operational Plans subject to the above comments and the following conditions:

1. **This approval is valid for six months (until November 29, 2018). Prior to the expiration of the approval all conditions of this approval shall be satisfied and permits shall be issued.**
2. The Certified Survey Map shall be approved, executed and recorded at the Kenosha County Register of Deeds Office prior to issuance of any permit.
3. The plans have been reviewed for conformance with the Village Ordinances and generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date. **The following changes shall be made to the Site and Operational Plans and three (3) sets of revised plans and a pdf copy shall be submitted for final staff review and approval prior to issuance of any permits to commence construction. In addition, these conditions shall be addressed with a notation in the margin of this memo as to how/where each comment was addressed on the plans.**
 - a. See ***attached*** comments dated May 21, 2018 from the Village Engineering Department.
 - b. Add the green space calculations and impervious surface calculations to the Cover Sheet.

- c. Add the Zoning District, M-2, General Manufacturing District to the Cover Sheet.
 - d. Any STH 165 Street Trees disturbed during construction shall be pruned, mulched or replaced. Note on the plans
 - e. Label the 15 foot setback for the monument signs. One monument sign can be placed on STH 165 the second monument sign shall be placed near the entrance to the site on 88th Avenue or 86th Avenue. Two monument signs will be permitted if it is a multi-tenant building. A single tenant will get only one monument sign. Note on the Plans. Provide sign details.
 - f. Are the docks substantially screened with the berm and plantings--what is height of the docks in relation to the screening abutting 88th Avenue?
 - g. Pine trees on berms shall be minimum planting height of 6' not 5'.
 - h. Deciduous trees shall not be located primarily in front of dock doors-rather pine trees shall be located in front of dock doors.
 - i. Provide an elevation view of the plantings abutting CTH H looking towards the west side of the building.
 - j. Grasses/perennials are accent plantings only not primary planting materials.
 - k. Provide greater architectural details on the north and west elevations -very visible locations and little to no bump outs or details are shown.
 - l. Provide a colored elevation for all 4 sides of the building --abuts public roads on three sides.
 - m. Provide material/color sample boards of the building materials.
 - n. Is there any additional trailer storage away from docks planned - where and how will it be screened?
 - o. Will the site meet the green space requirements with removal of green areas for more docks?
 - p. Provide a site irrigation plan.
 - q. The site plans within the architectural plan set shall be revised to match the civil plans. In addition, any other building plans and elevation labels shall be correct as well.
 - r. Correct the site summary information sheet A050.
 - s. The parking lot lighting plan including the photometric plan shall be revised to match the civil plans.
 - t. Compliance with the ***attached*** Memorandum from the Village Fire & Rescue Department dated May 25, 2018 is required.
 - u. For security reasons, the Village will require that the site be surrounded with a six (6) foot high chain link fence during construction. Show on the Erosion Control Plan. A fence permit is required for the temporary fencing.
4. **Upon Village staff approval of the revised Site and Operational Plans, and prior to the issuance of the required building, zoning and erosion control permits the following shall be submitted:**
- a. A copy of the LakeView Commercial Owner's Association approval letter.

- b. Written concurrence from the WI DNR that there are no wetlands on the property.
 - c. A copy of the required Compliance Letter from the owner stating that the project will comply with all requirements addressed within the Fire & Rescue Department's Memorandum.
 - d. Commercial Building permit applications and State approved Plans.
 - e. WI DNR Notice of Intent.
 - f. An Erosion Control Permit Application, final approved plans; a plan sheet that shows the location of any construction trailer, temporary fencing location or construction camera (if applicable). [Note: The required \$2,000 street sweeping cash deposit shall be deposited with the Village at the time of obtaining the Erosion Control. The street sweeping cash deposit is refundable, less 6% for administrative processing upon issuance of a Certificate of Compliance for the entire project if the amount is not drawn upon by the Village in maintaining the adjacent roadways free from dirt, mud clumps and mud tracking during the construction process. Silt fence shall be installed and inspected prior to any work starting.]
 - g. A copy of the Kenosha County permit for any work and driveway access within CTH H (88th Avenue) right-of-way.
 - h. A Village Work in the Right-of-way Permit for all work proposed within 86th Avenue right-of-way.
 - i. A copy of the WI DOT permit for any work within the STH 165 (104th Street) right-of-way, if applicable.
 - j. A copy of the written approval shall be provided from the utility easement holder(s) for proposed grading, utility, and/or other work within easement limits.
 - k. A permit shall be submitted for the required temporary construction fence that is required to surround the property.
 - l. If a temporary development sign listing the project and contractors is proposed, then a sign permit application and related material shall be submitted.
 - m. A Sign Permit is required for any signs pursuant to Article X of the Village Zoning Ordinance. A Primary Monument Sign is required prior to occupancy of the building.
5. **Upon satisfaction of conditions and at least two (2) weeks prior to work commencing on the site a pre-construction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris when the permit applications noted above are submitted). The Design Engineer/Architect of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting.** At a minimum the GC and Utility Contractors, Owners, Architect, Kenosha County representatives, and Village Inspectors shall attend the pre-construction meeting. The Design Engineer of Record shall prepare and bring the following items to all attendees (owners, engineer, contractors, utilities, and Village and Kenosha County staff) at the pre-construction meeting:

- a. Pre-construction agenda (A sample agenda, if needed, will be provided by the Village to Design Engineer to modify for the meeting).
- b. Project construction schedule.
- c. List of all contractors/subcontractors (known)
- d. Emergency contact information for all – project superintendent, owner, architect, contractors etc.

The Design Engineer/Architect of Record shall email and distribute the minutes to all attendees within seven (7) days of the pre-construction meeting.

- 6. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence. Permits are required to be issued within 180 days of Plan Commission approval. Once the permits are approved, they shall be picked up and permit fees paid within 30 days of approval and work shall commence within 60 days of issuance of permits.**

- 7. **Other Comments:**

- a. Compliance with the **attached** memorandum from the Village Building Inspection Department date May 21, 2018.
- a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon \$1.94 per \$1,000 of valuation as determined by the Village Assessing Department).
- b. **After the installation of the footings and foundations and prior to the setting of the walls, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the building meets all of the required setbacks (pdf copy).**
- c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Friday from 7:00 a.m. to 10:00 p.m. and Saturday and Sunday from 7:00 a.m. to 6:00 p.m. Request, in writing, if earlier hours are needed for this project.
- d. There shall be no construction vehicle parking or soil/stone or other materials, or equipment storage permitted on 86th or 88th Avenues and 104th Street. On-site (off-street) gravel parking areas shall be designed to accommodate all construction related workers and site visitors.
- e. Each business is required to obtain an annual Village Business License. The required application and \$25 application fee shall be filed with the Village prior to occupancy of any tenant within the building. This business license certificated shall be issued at time of occupancy and shall be renewed annually by the tenant.
- f. Prior to occupancy, each handicapped parking space shall be appropriately signed (locations to be reviewed with planning staff) and painted on the pavement pursuant to ADA requirements prior to occupancy of any development site.
- g. Prior to occupancy all man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same

font, size (3") and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point. Provide a building map with numbering to the Village prior to occupancy.

- h. Prior to occupancy, all required landscaping and screening for the building, truck docks, parking areas, transformers and signage shall be installed. A written letter verification and certification shall be provided to the Village by the landscape installer that all building and signage landscaping has been installed in accordance with the approved landscape plan. However, if cold weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.
- i. Prior to occupancy, all monument and building signage shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter verification and certification shall be provided to the Village by the signage installer that all monument, directional and building signage has been installed in accordance with the approved signage plan.
- j. Prior to occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, signage, above ground structures and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approved site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.
- k. Prior to occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.
- l. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.
- m. The owner shall comply with all provisions of the Site & Operational Plan approvals, including compliance with the Village Performance Standards.
- n. At no time shall the site be used to sell or advertise any vehicles that are "for sale".

- o. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.
- p. There shall be no outside banners, strings of pennants, flags, inflatable devices or streamers affixed or attached to the building(s), light poles, ground or landscaping, etc.
- q. There shall be no long-term semi-truck/trailer or box truck parking permitted on the site that is not used in the daily operations of the facility.
- r. There shall be no outdoor storage of raw materials or display of materials, goods or equipment on this site, unless as approved by the Village.
- s. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited. Outdoor storage of any materials, including but not limited to: raw materials, business supplies, pallets, crates, etc., is prohibited.
- t. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
- u. All exterior mechanical units, whether roof-mounted or ground-mounted, shall be screened from the general public's view.
- v. All signs shall comply with Article X of Chapter 420 of the Village Municipal Code. The signs shall not be located within any Village Easement but may be allowed within a Utility Easement with written approval from We Energies. A permit is required to be issued prior to installation of the primary monument sign, on-site directional signs, temporary development signs, real estate marking signs and wall signs.
- w. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.
- x. All Village fees incurred by the Community Development Department, Village Engineer or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

DEV 1803-006

4-19-18

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

Tax Key Numbers:
92-4-122-282-0156
92-4-122-282-0162

SEE SHEET 5 FOR
BOUNDARY CURVE
DATA AND NOTES

GRAPHICAL SCALE (FEET)



LAKEVIEW PARKWAY

STATE TRUNK HIGHWAY "165"

104TH STREET

NW CORNER, NW 1/4 SEC. 28, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)

N=197,733.64; E=2,562,715.43

(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

(VARIABLE DEDICATED PUBLIC STREET)

N89°19'48"E 2613.16'

NORTH LINE OF THE NW 1/4 SEC. 28, T1N, R22E

S00°40'12"E 75.38'

P.O.B.

82.35'

N44°02'17"E

409.95'

N01°25'32"E

312.25'

N00°57'23"E

60.79'

S89°19'48"W 627.79'

S00°40'12"E 75.38'

292.78'

S88°35'08"E

200.25'

N86°35'41"E

51.54'

S29°41'41"E

20.03'

(R) 25.03'

192.35'

NE CORNER, NW 1/4
SEC. 28, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)

NO ACCESS PER
C.S.M. NO. 1863

20' GENERAL
UTILITY EASEMENT
PER C.S.M. NO. 1863

694

696

699

700

702

704

706

708

710

712

714

716

718

720

722

724

726

728

730

732

734

736

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740

742

744

746

748

750

752

754

756

758

760

762

764

766

88TH AVENUE

COUNTY TRUNK HIGHWAY "H"

WEST LINE OF THE NW 1/4 SEC. 28, T1N, R22E

S02°32'36"E

2647.46'

N00°21'51"W

60.79'

N00°57'23"E

312.25'

N01°25'32"E

409.95'

N44°02'17"E

82.35'

P.O.B.

S88°35'08"E

292.78'

S00°40'12"E

75.38'

NW CORNER, NW 1/4 SEC. 28, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)

NO ACCESS PER
C.S.M. NO. 1863

20' GENERAL
UTILITY EASEMENT
PER C.S.M. NO. 1863

694

696

699

700

702

704

706

708

710

712

714

716

718

720

722

724

726

728

730

732

734

736

738

740

742

744

746

748

750

752

754

756

758

760

Public Street

86TH AVENUE
(DEDICATED 70' STREET)

S00°40'12"E 708.38'

35'

35'

35'

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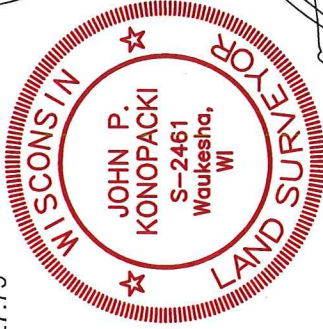
35'

35'

35'

35'

35'



LEGEND:

○ - Denotes Found 1" Iron Pipe

● - Denotes Found 3/4" Iron Rod

(R) - Denotes "Recorded As"

||||| - Denotes No Access

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#868.00B

SHEET 1 OF 5

APRIL 18, 2018

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, recorded on December 19, 1995, as Document No. 1010084, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 28:
Thence North 89°19'48" East along the north line of said Northwest 1/4, 192.35 feet;
Thence South 00°40'12" East, 75.38 feet to the south right of way line of Lakeview Parkway - 104th Street - State Trunk Highway "165";
Thence South 88°35'08" East along said south right of way line, 292.78 feet;
Thence North 86°35'41" East along said south right of way line, 200.25 feet;
Thence North 89°27'24" East along said south right of way line, 20.03 feet to the west right of way line of 86th Avenue;
Thence South 29°41'14" East along said west right of way line, 51.54 feet;
Thence South 00°40'12" East along said west right of way line, 708.38 feet to a point of curvature;
Thence southerly 87.03 feet along the arc of said curve to the left and said west right of way line, whose radius is 470.00 feet and whose chord bears South 05°58'30" East, 86.91 feet to the northeast corner of Lot 100 of Certified Survey Map No. 2373;
Thence South 89°19'48" West along the north line of said Lot 100, 627.79 feet to the east right of way line of 88th Avenue - County Trunk Highway "H";
Thence North 00°21'51" West along said east right of way line, 60.79 feet;
Thence North 00°57'23" East along said east right of way line, 312.25 feet;
Thence North 01°25'32" East along said east right of way line, 409.95 feet;
Thence North 44°02'17" East along said east right of way line, 82.35 feet to the Point of Beginning.

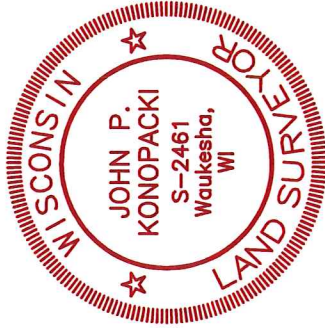
Containing 506,729 square feet (11.6329 acres) of land more or less.

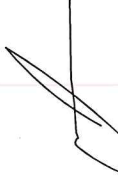
That I have made such survey, land division and map by the direction of _____, LLC., owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statute and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.

Date: APRIL 18, 2018

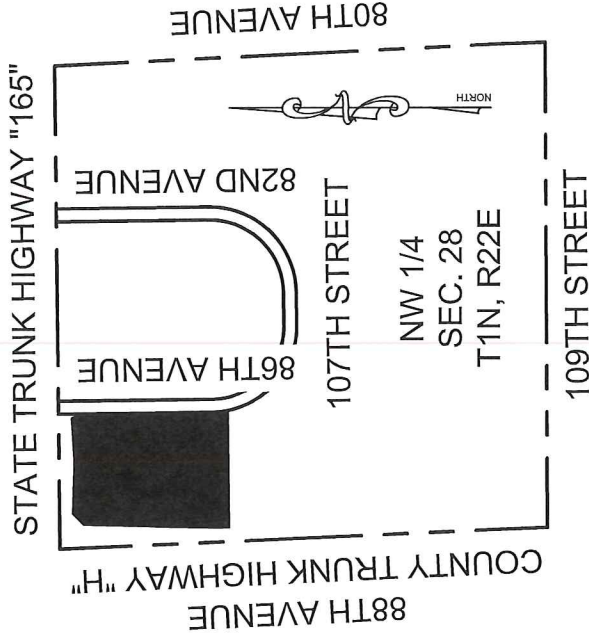




John P. Konopacki
Professional Land Surveyor S-2461

and development

VICINITY MAP
SCALE 1"=1000'



CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

The following "Lot Owner Responsibilities" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown heron as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

DEDICATIONS and EASEMENTS :

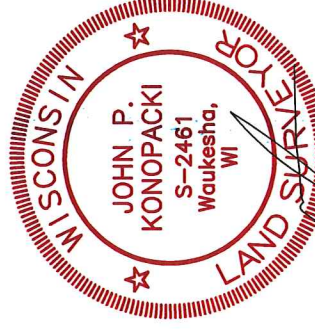
1. The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) was previously dedicated, given, granted and conveyed by the previous landowner to the Village of Pleasant Prairie, its successors and assigns (the "Village") as it pertains to 86th Avenue, 88th Avenue and to the Wisconsin Department of Transportation (the "WI DOT") as it pertains to State Trunk Highway (STH) 165 for the construction, installation, repair, alteration, replacement, planting and maintenance of public highway improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, bike lanes, if required by the Village or WI DOT, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: a nonexclusive easement hereby reserved by the current Owner or the future Owner(s) of the Lot shown on this CSM which is adjacent to the Dedicated Public Street for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of the bike lane, if required by the Village or WI DOT in the area between the roadway and the Lot. In the event of any conflict between the rights of the Village or the WI DOT under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Owner, or of the future Owners of the Lot, or of the LakeView Corporate Park Owners' Association, Inc. pursuant to the dedication retained herein, the rights of the Village or the WI DOT shall be deemed to be superior.

2. Perpetual nonexclusive easements coextensive with the areas shown as a Dedicated 20' General Utility Easement on this CSM were dedicated, given, granted and conveyed by the previous Owner as shown on CSM No. 1863 and recorded at the Kenosha County Register of Deeds Office for those utilities including, but not limited to, those commonly known as WE Energies, AT & T and Time Warner Cable Inc. and their respective successors and assigns (collectively the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve Lot 1 and for any related ingress and egress. This Dedicated General Utility Easement shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the Dedicated General Utility Easement area shall only be altered in accordance with separate agreement between Utility and Communications Grantees and Grantor and as may be approved by the Village. Upon the installation of the utilities, the Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible to the condition existing prior to installing such utilities within the General Utility Easement areas in which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees, unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement areas without the prior written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

RESTRICTIVE COVENANTS :

1. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of planting, maintaining and replacing the Street Trees located within the 86th Avenue, 88th Avenue and STH 165 rights-of-way areas shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-ways, which might damage the street trees or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such street tree related maintenance activities, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.
2. As shown on this CSM, CSM 1632 and WI DOT Right-of-Way Project No. 3738-01-22 there ~~is an~~ **Access Restrictions** for 86th Avenue, 88th Avenue and STH 165 within the Development, which may be modified or adjusted, but only with the expressed written permission of the WI DOT.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: [262] 754-8888

APRIL 18, 2018

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE

_____, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

_____, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- Village of Pleasant Prairie

IN WITNESS WHEREOF, the said _____, (title) _____ has caused these presents to be signed by (name - print) _____, _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of:

Name (signature) _____

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

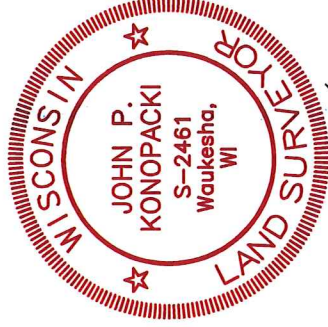
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

Date _____ President _____

STATE OF WISCONSIN) COUNTY) SS

Personally came before me this _____ day of _____, 2018, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



APRIL 18, 2018

Prepared By: **PINNACLE ENGINEERING GROUP**
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2018.

~~Thomas W. Terwall, Chairman~~ *Michael J. Serpe*

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____, 2018.

John P. Steinbrink, Village President

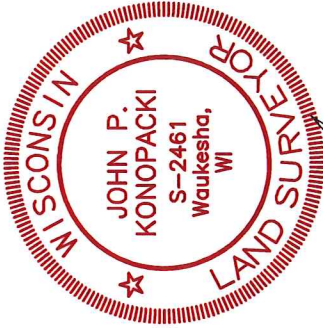
Jane M. Romanowski, Village Clerk

C. Snell

CURVE DATA							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	87.03'	470.00'	010°36'36"	S05°58'30"E	86.91'	S00°40'12"E	S11°16'48"E

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0193D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Northwest 1/4 Section 28, Town 1 North, Range 22 East, Elevation = 697.02.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East has a bearing of N89°19'48"E.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

[Signature]
APRIL 18, 2018



MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Peggy Herrick, Assistant Planner / Assistant Zoning Administrator

FROM: Matthew Fineour, P.E., Village Engineer

SUBJ: Parcel 32 Industrial Building
Civil Engineering Plans

DATE: May 21, 2018

Peggy,

The Engineering Department has reviewed the submitted plans for the proposed development. We have the following comments noted on the attached mark-up plan.

1. See comments on the attached plan mark-up sheets.
 - a. Only plan sheets with comments are included.
 - b. Comments that apply to multiple locations are not repeated for every occurrence.

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and as additional information is provided.

Attachments: Plan Mark-Up

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: RDS
REVIEWED: MAC
QUANTITIES: RDS

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

PARCEL 32 INDUSTRIAL BUILDING

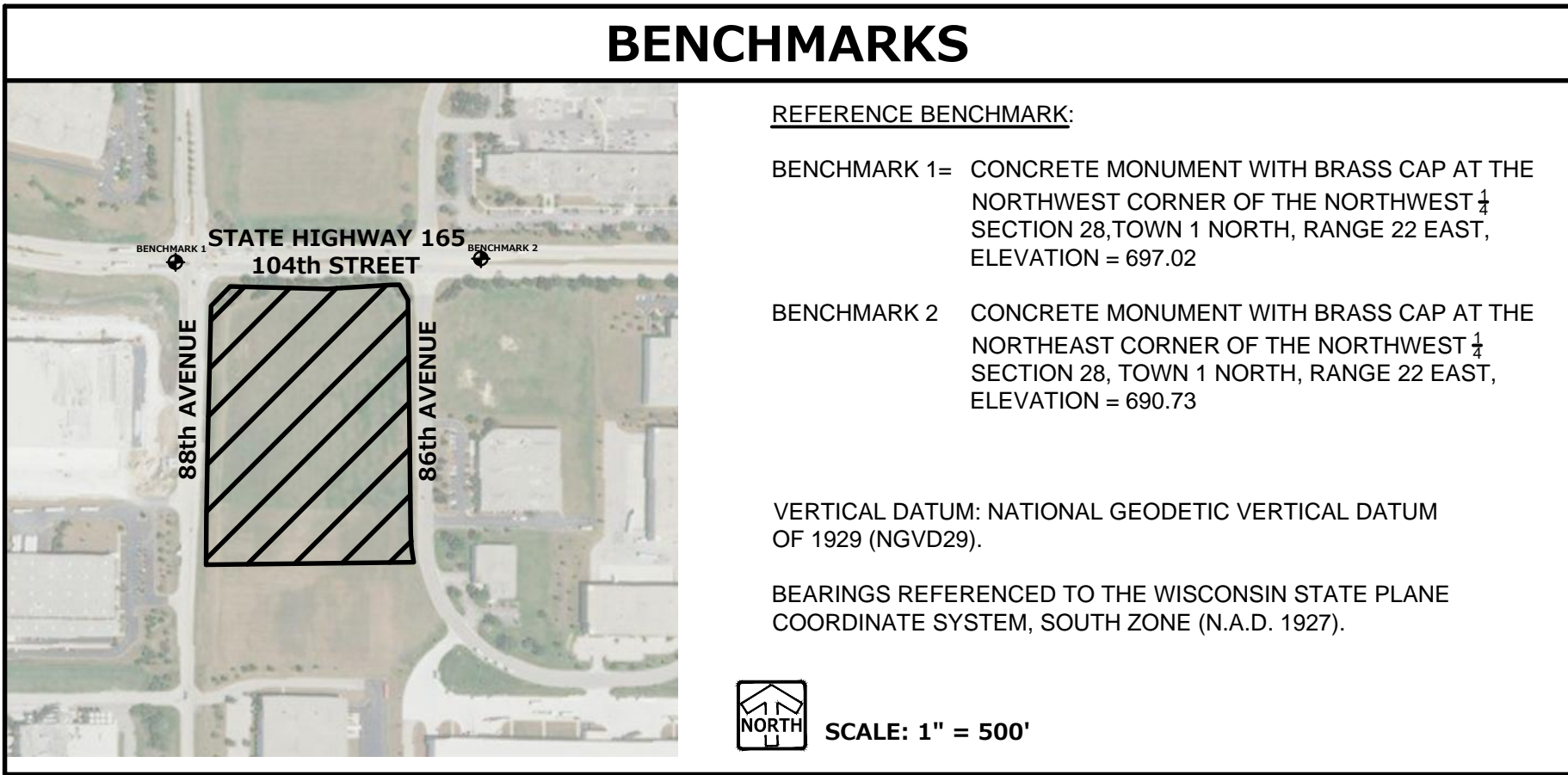
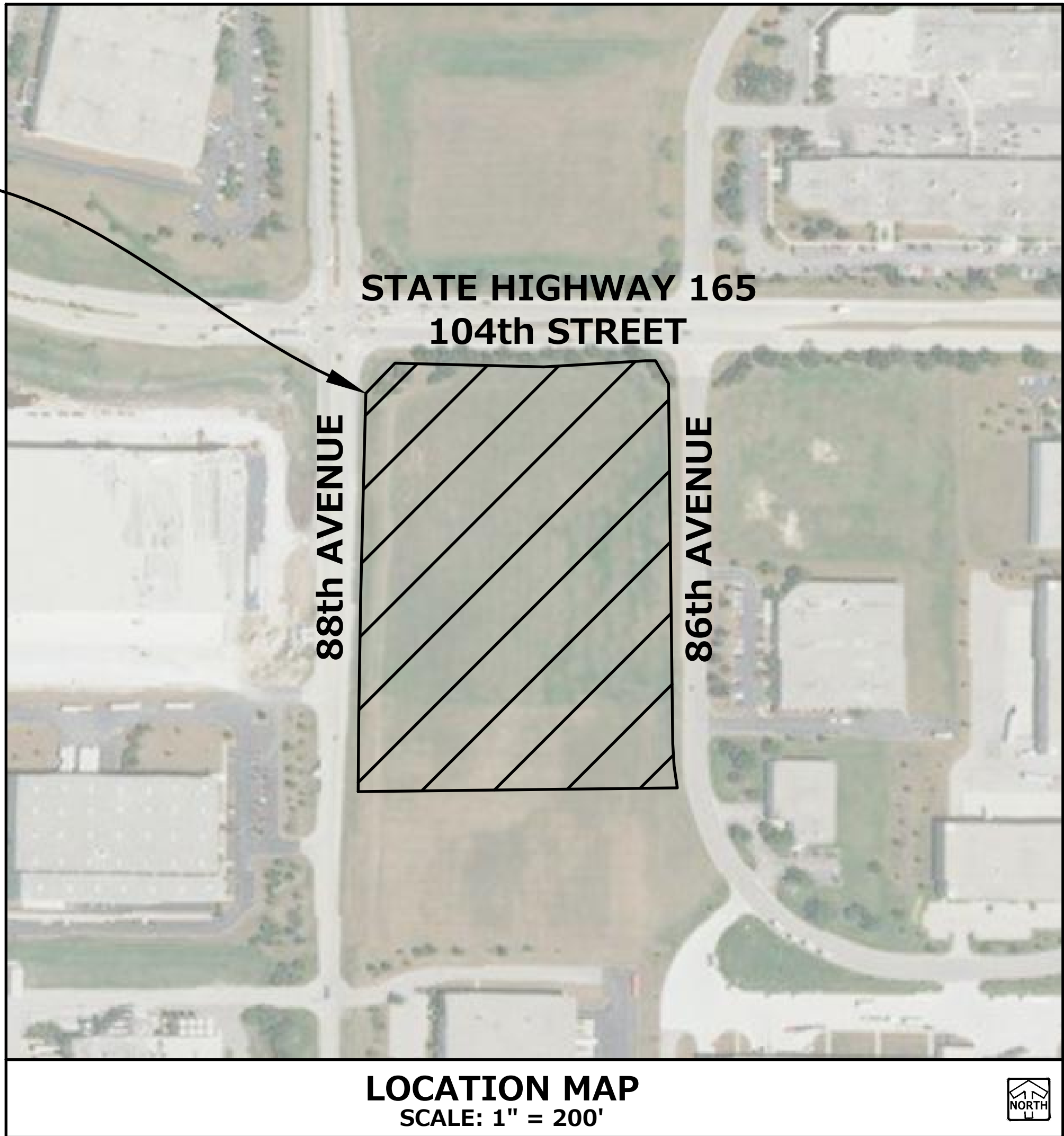
PLEASANT PRAIRIE, WI

PLANS PREPARED FOR
WANGARD
1200 N. MAYFAIR RD STE 310
MILWAUKEE, WI 53226

ENG REVIEW
PLAN MARK-UP
MAY 21, 2018

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER AREA DRAIN		
STORM SEWER INLET (ROUND CASTING)		
STORM SEWER INLET (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
AIR RELEASE ASSEMBLY		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		
LIGHTING		
ELECTRICAL CABLE		
OVERHEAD WIRES		
CAUTION EXISTING UTILITIES NEARBY		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
STREET SIGN		
GAS MAIN		
TELEPHONE LINE		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

PROJECT
LOCATION



ADD VILLAGE STANDARD
PRE-CONSTRUCTION
CONFERENCE NOTE

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAW	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TF	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED TERRACON, DATED MAY 9, 2008. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DISSEMINATE THE HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

GOVERNING AGENCY
CONTACTS:

PLEASANT PRAIRIE VILLAGE HALL:
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400
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STEVE WLAHOVICH
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BUILDING INSPECTOR
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8044 88TH AVENUE
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EMAIL: croepke@plprairiewi.com

AARON LONGRIE
ASSISTANT FIRE CHIEF
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EMAIL: croepke@plprairiewi.com

WI DEPARTMENT OF NATURAL RESOURCES:
ELAINE JOHNSON
WATER MANAGEMENT SPECIALIST
OFFICE: 262-884-2136
EMAIL: elaine.johnson@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: 262-884-2136
EMAIL: peter.wood@wisconsin.gov

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE DIMENSION & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	SITE STABILIZATION PLAN
C-7 - C-10	CONSTRUCTION DETAILS
L-1 - L-4	LANDSCAPE PLANS

REQUIRED SUBMITTALS FOR APPROVAL

- HOT MIX ASPHALT - MIX DESIGN
- CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
- PAVEMENT STONE BASE COURSE - GRADATION
- PIPE BEDDING & TRENCH BACKFILL - GRADATION
- MANHOLE BACKFILL - GRADATION
- PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

- WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
- SANITARY SEWER PIPE & FITTINGS
- STORM SEWER PIPE, STRUCTURES, & FITTINGS
- TRACER WIRE
- UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
- ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
- CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

DIGGERS & HOTLINE
Toll Free (800) 242-8611
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 545-2889
www.DiggersandHotline.com

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

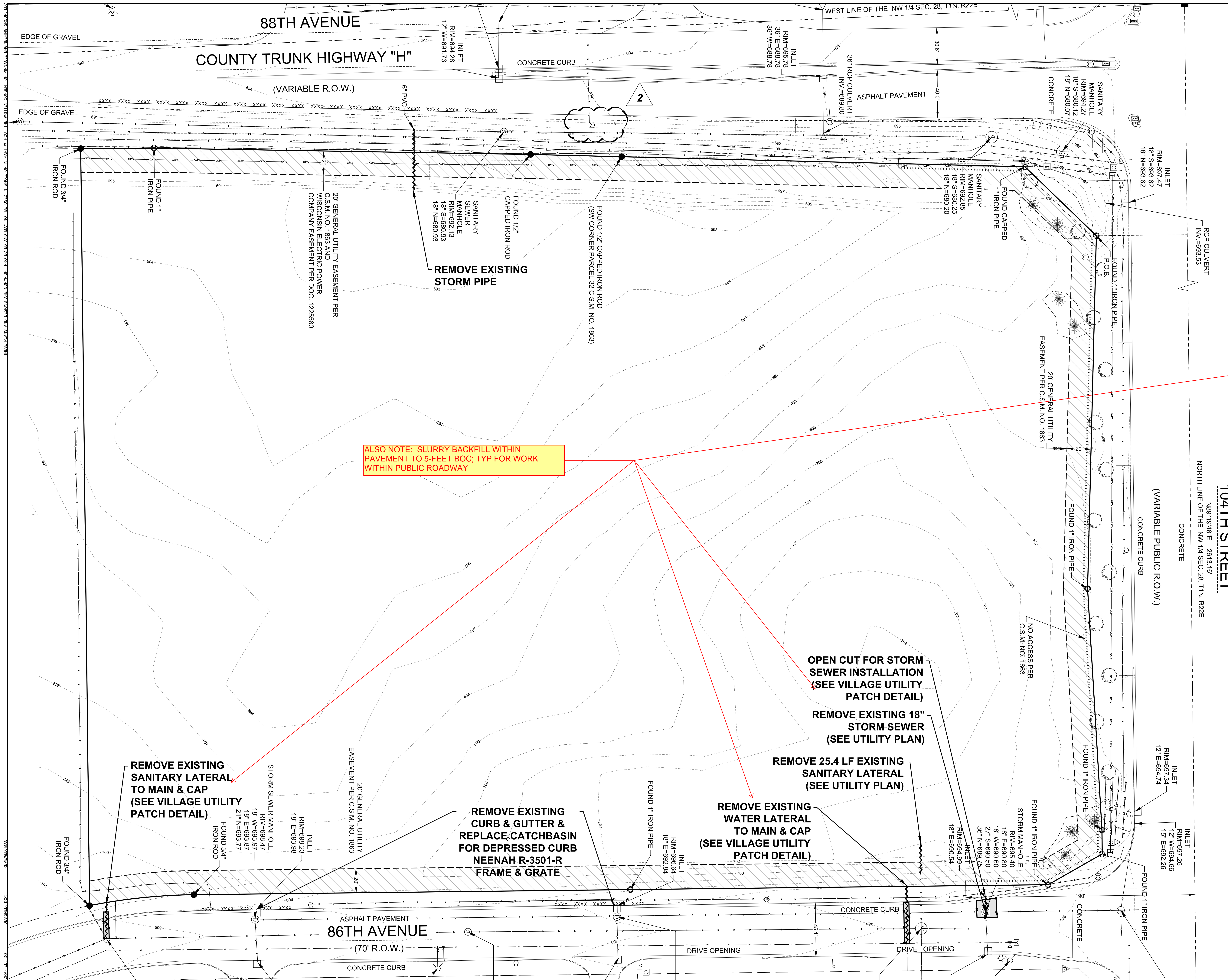
REVISIONS

1	BP2 - ADDENDUM A	5/4/2018	
2	BP2 - ADDENDUM B	5/9/2018	

PREC JOB NO: 868.008-WI
PREC PM: MAC
START DATE: 2/27/18
SCALE:

SHEET
C-1
of
C-10

THESE PLANS AND DESIGNS ARE COPYRIGHTED PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



- EXISTING CONDITIONS SURVEY:**

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP, ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.
- CONTRACTOR RESPONSIBILITY:**

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.
- DEMOLITION & CLEARING**
 - CONTRACTOR WILL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL (E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
 - CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. WORK WITHIN THE 86TH AVENUE RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THE VILLAGE CONSTRUCTION SPECIFICATIONS AND THE APPROVED TRAFFIC CONTROL/DETOUR PLAN.
 - CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
 - PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
 - PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
 - PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
 - ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
 - PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
 - PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
 - WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
 - COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR CONCRETE STRUCTURAL FILL.
 - REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.

LEGEND

SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CATCH BASIN	⊙
INLET	▽
PRECAST FLARED END SECTION	▽
CONCRETE HEADWALL	▽
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
BUFFALO BOX	⊙
CLEANOUT	⊙
SANITARY SEWER	—
FORCE MAIN	—
CONCRETE SIDEWALK	—
STORM SEWER	—
WATER MAIN	—
LIGHTING	—
ELECTRICAL CABLE	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—
POWER POLE	—
POWER POLE WITH LIGHT	—
GUY WIRE	—
STREET SIGN	—
GAS MAIN	—
TELEPHONE LINE	—
CONTOUR	—
TREE WITH TRUNK SIZE	—
EASEMENT LINE	—
FULL DEPTH SAW CUT	—

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVISIONS

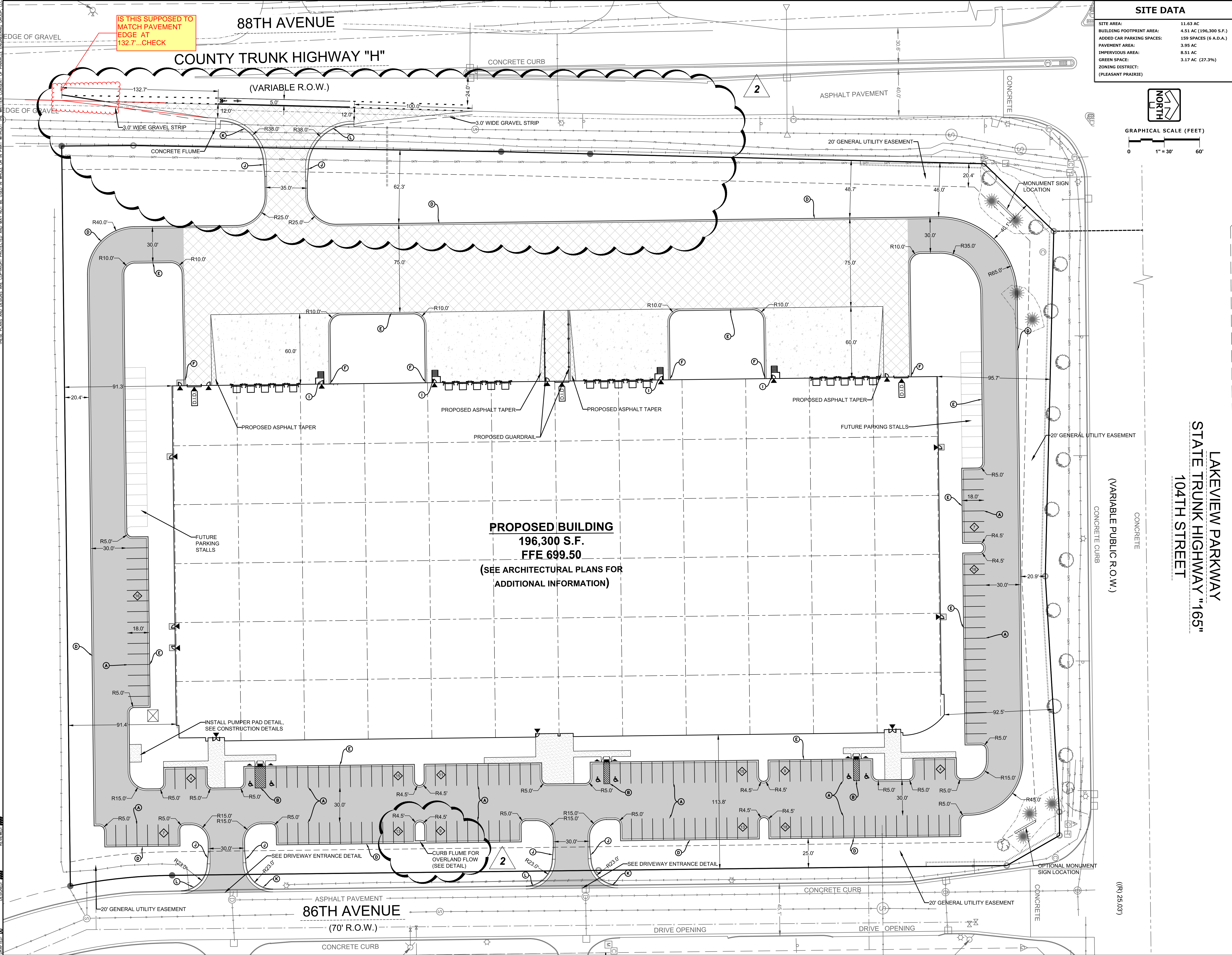
NO.	DESCRIPTION	DATE
1	BP2 - ADDENDUM A	5/4/2018
2	BP2 - ADDENDUM B	5/9/2018

SHEET

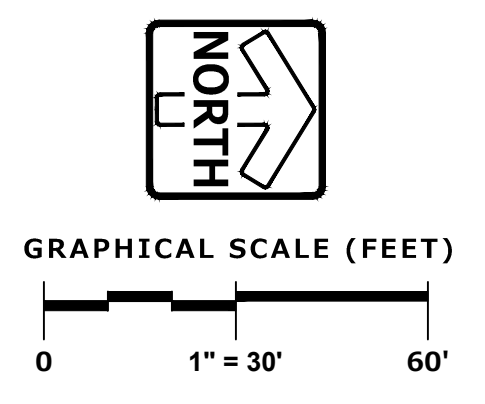
C-2
C-10

DESIGNED: **MM**
DRAWN: **MM**
REVIEWED: **MM**
DATE: 05/11/2016

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SITE DATA	
SITE AREA:	11.63 AC
BUILDING FOOTPRINT AREA:	4.51 AC (196,300 S.F.)
ADDED CAR PARKING SPACES:	159 SPACES (6 A.D.A.)
PAVEMENT AREA:	3.95 AC
IMPERVIOUS AREA:	8.51 AC
GREEN SPACE:	3.17 AC (27.3%)
ZONING DISTRICT:	(PLEASANT PRAIRIE)



LEGEND	
	LIGHT DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONITE) 5" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3 LT 58-28.5) UPPER LAYER (5 LT 58-28.5)
	HEAVY DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONITE) 5" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3 LT 58-28.5) UPPER LAYER (4 LT 58-28.5)
	CONCRETE PAVEMENT (TRUCK DOCK AREA) 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONITE) 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6446 GAUGE STEEL MESH)
	CONCRETE SIDEWALK 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONITE) 5" PCC (646 WELDED WIRE FABRIC PER RAC 315-92)
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE CURB & GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	5.0' WIDE CONCRETE SIDEWALK (SEE DETAIL)
	STAIRS (SEE ARCHITECTURAL PLANS)
	18" TO 30" CURB TRANSITION
	30" CURB & GUTTER (SEE DETAIL)
	30" REVERSE CURB & GUTTER (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR
	OVERHEAD DOOR

- ### NOTES
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
 - ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 - IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
 - LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

EXISTING CONDITIONS SURVEY:	
EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.	

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
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PARCEL 32 INDUSTRIAL BUILDING
PLEASANT PRAIRIE, WI

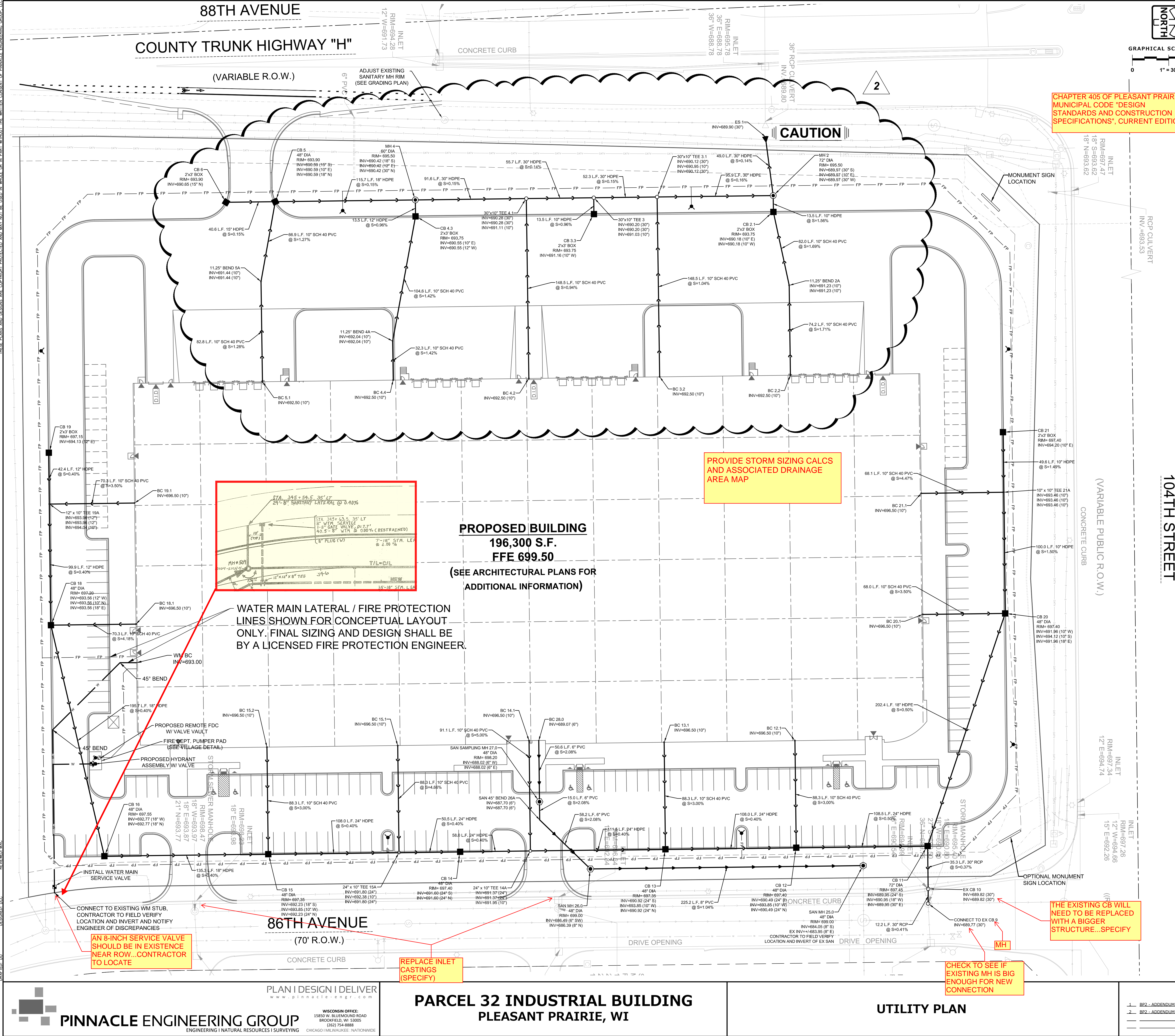
SITE DIMENSION & PAVING PLAN

REVISIONS			PEC JOB No. 868.00B-WI	MAC	SHEET
			PEC PM	START DATE	C-3
1	BP2 - ADDENDUM A	5/4/2018		2/27/18	OF
2	BP2 - ADDENDUM B	5/9/2018			C-10

SCALE

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NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL ORDINANCES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADE OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1380 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3002, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 10" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL. IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON G.D. AND INTERIOR ELASTOMERIC BEARING JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.2 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTRINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- SANITARY SEWER SPECIFICATIONS -
PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 132.07(1)(2)(3) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- ALL SERVICE LATERALS THAT ARE NOT UTILIZED, SHALL BE ABANDONED PROPERLY AT THE MAIN.

LEGEND

SYMBOL	DESCRIPTION
Circle with cross	SANITARY SEWER MANHOLE
Circle with dot	STORM SEWER MANHOLE
Circle with cross and dot	STORM SEWER CATCH BASIN (ROUND CASTING)
Circle with cross and dot and line	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
Circle with cross and dot and line and arrow	PRECAST CONCRETE FLARED END SECTION
Circle with cross and dot and line and arrow and dot	CLEANOUT
Circle with cross and dot and line and arrow and dot and line	VALVE BOX
Circle with cross and dot and line and arrow and dot and line and arrow	FIRE HYDRANT
Circle with cross and dot and line and arrow and dot and line and arrow and dot	ELECTRICAL TRANSFORMER OR PEDESTAL
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line	POWER POLE
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow	POWER POLE WITH LIGHTS
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow	STREET SIGN
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow	UTILITY TO BE REMOVED
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow and arrow	ELECTRICAL CABLE
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow and arrow and arrow	GAS MAIN
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Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow	WATER MAIN
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow	FIRE PROTECTION
Circle with cross and dot and line and arrow and dot and line and arrow and dot and line and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow and arrow	UTILITY CROSSING

REVISIONS

NO.	DESCRIPTION	DATE
1	BP2 - ADDENDUM A	5/4/2018
2	BP2 - ADDENDUM B	5/9/2018

UTILITY PLAN

1. BP2 - ADDENDUM A 5/4/2018
2. BP2 - ADDENDUM B 5/9/2018

PROJECT NO. 1868.00B-WT
SHEET NO. C-5
C-10

START DATE: 2/27/18
SCALE: AS SHOWN

FOR REVIEW ONLY

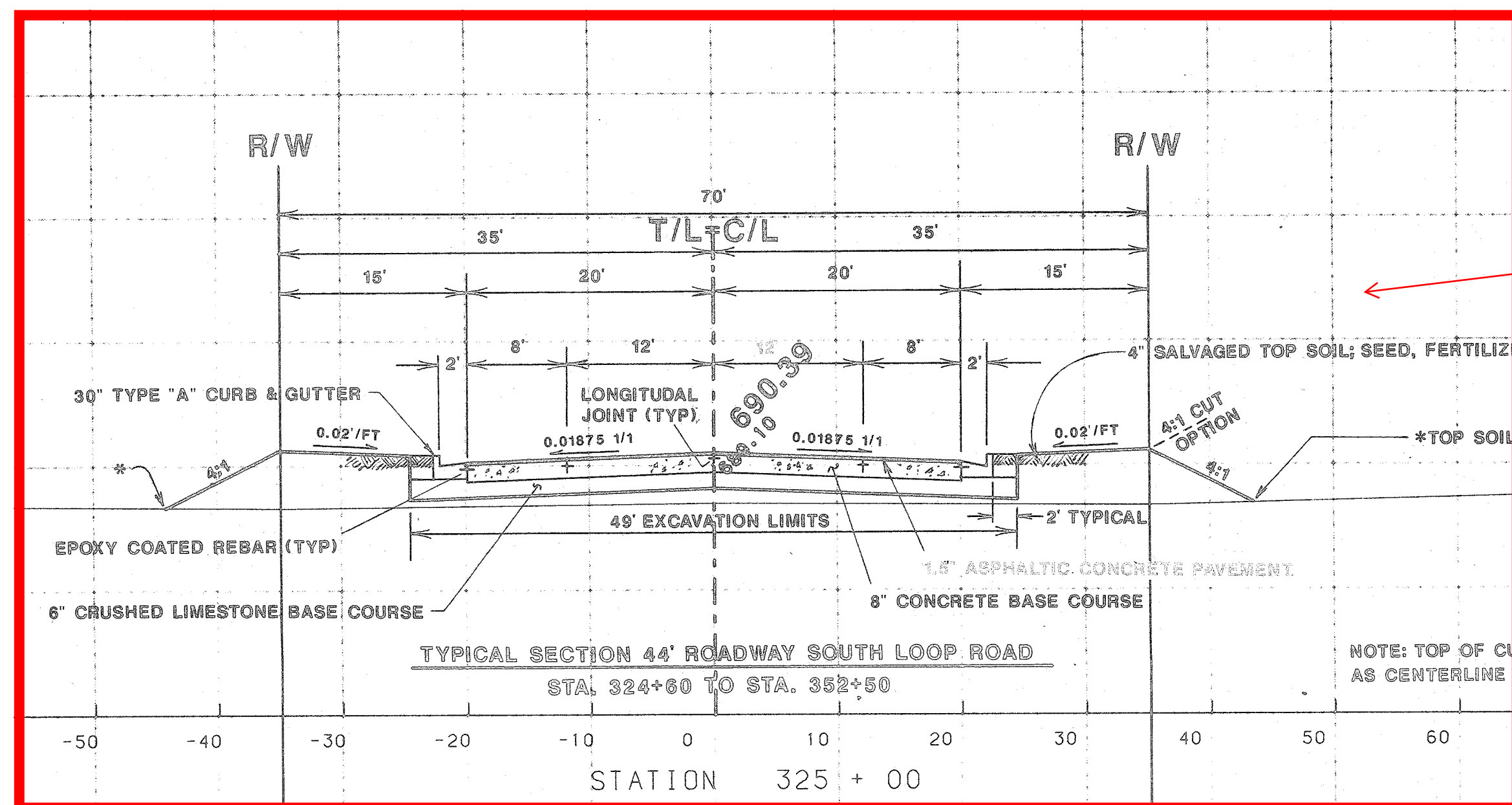
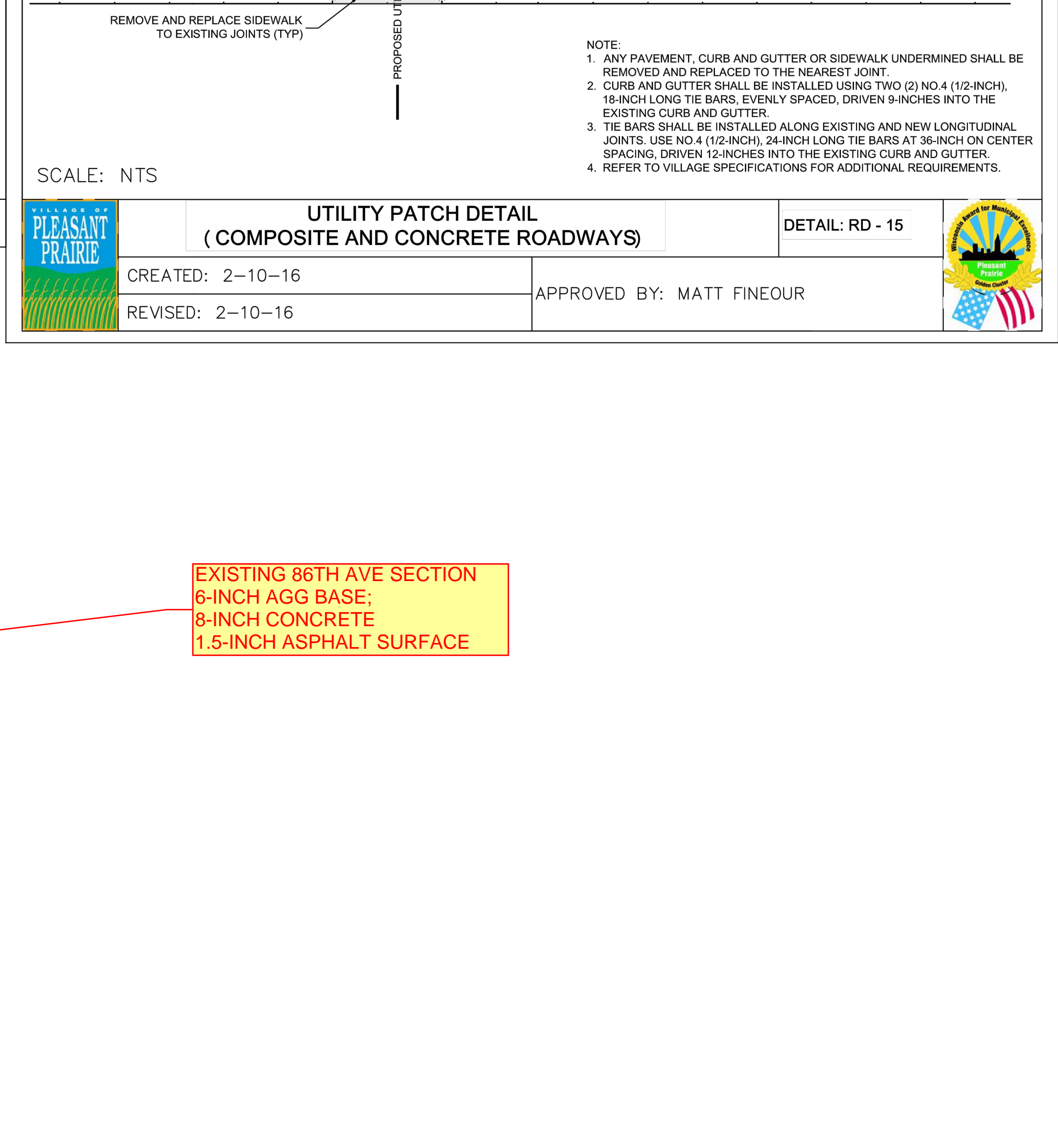
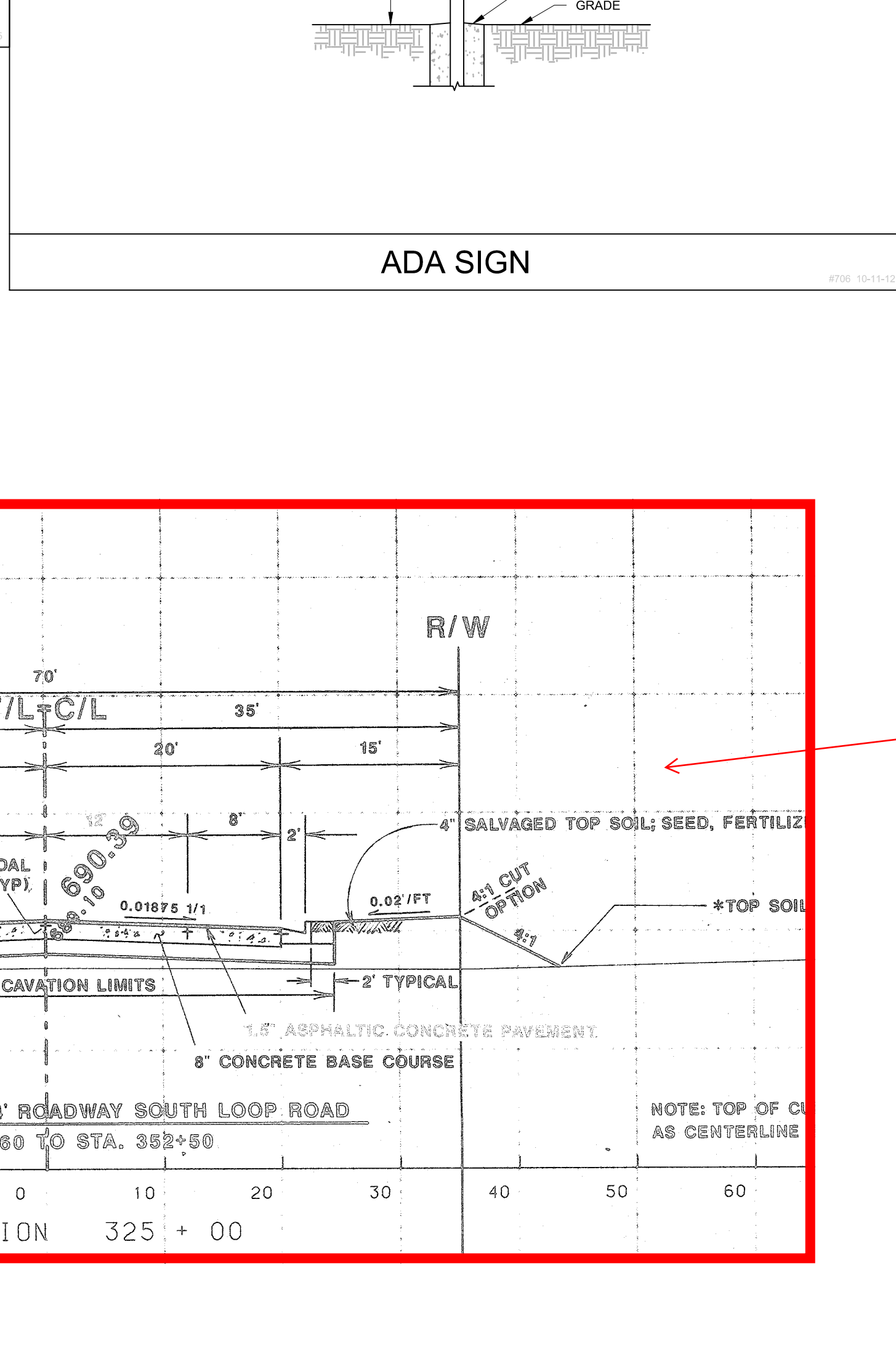
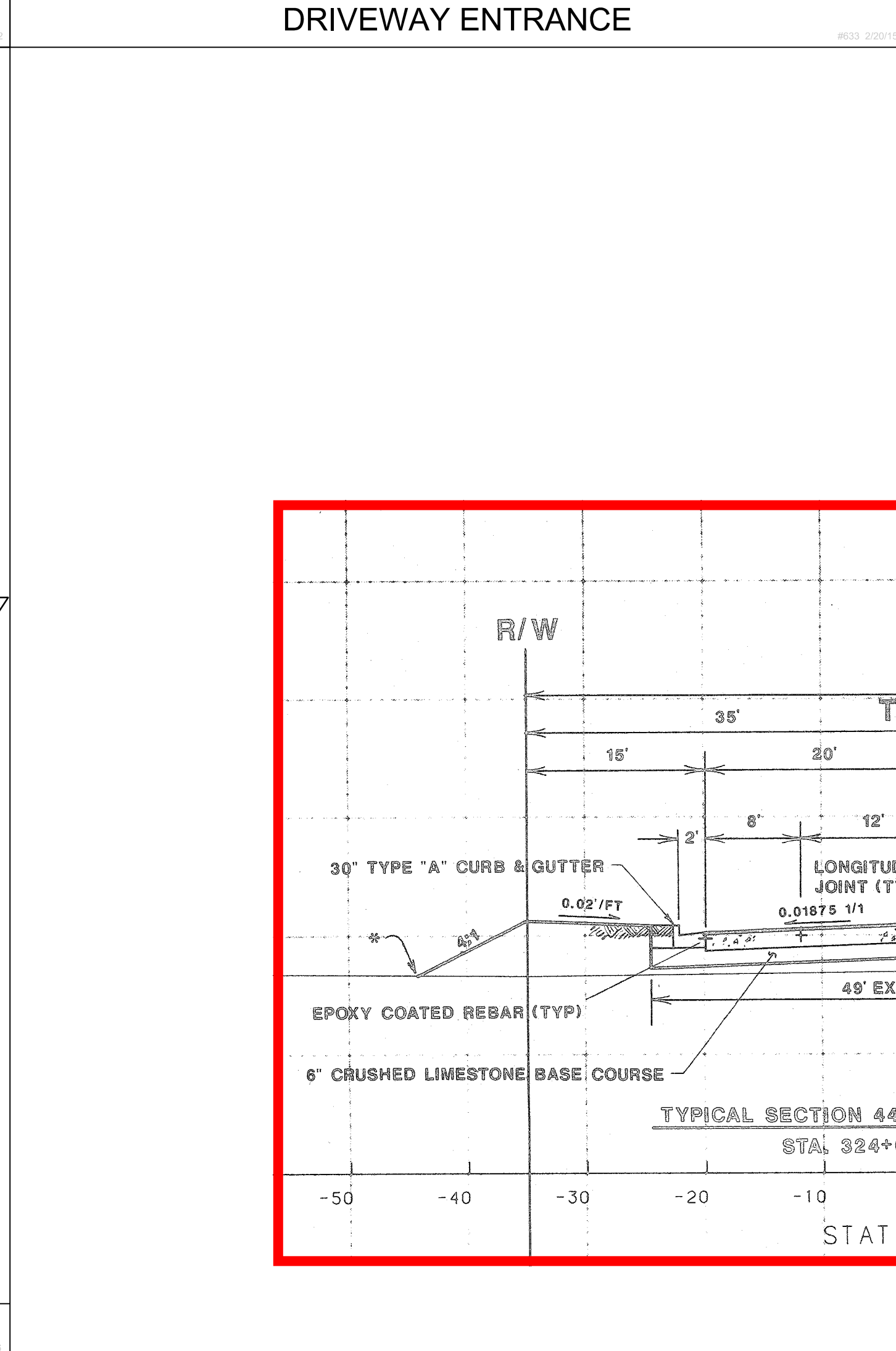
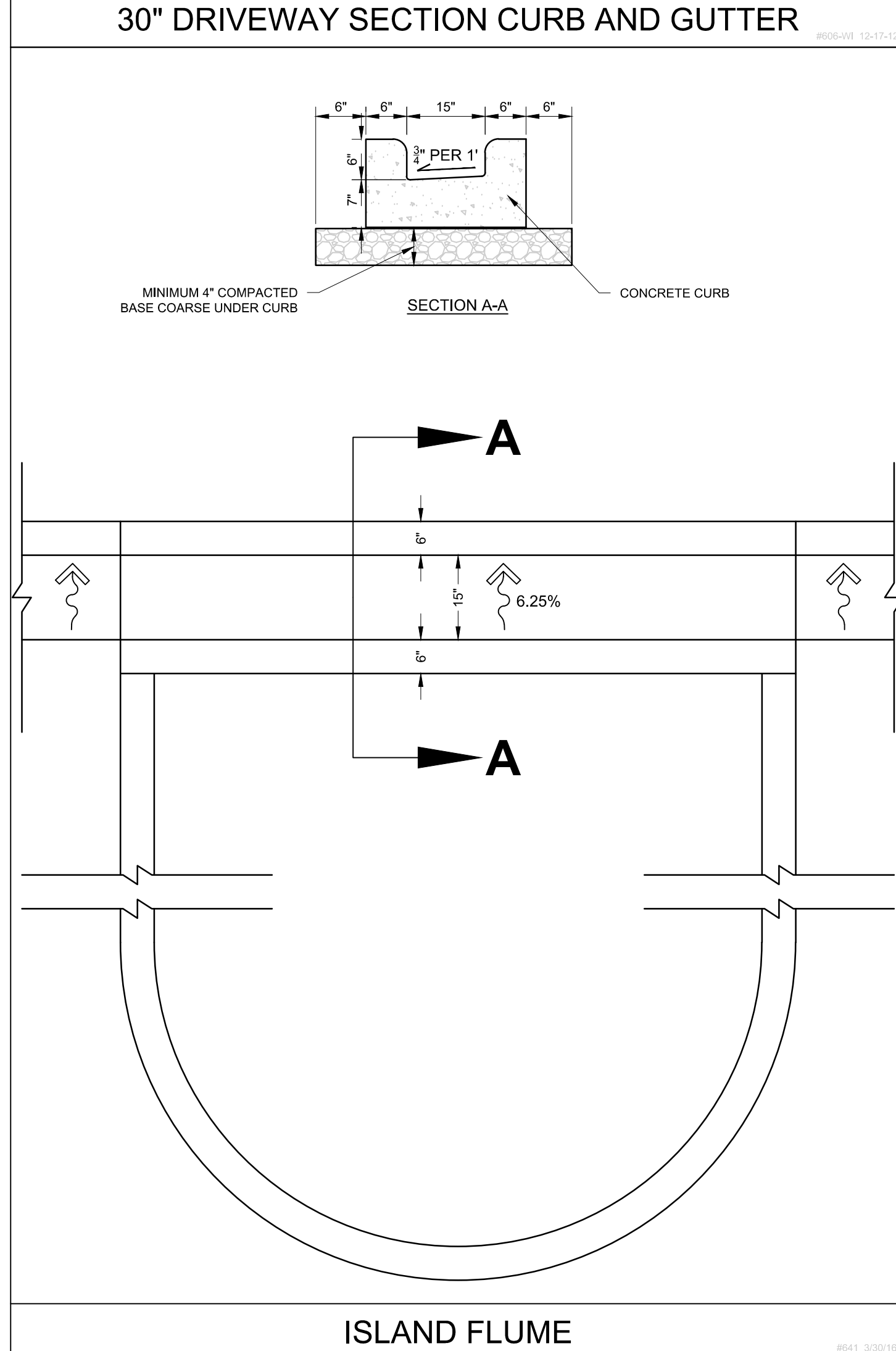
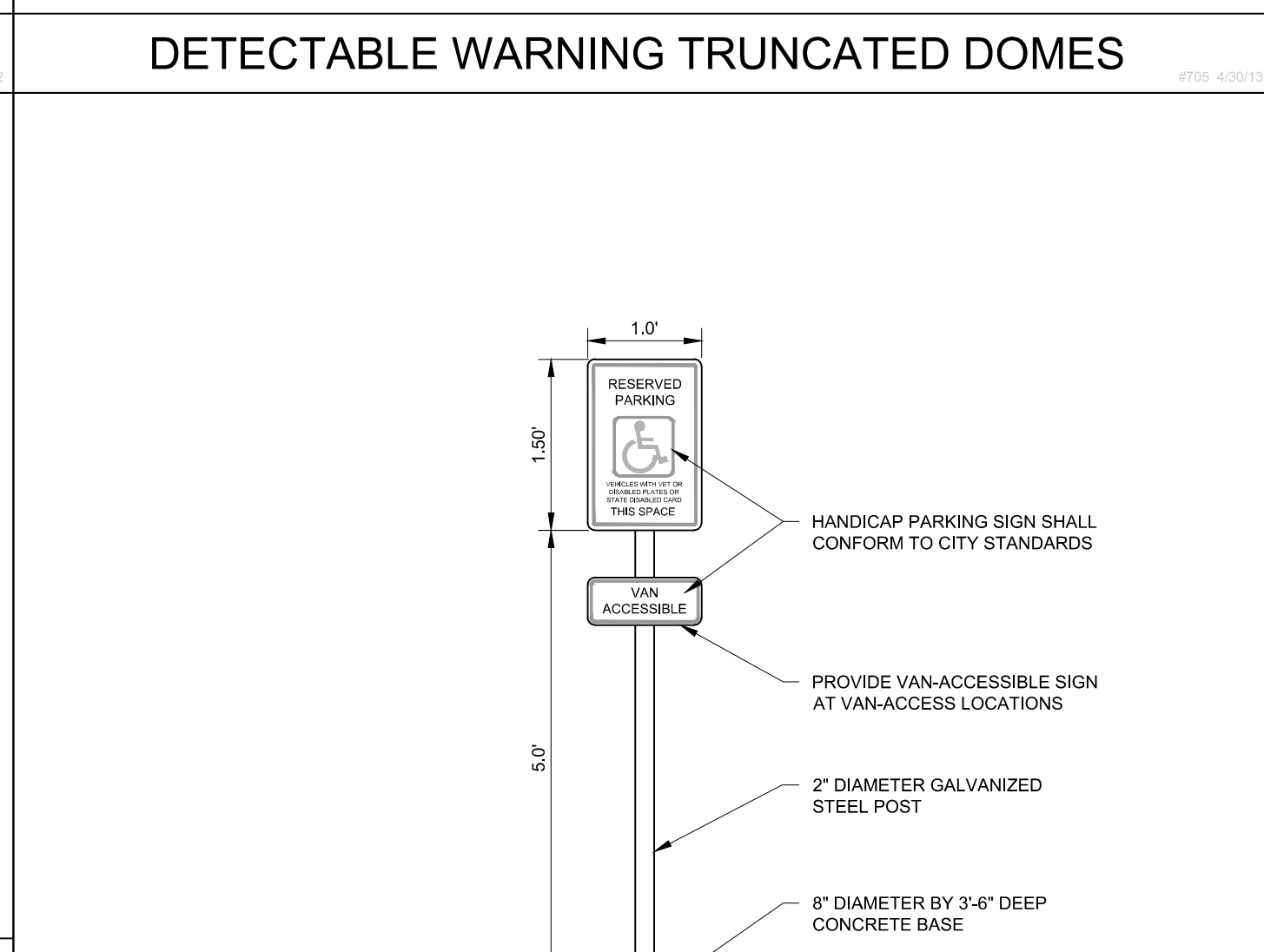
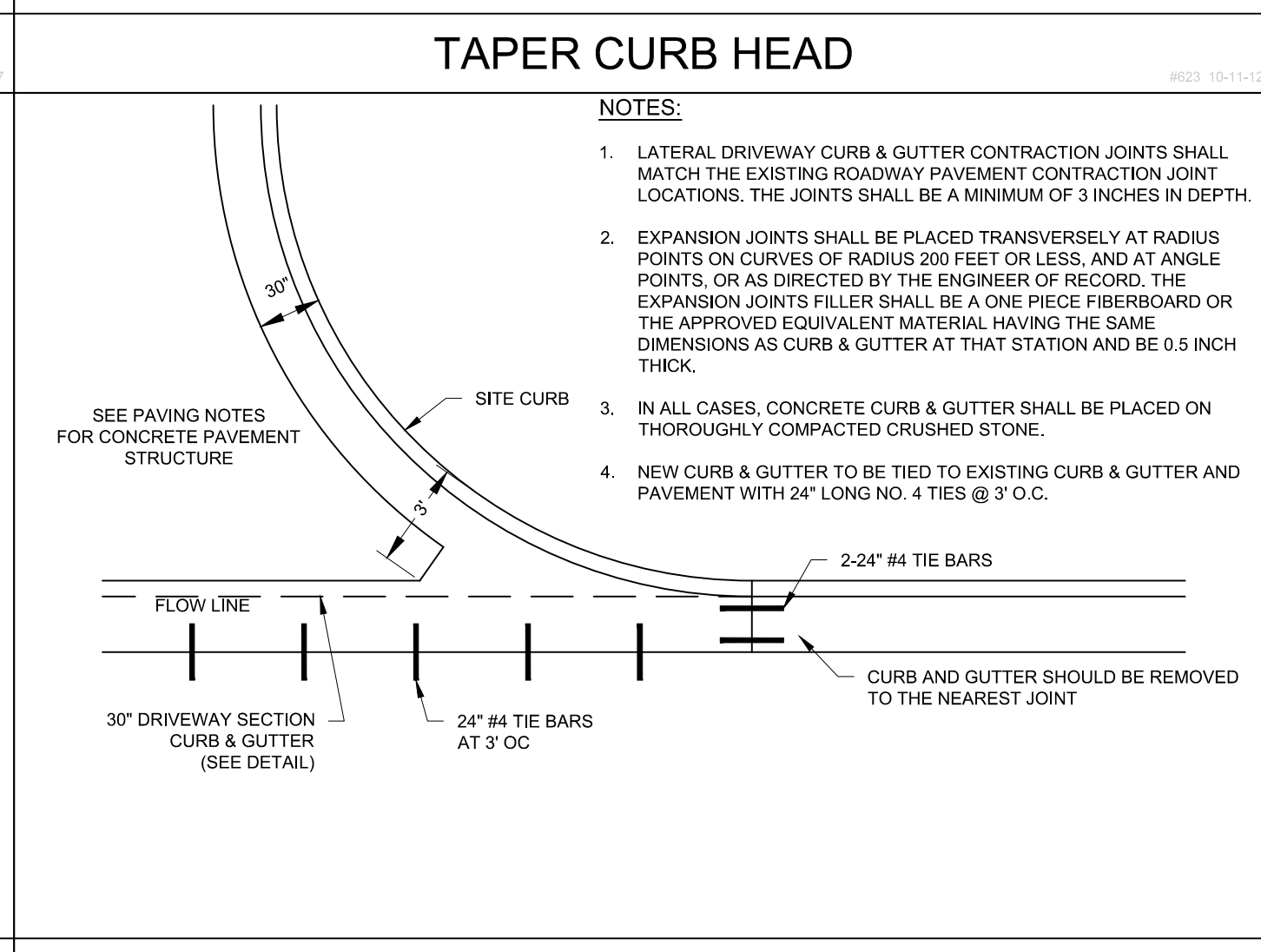
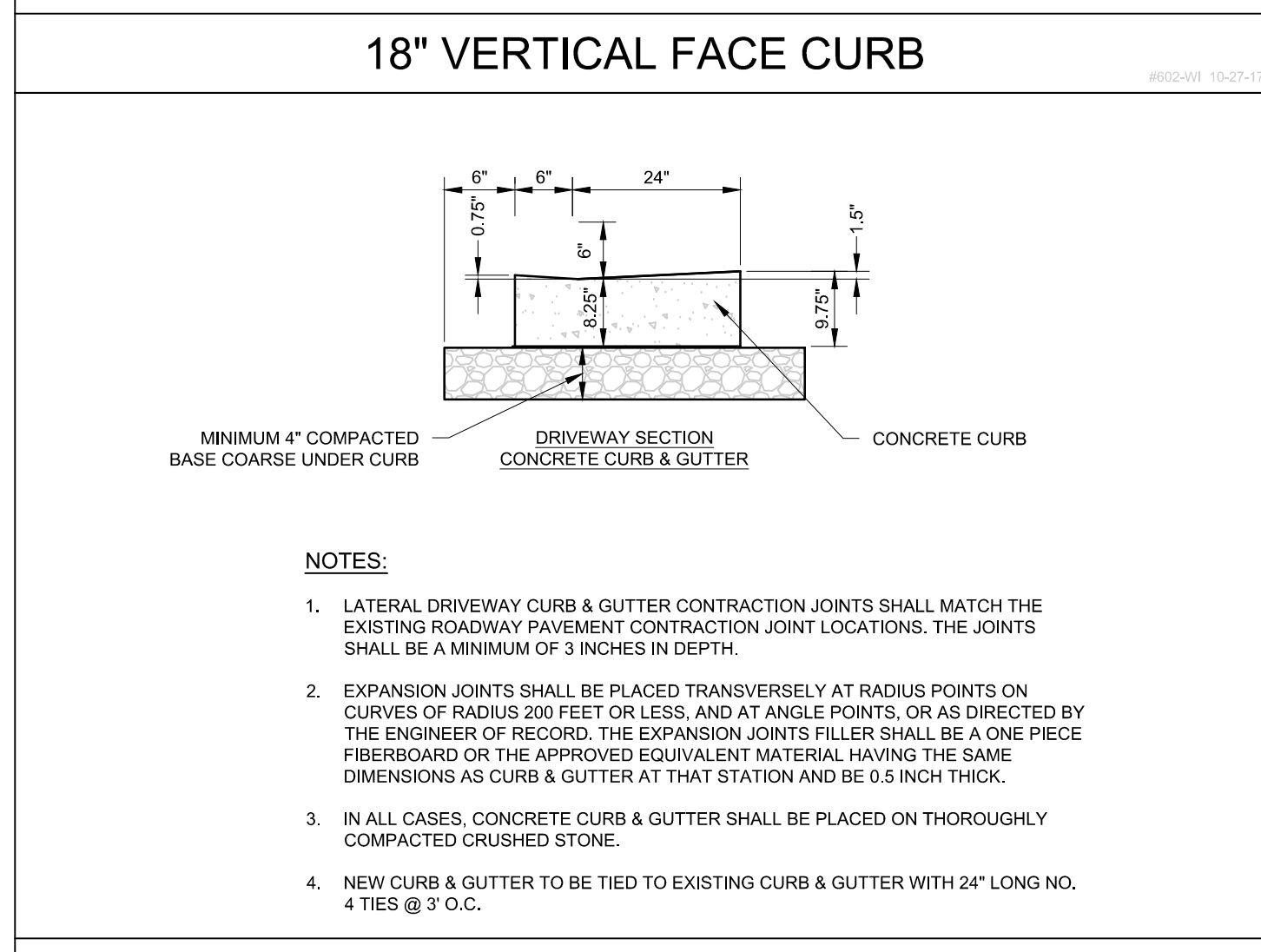
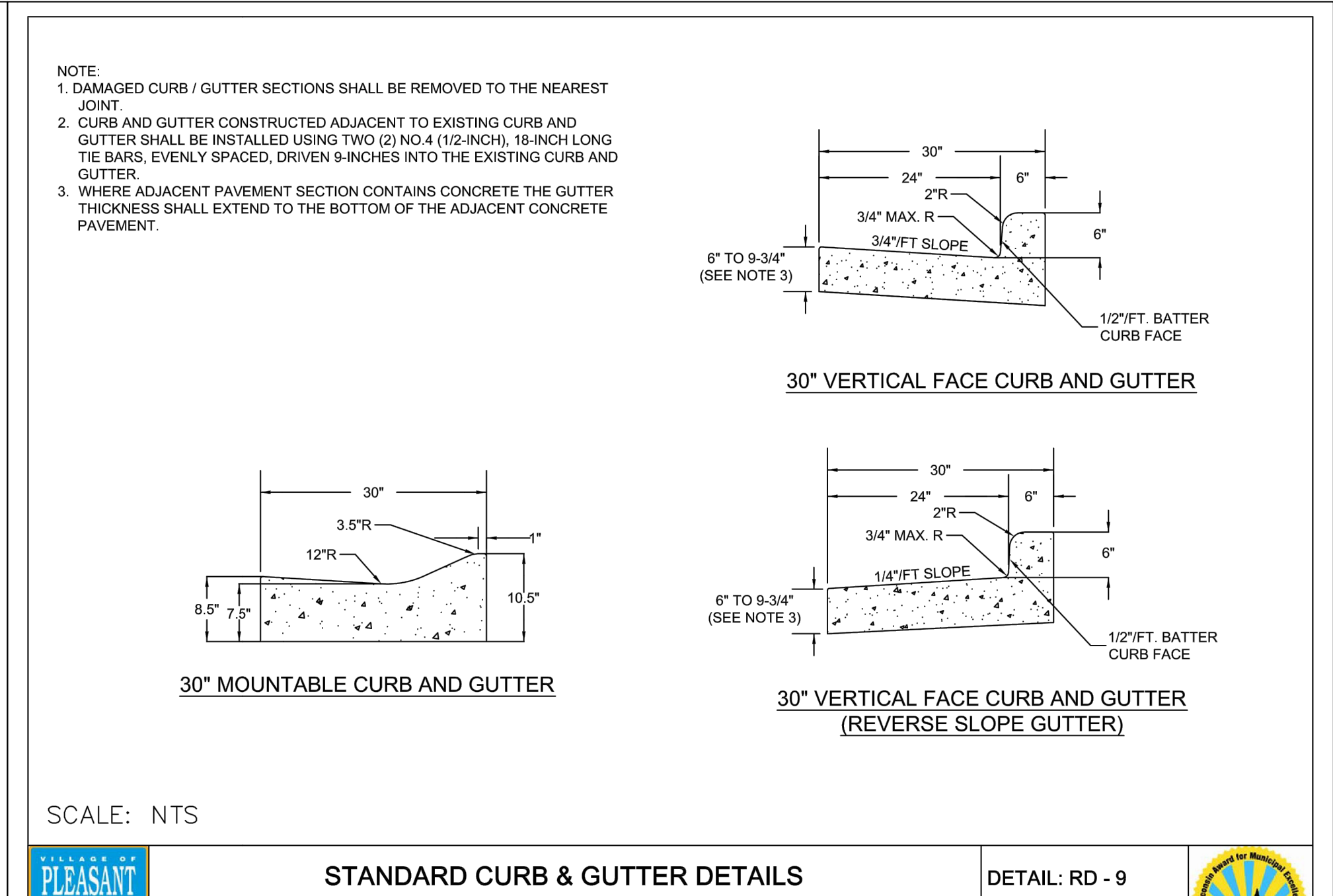
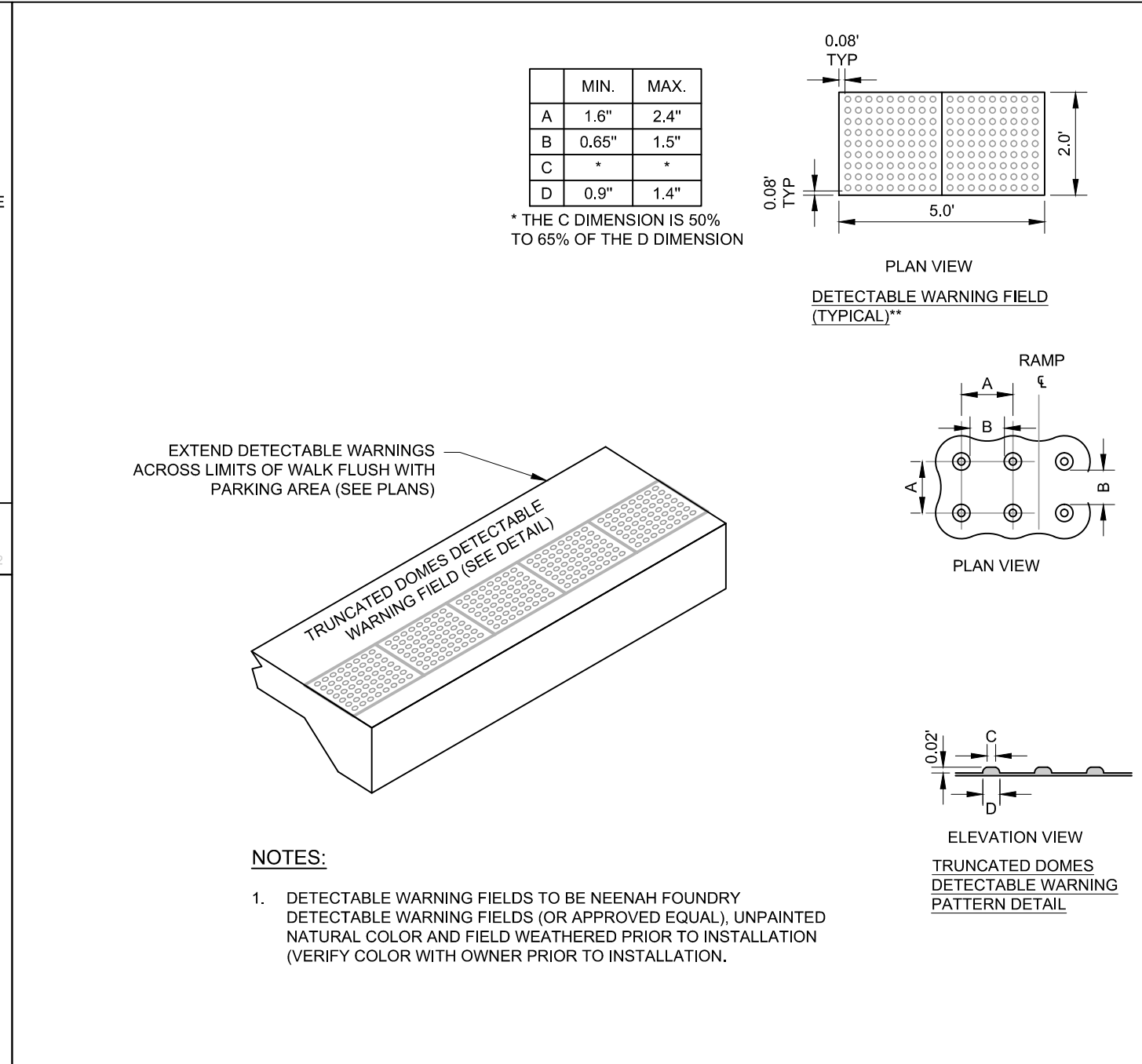
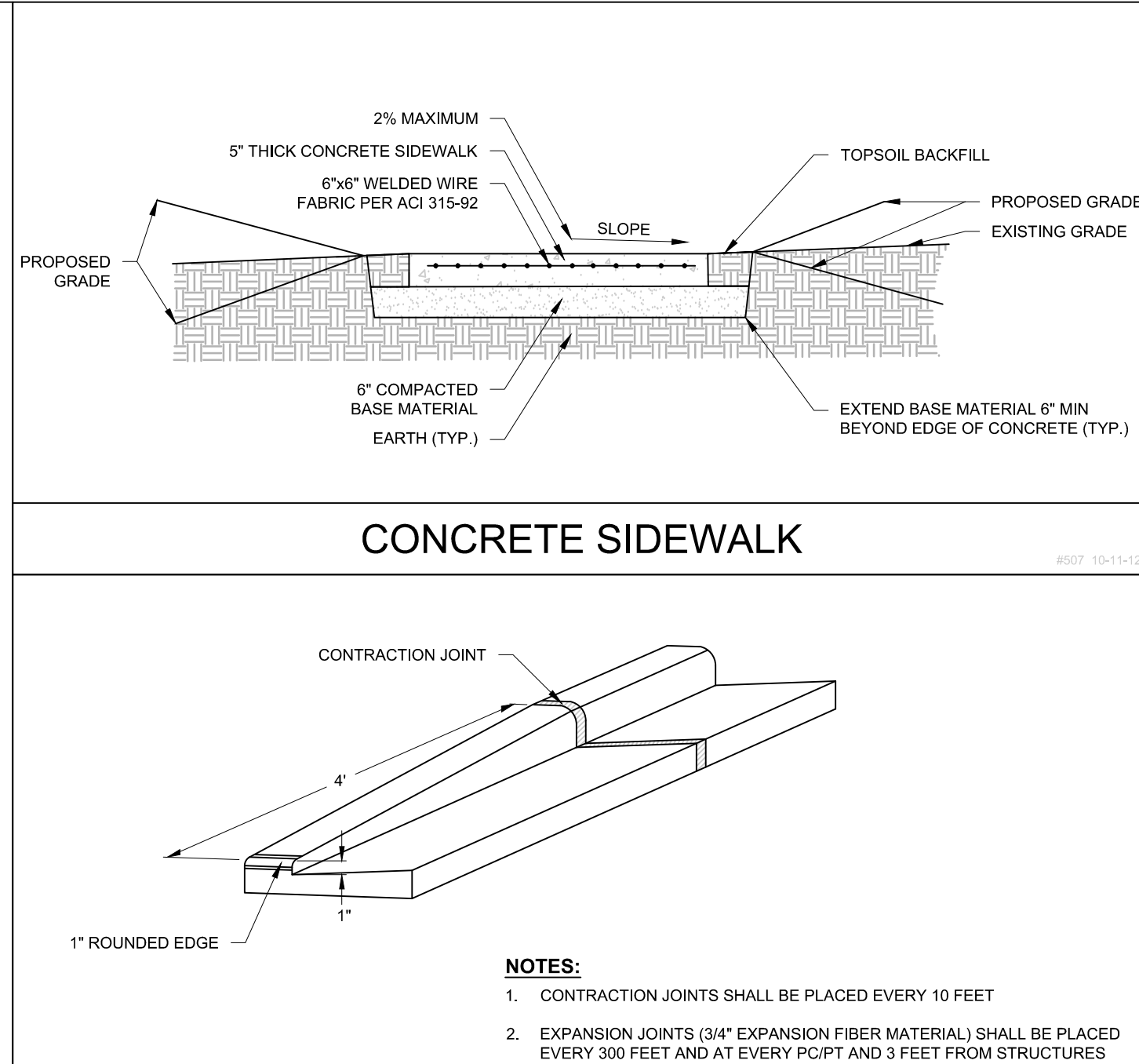
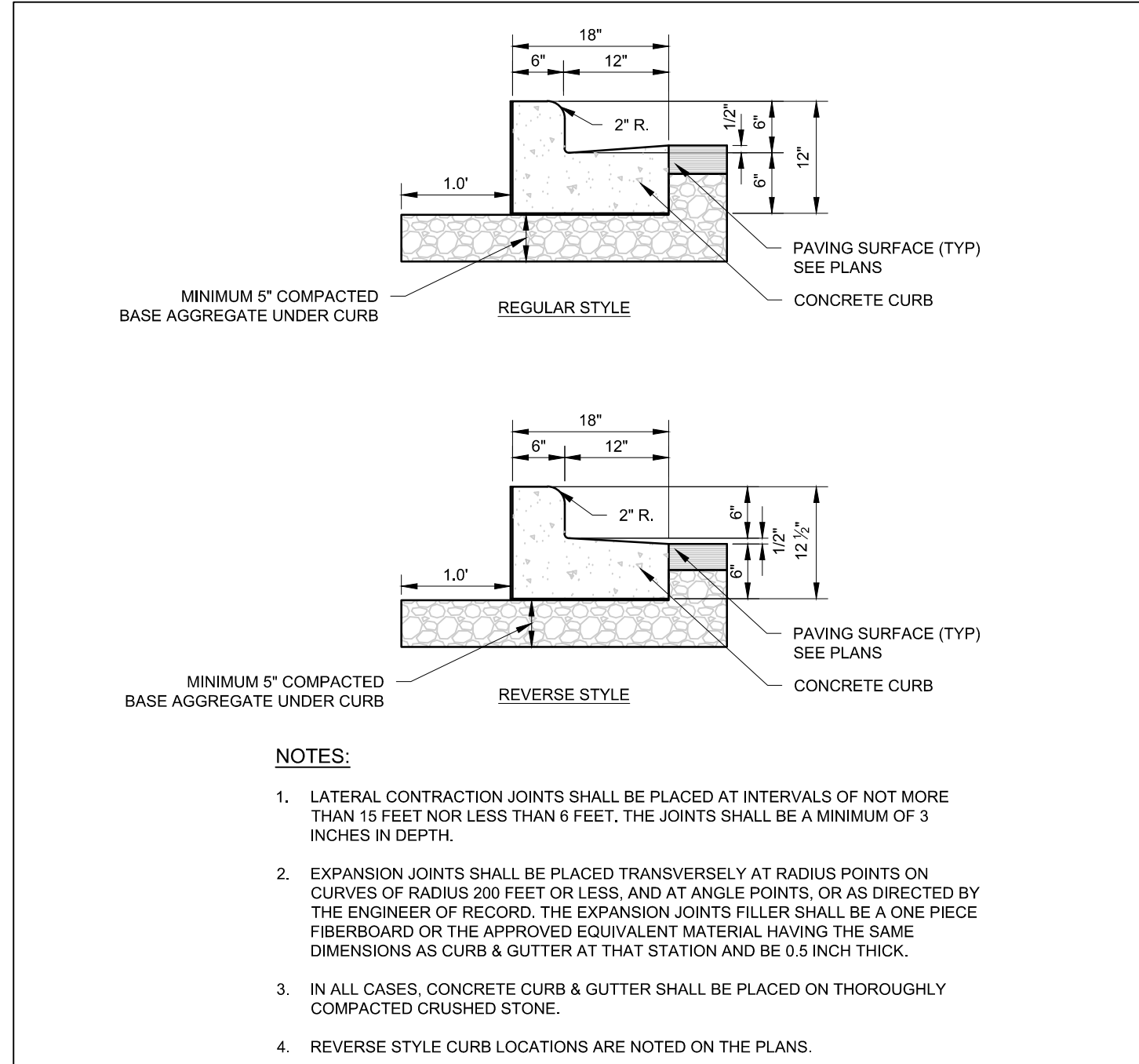
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REVIEWED: MAC

DESIGNED: DOC

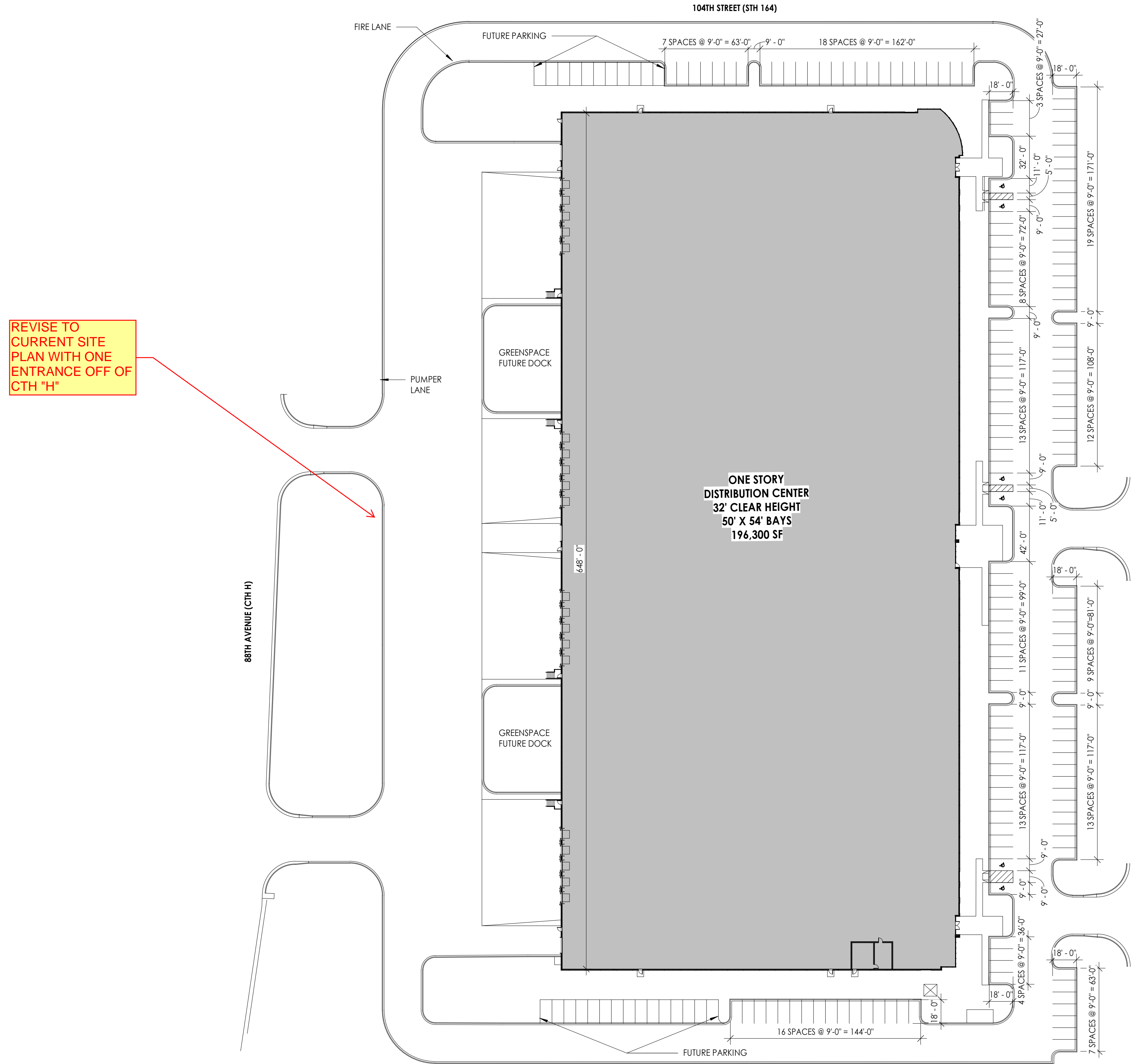
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2:\PROJECTS\2016\868.00B-WI\CAD\SHEETS\868.00B CONSTRUCTION DETAILS.DWG



EXISTING 86TH AVE SECTION
6-INCH AGG BASE
8-INCH CONCRETE
1.5-INCH ASPHALT SURFACE

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1 ARCHITECTURAL SITE PLAN
SCALE 1" = 50'-0"

SITE SUMMARY	
GROSS SITE AREA:	506.728 (+/- 11.63 ACRES)
PROPOSED BUILDING AREA:	196,300 SF (38.7%)
PROPOSED PAVING AREA:	180,274 SF (35.3%)
PROPOSED GREEN SPACE:	126,748 SF (25.0%)
STANDARD PARKING:	153
HANDICAP PARKING:	6
TOTAL PARKING:	159
FUTURE PARKING:	26
HANDICAP SPACES REQUIRED:	5
HANDICAP SPACES PROVIDED:	5
VAN ACCESSIBLE SPACE REQUIRED:	1
VAN ACCESSIBLE SPACE PROVIDED:	1
TRAILER DOCK SPACES:	?
DRIVE IN DOORS:	4



215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com



PROJECT

PROPOSED NEW BUILDING:
PARCEL 32
INDUSTRIAL BLDG
PLEASANT PRAIRIE, WISCONSIN

GENERAL CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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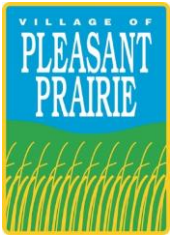
INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	WP-17-468.01
ISSUED FOR	MUNICIPAL REVIEW
DATE	MAY 4, 2018

SHEET

ARCHITECTURAL SITE PLAN

A050



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Parcel 32

Date: May 21, 2018

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance.
5. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS). Please be aware state plumbing plan review has a long lead time, plan accordingly.
7. Building Inspection Department will not issue respective permits until we receive the applicable state approval letter and plans.
8. All state approved drawing must be available at job site for inspector review during inspections.
9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building permit application.
10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.
13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
14. All applicable equipment must be “LISTED” by a nationally recognized testing laboratory.
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. Please contact me with any questions on permitting and/or plan submittal.
17. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and “Dark Sky” compliant. No spillover of lighting beyond lot lines is allowed.



Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Craig Roepke, Chief Fire & Rescue
CC: Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Fire Department review for Parcel 32 industrial Building
Permit/Trakit#: DEV1803-007
DATE: May 25, 2018

These are comments for the Plans dated 5/9/2018 for Parcel 32 industrial Building.

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the project:

1. Review the comments detailed on the subsequent pages.
2. It is understood that fire protection will be fed from internal risers, not from a connected loop lead-in.
3. On sheet C-5 Utilities, fire protection loop does not depict any sectional valves to isolate loop hydrants. Provide for sectional valves. Locations to be determined.
4. Later tenant build-outs will determine the need for an AED device(s).
5. Knox Boxes shall be required at the fire pump door. Other K-Boxes to be determined. Generally located on each side of the building, or at office entrances and/or at riser location at nearest door.
6. Any anticipated tenant divisions related to interior walls dividing the overall interior should be realized as it will likely aide in fire protection design.
7. Standpipes; In addition to the door locations, standpipe hose valves may be required where office areas transition into warehouse spaces. This shall be evaluated as more detailed plans are developed and submitted.
8. White box / shell occupancy will need to be closed out before any new tenant processes begin.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

IT IS CRITICAL THAT ALL CONTRACTORS SPECIFICALLY FIRE SPRINKLER & ALARM DESIGNERS AND INSTALLERS RECEIVE AND UNDERSTAND THE CONTENT OF THIS DOCUMENT.

AHJ: The Authority Having Jurisdiction is the Village of Pleasant Prairie Fire & Rescue Department.

Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

**FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.
DUE TO CONSTRUCTION AND TIME CONSTRAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY
BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.**

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. Site Access:

- a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
- b. A minimum wall-to-wall turning radius of 45'-0" shall be allowed for apparatus movement.
- c. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
- d. All roadways and fire lanes must be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface.
- e. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
- f. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
- g. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks.

2. Gates / Barriers:

- a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of eighteen (18) feet. Builder/developer to identify any other gate widths and obtain written AHJ approval.
- b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology.
- c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
- d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13'6".
- e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel to maintain an open condition.
- f. The gate or barrier access on premise shall be readily identifiable to the AHJ.

- 3. Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

4. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
5. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.
6. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.
 - A. Site and Operational Permits
 1. Site accessibility (Plans provided do not specific clearances or distances)
 2. Fire Pump Location
 3. Pumper Pad
 4. Fire hydrant spacing and sectional loop valves where applicable.
 - B. Conditional Use and Operational
 1. Standpipe outlet locations
 2. Fire alarm pull stations
 3. Emergency and Exit Lighting
 4. Fire extinguishers

7. **Plan Review, Permits and Fees**

- a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin.
 - b. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.
 - c. An approved AHJ review must be completed before any permits will be issued and before construction can begin.
 - d. A submittal is not considered permitted or an approved plan.
 - e. Acquiring WI State approved plans is not acceptable to bypass the AHJ permit process.
8. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

The following fees and permits are generated directly from the Fire & Rescue Department.

- a. Bulk water Usage
- b. Fire Protection Plans for Underground and Aboveground
- c. Fire Alarm System Plans
- d. Kitchen Hood Systems Plans

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

9. **Occupancy:**

- a. All fire and life safety requirements must be in place and operational prior to any building being occupied.
 - b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
 - c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and the Village Building inspection department.
 - d. AEDs as required are in place.
10. **Hazardous Occupancies:** Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

11. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
12. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.
13. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.
14. **Elevators:**
 - a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
 - b. Review the proper sizing requirements with the fire department early in the planning process.
15. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.
16. **Door Numbering:** Each exterior door shall be sequentially numbered.
 - a. Shall consist of a 4” reflective number in a color that is contrasting to the door color.
 - b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.
 - c. The starting numbering point shall be determined in the field and approved by the AHJ.
17. **On Premise Secure Key System:** Knox Company Rapid Entry System, “Knox Boxes” shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
18. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.
19. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. These circuits shall be clearly labeled.
20. **Sprinkler System:**
 - a. The building shall be equipped with an “automatic fire sprinkler system”. The systems shall be designed and constructed to the current printed edition of *NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Confirm NFPA edition with the Fire Department prior to system design.
 - b. Risers shall be durably labeled with the system or riser identification.
 - c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls.
 - d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.
21. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

22. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance §180-16. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.
23. **Fire Protection Loop:** Unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).
24. **Fire Hydrant Acceptance:** This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.
25. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.
26. **Pumper Pad:**
- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
 - b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.
 - c. Both the hydrant and FDC shall be between 18" and 23" above finished grade as a pair.
 - d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
 - e. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
 - f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
 - g. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.
 - h. The Fire Department connection shall be constructed along with an underground drain with access for inspection.
 - i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
 - j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.
 - k. Refer to the Village specification drawing for the pumper pad design.
27. **Bollards:**
- a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.
 - b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.
 - c. It is recommended that the Fire Department approve the location of the bollard(s) before final placement is made.
28. **Standpipes:**
- a. The building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of

delivering 250 GPM, at 75 PSI measured at the standpipe valve.

- b. Where required, standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).
- c. No 1-1/2" cap reductions are required.

29. Pump Room / Riser Room Door:

- a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below
 - i. At the center upper 1/3 of the door, utilizing 4" reflective RED or WHITE block lettering contrasting to the door color, with the following title.
 - ii. "FIRE PUMP ROOM" or "FIRE RISER ROOM", respective for the type of existing room.
- b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the "Fire Department – Appendix A" attachment.

30. MSDS / SDS Station:

- a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- c. The SDS information shall be organized in such manner that access to product information is intuitive.
- d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

31. Strobe Light:

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.
- f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

32. Fire Alarm System: There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

- a. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
- b. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
- c. **Smoke and Heat Detection:** Shall be installed as required.
- d. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the

annunciator panel.

- e. **PIV & Exterior Valves:** shall be monitored by the Fire Alarm system.
- f. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.
- g. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition.
- h. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
- i. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.
- j. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
- k. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
- l. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. (e.g. RF Radio, cellular, VOIP, or other approved technologies allowed by code.)
- m. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
- n. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. Size of the drawing to be discussed with the fire department.
- o. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue
<u>Phone numbers</u>	
Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

- 33. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.
- 34. **Public Safety Radio Coverage:** Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:

- a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and
- b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.
- c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.
- d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

DAQ Delivered Audio Quality	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise / distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise / distortion.
3.5	Speech understandable with repetition only rarely required. Some noise / distortion.
4	Speech easily understood. Occasional noise / distortion.
4.5	Speech easily understood. Infrequent noise / distortion.
5	Speech easily understood.

- e) The frequency range which must be supported shall be 151.0000 to 160.0000 MHz, in both digital and analog signals.

Testing Procedures:

- A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.
- B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.
2. In the event that a signal booster is employed it shall meet the following minimum requirements:
 - a. be fully encased within a dust resistant case;
 - b. be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet;
 - c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
 - d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
 - e. Have FCC certification prior to installation.

Secondary Power

Emergency responder radio coverage systems shall be provided with an approved secondary source of power conforming to NFPA 72. The secondary power supply shall be capable of operating the emergency responder radio coverage system for a period of at least twenty-four (24) hours. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the secondary power supply.

Field Testing

Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

35. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
- a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N if modifications are made to the system.
 - b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design" if modifications are made to the system.
 - c. Copy of contract with fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
 - e. Copies of the fire protection underground flushing documents.
 - f. Copies of the underground and fire sprinkler hydrostatic test certificates.
 - g. Copies of the fire sprinkler operational test certificates.
 - h. Copies of the fire alarm test documents.
 - i. Copies of other test documents such as, hood/duct, smoke, etc...
 - j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - k. Provide in electronic format (USB, CD, etc) all Floor plans and fire protection plans for the building in an as-built condition.
 - l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
 - m. AED is in place at such time that the occupancy inspection is conducted.
 - n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.



CERTIFIED SURVEY MAP APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to subdivide the property with a Certified Survey Map (CSM) as hereinafter requested:

Property Location: Southwest Corner of STH 165 and CTH H

Legal Description: See attached CSM

Tax Parcel Number(s): 92-4-122-282-0156 and 92-4-122-282-0162

Existing Zoning District(s): M-2

Select all that apply:

- ☒ The property abuts or adjoins State Trunk Highway 165
- ☒ The property abuts or adjoins County Trunk Highway H
- ☒ Municipal Sanitary Sewer is available to service said property
- ☒ Municipal Water is available to service said property

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

I (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Stewart Wangard, Wangard

Signature: [Signature]

Address: 1200 N. Mayfair Road, STE310

Milwaukee MI 53226
(City) (State) (Zip)

Phone: 414-777-1200

Fax: N/A

Email: swangard@wangard.com

Date: 3/14/18

APPLICANT/AGENT:

Print Name: Matt Carey, Pinnacle Eng. Group

Signature: [Signature]

Address: 15850 W. Bluemound Road, STE 210

Brookfield WI 53005
(City) (State) (Zip)

Phone: 262-754-8888

Fax: 262-754-8850

Email: matt.carey@pinnacle-engr.com

Date: 03/08/18

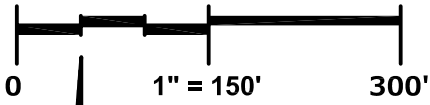
CERTIFIED SURVEY MAP NO.

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

Tax Key Numbers:
92-4-122-282-0156
92-4-122-282-0162

**SEE SHEET 5 FOR
BOUNDARY CURVE
DATA AND NOTES**

GRAPHICAL SCALE (FEET)



LAKEVIEW PARKWAY
STATE TRUNK HIGHWAY "165"
104TH STREET

NW CORNER, NW 1/4 SEC. 28, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)
N=197,733.64; E=2,562,715.43 ——— (VAR
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

NE CORNER, NW 1/4
SEC. 28, T1N, R22E
(FOUND CONC. MON.
W/ BRASS CAP)

N89°19'48"E 2613.16'
NORTH LINE OF THE NW 1/4 SEC. 28, T1N, R22E

NO ACCESS PER
C.S.M. NO. 1863

88TH AVENUE

COUNTY TRUNK HIGHWAY "H"

— — — — — S02°32'36"E 2647.46

20' →

(VARIABLE DEDICATED STREET)

N00°57'23"E 312.25'

409.95'

N01°25'32"E

20'

20' GENERAL
UTILITY EASEMENT
PER C.S.M. NO. 1863

LOT 1
506,729 SQ. FT.
11.6329 ACRES

LOT 100
C.S.M. NO. 2373
OWNER: YAMAHA MOTOR
CORPORATION USA

N00°21'51"W
60.79'

S89°19'48"W 627.79'

SW CORNER, NW 1/4 SEC. 28, T1N, R22E
(FOUND CONC. MON. W/ BRASS CAP)

Prepared for:

Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

LEGEND:

○ - Denotes Found 1" Iron Pipe

● - Denotes Found 3/4" Iron Rod

(R) - Denotes "Recorded As"

||||| - Denotes No Access

~~APRIL 18, 2018~~

PEG JOB#868.00B

SHEET 1 OF 5

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed and mapped all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, recorded on December 19, 1995, as Document No. 1010084, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin, described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 28;
Thence North 89°19'48" East along the north line of said Northwest 1/4, 192.35 feet;
Thence South 00°40'12" East, 75.38 feet to the south right of way line of Lakeview Parkway - 104th Street - State Trunk Highway "165";
Thence South 88°35'08" East along said south right of way line, 292.78 feet;
Thence North 86°35'41" East along said south right of way line, 200.25 feet;
Thence North 89°27'24" East along said south right of way line, 20.03 feet to the west right of way line of 86th Avenue;
Thence South 29°41'41" East along said west right of way line, 51.54 feet;
Thence South 00°40'12" East along said west right of way line, 708.38 feet to a point of curvature;
Thence southerly 87.03 feet along the arc of said curve to the left and said west right of way line, whose radius is 470.00 feet and whose chord bears South 05°58'30" East, 86.91 feet to the northeast corner of Lot 100 of Certified Survey Map No. 2373;
Thence South 89°19'48" West along the north line of said Lot 100, 627.79 feet to the east right of way line of 88th Avenue - County Trunk Highway "H";
Thence North 00°21'51" West along said east right of way line, 60.79 feet;
Thence North 00°57'23" East along said east right of way line, 312.25 feet;
Thence North 01°25'32" East along said east right of way line, 409.95 feet;
Thence North 44°02'17" East along said east right of way line, 82.35 feet to the Point of Beginning.

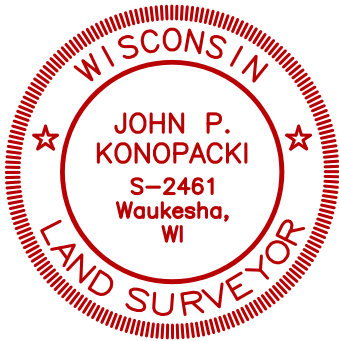
Containing 506,729 square feet (11.6329 acres) of land more or less.

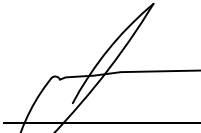
That I have made such survey, land division and map by the direction of _____, LLC., owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

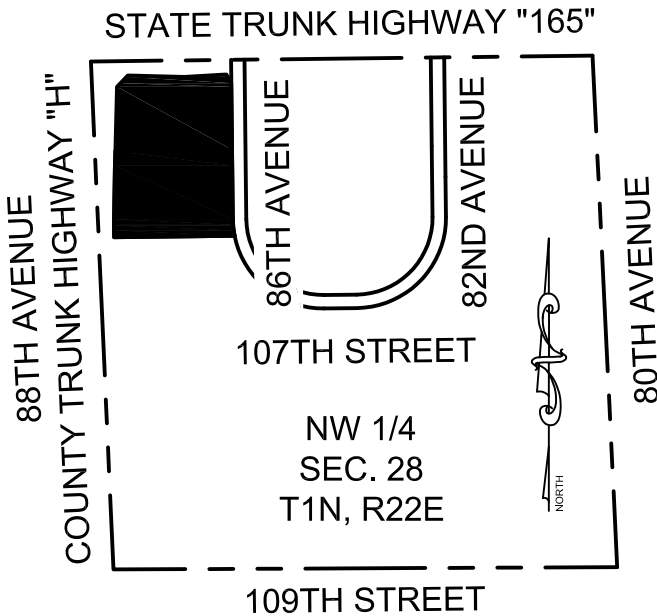
That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statue and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.

Date: APRIL 18, 2018




John P. Konopacki
Professional Land Surveyor S-2461

VICINITY MAP
SCALE 1":1000'



CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

The following "Lot Owner Responsibilities" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown heron as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

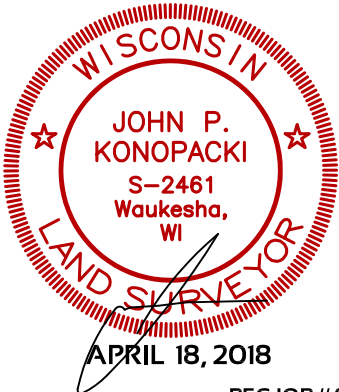
DEDICATIONS and EASEMENTS :

1. The fee interest in the areas shown as a Dedicated Public Street on this Certified Survey Map (CSM) was previously dedicated, given, granted and conveyed by the previous landowner to the Village of Pleasant Prairie, its successors and assigns (the "Village") as it pertains to 86th Avenue, 88th Avenue and to the Wisconsin Department of Transportation (the "WI DOT") as it pertains to State Trunk Highway (STH) 165 for the construction, installation, repair, alteration, replacement, planting and maintenance of public highway improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, bike lanes, if required by the Village or WI DOT, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: a nonexclusive easement hereby reserved by the current Owner or the future Owner(s) of the Lot shown on this CSM which is adjacent to the Dedicated Public Street for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of the bike lane, if required by the Village or WI DOT in the area between the roadway and the Lot. In the event of any conflict between the rights of the Village or the WI DOT under its existing fee interest in the Dedicated Public Street areas shown on this CSM and the rights of the Owner, or of the future Owners of the Lot, or of the LakeView Corporate Park Owners' Association, Inc. pursuant to the dedication retained herein, the rights of the Village or the WI DOT shall be deemed to be superior.
2. Perpetual nonexclusive easements coextensive with the areas shown as a Dedicated 20' General Utility Easement on this CSM were dedicated, given, granted and conveyed by the previous Owner as shown on CSM No. 1863 and recorded at the Kenosha County Register of Deeds Office for those utilities including, but not limited to, those commonly known as WE Energies, AT & T and Time Warner Cable Inc. and their respective successors and assigns (collectively the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve Lot 1 and for any related ingress and egress. This Dedicated General Utility Easement shall also include the right to trim or cut down trees, bushes, branches, and roots as may be reasonably required, that are interfering with the Utility and Communication Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the Dedicated General Utility Easement area shall only be altered in accordance with separate agreement between Utility and Communications Grantees and Grantor and as may be approved by the Village. Upon the installation of the utilities, the Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible to the condition existing prior to installing such utilities within the General Utility Easement areas in which such easements are located as does not interfere with the purpose of the utility and communications easements and the use of such easements by the Utility and Communications Grantees, unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, fences, or structures of any kind shall be placed within the General Utility Easement areas without the prior written approval of the Utility and Communication Grantees.

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street rights-of-way areas with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas to their pre-existing condition, at its own cost, after any use of such areas. Under no circumstances shall any private utility, electric or communications company conduct any open cutting of the public streets without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

RESTRICTIVE COVENANTS :

1. The Owner hereby covenants that the Lot 1 Owner shall have the obligation of planting, maintaining and replacing the Street Trees located within the 86th Avenue, 88th Avenue and STH 165 rights-of-way areas shown on this CSM. Such planting and maintenance shall include without limitation and as needed planting, staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the right-of-ways, which might damage the street trees or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owner, its successors, successors and assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. Such street tree planting and maintenance shall be performed regularly, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such street tree related maintenance activities, the Owner shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law.
2. As shown on this CSM, CSM 1632 and WI DOT Right-of-Way Project No. 3738-01-22 there is an **Access Restrictions** for 86th Avenue, 88th Avenue and STH 165 within the Development, which may be modified or adjusted, but only with the expressed written permission of the WI DOT.



CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

OWNER'S CERTIFICATE

_____, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

_____, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Pleasant Prairie

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2018.

In the presence of:

Name (signature)

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, (name) _____, (title) _____, of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2018.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2018, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____




APRIL 18, 2018

CERTIFIED SURVEY MAP NO. _____

Being all of Parcel 32 and part of Parcel 33 of Certified Survey Map No. 1863, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East, Village of Pleasant Prairie, Kenosha County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2018.

Thomas W. Terwall, Chairman

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Pleasant Prairie, Wisconsin, on this _____ day of _____, 2018.

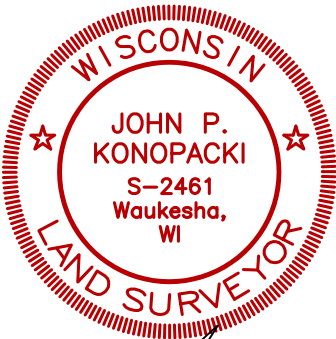
John P. Steinbrink, Village President

Jane M. Romanowski, Village Clerk

CURVE DATA							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	87.03'	470.00'	010°36'36"	S05°58'30"E	86.91'	S00°40'12"E	S11°16'48"E

NOTES:

- All measurements have been made to the nearest one-hundreth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55059C0193D with an effective date of JUNE 19, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 2' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the northwest corner of the Northwest 1/4 Section 28, Town 1 North, Range 22 East, Elevation = 697.02.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The north line of the Northwest 1/4 of Section 28, Township 1 North, Range 22 East has a bearing of N89°19'48"E.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

APRIL 18, 2018

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#868.00B
SHEET 5 OF 5



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
<input checked="" type="checkbox"/> Final Site and Operational Plan <input type="checkbox"/> Final Site and Operational Plan/Conditional Use Permit <input type="checkbox"/> Preliminary Site and Operational Plan <input type="checkbox"/> Preliminary Site and Operational Plan/ Conditional Use Permit <input type="checkbox"/> Digital Security Imaging System (DSIS Agreement and Easement)	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Building Alteration <input type="checkbox"/> New Tenant

Name of Business: PARCEL 32 INDUSTRIAL BUILDING

Site Address: CORNER OF STH 165 AND 88TH AVENUE

Suite #: _____

Tax Parcel Number: 92-4-122-282-0156 AND 92-4-122-282-0162

Zoning District(s): M-2

Name of Development: PARCEL 32 INDUSTRIAL BUILDING

Estimated Date of Occupancy: LATE 2018

Detailed Description of the Proposed Project and Use:

We are proposing a 196,300sf spec industrial building on two parcels that are being combined at the corner of 88th Avenue and STH 165. The building will include painted precast wall panels with full height glass and metal wall panels at the corners and in the middle to accommodate three major tenants that are unknown at this time. We located car parking on the west, north and south sides and truck and trailer loading and parking on the east side.

Detailed Description of Company:

Spec Building

Select One Option

- ☐ Relocation of Business from _____
- ☐ New Location for Business in Pleasant Prairie
- ☐ Expansion/Change to Existing Business in Pleasant Prairie
- ☒ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 506,728 sq. ft. Lot Area: 11.63 ac.
Building Area: 196,300 sq. ft. Building Height: 35 ft.
Tenant Area: Spec sq. ft.
Addition Area: N/A sq. ft. Addition Height: N/A ft.
Total Impervious Surface Area: 379,843 sq. ft.
Total Landscape Area: 126,760 sq. ft. Site % of Open Space 25 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 158
Total # of regular parking spaces (on-site): 152
Total # of handicapped accessible spaces (on-site): 6
Total # of truck parking spaces (on-site): 20
Total # of dock doors: 20
Anticipated automobile trips to and from the site (excluding trucks):
Number of daily average trips: N/A Maximum number of daily trips: N/A
Anticipated truck trips to and from the site:
Number of daily average trips: N/A Maximum number of daily trips: N/A

OPERATIONAL INFORMATION

Hours (Open to the public): N/A
Delivery hours: N/A

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: N/A
Proposed total number of part-time employees: N/A
Number of shifts: N/A
Total of number of employees per shift: 1st - _____, 2nd - _____, 3rd - _____
Largest number of employees on site at any one time: N/A

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☒ The property is serviced by Public Sanitary Sewer
- ☒ The property is serviced by Public Water
- ☒ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: TO BE DETERMINED WITH TENANT

If property is zoned M-1, M-2 or M-5 then the following shall be completed:

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____ sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____ sq. ft.
- ☒ Storage Group S-1 (Moderate-hazard) 196,300 sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____ sq. ft.
- ☐ Business Group B _____ sq. ft.
- ☐ High-Hazard Group H _____ sq. ft.
- ☐ Other _____ sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

UNKNOWN AT THIS TIME. FINAL USE OF BUILDING TO BE DETERMINED WITH FUTURE TENANT(S).

Types of equipment or machinery to be used on site:

UNKNOWN AT THIS TIME. FINAL USE OF BUILDING TO BE DETERMINED WITH FUTURE TENANT(S).

Types and quantities of solid or liquid waste material which require disposal:

UNKNOWN AT THIS TIME. FINAL USE OF BUILDING TO BE DETERMINED WITH FUTURE TENANT(S).

Method of handling, storing and disposing of solid or liquid waste materials:

UNKNOWN AT THIS TIME. FINAL USE OF BUILDING TO BE DETERMINED WITH FUTURE TENANT(S).

Methods of providing site and building security other than the Village Police Department:

UNKNOWN AT THIS TIME. FINAL USE OF BUILDING TO BE DETERMINED WITH FUTURE TENANT(S).

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

THE BUILDING OWNER HAS A LARGE PORTFOLIO OF BUILDINGS THAT IT CURRENTLY MANAGES AND WILL HAVE REGULAR MAINTENANCE ONCE COMPLETED.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

NONE THAT WE ARE AWARE OF.

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☒ Title Sheet
- ☒ Survey
- ☒ Site Plan
- ☒ Grading and Drainage Plan
- ☒ Building and Fire Protection Plans
- ☒ Lighting Plan (including photometric plan)
- ☒ Landscape and Open Space Plan
- ☐ Signage Plan
- ☒ Industrial Waste Survey
- ☒ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.


I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: WANGARD PARTNERS
Signature: 
Address: 1200 N MAYFAIR ROAD
MILWAUKEE WI
(City) (State) (Zip)
Phone: 414-777-1200
Fax: _____
Email: mlake@wangard.com
Date: 3/14/2018

APPLICANT/AGENT:

Print Name: MATTHEW MANO
Signature: 
Address: 215 N WATER ST, SUITE 250
MILWAUKEE WI 53202
(City) (State) (Zip)
Phone: 414-277-9700
Fax: _____
Email: matthewmano@spsarchitects.com
Date: 3/13/2018

TENANT CONTACT:

Print Name: _____
Signature: _____
Address: _____
(City) (State) (Zip)
Phone: _____
Fax: _____
Email: _____
Date: _____

Return to: Katrina Karow
Kenosha Water Utility
4401 Green Bay Road
Kenosha, WI 53144
Email: kkarow@kenosha.org

Date Sent: 3-16-18 PH

Date Due: _____

**VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY**

To be submitted to the

Kenosha Water Utility

General Information

1. Facility Name: Parcel 32 Development
2. Mailing Address: T.B.D.
3. City, State, Zip Code: _____
4. Site Address: SEC 5TH165 & CTH H
5. Standard Industrial Classification Code (SIC): T.B.D.
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Name: STEWART WONGARD
Title: CEO/CHAIRMAN
Phone #: 414 777-1200

Company Contact

Name: MARK Lake
Title: Dir of Development
Phone #: 414 935 4014

The authorized representative must be a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or general partner or proprietor, or an individual designated by the aforementioned corporate official. The designated individual must meet the following criteria: (1) the person must be responsible for the overall operation of the facilities from which discharges originate, (2) the person is authorized in writing, and (3) the written authorization is submitted to the POTW.

7. List All Environmental Control Permits Held by or for the Facility.

T.B.D.

Operational Characteristics

1. Existing Number of Employees: Full Time _____ Part Time _____
2. Operational Schedule: Days/Wk _____ Hours/Day _____ # Shifts _____
3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): Industrial Warehouse

4. List principal raw materials used: N/A

5. List products produced and the average rate of production: N/A

6. List types of wastes created during production and any by-products produced: N/A

7. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. _____ gallons.
Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie _____
Meter number or address assigned to water meter(s). _____

8. Type of discharges: Continuous _____ Batch _____
If batch was indicated, give the average frequency and approximate volume of any batch discharges: _____

9. Describe the uses of water at this facility: _____

Wastewater Information

1. A process wastewater IS any wastewater discharged other than for sanitary, non-contact cooling or boiler blow-down purposes. List activities which generate a process wastewater and the time and duration of each discharge.

Wastewater Producing Process

Time and Duration of Discharges

2. For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.

3. Contact cooling water is cooling water that during the process comes into contact with process material, thereby becoming contaminated. Non-contact cooling water does not come into contact with process materials. Does this facility utilize cooling water?

4. Water volume used and discharged to sanitary sewer. A review of previous water usage bills may be helpful in assigning values to the following flows. If sanitary flow is not metered, provide an estimate based on 20 gallons per day fir each employee (i.e. water balance).

	Gallons per Day		Type of Wastewater Discharge (Continuous, Batch, None)
	<u>Consumed</u>	<u>Discharges</u>	
Sanitary Usage	<hr/>	<hr/>	<hr/>
Process Wastewater Usage	<hr/>	<hr/>	<hr/>
Cooling Water Usage	<hr/>	<hr/>	<hr/>
Other Usage	<hr/>	<hr/>	<hr/>
Total Volume	<hr/>	<hr/>	<hr/>

5. Describe all locations where wastewaters enter the collection system

6. Is there a sampling manhole on site? No

 Yes

If yes, describe the locations:

7. Are sanitary and process wastewaters separated? No

 Yes

8. Is boiler blowdown water discharged to the sanitary sewer? No

 Yes

9. Does your facility haul any process wastewater? No

 Yes

Compliance Information

1. Is there any usage of toxic compounds at the facility? No

 Yes

If yes, list and use check list on last page.

2. Are there any floor drains in the manufacturing or chemical storage area? No

 Yes

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?

No

 Yes

 If yes, describe procedure:

5. Is any form of waste water pretreatment practiced at this facility? No _____ Yes _____
If yes, describe: _____

6. List any specific pretreatment standards that apply to this facility: _____

7. If pretreatment standards are not being met on a consistent basis, describe what additional and maintenance or pretreatment must be performed to achieve compliance.

8. State the estimated timetable (compliance schedule) for the implementation of additional operations and maintenance or for the commencement and completion of major events leading to the construction and operation of the pretreatment facilities required to achieve compliance.

Submissions

Include a schematic (print) of the facility that shows the water intake points(s), existing sanitary sewer, discharge points (connection(s) to sanitary collection system), and direction of wastewater flows at the facility. Provide a diagram of water flow through any processes that use water for any purpose.

Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate this information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

STEWART WANGARU

Print Name: Authorized Representative

[Signature]
Signature: Authorized Representative

Chairman/CEO

Title

3/14/18

Date

Appendix
Toxic Pollutants Listed in 40CFR 307(a)

Known Absent	Suspected Present	Known Present	Pollutant
			1 Acenaphthene
			2 Acrolein
			3 Acrylonitrile
			4 Aldrin/Dieldrin
			5 Antimony and compounds
			6 Arsenic and compounds
			7 Asbestos
			8 Benzene
			9 Benzidine
			10 Beryllium and compounds
			11 Cadmium and compounds
			12 Carbon tetrachloride
			13 Chlordane
			14 Chlorinated benzenes
			15 Chlorinated ethanes
			16 Chlorinated ethers
			17 Chlorinated naphthalene
			18 Chlorinated phenols
			19 Chloroform
			20 2-chlorophenol
			21 Chromium and compounds
			22 Copper and compounds
			23 Cyanides
			24 DDT and metabolites
			25 Dichlorobenzenes
			26 Dichlorobenzidine
			27 Dichloroethylenes
			28 2,4-dichlorophenol
			29 Dichloropropane & Dichloropropene
			30 2,4-dimethylphenol
			31 Dinitrotoluene
			32 Diphenylhydrazine
			33 Endosulfan and metabolites

Known Absent	Suspected Present	Known Present	Pollutant
			34 Endrin and metabolites
			35 Ethylbenzene
			36 Fluoranthene
			37 Haloethers
			38 Halomethanes
			39 Heptachlor and metabolites
			40 Hexachlorobutadiene
			41 Hexachlorocyclopentadiene
			42 Hexachlorocyclohexane
			43 Isophrone
			44 Lead and compounds
			45 Mercury and compounds
			46 Naphthalene
			47 Nickel and compounds
			48 Nitrobenzene
			49 Nitrophenols
			50 Nitrosamines
			51 Pentachlorophenol
			52 Phenol
			53 Phthalate esters
			54 Polychlorinated biphenyls (PCBs)
			55 Polynuclear aromatic hydrocarbon
			56 Selenium and compounds ¹
			57 Silver and compounds
			58 2,3,7,8-Tetrachlorodibenzo- p- dioxin (TCDD)
			59 Tetrachloroethylene
			60 Thallium and compounds
			61 Toluene
			62 Toxaphene
			63 Trichloroethylene
			64 Vinyl chloride
			65 Zinc and compounds

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

REVIEWED: MAC

DESIGNED: DOS

QUANTITY: DOS

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

PARCEL 32 INDUSTRIAL BUILDING

PLEASANT PRAIRIE, WI

PLANS PREPARED FOR

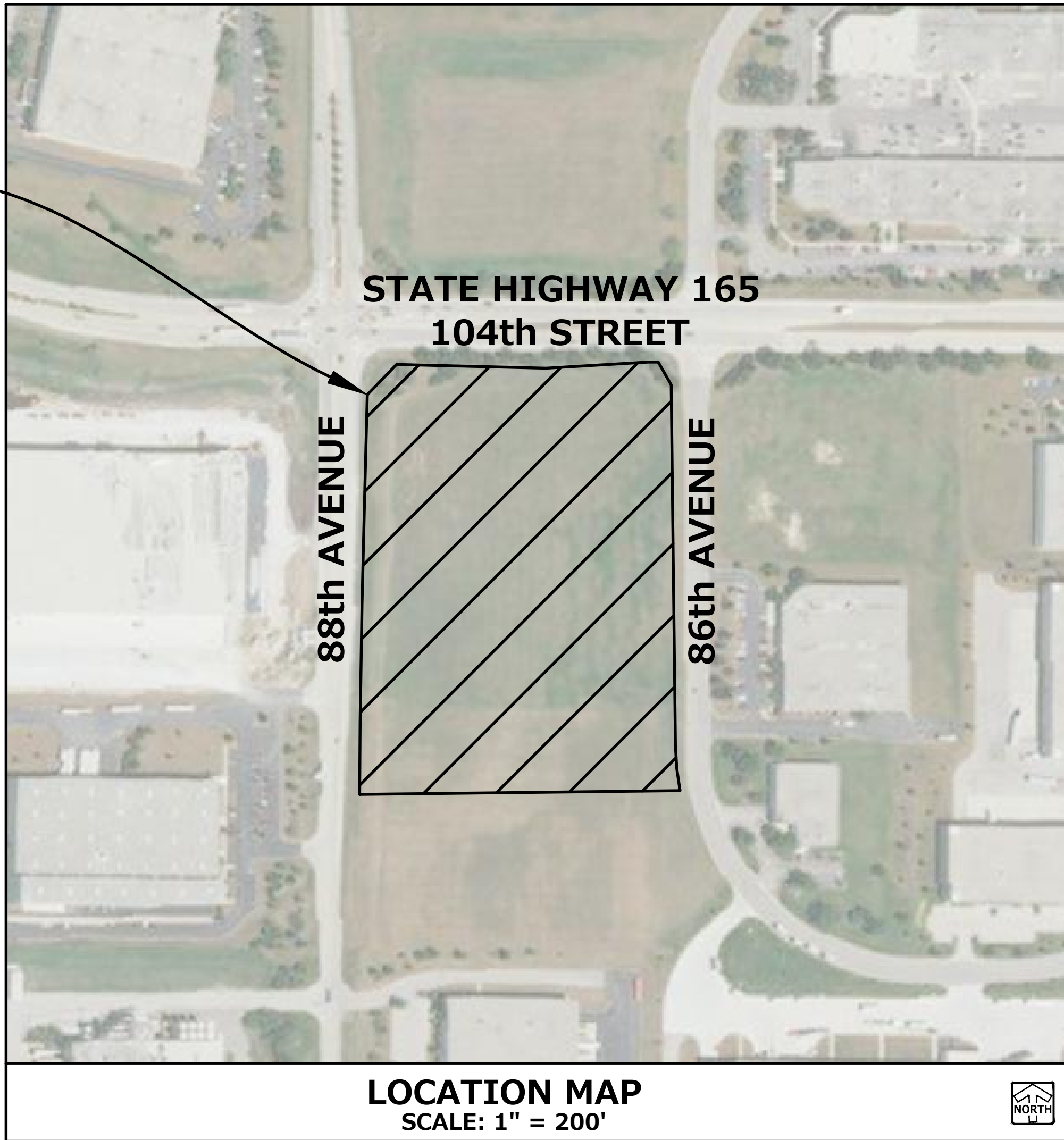
WANGARD

1200 N. MAYFAIR RD STE 310

MILWAUKEE, WI 53226

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER AREA DRAIN		■
STORM SEWER INLET (ROUND CASTING)	○	■
STORM SEWER INLET (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	△
CONCRETE HEADWALL	▽	▽
AIR RELEASE ASSEMBLY	⊗	⊗
VALVE BOX	⊗	⊗
FIRE HYDRANT	⊗	⊗
BUFFALO BOX	⊗	⊗
CLEANOUT	⊗	⊗
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
UTILITY CROSSING	—	—
LIGHTING	⊗	⊗
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	⊗	⊗
POWER POLE	⊗	⊗
POWER POLE WITH LIGHT	⊗	⊗
STREET SIGN	⊗	⊗
GAS MAIN	—	—
TELEPHONE LINE	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
FENCE LINE, WIRE	—	—
FENCE LINE, CHAIN LINK OR IRON	—	—
FENCE LINE, WOOD OR PLASTIC	—	—
CONCRETE SIDEWALK	—	—
CURB AND GUTTER	—	—
DEPRESSED CURB	—	—
REVERSE PITCH CURB & GUTTER	—	—
EASEMENT LINE	—	—

PROJECT LOCATION



BENCHMARKS	
	BENCHMARK 1 CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 28, TOWN 1 NORTH, RANGE 22 EAST, ELEVATION = 697.02
	BENCHMARK 2 CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 SECTION 28, TOWN 1 NORTH, RANGE 22 EAST, ELEVATION = 690.73
VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).	
BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (N.A.D. 1927).	
	SCALE: 1" = 500'

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAW	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED TERRACON, DATED MAY 9, 2008. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DISSEMINATE HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

GOVERNING AGENCY CONTACTS:

PLEASANT PRAIRIE VILLAGE HALL:
9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400
EMAIL: dkoehne@plprairiewi.com

COMMUNITY DEVELOPMENT DEPARTMENT:
JEAN WERBIE-HARRIS, DIRECTOR
PLANNING, ZONING ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@plprairiewi.com

PEGGY HERRICK
ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@plprairiewi.com

ENGINEERING DEPARTMENT:
MATT FINEOUR, P.E.
VILLAGE ENGINEER
OFFICE: (262) 925-6778
EMAIL: mfineour@plprairiewi.com

KURT DAVIDSEN, P.E.
ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728
EMAIL: kdavidsen@plprairiewi.com

PUBLIC WORKS DEPARTMENT:
JOHN STEINBRINK, JR., P.E.
DIRECTOR OF PUBLIC WORKS
ROGER PHRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@plprairiewi.com

STEVE WLAHOVICH
RIGHT OF WAY/ERROSION
CONTROL INSPECTOR
OFFICE: (262) 925-6767
EMAIL: swlahovich@plprairiewi.com

BUILDING INSPECTION DEPARTMENT:
SANDRO PEREZ
BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@plprairiewi.com

DONALD KOEHNE
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@plprairiewi.com

MICHAEL KAPRELIAN
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: rnkaprelan@plprairiewi.com

FIRE & RESCUE DEPARTMENT:
CRAIG ROEPKE
CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
DIRECT: (262) 948-8961
EMAIL: croepke@plprairiewi.com

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
EMAIL: croepke@plprairiewi.com

WI DEPARTMENT OF NATURAL RESOURCES:
ELAINE JOHNSON
WATER MANAGEMENT SPECIALIST
OFFICE: 262-884-2136
EMAIL: elaine.johnson@wisconsin.gov

PETER WOOD, P.E.
WATER RESOURCES ENGINEER
OFFICE: 262-884-2136
EMAIL: peter.wood@wisconsin.gov

CONTACTS:

CIVIL ENGINEER:
MATT CAREY, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

OWNER:
MARK LAKE
WANGARD
1200 N. MAYFAIR RD, SUITE 310
MILWAUKEE, WI 53226
(414)-777-1200
mlake@wangard.com

CONTRACTOR:
DAVID TENGLER, CM-BIM
HUZINGER CONSTRUCTION COMPANY
2110 ENTERPRISE AVE.
BROOKFIELD, WI 53045
(262) 797-0797

SURVEYOR:
JOHN P. KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

PUBLIC UTILITY CONTACTS:

AMERICAN TRANSMISSION COMPANY:
BRIAN MCGEE
EMAIL: (262) 506-6895
EMAIL: bmcgee@atcl.com
EMERGENCY NUMBER: (800) 972-5341

TIME WARNER CABLE:
STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

VILLAGE OF PLEASANT PRAIRIE UTILITIES:
OFFICE: (262) 694-1403

WE-ENERGIES:
ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
allie.klawinski@we-energies.com

NATURAL GAS EMERGENCY:
(800)261-5325
ELECTRICAL EMERGENCY:
(800)662-4797

AT&T:
MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM:
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE DIMENSION & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	SITE STABILIZATION PLAN
C-7 - C-10	CONSTRUCTION DETAILS
L-1 - L-4	LANDSCAPE PLANS

REQUIRED SUBMITTALS FOR APPROVAL

- HOT MIX ASPHALT - MIX DESIGN
- CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
- PAVEMENT STONE BASE COURSE - GRADATION
- PIPE BEDDING & TRENCH BACKFILL - GRADATION
- MANHOLE BACKFILL - GRADATION
- PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

- WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
- SANITARY SEWER PIPE & FITTINGS
- STORM SEWER PIPE, STRUCTURES, & FITTINGS
- TRACER WIRE
- UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
- ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS
- CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

Toll Free (800) 242-8611
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 545-2289
www.DiggersandHotline.com

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

PARCEL 32 INDUSTRIAL BUILDING
PLEASANT PRAIRIE, WI

COVER SHEET

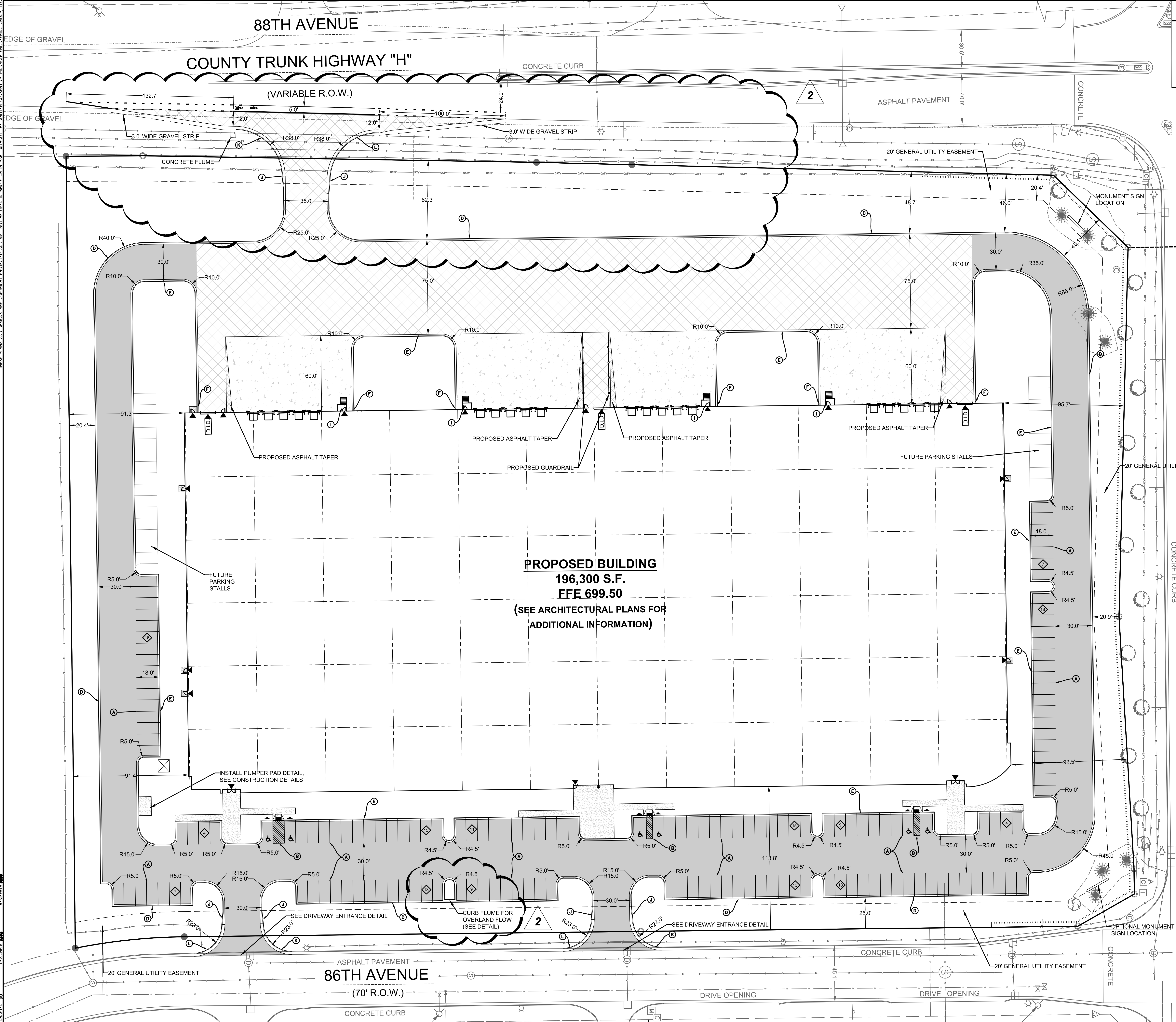
REVISIONS

1	BP2 - ADDENDUM A	5/4/2018	
2	BP2 - ADDENDUM B	5/9/2018	

PREC JOB NO: 868.008-WI
PREC PM: MAC
START DATE: 2/27/18
SCALE:

SHEET
C-1
of
C-10

DESIGNED: **MM**
DRAWN: **MM**
CHECKED: **MM**
REVIEWED: **MM**
DATE: 5/4/2018



SITE DATA

SITE AREA:	11.63 AC
BUILDING FOOTPRINT AREA:	4.51 AC (196,300 S.F.)
ADDED CAR PARKING SPACES:	159 SPACES (6 A.D.A.)
PAVEMENT AREA:	3.95 AC
IMPERVIOUS AREA:	8.51 AC
GREEN SPACE:	3.17 AC (27.3%)
ZONING DISTRICT:	(PLEASANT PRAIRIE)

LEGEND

	LIGHT DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONEST) 2" ASPHALTIC CONC. (2 LIPS) LOWER LAYER (3 LT 58-28.5) UPPER LAYER (3 LT 58-28.5)
	HEAVY DUTY PAVEMENT 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONEST) 2" ASPHALTIC CONC. (2 LIPS) LOWER LAYER (3 LT 58-28.5) UPPER LAYER (4 LT 58-28.5)
	CONCRETE PAVEMENT (TRUCK DOCK AREA) 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONEST) 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6446 GAUGE STEEL MESH)
	CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONEST) 5" PCC (646 WELDED WIRE FABRIC PER RAC 315-92)
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2' O.C.
	R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE CURB & GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN DRIVE IN OR MAN DOOR)
	5.0' WIDE CONCRETE SIDEWALK (SEE DETAIL)
	STAIRS (SEE ARCHITECTURAL PLANS)
	18" TO 30" CURB TRANSITION
	30" CURB & GUTTER (SEE DETAIL)
	30" REVERSE CURB & GUTTER (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR
	OVERHEAD DOOR

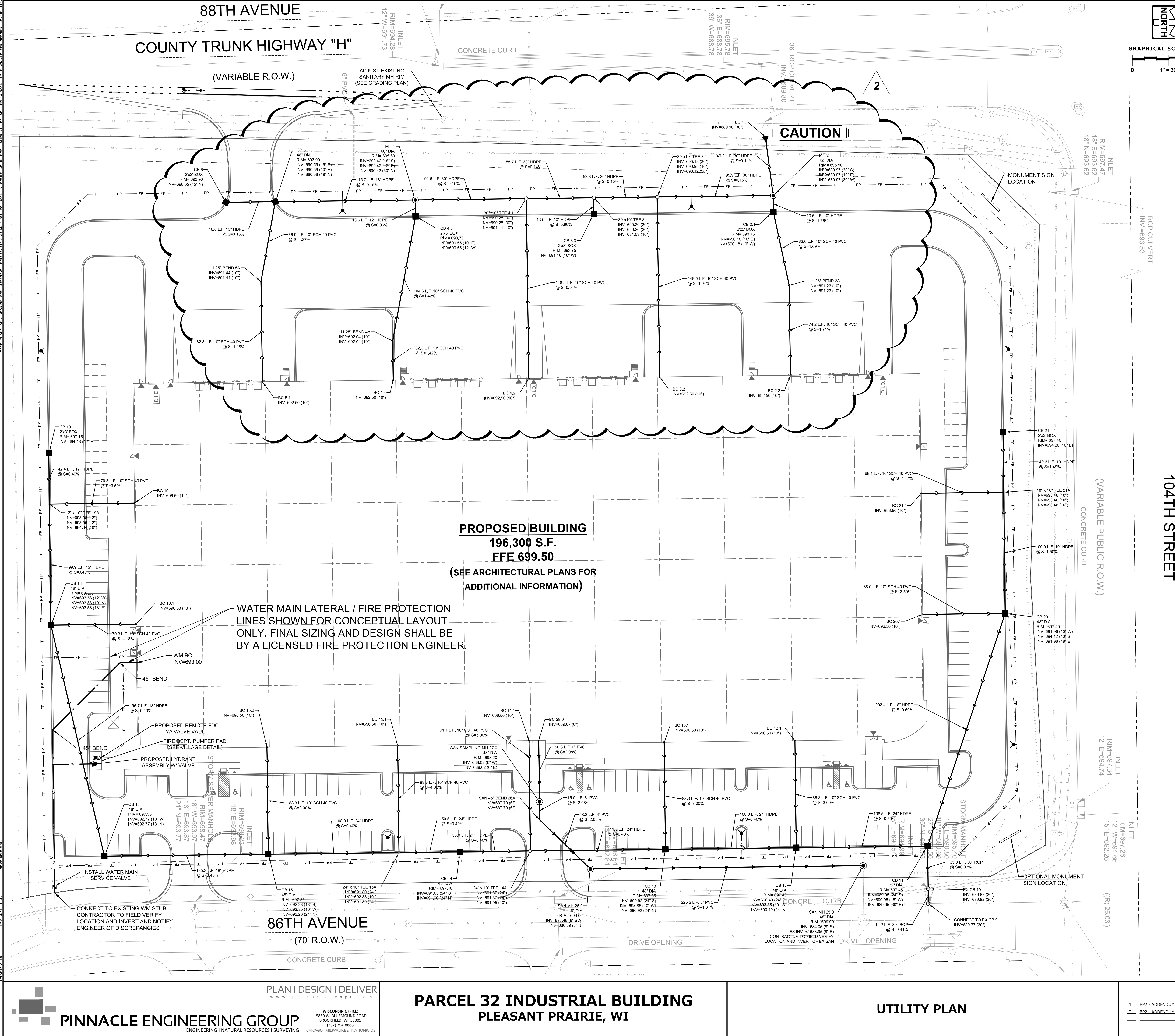
NOTES

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
- ALL RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
- SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
- ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.
SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVIEWED: MAC DESIGNED: DOS QUANTILE: DOS



NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ALL STATE AND LOCAL ORDINANCES AND SPECIFICATIONS). IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
- STORM SEWER SPECIFICATIONS -
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADE OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-1380 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3002, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 10" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL. IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
- WATER MAIN SPECIFICATIONS -
PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON G.D. AND INTERIOR ELASTOMERIC BEARING JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.2.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS". THE DISTANCE FROM THE GROUND LINE TO THE CENTRINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.
BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".
BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".
- MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
- WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 132.07(1)(2)(3) OF THE STATUTES. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
- ALL SERVICE LATERALS THAT ARE NOT UTILIZED, SHALL BE ABANDONED PROPERLY AT THE MAIN.

LEGEND

SANITARY SEWER MANHOLE		ELECTRICAL CABLE	
STORM SEWER MANHOLE		GAS MAIN	
STORM SEWER CATCH BASIN (ROUND CASTING)		TELEPHONE LINE	
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		OVERHEAD WIRES	
PRECAST CONCRETE FLARED END SECTION		LIGHTING	
CLEANOUT		SANITARY SEWER	
VALVE BOX		FORCE MAIN	
FIRE HYDRANT		STORM SEWER	
ELECTRICAL TRANSFORMER OR PEDESTAL		DRAIN TILE	
POWER POLE		WATER MAIN	
POWER POLE WITH LIGHTS		FIRE PROTECTION	
STREET SIGN		UTILITY CROSSING	
UTILITY TO BE REMOVED			

REVISIONS

NO.	DESCRIPTION	DATE
1	BP2 - ADDENDUM A	5/4/2018
2	BP2 - ADDENDUM B	5/9/2018

PLAN I DESIGN I DELIVER

WISCONSIN OFFICE: 15850 W. BLUEMOUND ROAD, BROOKFIELD, WI 53005, (262) 754-8888, CHICAGO / MILWAUKEE / NATIONWIDE

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PARCEL 32 INDUSTRIAL BUILDING

PLEASANT PRAIRIE, WI

UTILITY PLAN

1 - BP2 - ADDENDUM A 5/4/2018

2 - BP2 - ADDENDUM B 5/9/2018

PROJECT NO. 868.00B-00B (W/CAD) SHEETS 868.00B UTILITY PLAN.DWG

DATE: 2/27/18

SCALE: AS SHOWN

SHEET C-5 OF C-10

FOR REVIEW ONLY

UTILITY PLAN

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPLINES AS NEEDED
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

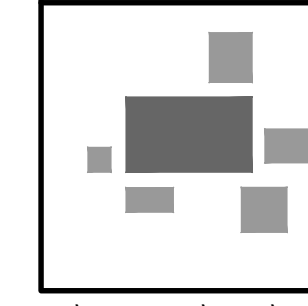
1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER SEVERAL PERMIT (NPDES PERMIT NO. WY000313) FOR CONSTRUCTION SITE AND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NPDES PERMIT AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS THE "STABILIZATION AND EROSION CONTROL MEASURES." THE OWNER, CONTRACTOR AND SUBCONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE OWNER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS GOVERNMENT TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY THE OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK INCLUDING GRADING OR CONSTRUCTION OF ANY STRUCTURES. AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE ENTRANCES TO THE PROJECT AND OPERATIONAL, BEFORE BEGINNING OF SIGNIFICANT WORK WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL NECESSARY PERMITS. AS SHOWN ON THE PLANS, THE PERMITS SHALL BE OBTAINED PRIOR TO AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCOURED IMMEDIATELY PRIOR TO ANY DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION INTO THE STORM SEWER. THE STORM SEWER SHALL BE PROTECTED BY INSTALLING A SILT FENCE AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, AND CULVERTS SHALL BE PROTECTED BY SILT FENCES AND STABILIZATION DEVICES.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
- PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
- BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
- DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR TOWARD.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL, BEFORE BEGINNING OF SIGNIFICANT GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SLOPES.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY.
14. MAINTAIN SLOPE EROSION CONTROL DEVICES THROUGHOUT THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR WHEN TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DRAINED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO EXISTING WATER BODY OR TREATMENT FACILITY.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT ARE NOT STABILIZED WITHIN THE PERIOD OF FOURTEEN (14) DAYS AFTER TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH WITH AMERICAN GREEN 2338E HYPOXIS HYPOCYPRUS AND APPROVED EROSION AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258B (OR APPROVED EQUIV.) OR WITHIN AN AREA OF 100' OR MORE, THE STABILIZATION SHALL BE IN ACCORDANCE WITH COMBINATION TREES, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON-SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A STATION ON SITE TO MONITOR WEATHER CONDITIONS. IF WEATHER CONDITIONS DO NOT OTHERWISE BECOME EXTENSIVE THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE PROTECTED BY EROSION CONTROL MEASURES TO MINIMIZE THE POTENTIAL FOR POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN STABILIZED AND ARE SUBJECT TO PRECIPITATION. PRECIPITATION SHALL BE DEFINED AS 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A DETAILED RECORD OF DAILY PRECIPITATION. INSPECTIONS SHALL BE CONDUCTED IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT TRENCHES REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION

LEGEND

- | | | | |
|--|---|--|--|
| | SANITARY SEWER MANHOLE | | NORMAL WATER LEVEL (NWL) |
| | STORM SEWER MANHOLE | | DIRECTION OF SURFACE FLOW |
| | STORM STORM CATCH BASIN (ROUND CASTING) | | DITCH OR SWALE |
| | STORM SEWER CATCH BASIN (RECTANGULAR CASTING) | | DIVERSION SWALE/BERM |
| | PRECAST FLARED END SECTION | | OVERFLOW RELIEF ROUTING |
| | CLEANOUT | | SILT FENCE |
| | VALVE BOX | | INLET PROTECTION |
| | FIRE HYDRANT | | CONSTRUCTION ENTRANCE |
| | PROPOSED CONTOUR | | HYDROSEED
(PER MANUFACTURER SPECIFICATIONS) |
| | PROPOSED SPOT ELEVATION | | EROSION CONTROL BLANKET
(NORTH AMERICAN GREEN S75 OR EQUAL) |
| | WETLANDS | | |
| | FLOODPLAIN | | |
| | HIGH WATER LEVEL (HWL) | | |

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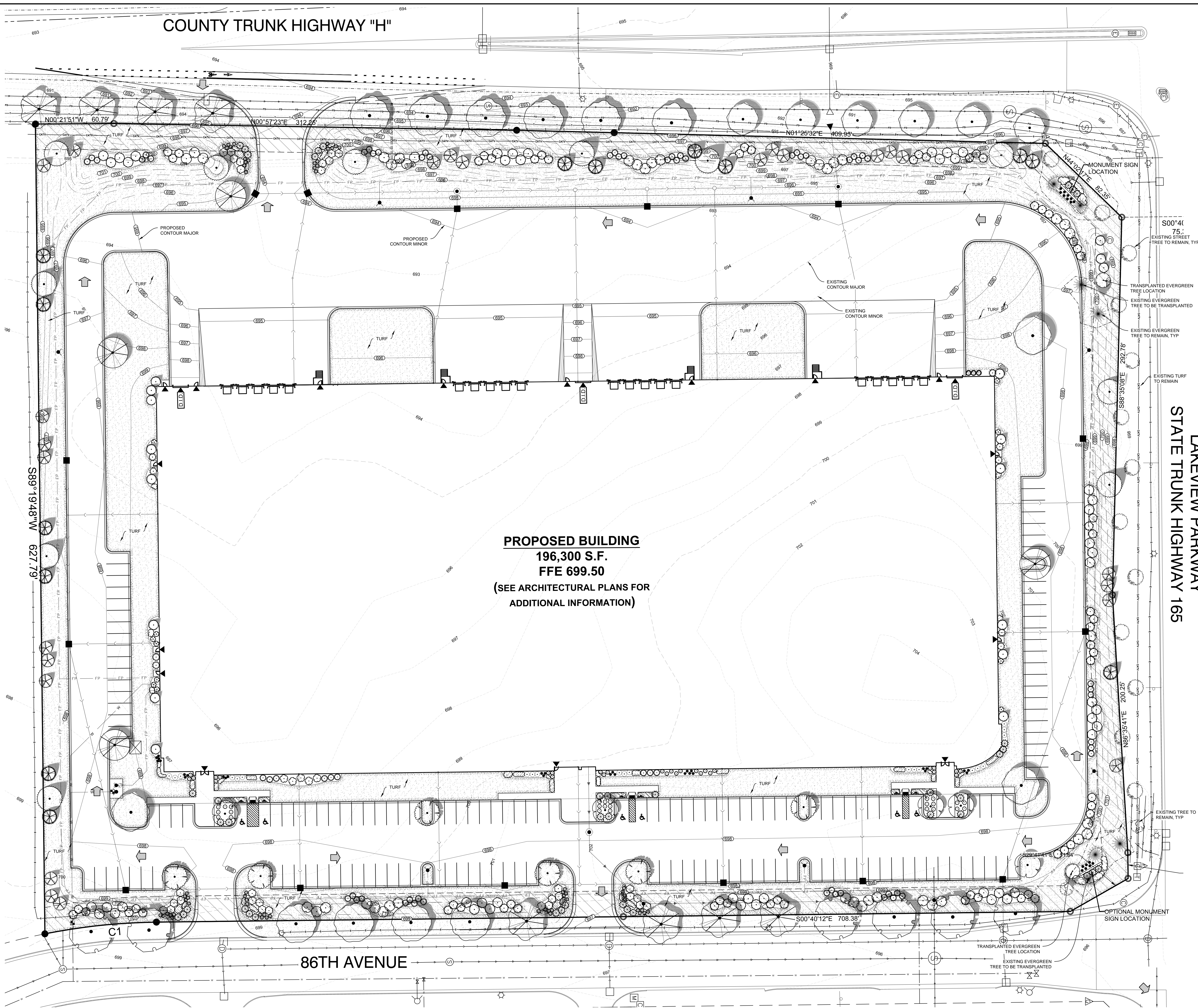
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DRAWN: DUB
REVIEWED: MAC



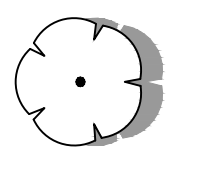
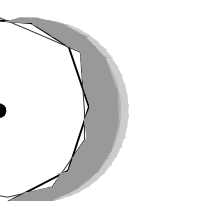
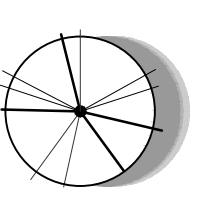

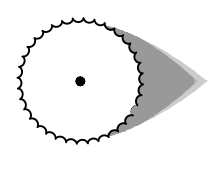
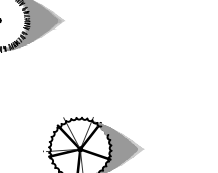
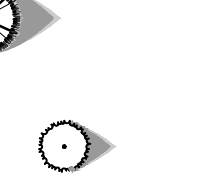


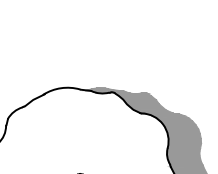
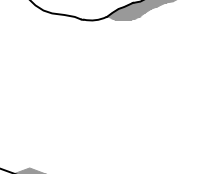
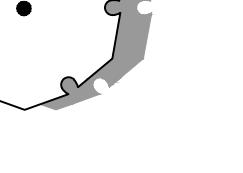

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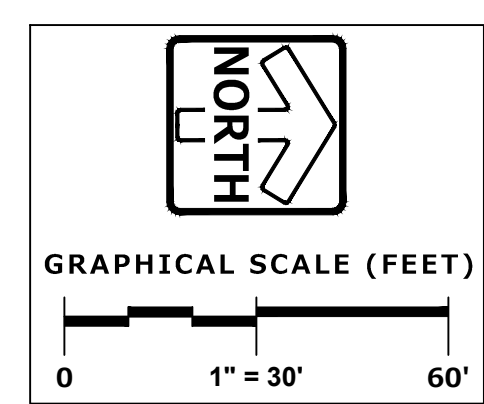
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PROPOSED BUILDING
196,300 S.F.
FFE 699.50
(SEE ARCHITECTURAL PLANS FOR
ADDITIONAL INFORMATION)

TREE PLANTING KEY	
DECIDUOUS TREES	COMMON NAME
	'Autumn Brilliance' Serviceberry Amelanchier x grandiflora 'Autumn Brilliance'
	Skyline Thornless Honey Locust Gleditsia triacanthos inermis 'Skycole' TM
	Greenspire Littleleaf Linden Tilia cordata 'Greenspire'
	New Horizon American Elm Ulmus americana 'New Horizon'
EVERGREEN TREES	
	White Fir Abies concolor
	Chinese Juniper Juniperus chinensis 'Mountbatten'
	Canaertii Juniper Juniperus virginiana 'Canaertii'
	Black Hills Spruce Picea glauca 'Densata'
	Techny Arborvitae Thuja occidentalis 'Techny'
STREET TREES	
	Autumn Blaze Maple Acer freemanii 'Autumn Blaze'
	Skyline Thornless Honey Locust Gleditsia triacanthos inermis 'Skycole' TM
	Kentucky Coffeetree Gymnocladus dioica 'Espresso'
	Elm Ulmus x 'Morton Glossy' TM



PARCEL 32 INDUSTRIAL BUILDING
PLEASANT PRAIRIE, WI

OVERALL LANDSCAPE - TREE PLAN

REVISIONS	
1	BP2 - ADDENDUM A 5/4/2018
2	BP2 - ADDENDUM B 5/9/2018

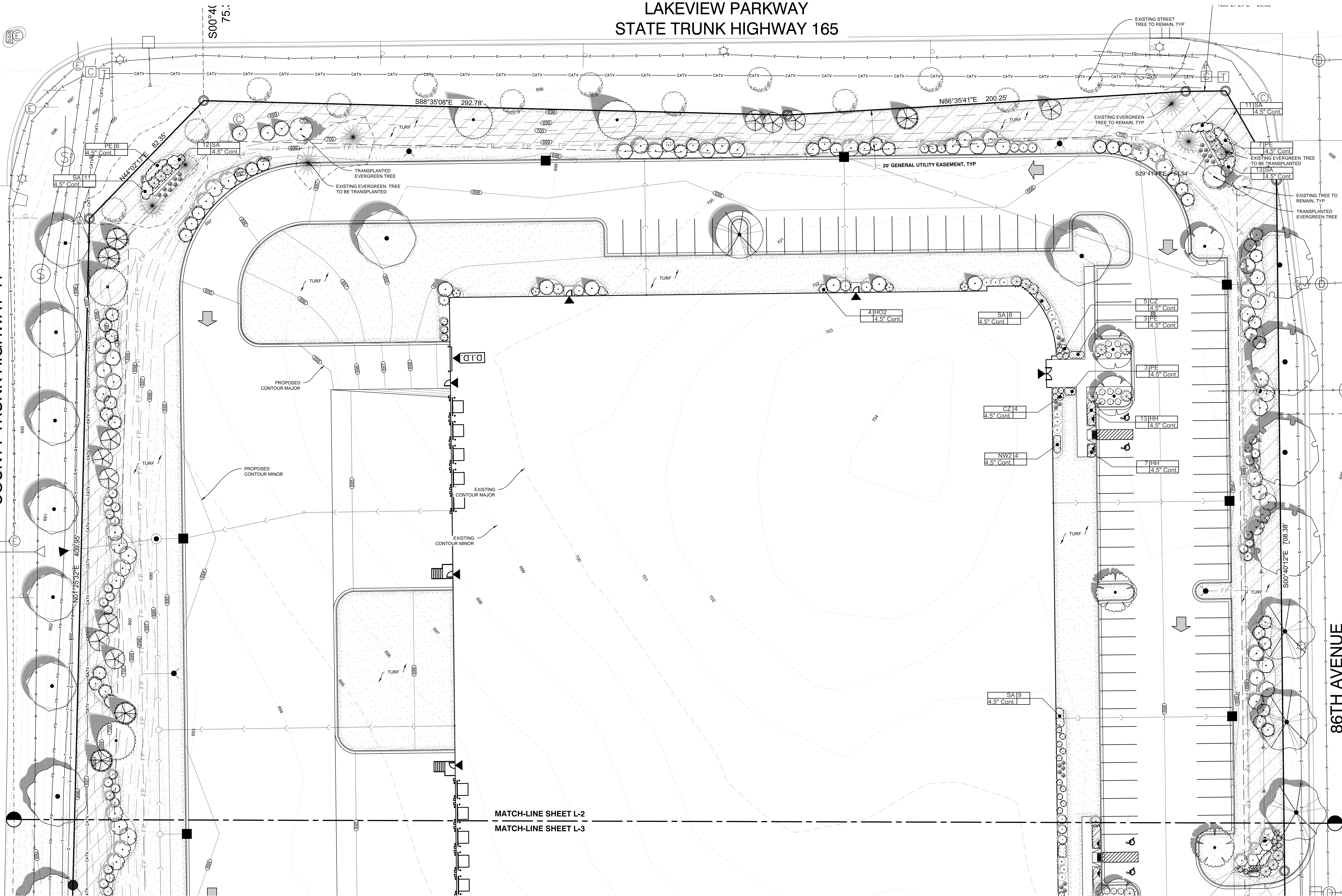
PROJECT NO. 868.00B-WI	MAC
DATE 2/27/18	
SCALE 1"=30'	
SHEET L-1 of L-4	

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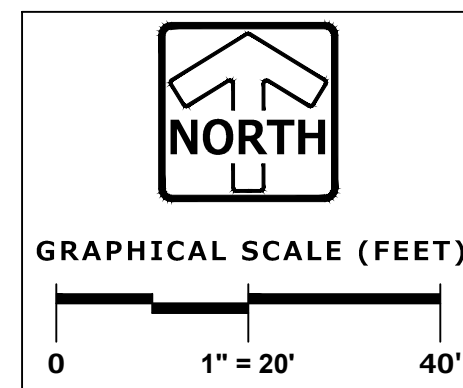
COUNTY TRUNK HIGHWAY "H"

LAKEVIEW PARKWAY
STATE TRUNK HIGHWAY 165

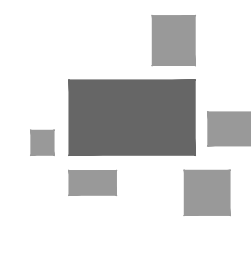


SHRUB/PERENNIAL PLANTING KEY

DECIDUOUS SHRUBS	COMMON NAME
	Brilliant Red Chokeberry/Red Chokeberry <i>Aronia arbutifolia</i> 'Brilliantissima'
	Black Chokeberry <i>Aronia melanocarpa</i> 'Inkberry Beauty'™
	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>
	McKay's White Bush Cinquefoil <i>Potentilla fruticosa</i> 'McKay's White'
	Purple Leaf Sand Cherry <i>Prunus x cistena</i>
	Goldflame Spiraea <i>Spiraea x bumalda</i> 'Goldflame'
	Sensation Lilac <i>Syringa vulgaris</i> 'Sensation'
	Arrowwood Viburnum <i>Viburnum dentatum</i> 'Arrowwood'
	Southern Arrowwood <i>Viburnum dentatum</i> 'Blue Muffin'
EVERGREEN SHRUBS	COMMON NAME
	Maney Juniper <i>Juniperus chinensis</i> 'Maney'
	Sea Green Juniper <i>Juniperus chinensis</i> 'Sea Green'
	Creeping Juniper <i>Juniperus horizontalis</i> 'Youngstown'
	Tauton Yew <i>Taxus x media</i> 'Tauntonii'
ORNAMENTAL GRASSES	COMMON NAME
	Feather Reed Grass <i>Calamagrostis x acutiflora</i> 'Karl Foerster'
	Blue Switch Grass <i>Panicum virgatum</i> 'Heavy Metal'
PERENNIALS	COMMON NAME
CZ	Zagreb Thread Leaf Coreopsis <i>Coreopsis verticillata</i> 'Zagreb'
EM	Magnus Purple Coneflower <i>Echinacea purpurea</i> 'Magnus'
HH	Happy Returns Daylily <i>Hemerocallis x</i> 'Happy Returns'
HO2	Coral Bells <i>Heuchera x</i> 'Obsidian'
NW2	Walkers Low Catmint <i>Nepeta x faassenii</i> 'Walkers Low'
PE	Emerald Blue Moss Phlox <i>Phlox subulata</i> 'Emerald Blue'
SA	Autumn Joy Sedum <i>Sedum x</i> 'Autumn Joy'



MATCH-LINE SHEET L-2
MATCH-LINE SHEET L-3



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



ENLARGED LANDSCAPE PLAN - NORTH

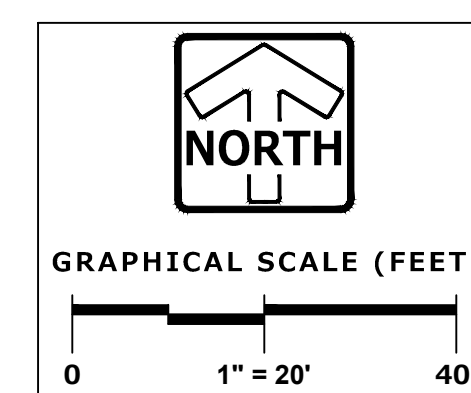
REVISIONS	
1	BP2 - ADDENDUM A 5/4/2018
2	BP2 - ADDENDUM B 5/9/2018

PROJECT NO. 868.00B-WI	MAC
START DATE 2/27/18	SCALE 1"=20'

SHEET	L-2
	8
	L-4



SHRUB/PERENNIAL PLANTING KEY	
DECIDUOUS SHRUBS	COMMON NAME
	Brilliant Red Chokeberry/Red Chokeberry <i>Aronia arbutifolia</i> 'Brillantisima'
	Black Chokeberry <i>Aronia melanocarpa</i> 'Inroquois Beauty'™
	Dwarf Bush Honeysuckle <i>Diervilla lonicera</i>
	McKay's White Bush Cinquefoil <i>Potentilla fruticosa</i> 'McKay's White'
	Purple Leaf Sand Cherry <i>Prunus x cistena</i>
	Goldflame Spiraea <i>Spiraea x bumalda</i> 'Goldflame'
	Sensation Lilac <i>Syringa vulgaris</i> 'Sensation'
	Arrowwood Viburnum <i>Viburnum dentatum</i> 'Arrowwood'
	Southern Arrowwood <i>Viburnum dentatum</i> 'Blue Muffin'
EVERGREEN SHRUBS	COMMON NAME
	Maney Juniper <i>Juniperus chinensis</i> 'Maney'
	Sea Green Juniper <i>Juniperus chinensis</i> 'Sea Green'
	Creeping Juniper <i>Juniperus horizontalis</i> 'Youngstown'
	Tautou Yew <i>Taxus x media</i> 'Tauntontii'
ORNAMENTAL GRASSES	COMMON NAME
	Feather Reed Grass <i>Calamagrostis x acutiflora</i> 'Karl Foerster'
	Blue Switch Grass <i>Panicum virgatum</i> 'Heavy Metal'
PERENNIALS	COMMON NAME
CZ	Zagreb Threed Leaf Coreopsis <i>Coreopsis verticillata</i> 'Zagreb'
EM	Magnus Purple Coneflower <i>Echinacea purpurea</i> 'Magnus'
HH	Happy Returns Daylily <i>Heimericallis x 'Happy Returns'</i>
HQ2	Coral Bells <i>Heuchera x 'Obsidian'</i>
HO2	Walkers Low Catmint <i>Nepeta x faassonii</i> 'Walkers Low'
PE	Emerald Blue Moss Phlox <i>Phlox subulata</i> 'Emerald Blue'
SA	Autumn Joy Sedum <i>Sedum x 'Autumn Joy'</i>



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DESIGNED: DUB

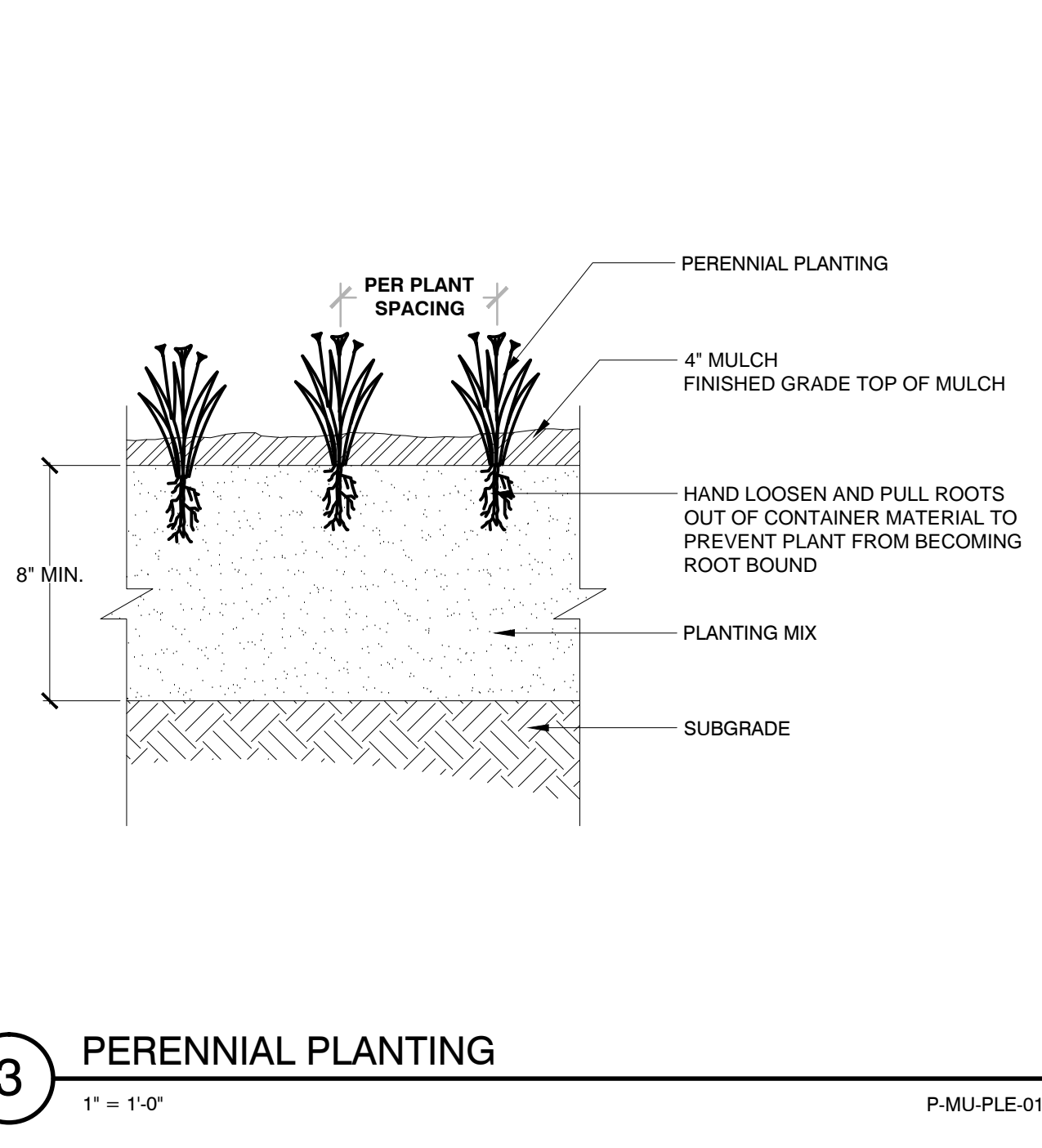
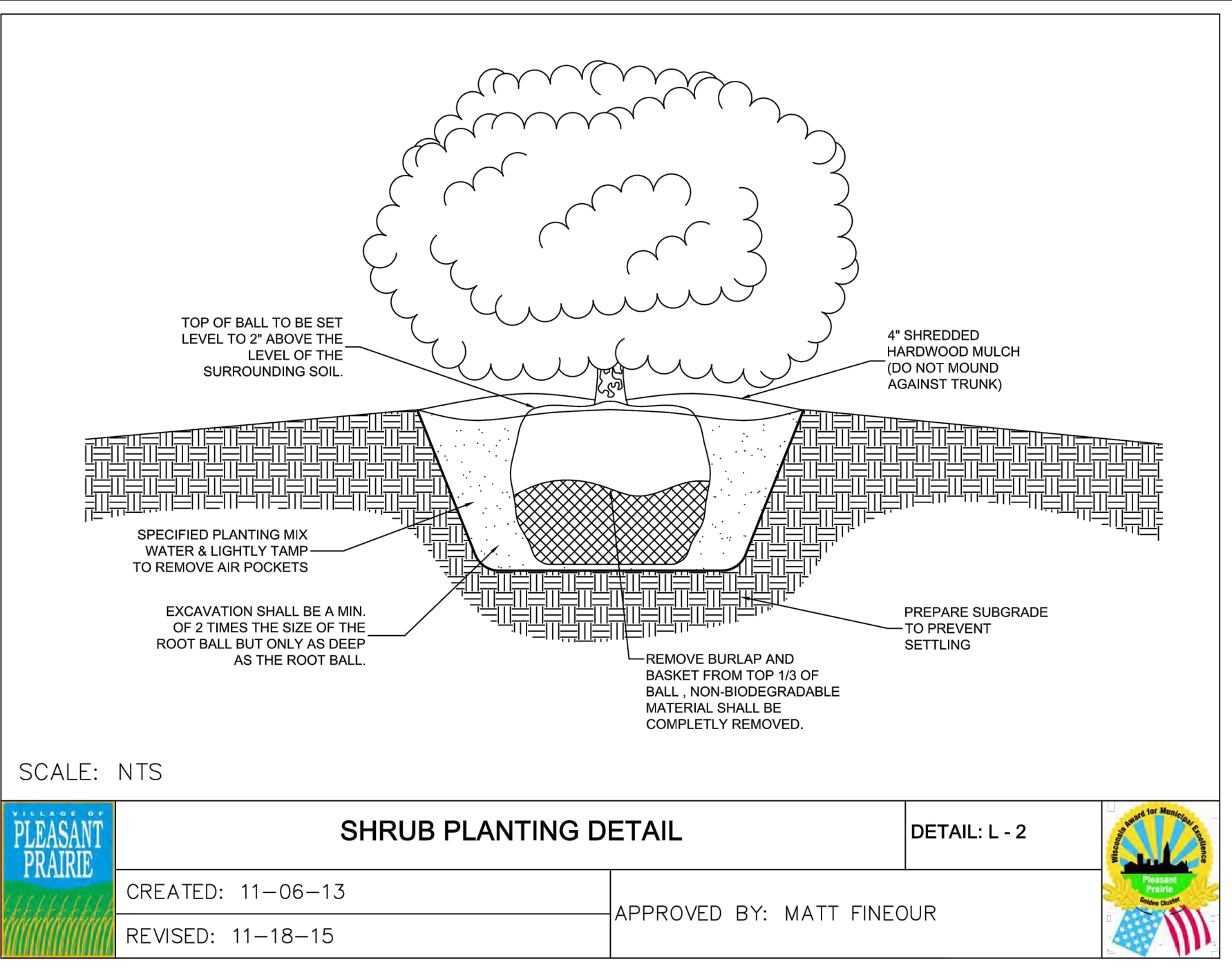
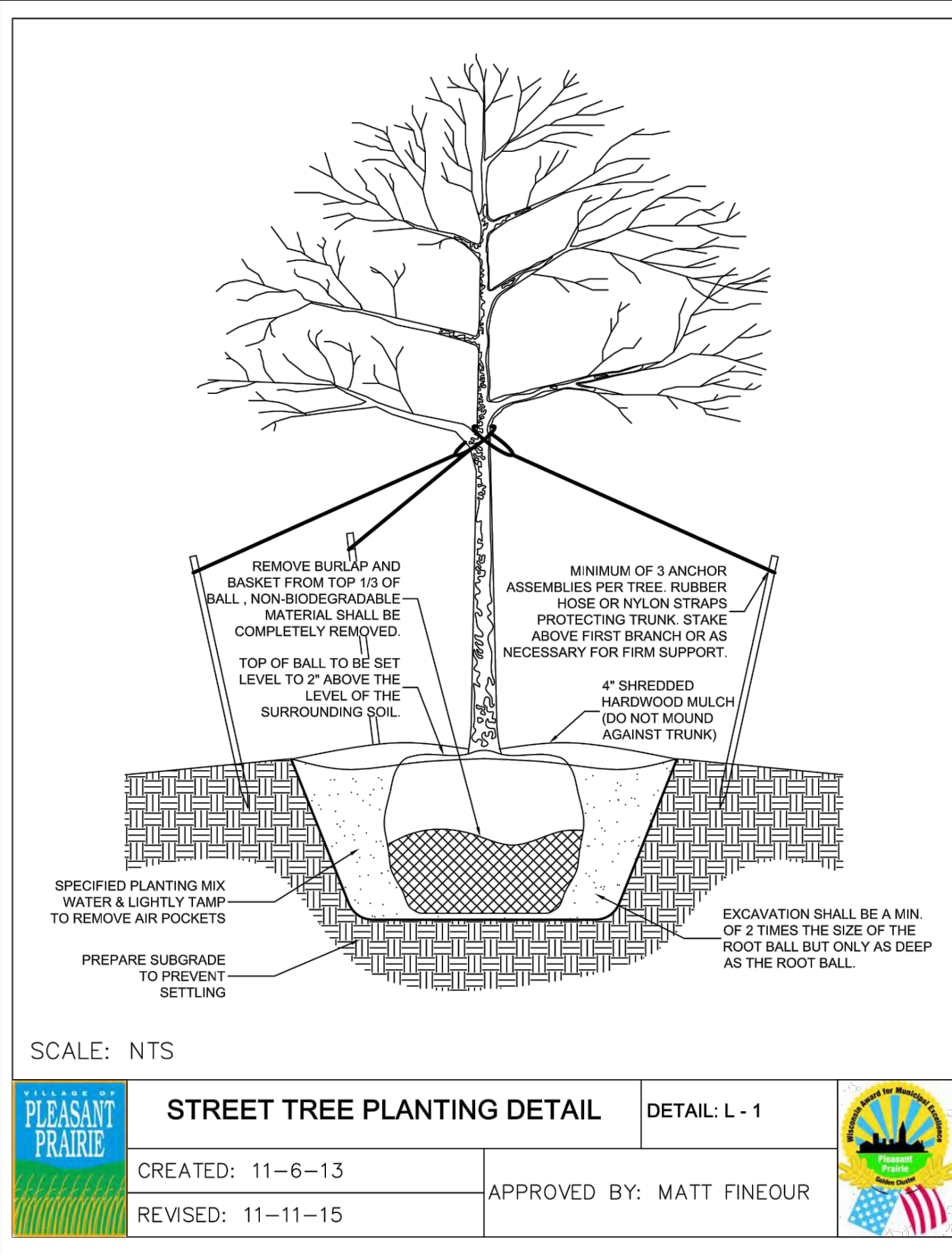
QUANTITIES: DUB

PLANT SCHEDULE

DECIDUOUS TREES	COMMON NAME	SIZE	QTY	REMARKS	
Ametlancheher x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2" Cal.	5	20' Tall & Wide	
Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2" Cal.	3	50' Tall x 35' Wide	
Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	4	50' Tall x 30' Wide	
Ulmus americana 'New Horizon'	New Horizon American Elm	2" Cal.	6	35' Tall x 25' Wide	
EVERGREEN TREES	COMMON NAME	SIZE	QTY	REMARKS	
Abies concolor	White Fir	5' Ht.	11	40' Tall x 25' Wide	
Juniperus virginiana 'Canaertii'	Canaertii Juniper	5' Ht.	24	30' Tall x 12' Wide	
Picea glauca 'Densata'	Black Hills Spruce	5' Ht.	15	30' Tall x 12' Wide	
Thuja occidentalis 'Techny'	Techny Arborvitae	5' Ht.	17	15' Tall x 8' Wide	
STREET TREES	COMMON NAME	SIZE	QTY	REMARKS	
Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal.	6	45' Tall x 35' Wide	
Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2.5" Cal.	6	50' Tall x 35' Wide	
Gymnocladus dioica 'Espresso'	Kentucky Coffeeetree	2.5" Cal.	10	50' Tall x 35' Wide	
Ulmus x 'Morton Glossy' TM	Elm	2.5" Cal.	6	55' Tall x 45' Wide	
DECIDUOUS SHRUBS	COMMON NAME	SIZE	QTY	REMARKS	
Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry/Red Chokeberry	2 gal.	3	7' Tall x 4' Wide	
Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	2 gal.	21	2' Tall x 5' Wide	
Diervilla lonicera	Dwarf Bush Honeysuckle	2 gal.	11	3' Tall x 4' Wide	
Potentilla fruticosa 'McKay's White'	McKay's White Bush Cinquefoil	2 gal.	28	2.5' Tall x 3' Wide	
Prunus x cistena	Purple Leaf Sand Cherry	2 gal.	5	8' Tall x 6' Wide	
Spiraea x bumalda 'Goldflame'	Goldflame Spirea	2 gal.	25	3' Tall x 3' Wide	
Syringa vulgaris 'Sensation'	Sensation Lilac	5 gal.	41	10' Tall x 10' Wide	
Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	2 gal.	46	8' Tall x 8' Wide	
Viburnum dentatum 'Blue Muffin'	Southern Arrowwood	2 gal.	30	6' Tall x 6' Wide	
EVERGREEN SHRUBS	COMMON NAME	SIZE	QTY	REMARKS	
Juniperus chinensis 'Maney'	Maney Juniper	18" TW	64	5' Tall x 5' Wide	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" TW	64	5' Tall x 7' Wide	
Juniperus horizontalis 'Youngstown'	Creeeping Juniper	18" TW	40	1' Tall x 6' Wide	
Taxus x media 'Tauntonii'	Tauton Yew	18" TW	9	3' Tall x 6' Wide	
ORNAMENTAL GRASSES	COMMON NAME	SIZE	QTY	REMARKS	
Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal.	44	3' Tall x 2' Wide	
Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 gal.	58	4' Tall x 3' Wide	
PERENNIALS	COMMON NAME	SIZE	SPACING	QTY	REMARKS
Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	4.5" Cont.	18" o.c.	32	18" Tall x 18" Wide
Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	4.5" Cont.	18" o.c.	11	3' Tall x 18" Wide
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	4.5" Cont.	24" o.c.	73	18" Tall x 18" Wide
Heuchera x 'Obsidian'	Coral Bells	4.5" Cont.	24" o.c.	8	24" Tall x 12" Wide
Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	4.5" Cont.	36" o.c.	13	24" Tall x 30" Wide
Phlox subulata 'Emerald Blue'	Emerald Blue Moss Phlox	4.5" Cont.	36" o.c.	32	6" Tall x 36" Wide
Sedum x 'Autumn Joy'	Autumn Joy Sedum	4.5" Cont.	24" o.c.	135	24" Tall x 24" Wide
SOD/SEED	COMMON NAME	QTY			
Turf Seed Drought Tolerant Dwarf Fescue Blend		140,366 sf			

SITE DATA

PARKING LOT AREA - 68,155 SF
PARKING LOT INTERIOR LANDSCAPE AREA - 7,496 SF (11%)
TOTAL OPEN SPACE ON SITE - 137,983 SF

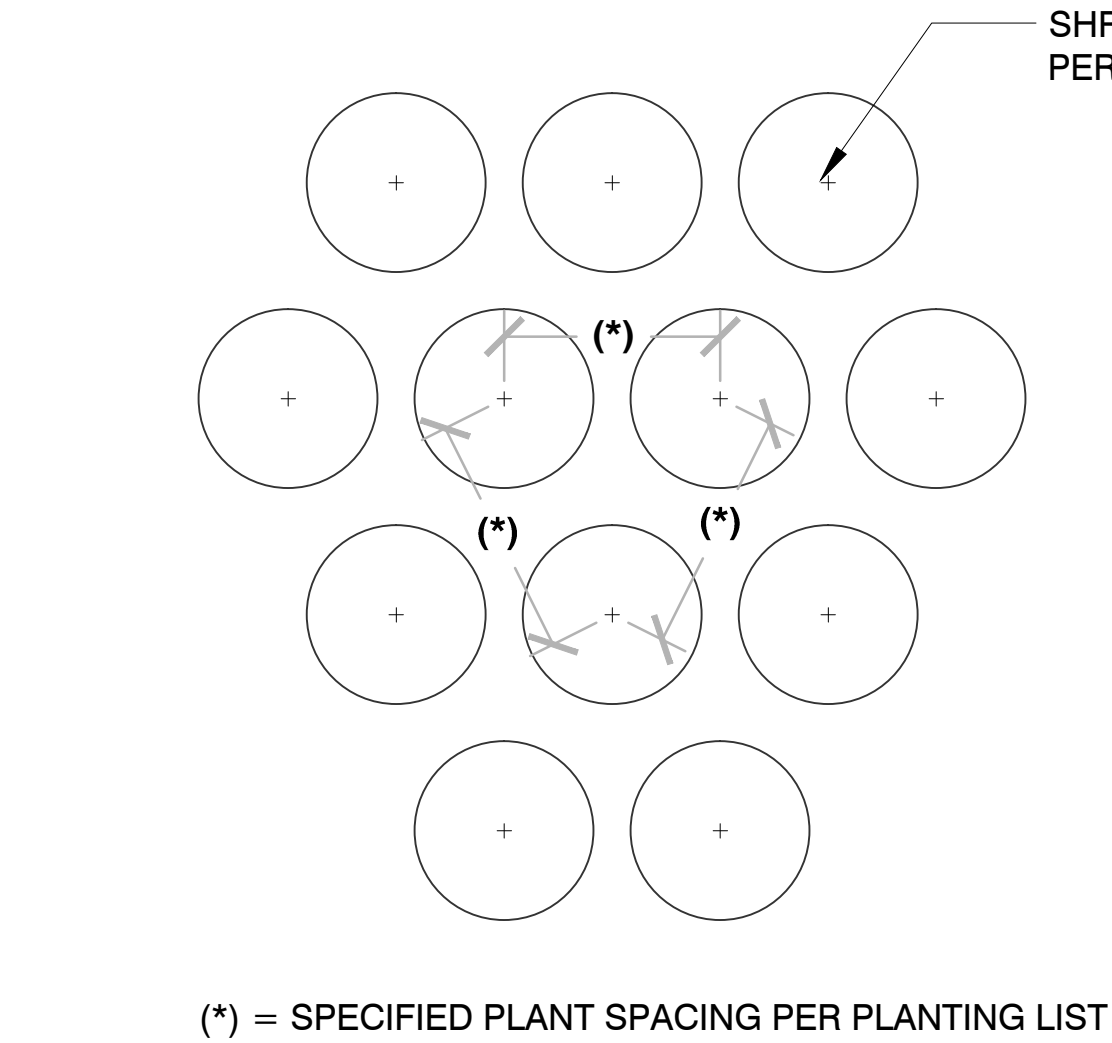


GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 3" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 8" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 8" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- ALL PLANTING BEDS AND PLANTED TREES SHALL BE MULCHED WITH 4" DEEP SHREDDED HARDWOOD MULCH.
- NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
- CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM DRIVEWAYS, STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- ALL LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR. BLEND NEW TURF INTO EXISTING TURF IN AREAS WHERE EXISTING TURF HAS REMAINED HEALTHY AND UNDISTURBED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE.
- CONTRACTOR SHALL PROVIDE OWNER WITH A DETAILED MAINTENANCE SCHEDULE PRIOR TO THE CONCLUSION OF CONTRACTOR MAINTENANCE REQUIREMENTS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A TRENCHED BED EDGE.
- REFERENCE VILLAGE STANDARD CONSTRUCTION SPECIFICATIONS VS-0700 FOR SPECIFIC STREET TREE PLANTING REQUIREMENTS

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS SOIL AMENDMENT.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT.
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW FINISHED GRADE.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



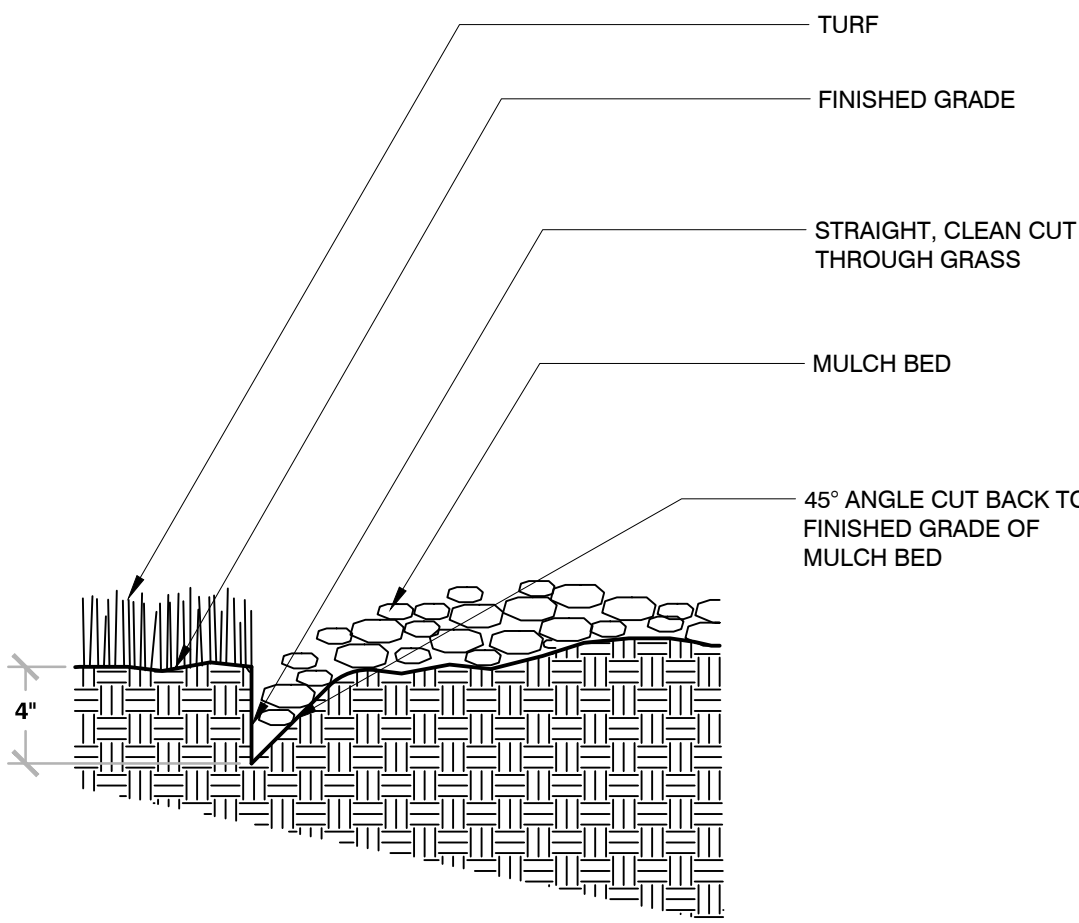
(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

4 PLANT SPACING

3/4" = 1'-0"

5 TRENCHED BED EDGE

3/4" = 1'-0"



PLAN | DESIGN | DELIVER
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PARCEL 32 INDUSTRIAL BUILDING
PLEASANT PRAIRIE, WI

PLANTING SCHEDULE- DETAILS & NOTES

REVISIONS			
1	BP2 - ADDENDUM A	5/4/2018	
2	BP2 - ADDENDUM B	5/9/2018	

PREC. JOB NO. 868.00B-V01	MAC
PREC. PM.	
START DATE	2/27/18
SCALE	

SHEET	
L-4	
of	
L-4	

PROJECT:

PARCEL 32 INDUSTRIAL BUILDING

CORNER OF 88TH AVENUE AND S.T.H 165
PLEASANT PRAIRIE, WISCONSIN



215 N. WATER STREET, SUITE 250
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PROJECT

PROPOSED NEW BUILDING:
PARCEL 32
INDUSTRIAL BLDG
PLEASANT PRAIRIE, WISCONSIN

GENERAL CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	WP-17-468.01
ISSUED FOR	MUNICIPAL REVIEW
DATE	MAY 4, 2018

SHEET

TITLE PAGE

G000

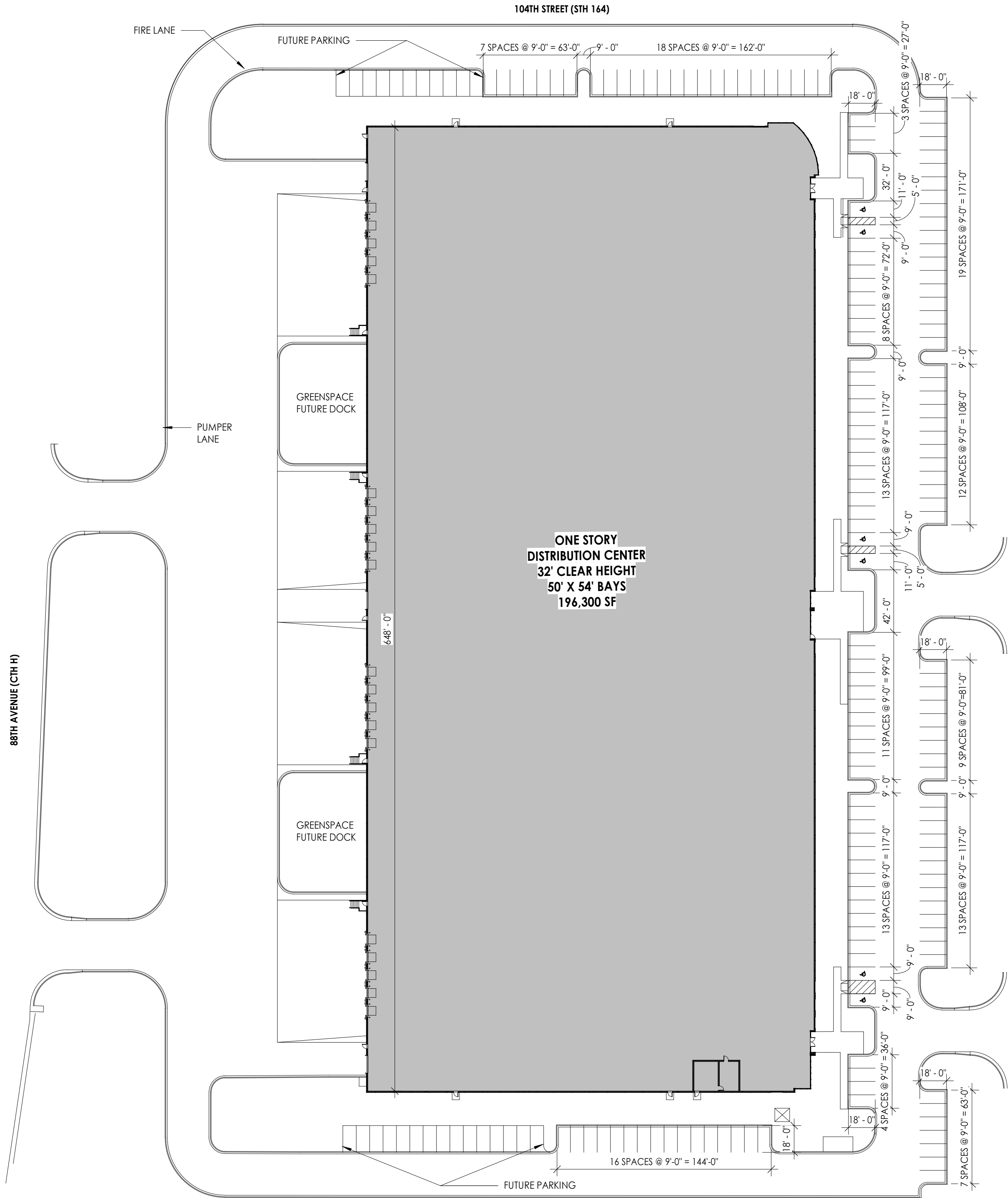
ISSUED FOR: **MUNICIPAL REVIEW - REVISED**

ARCHITECT:
STEPHEN PERRY SMITH ARCHITECTS, INC.
MILWAUKEE, WISCONSIN

SHEET INDEX

G000	TITLE SHEET
C-1	CIVIL COVER SHEET
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE DIMENSIONAL & PAVING PLAN
C-4	GRADING PLAN
C-5	UTILITY PLAN
C-6	SITE STABILIZATION PLAN
C-7-10	CONSTRUCTION DETAILS
L-1-4	LANDSCAPE PLANS
A050	ARCHITECTURAL SITE PLAN
A100	FACILITY PLAN
A401	BUILDING ELEVATIONS
A402	BUILDING ELEVATIONS
E050	SITE PHOTOMETRIC PLAN
R1	RENDERING

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1 ARCHITECTURAL SITE PLAN

SCALE 1" = 50'-0"



SITE SUMMARY

GROSS SITE AREA:	506,728 (+/- 11.63 ACRES)
PROPOSED BUILDING AREA:	196,300 SF (38.7%)
PROPOSED PAVING AREA:	180,274 SF (35.5%)
PROPOSED GREEN SPACE:	126,748 SF (25.0%)
STANDARD PARKING:	153
HANDICAP PARKING:	6
TOTAL PARKING:	159
FUTURE PARKING:	26
HANDICAP SPACES REQUIRED:	5
HANDICAP SPACES PROVIDED:	5
VAN ACCESSIBLE SPACE REQUIRED:	1
VAN ACCESSIBLE SPACE PROVIDED:	1
TRAILER DOCK SPACES:	?
DRIVE IN DOORS:	4



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PROJECT

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ARCHITECTURAL SITE PLAN

A050



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PROPOSED NEW BUILDING:
PARCEL 32
INDUSTRIAL BLDG
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GENERAL CONTRACTOR



OWNER



REVISIONS

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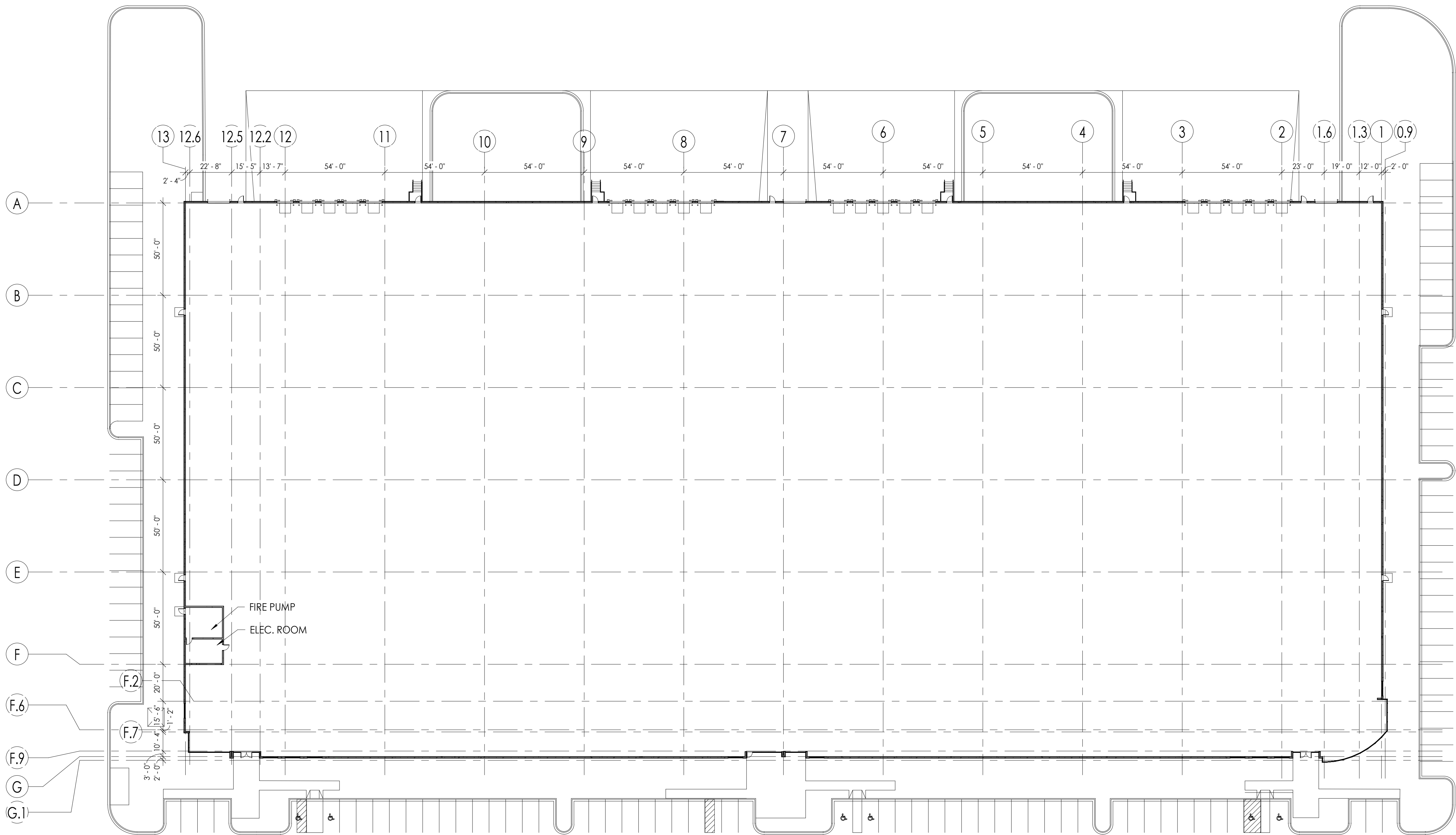
INFORMATION

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DATE	MAY 4, 2018

SHEET

FACILITY PLAN

A100



1 CONSTRUCTION PLAN - OVERALL
SCALE 1/32" = 1'-0"



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ELEVATION

- 1 PAINTED PRECAST (FIELD) - EPT1
- 2 PAINTED PRECAST (ACCENT) - EPT2
- 3 PAINTED PRECAST (ACCENT) - EPT3
- 4 STOREFRONT WINDOW WALL SYSTEM - AM1 / GL1, GLIT
- 5 HOLLOW METAL DOOR & FRAME
- 6 PREFINISHED METAL CANOPY - AM2
- 7 PUNCHED CLERESTORY WINDOW SYSTEM - AM1/GL1
- 8 PREFINISHED SHEET METAL COPING - AM3
- 9 INSULATED OVERHEAD DOOR WITH DOCK SEAL - AM4
- 10 INSULATED OVERHEAD DOOR - AM4
- 11 HOT DIPPED GALVANIZED STAIR - AM5
- 12 CONCRETE PIPE BOLLARD WITH PAINTED YELLOW FINISH - EPT5
- 13 STOREFRONT WINDOW FRAMING AND INSULATED GLASS - AM1 / GL1, GLIT
- 14 PREFINISHED METAL PANEL - AM2



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PROJECT

PROPOSED NEW BUILDING:
PARCEL 32
INDUSTRIAL BLDG
PLEASANT PRAIRIE, WISCONSIN

GENERAL CONTRACTOR



OWNER



REVISIONS

NO.	DESCRIPTION	DATE
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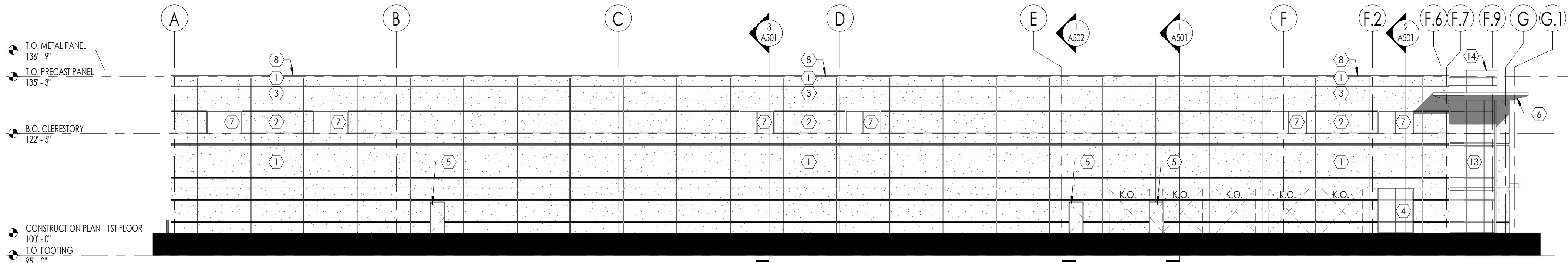
INFORMATION

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SHEET

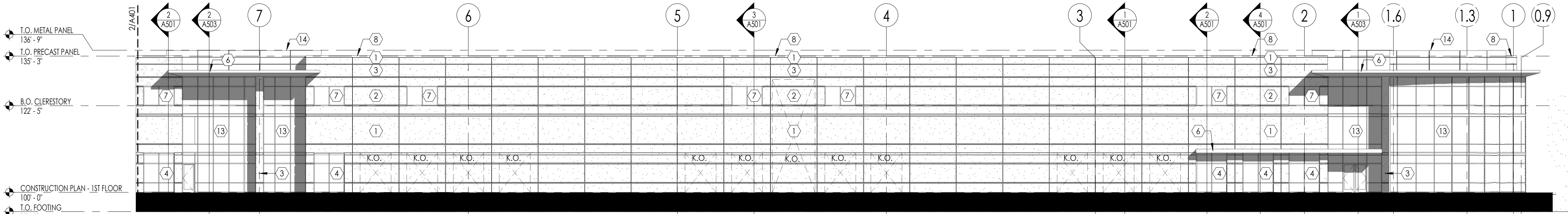
BUILDING ELEVATIONS

A401



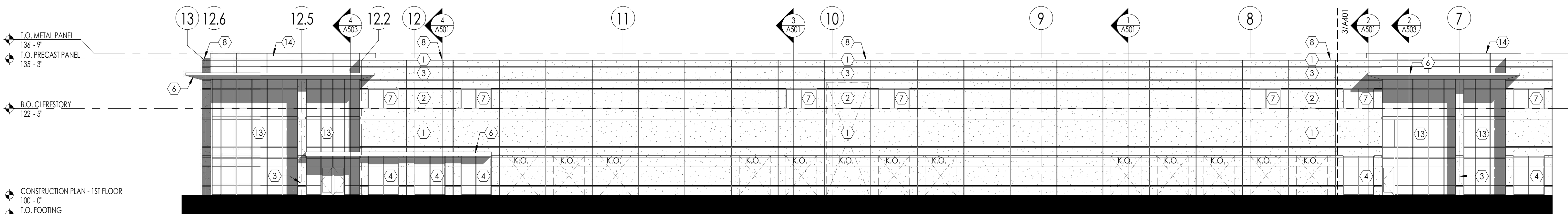
4 SOUTH ELEVATION

SCALE 1/16" = 1'-0"



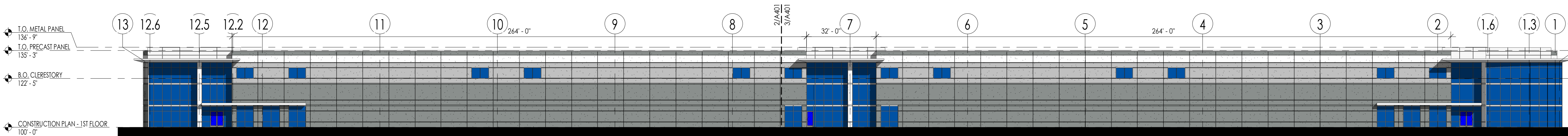
3 EAST ELEVATION 'B'

SCALE 1/16" = 1'-0"



2 EAST ELEVATION 'A'

SCALE 1/16" = 1'-0"



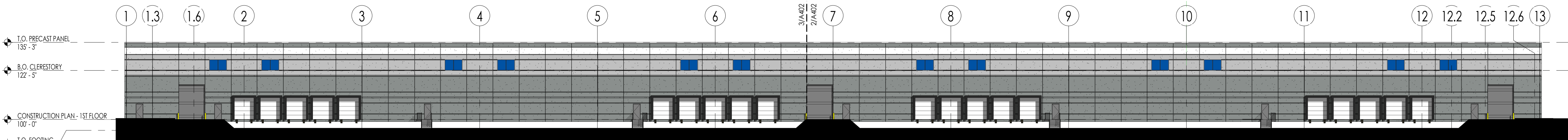
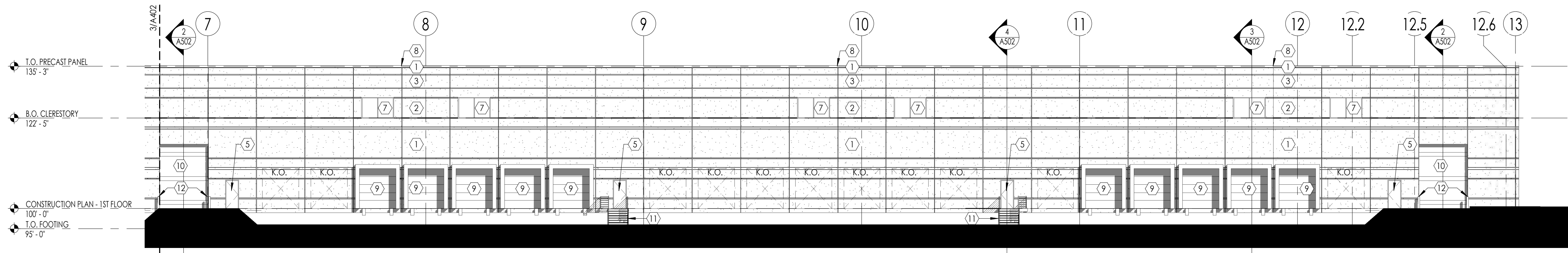
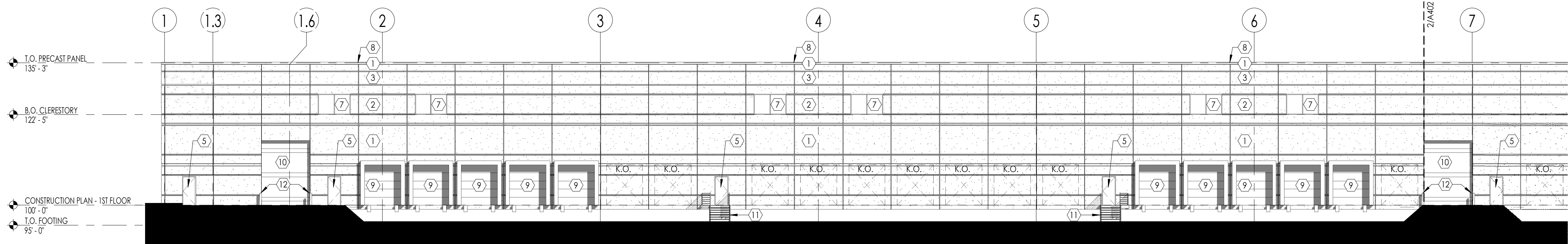
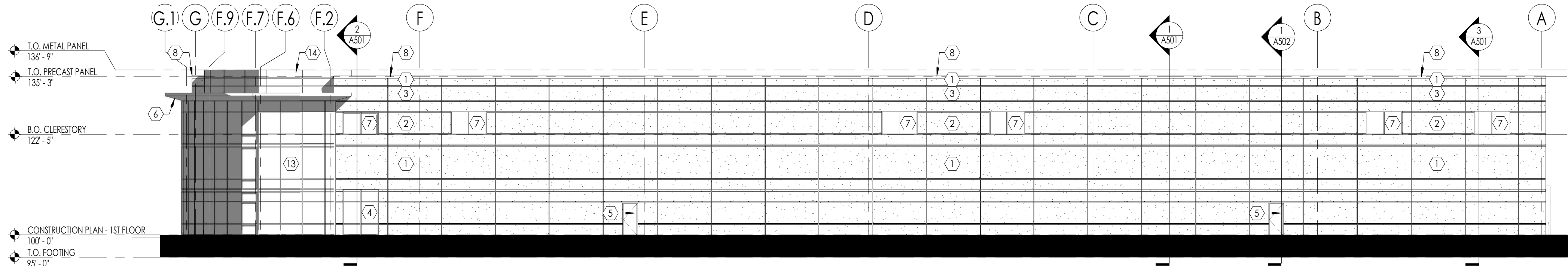
1 EAST ELEVATION - OVERALL

SCALE NONE

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ELEVATION

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- 8 PREFINISHED SHEET METAL COPING - AM3
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- 10 INSULATED OVERHEAD DOOR - AM4
- 11 HOT DIPPED GALVANIZED STAIR - AM5
- 12 CONCRETE PIPE BOLLARD WITH PAINTED YELLOW FINISH - EPT5
- 13 STOREFRONT WINDOW FRAMING AND INSULATED GLASS - AM1 / GL1, GL1T
- 14 PREFINISHED METAL PANEL - AM2



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OWNER



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SHEET

BUILDING ELEVATIONS

A402



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SHEET

SITE PHOTOMETRIC PLAN

E050

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
-------------	--------	-----	-----	-----	---------	---------

Back Lot	✕	1.4 fc	8.5 fc	0.2 fc	42.5:1	7.0:1
Ground	+	0.8 fc	8.5 fc	0.0 fc	N/A	N/A
Parking Lot	✕	0.9 fc	4.1 fc	0.1 fc	41.0:1	9.0:1

Schedule	Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
✕	■	OA3	14	Lithonia Lighting	DSX1 LED 40C 700 40K T3M MVOLT	DSX1 LED with 40 LEDs @ 700 mA, 4000K, TYPE 3 MEDIUM OPTICS	LED	1	DSX1_LED_40C_700_40K_T3M_MVOLT.ie.s	10885	0.9	89
			8	RAB LIGHTING INC.	WPLD104N / ALED104N (15 DEGREE UP/LIT)	CAST FINNED METAL HOUSING, 2-PIECE EXTRUDED METAL HEAT SINK, 4 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	FOUR WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), TILTED 45-DEGREES FROM VERTICAL BASE-UP POSITION, 2 LEDs CANTED 12-DEGREES FROM STRAIGHT AHEAD. Canopy, Commercial, Dock, Educational, Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library, Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway, Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway, Warehouse, Water Treatment, Direct, Emergency, Security	4	WPLD104N.ies	3284	0.9	105.3
■	■	OW1										
■	■	OW2	7	RAB LIGHTING INC.	ALED80N/WPLEDBON (15-DEGREE UP/LIT - STANDARD CUTOFF)	CAST FINNED METAL HOUSING, 2-PIECE EXTRUDED METAL HEAT SINK, 2 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 OPTICAL COMPARTMENT WITH 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	TWO WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), TILTED 55-DEGREES FROM VERTICAL BASE-UP POSITION, ALBEDO/WPLEDBON, ACTUAL PERFORMANCE MAY VARY. Canopy, Commercial, Dock, Educational, Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library, Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway, Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway, Warehouse, Water Treatment, Direct, Emergency, Security	2	WPLEDBON.ies	4794	0.9	83.2
■	■	E	0	Lithonia Lighting	DSX1 LED 40C 700 40K T2M MVOLT	DSX1 LED with 40 LEDs @ 700 mA, 4000K, TYPE 2 MEDIUM OPTICS	LED	1	DSX1_LED_40C_700_40K_T2M_MVOLT.ie.s	10801	0.9	89



PROJECT RENDERING



PLEASANT PRAIRIE INDUSTRIAL

PLEASANT PRAIRIE, WISCONSIN



THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION ARE REQUIRED.

- C. **PUBLIC HEARING AND CONSIDERATION OF A ZONING TEXT AMENDMENT** for the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan 46 entitled "Fountain Ridge Apartments Planned Unit Development Unit Development" (PUD). The PUD is proposed to be modified to amend the setbacks to the property lines related to the 10-unit buildings (Buildings 4-7) within the Fountain Ridge Apartments development, to correct the legal description of the properties resulting from the recording of a new Certified Survey Map and updating other referenced Exhibits in the PUD.

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendment** subject to the comments and conditions of the May 29, 2018 Village Staff Report.

- D. Consider the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC for approval of **an addendum to the Digital Security Imaging System Agreement for the Fountain Ridge Apartments development.**

Recommendation: Village staff recommends that the Plan Commission **addendum to the Digital Security Imaging System Agreement for the Fountain Ridge Apartments development** as presented.

VILLAGE STAFF REPORT OF MAY 29, 2018

CONSIDERATION OF A ZONING TEXT AMENDMENT for the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC, to amend Chapter 420 Attachment 3 Appendix C Specific Development Plan 46 entitled "Fountain Ridge Apartments Planned Unit Development Unit Development" (PUD). The PUD is proposed to be modified to amend the setbacks to the property lines related to the 10-unit buildings (Buildings 4-7) within the Fountain Ridge Apartments development, to correct the legal description of the properties resulting from the recording of a new Certified Survey Map and updating other referenced Exhibits in the PUD.

Consider the request of Carl Ambrosius, with Lexington Homes Inc., agent for the owner, Fountain Ridge LLC for approval of **an addendum to the Digital Security Imaging System Agreement for the Fountain Ridge Apartments development.**

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION ARE REQUIRED.

The petitioner is requesting to amend/correct Fountain Ridge Apartments Planned Unit Development Unit Development" (PUD) to approve addendum to the Digital Security Imaging System Agreement for the Fountain Ridge Apartments development.

Zoning Text Amendment: The PUD is proposed to be modified to amend the setbacks to the property lines related to the 10-unit buildings (Buildings 4-7) within the Fountain Ridge Apartments development to so that the buildings are a minimum of 30 feet to the north property line and a minimum of 50 feet to the west property line; to correct the legal description of the properties resulting from the recording of a new Certified Survey Map and to update other referenced Exhibits in the PUD. See **attached** PUD amendment.

Addendum to the Digital Security Imaging System Agreement: This is an Addendum, as **attached** to the DSIS Agreement entered into between the Village and the Developer on September 20, 2016. The Agreement is being amended to include the reference to the revised the plans as previously approved by the Village that includes 2 60-unit buildings, 1 54-unit building, 4 10-unit buildings 6 8-unit buildings and the club house; to amend the legal descriptions (Exhibits A and B) resulting from a new Certified Survey Map being recorded; to update Exhibit C to include the signed contracts for the remainder of the buildings (the original agreement included as Exhibit C contracts for Buildings 1 and 2 only); and to update Exhibit D to include the amended PUD Ordinance.

Recommendations:

Item C: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Zoning Text Amendment** as presented.

Item D: Village staff recommends that the Plan Commission approve the **Addendum to the Digital Security Imaging System Agreement** as presented.

ORDINANCE # :
**ORDINANCE TO AMEND THE FOUNTAIN RIDGE APARTMENTS
PLANNED UNIT DEVELOPMENT
PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 420 Attachment 3 Appendix C Specific Development Plan # 46 entitled Fountain Ridge Apartments Planned Unit Development is hereby amended to read follows:

Fountain Ridge Apartments Planned Unit Development

- a. It is the intent that the Fountain Ridge Apartments Development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan and the Village adopted Prairie Ridge Neighborhood Plan; would not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, property management, landscaping, grading and drainage, lighting and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood.
- b. Legal Description: The properties included are collectively known as Lots 1, 2 and 3 of CSM 2816 and Lots ~~1 and~~ 2 of CSM 2817 as recorded at the Kenosha County Register of Deeds Office as Document #1780814 and 1780815 respectively and **Lot 2 of CSM 2859 as recorded at the Kenosha County Register of Deeds Office as Document #1816935,** located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie is hereinafter referred to as the "DEVELOPMENT".
- c. Requirements within the DEVELOPMENT:
 - (i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations except as expressly modified in subsection (d) below.
 - (ii) All public improvements for this DEVELOPMENT shall be installed and constructed by the DEVELOPER in accordance with the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 on file with the Village and the Final Development Agreement as approved by the Village Board on December 19, 2016 on file with the Village.
 - (iii) All private improvements for this DEVELOPMENT shall be installed and constructed by the Developer and all private improvements shall be maintained by the Owners of the DEVELOPMENT as shown on approved Residential Development Plans as shown on **Exhibit 1**, Site Plan, as revised, **Exhibit 2**, 54 unit Building Plans and 60-unit Building Plans as revised **Exhibit 3**, 10-unit building plans as revised and 8 unit Building Plans and **Exhibit 4**, Clubhouse Plans as approved by the Village Board on September 19, 2016 and revised and approved by the Village Board on July 17, 2017 and revised and approved by the Village Board on December 4, 2017.
 - (iv) The DEVELOPMENT, including but not limited to, the buildings, accessory structure garbage enclosures, sign(s), fence(s), landscaping, parking lots, exterior site lighting, monument sign etc., and the site as a whole, shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis both inside and outside of the buildings and site.

Fountain Ridge Apartments
Planned Unit Development

- (v) The owners of the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and DSIS Access Easement as approved by the Plan Commission on August 8, 2016 and executed on September 20, 2016 any subsequent amendments.
- (vi) The apartment buildings shall be fully sprinklered and comply with the fire suppression requirements as referenced in and pursuant to the Village Fire & Rescue Department memorandum dated July 21, 2016.
- (vii) Residential communication structures pursuant to Article XIV of the Village Zoning Ordinance are prohibited within the DEVELOPMENT.
- (viii) All buildings and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinance and Codes at the time the modification is proposed.
- (ix) All buildings/structures and all exterior additions, remodeling or alterations to any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. as approved by the Village
- (x) All exterior site, buildings and landscaping maintenance shall be performed regularly by the owners or managers of the DEVELOPMENT. Copies of any property inspection reports along with exterior and interior building inspection reports shall be made available to the Village upon request.
- (xi) On-site management and maintenance and cleaning staff shall be provided for all apartment buildings and clubhouse.
- (xii) The Developer shall provide fountains in the retentions basins/ponds within the DEVELOPMENT.
- (xiii) Pursuant to the lease agreement no dogs or cats are allowed to live within the units of the DEVELOPMENT.
- (xiv) No truck parking [e.g. semi-cab, semi-trailer, commercial trucks, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] is allowed within the DEVELOPMENT.
- (xv) Temporary or permanent storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are not allowed within the DEVELOPMENT.
- (xvi) No flags, pennants, streamers, inflatable signage, spot lights, walking signs, shall be affixed to any building, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.
- (xvii) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.
- (xviii) The DEVELOPMENT shall not be used for any outside parking (neither overnight nor during the day) of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations if not removed in a timely manner.

Fountain Ridge Apartments
Planned Unit Development

- (xix) In the event that public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the property owner to fund the cost of providing such public transportation to and from the DEVELOPMENT.
 - (xx) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.
 - (xxi) The DEVELOPMENT, regardless of property ownership, shall be operated and maintained in a uniform manner and the DEVELOPMENT shall continue to operate under the detailed and structured process related to Lexington's Leasing and Property Management rules as presented by the developer at the Public Hearing held by the Plan Commission on August 8, 2016.
 - (xxii) The DEVELOPMENT shall be operated and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another entity(s), the DEVELOPMENT shall continue to operate and be maintained as a unified residential development. All of the building exteriors shall be maintained and shall be painted only with the approved colors on the approved Residential Development Plans, unless expressly approved by the Village. No brick or stonework shall be painted.
 - (xxiii) No further land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.
- d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:
- (i) Section 420-116 related to the R-11 Multiple-Family Residential District regulations is amended to read as follows:
 - A. Primary purpose and characteristics. The DEVELOPMENT will provide a multiple-family residential development wherein the net density shall not exceed 11.8 dwelling units per acre.
 - B. Permitted uses/structures within the DEVELOPMENT.
 - (1) Two 60 unit buildings and 1-54 unit buildings with a mixture of efficiency, 1-bedroom and 2-bedroom units with a minimum of 60 underground parking spaces.
 - (2) Four 10-unit and 6 8-unit buildings with a mixture of 1 bedroom and 2 bedroom units with each building having a minimum of 1 attached garage per unit.
 - (2) Model units within the building.
 - (3) Home occupations per Article VII.
 - (4) Driveways and parking facilities per Article VII of Chapter 420 except as expressly amended in this PUD Ordinance.
 - (5) Decks and porches are part of the building therefore shall meet all the required building setbacks specified in this PUD Ordinance.
 - (6) Signs per Article X of Chapter 420 except as expressly amended in this PUD Ordinance.

- (7) Essential services, which may be constructed on the lot prior to construction of the permitted principal structure.
- C. Unclassified uses. It is recognized that it is neither possible nor practical to list all of the permitted accessory uses and structures that are compatible with those listed above in Subsection B, and therefore it is intended that said list of accessory uses and structures be only illustrative. Any individual aggrieved by a failure to list a permitted accessory use or structure in said subsection shall have the right to file a petition with the Village Zoning Administrator for determination. The Village Zoning Administrator, in making the determination, shall find that an accessory use or structure is subordinate to the permitted principal use of a structure, land or water, is located on the same lot or parcel and serves a purpose customarily incidental to the permitted principal use in said district.
- D. Lot area and width.
 - (1) Each lot within the DEVELOPMENT shall have a minimum area of 108,900 square feet (2.5 acres).
 - (2) Each lot within the DEVELOPMENT shall have a minimum frontage of 150 feet on a public street.
- E. Design standards.
 - (1) The sites and the buildings shall be constructed pursuant to the Residential Development Plans as approved by the Village Board on September 19, 2016, revised plans approved by the Village Board on July 17, 2017 and December 4, 2017 and plan pursuant to the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 and the Final Development Agreement as approved by the Village Board on December 19, 2016. Any alterations shall require approval of the Village Board by an amendment of this ordinance. Minor modifications may be approved in writing by the Zoning Administrator.
 - (2) The 60-unit and 54-unit apartment buildings shall not exceed 40 feet in height and the 8-unit and 10-unit apartment buildings shall not exceed 35 feet in height.
 - (3) The units in the apartment buildings shall meet the following requirements:
 - (a) Efficiency units shall have a minimum floor area of 476 square feet;
 - (b) One-bedroom units shall have a minimum floor area of 800 square feet;
 - (b) Two-bedroom units shall have a minimum floor area of 1,000 square feet.

Fountain Ridge Apartments
Planned Unit Development

- (4) A minimum of 45% of the DEVELOPMENT shall remain as open space and the landscaping and exterior turf shall be irrigated.
- (5) The apartment buildings within the DEVELOPMENT shall:
 - (a) have an internal fire sprinkler system for fire safety;
 - (b) be constructed with 2 x 6 construction on the external walls of the buildings as shown on the approved Residential Development Plans;
 - (c) be constructed with high performance vinyl windows and patio doors with low E glass and argon gas as shown on the approved Residential Development Plans;
 - (d) be constructed with partial stone façade blended with maintenance free with aluminum frame and full glass front entry doors for security and aesthetics as shown on the approved Residential Development Plans;
 - (f) be constructed with an intercom entry system;
 - (g) use custom plastered interior walls as shown on the approved Residential Development Plans;
 - (h) provide individual sound walls to divide each unit as shown on the approved Residential Development Plans that specifically includes:
 - (i) Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer;
 - (ii) ¾ inch gypcrete poured on 2nd and 3rd floors for another sound barrier and it also acts as another fire preventative;
 - (i) Have an internal mail box system for the 54-unit and 60-unit apartment buildings;
 - (ii) have deadbolt and peepholes in each of the individual unit entry doors; and
 - (j) be constructed with 30-year dimensional shingle roofs as shown on the Residential Development Plans.

F. Setbacks.

- (1) Building 1 shall be setback a minimum of 80 feet from the north property line, 100 feet from the west property line and 75 feet from the south property line (includes building and decks).
- (2) Building 2 shall be setback a minimum of 80 feet from the north property line and 75 feet from the south property line (includes building and decks).

- (3) Building 3 shall be setback a minimum of 80 feet from the north property line, 50 feet from the east property line and 75 feet from the south property line (includes building and decks).
 - (4) Buildings 4, 5 and 6 shall be setback a minimum of ~~35~~ 30 feet from the north property line, ~~75~~ 50 feet from the west property line and 40 feet from the east property line (includes building and decks).
 - (5) Building 7 shall be setback a minimum of ~~75~~ 50 feet from the west property line and 80 feet from the south property line and 40 feet from the east property line (includes building and decks).
 - (6) Building 8 shall be a minimum of 33 feet from the north property line, and 40 feet from the west property line (includes building and decks).
 - (7) Building 9 shall be a minimum of 33 feet from the north property line and 100 feet from the east property line (includes building and decks).
 - (8) Building 10 shall be a minimum of 40 feet from the west property line (includes building and decks).
 - (9) Building 11 shall be setback a minimum of 100 feet from the east property line and 40 feet from the south line (includes building and decks).
 - (10) Buildings 12 and 13 shall be setback a minimum of 80 feet from the south property line, 25 feet from the field delineated wetlands, and 40 feet from the east and west property lines (includes building and decks).
 - (11) The clubhouse shall be a minimum of 75 feet from the south property line.
 - (12) All buildings shall be a minimum of 50 feet from each other.
- G. Authorized sanitary sewer system. Pursuant to Section 420-32 of the Village Municipal Code. In addition, sanitary sewer sampling manholes shall be installed pursuant to the Residential Development Plans and shall be properly maintained.
- H. Authorized water supply system. Municipal water is required for all domestic and fire protection water requirements of the development including the required irrigation system.
- (ii) Section 420-76 Q related to Multi-family Residential Development Identification Signs be amended to read as follows:
- Q. Multi-family Residential Development Identification Signs:
- (1) Maximum number: two signs are allowed for the DEVELOPMENT, one sign is allowed at the entrance to the DEVELOPMENT on 88th Avenue and one sign is allowed at the

entrance to the DEVELOPMENT on Bain Station Road.

- (2) Minimum setback: five (5) feet from the right-of-way of a public street provided that the sign is not located within the vision triangle.
 - (3) Maximum height: six (6) feet.
 - (4) Maximum area: 36 square feet per face.
 - (5) Landscaping shall extend a minimum of three (3) feet in every direction from the base or other support structure of each sign.
 - (6) May be illuminated.
 - (7) May be placed on two (2) supports or may be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign.
 - (8) The sign supports or base shall be constructed of materials that complement the materials used in the development.
 - (9) Maximum height of base under display: two (2) feet.
- (iii) Section 420-47 D and E related to the width of a driveway and setbacks to driveways shall be amended to read as follows:
- D. Width. The maximum width of a driveway shall not exceed 56 feet (20 foot entry/20 foot driveway exit with a 16 foot wide median) at the property line.
 - E. Setback. Driveways shall be located with the DEVELOPMENT as shown on the Residential Development Plan.
- e. Amendments
- (i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.
 - (ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this ____ day of _____ 2018.

VILLAGE OF PLEASANT PRAIRIE

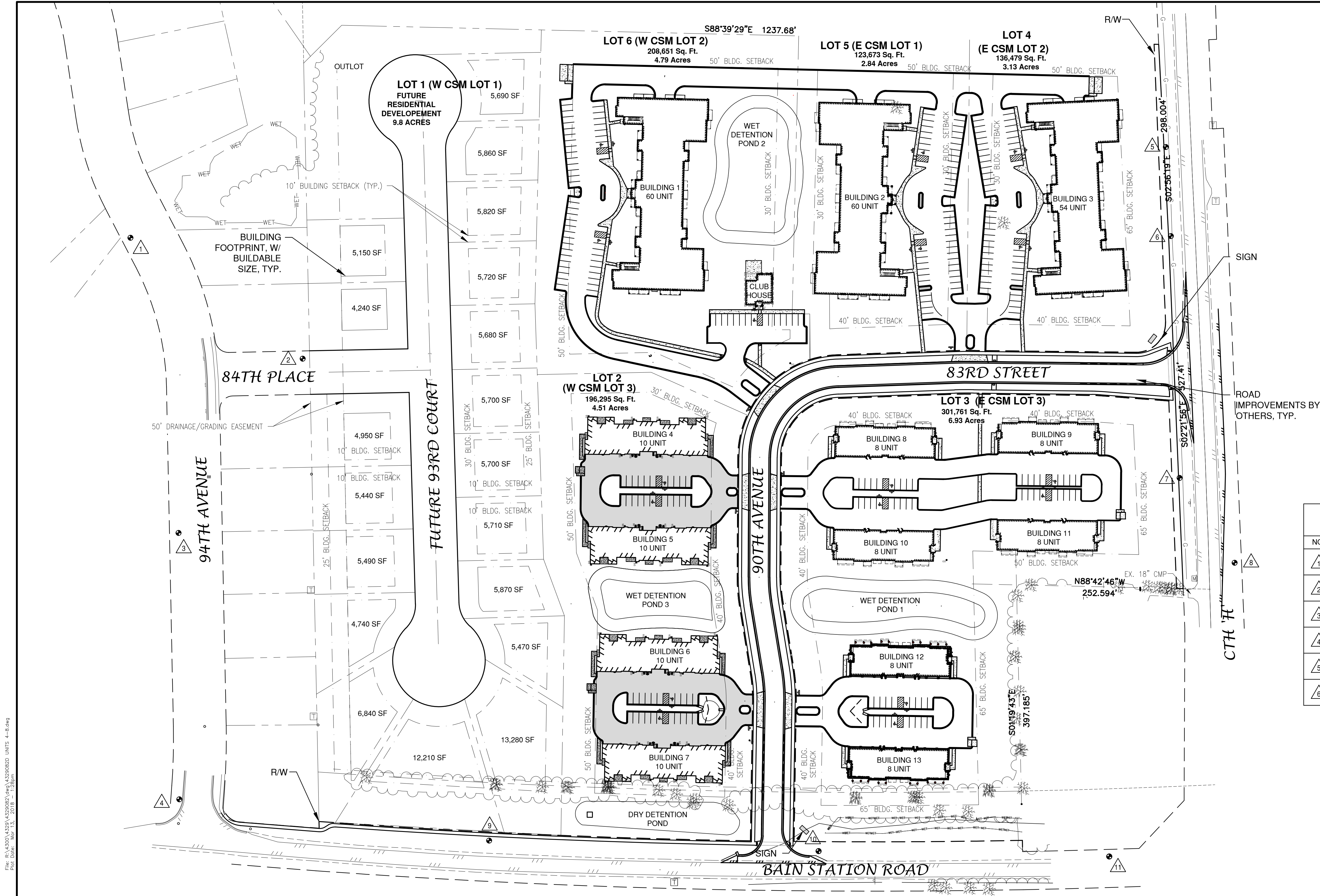
ATTEST:

John P. Steinbrink
Village President

Jane C. Snell
Village Clerk

Posted: _____
_____-Fountain Ridge PUD-Amended
CODE1804-

File: P:\A\2021\4329082\049\43290820.DWG Units: 4-8.dwg
Plot Date: Mar 13, 2018 11:12am
OVERALL
LAYOUT



SIGN

ROAD
IMPROVEMENTS BY
OTHERS, TYP.

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.			
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

W CSM LOT 3

SURFACE PARKING SPACES PROVIDED = 44
ENCLOSED PARKING SPACES PROVIDED = 64
TOTAL PARKING SPACES PROVIDED = 108
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 100

TOTAL AREA = 4.60 ACRES, 200,531 S.F.
BUILDING AREA = 0.83 ACRES, 36,000 S.F. (18.0%)
SIDEWALK/PARKING LOT AREA = 1.08 ACRES, 47,204 S.F. (23.5%)
GREEN SPACE = 2.69 ACRES, 117,327 S.F. (58.5%)
40 UNITS = 8.70 UNITS PER ACRE

E CSM LOT 3

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.52 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

E CSM LOT 2

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
54 UNITS = 17.25 UNITS PER ACRE

E CSM LOT 1

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
60 UNITS = 21.13 UNITS PER ACRE

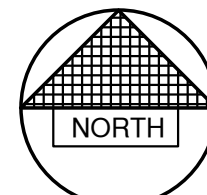
W CSM LOT 2

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 4.79 ACRES, 208,651 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.9%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (25.3%)
GREEN SPACE = 2.96 ACRES, 128,868 S.F. (61.8%)
60 UNITS = 12.53 UNITS PER ACRE

MULTI-FAMILY LOT SUMMARY

TOTAL AREA = 22.20 ACRES, 966,859 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 262
UNITS PER ACRE = 11.80



0' 80' 160'
SCALE IN FEET

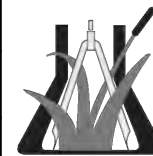
Exhibit 1

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED JGS
								DESIGNED AUB

FOUNTAIN RIDGE UNITS 4-7
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 01/2018
FILE 4329082 UNITS 4-7
JOB NO. 4329082



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com





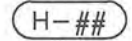






SHEET NO.
2

Proposed New 54 unit Apartment Homes With Underground Parking

LEXINGTON HOMES

Exhibit 2

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL, FIRST FLOOR THROUGH THIRD FLOOR – S-2 STORAGE LOWER LEVEL
4	PARKING GARAGES	406.2	ENCLOSED PARKING GARAGE, NOT HEATED, VENTILATED, NON-SEPARATED OCCUPANCIES, 508.3
5	ALLOWABLE AREA SPRINKLER INCREASE BUILDING AREA MODIFICATIONS	503 504.2 506.2 506.3	TYPE VA, 3 STORIES AND 12,000 S.F. PER FLOOR, 50' HEIGHT FOR R-2 UP TO 60' HEIGHT AND 4 STORIES – 39'-6" ACTUAL AREA INCREASE DUE TO FRONTAGES USED (30' SIDES) (30' FRONT AND BACK) AND SPRINKLER INCREASE = 45,000 S.F. PER FLOOR ALLOWABLE – 26,810 ACTUAL MAX. S.F.
	SEPARATED OCCUPANCY	508.3 509.4	PARKING GARAGE 1 HOUR SEPARATION WITH AUTOMATIC SPRINKLER SYSTEM ALLOWABLE FLOORS MEASURED FROM ABOVE THE PARKING GARAGE
6	CONSTRUCTION TYPE	601	VA WOOD FRAME PROTECTED, 1 HOUR RATING AT ALL BEARING WALLS, PRIMARY STRUCTURAL FRAME, FLOOR CONSTRUCTION AND ATTIC CEILING. SEE 705 FOR EXTERIOR WALLS.
	SEPARATION DISTANCE	602	IN THE PARKING GARAGE EXPOSED WOOD CONSTRUCTION ALLOWED, NO RATING IS REQUIRED IN NON-BEARING INTERIOR PARTITIONS
			ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES
7	RATED CONSTRUCTION	704.2 & 704.3	COLUMN PROTECTION AND PRIMARY STRUCTURAL FRAME MUST HAVE INDIVIDUAL ENCASEMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD.
	FIRE BARRIERS SHAFT ENCLOSURES	705.5 707 708.1 708.4 708.14 708.14.1 708.14.1.1	FIRE RESISTANCE RATING OF EXTERIOR WALLS RATED FOR EXPOSURE FROM INSIDE FIRE BARRIERS REQUIRED AT EXIT ENCLOSURE, SEE 1022 SHAFT ENCLOSURES LESS THAN FOUR STORIES SHALL BE RATED NO LESS THAN THE FLOOR ASSEMBLY PENETRATED (1 HOUR) ELEVATOR HOISTWAY SHALL BE CONSTRUCTED AS A SHAFT ENCLOSURE NO ELEVATOR LOBBY REQUIRED, NOT MORE THAN 3 STORIES NO AREA OF REFUGE REQUIRED – PER SECTION 1007
		709	1/2 HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1)
		712	1 HOUR FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS 1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING.
		715.4	FIRE DOORS AT EXIT ENCLOSURES 60 MINUTE REQUIRED, ALL FIRE DOORS SELF CLOSING AT CORRIDOR WALLS TO DWELLING UNIT – 1/3 HOUR REQ. AT EXTERIOR WALLS NOT WITHIN OPENING PROTECTIVE DISTANCE ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX. DRAFTSTOPPING IN FLOOR CEILING SYSTEM NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM DRAFTSTOPPING IN ATTIC NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
	FIRE PARTITIONS CONTINUITY HORIZONTAL ASSEMBLY FIRE DOOR RATINGS	716	
DRAFTSTOPPING	717.3.2 (1) 717.4.2 (2)		
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION	903.2.8 & 903.2.10 903.3.1.1	NFPA 13 IN PARKING AREA, 1 HOUR SEPARATION REQUIRED NFPA 13 SPRINKLER SYSTEM REQ. FOR ALL RESIDENTIAL FLOORS INCLUDING BALCONIES AND DECKS
	FIRE ALARM SMOKE DETECTION	907.2.9.1 907.11.2	MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2 INTERCONNECTED SMOKE DETECTORS / ALARMS REQ. / VISIBLE ALARM CAPABILITY
10	MEANS OF EGRESS	1004.1.1 1005	OCCUPANT LOAD = 200 S.F. GROSS RESIDENTIAL AND 300 S.F. GROSS ACCESSORY STORAGE EGRESS WIDTH OF .2 AND .3 TOTAL LOWER STAIR WIDTH FACTOR = 30" DIVIDED BY TWO STAIRS (EACH 60") TOTAL UPPER STAIR WIDTH FACTOR = 63" DIVIDED BY TWO STAIRS (EACH 60") OTHER EGRESS COMPONENT WIDTH FACTOR LOWER = 20" DIVIDED BY TWO = 10" OTHER EGRESS COMPONENT WIDTH FACTOR FIRST FLOOR = 31" DIVIDED BY THREE = 10" OTHER EGRESS COMPONENT WIDTH FACTOR SECOND FLOOR = 42" DIVIDED BY TWO = 21"
	EGRESS ILLUMINATION STAIRWAYS	1006 1007.3	MEANS OF EGRESS ILLUMINATION REQ. IN CORRIDOR, EXIT ENCLOSURE, EXIT DISCHARGE AREA OF REFUGE (STAIRS) EXCEPTION #2: CLEAR WIDTH OF 48" IS NOT REQUIRED WITH AUTOMATIC SPRINKLERS EXCEPTION #3: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AREA OF REFUGE (ELEVATOR)
	ELEVATORS	1007.4	EXCEPTION #2: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 FLOOR ELEVATION, EXCEPTION 5. EXTERIOR PATIOS, TYPE B DWELLING – IMPERVIOUS SURFACE NOT MORE THAN 4" BELOW INTERIOR FLOOR
	COMMON PATH OF TRAVEL	1014.3 1016.1	THRESHOLDS. 3/4" FOR SLIDING DOORS OR 1/2" FOR OTHER DOORS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF ANY UNIT (SPRINKLERED) TRAVEL OF 250' ON UNENCLOSED EXIT ACCESS INCLUDES DISTANCE DOWN THE STAIRS. 250' DISTANCE NOT EXCEEDED TO EITHER EXIT ENCLOSURE OR EXIT.
	CORRIDOR FIRE RESISTANCE RATING	1081.1 1018.4 1021 1022	RATING REQ. WITH 13 SPRINKLER SYSTEM = 1/2 HOUR, 44" MINIMUM WIDTH OR PER ABOVE. DEAD END 50' WITH SPRINKLER SYSTEM NUMBER OF EXITS: 2 PER FLOOR REQUIRED EXIT ENCLOSURE ONE HOUR RATED WHEN CONNECTING LESS THAN FOUR STORIES AND ONE HOUR HORIZONTAL ASSEMBLIES PENETRATED
11	ACCESSIBILITY	1104	ACCESSIBLE ROUTE TO ALL THREE FRONT DOORS. ALL FIRST AND SECOND FLOOR 3/0 UNIT DOORS AND PATIO DOORS ACCESSIBLE
	PARKING SPACES DWELLING UNITS	1106.2 1107.6.2.1.1	GROUP R-2, 2% BUT NOT LESS THAN 1 OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS. THREE TYPE "A" UNITS ARE IN EACH OF THE 54 UNIT BUILDINGS FOR A TOTAL OF 9 OUT OF 242 ALL UNITS WITH ELEVATOR SERVICE ARE TYPE "B" ACCESSIBLE. IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES
		1207.2 1207.3	NATURAL LIGHT = 8% AIR-BORNE SOUND – WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN INSULATION IMPACT CLASS (IIC) OF NOT LESS THAN 50 (45 IF FIELD TESTED)
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE VB CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	WALL TYPE – REFER TO WALL TYPES		PLAN NOTE
	WALL SECTION REFERENCE OR DETAIL CUT – REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		REVISION MARK – REFER TO TITLE BLOCK FOR REVISION DATE
			SCHEDULED NOTE LIKE WALL HEIGHT OR ROOF TRUSS HEEL HEIGHT
			ELEVATION REFERENCE
			ACCESSIBILITY PLAN NOTE
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR	IBC 907.2 – SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1	
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.	
	FLOOR COVERING TRANSITION LINE		

National Electrical Code			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

CODE NOTES:

SMOKE DETECTION IS REQUIRED IN R-2 OCCUPANCIES. CARBON MONOXIDE DETECTORS ARE REQUIRED PER SPS 362.1200 IF THERE ARE ANY COMBUSTION APPLIANCES.

- SPS 364.0404 – MINIMUM ENCLOSED GARAGE VENTILATION.
- SUBSTITUTE THE FOLLOWING WORDING FOR THE REQUIREMENTS IN IMC SECTION 404.2: AUTOMATIC OPERATION OF THE SYSTEM SHALL NOT REDUCE THE VENTILATION RATE BELOW 0.05 CFM PER SQUARE FOOT OF THE FLOOR AREA AND THE SYSTEM SHALL BE CAPABLE OF PRODUCING A VENTILATION RATE OF 0.75 CFM PER SQUARE FOOT OF FLOOR AREA.
 - THIS IS A DEPARTMENT ALTERNATIVE TO THE REQUIREMENTS IN IMC SECTIONS 404.1 AND 404.2: MECHANICAL VENTILATION SYSTEMS FOR ENCLOSED PARKING GARAGES ARE NOT REQUIRED TO OPERATE CONTINUOUSLY WHERE THE SYSTEM CONFORMS TO ALL OF THE FOLLOWING:
A) THE SYSTEM IS ARRANGED TO OPERATE AUTOMATICALLY UPON DETECTION OF CARBON MONOXIDE AT A LEVEL OF 35 PARTS PER MILLION (PPM) BY AUTOMATIC DETECTION DEVICES.
B) IF DIESEL-FUELED VEHICLES ARE STORED, THE SYSTEM IS ARRANGED TO OPERATE AUTOMATICALLY UPON DETECTION OF NITROGEN DIOXIDE AT A LEVEL OF ONE PART PER MILLION (PPM) BY AUTOMATIC DETECTION DEVICES.
C) THE SYSTEM INCLUDES AUTOMATIC CONTROLS FOR PROVIDING EXHAUST VENTILATION AT A RATE OF 0.75 CFM PER SQUARE FOOT FOR AT LEAST 5 HOURS IN EACH 24-HOUR PERIOD.
D) THE SYSTEM MAINTAINS THE GARAGE AT NEGATIVE OR NEUTRAL PRESSURE RELATIVE TO OTHER SPACES.

GENERAL NOTES:

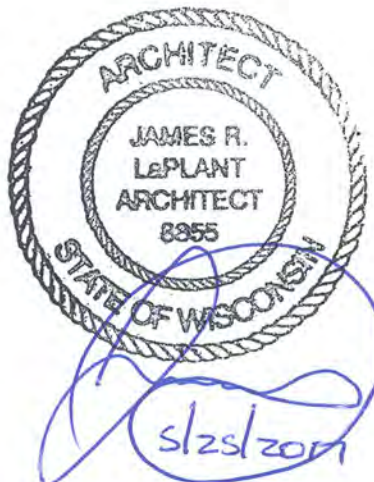
- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND SPRINKLER DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
- ALL BEARING INTERIOR OR EXTERIOR WALLS HAVE 16" O.C. STUDS. ALL NON-BEARING FRAMING IS 24" O.C.
- WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

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54 UNIT BUILDING AREA DATA

FLOOR	SQUARE FOOTAGE WITHIN DWELLING UNITS	SQUARE FOOTAGE NON-DWELLING UNITS	TOTAL SQUARE FOOTAGE PER FLOOR
0	0	25,804	25,804
1	23,100	3,710	26,810
2	23,425	3,385	26,810
LOFT	8,721	22	8,743
TOTALS	55,246	32,921	88,166



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CONDITIONALLY
APPROVED
DEPT OF SAFETY AND
PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES

6/5/17
2946213

1

U.L. Design No. L528

Unrestrained Assembly Rating – 1 Hour

(1) FLOOR SYSTEM 2. MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.

(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.

(3) FURRING CHANNELS – 8" DEEP BY 2 1/8" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT SUPPORTING INSULATION)

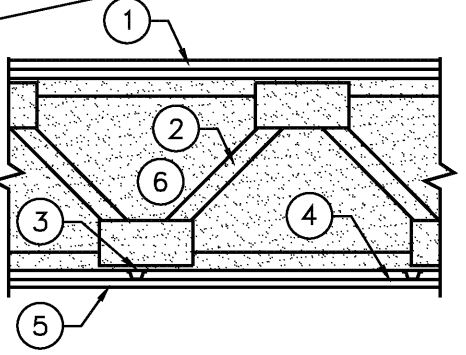
(3B) ATTACHMENT OF FURRING CHANNELS CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE No. 8 x 1 1/4" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.

(4) PROPRIETARY TYPE "C" GYPSUM – 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.

(5) FINISHING SYSTEM – NOM. 5/8" THICK VENEER APPLIED TO THE ENTIRE SURFACE OF GYPSUM BOARD.

(6) OPTIONAL INSULATION SYSTEM USED. IF BIB INSULATION USED, MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY-STAPLED TO TRUSSES TO SUPPORT INSULATION.

4



2

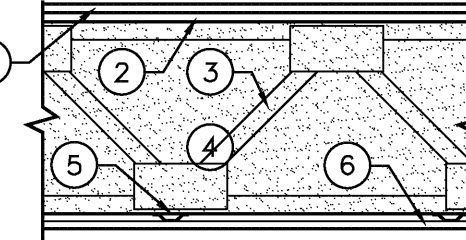
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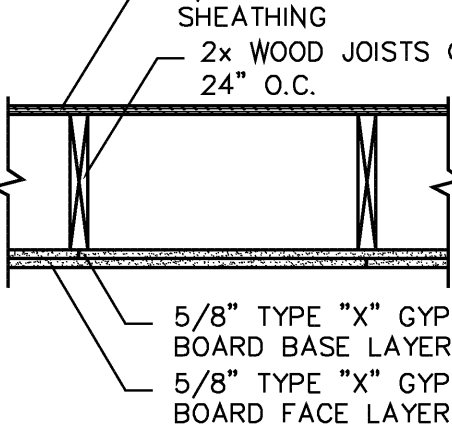
WOOD TRUSSES, GYPSUM WALLBOARD

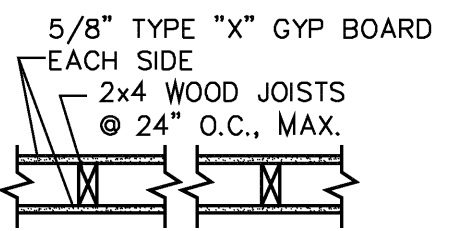
1 HOUR FIRE

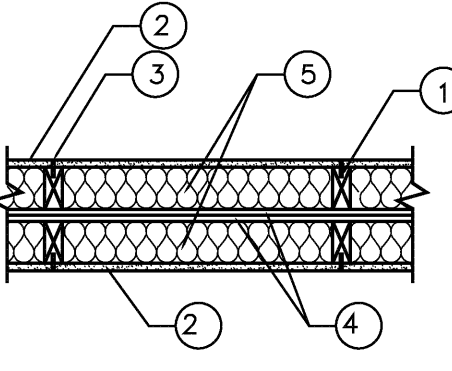
(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING CONTINUOUS INCLUDING UNDER TUBS, SHOWERS, LINENS ETC. (2) FLOORING SYSTEM – 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS. NAILS SPACED 12 in. O.C. ALONG EACH TRUSS. (3) PARALLEL CHORD TRUSSES 24 in. O.C. MAX. (4) BIB INSULATION (5) RESILIENT CHANNELS – SPACED 16 in. O.C. PERPENDICULAR TO TRUSSES, (NO INSULATION LOAD). CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 in. LONG STEEL SCREW (6) PROPRIETARY TYPE "X" GYPSUM – 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 8 in. O.C.

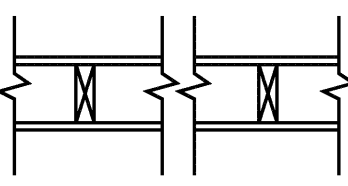
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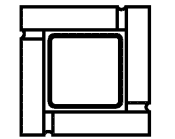
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)			MINIMUM THICKNESS OF CEILING (INCHES)			1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING
			3 HOUR	2 HOUR	1 HOUR	3 HOUR	2 HOUR	1 HOUR	
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21–1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"	

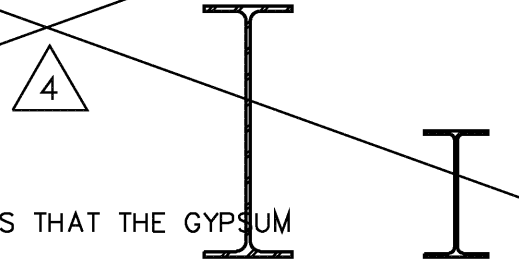
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)				1 HOUR FIRE
			4 HR	3 HR	2 HR	1 HR	
14. WOOD STUDS – INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14–1.3 1,m	2" x 4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"	

MATERIAL	CONSTRUCTION	1 HOUR FIRE
BEARING WALL RATING – WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1–7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS– WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND OR 1/2 PLASTER VENEER 4 SHEATHING (OPTIONAL)– SEPTUM MAY BE SHEATHED w/ MIN. 7/16 IN. THICK APA RATED SHEATHING WOOD STRUCTURAL PANELS OR MIN. 1/2 IN. THICK MINERAL AND FIBER BOARD 5 BATT INSULATION – 3–1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.	

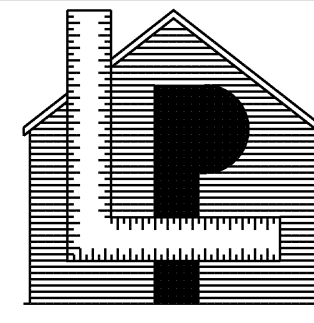
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)				1 HOUR FIRE
			4 HR	3 HR	2 HR	1 HR	
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16–1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/2" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH 5/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	---	---	---	6 1/2"	

UL DESIGN NO. X528		1 HOUR FIRE
COLUMN MINIMUM SIZE	CONSTRUCTION	
TS4 x 4 x 0.188 TS8 x 8 x 0.25	 1. ANY 1" OR 5/8" GYPSUM WITH U.L. FIRE RESISTANCE MARKINGS, APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS ONE HOUR / ONE LAYER HELD IN PLACE WITH PAPER MASKING TAPE.	

IBC 720.1.2 & 720.1(1) ITEM NUMBER 1–1.5 MIN. PROTECTION OF PRIMARY STRUCTURAL STEEL COLUMNS		1 HOUR FIRE
Unit Masonry Protection		
	1" MINIMUM THICKNESS FOR 8x8 CONCRETE BLOCKS 2"x8"x8" NOMINAL BLOCKS SHOWN WALL TIES PER 720.1.2	

ASTM E119–00a		1 HOUR FIRE
CONTEGO INTUMESCENT FIRE RETARDANT		
BEAM SIZES	AVG. COATING THICKNESS (MILS.)	Intertek Testing Services
W10 x 49	66	
W12 x 120	58	
INTUMESCENT FIRE RETARDANT OPTION FOR PLACES THAT THE GYPSUM BOX OUT BECOMES IMPRACTICAL.		

Fountain Ridge 54



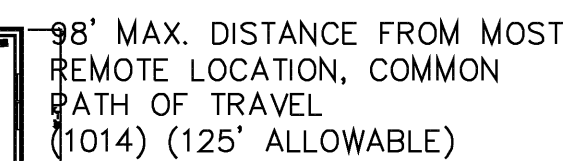
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DATE 7/14/2016	
PROJECT NO. 461466	
SHEET T 1.2	



NOT TO SCALE:

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
FIRST FLOOR 26,810 S.F. / 200 =134 PEOPLE / 3 EXITS = 45 PEOPLE

45 PEOPLE * .2 = 9" MINIMUM
EGRESS COMPONENT

45 PEOPLE * 0
NO PEOPLE GO TO STAIRWAY

OCCUPANT LOADS PER (1004.1.1)
MAX. CONVERGENCE PER EXIT

18" + 9" + 8.6 = 35.6"
MINIMUM EGRESS COMPONENT

27" MINIMUM STAIRWAY

56' MAX. DISTANCE FROM MOST
REMOTE LOCATION, COMMON
PATH OF TRAVEL
(1014) (125' ALLOWABLE)

IBC 1011.1 – Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

IBC 715.4.8 – Fire doors shall be self-closing or automatic-closing in accordance with this section. Exceptions:

- 1) Not applicable
- 2) Elevator doors and hoistway enclosure doors at the floor level designated for recall per Section 3003.2.

Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances.

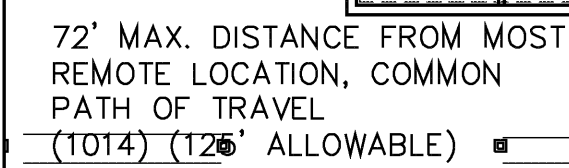
NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
98 PEOPLE PARKING LEVEL

ACCESSORY = ONE PERSON / 300 S.F. GROSS *
25,804 S.F. / 300 = 86 PEOPLE / 2 EXITS = 43 PEOPLE

43 PEOPLE * .2 = 8.6" MINIMUM
EGRESS COMPONENT

43 PEOPLE * .3 = 13" MINIMUM
STAIRWAY



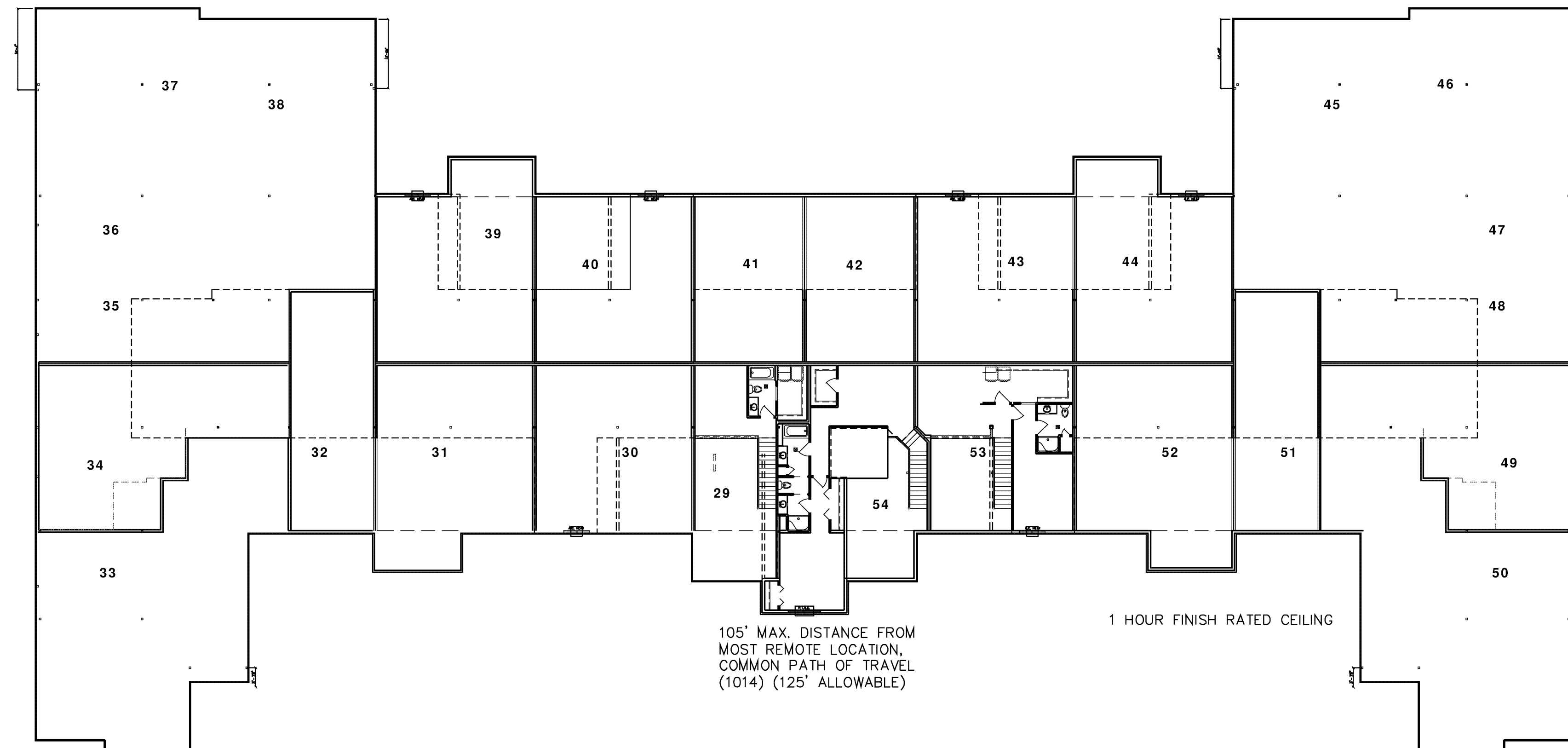
72' MAX. DISTANCE FROM MOST
REMOTE LOCATION, COMMON
PATH OF TRAVEL
(1014) (125' ALLOWABLE)

SAFETY PLANS

LOFT FLOOR PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
44 PEOPLE TOTAL FROM LOFT FLOOR
RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
8,743 S.F. / 200 = 44 PEOPLE
ALL EXIT THROUGH SECOND FLOOR



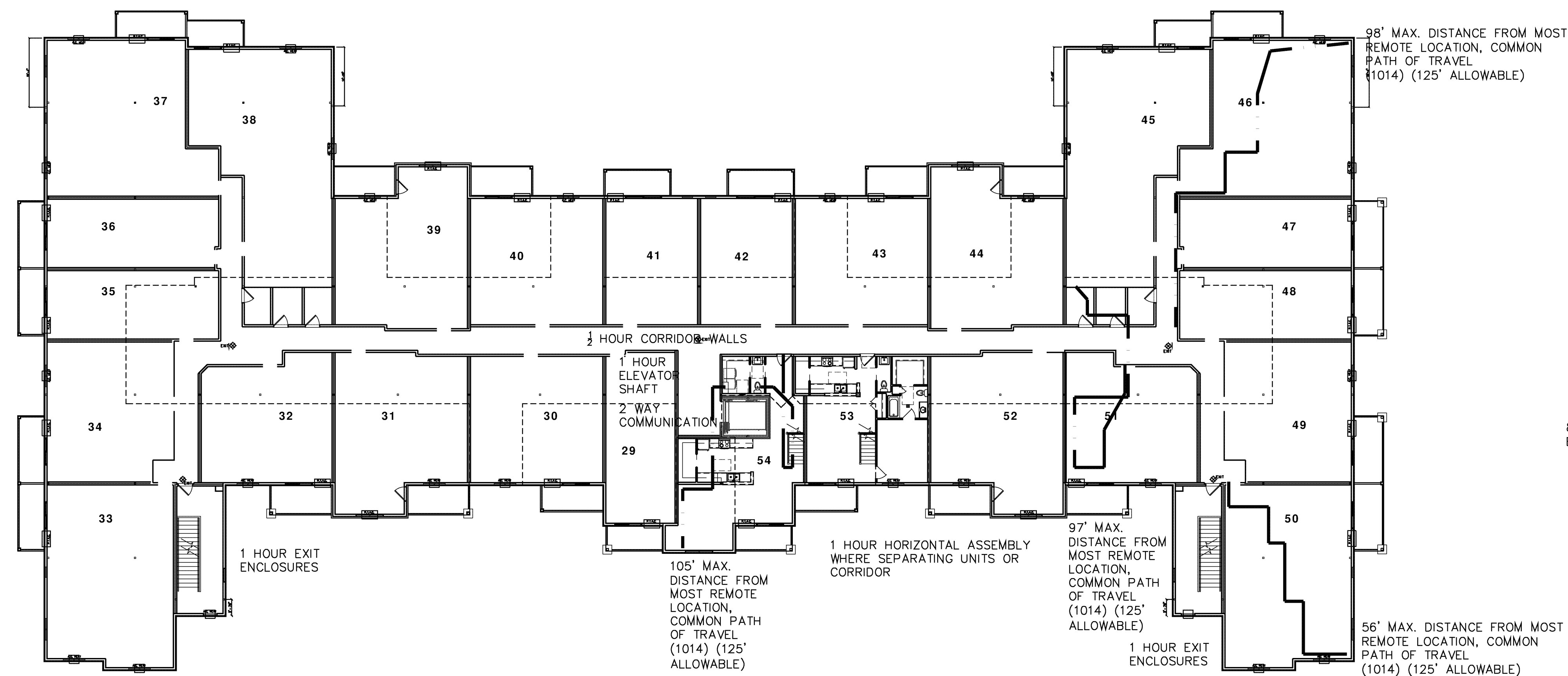
SECOND FLOOR PLAN

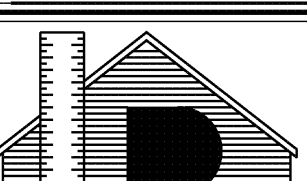
NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
134 PEOPLE TOTAL FROM SECOND FLOOR AND
44 FROM LOFT FLOOR
RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
 $26,810 \text{ S.F.} / 200 = 134 \text{ PEOPLE} + 44 / 2 \text{ EXITS} = 89 \text{ PEOPLE}$

89 PEOPLE * .2 = 18" MINIMUM
EGRESS COMPONENT

89 PEOPLE * .3 = 27" MINIMUM
STAIRWAY





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PROJECT NO.
461466

SHEET

T

2.2

Proposed New 54 Unit Leased Residences
with Lower Level Parking

Presented by;

LEXINGTON HOMES
Fountain Ridge

DETAIL OF
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



Fountain Ridge 54 3

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	1.1

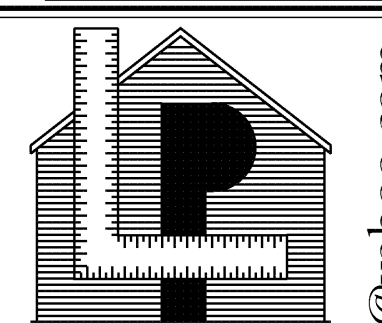
GARAGE ENTRANCE ELEVATION SCALE: 3/16" = 1'-0"



STREET ELEVATION SCALE: 3/16" = 1'-0"



Fountain Ridge 54 **3**



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DWELLING UNIT PLAN NOTES

- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
- 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
- 3 1 HOUR FINISH RATED CEILING.
- 4 1 HOUR RATED WALL ASSEMBLY.
- 5 1 HOUR RATED WALL ASSEMBLY.
- 6 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
- 7 1 HOUR RATED COLUMN COVERS.
- 8 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- 9 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
- 10 STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
- 11 2X6 INTERIOR WALL
- 12 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
- 13 FLOOR COVERING TRANSITION LINE.
- 14 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
- 15 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
- 16 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
- 17 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
- 18 3'-0" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
- 19 3'-6" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
- 20 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
- 21 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
- 22 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
- 23 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
- 24 9' FLAT CEILING, FLOOR ABOVE
- 25 ENTIRE CEILING RAISED 9 1/2" (FLUSH HEADER)
- 26 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
- 27 FURRED WALL
- 28 SOUND INSULATED WALL
- 29 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
- 30 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
- 31 EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- G 2 WAY COMMUNICATION, 1007.B

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 6" UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 6" UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

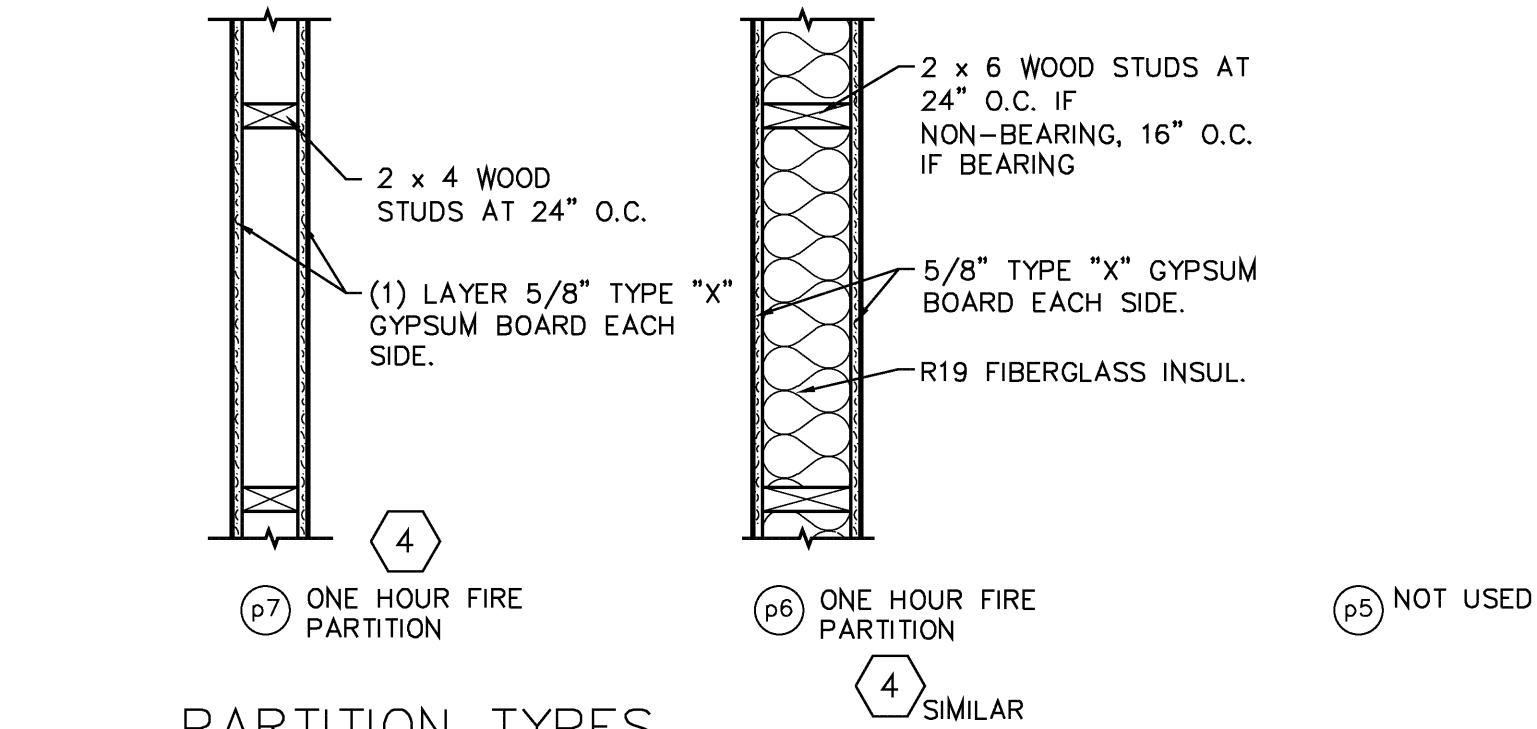
WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 7/8	2	LVL	2	2	
H6	5 1/2"x11 1/4	1	GLULAM	2	2	
H7	5 1/2"x14"	1	GLULAM	2	2	
H8	6 3/4"x18"	1	GLULAM		COLUMN BRACKET	

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

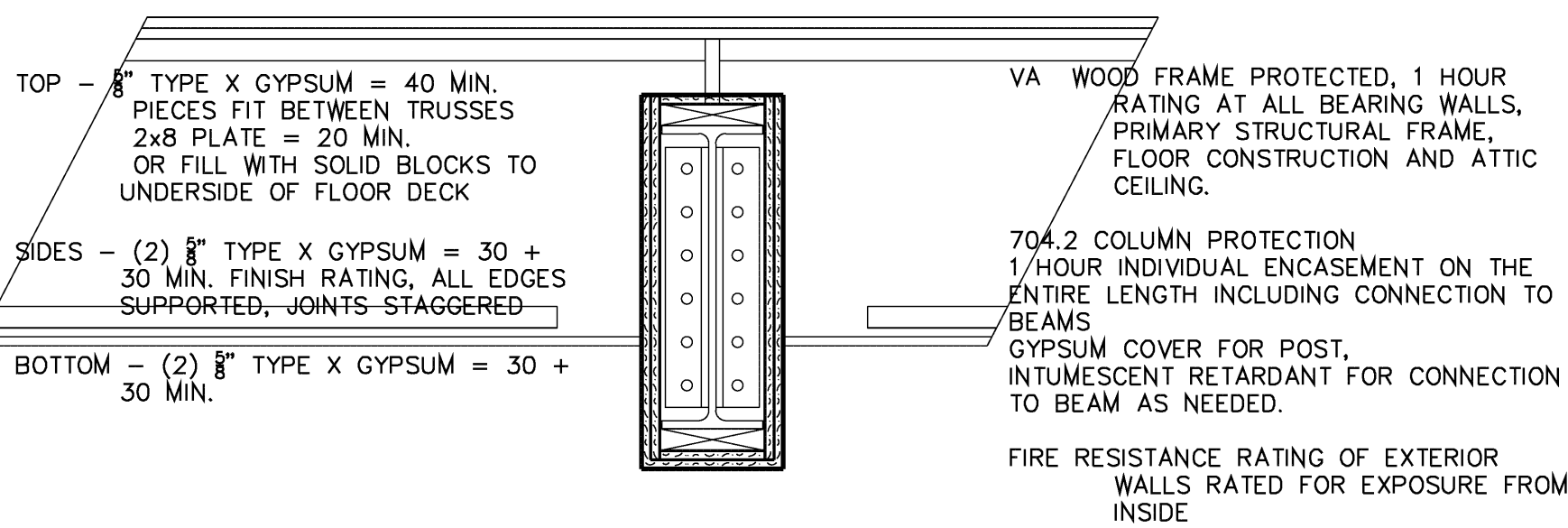
TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1 HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES WHEN CAVITY IS FULLY INSULATED.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS AND BEAMS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL FOR ALL FLOOR / CEILING ASSEMBLIES. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED FIRE BARRIER WALL ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 FIRE BARRIERS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.



PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"

FIRST FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	14	2	2	10	2	22.5	30	675
3/0x4/0	0	0	0	0	2	13.5	2	27
5/0x2/0	0	2	2	0	0	10	4	40
2/6x2/0	0	2	2	0	0	5	4	20
6/0x4/6	4	0	0	2	0	27	6	162
6/0x4/0	0	0	0	0	0	24	0	0
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	0	0	0	0	0	7.5	1	0
6/4x1/6	2	4	4	6	0	9	16	144
DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	1	0	0	0	0	42	1	42
3/0x7/0	6	0	0	4	0	21	10	210
3/0x6/8	0	0	0	0	0	20	0	0
6/4x6/8 PATIO DOOR	2	4	4	6	0	42	16	672
NOTE: THERE ARE DOORS IN THE LOBBY AND EXIT ENCLOSURE NOT COUNTED HERE FOR THEY ARE NOT EXTERIOR OPENINGS.							924	1068

LOFT FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	2	0	0	4	0	22.5	6	135
3/0x4/6	0	0	0	0	0	13.5	0	0
5/0x2/0	0	0	0	0	0	10	0	0
2/6x2/0	0	0	0	0	0	5	0	0
6/0x4/0	1	0	0	0	0	24	1	24
6/0x4/6	0	0	0	0	0	27	0	0
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	0	0	0	0	0	7.5	0	0
6/0x1/8	1	0	0	0	0	10	1	10
							169	

SECOND FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	8	0	0	8	2	22.5	18	405
3/0x4/0	2	0	0	0	2	12	4	48
5/0x2/0	0	2	2	0	0	10	4	40
2/6x2/0	0	2	2	2	0	5	6	30
6/0x4/0	2	0	0	2	0	24	4	96
6/0x4/6	1	0	0	0	0	27	1	27
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	2	2	2	0	0	20	6	120
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	2	2	2	0	0	7.5	6	45
6/4x1/6	6	4	4	6	0	9	20	180
8/0x1/6	0	0	0	2	0	12	2	24
DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	0	0	0	0	0	42	0	0
3/0x7/0	2	0	0	2	0	21	4	84
3/0x6/8	0	0	0	0	0	20	0	0
6/4x6/8 PATIO DOOR	6	4	4	6	0	42	20	840
8/0x6/8 PATIO DOOR	0	0	0	2	0	53.4	2	107
							1,015	1,031

Fountain Ridge 54

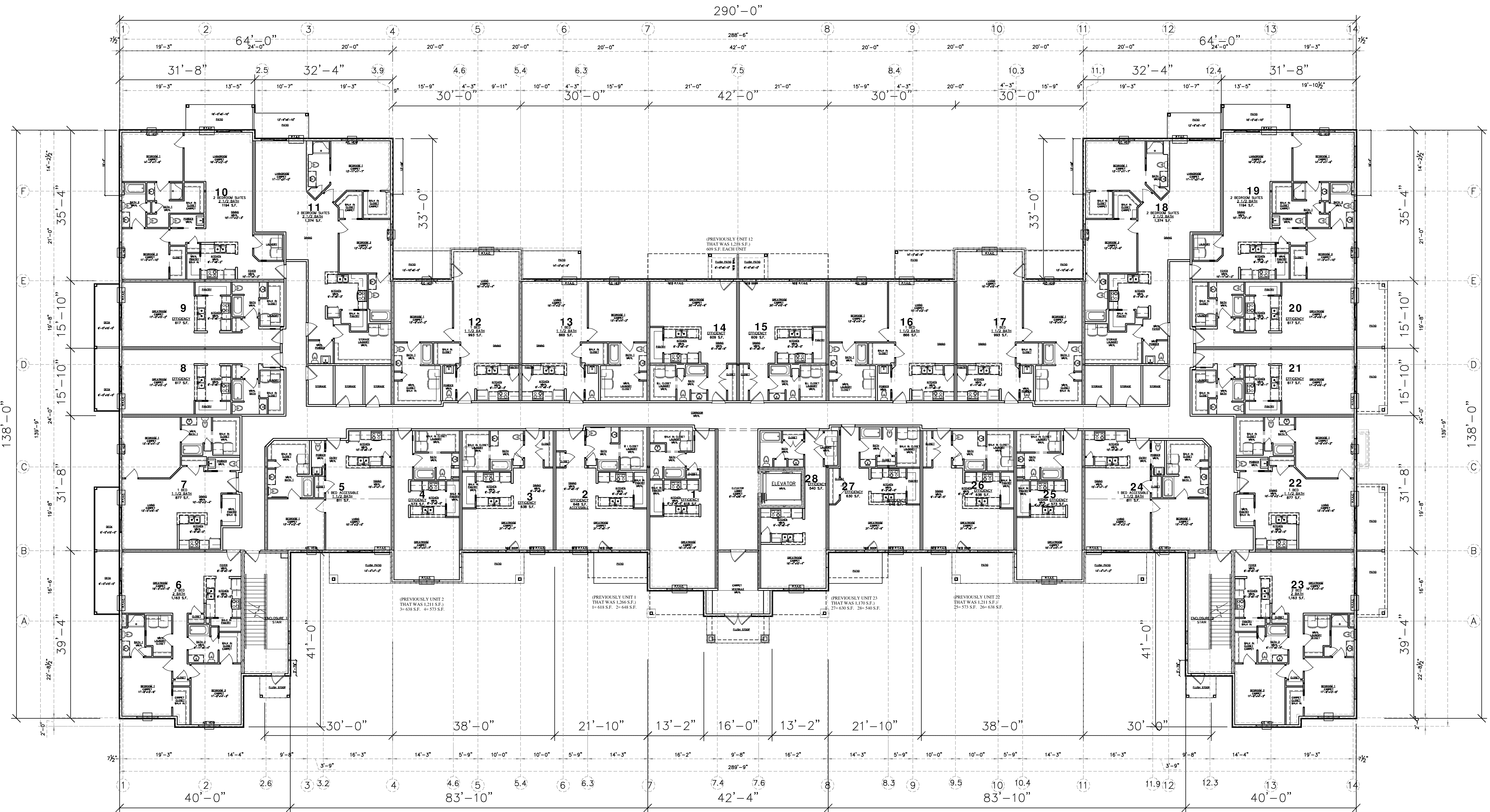
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REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE	PROJECT NO.	SHEET
7/14/2016	461466	A
		2

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 - ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
 - NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES WHEN CAVITY IS FULLY INSULATED.
 - FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS AND BEAMS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
 - SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
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UNIT COUNT		
UNIT STYLE	NUMBER OF UNITS PER FLOOR	REVISION 4
2 BEDROOM 2 1/2 BATH	5	4
2 BEDROOM 2 BATH	5	2
LUXURY 1 BEDROOM 1 1/2 BATH	1	0
1 BEDROOM 1 1/2 BATH	8	8
EFFICIENCY 1 BATH	4	14
TOTAL	23	28

FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

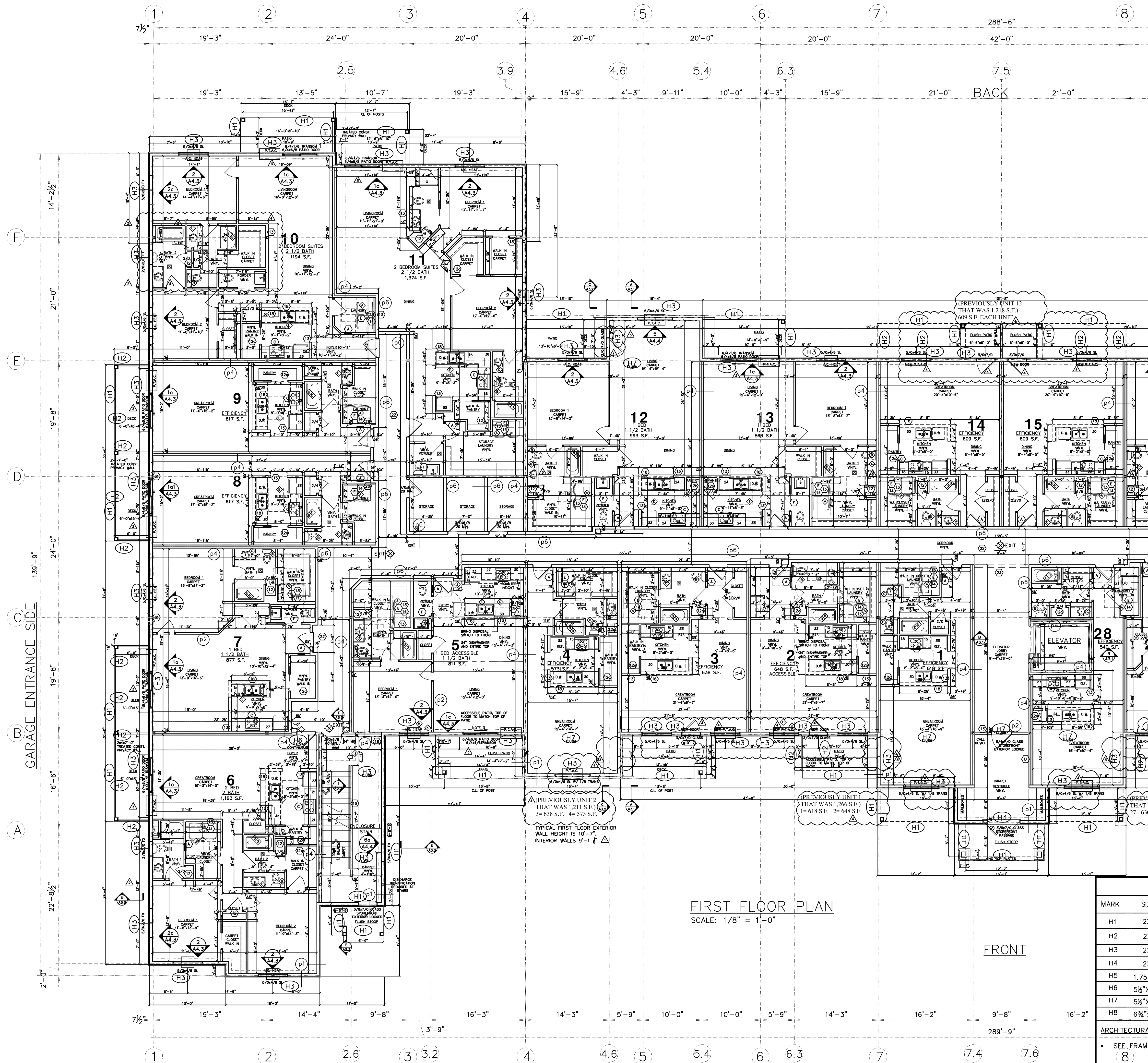
Fountain Ridge 54

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1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE 7/14/2016
PROJECT NO. 461466
SHEET A
2.1.1



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- DWELLING UNIT PLAN NOTES**
- 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIR INSULATION AND FURRING CHANNELS AT 24" O.C.
 - 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIR INSULATION AND RESILIENT CHANNELS AT 16" O.C.
 - 1 HOUR FINISH RATED CEILING.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
 - 1 HOUR RATED COLUMN COVERS.
 - 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
 - STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
 - STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
 - 2X6 INTERIOR WALL
 - SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
 - FLOOR COVERING TRANSITION LINE.
 - 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
 - 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
 - 3'-0" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 3'-6" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
 - ACOUSTIC CEILING DROPPED TO 8' A.F.F.
 - 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
 - ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
 - 9' FLAT CEILING, FLOOR ABOVE
 - ENTIRE CEILING RAISED 9 1/2" (FLUSH HEADER)
 - TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
 - FURRED WALL
 - SOUND INSULATED WALL
 - 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
 - STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
 - EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

- DWELLING ELECTRICAL / MECHANICAL NOTES**
- ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
 - PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
 - MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
 - SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
 - LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
 - PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
 - 2 WAY COMMUNICATION, 1007.8

- TYPICAL DWELLING MATERIAL NOTES**
- ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
 - ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
 - ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 8' UNLESS OTHERWISE NOTED.
 - ALL LOFT FLOOR DOORS ARE 8' UNLESS OTHERWISE NOTED.
 - ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
 - ALL LINEN CLOSETS 25" DEEP MAX.
 - ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36"
 - PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
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 - SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

Fountain Ridge 54

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3	2/14/2017
4	6/18/2017

DATE	7/14/2016
PROJECT NO.	461466
SHEET	A
2.1.2	

WOOD HEADER SCHEDULE					
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SAWN	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1.75X11 1/2	2	LVL	2	2
H6	5 1/2 X 11 1/2	1	GLULAM	2	2
H7	5 1/2 X 14	1	GLULAM	2	2
H8	6 3/4 X 18	1	GLULAM	COLUMN BRACKET	

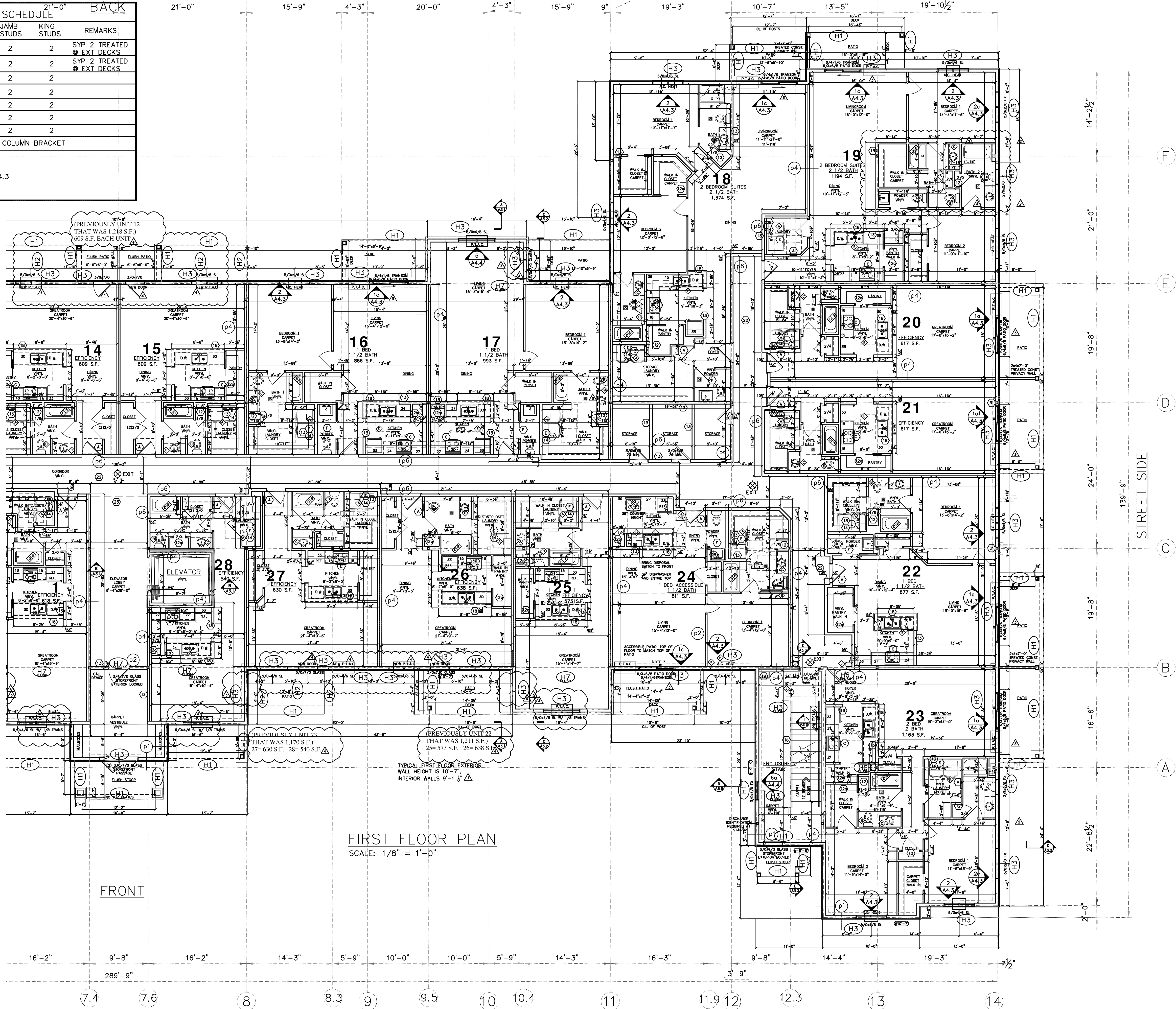
ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11½	2	LVL	2	2	
H6	5½"X11½	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM			COLUMN BRACKET

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

- DWELLING UNIT PLAN NOTES**
- 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
 - 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
 - 1 HOUR FINISH RATED CEILING.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
 - 1 HOUR RATED COLUMN COVERS.
 - 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
 - STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
 - STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
 - 2X6 INTERIOR WALL
 - SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
 - FLOOR COVERING TRANSITION LINE.
 - 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
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 - ALL LINEN CLOSETS 25" DEEP MAX.
 - ALL TUBS ARE 60x32". ALL SHOWERS ARE 48x36".
 - PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
 - SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
 - SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

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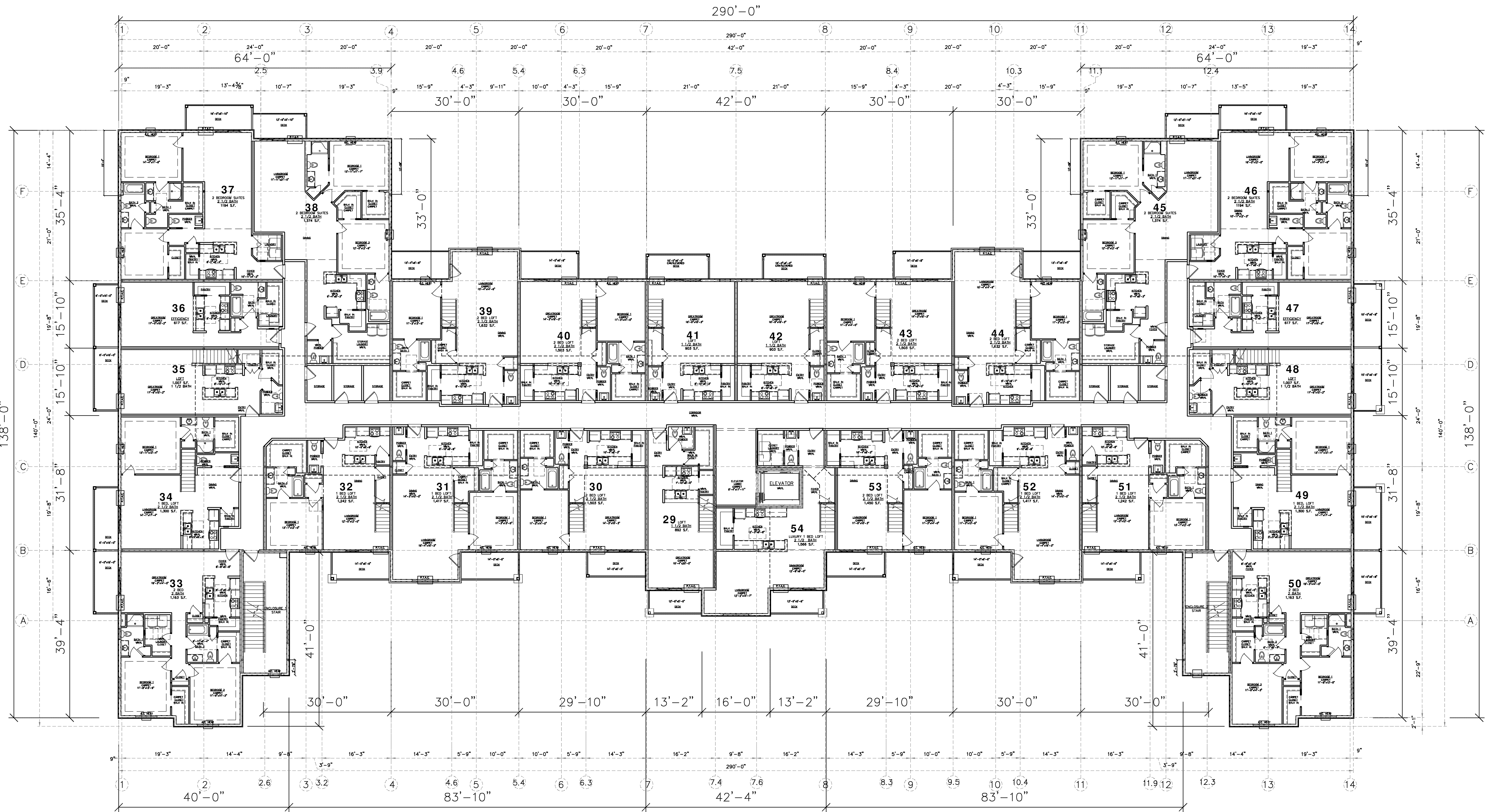
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2.1.3



- TYPICAL FIRE RATED STRUCTURES NOTES**
- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
 - ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
 - NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES WHEN CAVITY IS FULLY INSULATED.
 - FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS AND BEAMS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
 - SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD. NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES U.O.N.
 - LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD. NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES U.O.N.
 - STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED FIRE BARRIER WALL ENDING AT ONE HOUR CAP.
 - ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
 - IBC 703.6 FIRE BARRIERS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT		
UNIT STYLE	NUMBER OF UNITS PER FLOOR	
2 BEDROOM 2 1/2 BATH	4	
2 BEDROOM, LOFT 2 1/2 BATH	6	
1 BEDROOM, LOFT 2 1/2 BATH	6	
2 BEDROOM 2 BATH	2	
LUXURY 1 BEDROOM, LOFT 2 1/2 BATH	1	
LOFT 1 1/2 BATH	5	
EFFICIENCY 1 BATH	2	

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

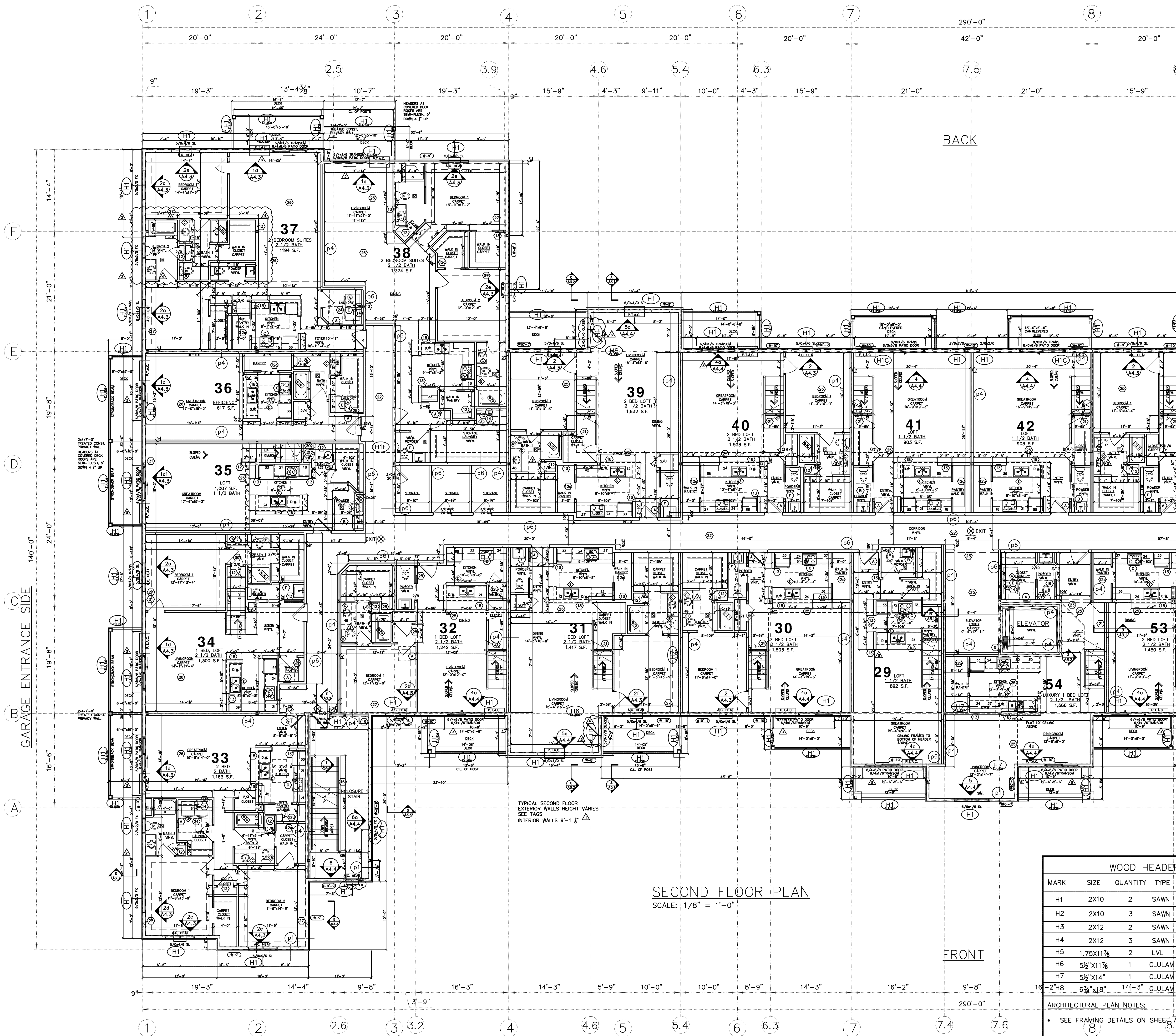
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- DWELLING UNIT PLAN NOTES**
- 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
 - 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
 - 1 HOUR FINISH RATED CEILING.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED WALL ASSEMBLY.
 - 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
 - 1 HOUR RATED COLUMN COVERS.
 - 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
 - STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
 - STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
 - 2X6 INTERIOR WALL
 - SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
 - FLOOR COVERING TRANSITION LINE.
 - 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
 - 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
 - 3'-0" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 3'-6" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
 - ACOUSTIC CEILING DROPPED TO 8' A.F.F.
 - 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
 - ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
 - 9' FLAT CEILING, FLOOR ABOVE
 - ENTIRE CEILING RAISED 9 1/4" (FLUSH HEADER)
 - TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
 - FURRED WALL
 - SOUND INSULATED WALL
 - 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
 - STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
 - EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

- DWELLING ELECTRICAL / MECHANICAL NOTES**
- ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
 - PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
 - MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
 - SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
 - LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
 - PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
 - 2 WAY COMMUNICATION, 1007.8

- TYPICAL DWELLING MATERIAL NOTES**
- ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
 - ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
 - ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 1/2" UNLESS OTHERWISE NOTED.
 - ALL LOFT FLOOR DOORS ARE 1/2" UNLESS OTHERWISE NOTED.
 - ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
 - ALL LINEN CLOSETS 25" DEEP MAX.
 - ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
 - PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
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 - SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5 1/2 X11 1/2	1	GLULAM	2	2	
H7	5 1/2 X14	1	GLULAM	2	2	
16-2	H8	6 3/4 X18	14'-3"	GLULAM	COLUMN BRACKET	
ARCHITECTURAL PLAN NOTES:						
• SEE FRAMING DETAILS ON SHEET A/4.3						

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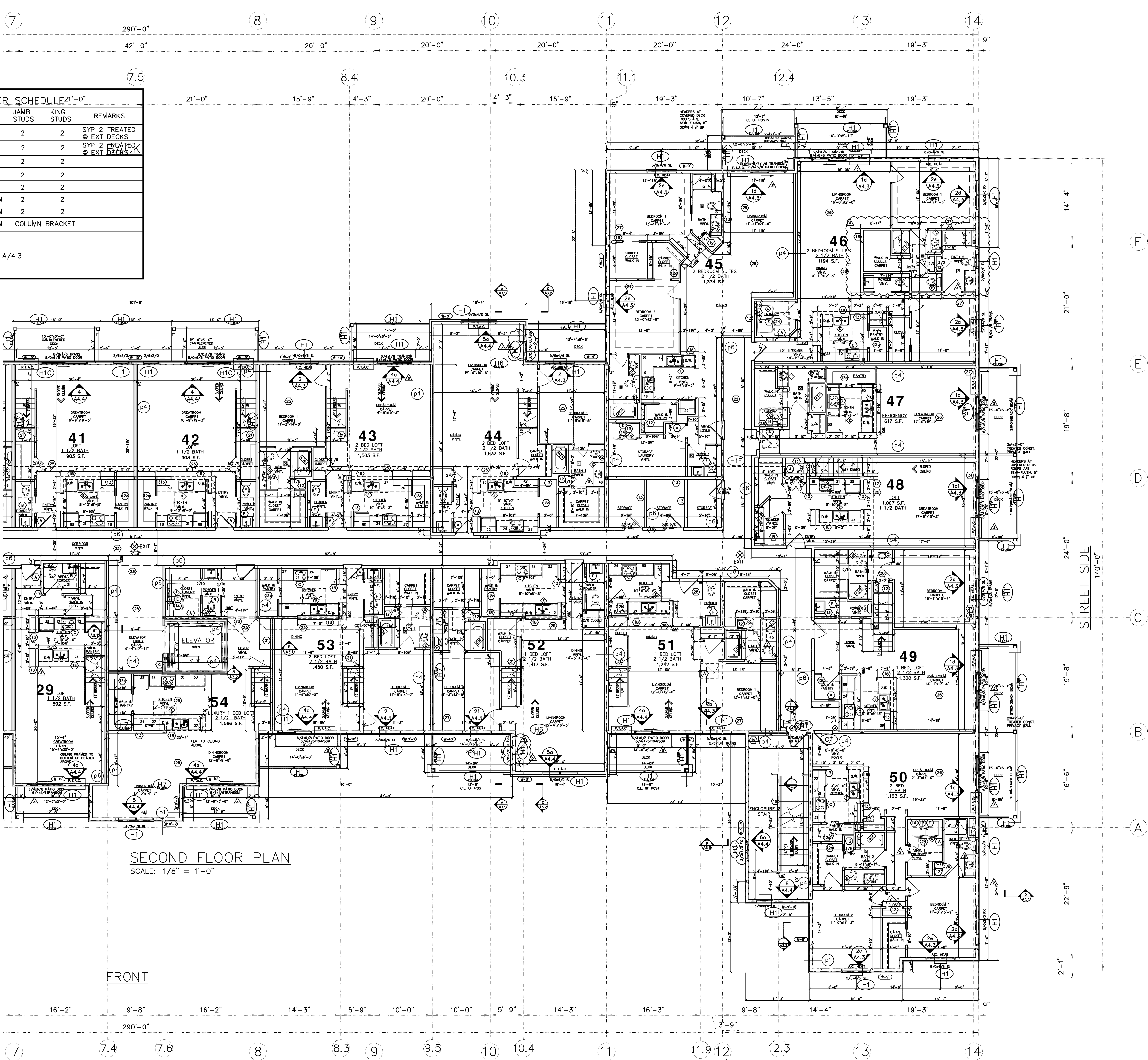
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2.2.2

WOOD HEADER SCHEDULE 21'-0"						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5 1/2"X11 1/2	1	GLULAM	2	2	
H7	5 1/2"X14"	1	GLULAM	2	2	
H8	6 3/4"X18"	1	GLULAM			COLUMN BRACKET
ARCHITECTURAL PLAN NOTES:						
• SEE FRAMING DETAILS ON SHEET A/4.3						



- DWELLING UNIT PLAN NOTES**
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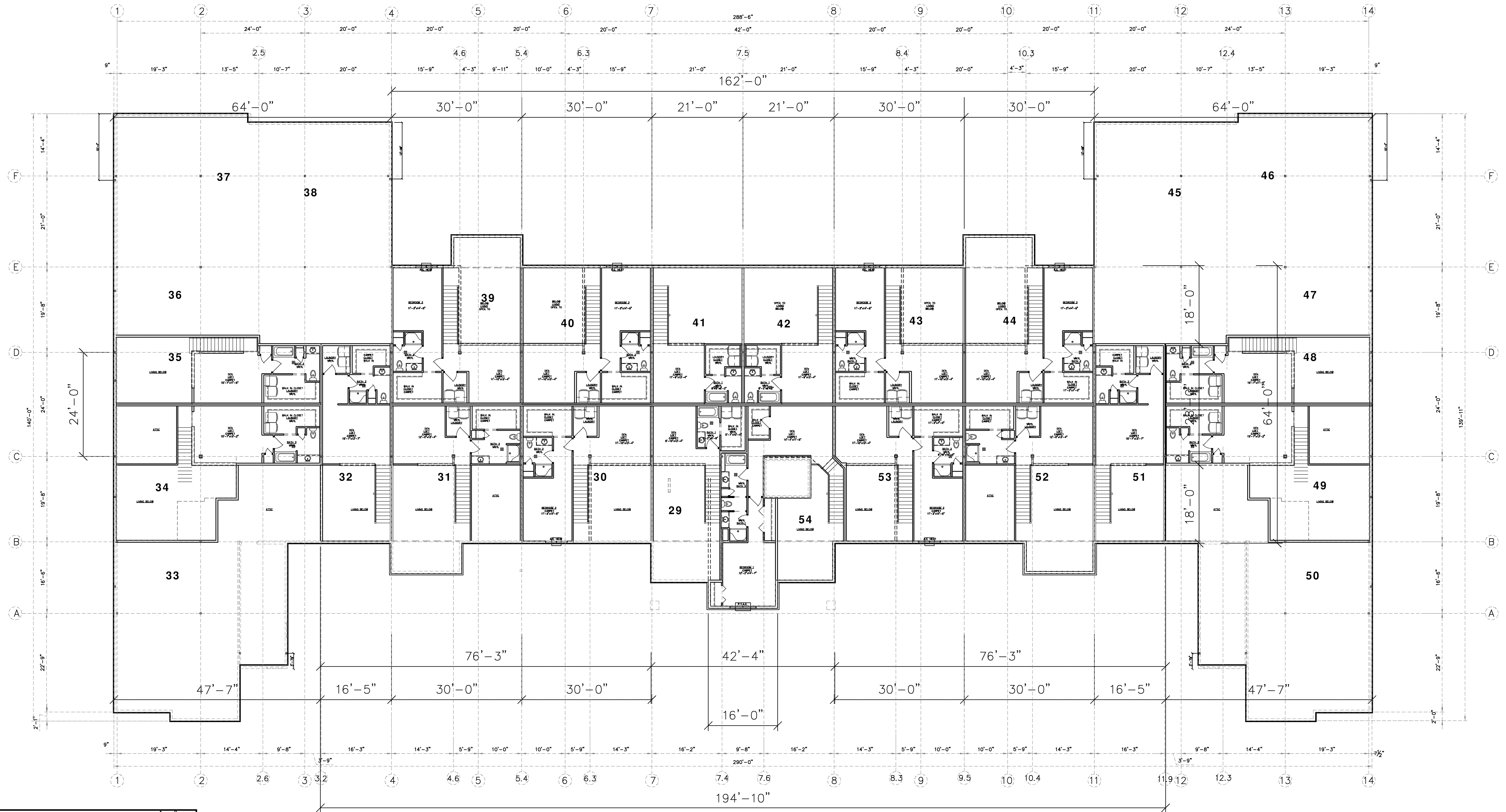
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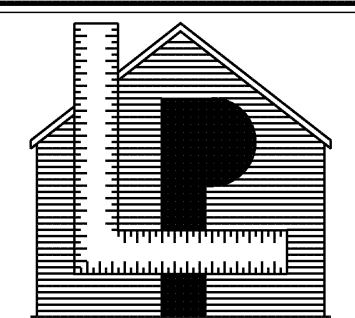
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THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

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- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
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 - SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
 - LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL FOR ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
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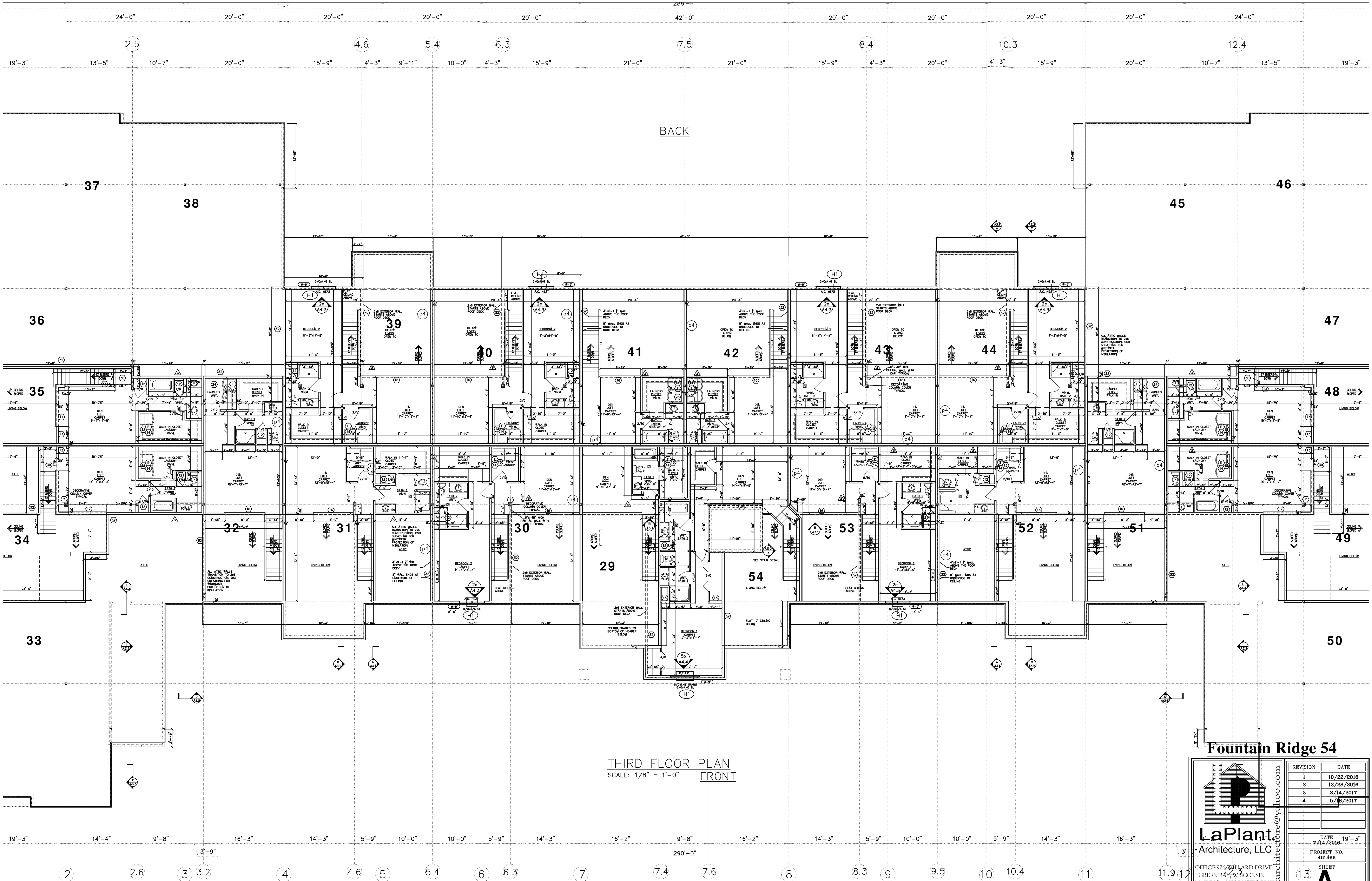
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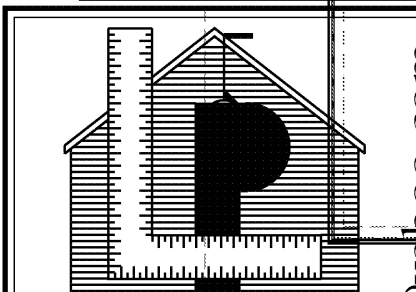
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THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0" FRONT

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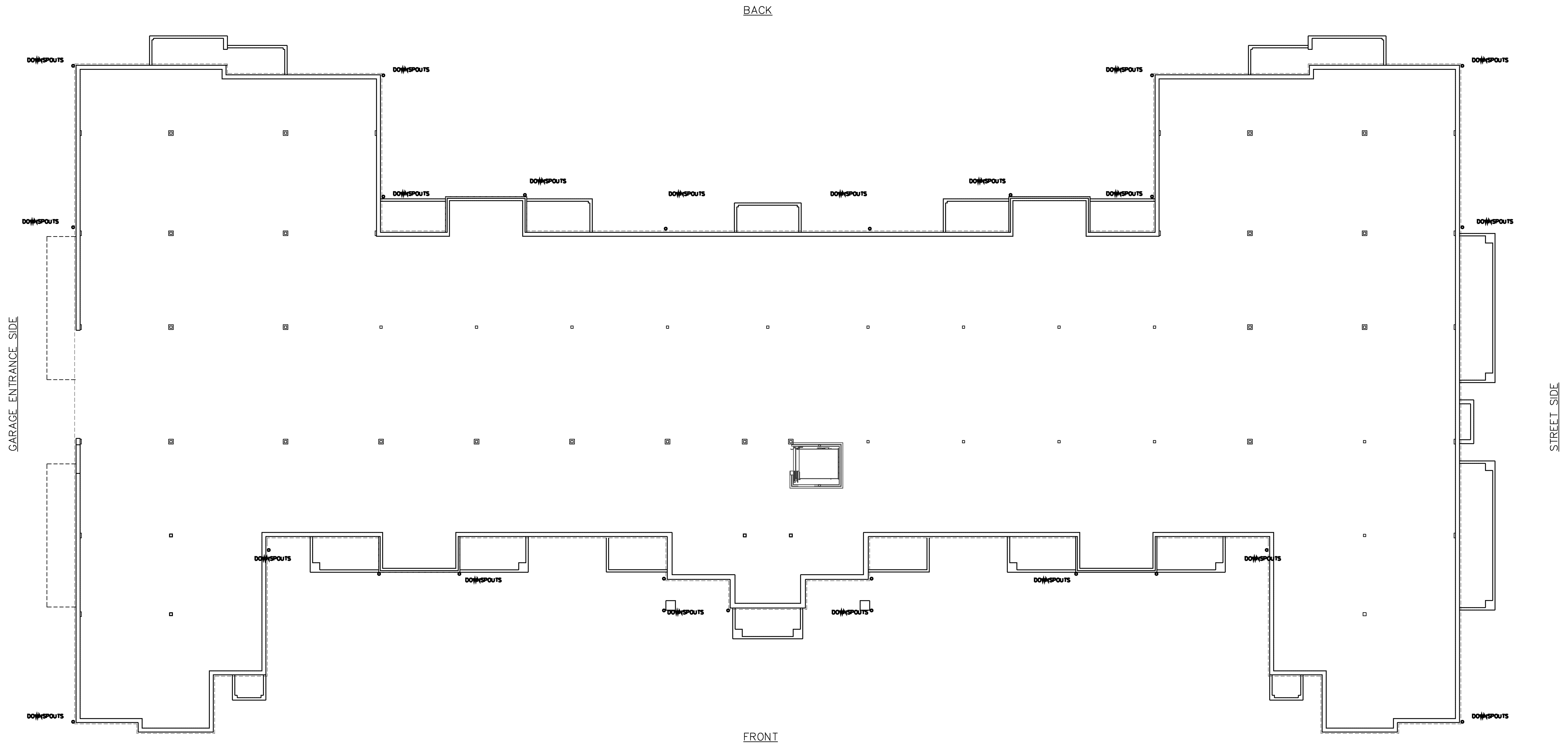
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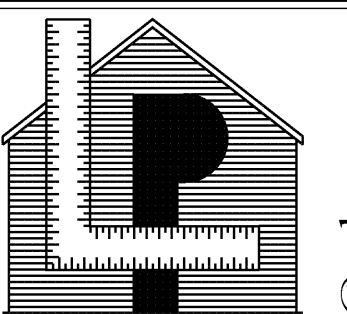
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DOWNSPOUT PLAN
SCALE: 3/32" = 1'-0"

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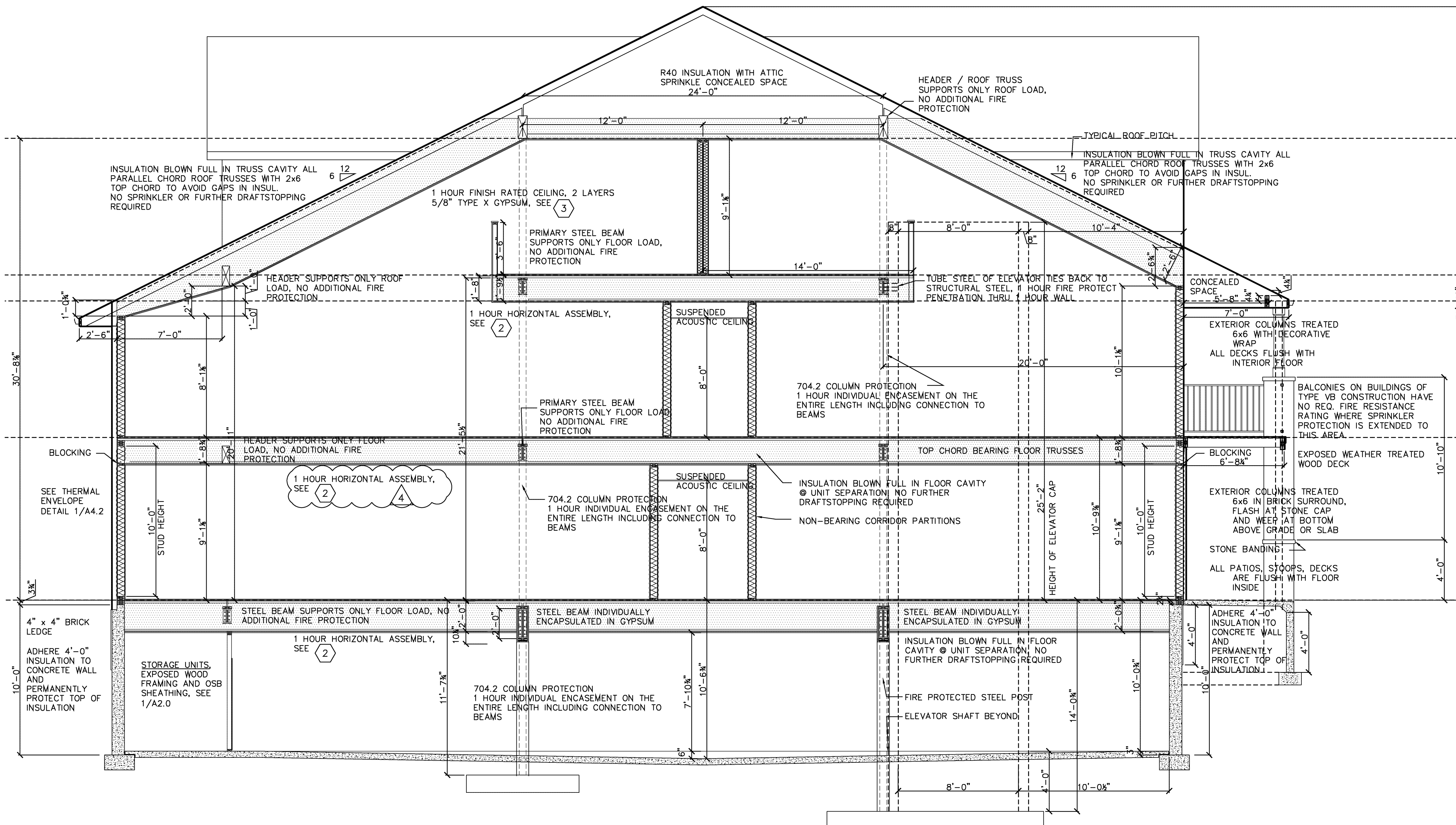
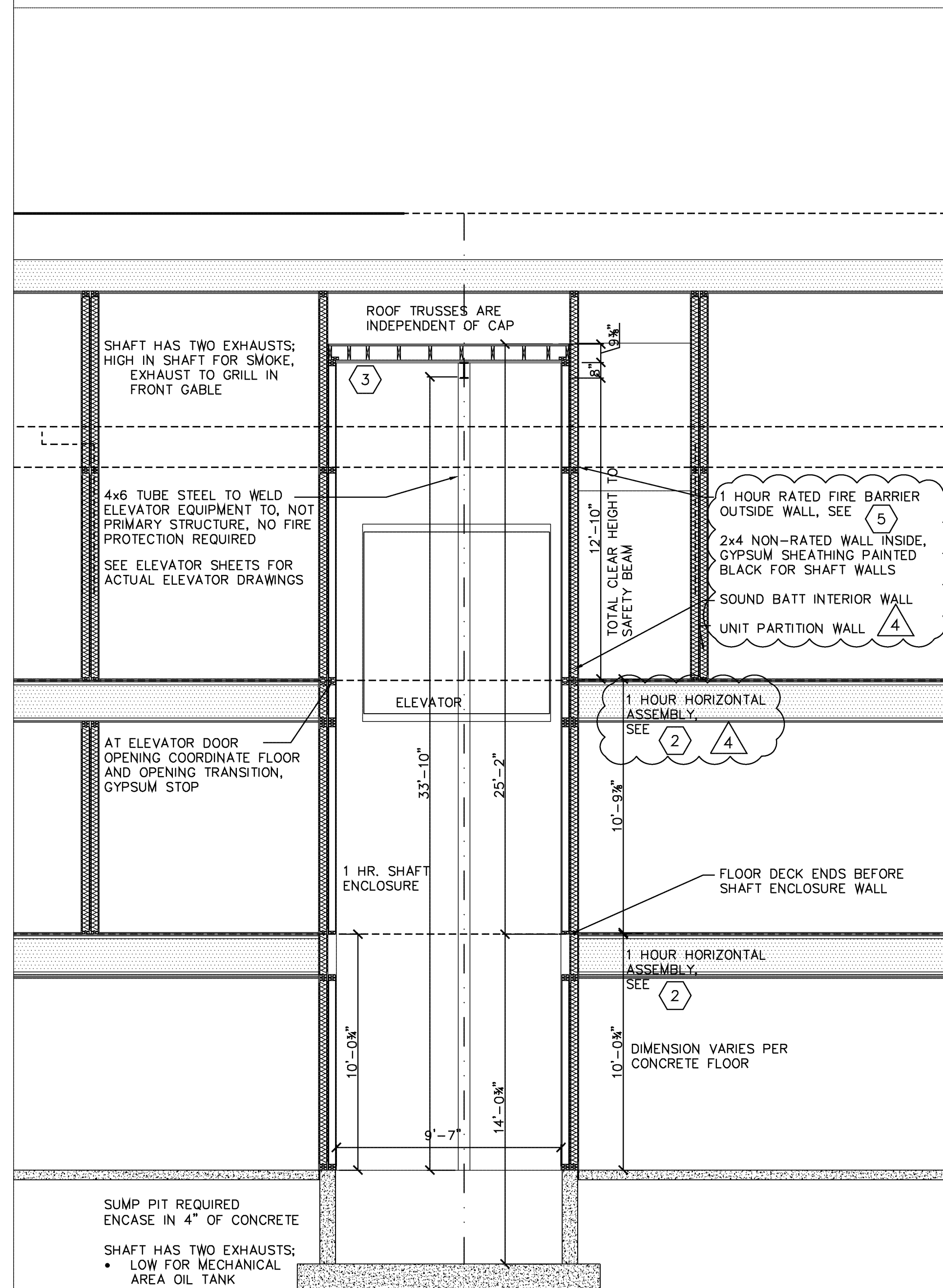
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BUILDING SECTION

B

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

A3.1



BUILDING SECTION

A

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

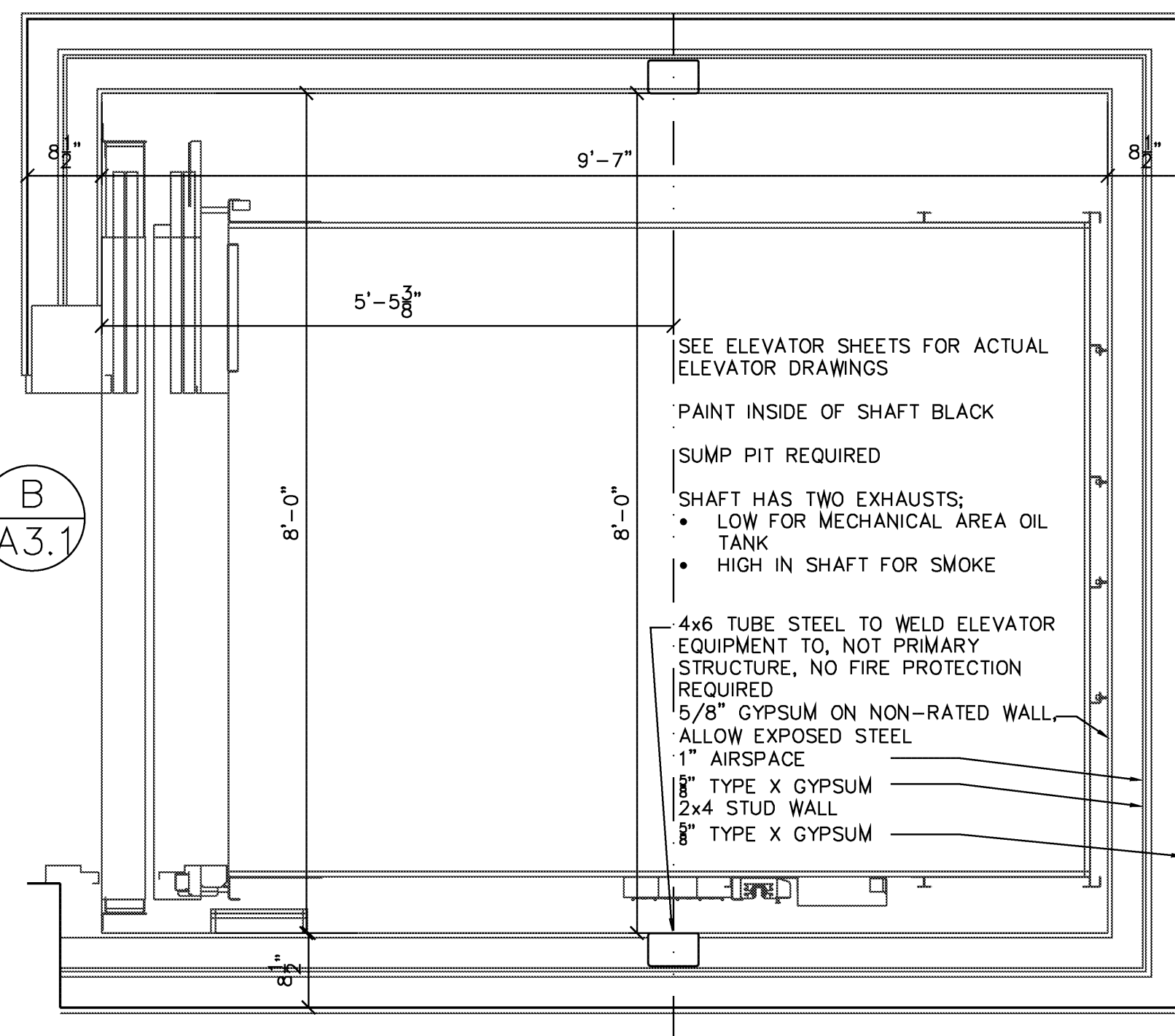
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ELEVATOR PLAN

SCALE: 3/4" = 1'-0"

B

A3.1

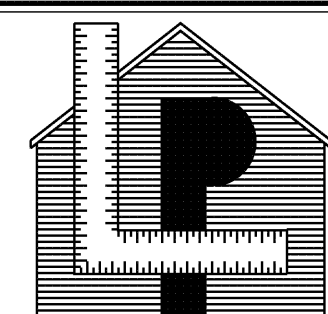


TYPICAL FIRE RATED STRUCTURES NOTES

4 2

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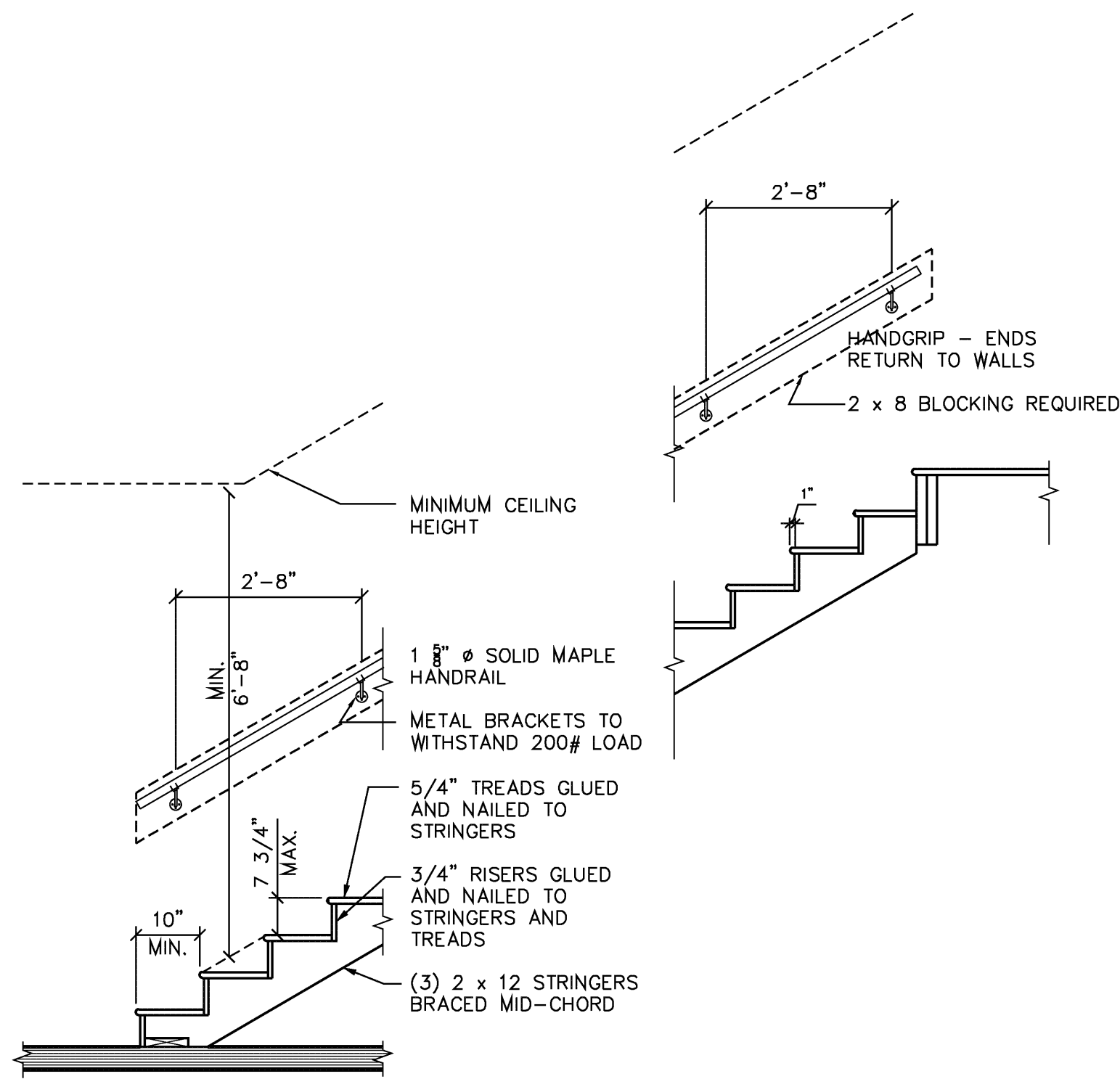
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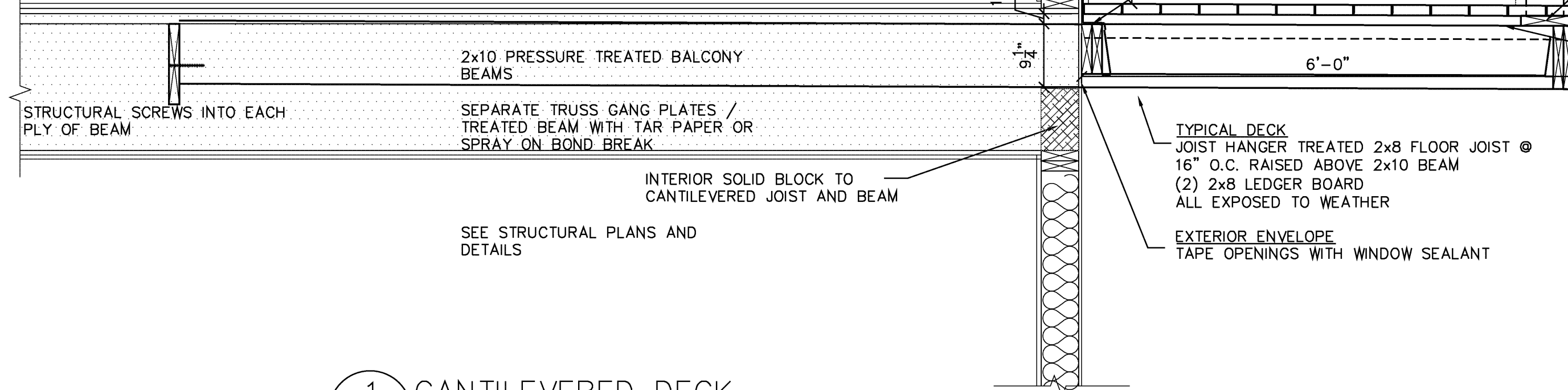
DWELLING UNIT STAIR
TYPICAL DETAIL

SCALE: 1/2" = 1'-0" **A3.2**

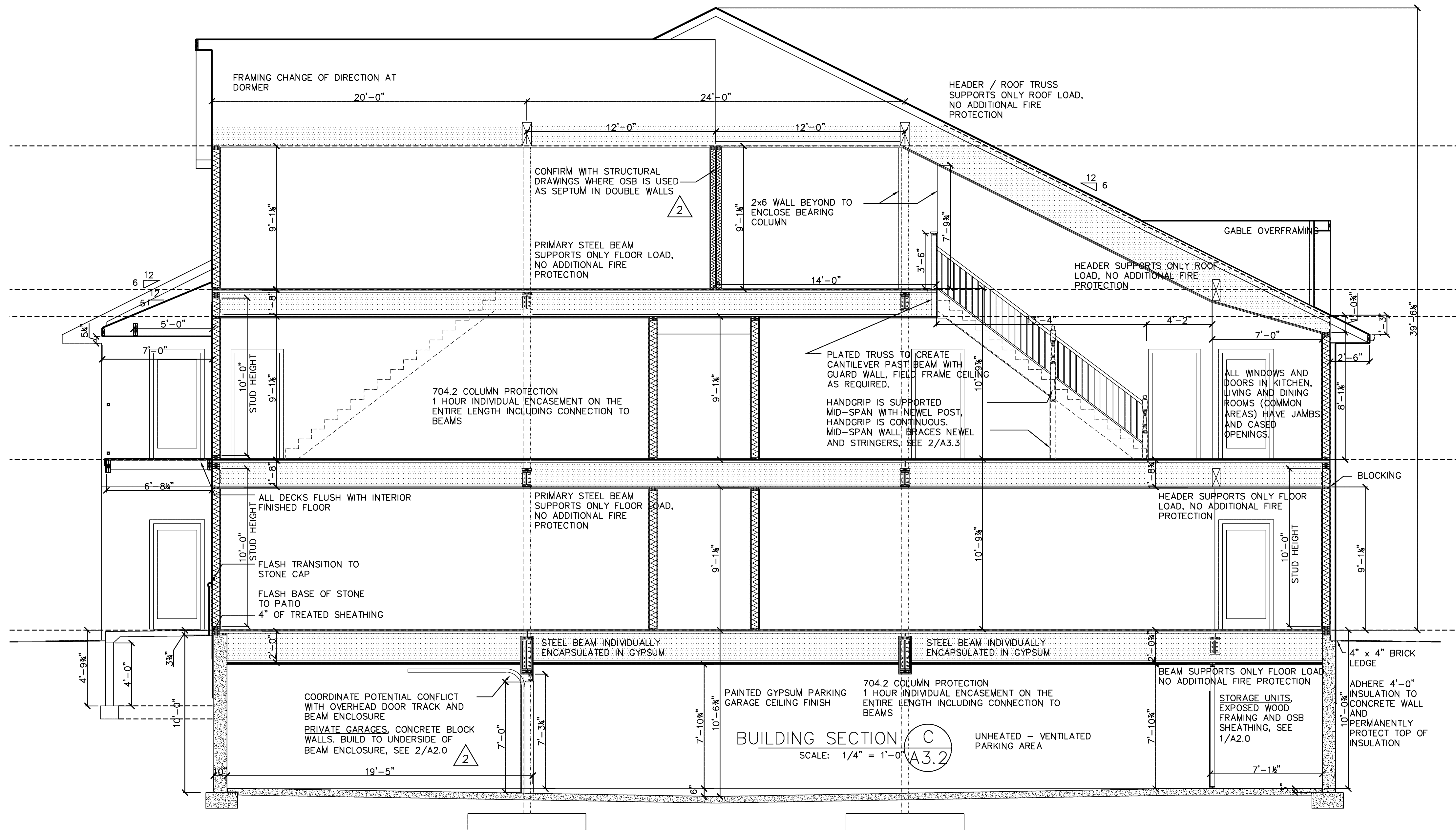
GENERAL NOTES-STAIRS WITHIN DWELLING UNITS:

- HEADROOM** - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
- TREADS AND RISERS** - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
- HANDRAILS AND HALF WALLS** - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
- HAND GRIP DIMENSIONS** - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
- WALL CLEARANCE** - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
- LOADING** - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
- TYPICAL STAIR CONSTRUCTION** - (3) 2 x 12 #2 D.F. STRINGERS BRACED MID-SPAN, 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.

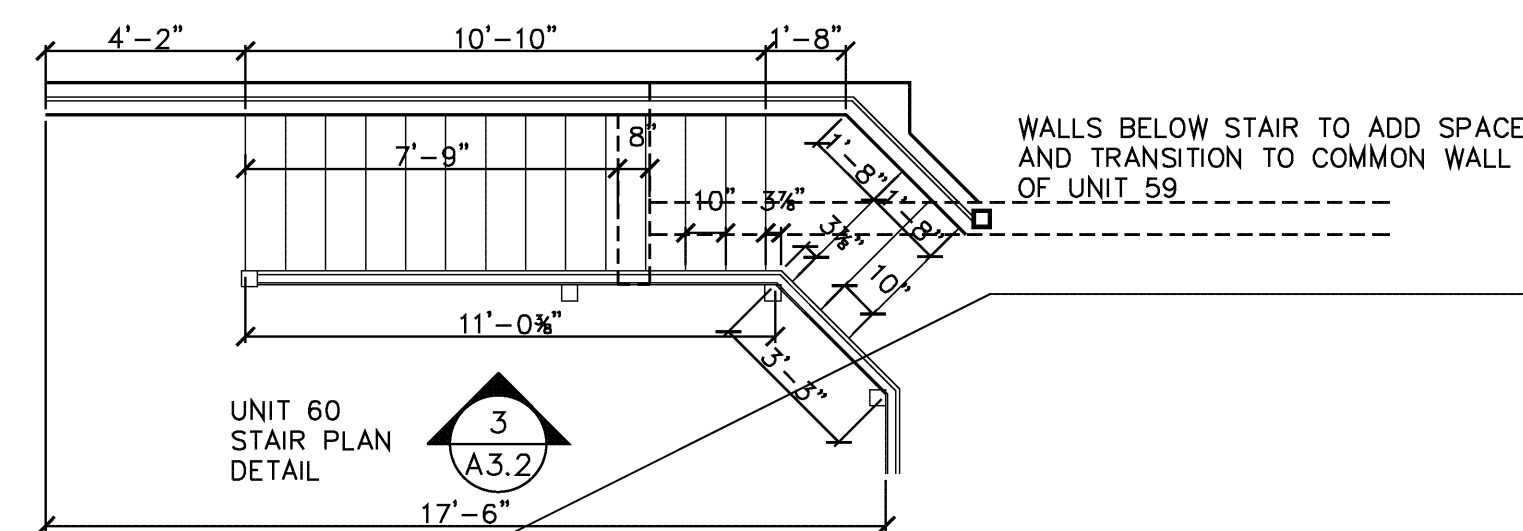
2x12 STRONG-BACK WITHIN FLOOR TRUSSES
2x8 KICK BOARD FLAT UNDER TOP CHORD OF TRUSS



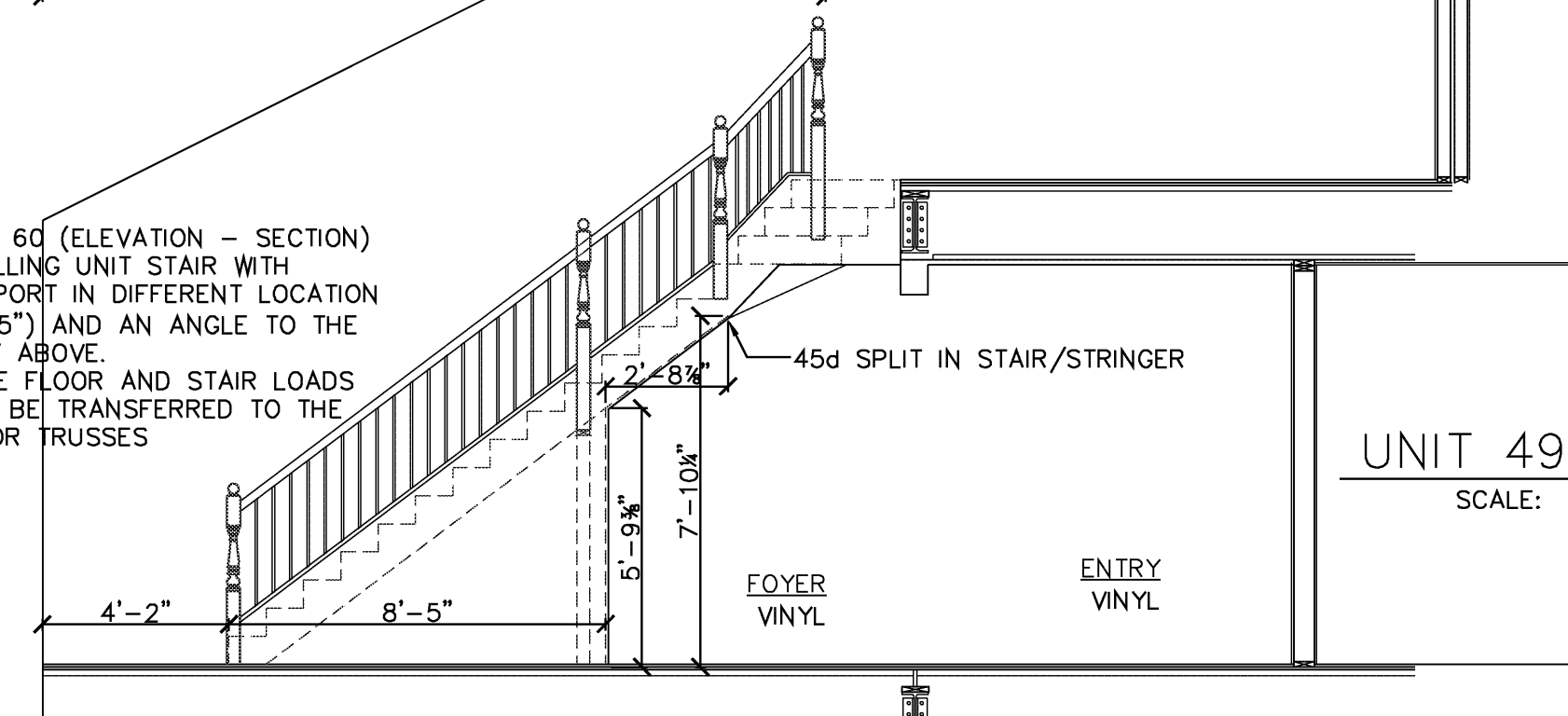
1 CANTILEVERED DECK
SCALE: 3/4" = 1'-0"



BUILDING SECTION C
SCALE: 1/4" = 1'-0" **A3.2**



UNIT 60 (ELEVATION - SECTION)
DWELLING UNIT STAIR WITH
SUPPORT IN DIFFERENT LOCATION
(8'-5") AND AN ANGLE TO THE
LOFT ABOVE.
SOME FLOOR AND STAIR LOADS
WILL BE TRANSFERRED TO THE
FLOOR TRUSSES



UNIT 49 STAIR **A3.2**
SCALE: 1/4" = 1'-0"

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1	10/22/2016
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3	2/14/2017
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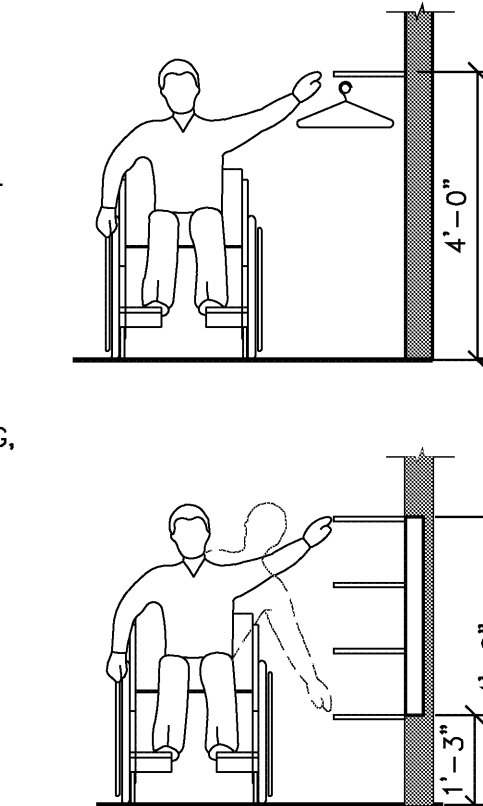
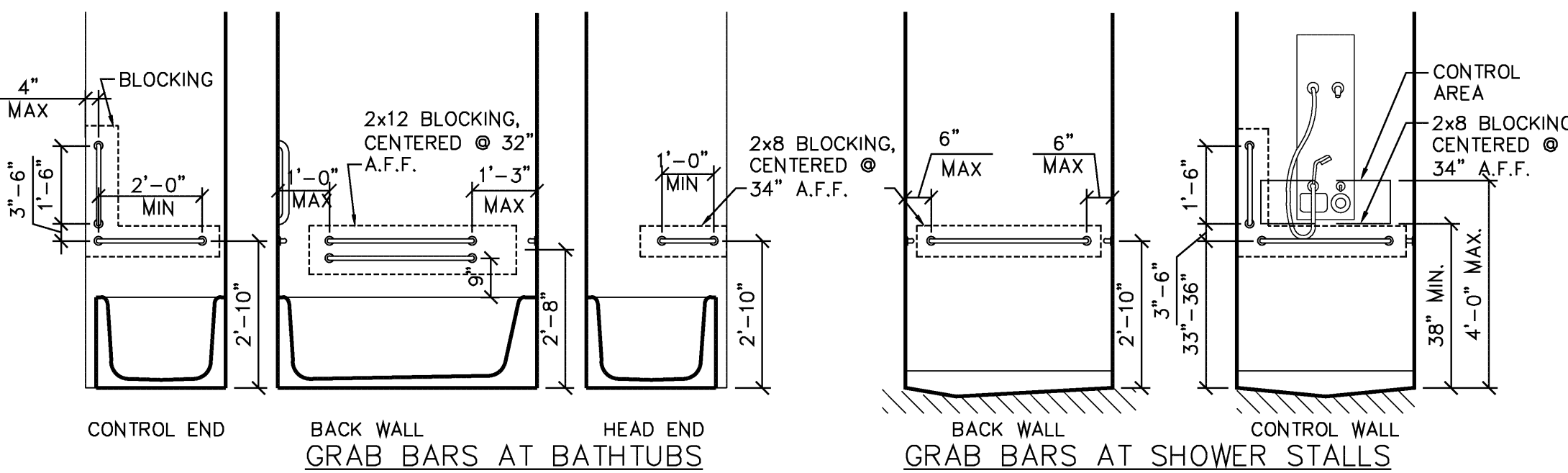
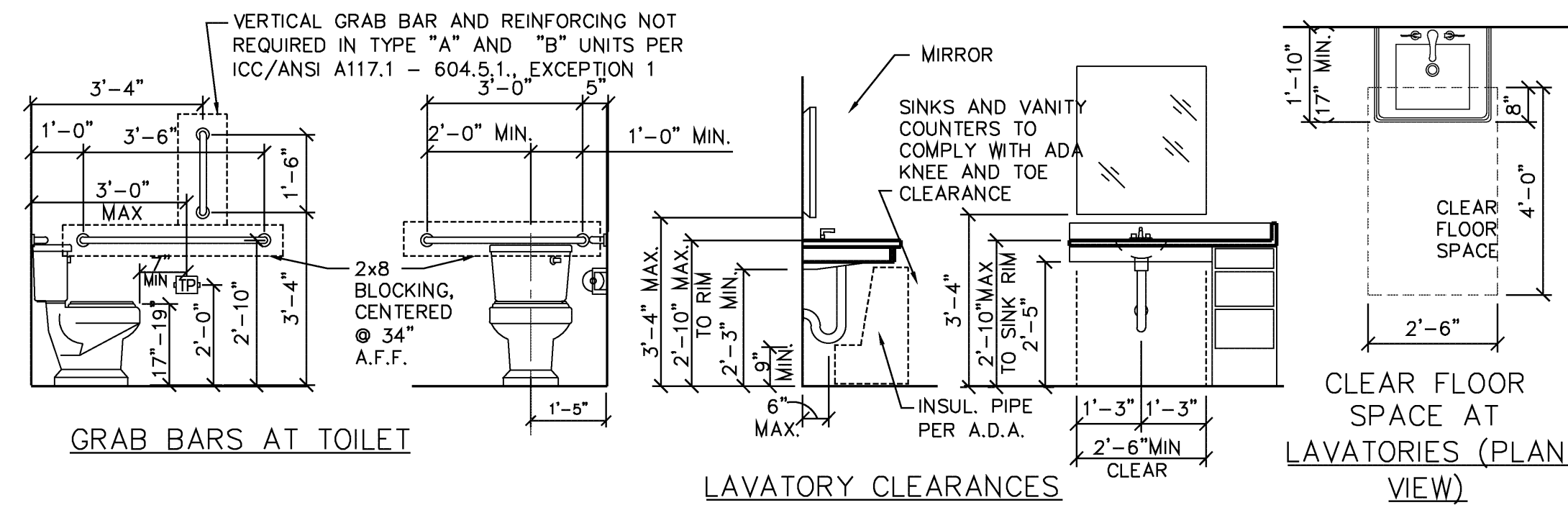
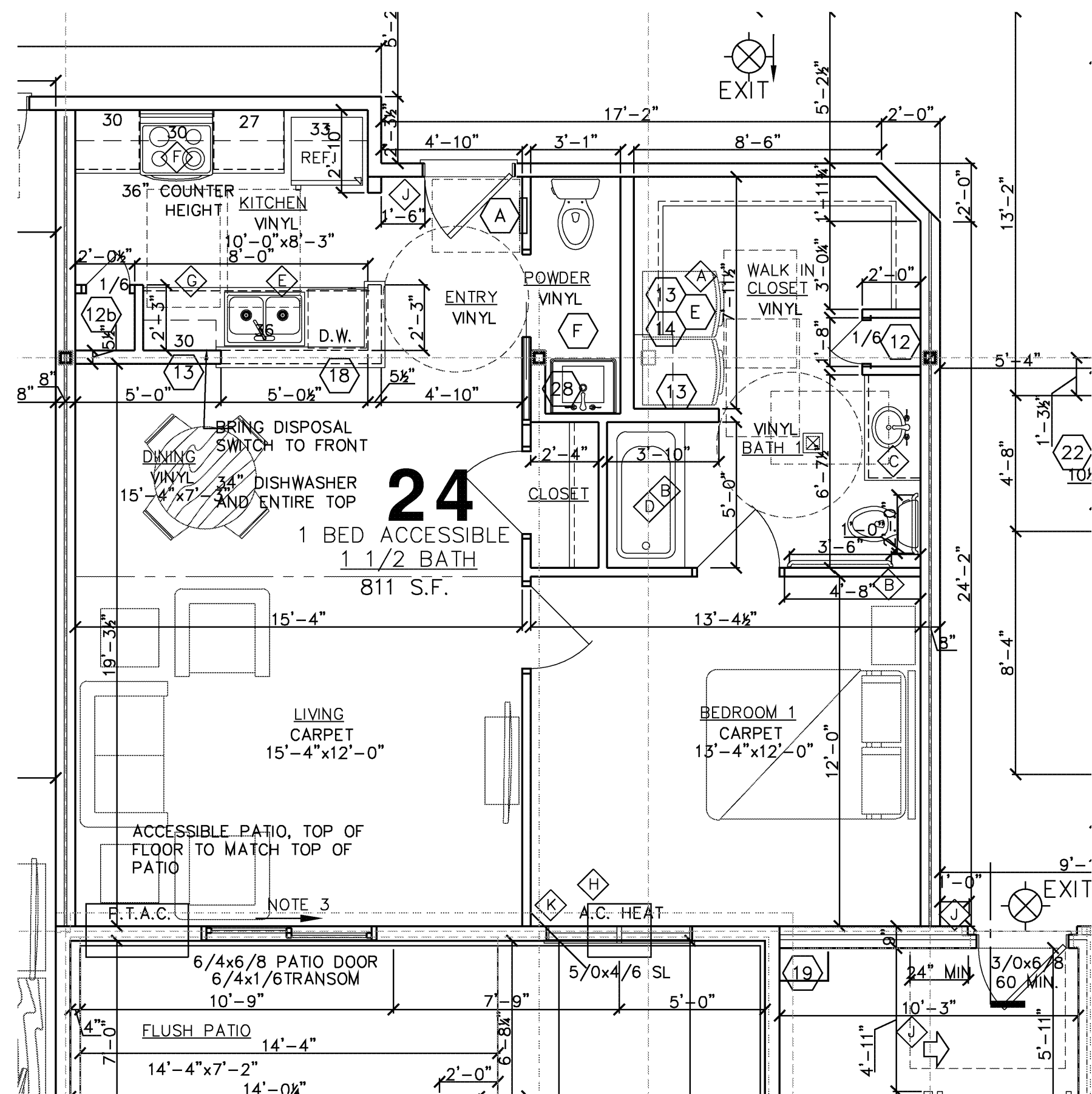
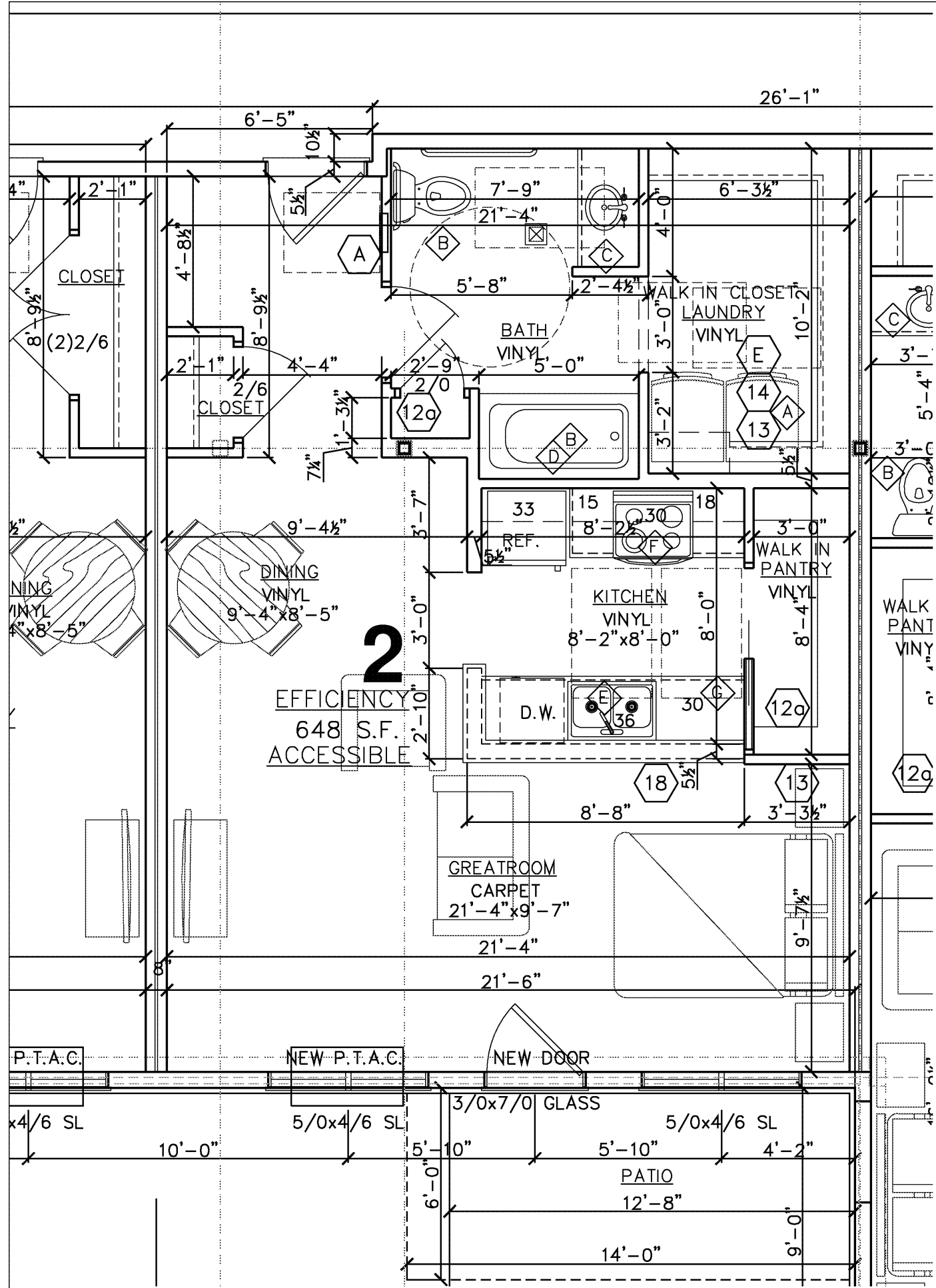
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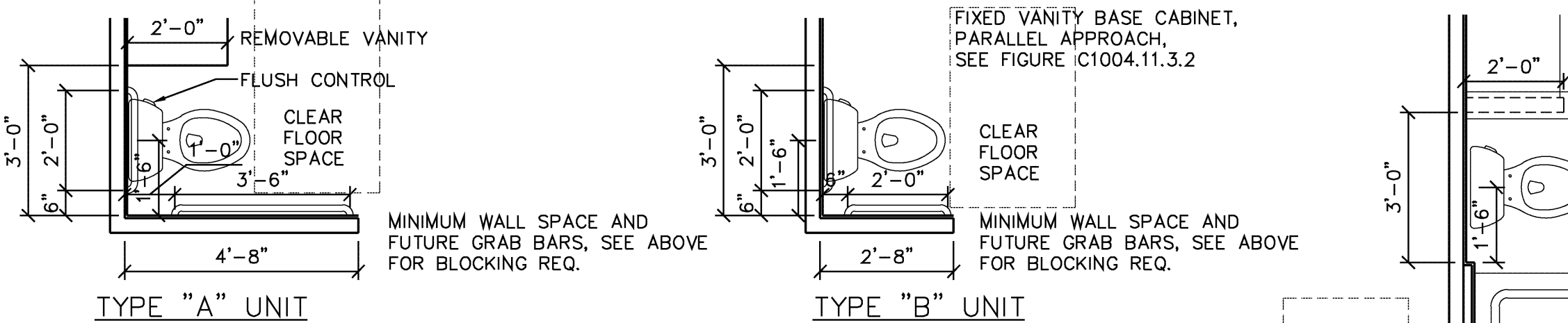
1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
3. HANDRAIL DETAILS - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-FALLS IN NONWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
4. HAND GRIP DIMENSIONS - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
7. TYPICAL STAIR CONSTRUCTION - (5) 14" LSL STRINGERS, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
8. EXTENSIONS - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP Riser AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.



DATE 7/14/2016
PROJECT NO. 461466
SHEET A 3.3



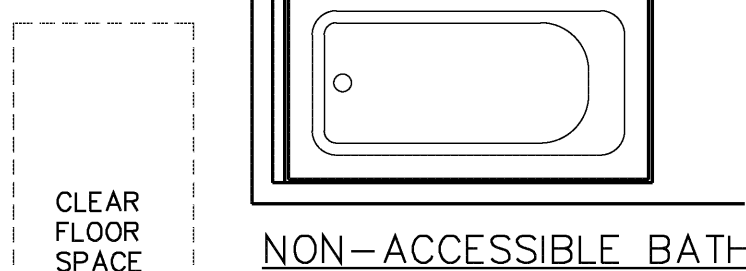
ANSI A117.1
REACH RANGES



TYPE "A" UNIT

TYPE "B" UNIT

TYPICAL TOILET AREA FLOOR PLANS



NON-ACCESSIBLE BATH

R-2, TYPE "A" AND "B" UNIT NOTES:



GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANSI A117.1-2003; SECTION 1004

- ICC/IBC-2009; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.
- ICC/IBC-2009; Sec 1107.7.1.1 - TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.
- ICC/ANSI A117.1-2003; Sec. 1003.5.1 - PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B" - MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE.
EXCEPTION - IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 32" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

ICC/ANSI A117.1-2003; Sec. 404 - TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F., MAX.

62.1101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.

- ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9 - OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F., MIN. / 48" A.F.F., MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.

- ICC/ANSI A117.1-2003; Sec 1003.11 - WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE "A" UNIT.

- ICC/ANSI A117.1-2003; Sec 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS. EXCEPTION 3 - SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.

- ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

PLAN NOTES

- ICC/ANSI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 - WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH SEC. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRED. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCE AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

- ICC/ANSI A117.1-2003; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.)

- ICC/ANSI A117.1-2003; SEC 1003.11.5 & 1004.11.3.1.1 - LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

- EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
(A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

- ICC/ANSI A117.1-2003; Sec 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE. A CLEAR FLOOR SPACE- 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.

- ICC/ANSI A117.1-2003; Sec 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS. EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

ICC/ANSI A117.1-2003; Sec 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.

- ICC/ANSI A117.1-2003; Sec 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH SEC. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AT LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.

- ICC/ANSI A117.1-2003; Sec 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

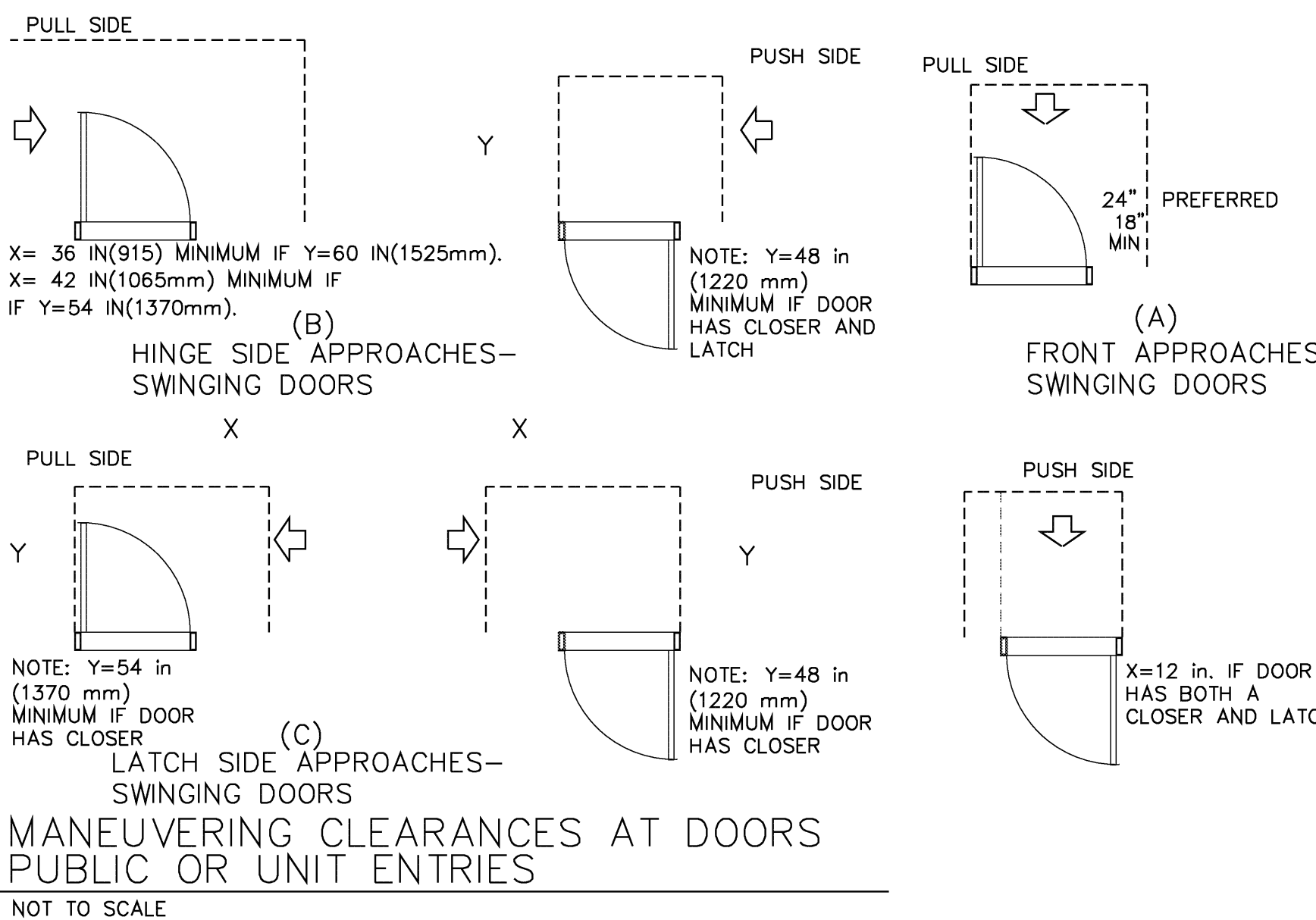
- 1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE - FORWARD APPROACH
EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED:
(A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
(B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
(C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

- ICC/ANSI 117.1-2003; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.

- CRITICAL ACCESSIBLE DIMENSION

- AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

ANY AND ALL BATHROOMS WITH A CLEAR FLOOR SPACE SHOWN IS A TYPE "A" OR TYPE "B" ACCESSIBLE ROOM, IN THESE ROOMS BLOCKING FOR FUTURE GRAB BARS REQUIRED



NOT TO SCALE

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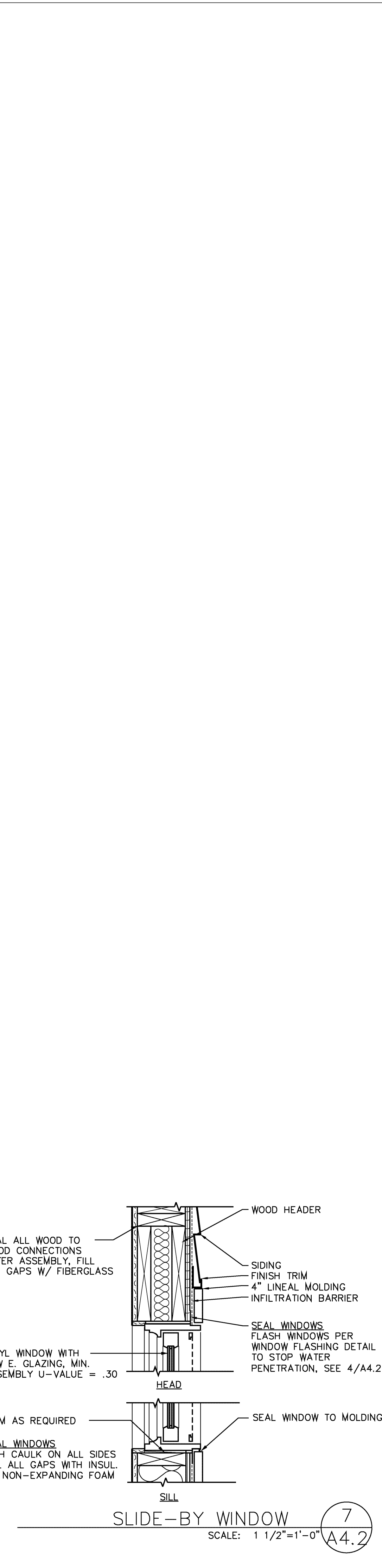
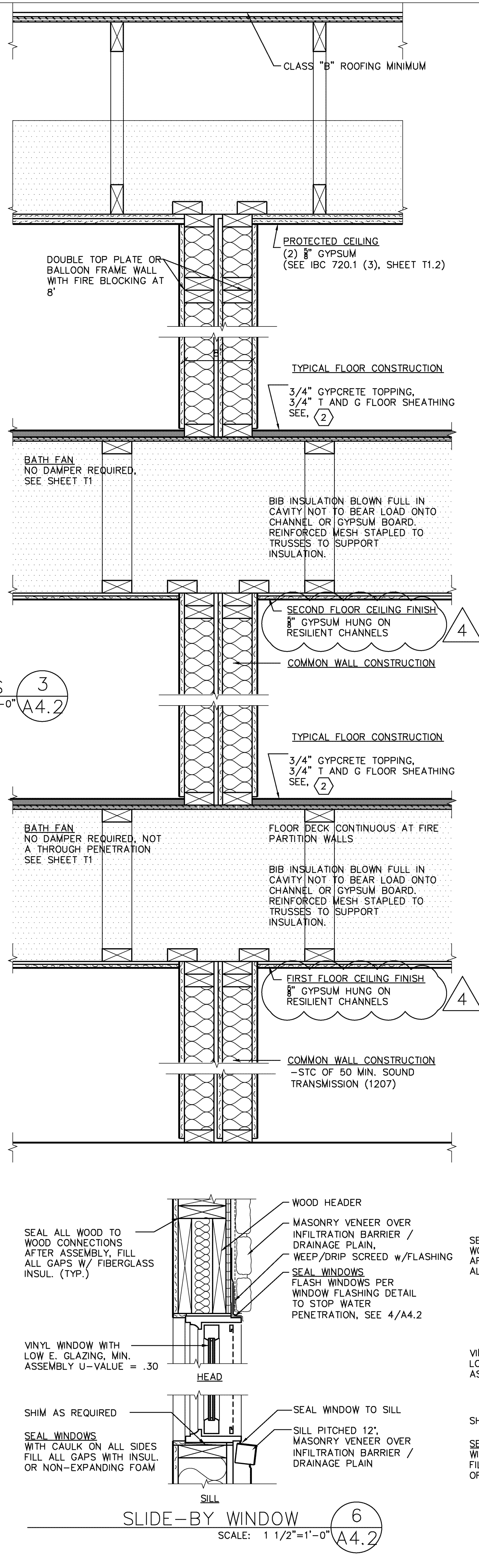
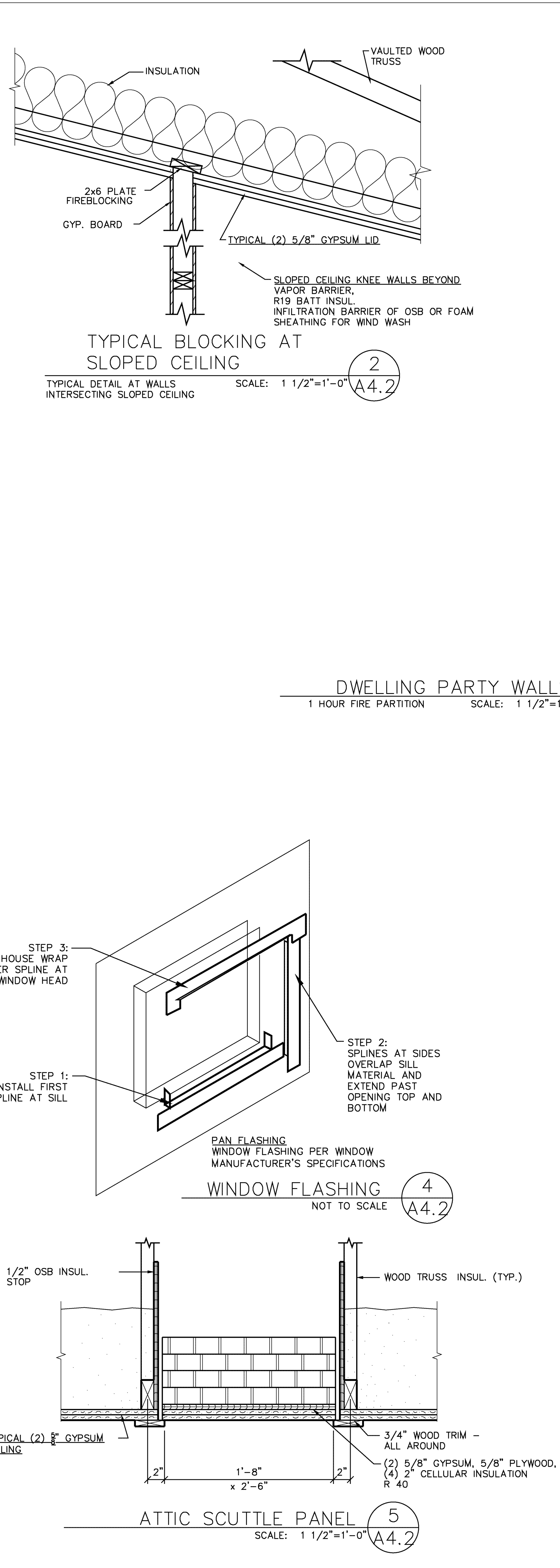
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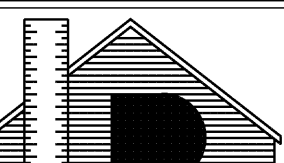
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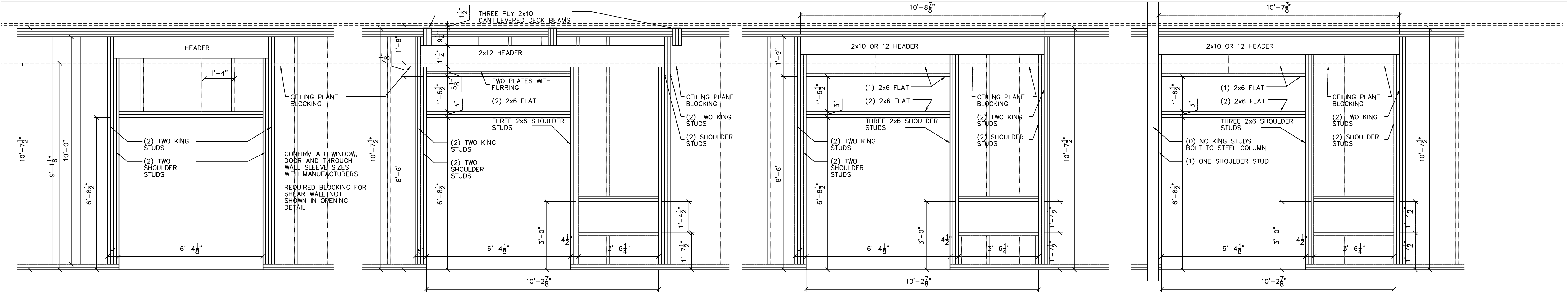
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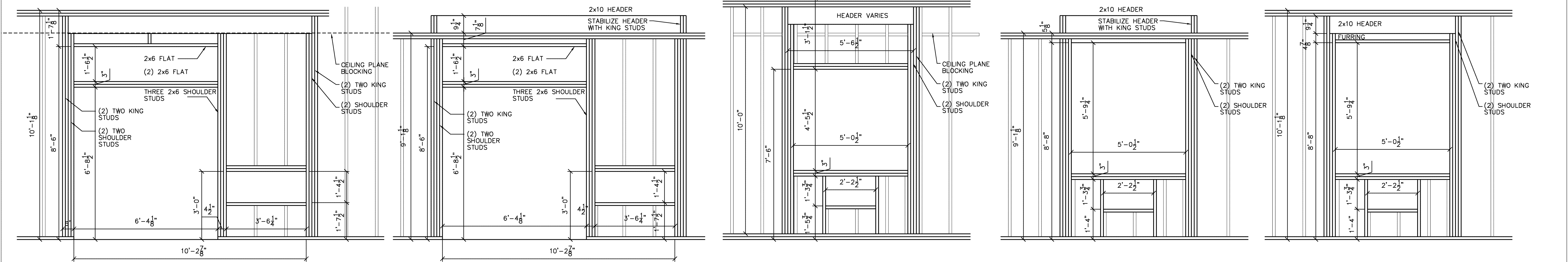


1
A4.3
HEADER—
PATIO DOOR
SCALE: 1/2" = 1'-0"

1a
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"

1b
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"

1b1
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



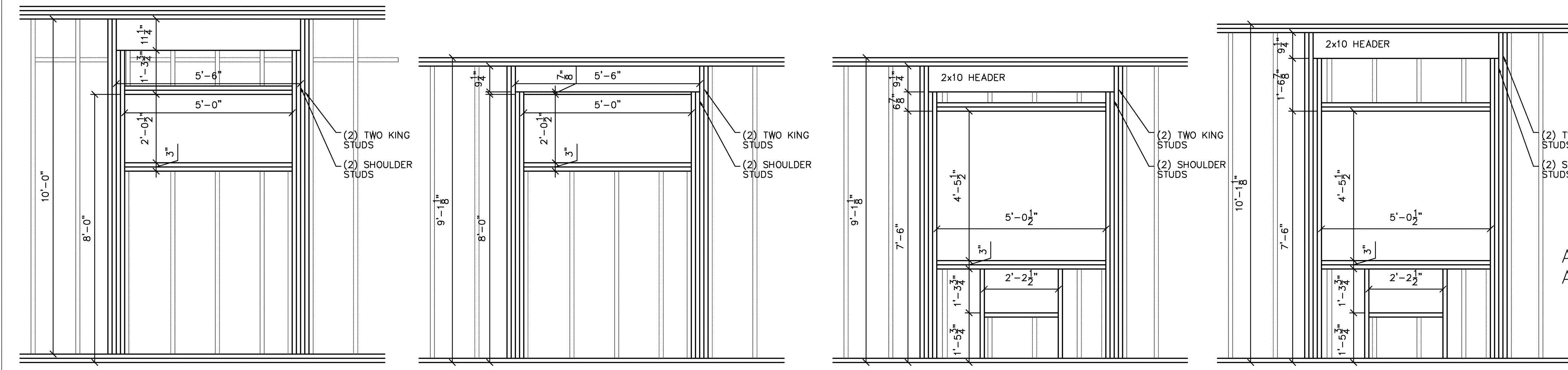
1c
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"

1d
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"

2
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

2a
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

2b
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"



2c
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

2d
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

2e
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

2f
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"

- GENERAL FRAMING NOTES:
- SPECIFIED NUMBER OF SHOULDER STUDS ARE NOT TO BE CUT OR INTERRUPTED (CONTINUOUS) HEADER TO PLATE.
 - WHEN NO TOP PLATES, STRAP 12" MIN. EACH DIRECTION, NAIL FULLY.
 - DO NOT SPLICE PLATES WITHIN 12" OF A POINT LOAD.
 - CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS.
 - REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAILS.
 - ALL HEADERS UNDER TOP PLATE AND FASTENED TO TOP PLATES WITH 16d STAGGERED @ 8" O.C.
 - ALL POINT LOADS, FROM WINDOWS, GIRDER TRUSSES, CANTILEVERED DECKS, ETC. SOLID FRAMING CONTINUOUS DOWN TO FOUNDATION INCLUDING THROUGH FLOOR SYSTEM.

ALL WINDOW AND DOOR OPENING SIZES
ARE REVISED

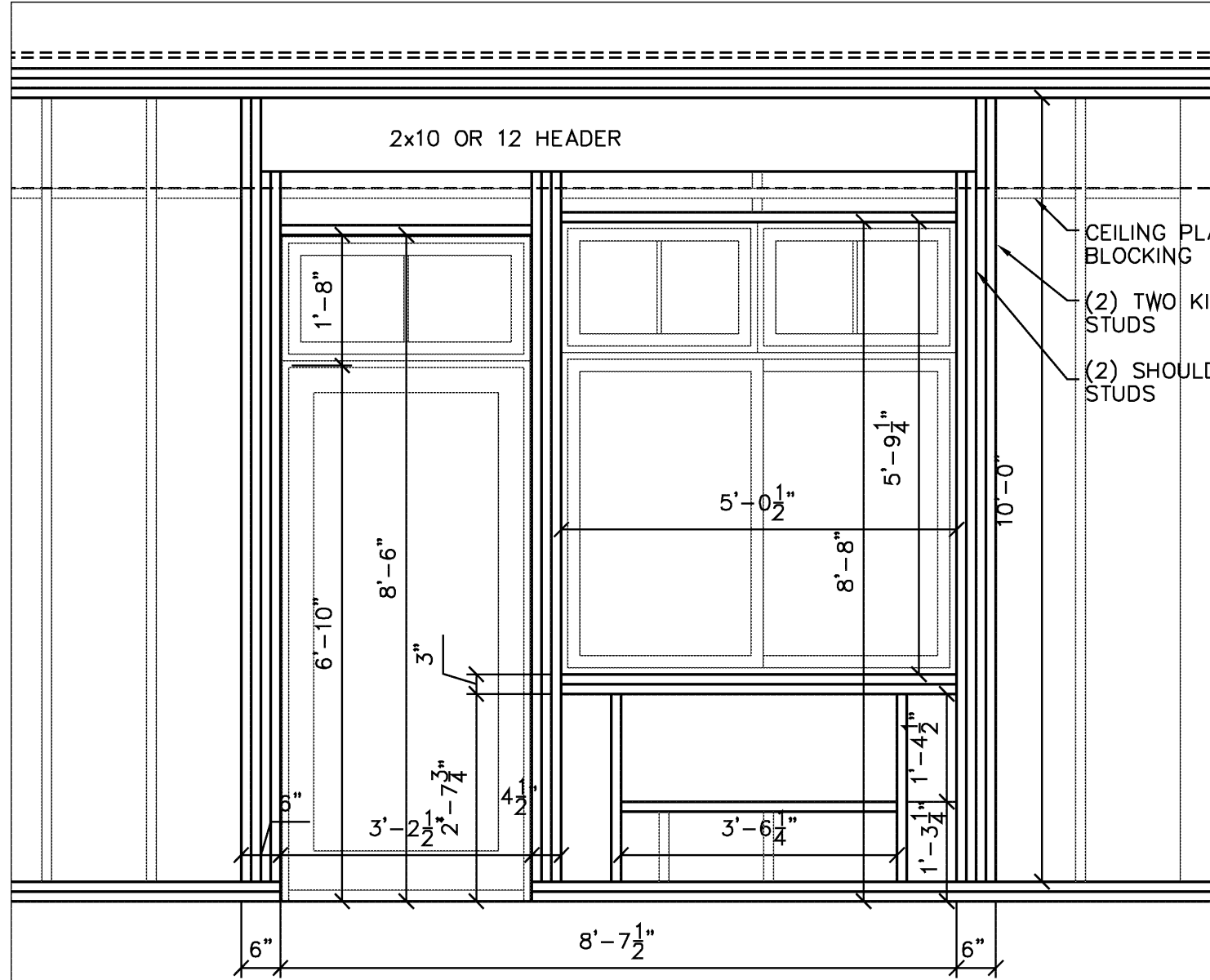
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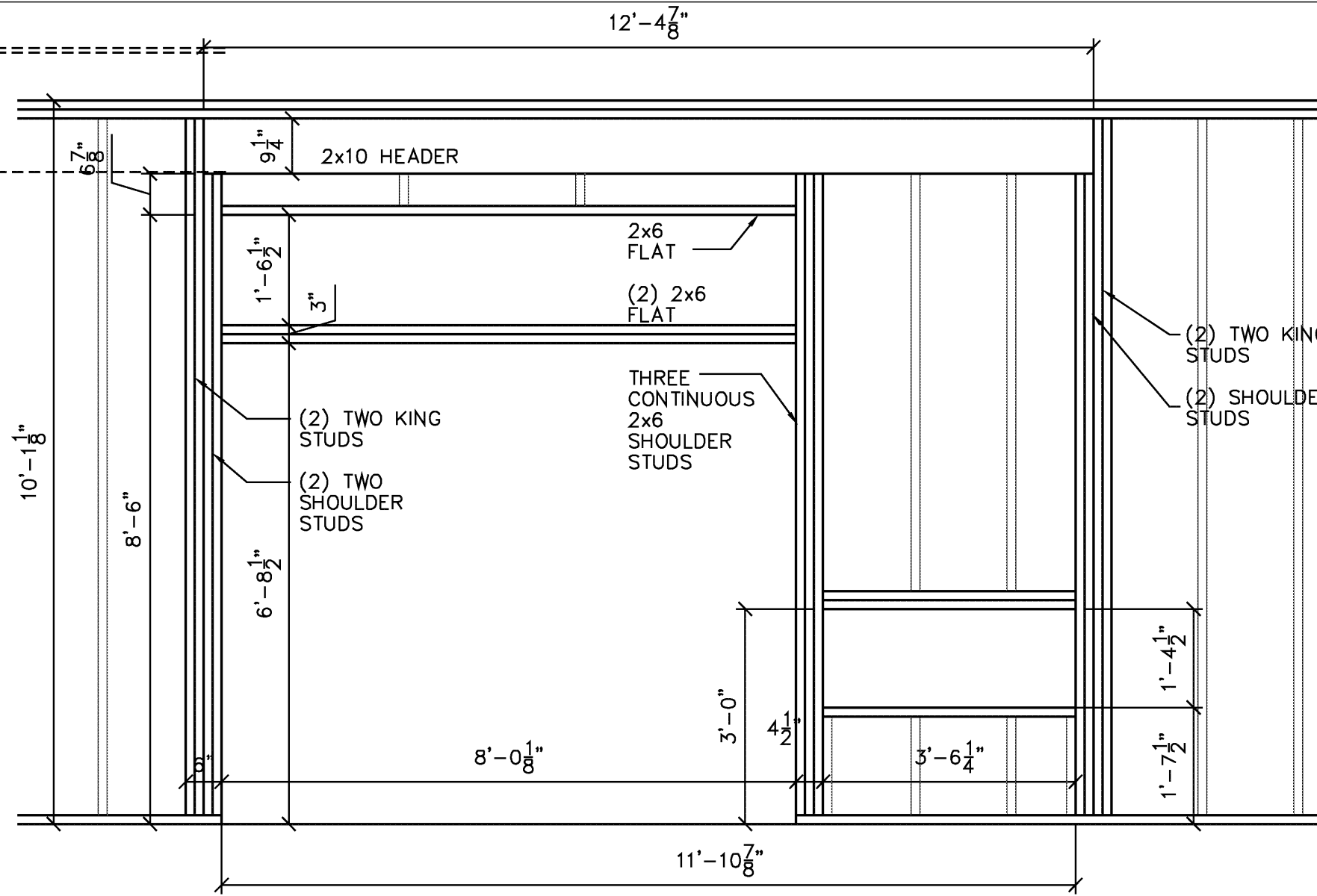
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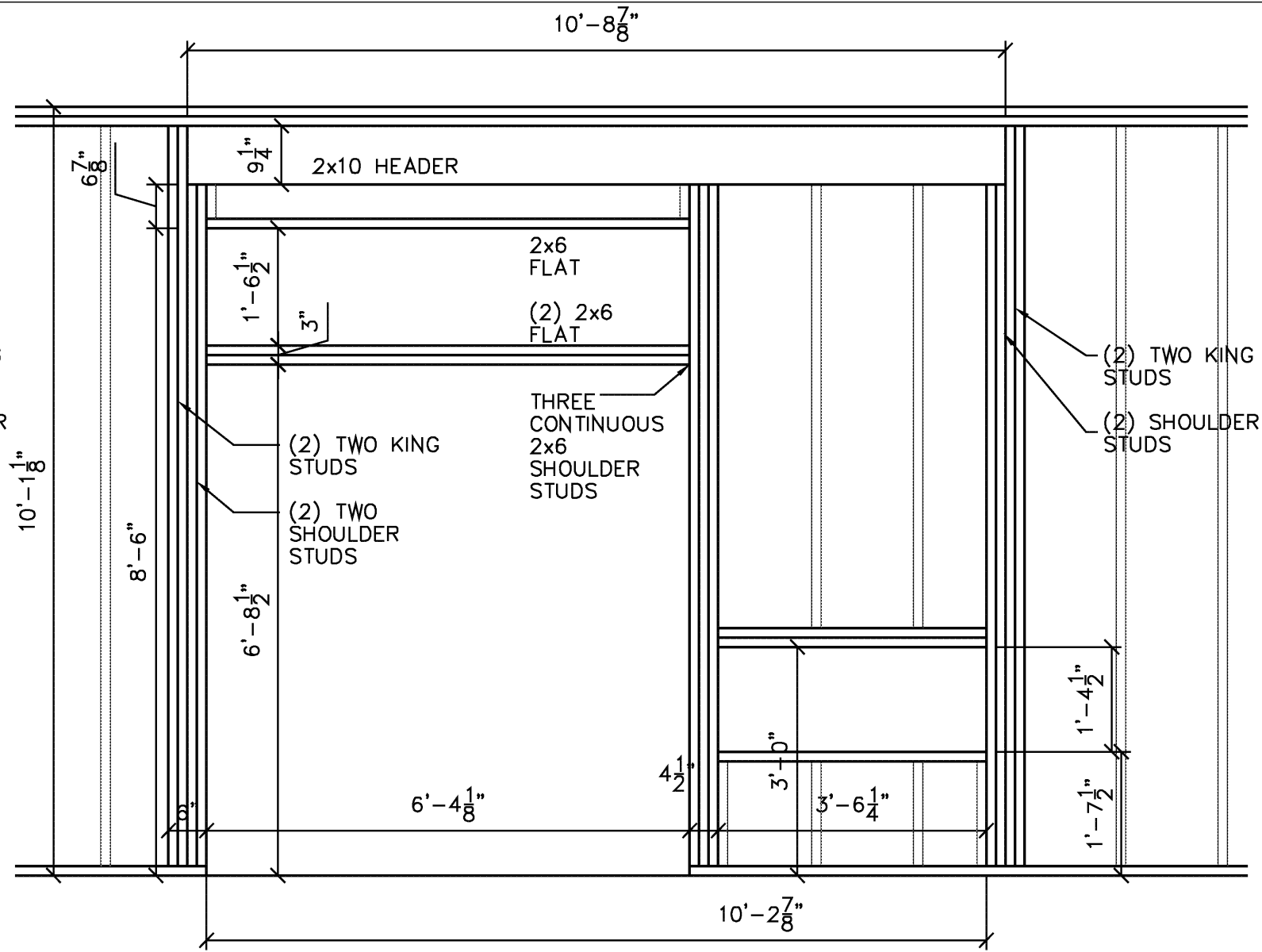
3 CONTINUOUS HEADER—
SWING DOOR, P.T.A.C. UNIT, TRANSOM
A4.4 SCALE: 1/2" = 1'-0"

- GENERAL FRAMING NOTES:
- SPECIFIED NUMBER OF SHOULDER STUDS ARE NOT TO BE CUT OR INTERRUPTED (CONTINUOUS) HEADER TO PLATE
 - WHEN NO TOP PLATES, STRAP 12" MIN. EACH DIRECTION, NAIL FULLY
 - DO NOT SPLICE PLATES WITHIN 12" OF A POINT LOAD
 - CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS
 - REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAILS
 - ALL HEADERS UNDER TOP PLATE AND FASTENED TO TOP PLATES WITH 16d STAGGERED @ 8" O.C.
 - ALL POINT LOADS, FROM WINDOWS, GIRDER TRUSSES, CANTILEVERED DECKS, ETC. SOLID FRAMING CONTINUOUS DOWN TO FOUNDATION INCLUDING THROUGH FLOOR SYSTEM.

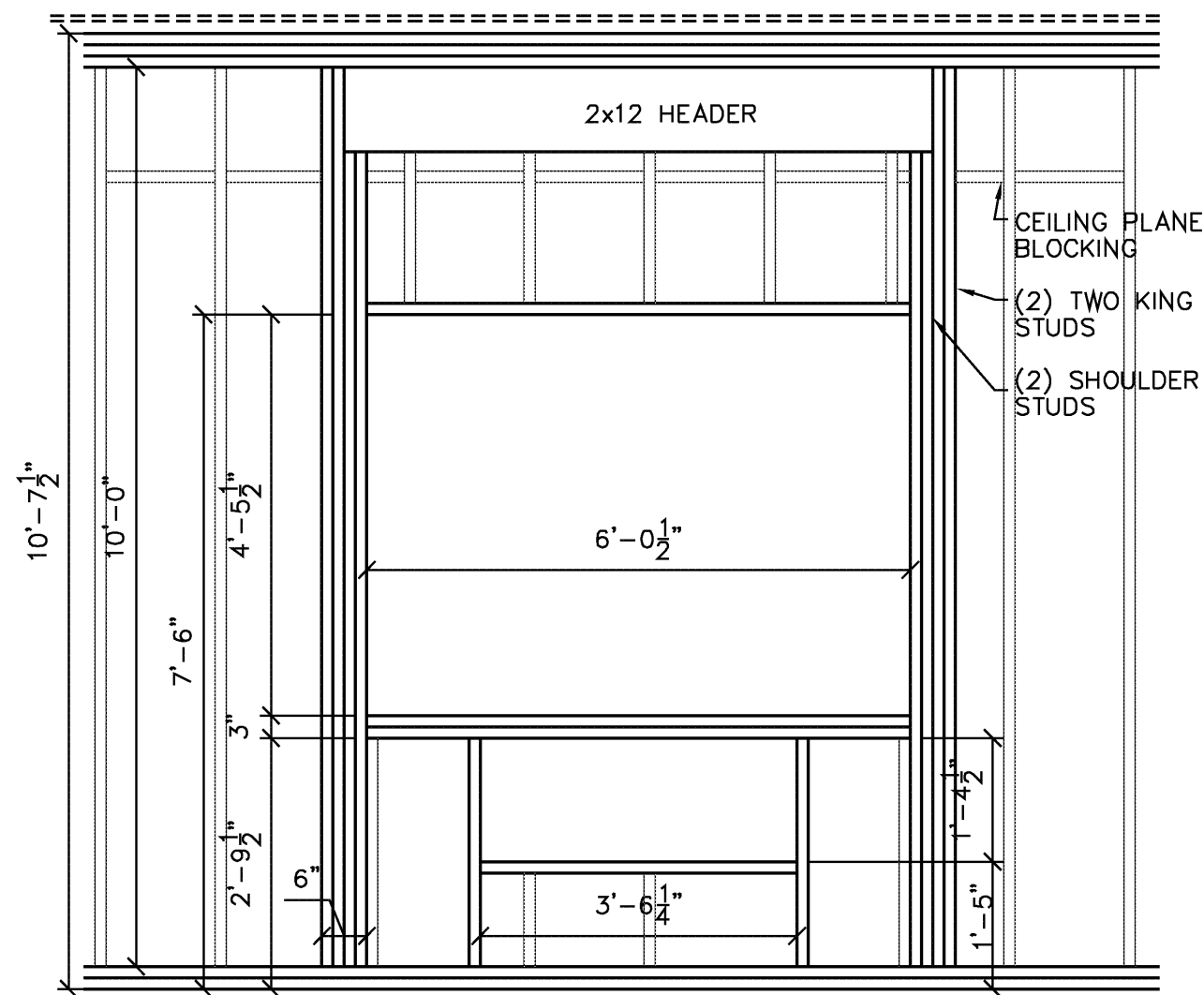
ALL WINDOW AND DOOR OPENING SIZES ARE REVISED



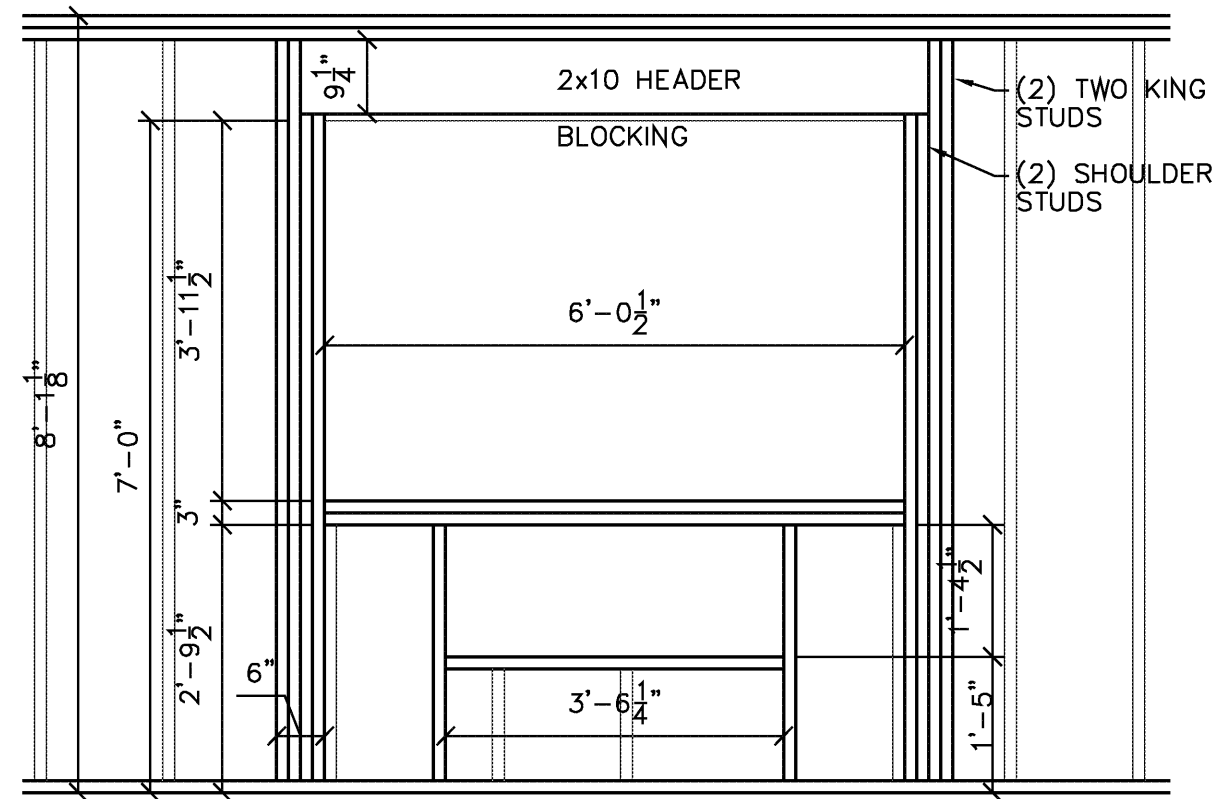
4 CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



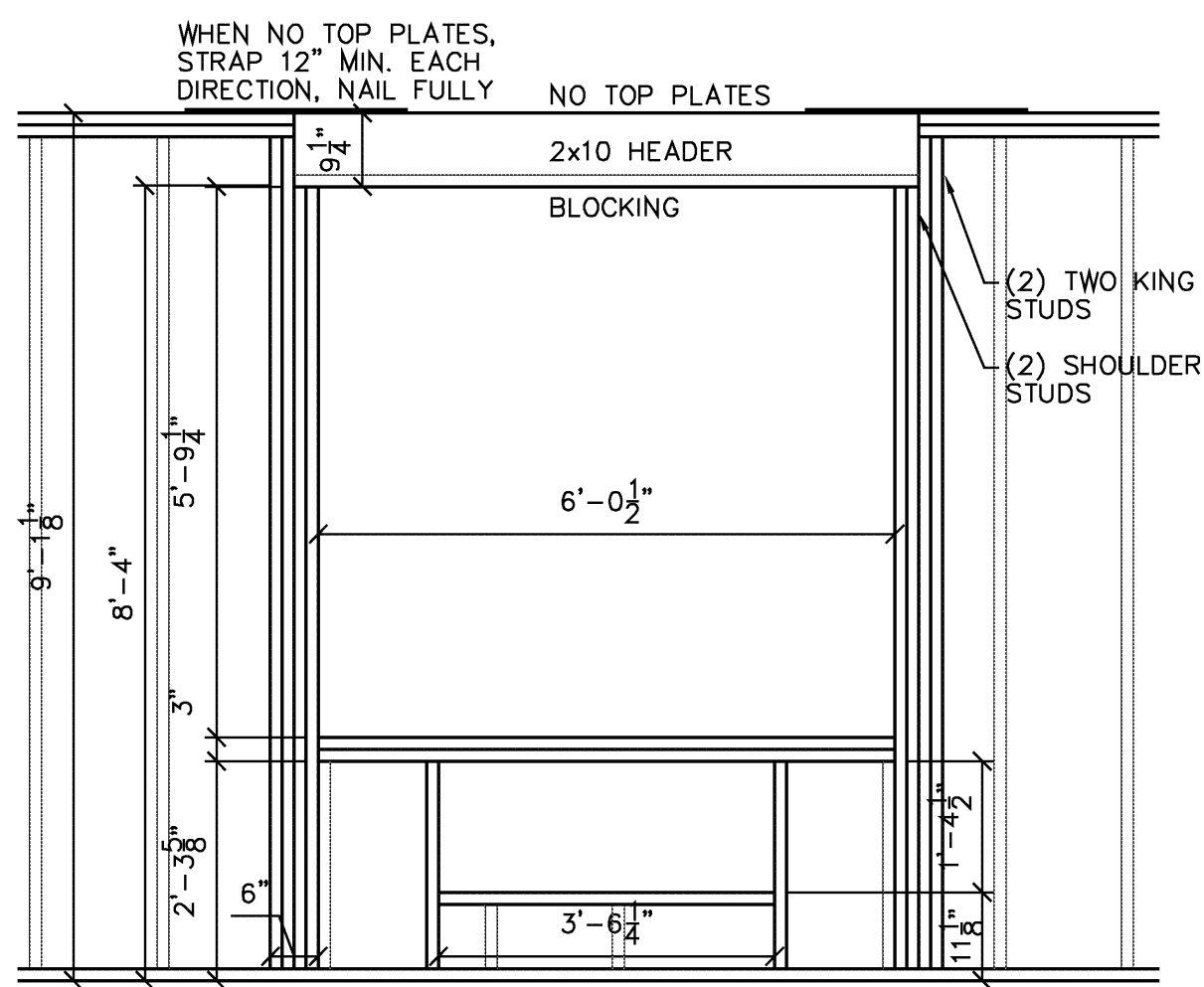
4a CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



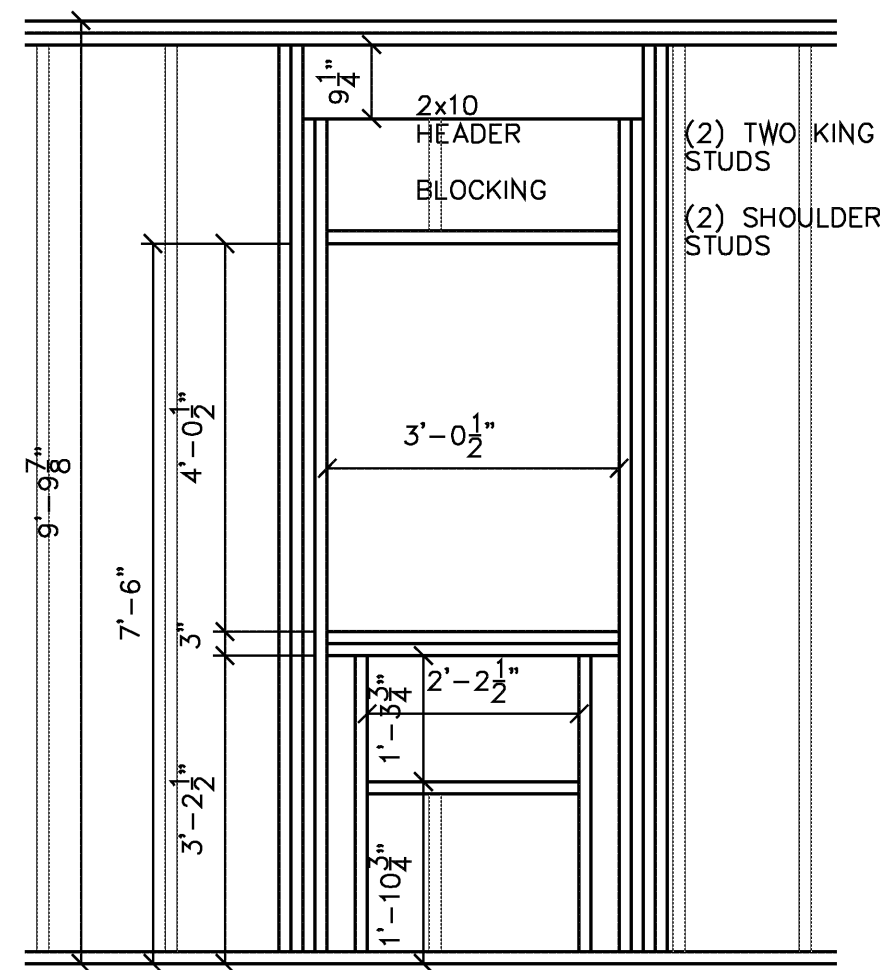
5 HEADER—
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



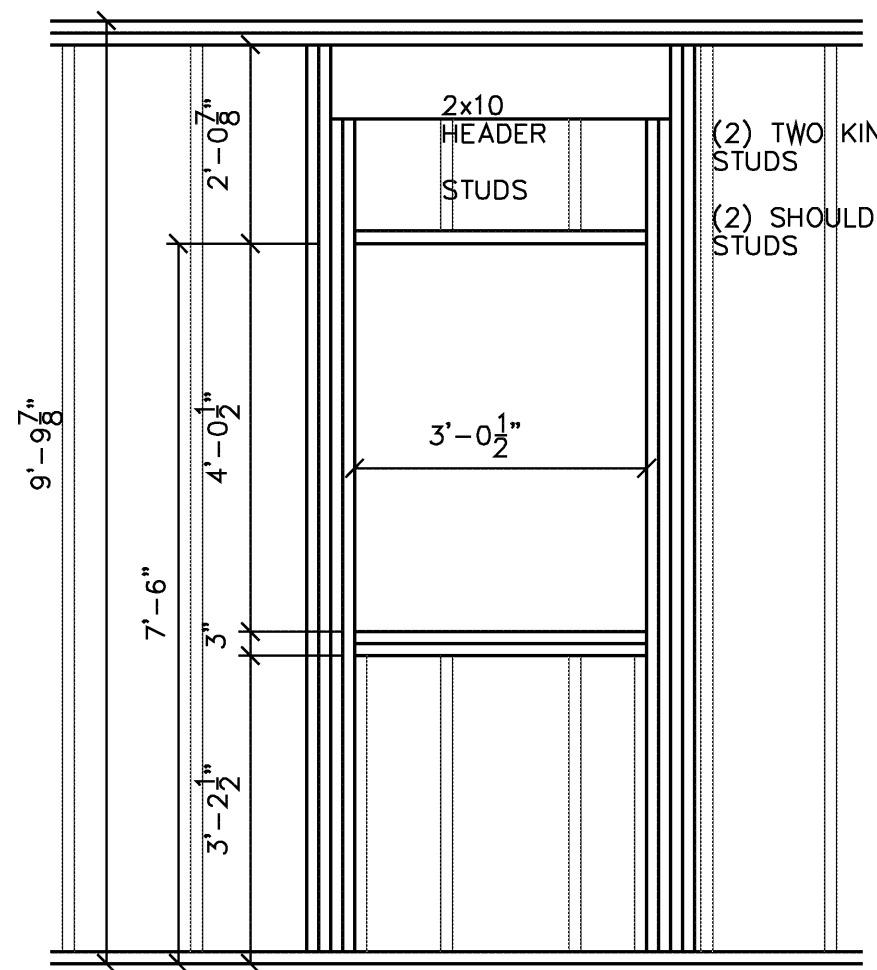
5a HEADER—
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



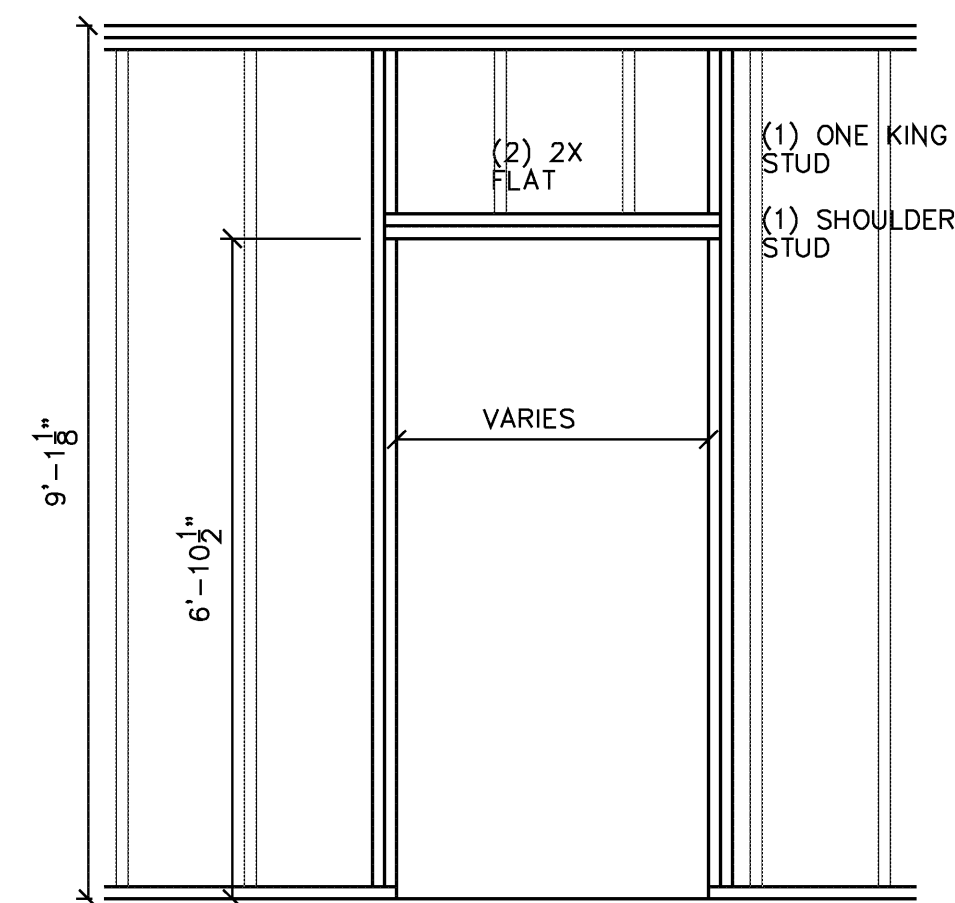
5b HEADER—
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



6 HEADER—
3'-0" WINDOW AND AIR
A4.4 SCALE: 1/2" = 1'-0"

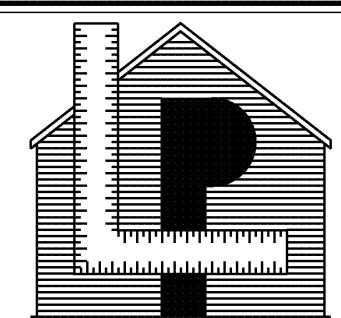


6a HEADER—
3'-0" WINDOW
A4.4 SCALE: 1/2" = 1'-0"



7 TYPICAL— INTERIOR
PLASTERED OPENING
A4.4 SCALE: 1/2" = 1'-0"

Fountain Ridge 54



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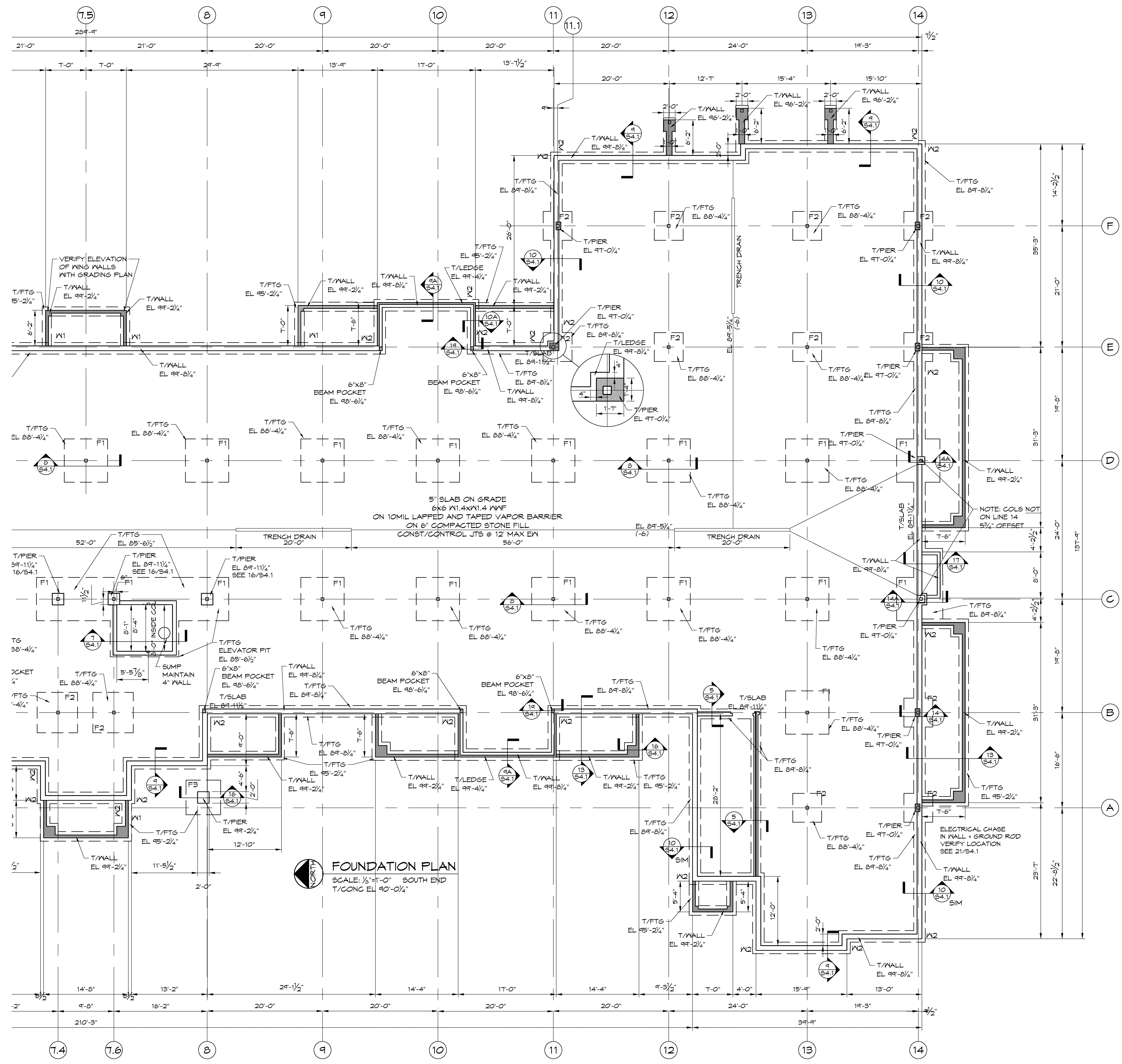
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SHEET
A
4.4



FOUNDATION PLAN
 SCALE: 1/8"=1'-0" SOUTH END
 T/CONC EL 90'-0 1/4"

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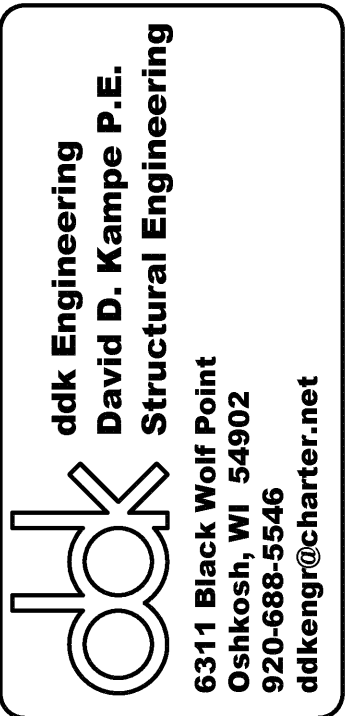
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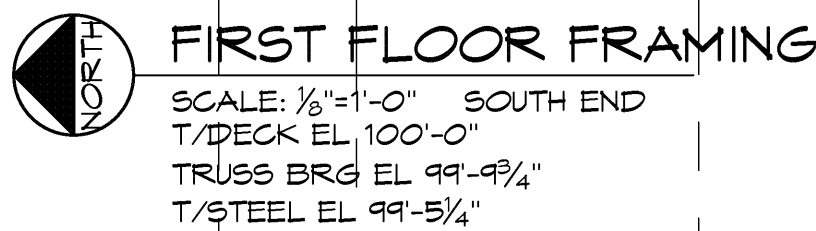
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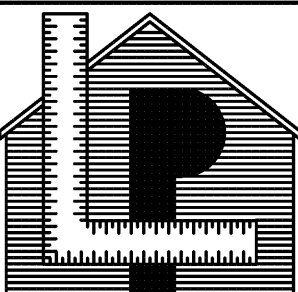
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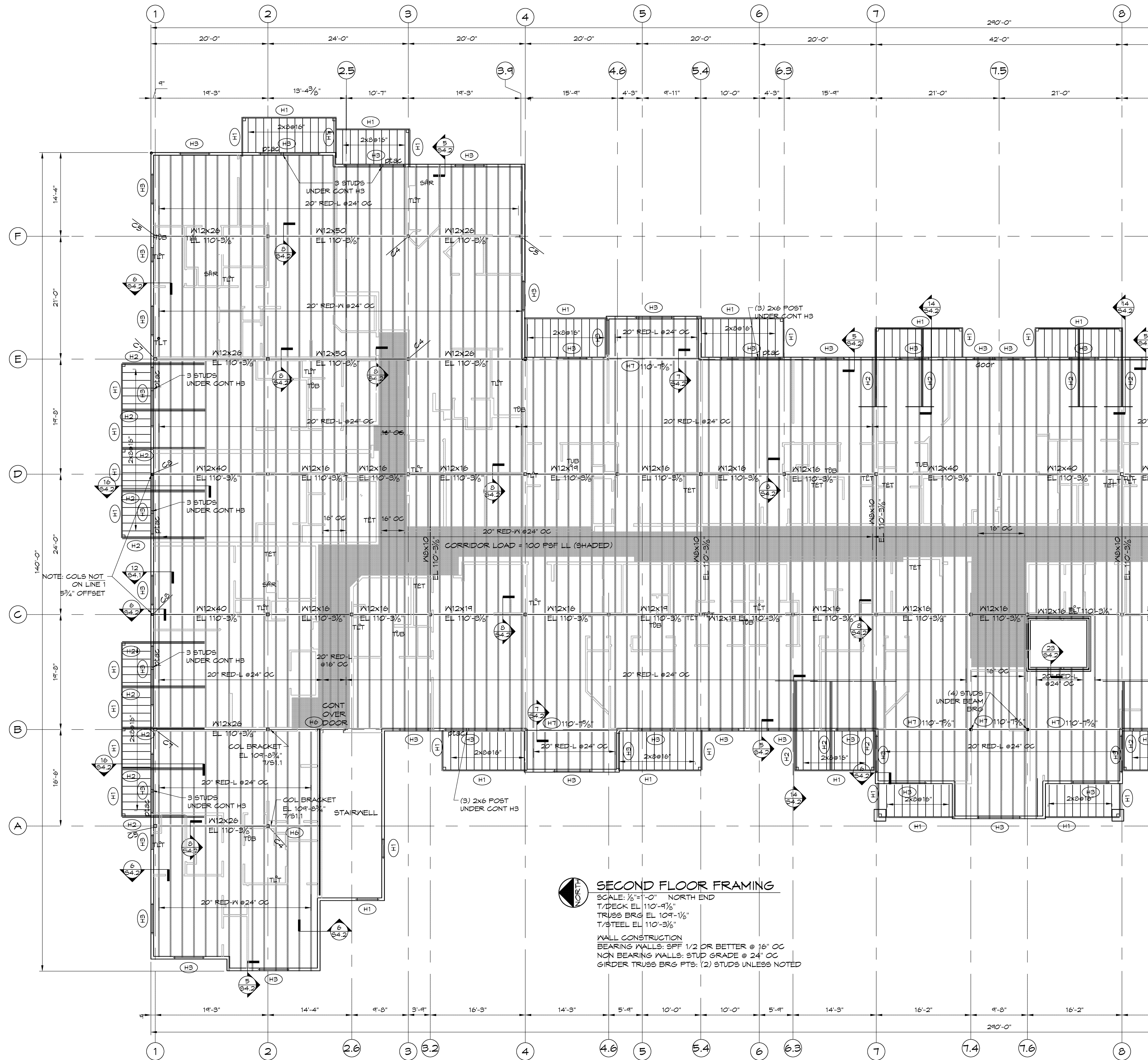
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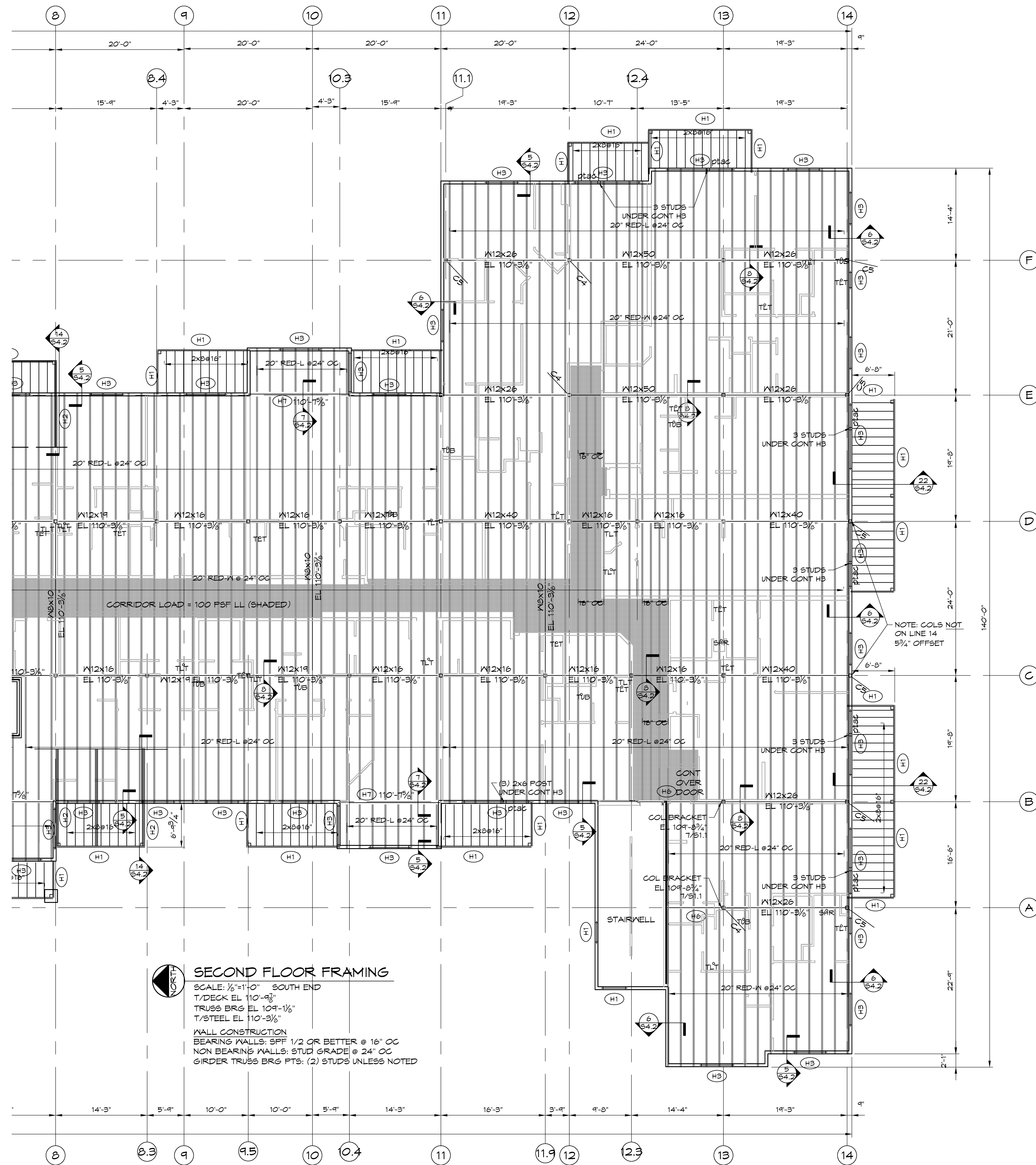
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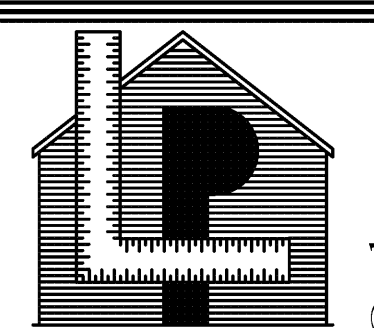




SECOND FLOOR FRAMING
 SCALE: 1/8"=1'-0" SOUTH END
 T/DECK EL 110'-9 1/8"
 TRUSS BRG EL 109'-1 1/8"
 T/STEEL EL 110'-3 1/8"
 WALL CONSTRUCTION
 BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
 NON BEARING WALLS: STUD GRADE @ 24" OC
 GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

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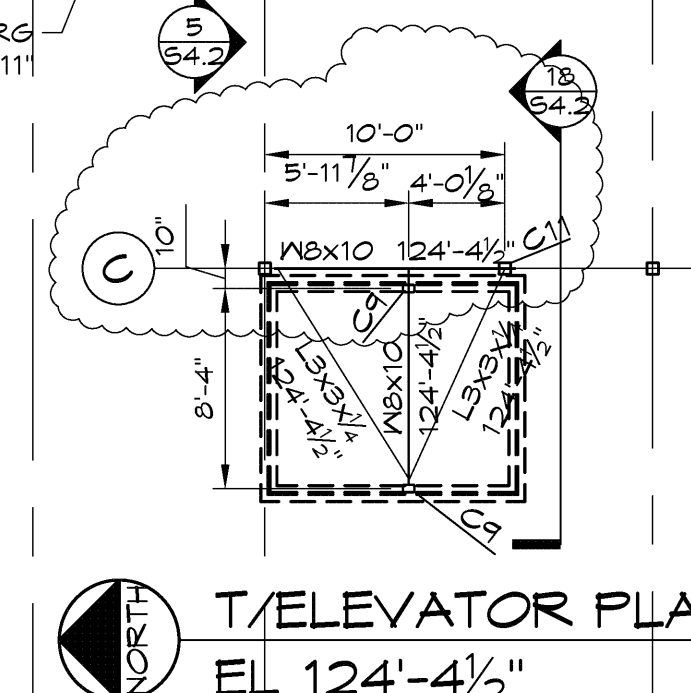
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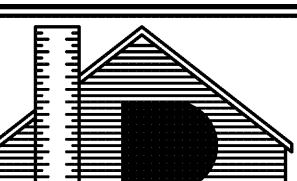
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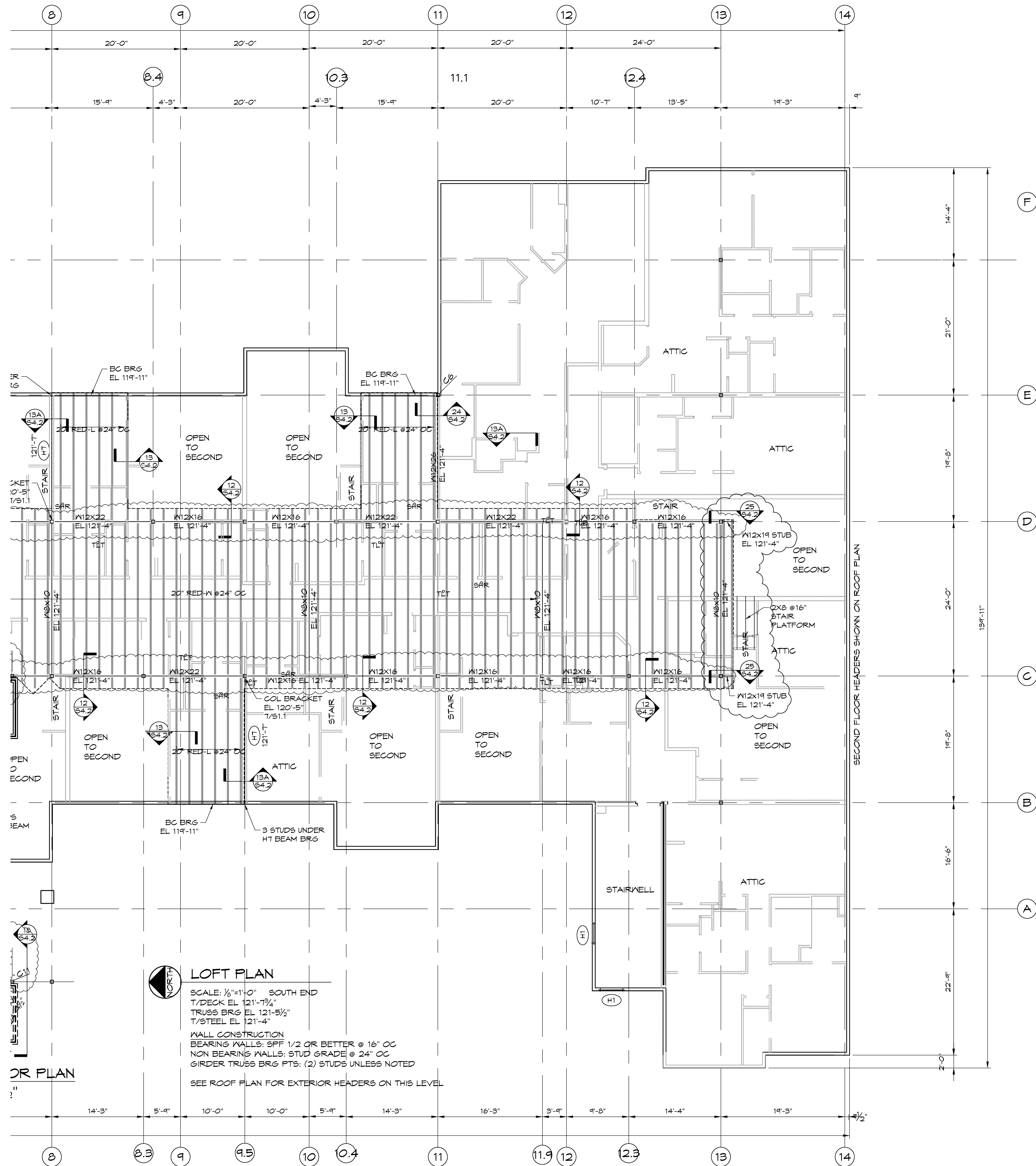
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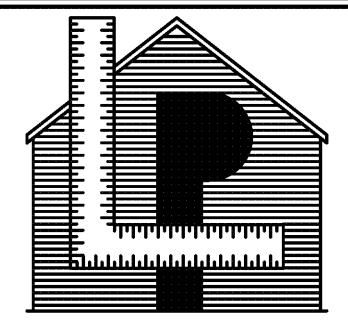
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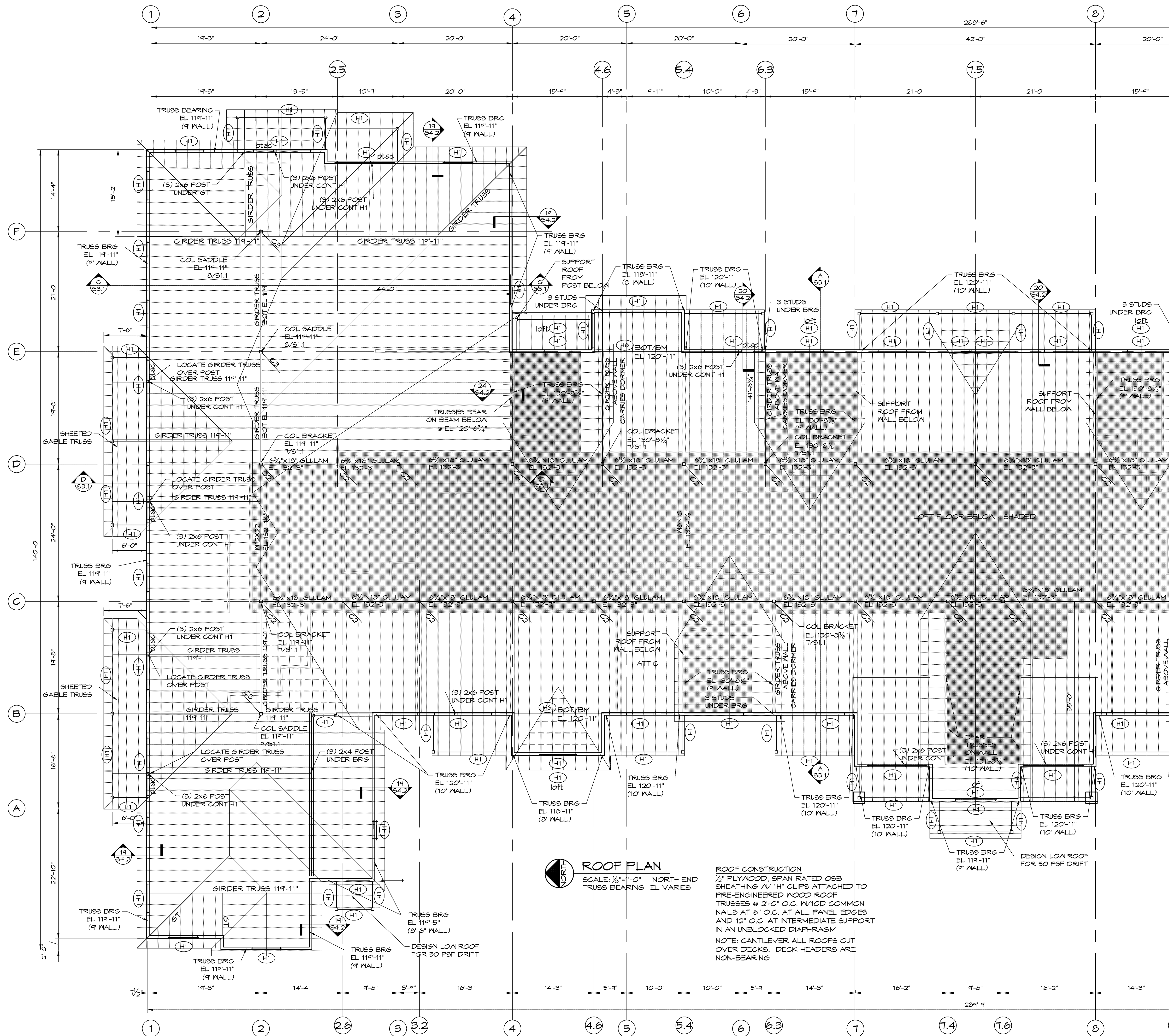
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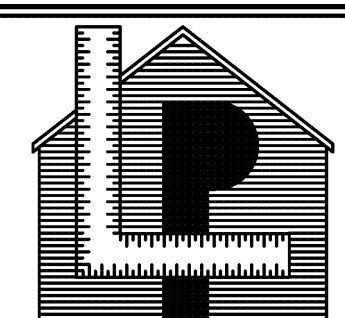


ROOF PLAN
SCALE: 1/8"=1'-0" NORTH END
TRUSS BEARING EL VARIES

ROOF CONSTRUCTION
1/2" PLYWOOD, SPAN RATED OSB
SHEATHING W/ 1" CLIPS ATTACHED TO
PRE-ENGINEERED WOOD ROOF
TRUSSES @ 2'-0" O.C. W/ 10D COMMON
NAILS AT 6" O.C. AT ALL PANEL EDGES
AND 12" O.C. AT INTERMEDIATE SUPPORT
IN AN UNBLOCKED DIAPHRAGM
NOTE: CANTILEVER ALL ROOFS OUT
OVER DECKS. DECK HEADERS ARE
NON-BEARING

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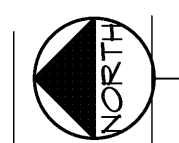
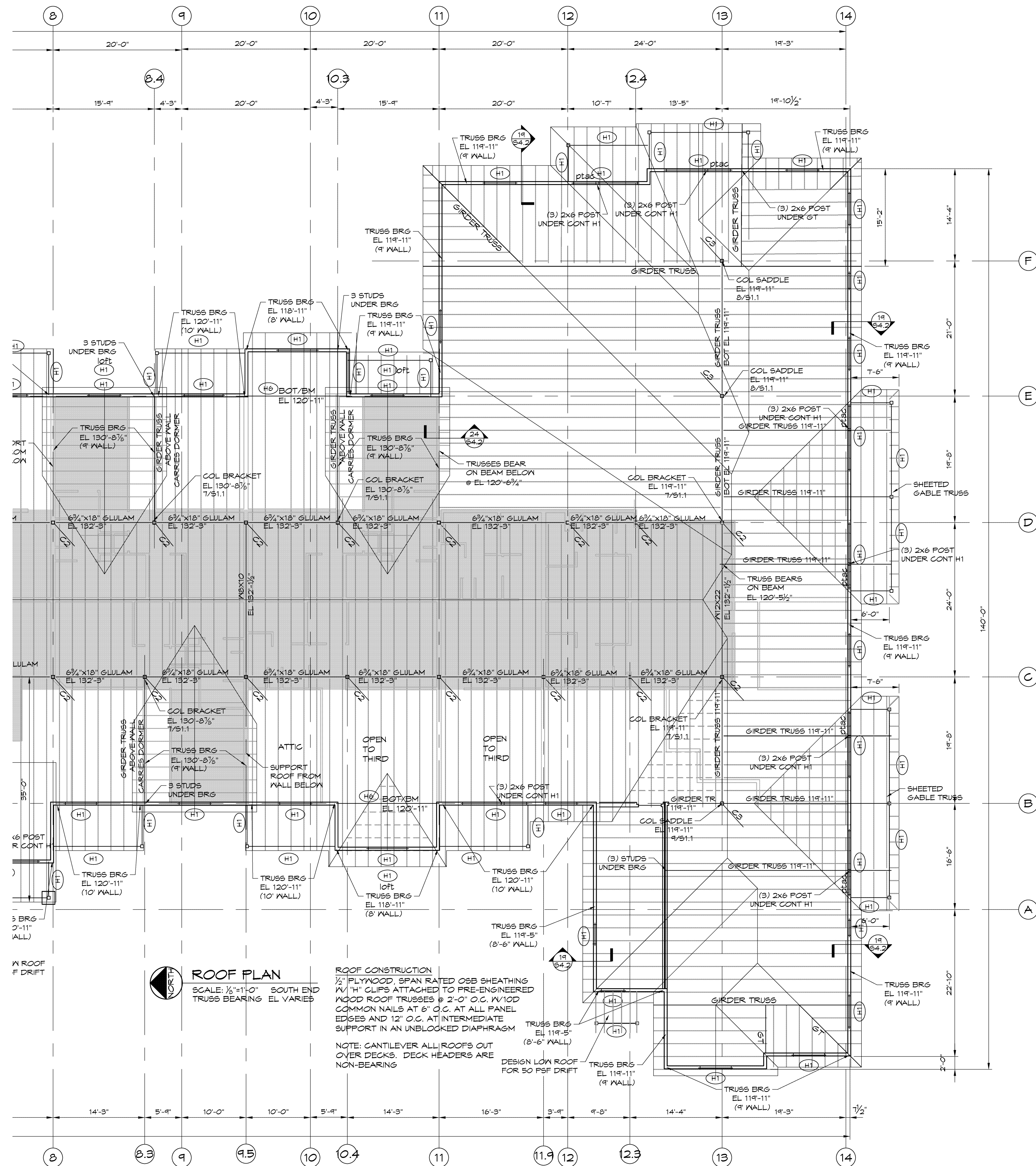
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ROOF PLAN

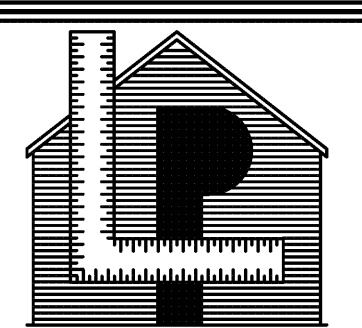
SCALE: 1/8"=1'-0" SOUTH END TRUSS BEARING EL VARIES

ROOF CONSTRUCTION
 1/2" PLYWOOD, SPAN RATED OSB SHEATHING
 W/ 1" CLIPS ATTACHED TO PRE-ENGINEERED
 WOOD ROOF TRUSSES @ 2'-0" O.C. W/ 10D
 COMMON NAILS AT 6" O.C. AT ALL PANEL
 EDGES AND 12" O.C. AT INTERMEDIATE
 SUPPORT IN AN UNBLOCKED DIAPHRAGM
 NOTE: CANTILEVER ALL ROOFS OUT
 OVER DECKS. DECK HEADERS ARE
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DESIGN LOW ROOF
 FOR 50 PSF DRIFT

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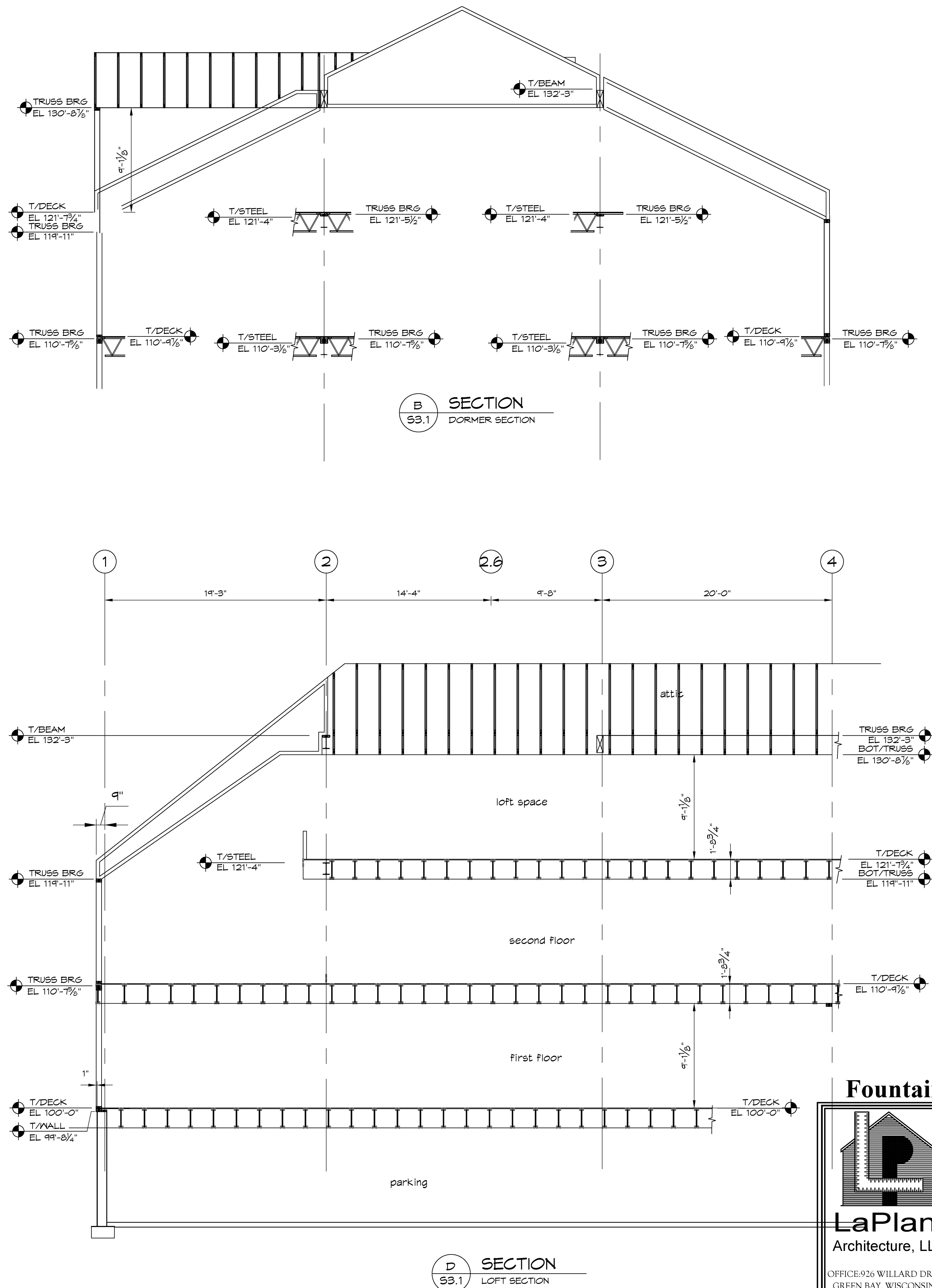
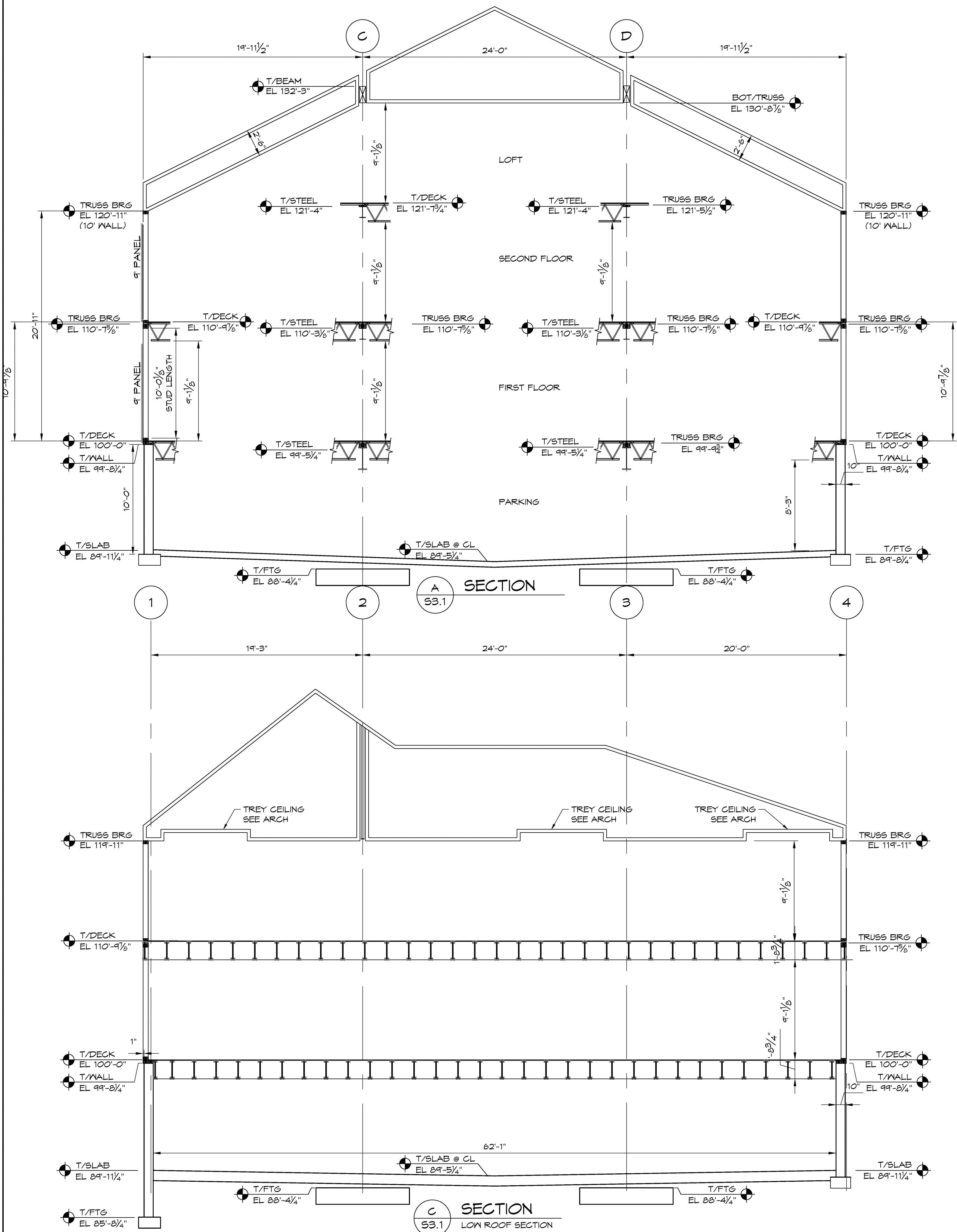
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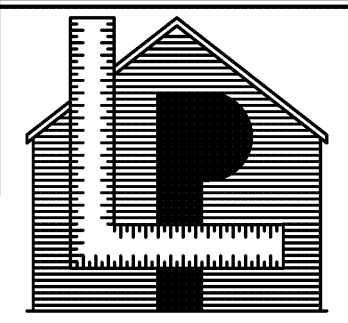
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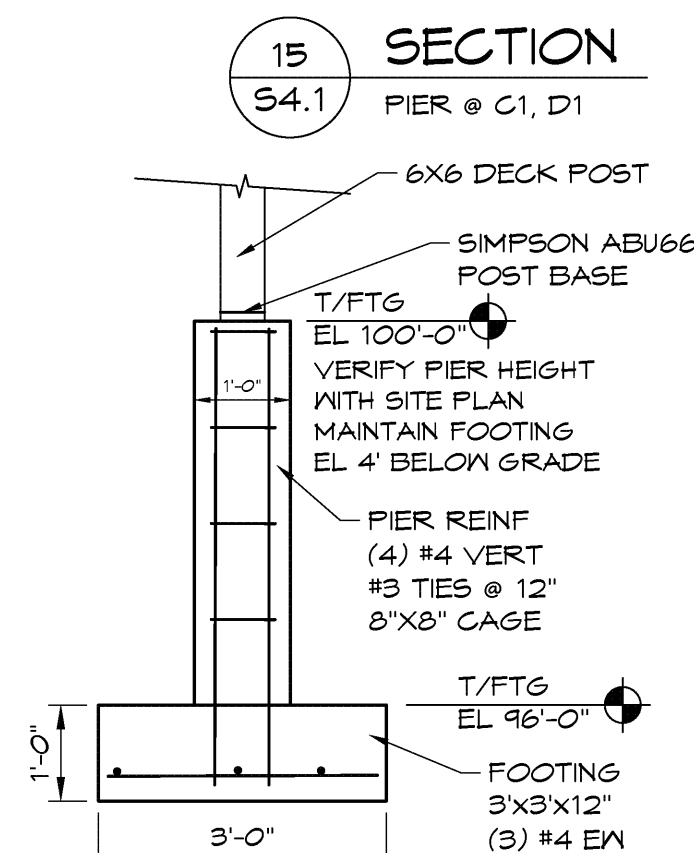
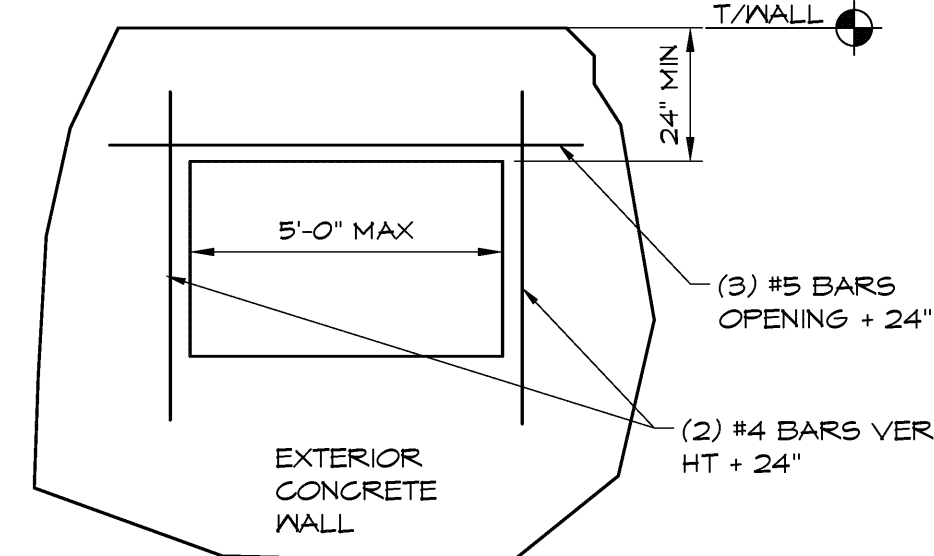
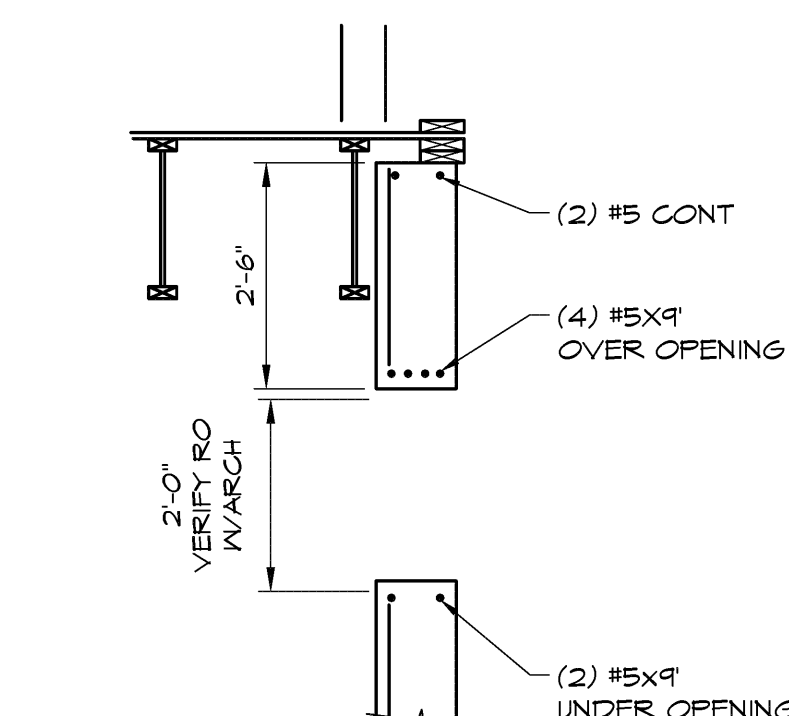
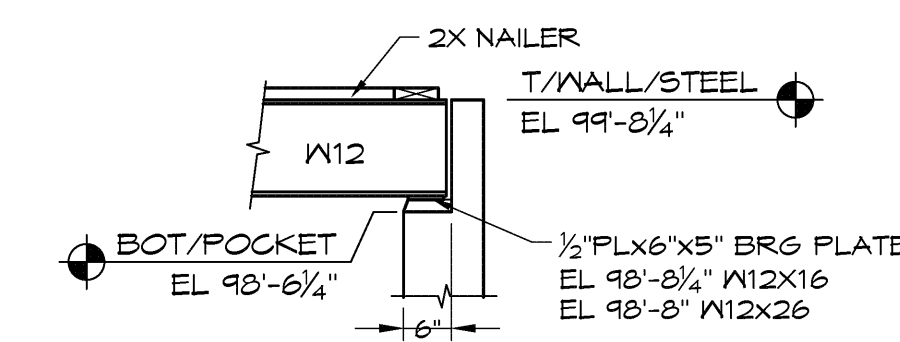
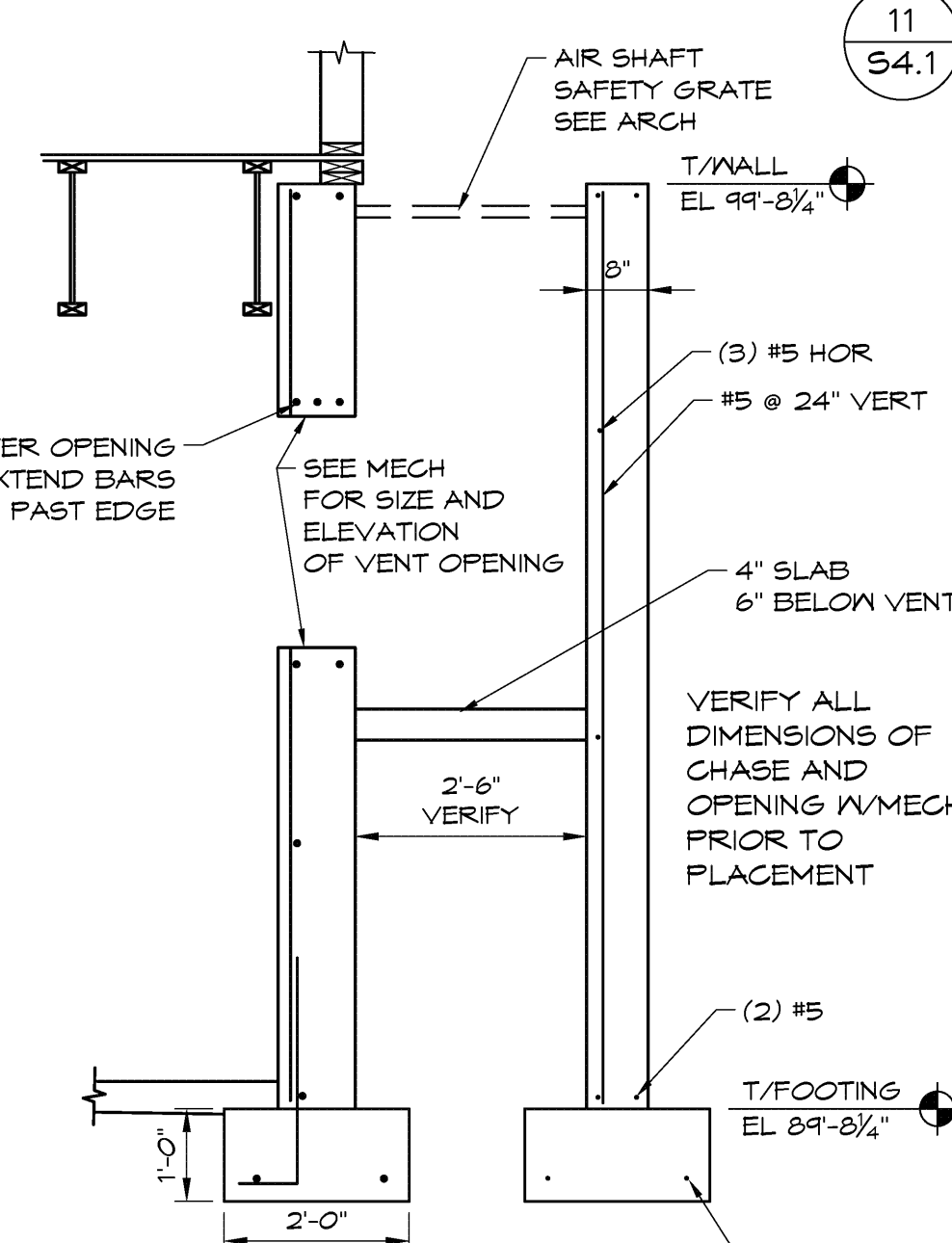
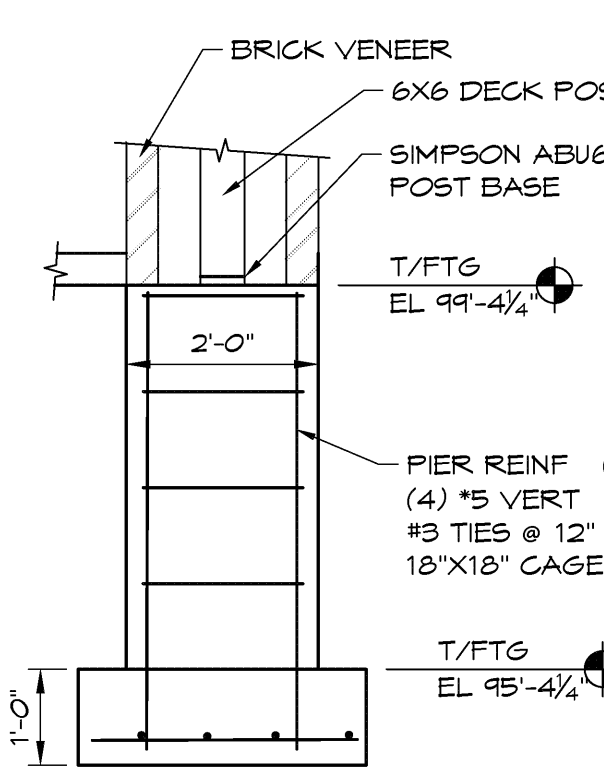
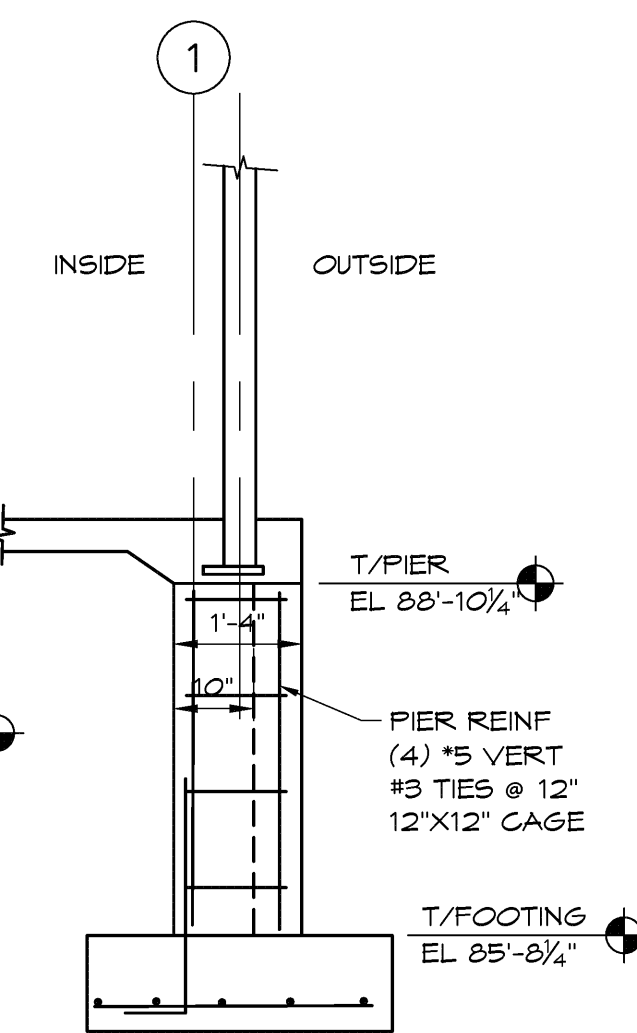
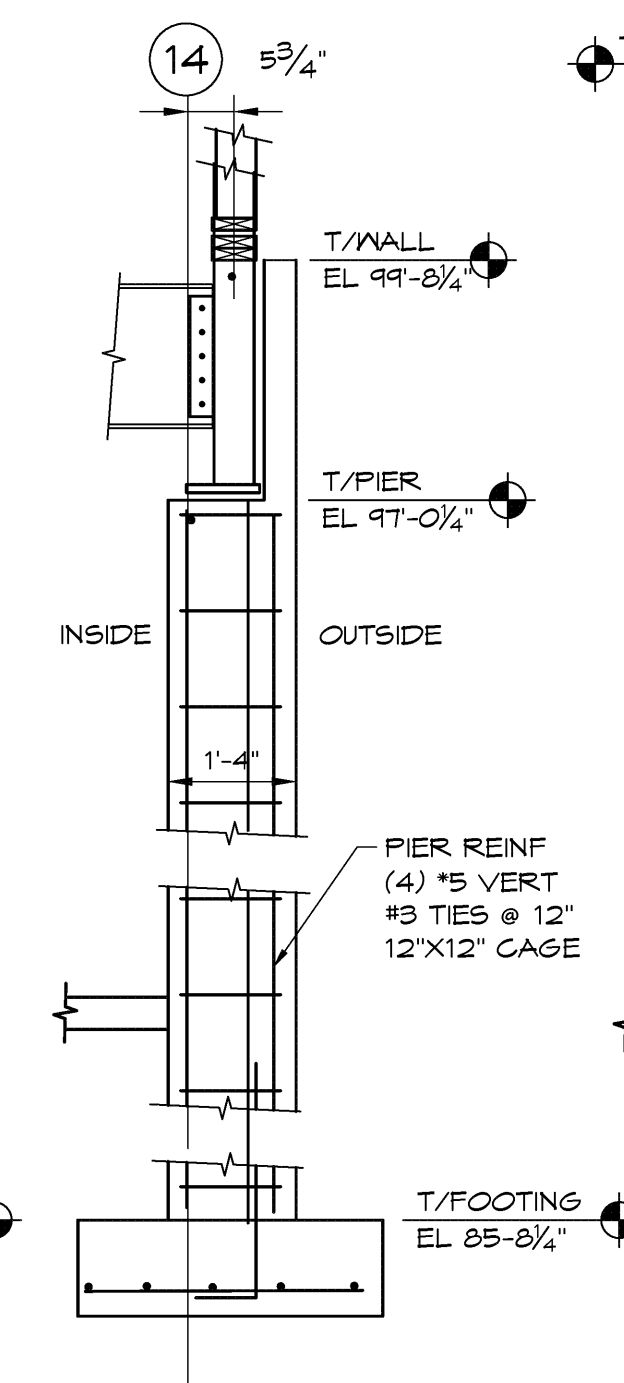
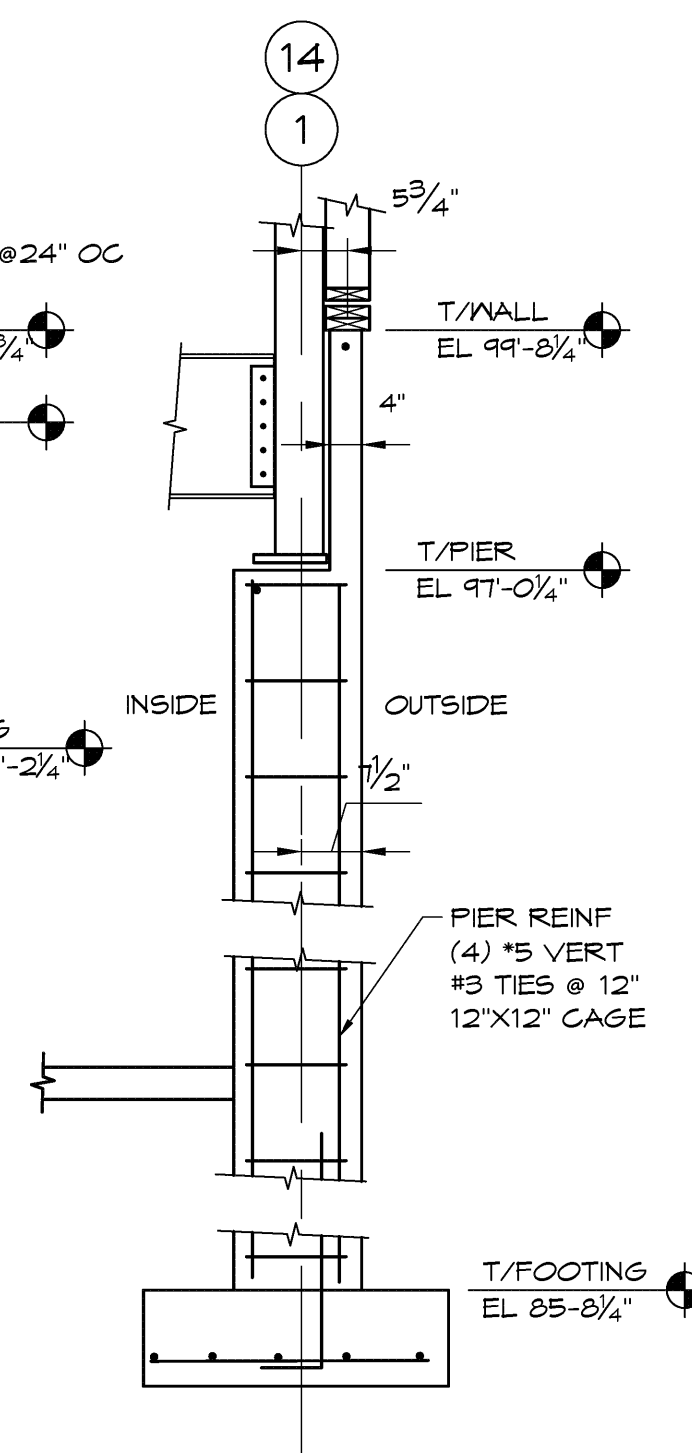
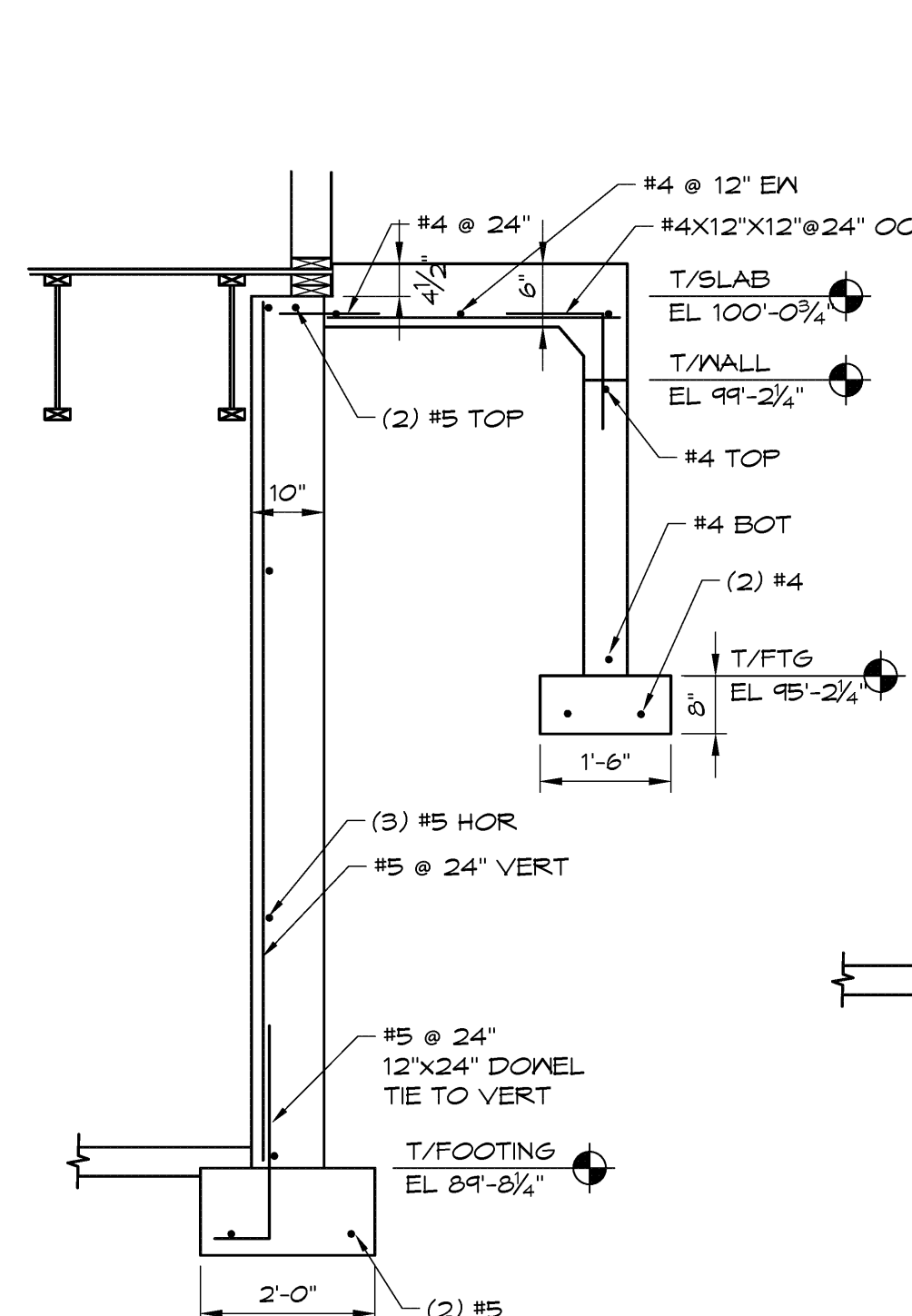
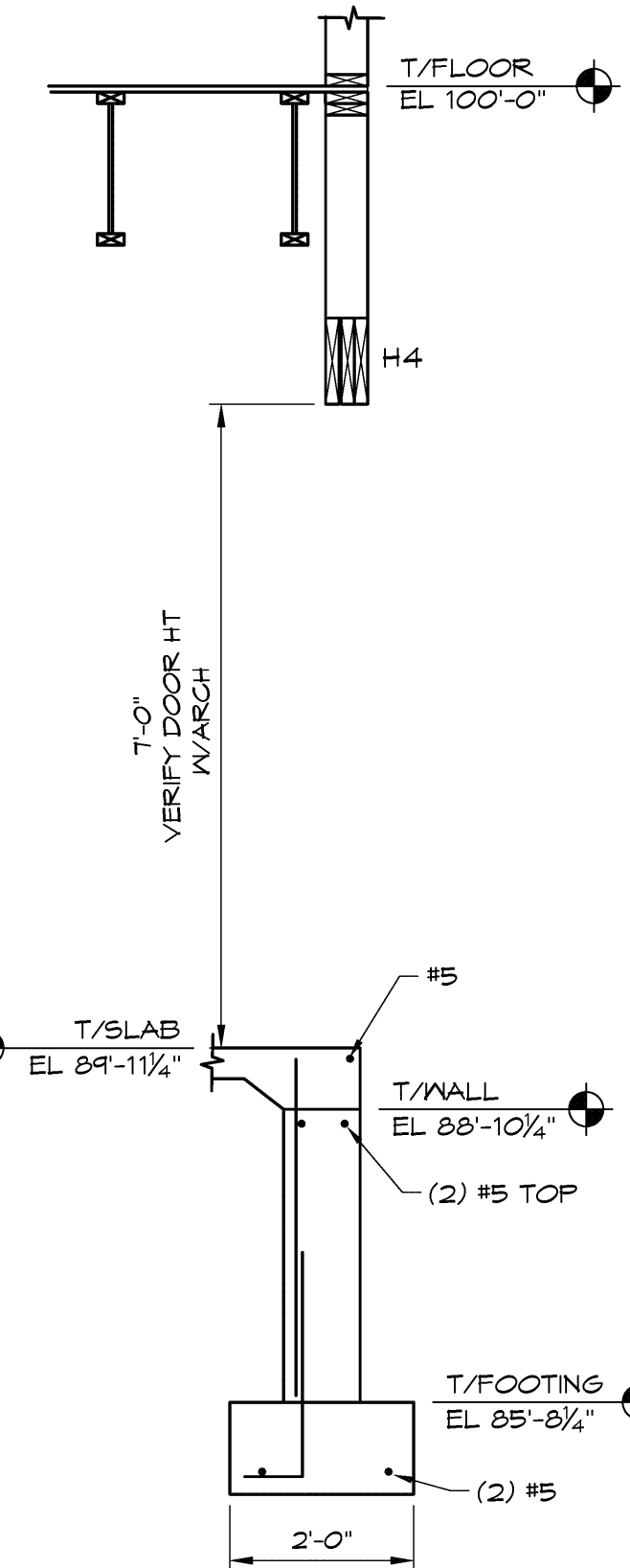
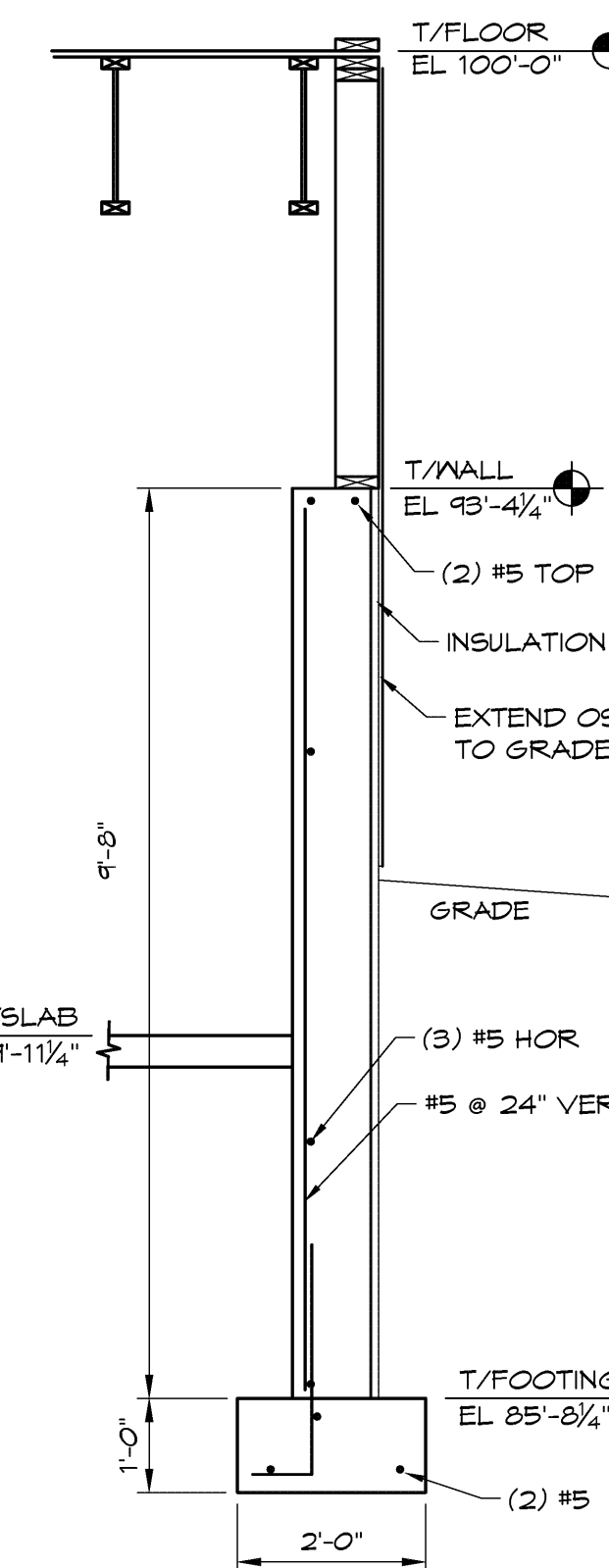
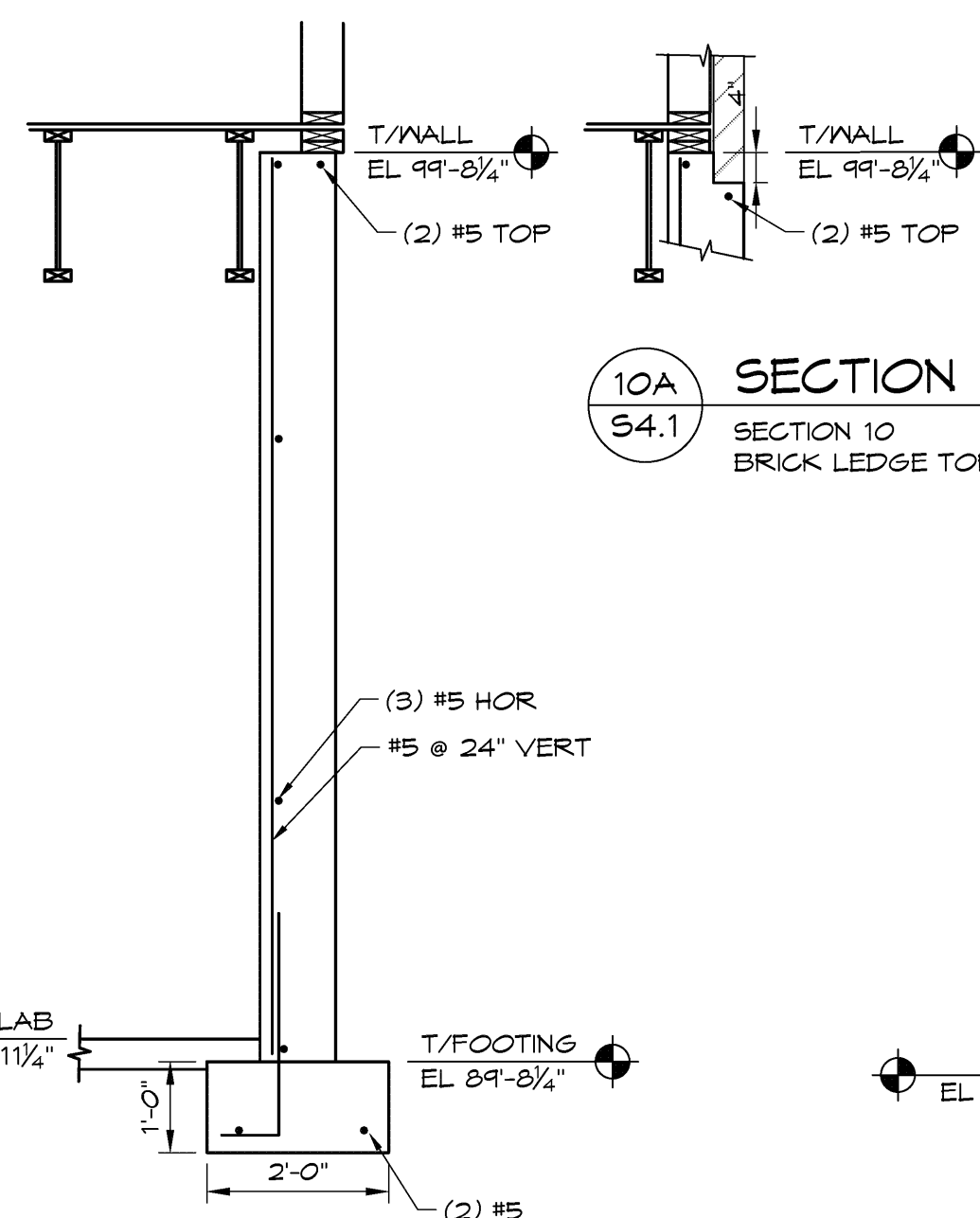
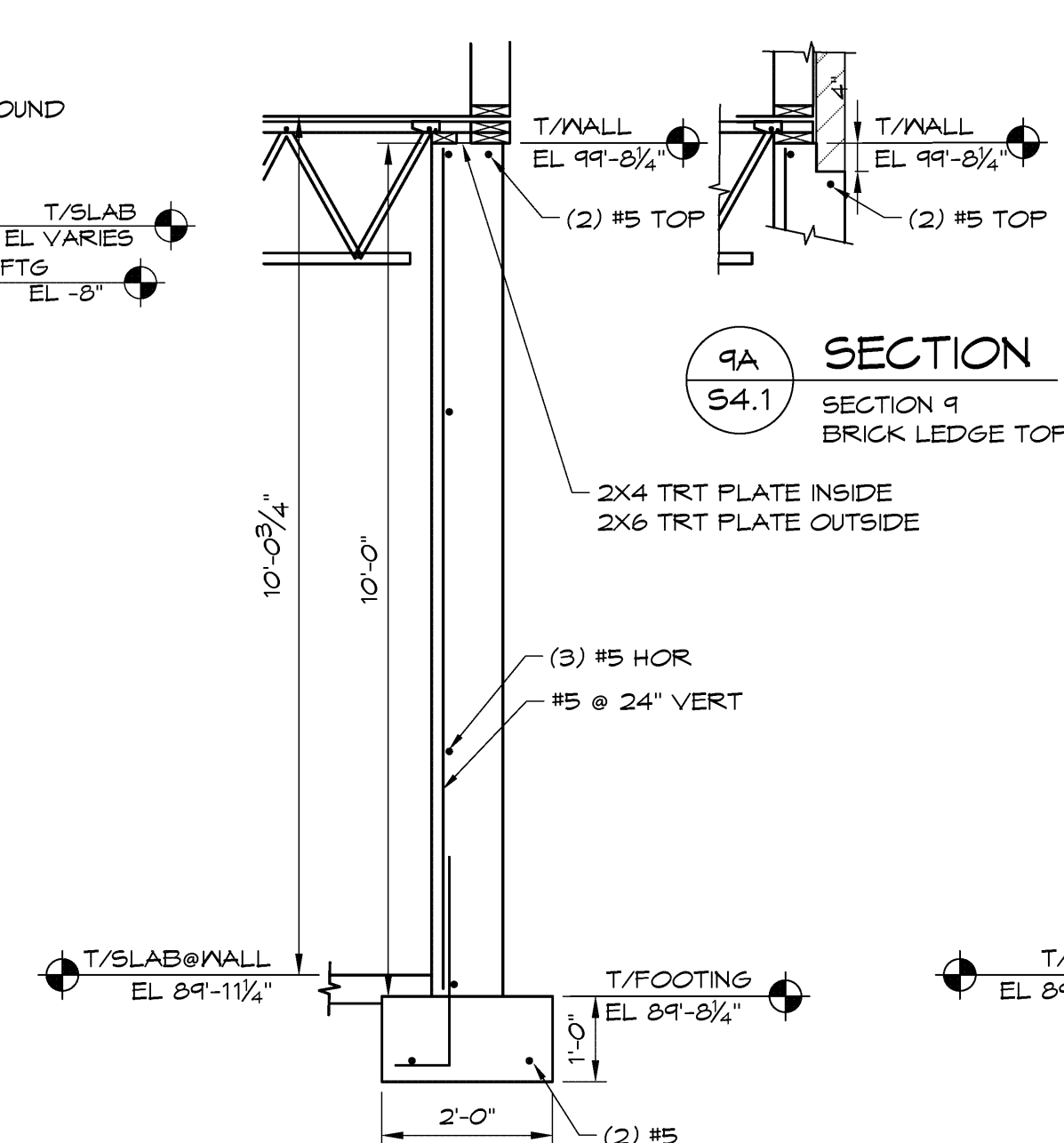
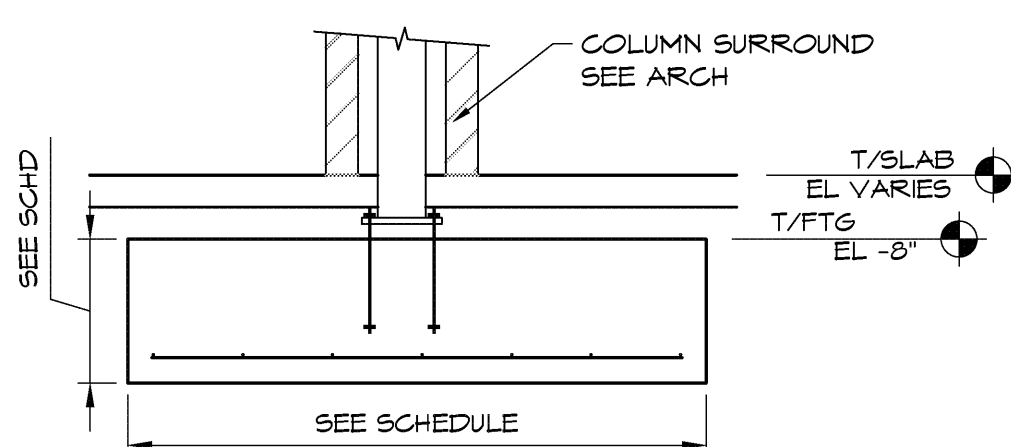
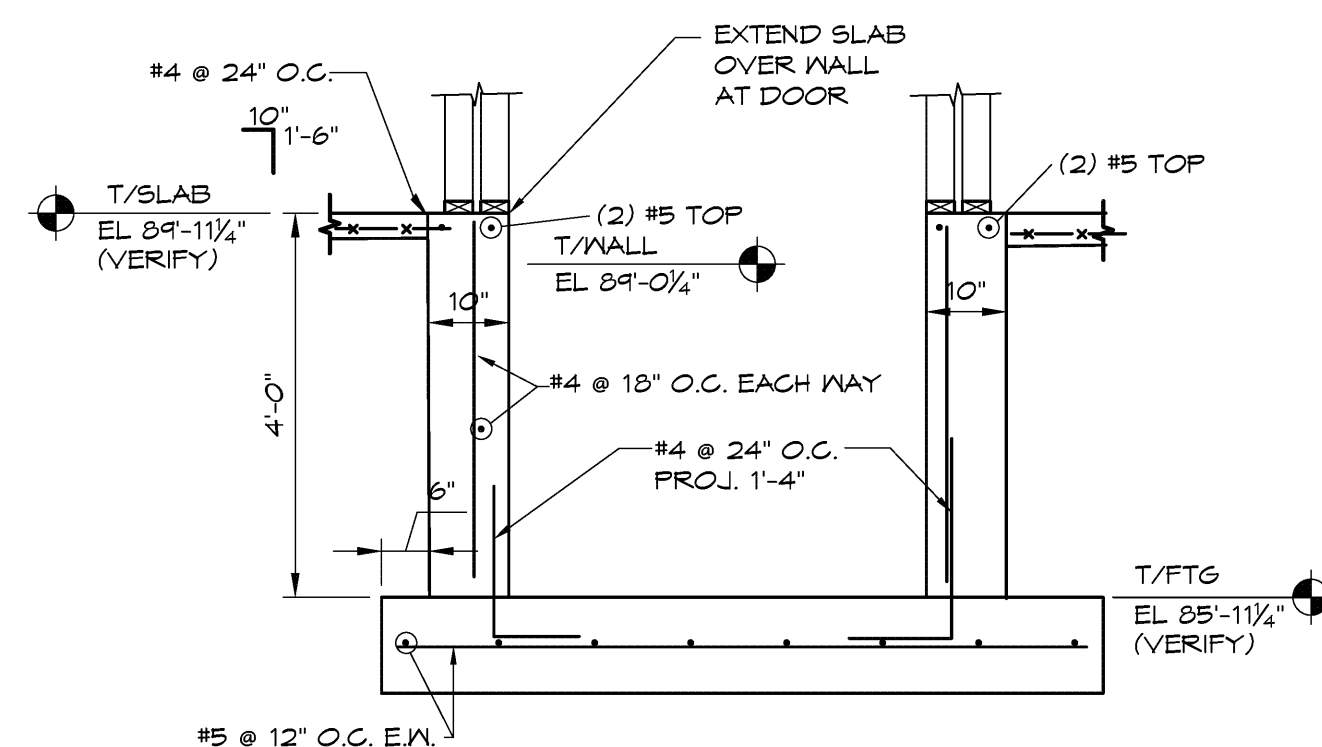
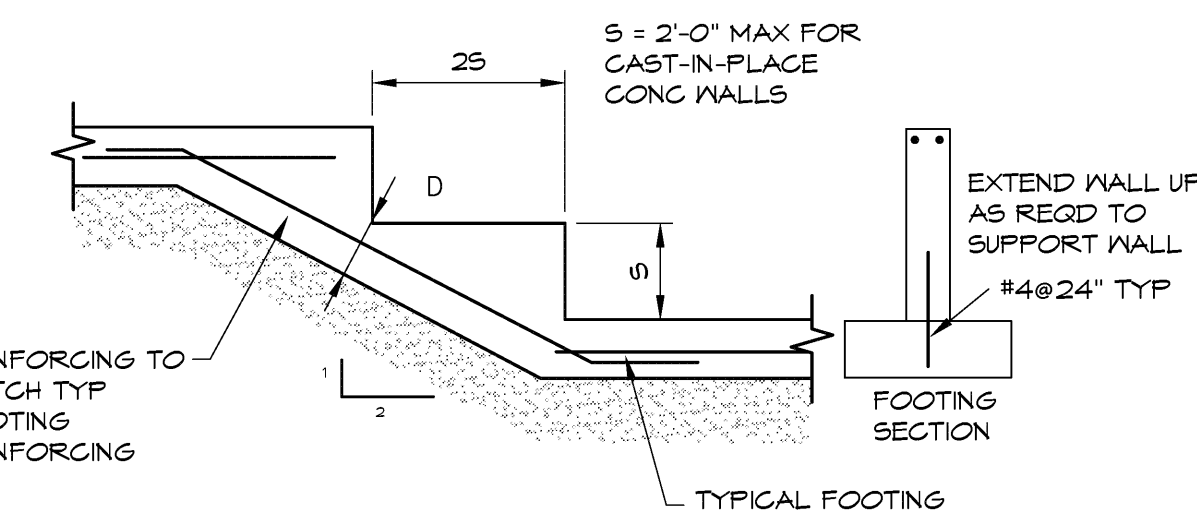
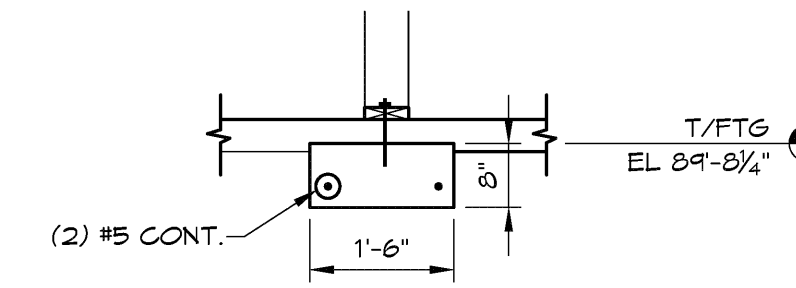
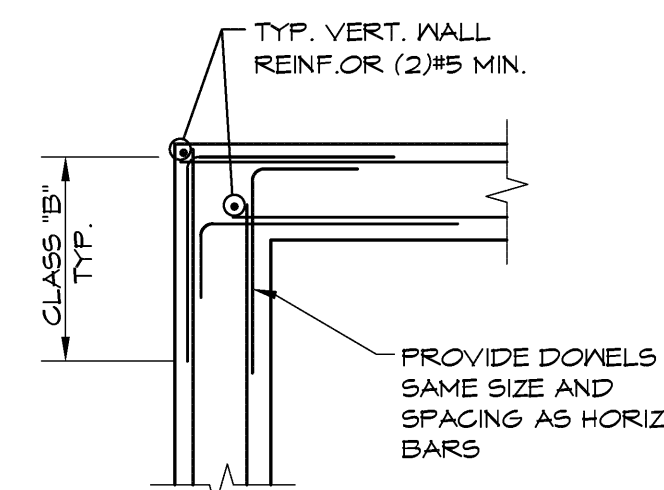
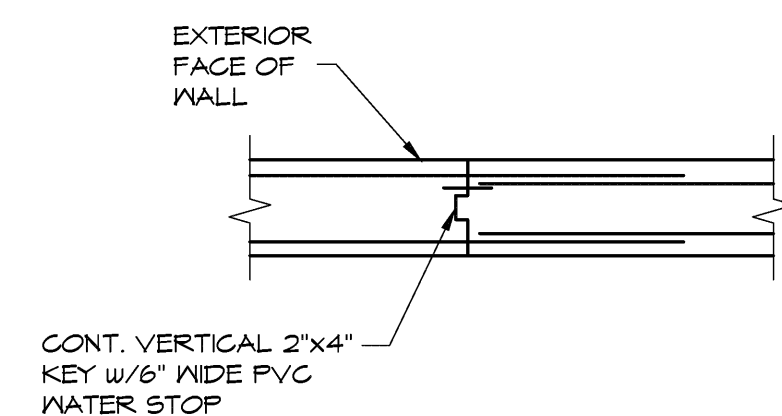
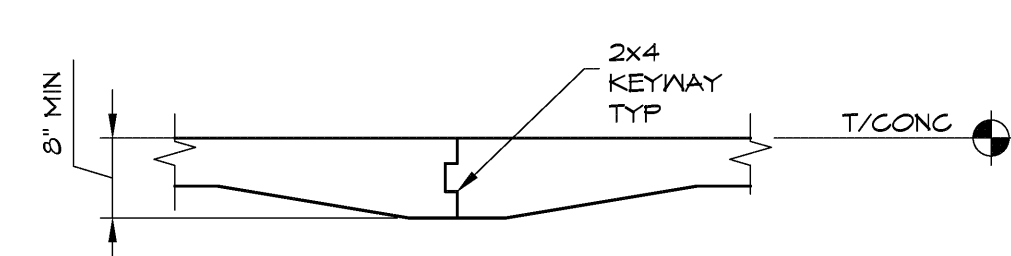
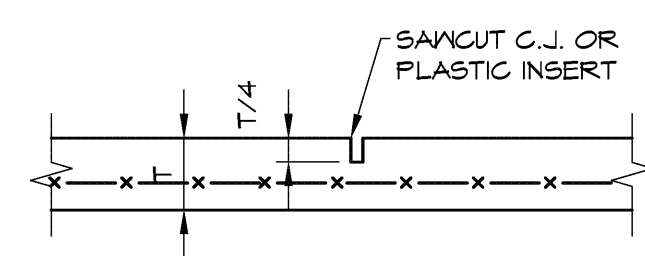
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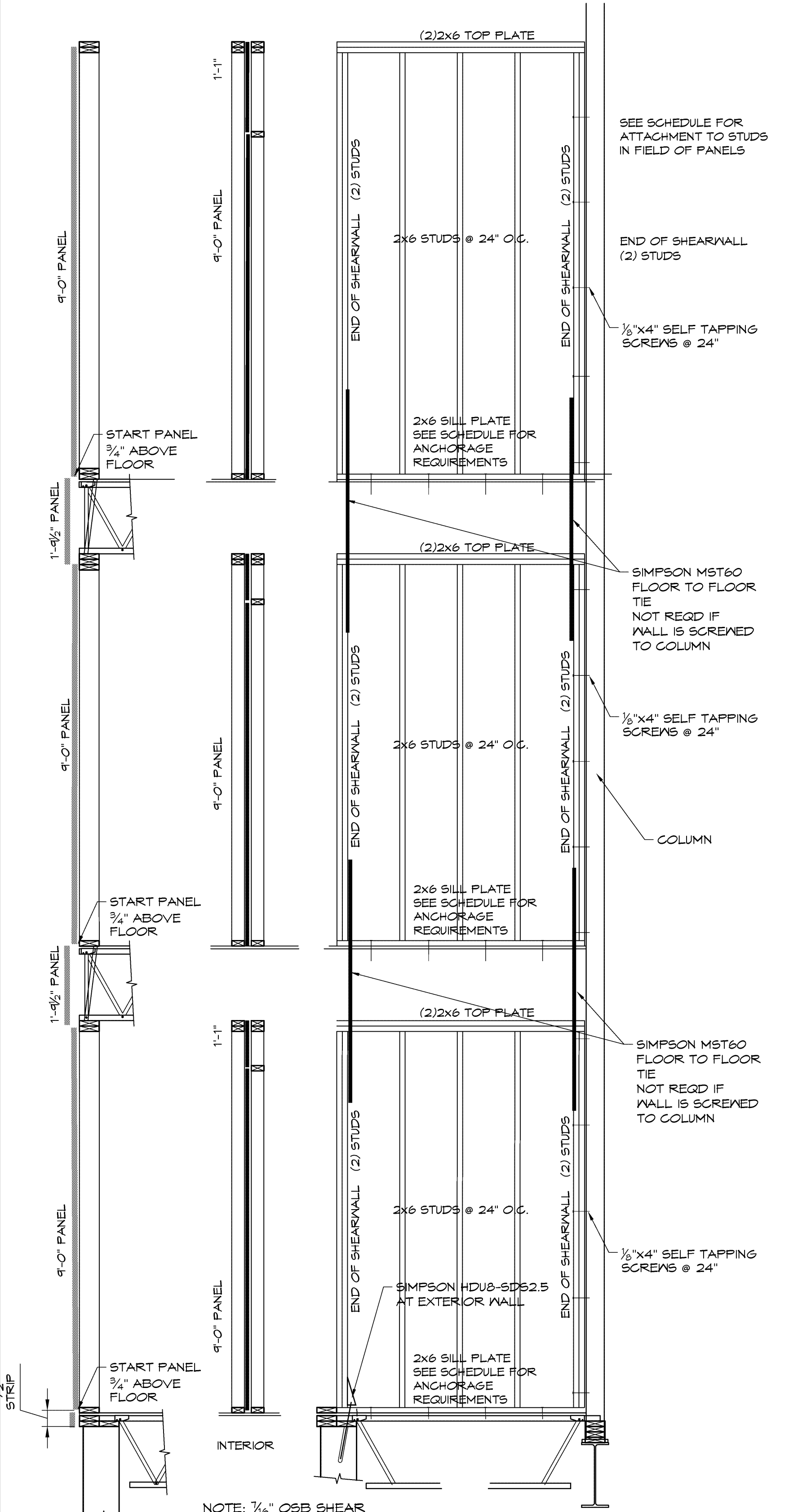
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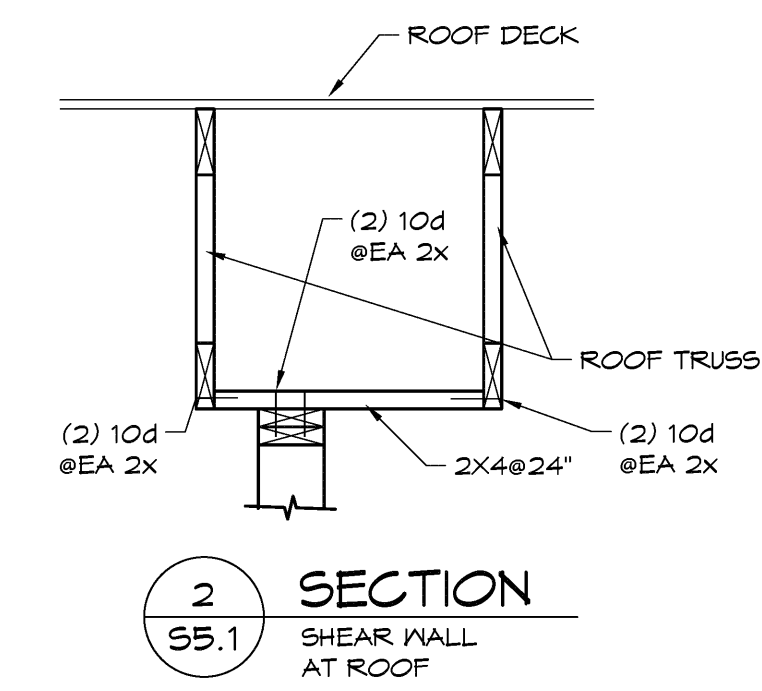
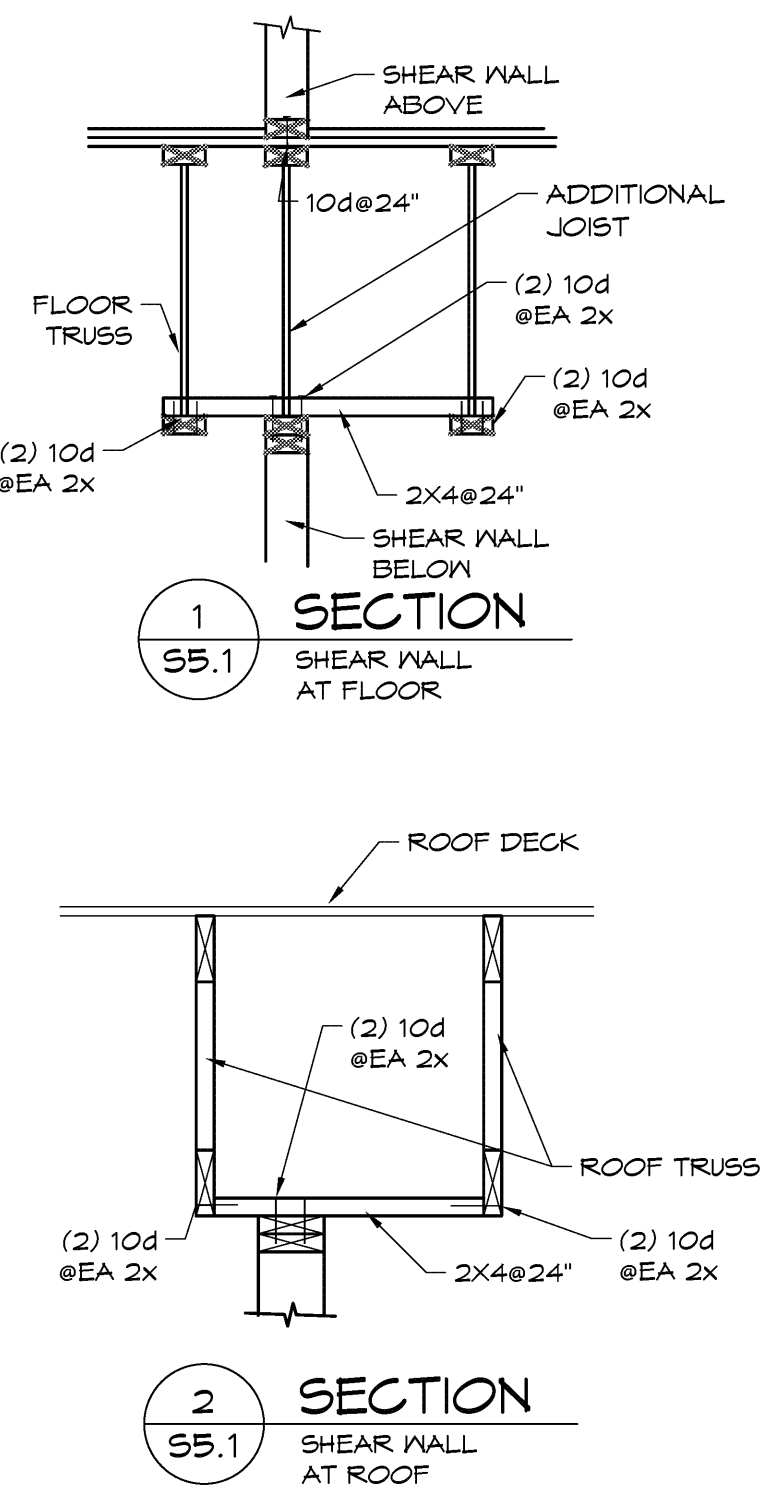
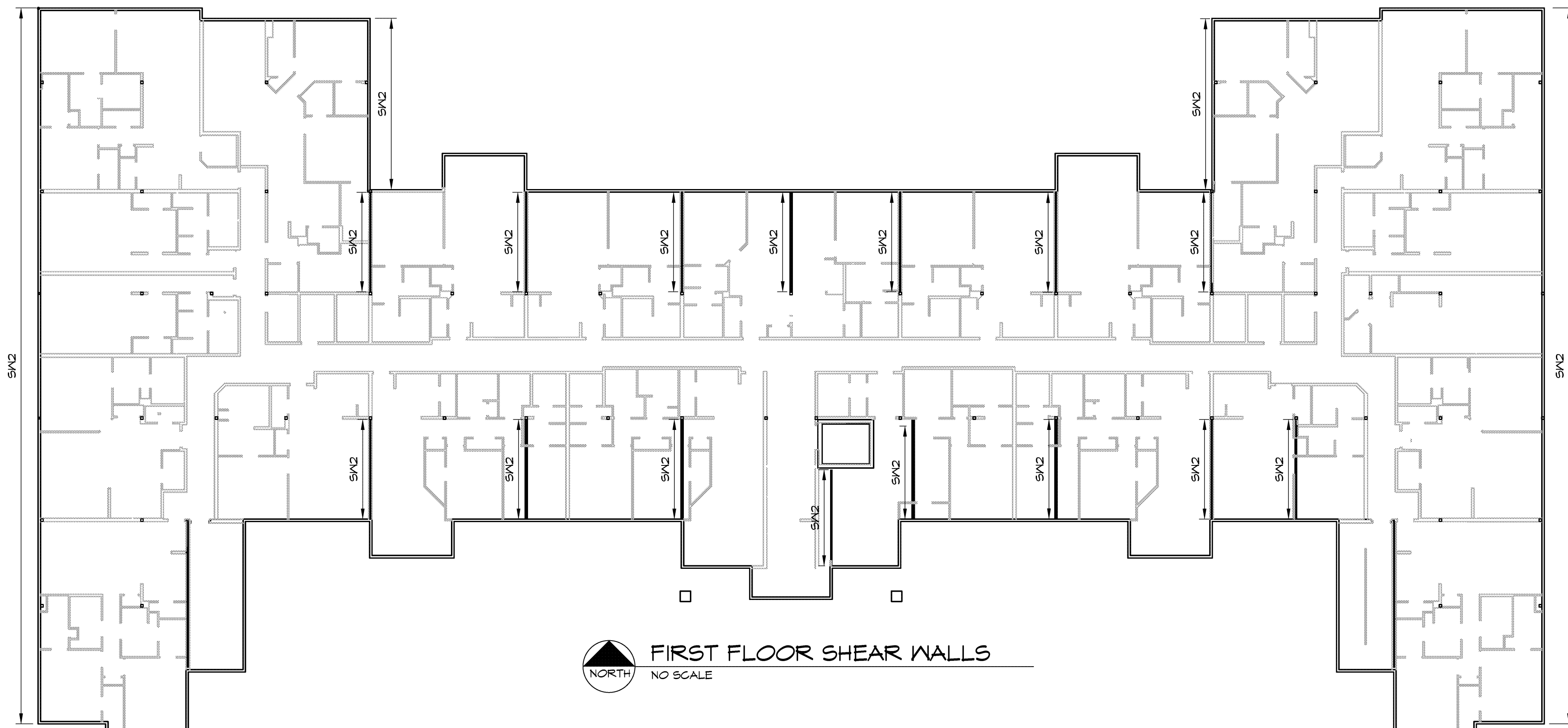
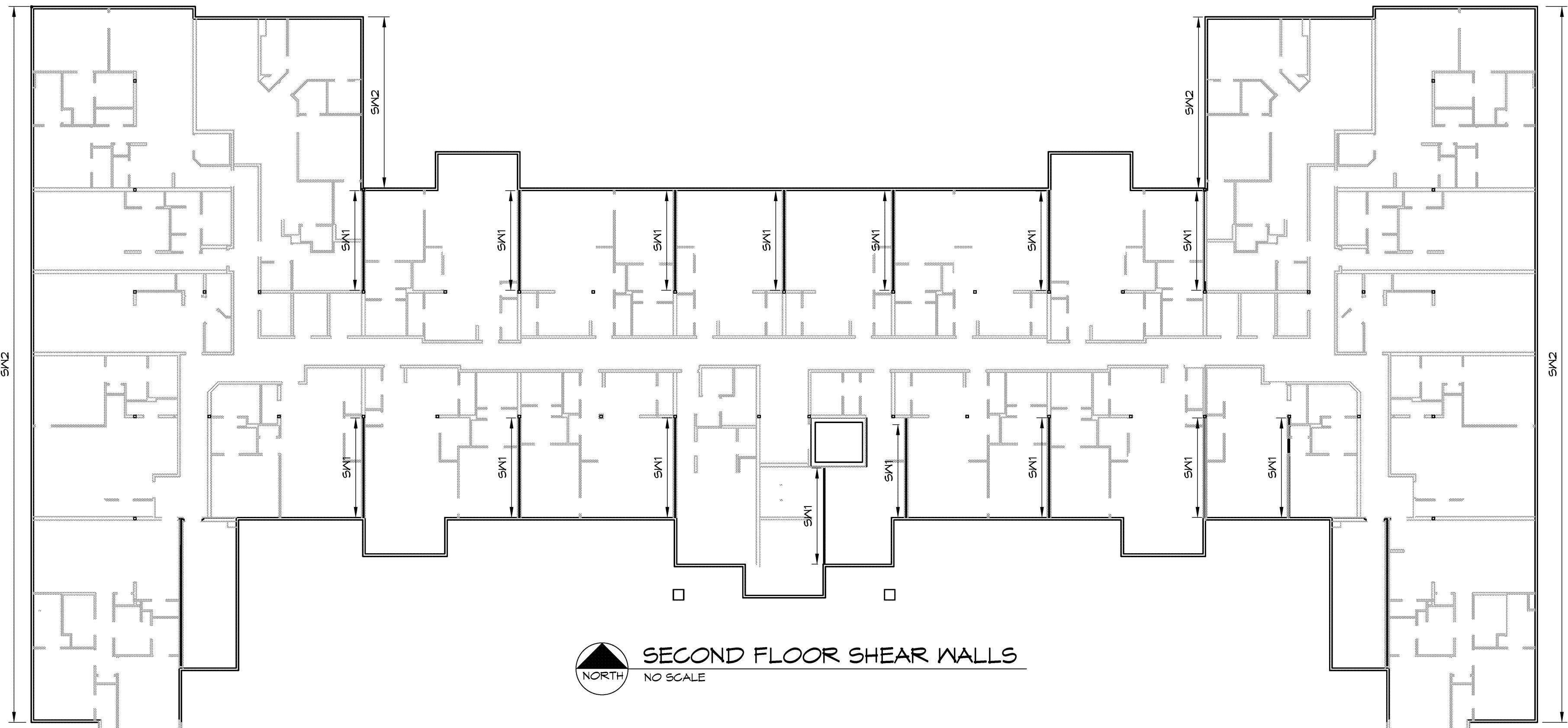


SHEARWALL SCHEDULE						
MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	BOTTOM PLATE CONNECTION	TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	1/2" GYP BOARD 2 SIDES	5d @ 6" / 6"	1/2"x3" SCREWS @ 16" (THRU DECK)	(2) 10d @ 24"	200 PLF	LOFT INTERIOR 2ND INTERIOR
SW2	1/2" OSB 1 SIDE	8d @ 6" / 12"	1/2"x3" SCREWS @ 16" (THRU DECK)	(2) 10d @ 24"	300 PLF	EXTERIOR AND 2ND FLOOR INTERIOR

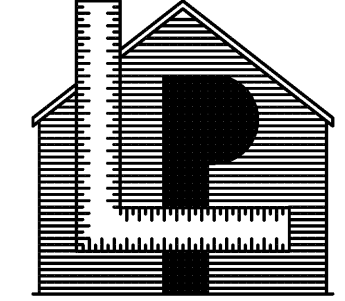


NOTE: 1/2" OSB SHEAR WALL PANEL IS LOCATED ON THE INTERIOR FACE OF DOUBLE DEMIZING WALLS - ALL INTERIOR SHEAR WALLS

(1) Install panels either horizontally or vertically (horizontal seams must be blocked)
(2) Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
(3) Blocking is required at all panel edges
(4) Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.



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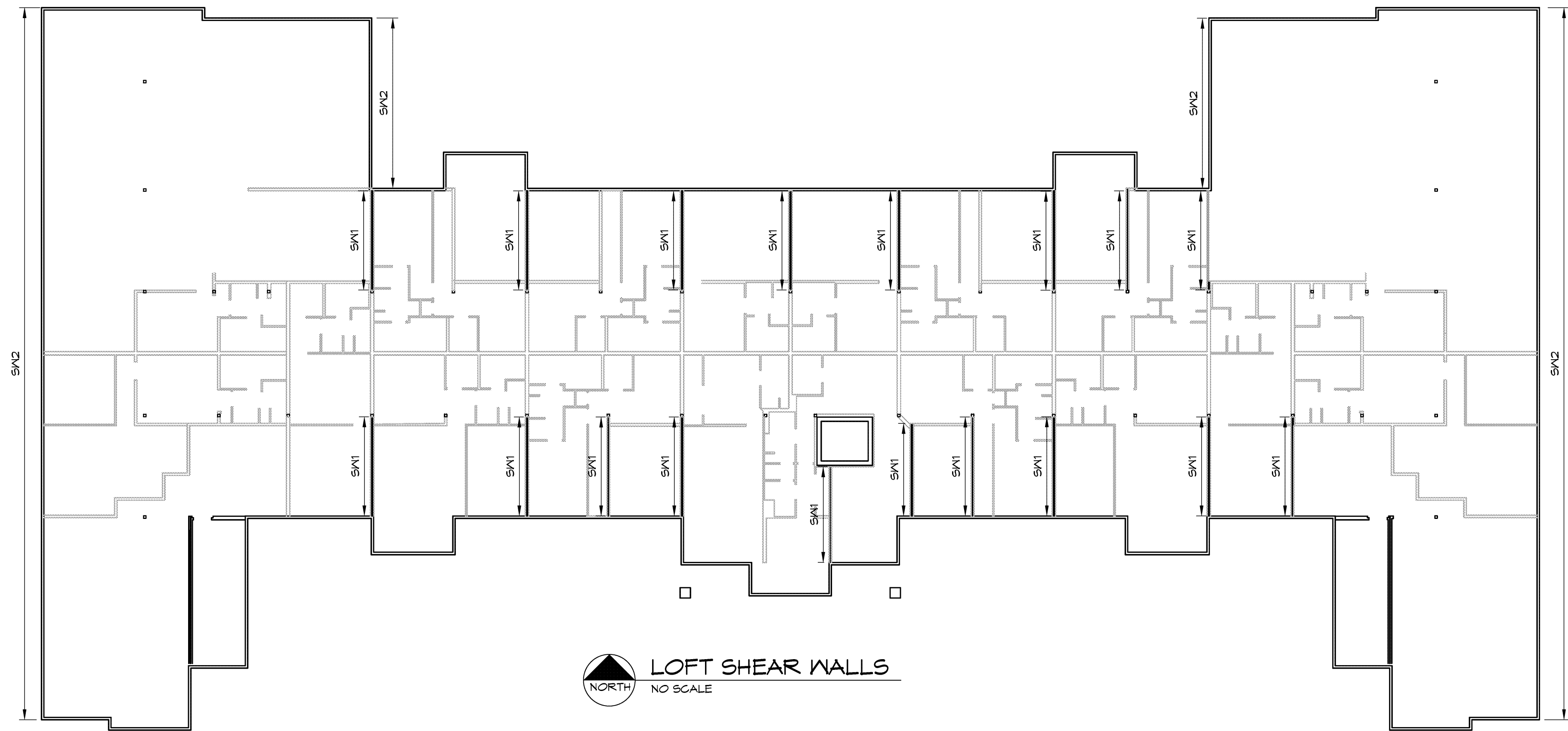
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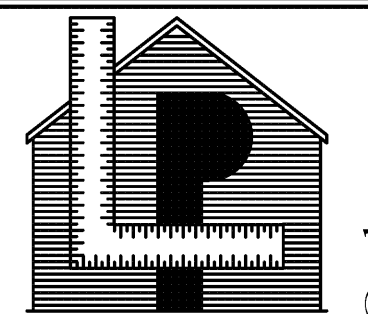
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 NORTH
LOFT SHEAR WALLS
NO SCALE

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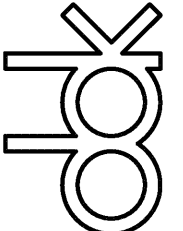
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REVISION	DATE
REV2	1/19/2017
REV3	2/28/2017

DATE
7/14/2016

PROJECT NO.
481466

SHEET
S
5.2


ddk Engineering
David D. Kampe P.E.
Structural Engineering
6311 Black Wolf Point
Oshkosh, WI 54902
920-688-5546
ddkengr@charter.net

Proposed New 60 Unit Leased Residences
with Lower Level Parking
Presented by;
LEXINGTON HOMES
Fountain Ridge

DETAIL OF
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



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



Fountain Ridge 60 **2**

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461408

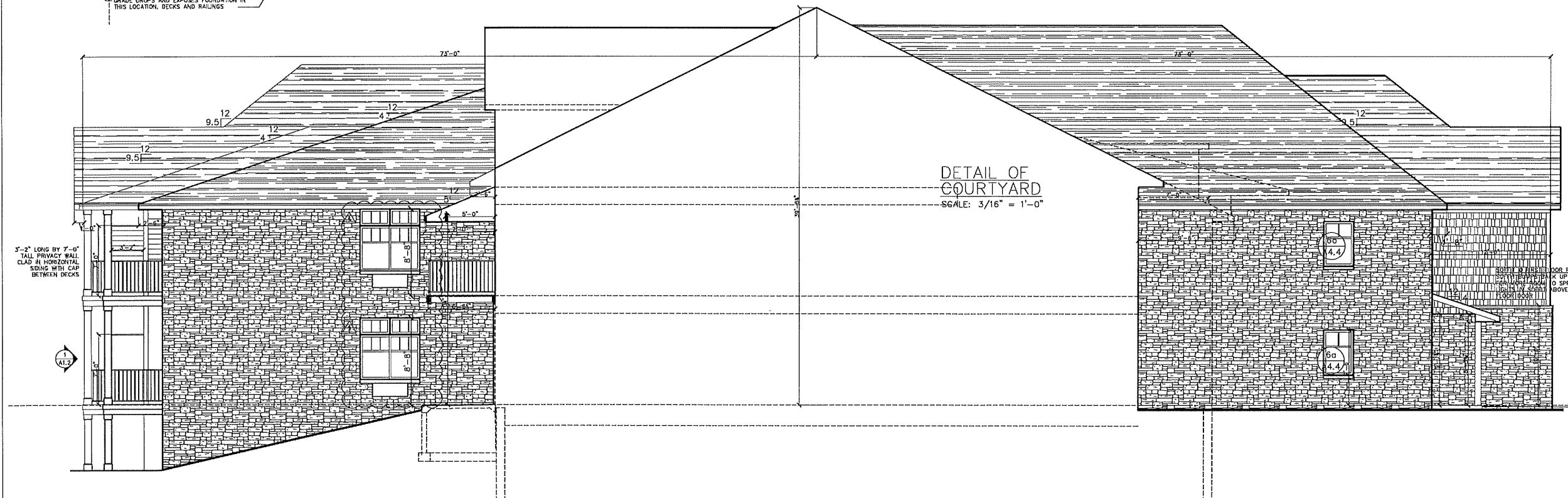
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BACK ELEVATION

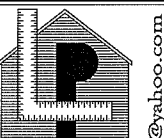
SCALE: 3/16" = 1'-0"



DETAIL OF
BACK ELEVATION
SCALE: 3/16" = 1'-0"



Fountain Ridge 60 **2**



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SHEET A 1.2

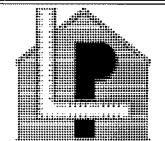
GARAGE ENTRANCE ELEVATION
SCALE: 3/16" = 1'-0"



STREET ELEVATION
SCALE: 3/16" = 1'-0"



Fountain Ridge 60 **2**



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SHEET A 1.3

DG UNIT PLAN NOTES

- 1. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB LATION AND FURRING CHANNELS AT 24" O.C.
- 2. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB LATION AND RESILIENT CHANNELS AT 16" O.C.
- 3. FINISH RATED CEILING.
- 4. RATED WALL ASSEMBLY.
- 5. RATED WALL ASSEMBLY.
- 6. RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
- 7. RATED COLUMN COVERS.
- 8. R PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN
- 9. OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ACCESSIBLE KNEE SPACE
- 10. OF (4) 12" DEEP SHELVES, DROPPED CEILING TO PLUMBING VENT.
- 11. INTERIOR WALL
- 12. SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
- 13. COVERING TRANSITION LINE.
- 14. 6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF
- 15. 6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF
- 16. 10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. 1D WALL WITH LAMINATE TOP.
- 17. 110" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES
- 18. 25.3.1, CONFIRM WITH FIRE DEPARTMENT.
- 19. 2" DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 20. 2" DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 21. 2D CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
- 22. 2" TIC CEILING DROPPED TO 8' A.F.F.
- 23. 2" E GYPSUM SOFFIT DROPPED TO 8' A.F.F.
- 24. 2" SCUTTLE PANEL IN CEILING, SEE 5/A4.2
- 25. 2" T CEILING, FLOOR ABOVE
- 26. 2" CEILING RAISED 9 1/2" (FLUSH HEADER)
- 27. 2" BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
- 28. 2D WALL
- 29. 2" INSULATED WALL
- 30. 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
- 31. COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN AND EXTERIOR SHEATHING.
- 32. OR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE,
- 33. OR SURFACE SHEATHED WITH OSB
- 34. 3" FRAME CEILING DOWN TO MATCH SLOPED CEILING.

DG ELECTRICAL / MECHANICAL NOTES

- 1. 7IC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR SPACE. PLACE MIN. 36" FROM ANY WATER SOURCE.
- 2. 7AL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BLOCKING.
- 3. 7AVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT COMMODATE COUNTERTOP MICROWAVE)
- 4. 7CE MOUNT ELECTRIC BASEBOARD HEAT.
- 5. 7RY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS ERENCE.
- 6. 7AL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT 7E FUTURE GRAB BAR BLOCKING.
- 7. 7 COMMUNICATION, 1007.8

T DWELLING MATERIAL NOTES

- 1. 1DOORS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS N AREAS) HAVE JAMBS AND CASED OPENINGS. ALL 3 AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR 1 MAXIMUM 44" A.F.F. (IBC 1026)
- 2. 2) UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 ING
- 3. 3.ORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS RE UNLESS OTHERWISE NOTED.
- 4. 4.1 FLOOR DOORS ARE 1/2 UNLESS OTHERWISE NOTED.
- 5. 5.HROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TOILET PLAN DIMENSIONS AND BLOCKING.
- 6. 6:IN CLOSETS 25" DEEP MAX.
- 7. 7)S ARE 60x32". ALL SHOWERS ARE 48x36".
- 8. 8ER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE R WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD 3.
- 9. 9.1200 CARBON MONOXIDE DETECTION AT COMBUSTION CES.
- 10. 10 DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

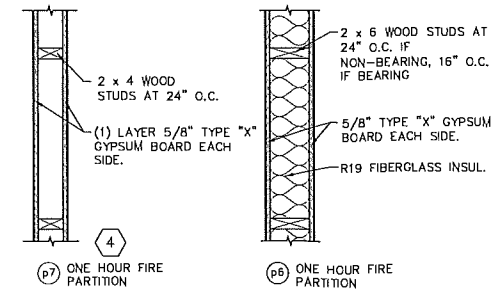
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5 1/2 X11 1/2	1	GLULAM	2	2	
H7	5 1/2 X14	1	GLULAM	2	2	
H8	6 3/4 X18	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

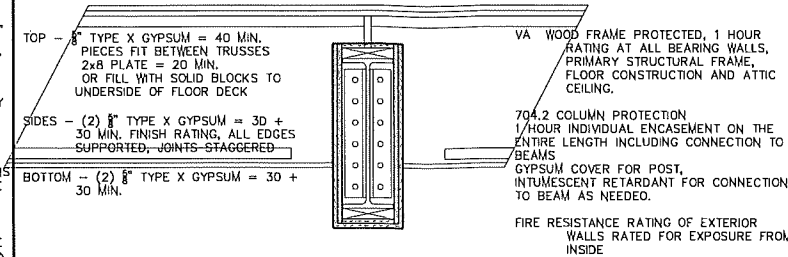
TYPICAL FIRE RATED STRUCTURES NOTES

- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
- ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1 HOUR RATED, U.O.N.
- NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES WHEN CAVITY IS FULLY INSULATED.
- FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS AND BEAMS INDIVIDUALLY ENCAPSULATED, RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
- SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
- LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL FOR ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
- STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED FIRE BARRIER WALL ENDING AT ONE HOUR CAP.
- ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
- IBC 703.6 FIRE BARRIERS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.



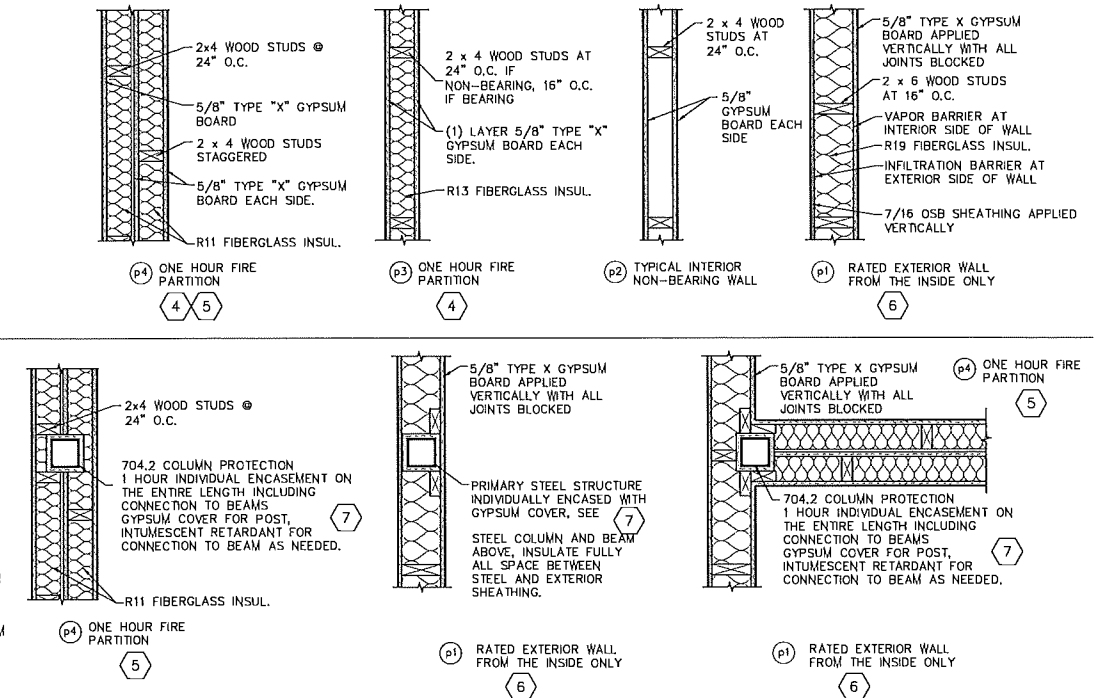
PARTITION TYPES

SCALE: 1 1/2" = 1'-0"

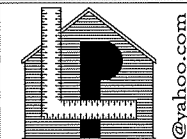


POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"



Fountain Ridge 60



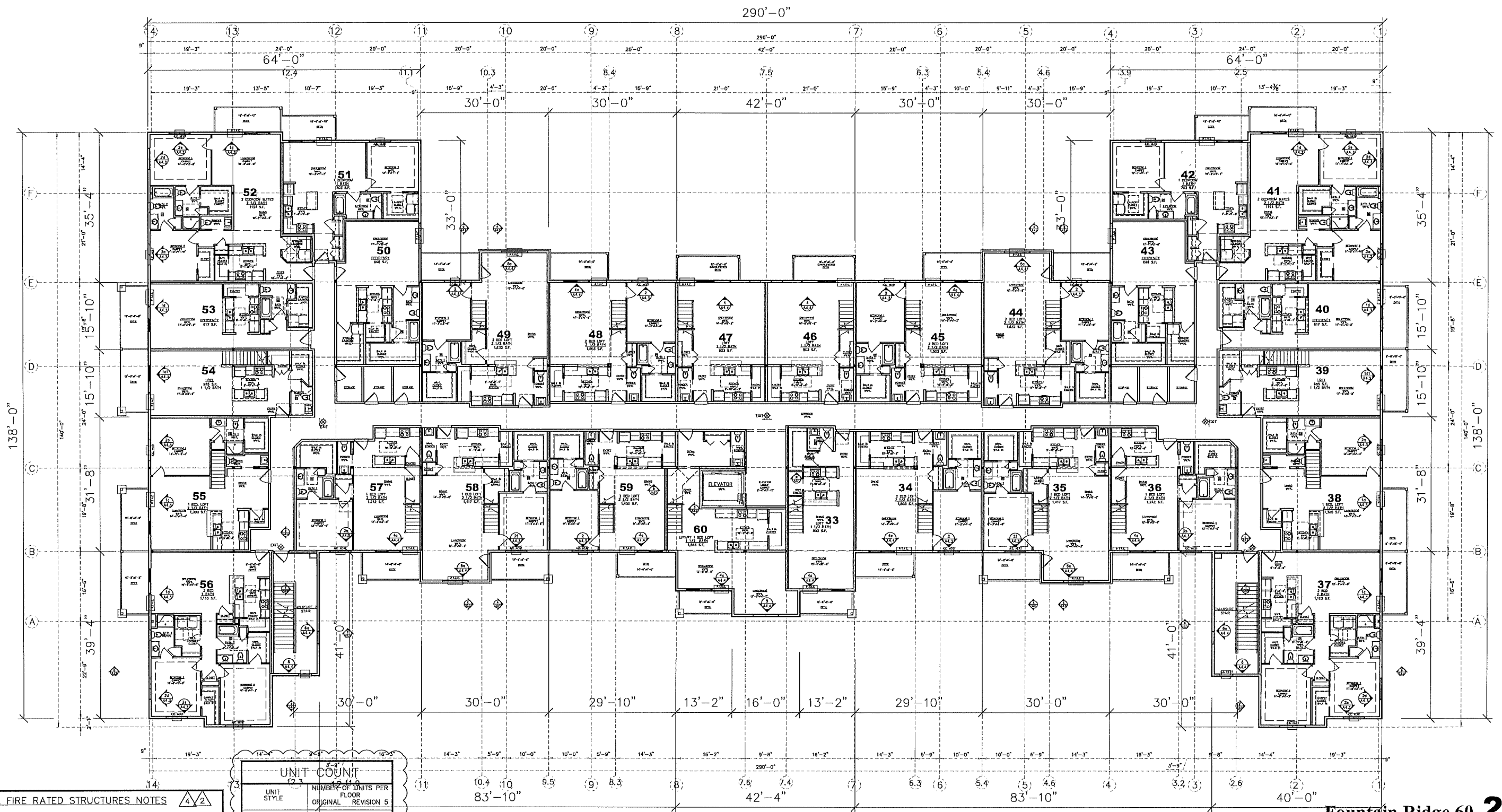
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PROJECT NO. 461489
SHEET A 2



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UNIT COUNT		
UNIT STYLE	NUMBER OF UNITS PER FLOOR	REVISION 5
2 BEDROOM 2 1/2 BATH	4	2
2 BEDROOM, LOFT 2 1/2 BATH	6	6
2 BEDROOM 2 BATH	2	2
LUXURY 1 BEDROOM, LOFT 1 1/2 BATH	1	1
1 BEDROOM, LOFT 2 1/2 BATH	6	6
LOFT 1 1/2 BATH	5	5
1 BEDROOM 1 BATH	0	2
EFFICIENCY 1 BATH	2	4
TOTAL	26	28

SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Fountain Ridge 60 2

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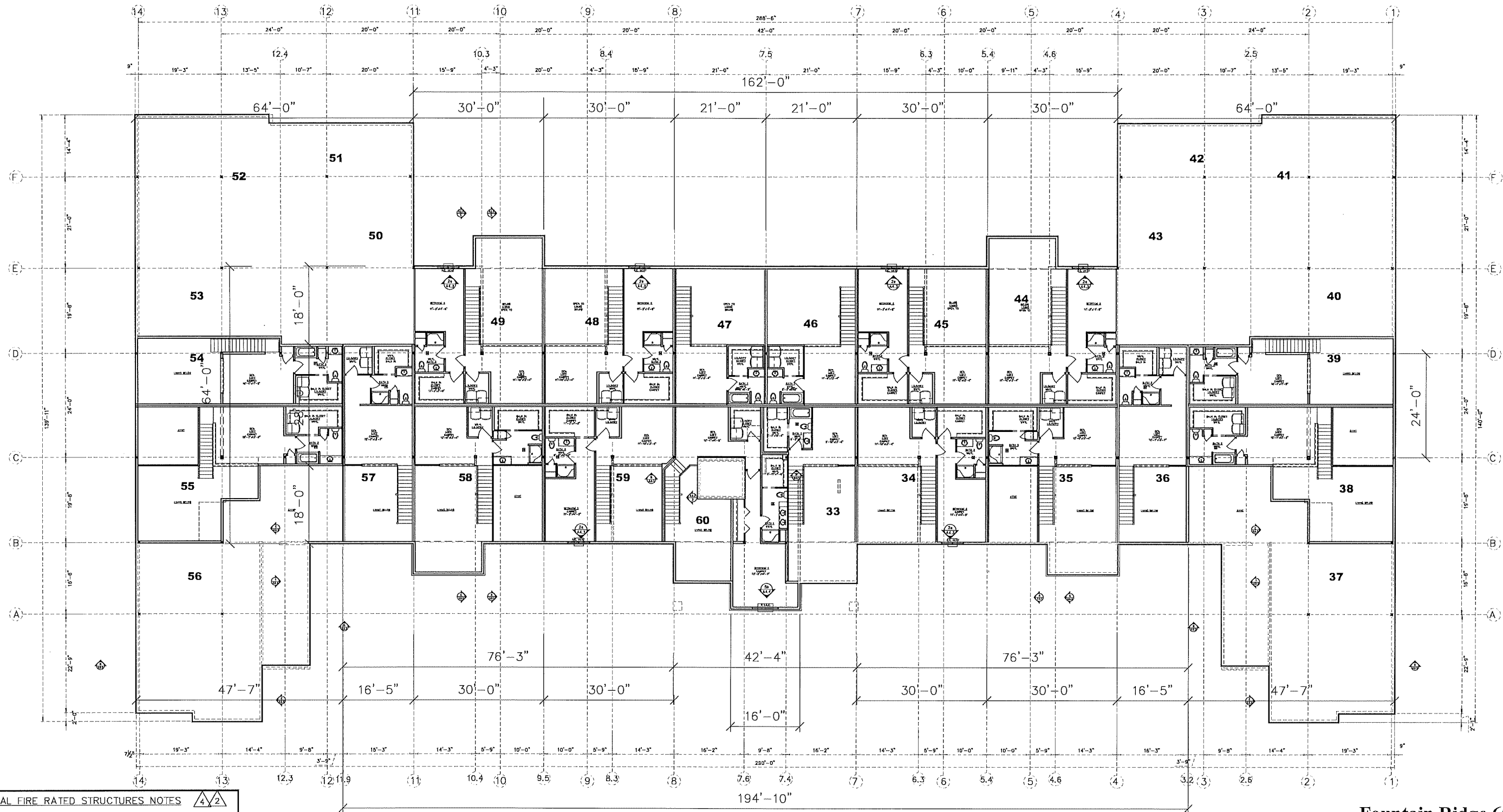
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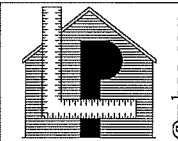
SHEET
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2.2.1



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

- TYPICAL FIRE RATED STRUCTURES NOTES**
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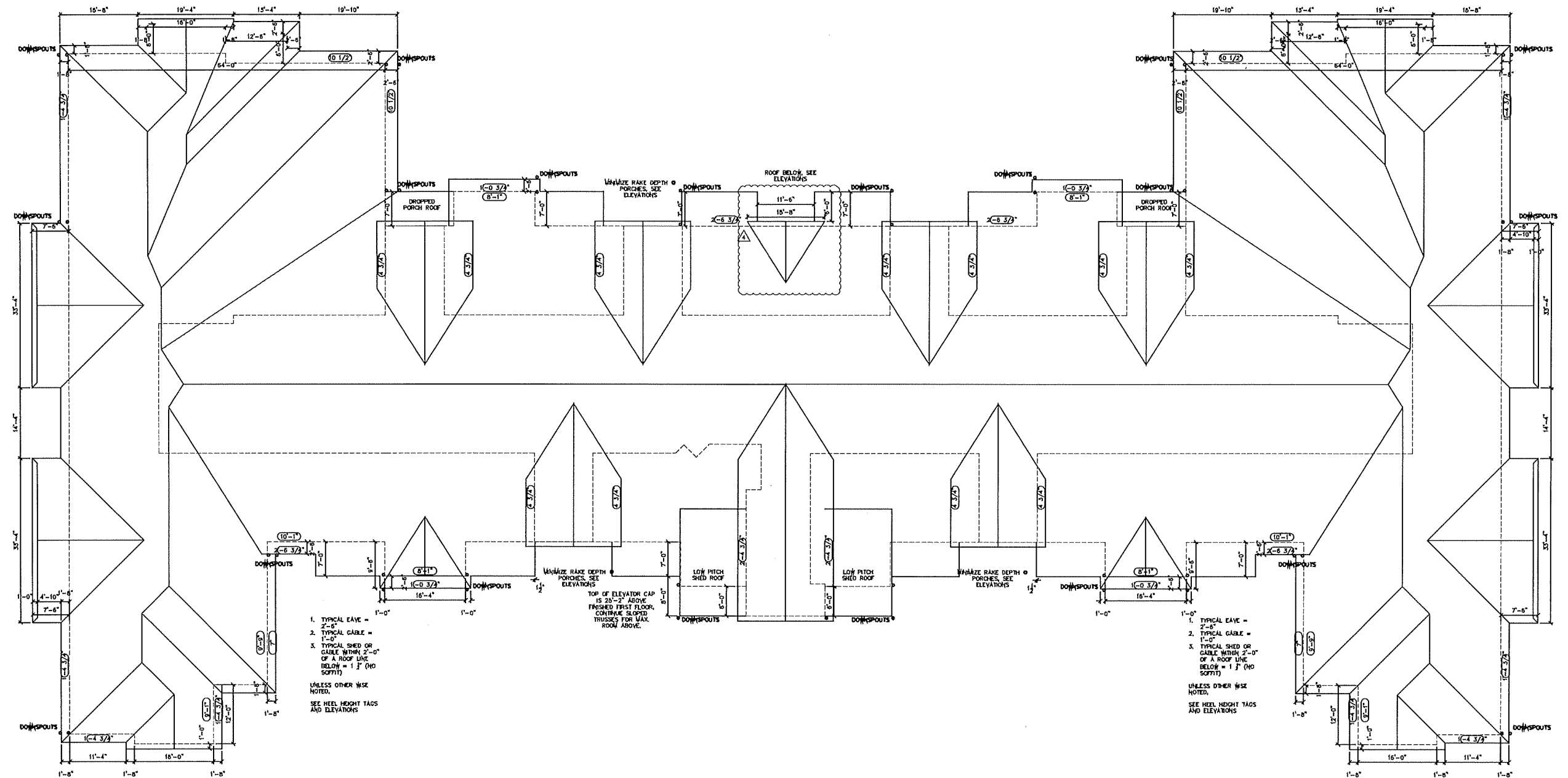


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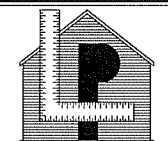


1. TYPICAL EAVE = 2'-6"
 2. TYPICAL GABLE = 1'-0"
 3. TYPICAL SHED OR GABLE WITHIN 2'-0" OF A ROOF LINE BELOW = 1' (NO SOFFIT)
- UNLESS OTHER WISE NOTED,
SEE HILL HEIGHT TAGS AND ELEVATIONS

1. TYPICAL EAVE = 2'-6"
 2. TYPICAL GABLE = 1'-0"
 3. TYPICAL SHED OR GABLE WITHIN 2'-0" OF A ROOF LINE BELOW = 1' (NO SOFFIT)
- UNLESS OTHER WISE NOTED,
SEE HILL HEIGHT TAGS AND ELEVATIONS

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

Fountain Ridge 60 **2**



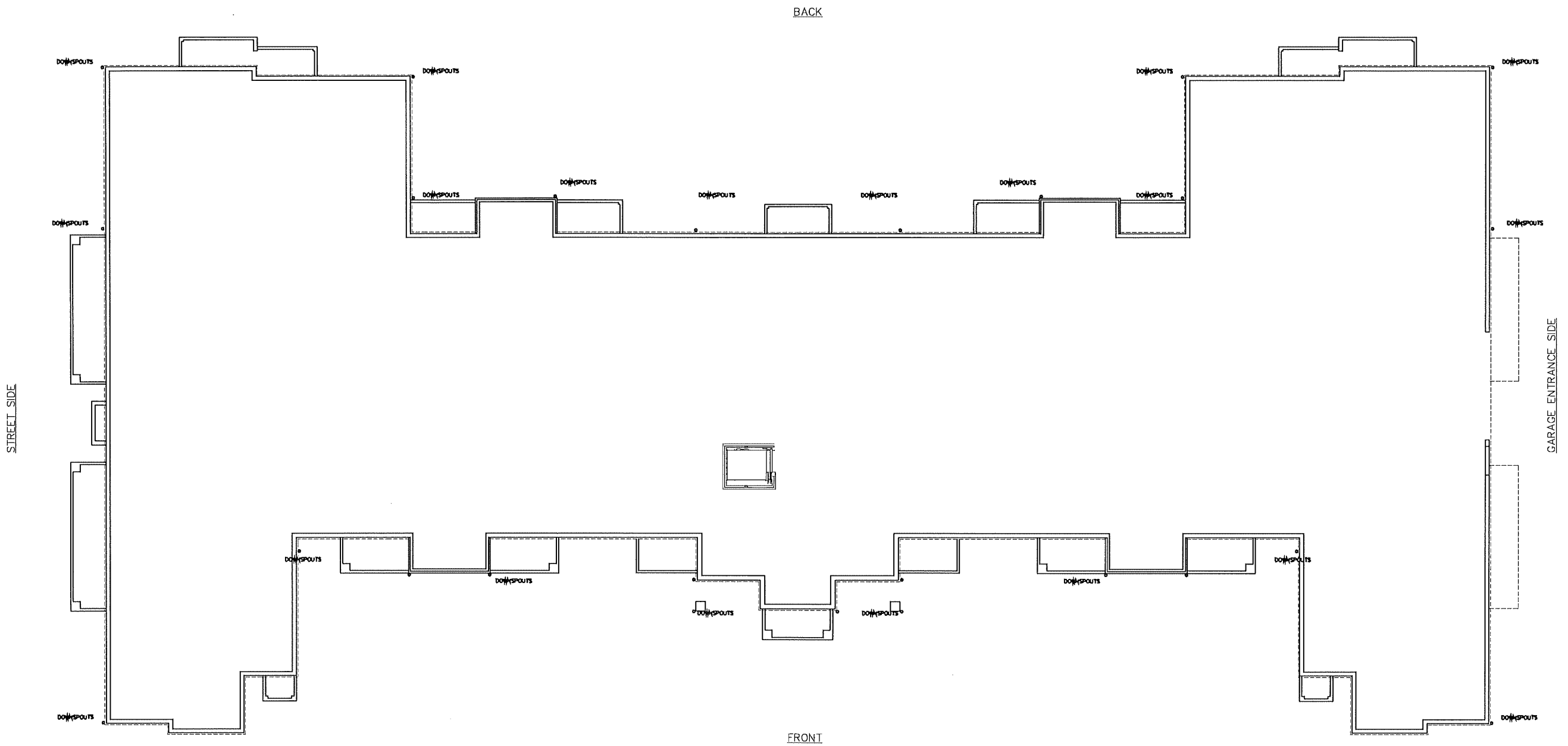
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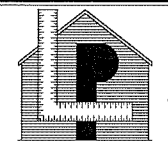
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DOWNSPOUT PLAN
SCALE: 3/32" = 1'-0"

Fountain Ridge 60 **2**



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SHEET A 2.5.3

DRIVE ELEVATION
SCALE: 1/8" = 1'-0"

Exhibit 3



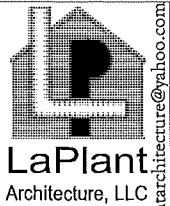
DRIVE ELEVATION
SCALE: 1/4" = 1'-0"



BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,480	68.5
SHAKE	0	0
SIDING	682	31.5
TOTAL	2,162	100

NOTE:
• INCLUDES ALL
SURFACES NOT SEEN IN
2D DRAWING

MATERIAL AREA TOTAL BUILDING		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	4,078	64
SHAKE	114	2
SIDING	2,146	34
TOTAL	6,338	100



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-HOMES-
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One Home at a Time

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Fax: (920) 662-8204
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gwells@lexingtonneighborhoods.com
WEB:
lexingtonneighborhoods.com

Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin
10 Townhomes - # 461471 ©
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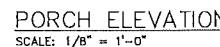
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ORCH ELEVATION
ALE: 1/4" = 1'-0"

CONTINUOUS RIDGE VENT
w/ EXTERNAL WIND BAFFLE

FND MASONRY AT
ROOF LINE BELOW
HORIZONTAL
SIDING ABOVE
ROOF LINES

1st FAVE ABOVE
ROOF LINES

OR DOOR NOT SEEN IN ELEVATION

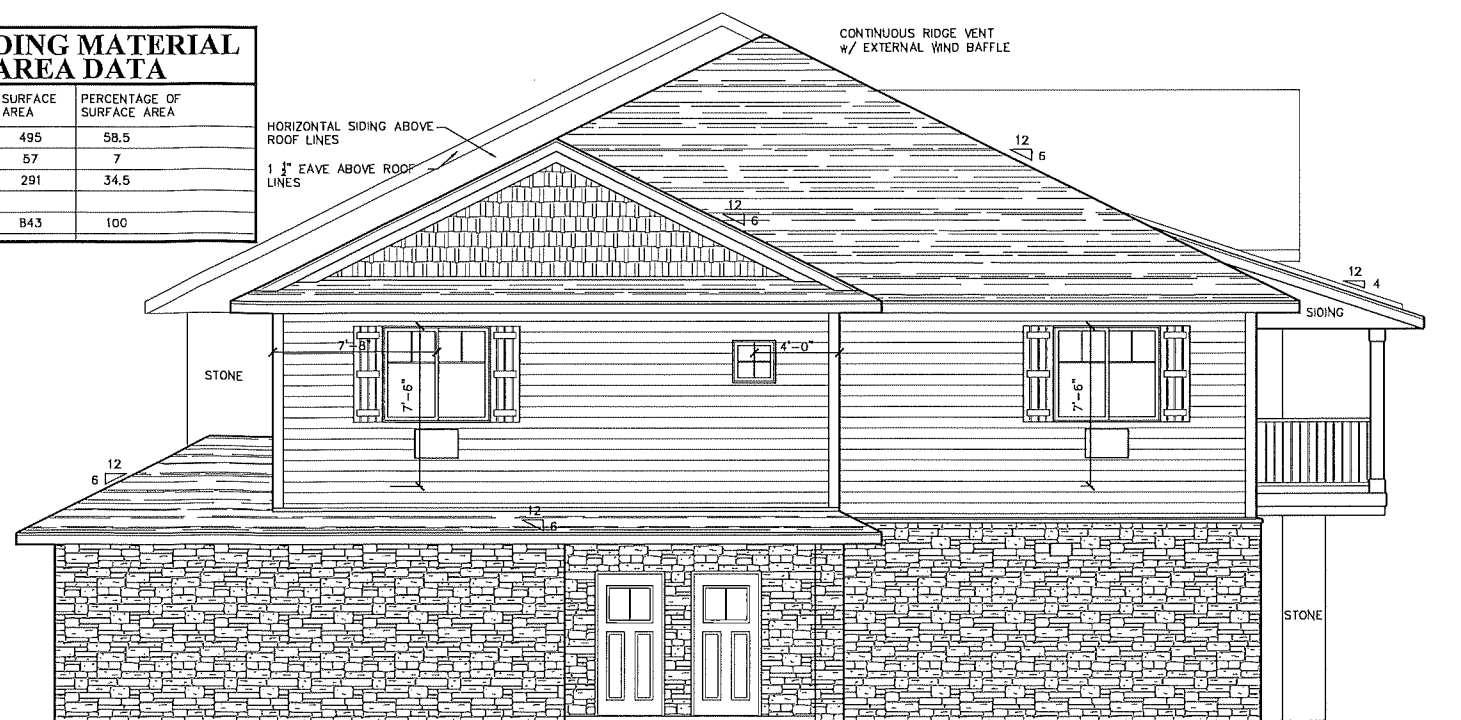
AL NOTE:
OR MATERIAL ON FACE OF BUMPS
ELONGS ON RETURN SURFACES

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,608	65
SHAKE	0	0
SIOING	882	35
TOTAL	2,490	100

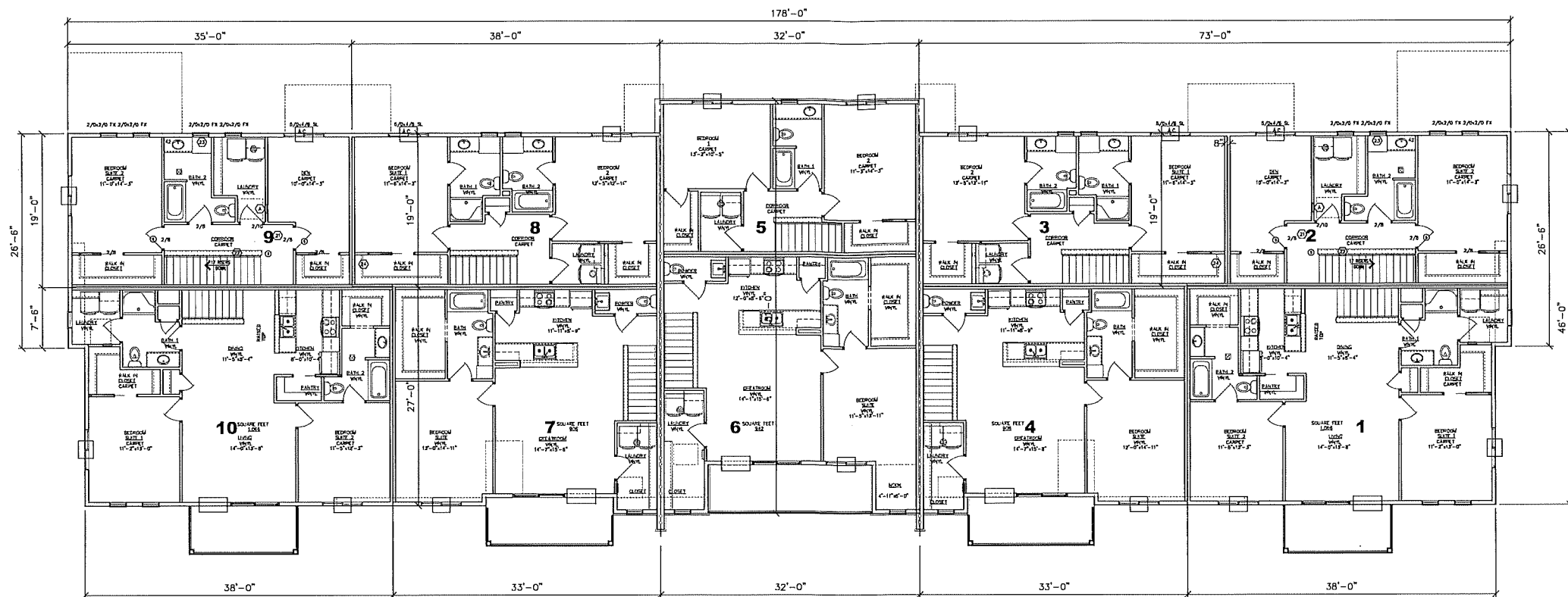
NOTE:
• INCLUDES ALL
SURFACES NOT SEEN IN
2D DRAWING

MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	495	58.5
SHAKE	57	7
SIDING	291	34.5
TOTAL	843	100

SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CONTINUOUS RIDGE VENT
w/ EXTERNAL WIND BAFFLE



SAPLAN LEGEND

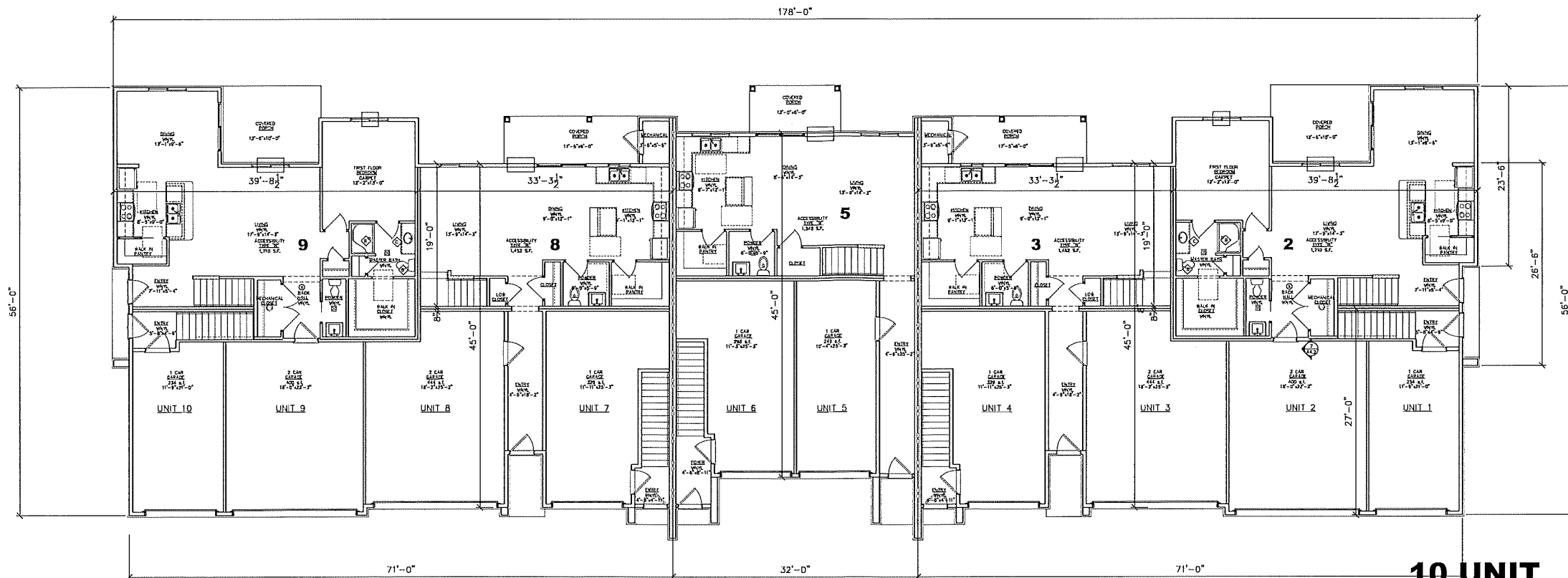
SYMBOL	EXPLANATION
	DRAFT STOPPING
	HOUR RATED FIRE PARTITION
	EXIT DISTANCE AND ROUTE

FIRE SAFETY NOTES

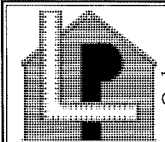
- LIVING SPACE CEILINGS:
FIRST FLOOR U.L. L528 - 5/8" TYPE C GYPSUM, 3/4" FURRING CHANNEL (1)
FRICTION FIT INTO CLIPS.
SECOND FLOOR AND ALL ATTIC CEILINGS - 709.4 (EXCEPTION 5) ONE LAYER 5/8" TYPE X GYPSUM
OPTION CEILING ON THE FIRST FLOOR G.A. 5518 (2)
5/8" TYPE X GYPSUM ON RESILIENT CHANNELS (UNDER STAIRS AND MECHANICAL) 2 LAYERS TYPE X GYPSUM WITH NO CLIPS OR CHANNELS. (3)
ALL SECOND FLOOR SURFACE WITH 3" GYPCRETE TOPPING
1. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
2. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.
3. ALL UNIT FIRE PARTITION & SOUND WALLS HAVE TWO LAYERS 5/8" GYPSUM, ONE LAYER 5/8" GLASROC EXTERIOR GYPSUM WITH 2 LAYERS SOUND BATT.
4. FIRE EXTINGUISHERS SUPPLIED IN ALL KITCHENS.

FLOOR PLANS

SCALE: 1/8" = 1'-0"



10 UNIT



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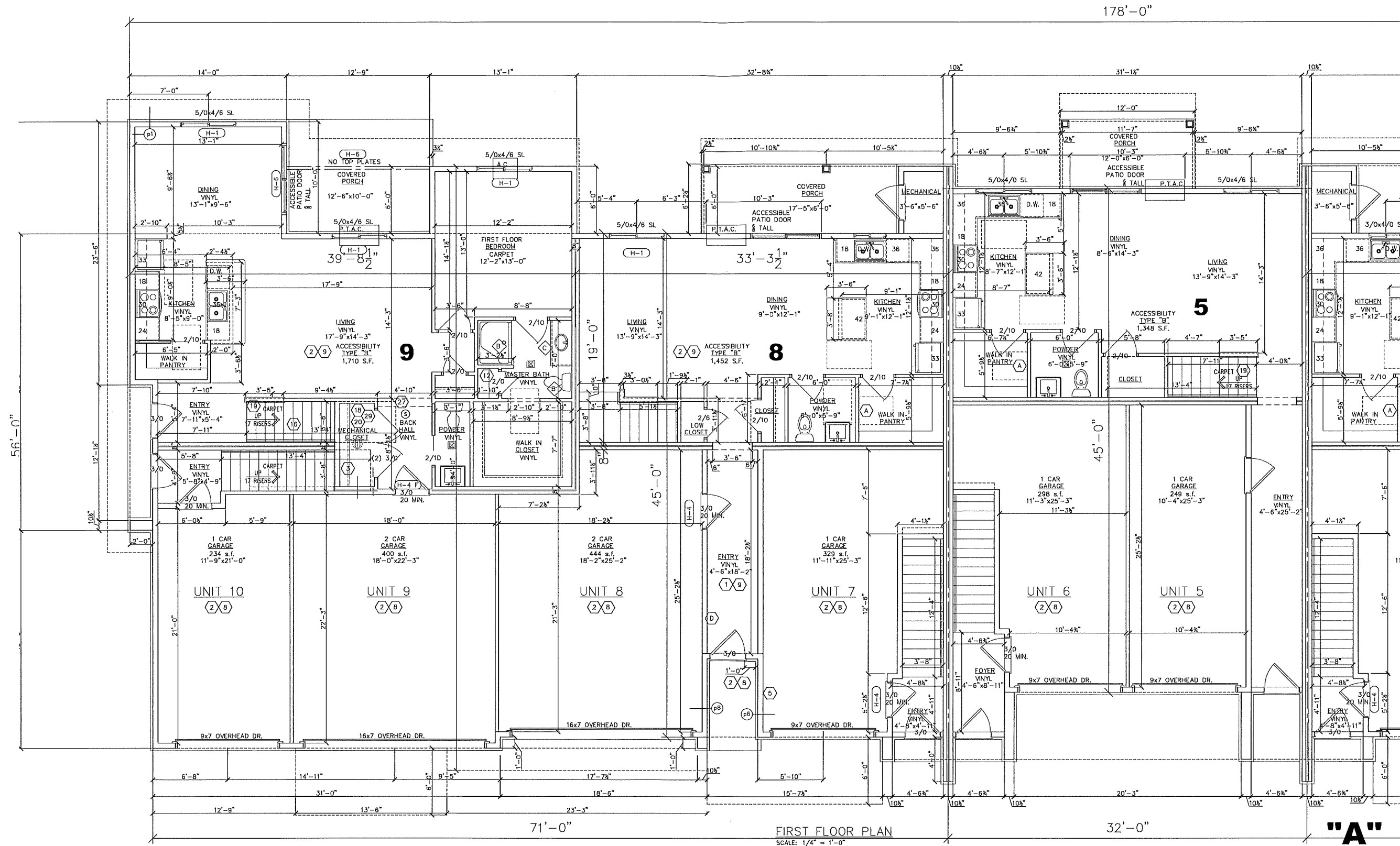
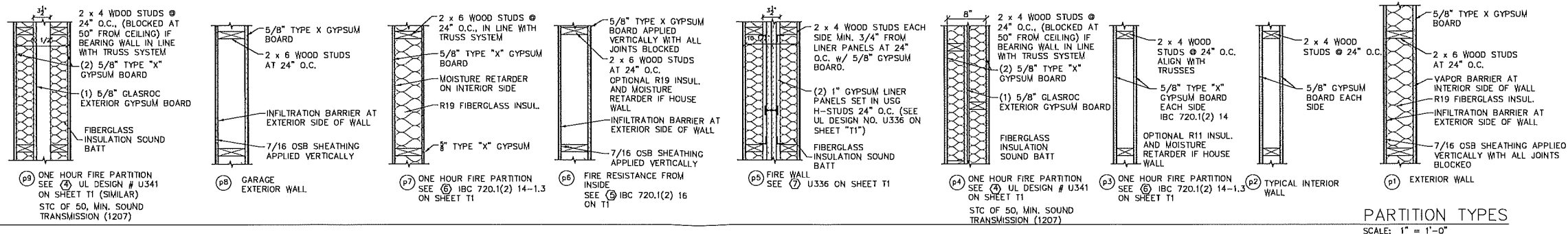
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Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin

10 Townhomes - # 461471
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Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin

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- 1 RATED FLOOR CEILING ASSEMBLY INCLUDES 7/8" FURRING
- 2 FRICTION FIT INTO CLIPS, REFER TO U.L. DESIGN NO.
- 3 4 SHEET TI.
- 4 RATED FLOOR CEILING ASSEMBLY INCLUDES RESILIENT
- 5 REFER TO S.A. FILE NO. TC5518 ON SHEET TI.
- 6 RATED CEILING AT UNDERSIDE OF STAIRS AND MECHANICAL
- 7 REFER TO IBC 720.1 (3) ON SHEET TI.
- 8 RATED SOUND WALL ASSEMBLY, REFER TO U.L. DESIGN NO.
- 9 4 SHEET TI.
- 10 R WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE
- 11 ACCORDANCE WITH SECTION 704.5
- 12 RATED WALL ASSEMBLY, REFER TO IBC 720.1 (2) 14 ON
- 13 TI.
- 14 FIRE SEPARATION WALL, 10 1/2" WIDE, 2 LAYERS 1" GYPSUM
- 15 ANELS SET IN METAL H STUDS TO THE UNDERSIDE OF THE
- 16 ECK. REFER TO U.L. U336 ON SHEET TI.
- 17 BLOWN FILL IN FLOOR/CEILING R40 BIB ON 6 MIL.
- 18 CED POLY.
- 19 ION IN FLOOR/CEILING 3" SOUND BATT.
- 20 ION INSULATION
- 21 INSULATION R44 MIN.
- 22 OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- 23 OF 3 SHELVES. START AT 42" A.F.F. THEN 14" O.C. TO
- 24 ACCESSIBLE KNEE SPACE
- 25 FRAME DROPPED CEILING AT APPROX. 6'-6" A.F.F.
- 26 MECHANICAL ROOM FLOOR 3".
- 27 REA, BUILD CORNER FOR SYMMETRY OF GABLE ROOF.
- 28 G UNIT STAIRCASE, SEE DETAIL 1/A4.1
- 29 ERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND
- 30 ERIOR WALL
- 31 6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE
- 32 10" TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND
- 33 FINISH ALL EXPOSED SIDES.
- 34 FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE
- 35 20.
- 36 21HUM TYPE X CEILING / LIO.
- 37 6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE
- 38 10" TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND
- 39 FINISH ALL EXPOSED SIDES.
- 40 23-P x 54" TALL LINEN WITH TOP @ 55".
- 41 CUTTLE PANEL, SEE 1/A4.2
- 42 OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT
- 43 DEL WITH FLOOR.
- 44 FLOOR FRAME EXTENDS INTO WALL
- 45 10" 9" WIDE SOFFIT, PLASTER AND PAINT.
- 46 27
- 47 10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE
- 48 LE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
- 49 IN FOR LAUNDRY EQUIPMENT INCLUDING FLOOR DRAIN.
- 50 H COUNTERTOP, 2x4x2'-11 1/2" HEIGHT PARTIAL WALL FROM
- 51 OSB, OR, 2X4X2'-10 1/2" HEIGHT PARTIAL WALL FROM TOP OF
- 52 TE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, NO
- 53 CASING, FINISH ALL EXPOSED SIDES.
- 54 31
- 55 SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

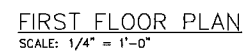
☐ SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
☐ HAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A TABLE.
☐ COLD SINK WITH ACCESSIBLE KNEE SPACE.
☐ DRY MOUNT ELECTRIC BASEBOARD HEAT.
☐ PLUMBING HOOKUP AND EXHAUST WALL, AVOID RANGE WALL. 2x6
 FIELD STUDY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
☐ FLOOR ROOM FLOOR DROPPED 3", INCLUDE WATER HEATER AND WATER
 ONER.

YS ARE VINYL WITH GYPSUM / PLASTER JAMB RETURNS IN
JMS, IN PUBLIC AREAS WINDOWS AND PATIO DOORS GET WOOD JAMB
ASING.
2ST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT
JOLD AS NEEDED. TRANSITORS ARE FIBERGLASS INSULATED,
WOOD FIRE RATED. CLOSERS ARE REQUIRED. (IBC 715.4.7)
EELINGS TO BE CREATED IN ROOF TRUSSES.
4THROOM VANTY COUNTER TOPS ARE STONE WITH MOLDED SINK.
NITIES ARE 48" WIDE U.O.N.
HEN CLOSETS 25" DEEP MAX.
IBS ARE 60x32", ALL SHOWERS ARE 48x36".

1. MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE
RNTS OF 2009 IBC (WISCONSIN).
2. INTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL
AURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO
V. LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS,
TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. ICTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND
G AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. PICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE
TRTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED
C.
5. INTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY
DNSTRUCTION.
6. JR ENTRY DOORS ARE FIBERGLASS.
7. ING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS
PD BOTH SIDES.

ARCHITECTURAL PLAN NOTES:

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYP 2 = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1



"A"

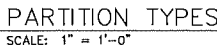


Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin

[illegible]

DATE 9/11/2017
PROJECT NO. 481471
SHEET

A 3.1.2



DV UNIT PLAN NOTES

1. RATED FLOOR CEILING ASSEMBLY INCLUDES 7/8" FURRING L, FRICTION FIT INTO CLIPS, REFER TO U.L. DESIGN NO. 4 SHEET T1.
2. RATED FLOOR CEILING ASSEMBLY INCLUDES RESILIENT L, REFER TO G.A. FILE NO. FC5518 ON SHEET T1.
3. RATED CEILING AT UNDERSIDE OF STAIRS AND MECHANICAL REFER TO IBC 720.1 (3) ON SHEET T1.
4. RATED SOUND WALL ASSEMBLY, REFER TO U.L. DESIGN NO. 4 SHEET T1.
5. R WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ACCORDANCE WITH SECTION 704.5
6. RATED WALL ASSEMBLY, REFER TO IBC 720.1 (2) 14 ON 11.
7. FIRE SEPARATION WALL, 10 1/2" WIDE, 2 LAYERS 1" GYPSUM ANELS SET IN METAL H STUDS TO THE UNDERSIDE OF THE ECK. REFER TO U.L. U336 ON SHEET T1.
8. NON BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL. CEED POLY.
9. NON IN FLOOR/CEILING 3" SOUND BATT.
10. C INSULATION
11. INSULATION R44 MIN.
12. OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C. OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ACCESSIBLE KNEE SPACE
13. FRAME DROPPED CEILING AT APPROX. 8'-6" A.F.F.
14. MECHANICAL ROOM FLOOR 3".
15. REA, BUILD CORNER FOR SYMMETRY OF GABLE ROOF.
16. G UNIT STAIRCASE, SEE DETAIL 1/A4.1
17. ERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND ERIOR WALL.
18. 6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND FINISH ALL EXPOSED SIDES.
19. FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE
20. 21. JUM TYPE X CEILING / LID.
21. 6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND FINISH ALL EXPOSED SIDES.
22. P x 54" TALL LINEN WITH TOP @ 55".
23. CUTTLE PANEL, SEE 1/A4.2
24. OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT EL WITH FLOOR.
25. DOOR FRAME EXTENDS INTO WALL
26. 9" WIDE SOFFIT, PLASTER AND PAINT.
27. 10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE LE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
28. IN FOR LAUNDRY EQUIPMENT INCLUDING FLOOR DRAIN.
29. H COUNTERTOP, 2x4x2'-11 1/2" HEIGHT PARTIAL WALL FROM OSB, OR, 2x4x2'-10 1/2" HEIGHT PARTIAL WALL FROM TOP OF TE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, NO CASING, FINISH ALL EXPOSED SIDES.
30. SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DV ELECTRICAL / MECHANICAL NOTES

- A SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B AVE. OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A BILE.
- C AL SINK WITH ACCESSIBLE KNEE SPACE.
- D E MOUNT ELECTRIC BASEBOARD HEAT.
- E Y PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F ICAL ROOM FLOOR DROPPED 3", INCLUDE WATER HEATER AND WATER ONER.

DV GENERAL NOTES

- A YS ARE VINYL WITH GYPSUM / PLASTER JAMB RETURNS IN JMS, IN PUBLIC AREAS WINDOWS AND PATIO DOORS GET WOOD JAMB ASING.
- 2ST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT TOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, 2 DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7) CEILINGS TO BE CREATED IN ROOF TRUSSES.
- 4THROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. NITIES ARE 48" WIDE U.O.N.
- 8EN CLOSETS 25" DEEP MAX.
- IBS ARE 60x32", ALL SHOWERS ARE 48x36".

GE NOTES:

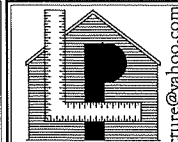
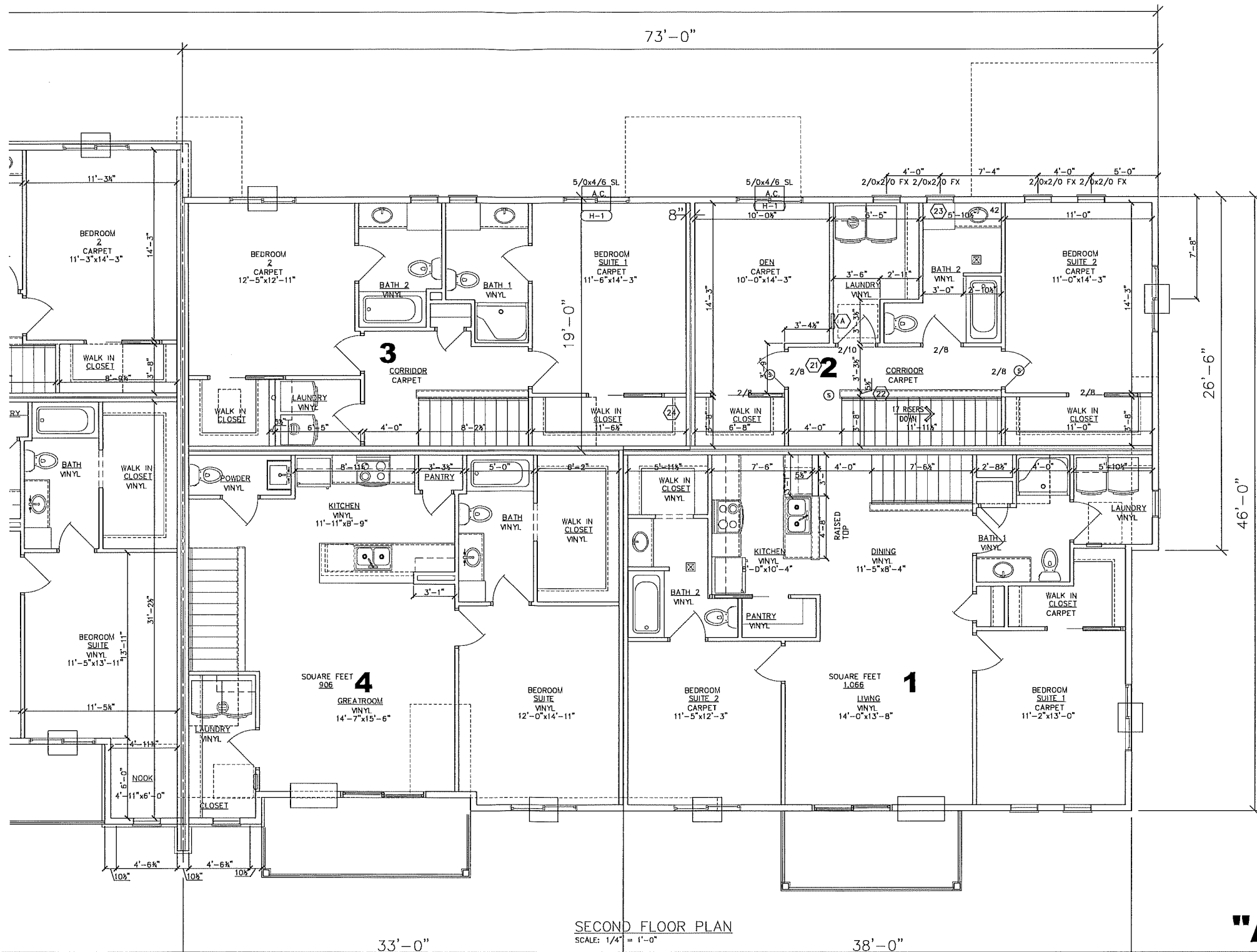
1. MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE RNTS OF 2009 IBC (WISCONSIN).
2. NTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL AURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO V. LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND G AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. PICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TRTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED C
5. NTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DNSTRUCTION.
6. JR ENTRY DOORS ARE FIBERGLASS.
7. ANG UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PJ BOTH SIDES.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	2	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H4	2X12	2	SAWN	2	2
H5	2X12	3	SAWN	2	2
H6	1 3/4" x 9 1/2"	2	LVL / ML	2	2
H7	1 3/4" x 11 1/8"	2	LVL / ML	2	2
H8	5 1/2" x 14"	1	GLULAM	3	2
H9	5 1/2" x 16"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS	4 1/2" BEARING - 3 STUDS MIN. DESIGN BY TRUSS SUPPLIER	

ARCHITECTURAL PLAN NOTES:

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYP 2 = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1



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Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin

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SHEET
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3.2.2

DG UNIT PLAN NOTES

- 1. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB LATION AND FURRING CHANNELS AT 24" O.C.
- 2. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB LATION AND RESILIENT CHANNELS AT 16" O.C.
- 3. FINISH RATED CEILING.
- 4. RATED WALL ASSEMBLY.
- 5. RATED WALL ASSEMBLY.
- 6. RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
- 7. RATED COLUMN COVERS.
- 8. PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN
- 9. OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ACCESSIBLE KNEE SPACE
- 10. OF (4) 12" DEEP SHELVES, DROPPED CEILING TO PLUMBING VENT.
- 11. INTERIOR WALL
- 12. SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
- 13. COVERING TRANSITION LINE.
- 14. 6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE, BRACED WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF
- 15. 6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE, BRACED WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF
- 16. 10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE, D WALL WITH LAMINATE TOP.
- 17. 10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES
- 18. 5.3.1, CONFIRM WITH FIRE DEPARTMENT.
- 19. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 20. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 21. CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
- 22. TIC CEILING DROPPED TO 8' A.F.F.
- 23. E GYPSUM SOFFIT DROPPED TO 8' A.F.F.
- 24. SCUTTLE PANEL IN CEILING, SEE 5/A4.2
- 25. T CEILING, FLOOR ABOVE
- 26. CEILING RAISED 9 1/2" (FLUSH HEADER)
- 27. BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
- 28. D WALL
- 29. INSULATED WALL
- 30. 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
- 31. COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN AND EXTERIOR SHEATHING.
- 32. FOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, OR SURFACE SHEATHED WITH OSB
- 33. FRAME CEILING DOWN TO MATCH SLOPED CEILING.

DG ELECTRICAL / MECHANICAL NOTES

- 1. R/C SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR SPACE. PLACE MIN. 36" FROM ANY WATER SOURCE
- 2. TAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BLOCKING.
- 3. WAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT COMMODATE COUNTERTOP MICROWAVE)
- 4. ICE MOUNT ELECTRIC BASEBOARD HEAT.
- 5. RY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS ERENCE.
- 6. TAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT RE FUTURE GRAB BAR BLOCKING.
- 7. COMMUNICATION, 1007.8

T DWELLING MATERIAL NOTES

- 1. DOWNS AND DDORS IN KITCHEN, LIVING AND DINING ROOMS N AREAS) HAVE JAMBS AND CASED OPENINGS. ALL
- 2. S AND DDORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR
- 3. MAXIMUM 44" A.F.F. (IBC 1026)
- 4. UNIT ENTRY DDORS HAVE LOW PROFILE THRESHOLDS, 2D TING
- 5. DORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DDORS RE UNLESS OTHERWISE NOTED.
- 6. T FLOOR DDORS ARE 1/2 UNLESS OTHERWISE NOTED.
- 7. SHROOV VANITY COUNTER TOPS ARE STONE WITH HOLLOWED ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TOILET PLAN DIMENSIONS AND BLOCKING.
- 8. N CLOSETS 25" DEEP MAX.
- 9. S ARE 60x32", ALL SHOWERS ARE 48x36".
- 10. BER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE R WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD 3.
- 11. 92.1200 CARBON MONOXIDE DETECTION AT COMBUSTION CES.
- 12. DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

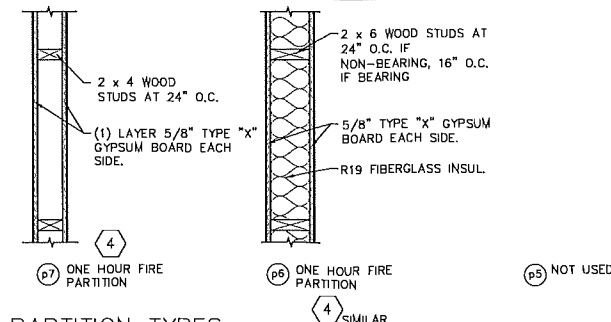
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/4	2	LVL	2	2	
H6	5 1/2 X11 1/4	1	GLULAM	2	2	
H7	5 1/2 X14	1	GLULAM	2	2	
H8	6 3/4 X18	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

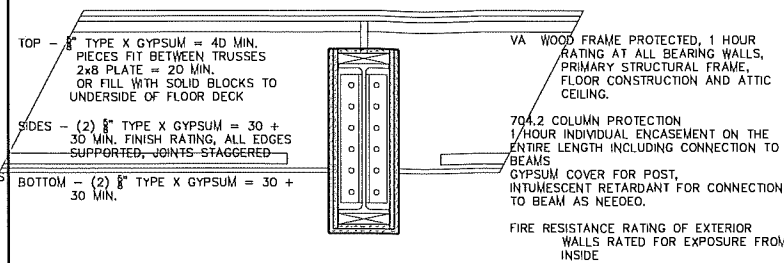
TYPICAL FIRE RATED STRUCTURES NOTES

- 1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
- 2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
- 3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES WHEN CAVITY IS FULLY INSULATED.
- 4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS AND BEAMS INDIVIDUALLY ENCAPSULATED, RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
- 5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION, RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
- 6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED, BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION, RESILIENT CHANNEL FOR ALL FLOOR / CEILING ASSEMBLIES, U.O.N.
- 7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED FIRE BARRIER WALL ENDING AT ONE HOUR CAP.
- 8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
- 9. IBC 703.6 FIRE BARRIERS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.



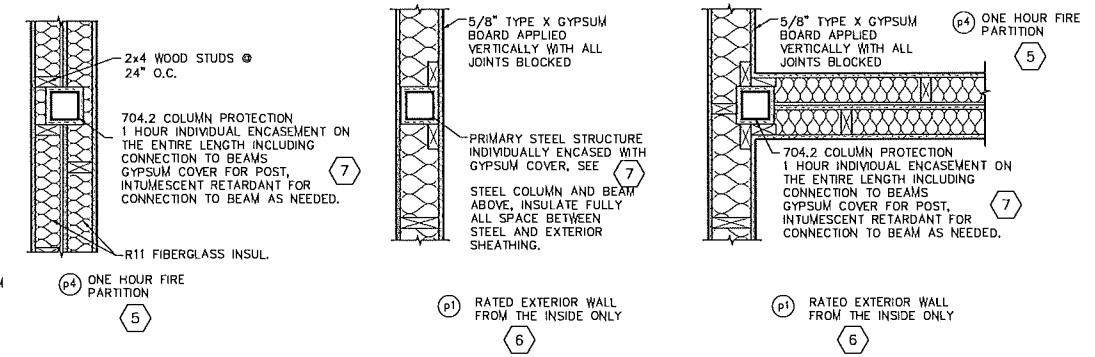
PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"



Fountain Ridge 60

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REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/16/2017
5	8/29/2017

DATE
7/14/2016

PROJECT NO.
461488

SHEET

A
2

Lexington Homes

① U.L. Design - No. 1488 SEE CORRESPONDENCE JUN 19 2016 2716846 Unrestrained Assembly Rating - 1 Hour

(1) FLOOR SYSTEM 2, MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK 1x6 WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.

(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.

(3) FURRING CHANNELS - 3" DEEP BY 2 1/2" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARINGS)

(3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES, USE No. 8 x 2 1/4" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.

(4) PROPRIETARY TYPE "C" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.

(5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.

(6) OPTIONAL INSULATION SYSTEM USED. BIG OR BATT INSULATION MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.

<div> <div>IBC 720.1(3)</div> <div>MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q</div> </div>									
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)			MINIMUM THICKNESS OF CEILING (INCHES)			<div> <div>1 HR FIRE (ASSEMBLY)</div> <div>66 MIN. FINISH RATING</div> </div>
			3 HOUR	2 HOUR	1 HOUR	3 HOUR	2 HOUR	1 HOUR	
2I. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO JOIST OR JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	2I-1I	<p>BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C.</p> <p>FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.</p>	---	---	VAR.	---	---	1 1/4"	

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C 3	OVERALL SITE PLAN AND KEY
C 6	SITE 3 DETAILED PLAN AND KEY
C 7	SITE 4 DETAILED PLAN AND KEY
C 8	SITE 5 DETAILED PLAN AND KEY
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A2.0	COMPOSITE FLOOR PLANS, SAFETY PLANS
A2.2	ACCESSIBILITY NOTES AND DETAILS, PLAN NOTES, SCHEDULES
A3.1	FIRST FLOOR PLAN, PARTITION TYPES
A3.2	SECOND FLOOR PLAN, NOTES
A3.3	ROOF PLAN
A4.1	BUILDING SECTION, STAIR DETAIL, FRAMING DETAILS
A4.2	DETAILS, THERMAL ENVELOPE
A4.3	BUILDING SECTIONS AND DETAILS
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S3.2	FRAMING DETAILS
S4.1	SHEAR WALL DETAILS AND PLANS

TYPE "A" ACCESSIBLE UNITS ARE IN BUILDINGS 1, 2, 3
9 ACCESSIBLE UNITS IN A SITE OF 227

SPRINKLER FIRE SUPPRESSION NOTES;

1. TREY CEILINGS UNDER 100 CUBIC FEET AND LESS THAN 12" DEEP DO NOT REQUIRE COVERAGE.
2. GARAGE DOOR THAT IS ATTACHED TO THE INDIVIDUAL DWELLING UNIT IS NOT AN OBSTRUCTION, THE OPENER MAY BE.
3. 2'-0" EAVE ALLOWABLE WITH 13R COVERAGE.
4. FIRE ACCESS PER CHAPTER 13.
- 5.


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Date, 2016

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

[illegible]

Buildings 5, 7, 10

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE
SCALE: 3/16" = 1'-0"

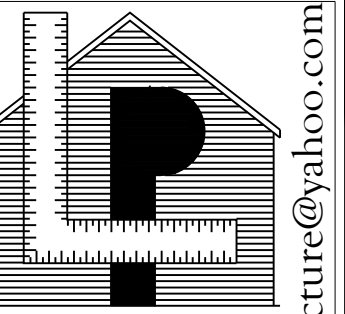


RIGHT SIDE
SCALE: 3/16" = 1'-0"



DRIVE ELEVATION

SCALE: 3/16" = 1'-0"



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8 Unit Fountain Ridge

PLEASANT PRAIRIE, WISCONSIN

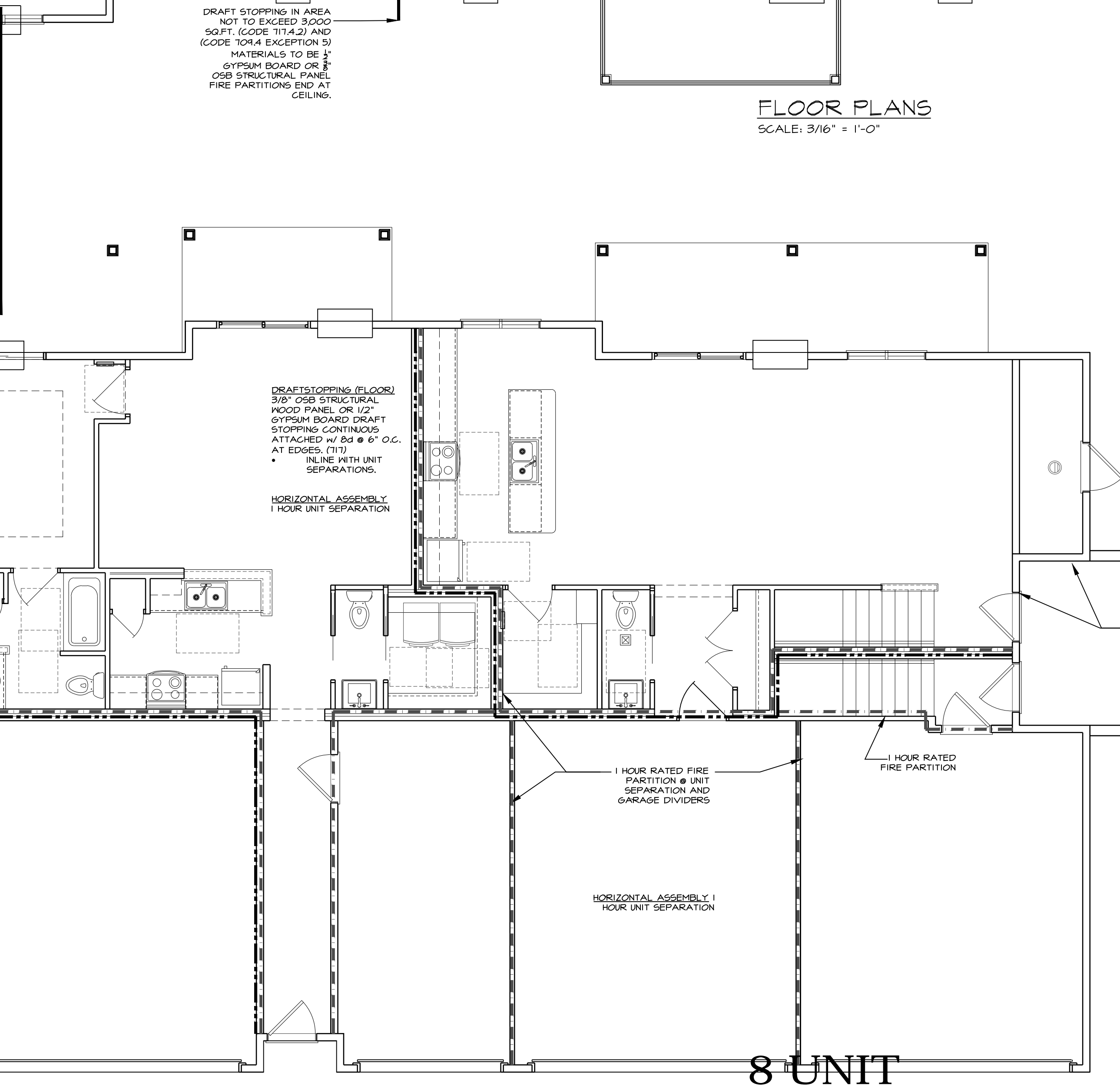
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DATE
7/14/2016

PROJECT NO.
461466

HEET

A.1.1.2



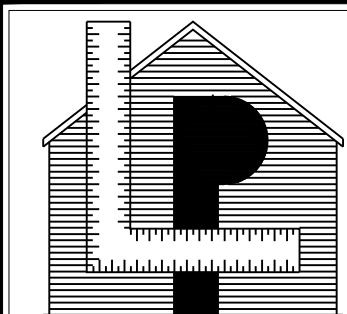
SYMBOL	ITEM	EXPLANATION
	DRAFT STOPPING	<p>IBC 717 - CONCEALED SPACES = FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ bd @ 6' O.C. AT EDGES.</p> <p><u>DRAFTSTOPPING (FLOOR)</u></p> <ul style="list-style-type: none"> • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. <p><u>DRAFTSTOPPING (ATTIC)</u> IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 704.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.</p>
	1 HOUR RATED FIRE PARTITION	IBC 704 - DWELLING UNIT SEPARATIONS
	EXIT DISTANCE AND ROUTE	<p>COMMON PATH OF TRAVEL = 125' MAX. (1014.3)</p> <p>EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)</p>

FIRE SAFETY NOTES

NOTES;

1. ALL LIVING SPACE CEILING'S;
FIRST FLOOR UL. L520 - 8" TYPE C GYPSUM, 1" FURRING CHANNEL
FRIGATION FIT INTO CLIPS.
2. SECOND FLOOR - 109.4 (EXCEPTION 5) ONE LAYER 8" TYPE X GYPSUM
ALL OTHER NON-LIVING SPACE CEILING ON THE FIRST FLOOR (GARAGE
AND MECHANICAL) 2 LAYERS TYPE X GYPSUM WITH NO CLIPS OR CHANNELS.
3. ALL SECOND FLOOR SURFACE WITH 2" GYPCRETE TOPPING
4. IDEAL 106.5 (EXCEPTION 5) BALCONIES ON BUILDINGS OF TYPE V
CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION,
AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING
WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
5. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PARTS /
PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.
6. ALL UNIT FIRE PARTITION & SOUND WALLS HAVE THREE LAYERS 8"
GYPSUM, 1" SOUND BOARD AND 2 LAYERS SOUND BATT.

FLOOR PLANS
SCALE: 3/16" = 1'-0"



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21

2.1

1 1 HOUR RATED FLOOR CEILING ASSEMBLY.

2 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.

3 1 HOUR FINISH RATED CEILING, SEEMS OVERLAPPED EACH WAY.

4 DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.

5 1 HOUR RATED WALL ASSEMBLY.

6 1 HOUR RATED WALL FROM THE INSIDE ONLY.

7 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.

8 ATTIC INSULATION R44 MIN.

9 INSULATION BLOWN FILL IN FLOOR/CEILING R40 BIB ON 6 MIL. REINFORCED POLY.

10 INSULATION IN FLOOR/CEILING 3" SOUND BATT.

11 NO ATTIC INSULATION

12 18" MICROWAVE COUNTER.

13 STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.

14 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE

15 FURRED WALL.

16 PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.

17 INTERIOR BEARING WALL, FRAME AT 16" O.C.

18 DWELLING UNIT STAIRCASE, SEE DETAIL 1/A.1

19 ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.

20 2X6 INTERIOR WALL.

21 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.

22 SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.

23 RATED EXTERIOR WALLS, SHARED COURTYARD.

24 2x6x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.

25 24" DEEP x 54" TALL LINEN WITH TOP @ 55".

26 ATTIC SCUTTLE PANEL, SEE 1/A.2

27 DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.

28 POCKET DOOR FRAME EXTENDS INTO WALL.

29 DROPPED 4" WIDE SOFFIT, PLASTER AND PAINT.

30 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.

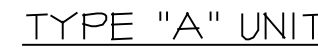
31 not used

32 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.

33 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.



SCALE: 1" = 1'-0"



TYPICAL TOILET AREA FLOOR PLANS

ANY AND ALL BATHROOMS WITH A CLEAR FLOOR SPACE SHOWN IS A TYPE "A" OR TYPE "B" ACCESSIBLE ROOM, IN THESE ROOMS BLOCKING FOR FUTURE GRAB BARS REQUIRED

NON-ACCESSIBLE BATH

(A)	ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
(B)	PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
(C)	MICROWAVE HOOD COMBINATION ABOVE RANGE, (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
(D)	SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
(E)	LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL, 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
(F)	PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

1. ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS.
2. ALL FIRST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT THRESHOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7)
3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9" HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK.
6. ALL VANITIES ARE 42" WIDE US 1/2".
7. ALL LINEN CLOSETS 25" DEEP MAX.
8. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

ARCHITECTURAL PLAN NOTES:

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYPT = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

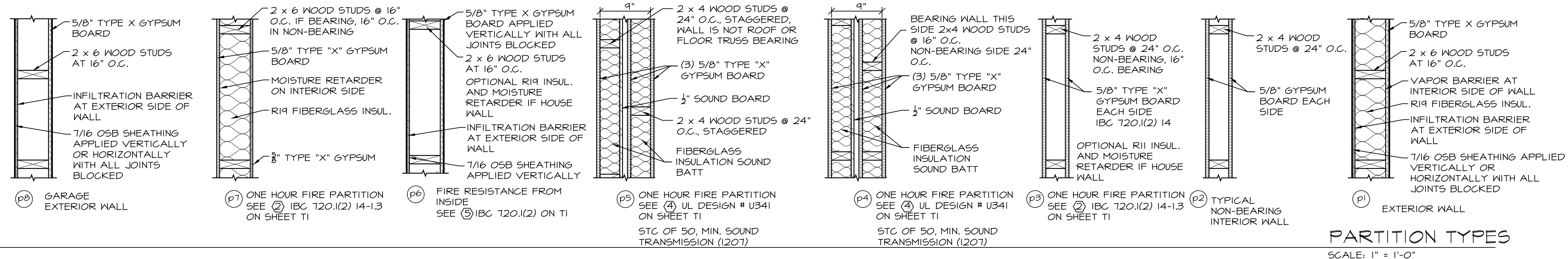
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (MISCONGIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

ICC/ANSI A117.1-2003; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F. MIN. AND 48" A.F.F. MAX.

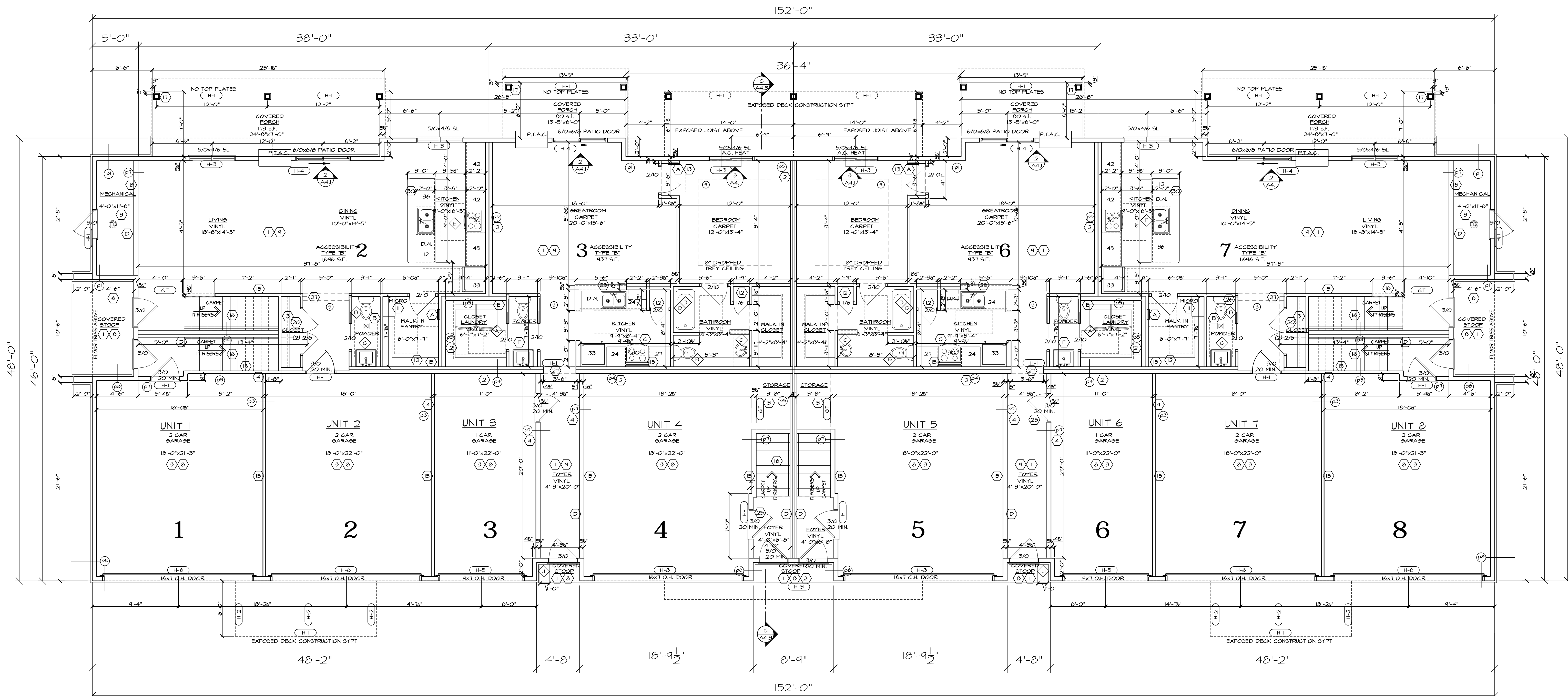
PROVIDED, AT LEAST ONE WINDOW
OPERABLE PARTS COMPLYING WITH
HAVE OPERABLE PARTS COMPLYING

J. CRITICAL ACCESSIBLE DIMENSION

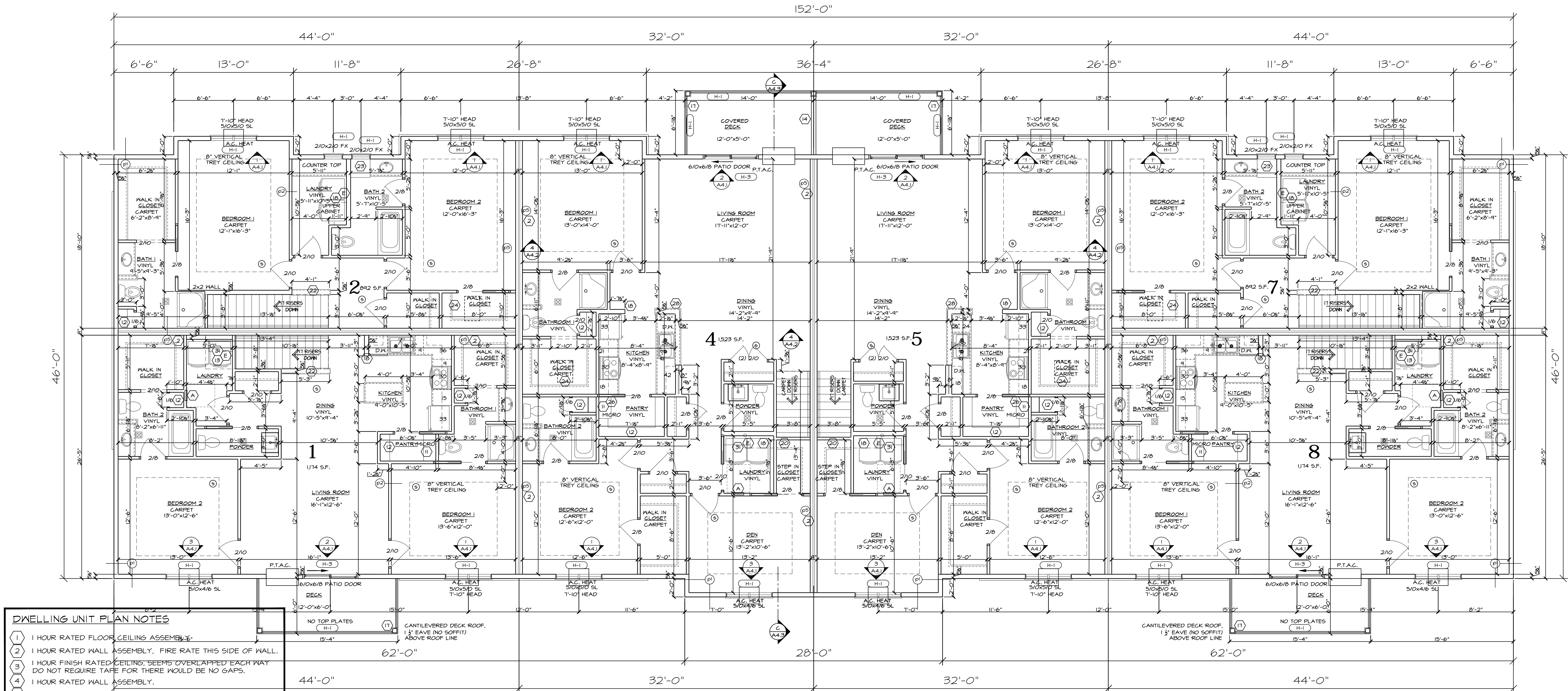




FIRST FLOOR
SCALE: 3/16" = 1'-0"



8 UNIT



SECOND FLOOR
SCALE: 3/16" = 1'-0"

DWELLING UNIT PLAN NOTES

- 1 1 HOUR RATED FLOOR/CEILING ASSEMBLY.
- 2 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.
- 3 1 HOUR FINISH RATED CEILING, SEAMS OVERLAPPED EACH WAY DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.
- 4 1 HOUR RATED WALL ASSEMBLY.
- 5 1 HOUR RATED WALL FROM THE INSIDE ONLY.
- 6 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.
- 7 ATTIC INSULATION R44 MIN.
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- 9 INSULATION IN FLOOR/CEILING 3" SOUND BATT.
- 10 NO ATTIC INSULATION
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- 12 STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- 13 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
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- 16 INTERIOR BEARING WALL, FRAME AT 16" O.C.
- 17 DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
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- 19 2x6 INTERIOR WALL
- 20 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
- 21 SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.
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- 24 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
- 25 ATTIC SCUTTLE PANEL, SEE 1/A4.2
- 26 DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.
- 27 POCKET DOOR FRAME EXTENDS INTO WALL
- 28 DROPPED 9" WIDE SOFFIT, PLASTER AND PAINT.
- 29 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
- 30 not used
- 31 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.
- 32 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- (B) PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- (C) MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- (D) SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- (E) LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (F) PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

DWELLING GENERAL NOTES

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3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9' HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

GENERAL NOTES:

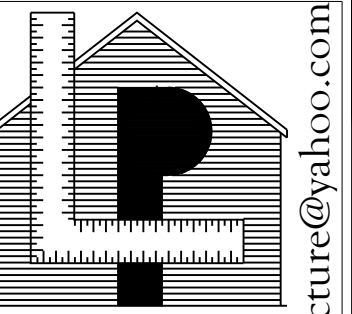
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2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1 3/4" x 11 7/8"	2	LVL	2	2
H6	5 1/2" x 14"	1	GLULAM	3	2
H7	1 3/4" x 9 1/4"	1	LVL	1	2
H8	5 1/2" x 24"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS		DESIGN BY TRUSS SUPPLIER

ARCHITECTURAL PLAN NOTES:

- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYP2 = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1



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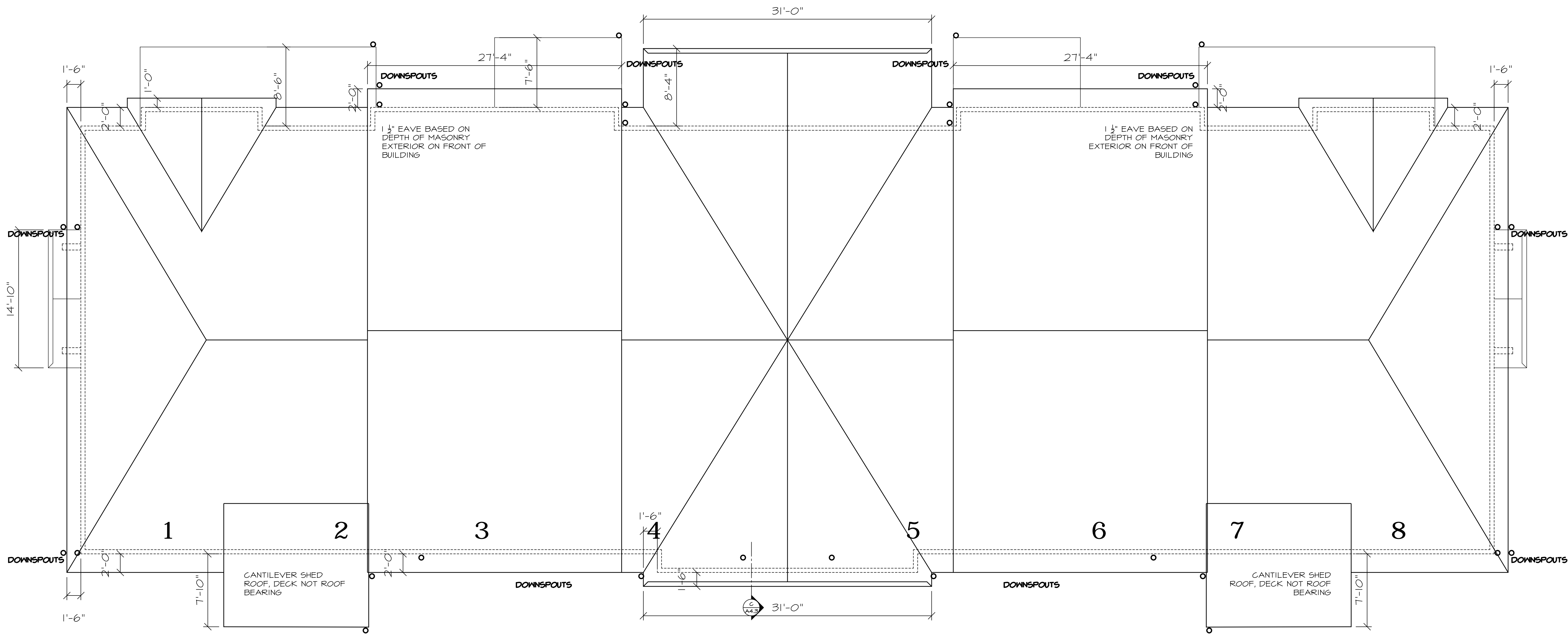
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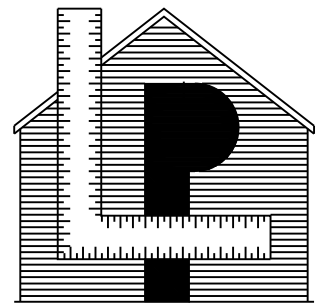
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8 UNIT



ROOF PLAN
SCALE: 3/16" = 1'-0"

8 UNIT



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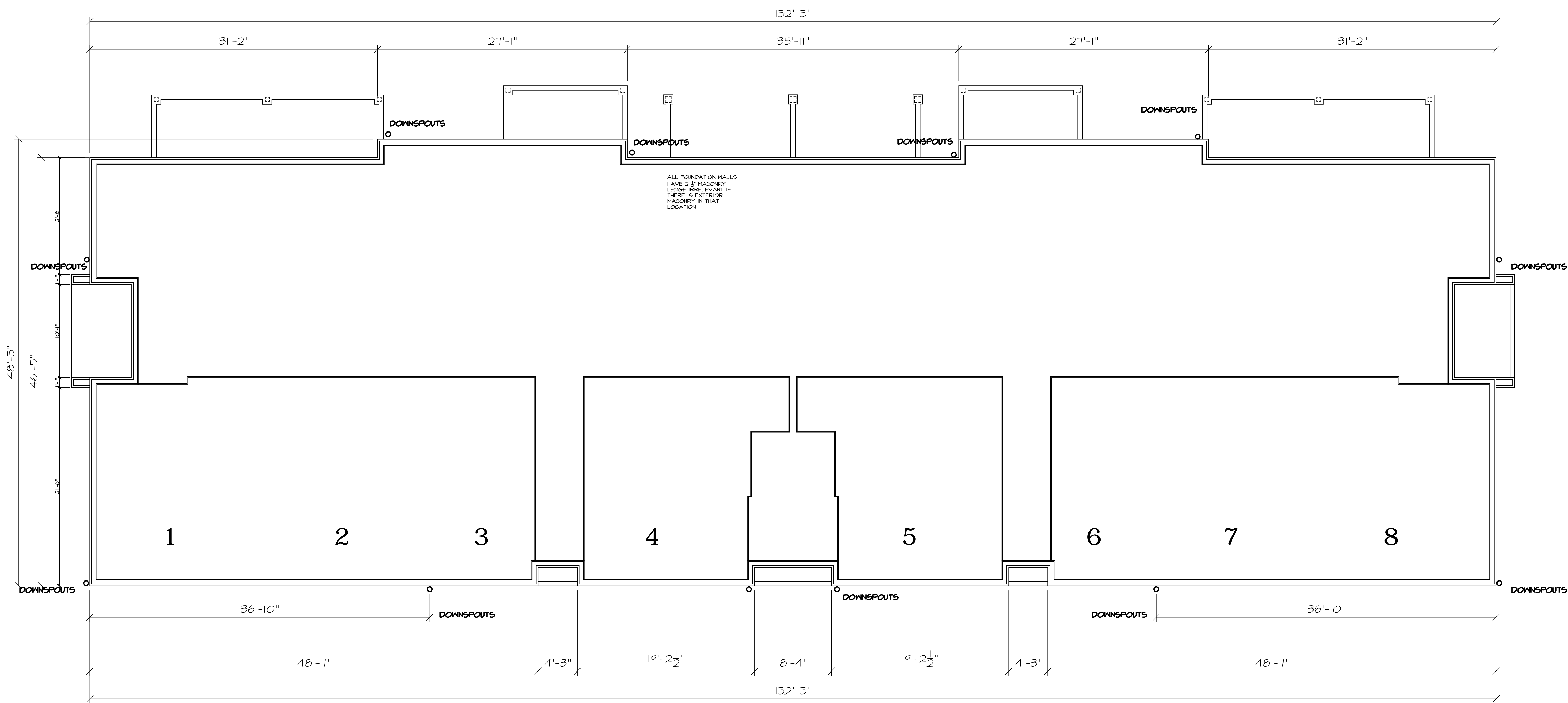
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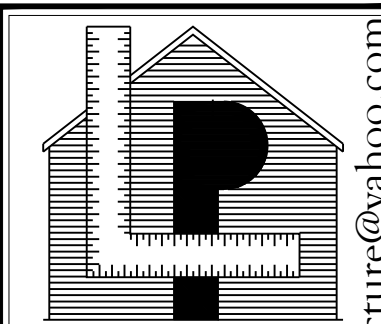
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DOWNSPOUT PLAN at FOUNDATION
SCALE: 3/16" = 1'-0"



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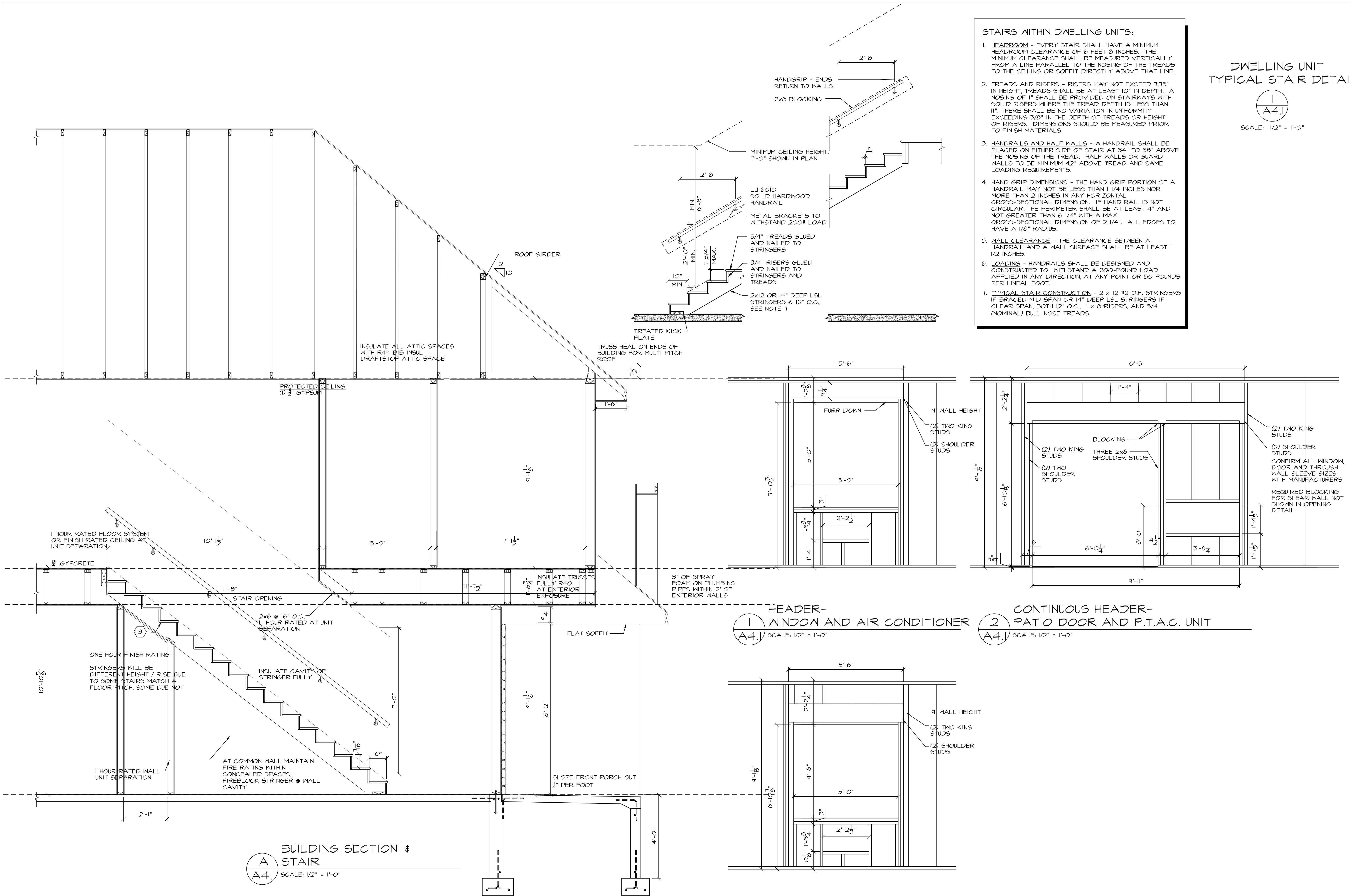
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8 UNIT



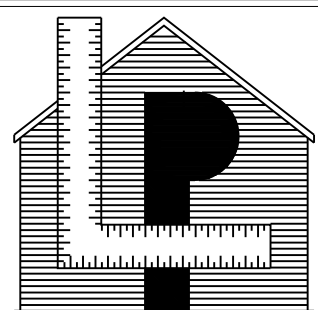
STAIRS WITHIN DWELLING UNITS:

- HEADROOM** - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
- TREADS AND RISERS** - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
- HANDRAILS AND HALF WALLS** - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
- HAND GRIP DIMENSIONS** - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
- WALL CLEARANCE** - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
- LOADING** - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
- TYPICAL STAIR CONSTRUCTION** - 2 x 12 #2 D.F. STRINGERS IF BRACED MID-SPAN OR 14" DEEP LSL STRINGERS IF CLEAR SPAN, BOTH 12" O.C., 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.

DWELLING UNIT TYPICAL STAIR DETAIL

1
A4.1

SCALE: 1/2" = 1'-0"



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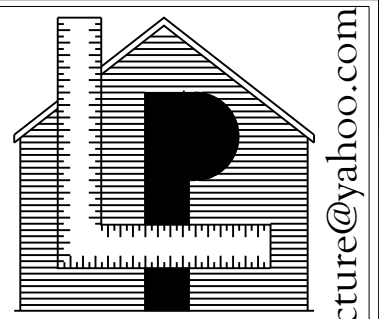
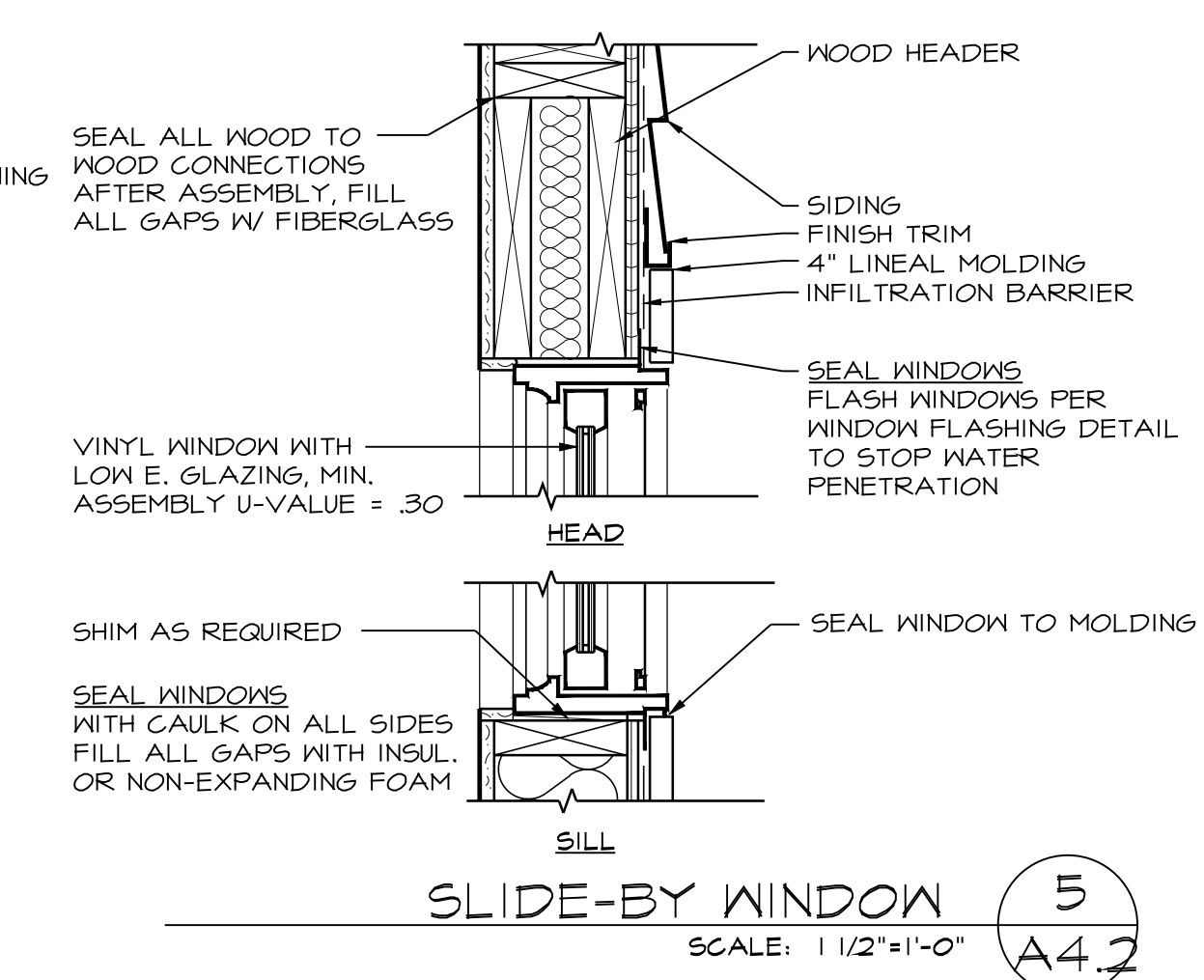
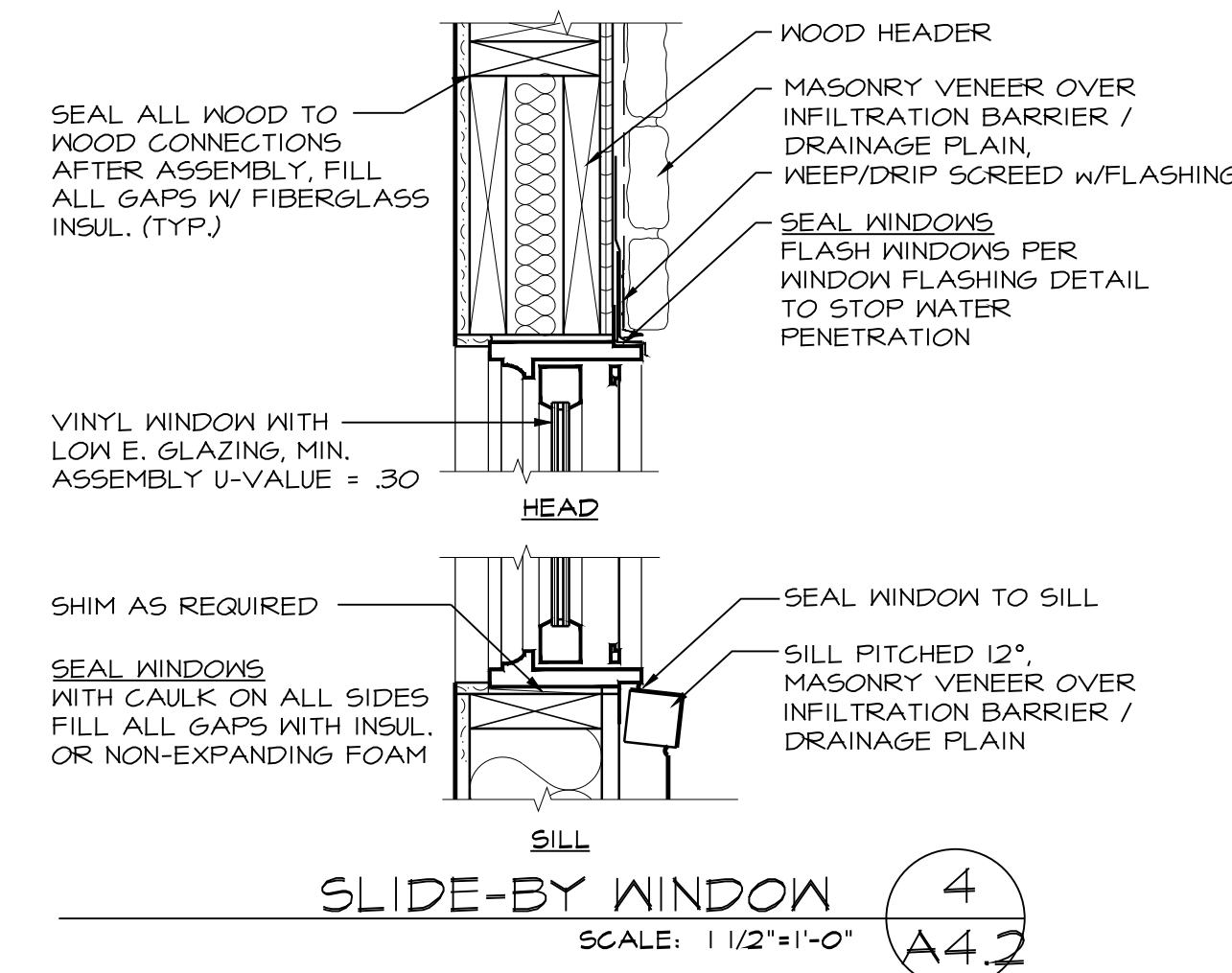
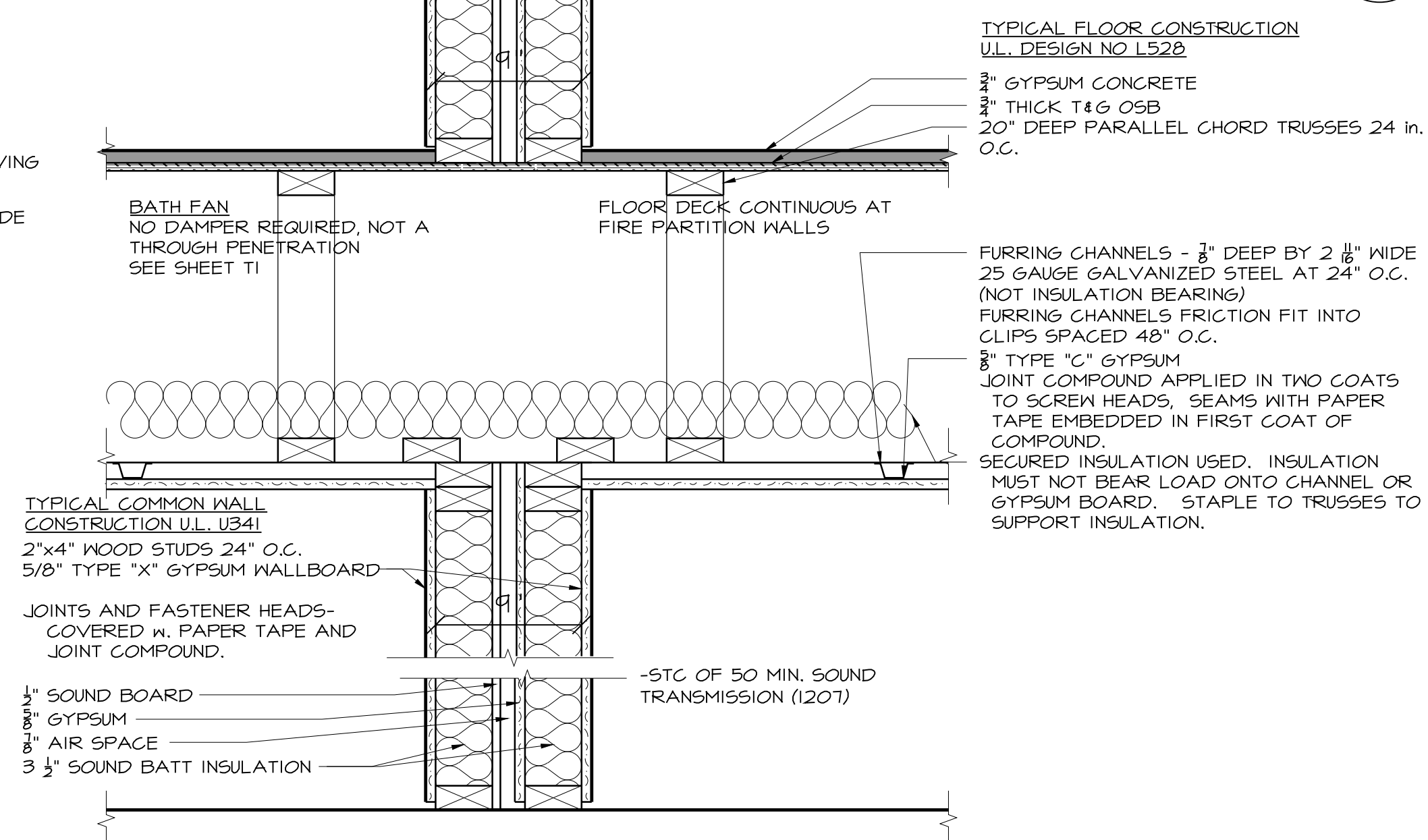
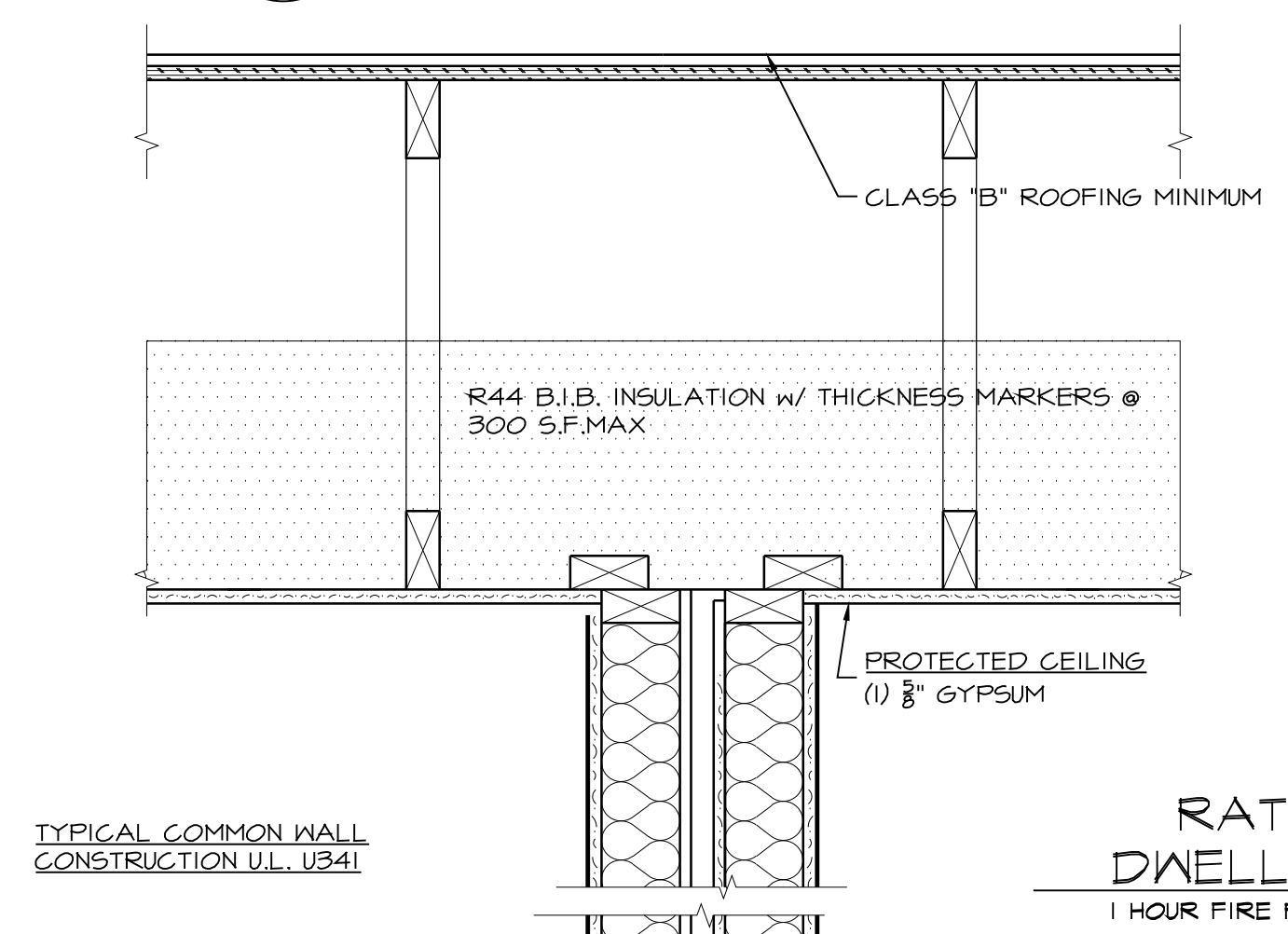
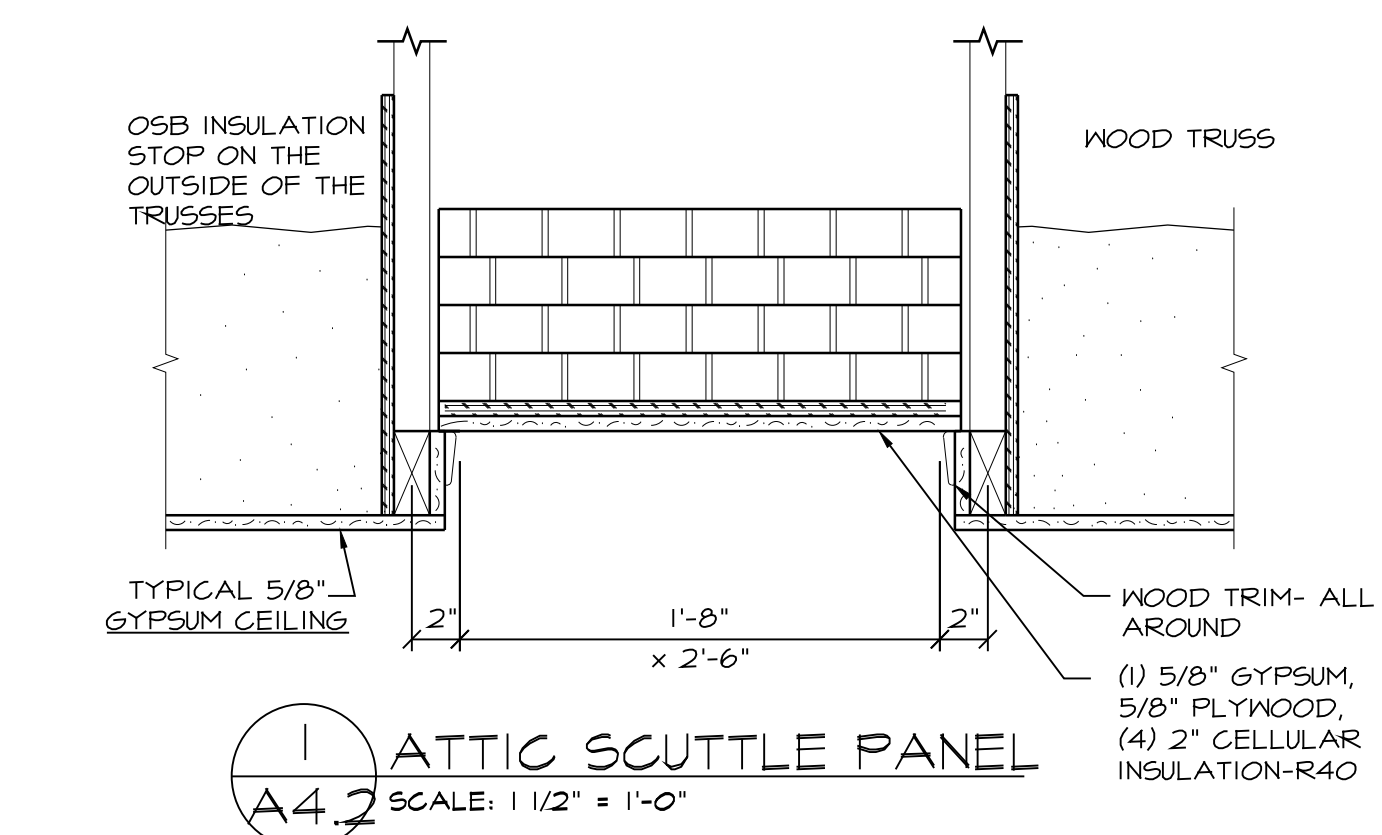
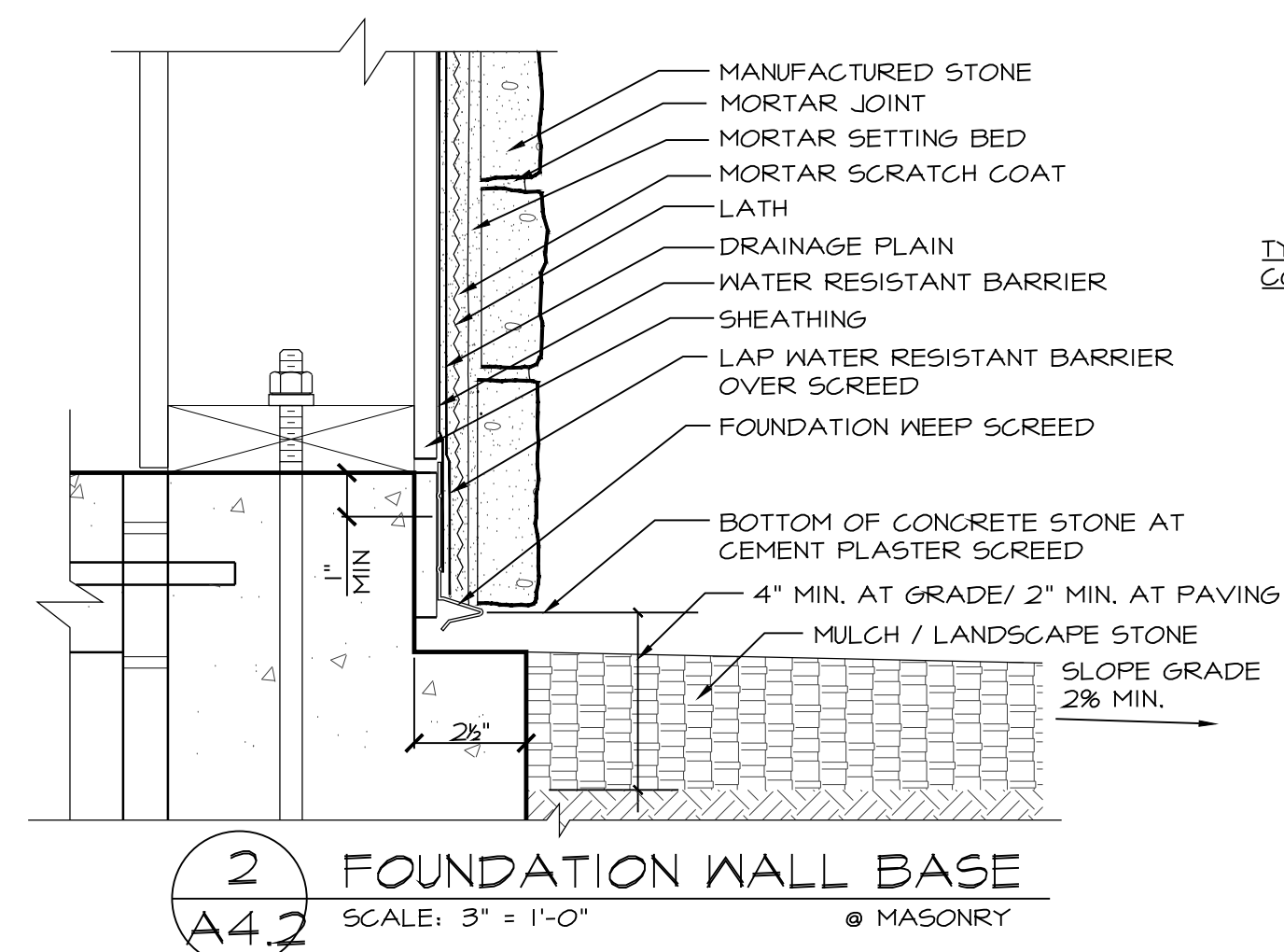
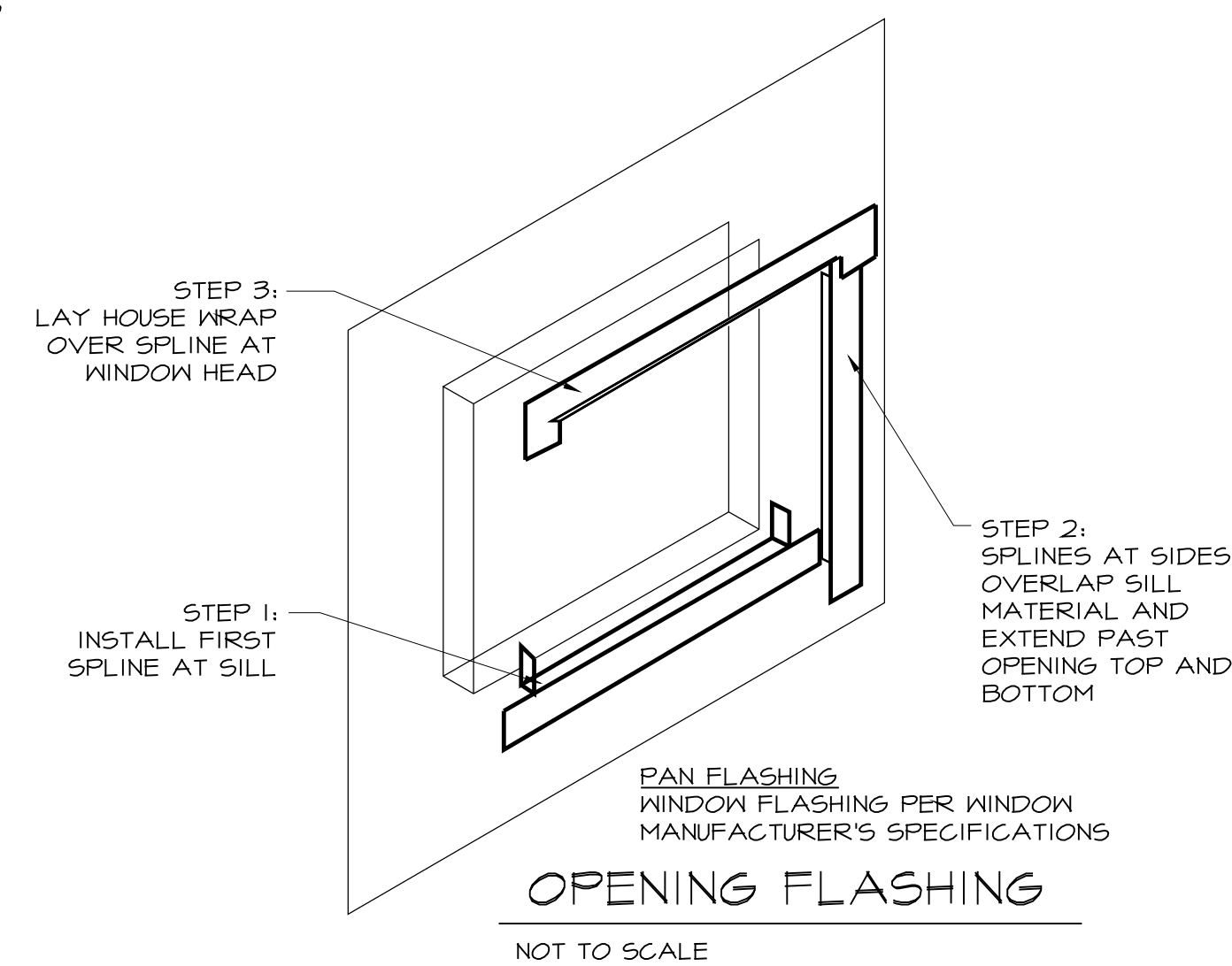
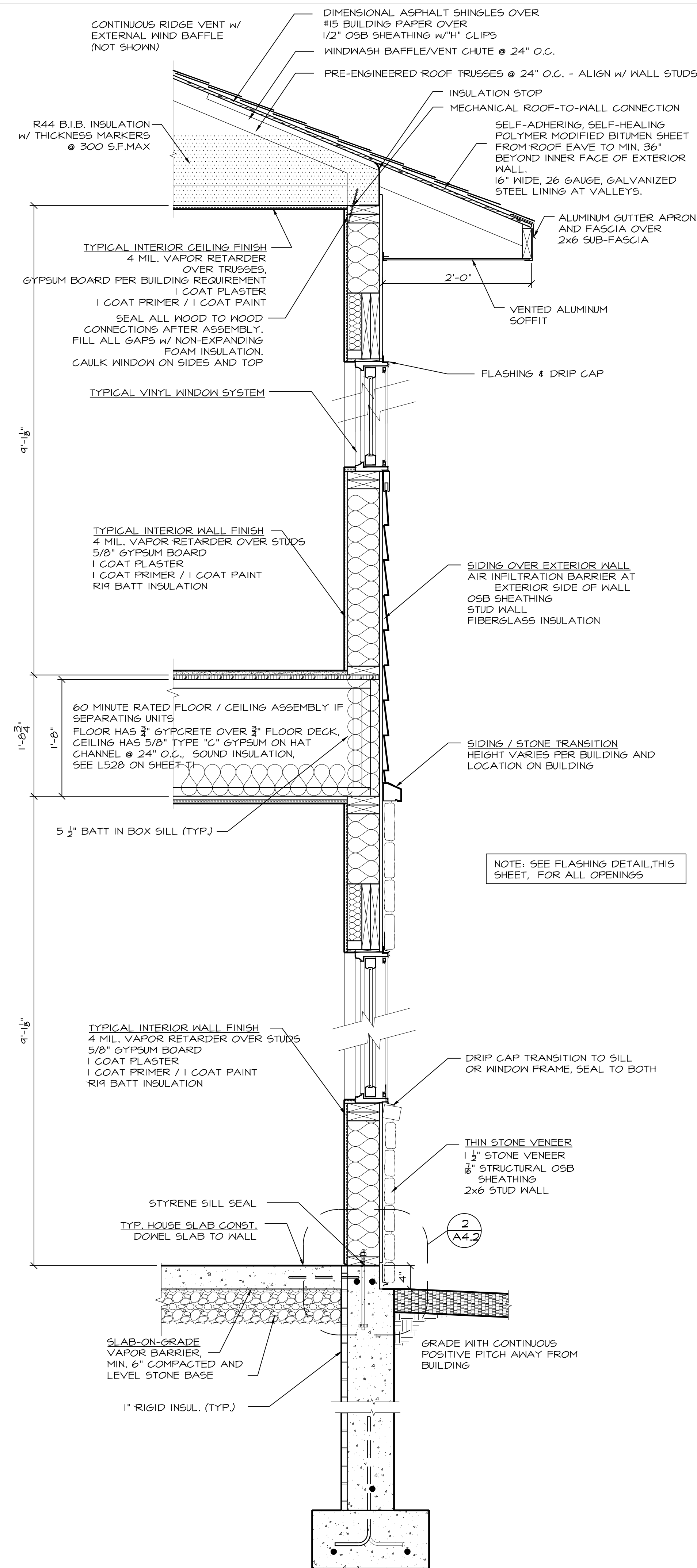
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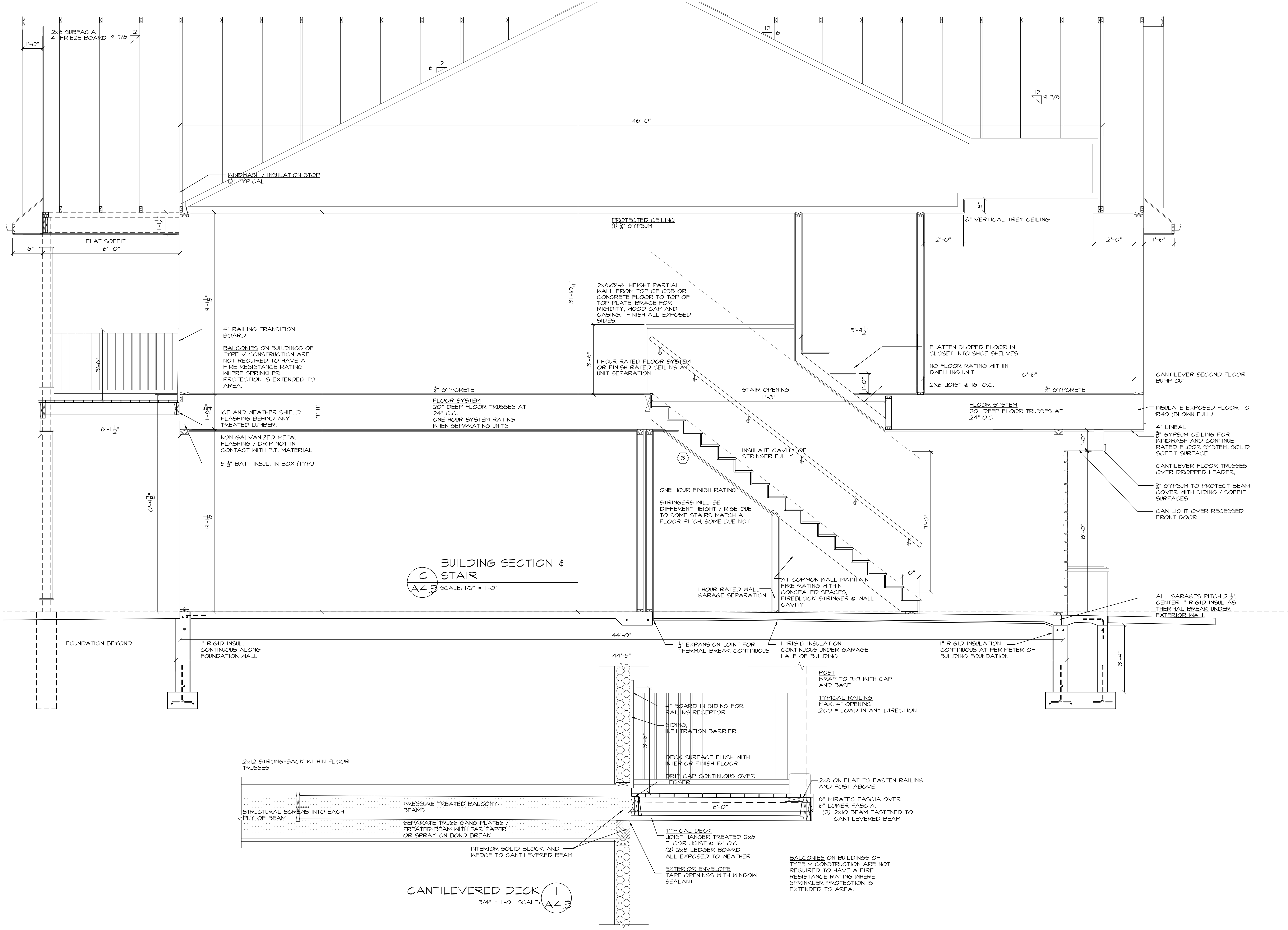
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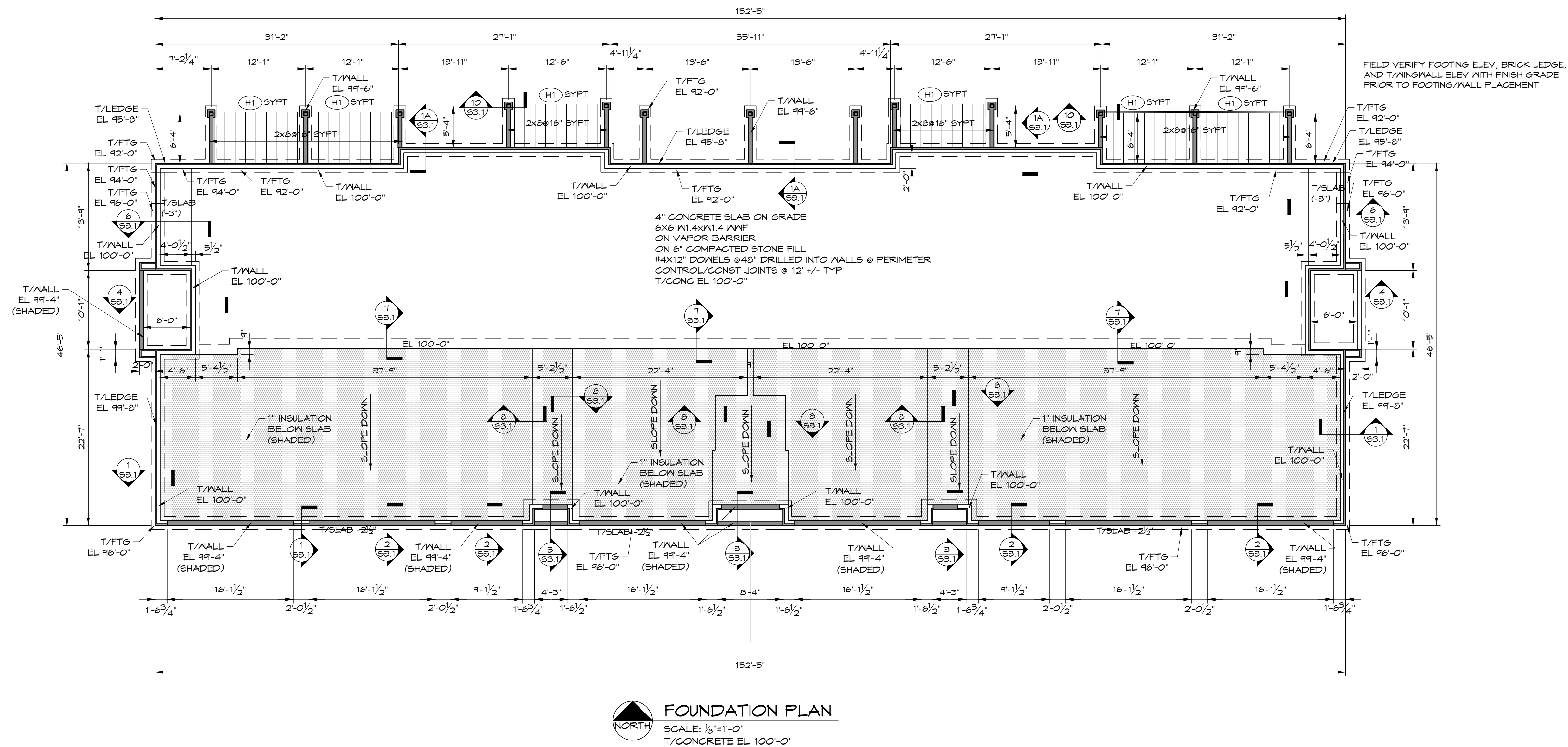
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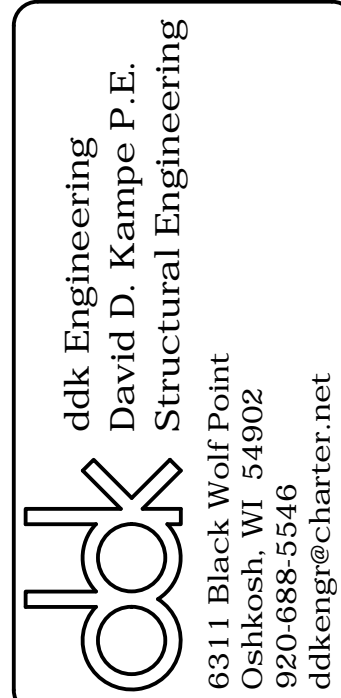
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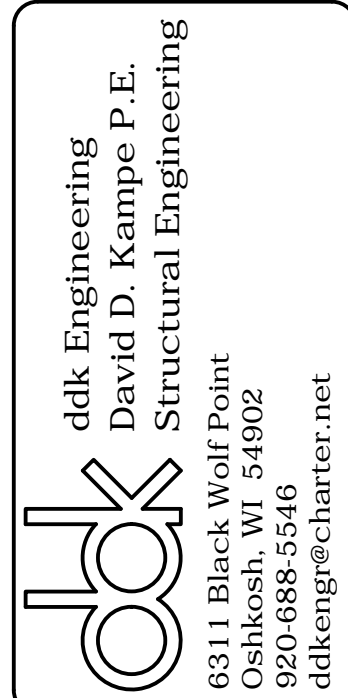
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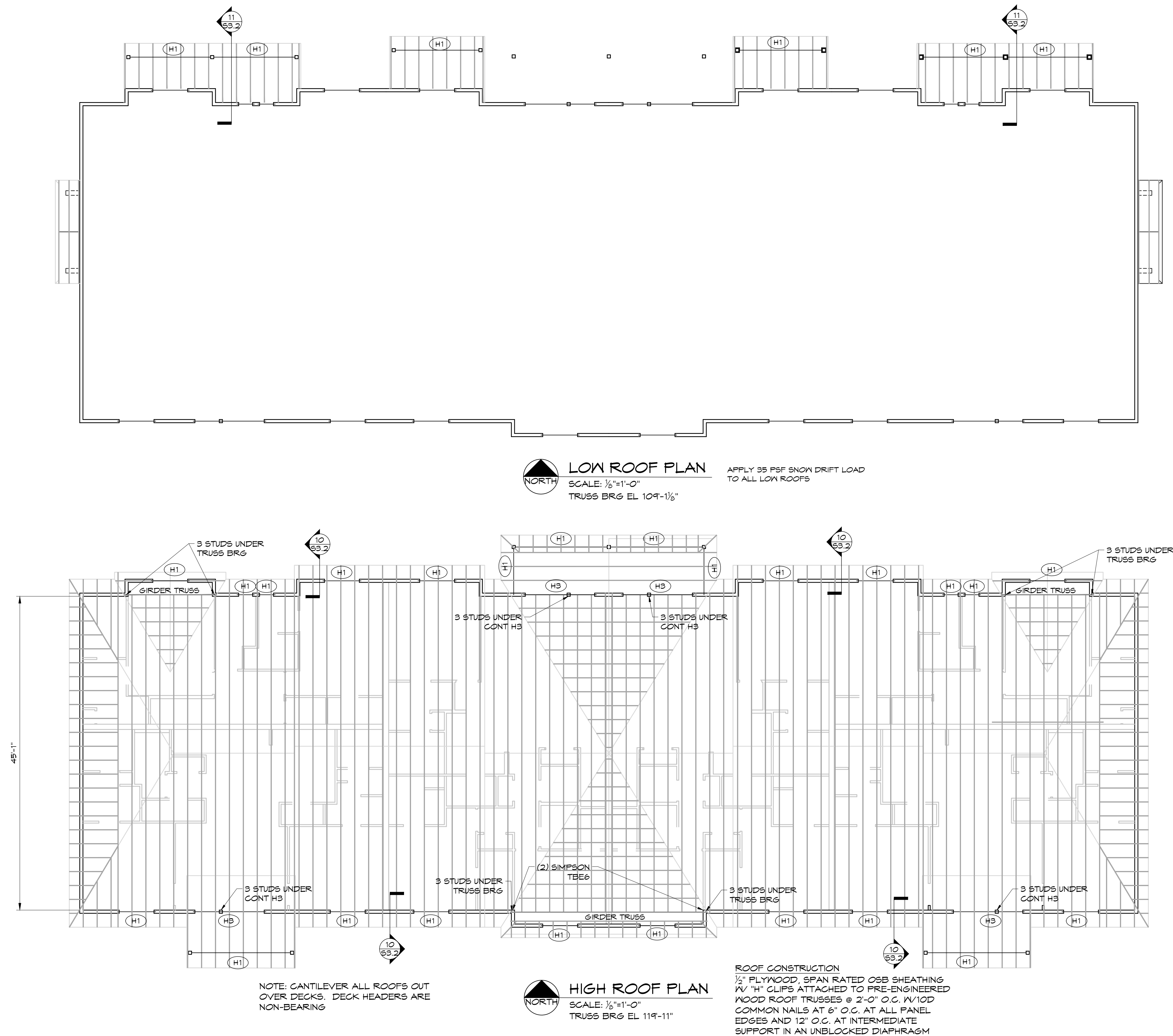
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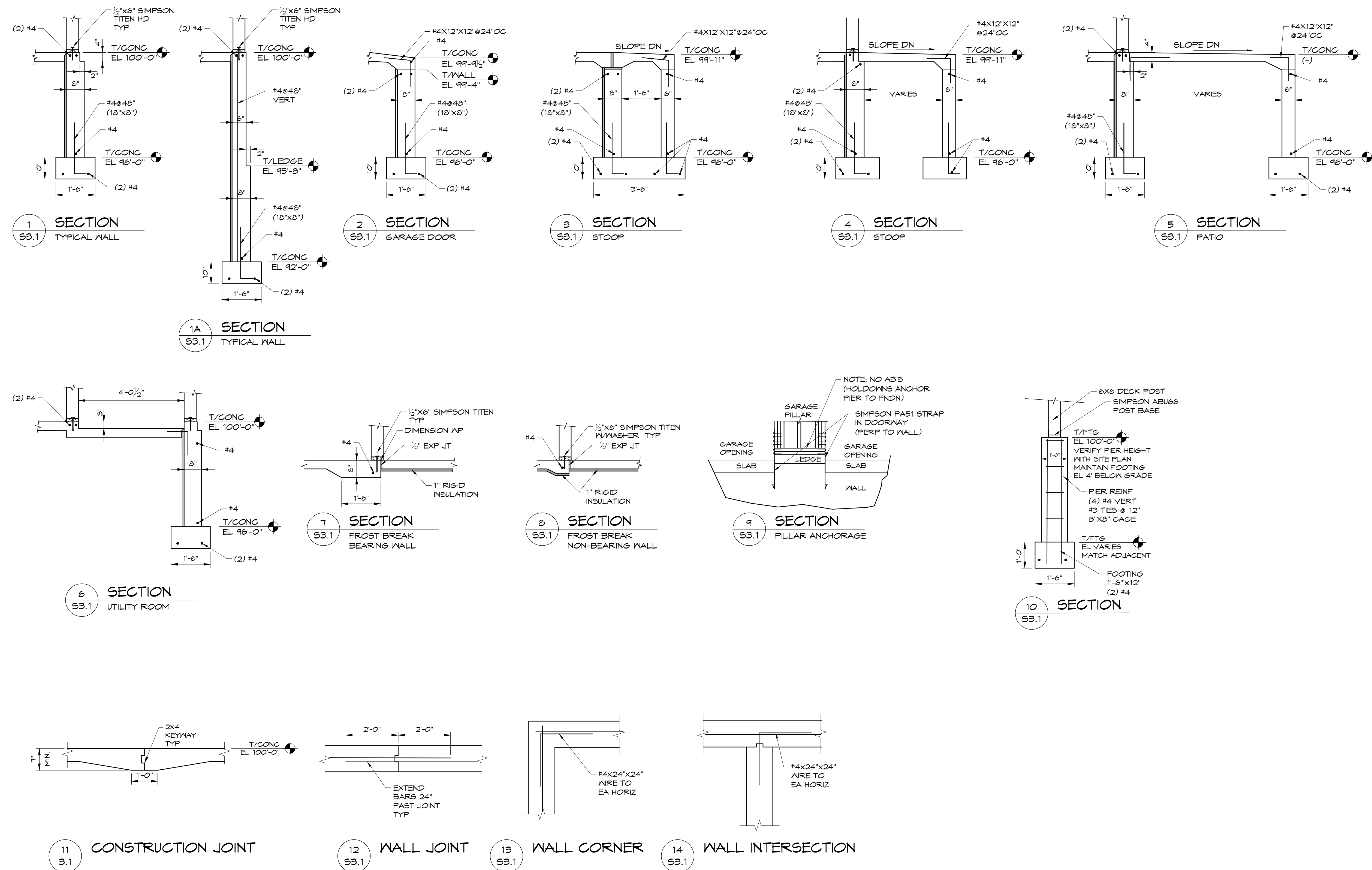
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8 Unit Fountain Ridge



ROOF CONSTRUCTION
 1/2" PLYWOOD, SPAN RATED OSB SHEATHING
 W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED
 WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D
 COMMON NAILS AT 6" O.C. AT ALL PANEL
 EDGES AND 12" O.C. AT INTERMEDIATE
 SUPPORT IN AN UNBLOCKED DIAPHRAGM



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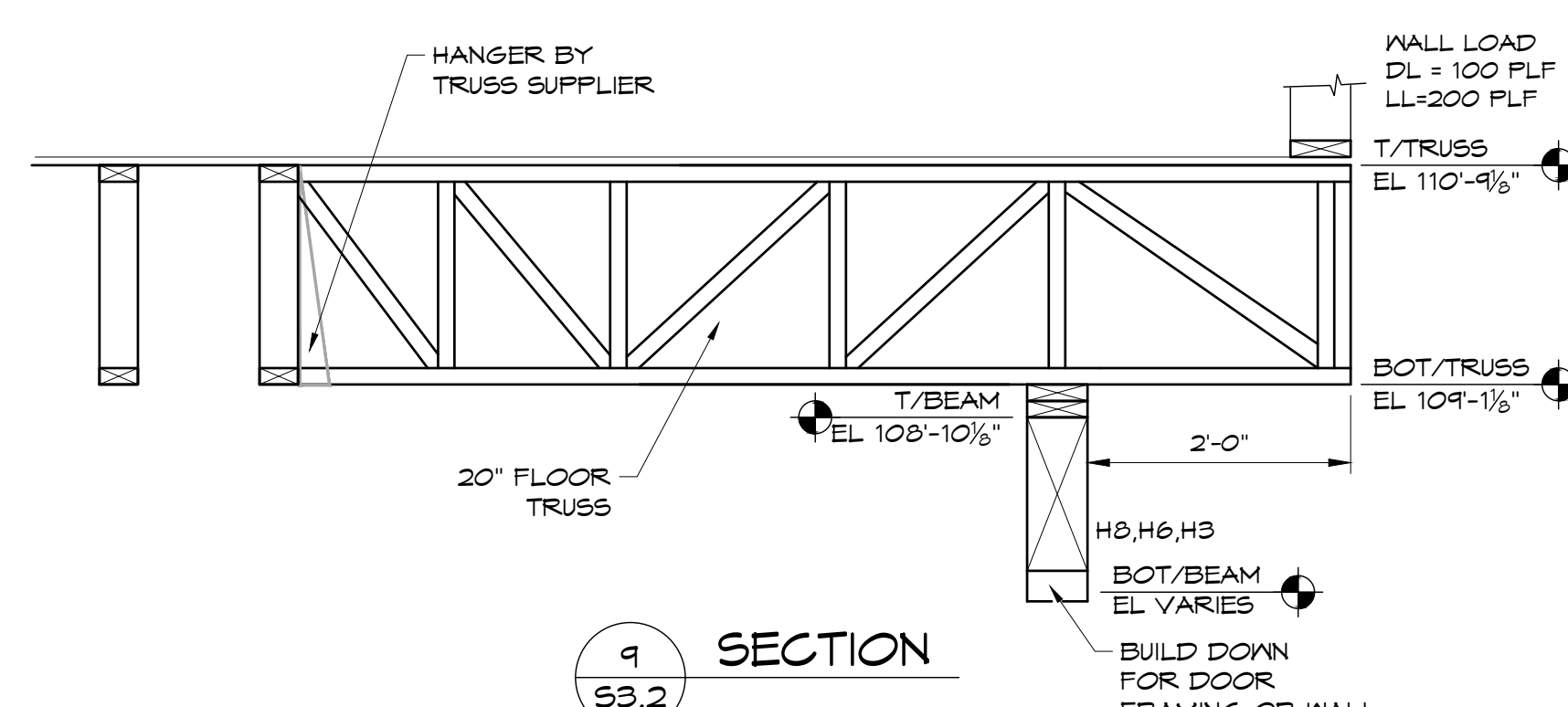
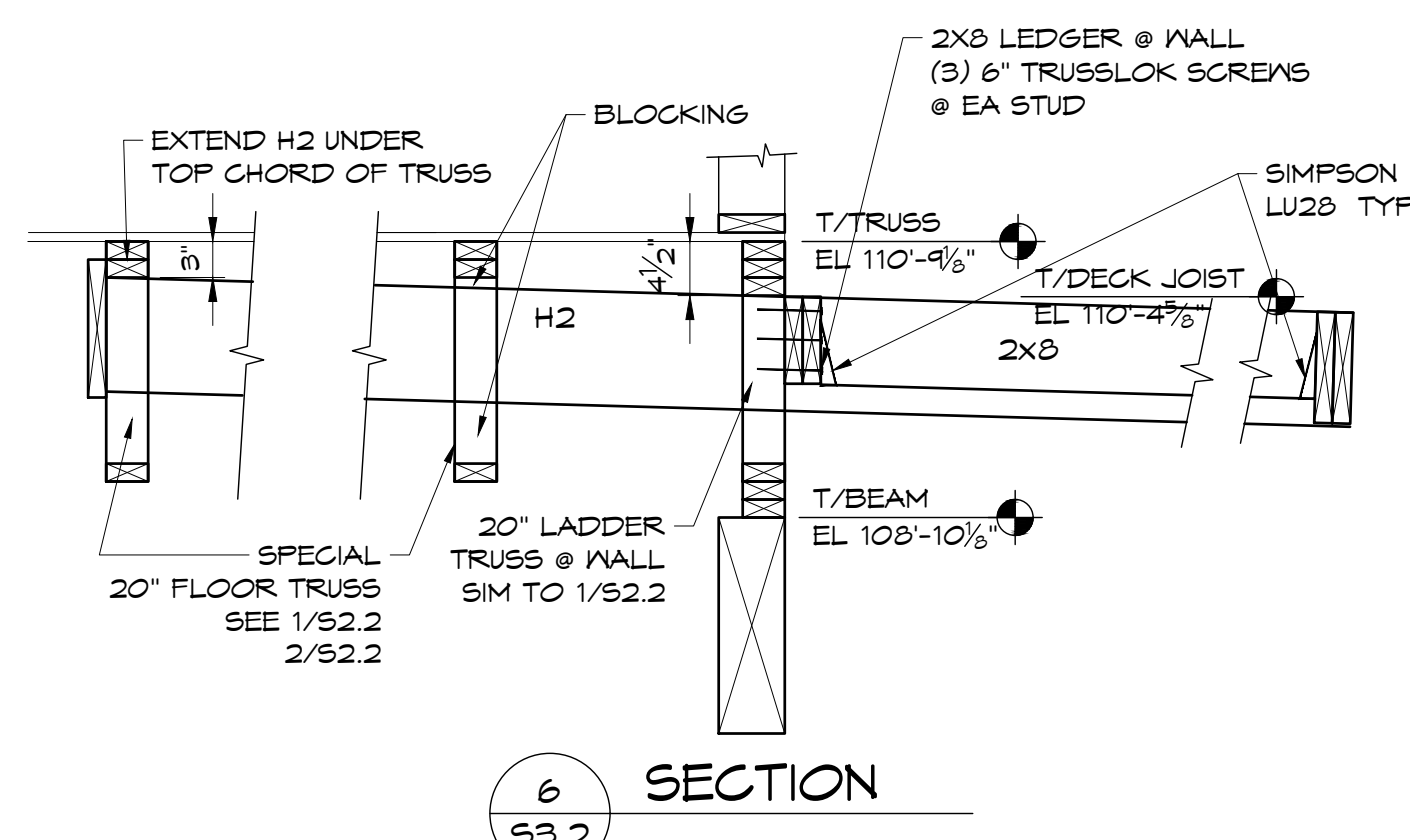
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8 SECTION



11 SECTION
53.2 LOW BOOE


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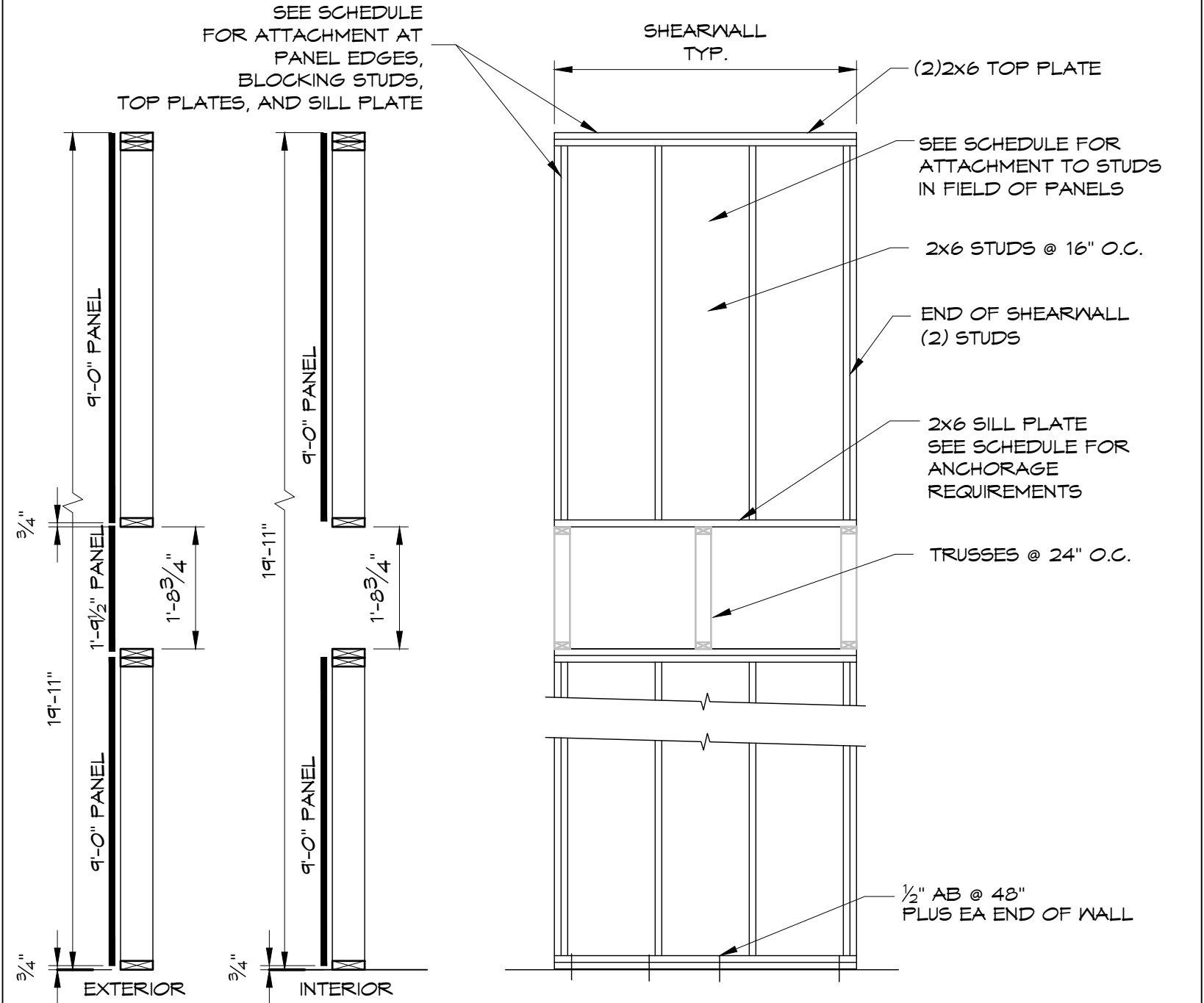
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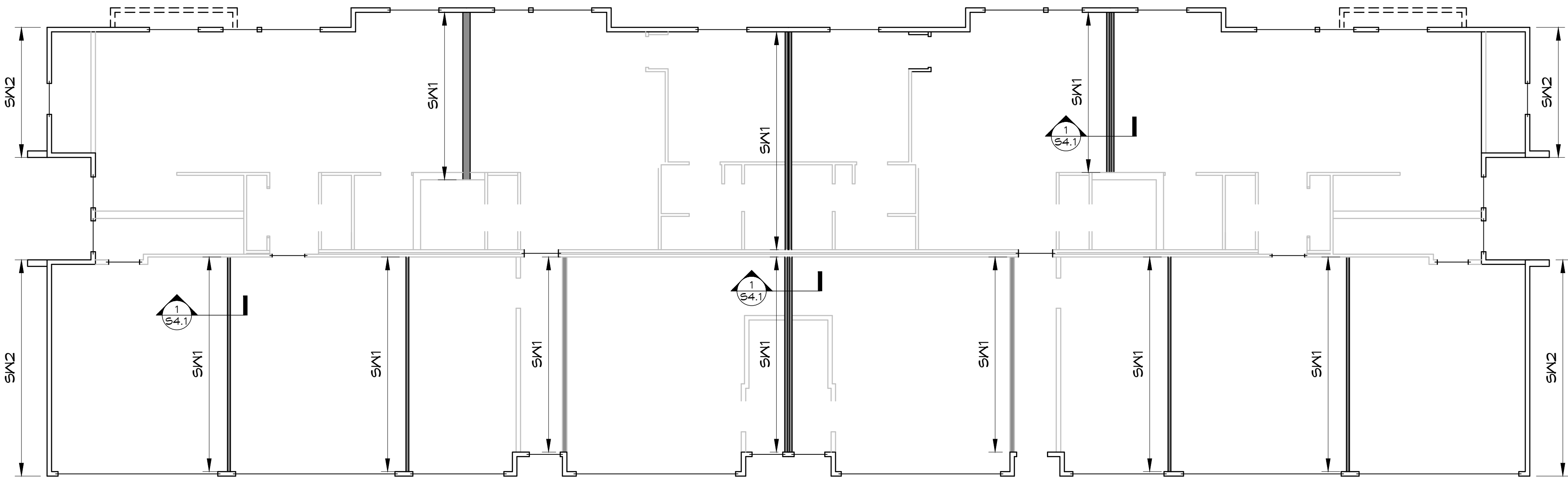
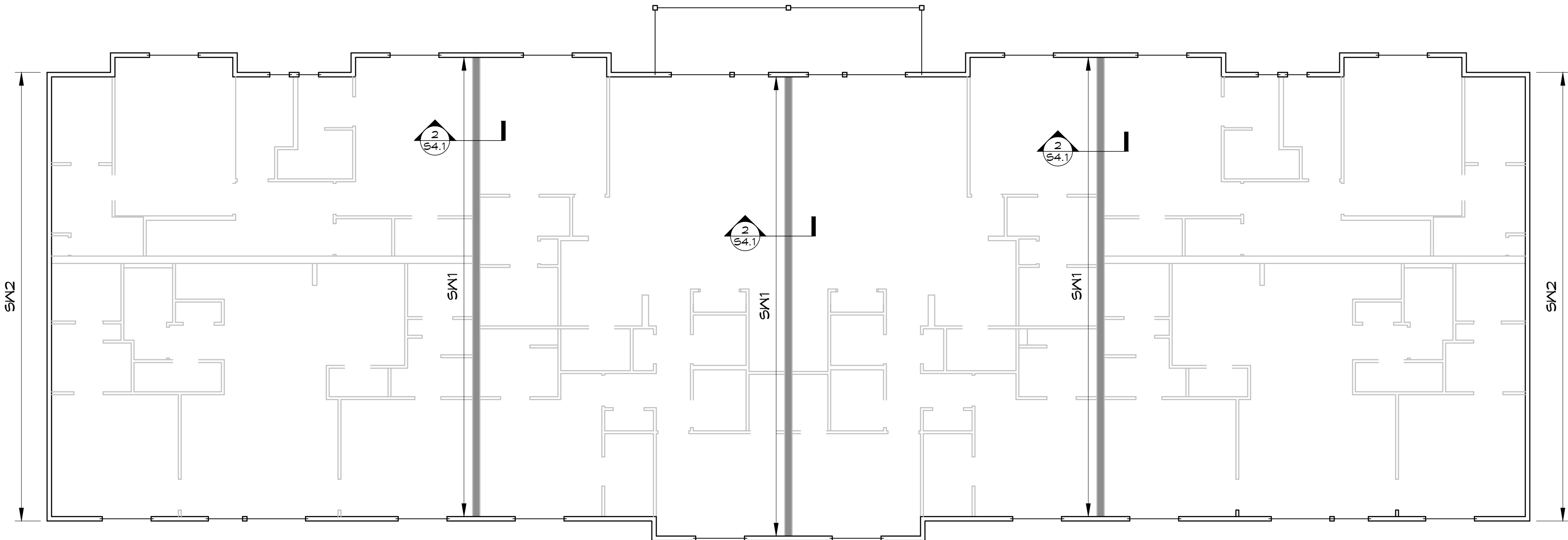
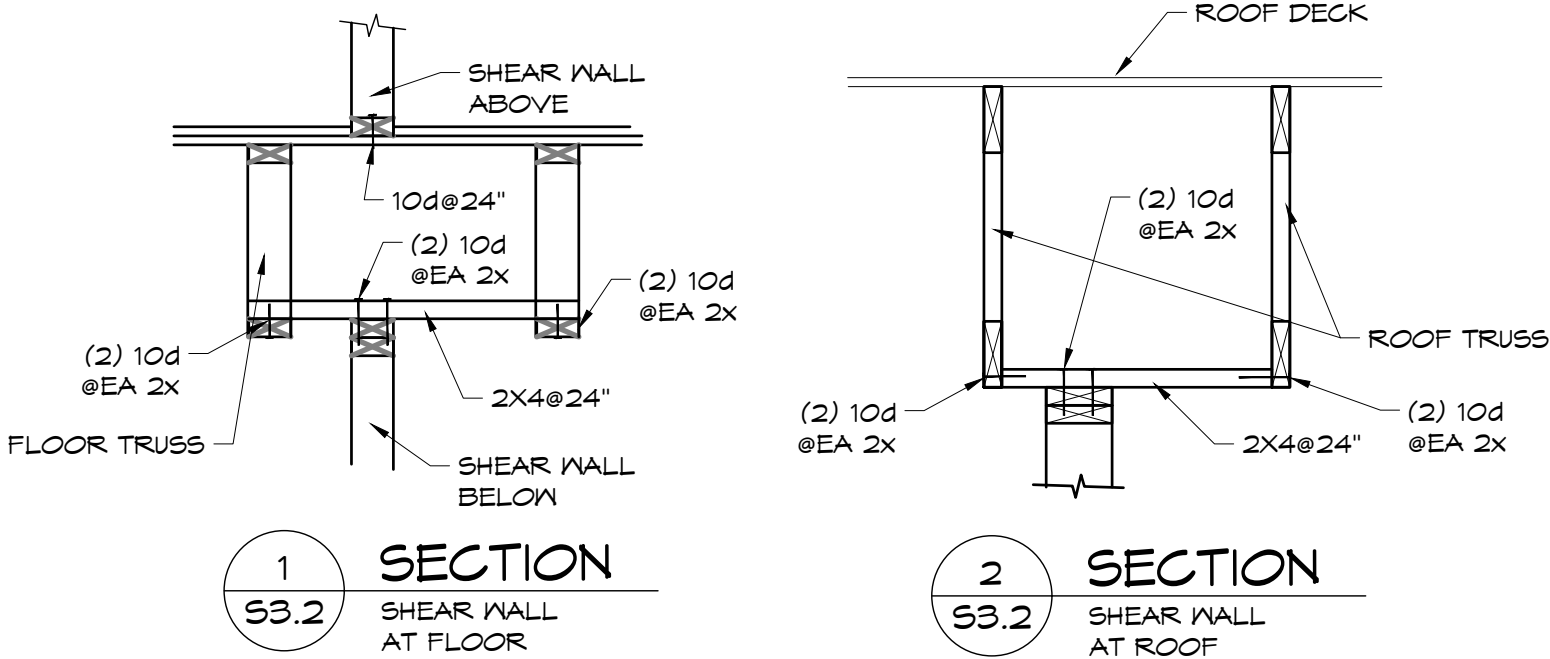
SHEARWALL SCHEDULE							
MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	1ST FLOOR BOTTOM PLATE CONNECTION	2ND FLOOR BOTTOM PLATE CONNECTION	2X TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	1/2" GYP BRD 2 SIDE	#5 COOLER #6 SCREW 4"/4"	1/2"x6" TITEN @ 48" O.C.	(2)10d @ 16"	(2)10d @ 24"	200 PLF	NAILING BOTH SIDES
SW2	7/8" OSB 1 SIDE	8d 6"/12"	1/2"x6" TITEN @ 48" O.C.	(2)10d @ 16"	(2)10d @ 24"	302 PLF	EXTERIOR WALLS

TITEN = SIMPSON TITEN HD DRILLED ANCHOR



- Install panels either horizontally or vertically (horizontal seams must be blocked)
- Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
- Blocking is required at all panel edges
- Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.

TYPICAL NAILING SCHEDULE, U.N.O.		
CONNECTION TYPE	COMMON NAILS	STRIP NAILS
DBL TOP PLATE, FACE NAIL DBL TOP PLATE, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTRSECT, FACE NAIL	16d COMMON (3 1/2"x0.162") @ 16" O.C. 8-16d COMMON (3 1/2"x0.162") 2-16d COMMON (3 1/2"x0.162")	3"x0.131" @ 12" O.C. 12-3"x0.161" 3-3"x0.161"
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d COMMON (3 1/2"x0.162") 4-8d COMMON (2 1/2"x0.131") 4-8d COMMON (2 1/2"x0.131"),TOENAIL OR 2-16d COMMON (3 1/2"x0.162"),END NAIL	3"x0.131" ----- 4- 3"x0.131" TOENAIL OR 3- 3"x0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL	10d COMMON (3"x0.148") @ 16" O.C. STAGGERED	3"x0.131"@12" O.C. STGRD
BUILT-UP CORNER STUDS & SUPPORT STUDS	16d COMMON (3 1/2"x0.162 ") @ 24" O.C. STAGGERED	3"x0.131"@16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	16d COM (3 1/2"x0.162") @ 12" O.C. ALONG EACH EDGE	-----
5/8" PLYWOOD OR OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2 1/2"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2 1/2"x0.131" @ 12" O.C. AT INTRMEDIATE MEMBERS IN FIELD OF PANELS	3"x0.131" @ 6" O.C. AT SUPPORTED PANEL EDGES 3"x0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	SEE SHEARWALL SCHEDULE	SEE SHEARWALL SCHEDULE



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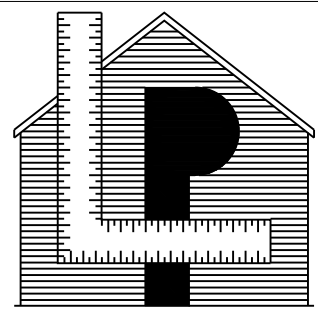
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PRELIMINARY
 NOT FOR CONSTRUCTION

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. ACCESSIBILITY - HEIGHT OF CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE THE FINISHED FLOOR INCLUDING THE CIRCUIT BREAKER. LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES
7. ALL WINDOWS ARE VINYL WITH EXTENSION JAMBS
8. ALL FIRST FLOOR 3/0 DOORS AND PATIO DOORS HAVE LOW PROFILE THRESHOLDS. ENTRY DOOR IS ALUMINUM STOREFRONT WITH CLOSER FOR SECURITY. (IBC 715.4.7)



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Architecture, LLC

EMAIL: laplantarchitecture@yahoo.com
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769



**LEXINGTON
-HOMES-**

Building Neighborhoods
One Home at a Time

OFFICE: 1300 North Kimps Ct.
GREEN BAY, WISCONSIN 54313
Telephone: (920) 662-1611
Fax: (920) 662-8204

EMAIL: gwell@lexingtonneighborhoods.com

WEB: lexingtonneighborhoods.com

Clubhouse - # 461466 ©
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Date, 2016

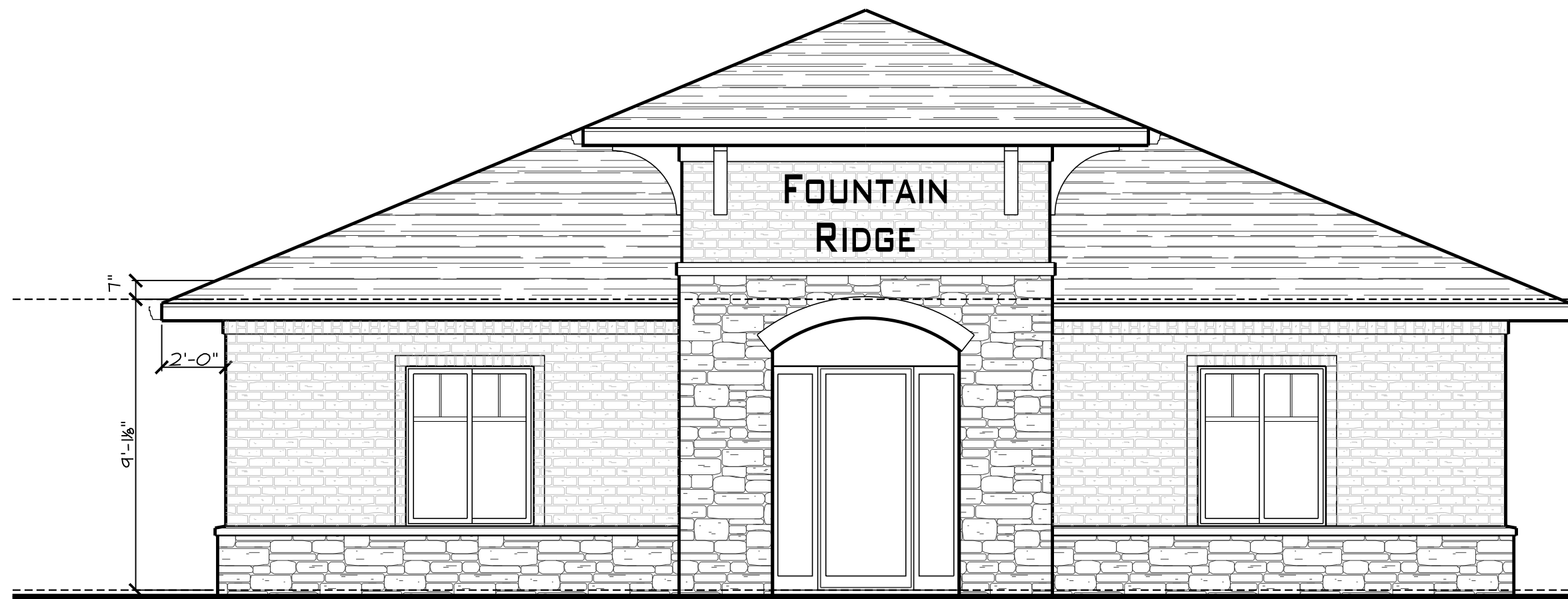
Fountain Ridge
Clubhouse
PLEASANT PRAIRIE, WISCONSIN

REVISION	DATE
XXX	XXXX

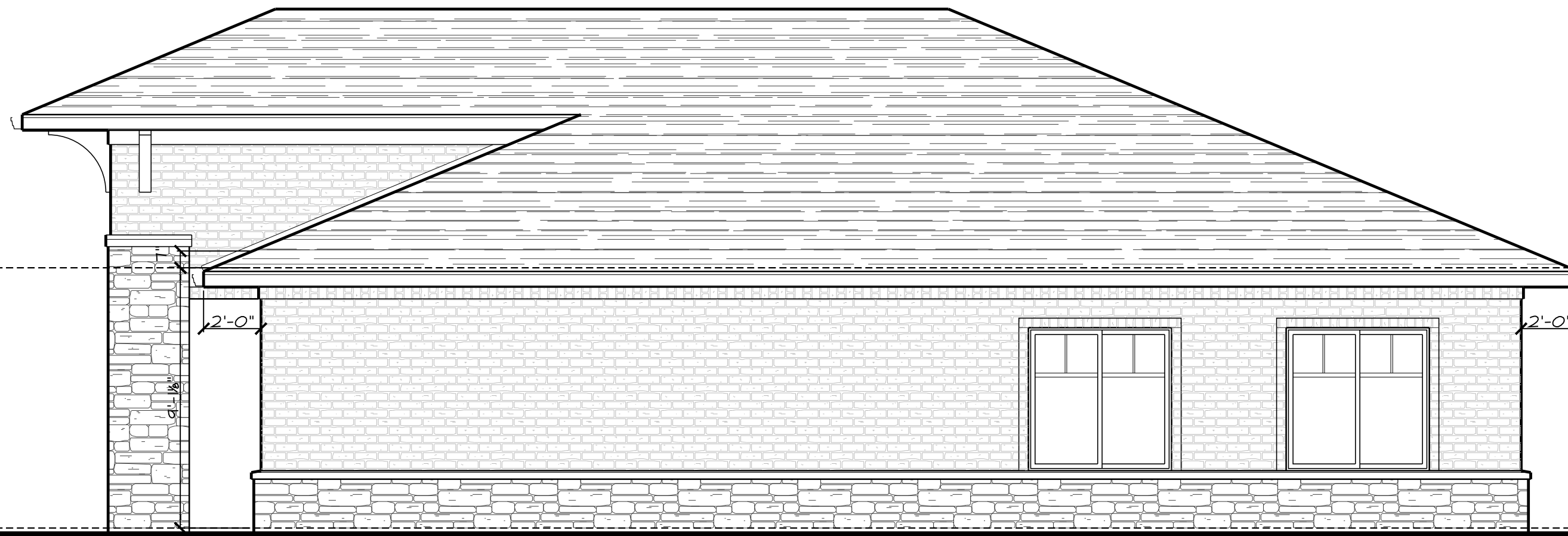
DATE
8/15/2016
PROJECT NO.
461466

SHEET

A
1.1



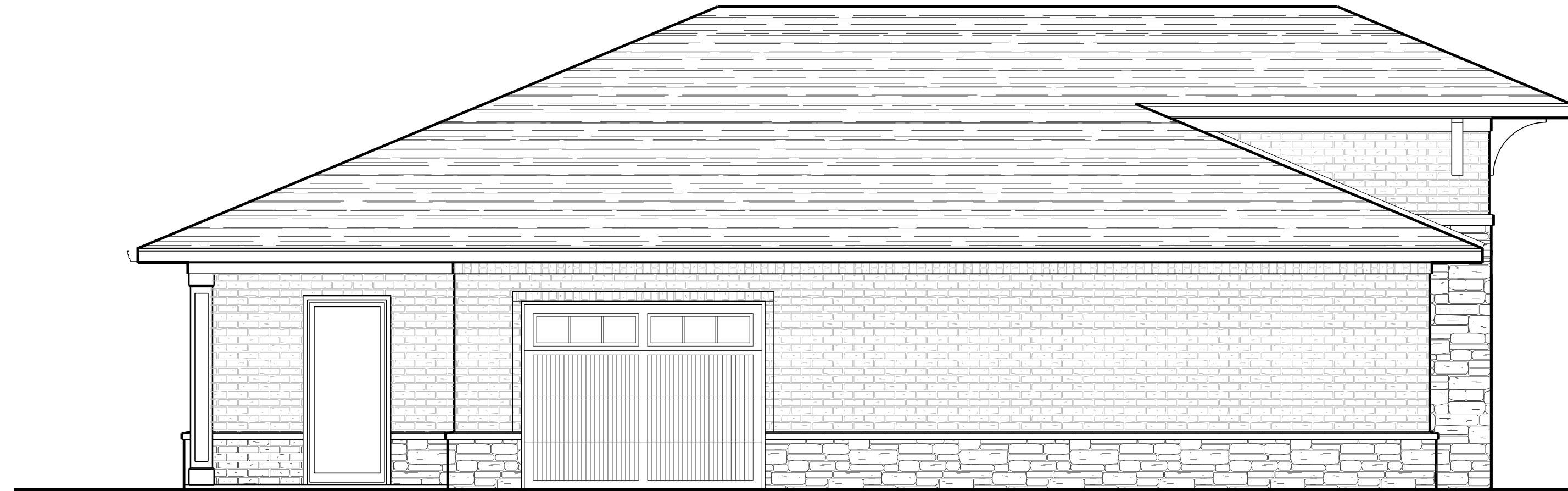
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



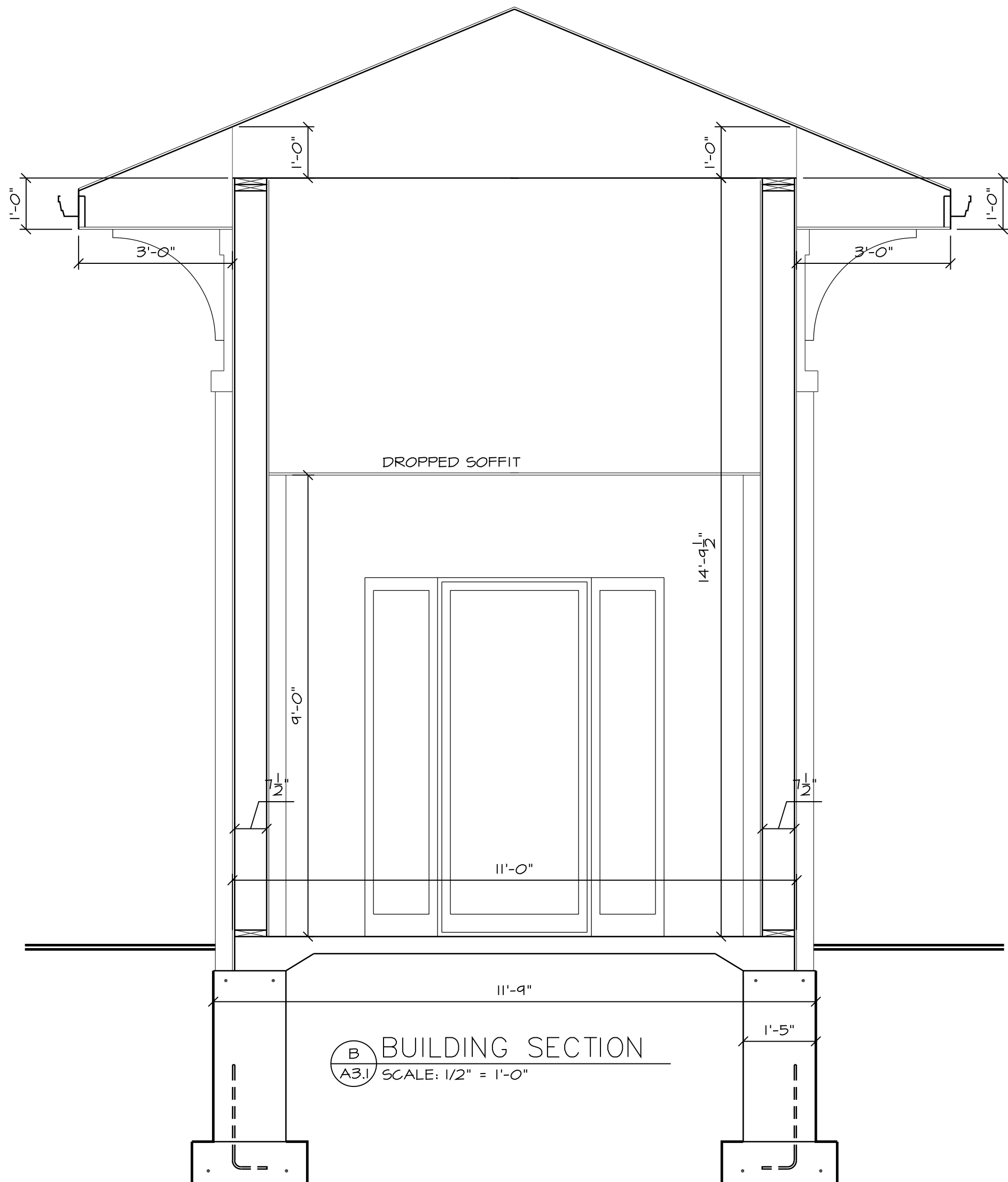
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



POND ELEVATION
SCALE: 1/4" = 1'-0"

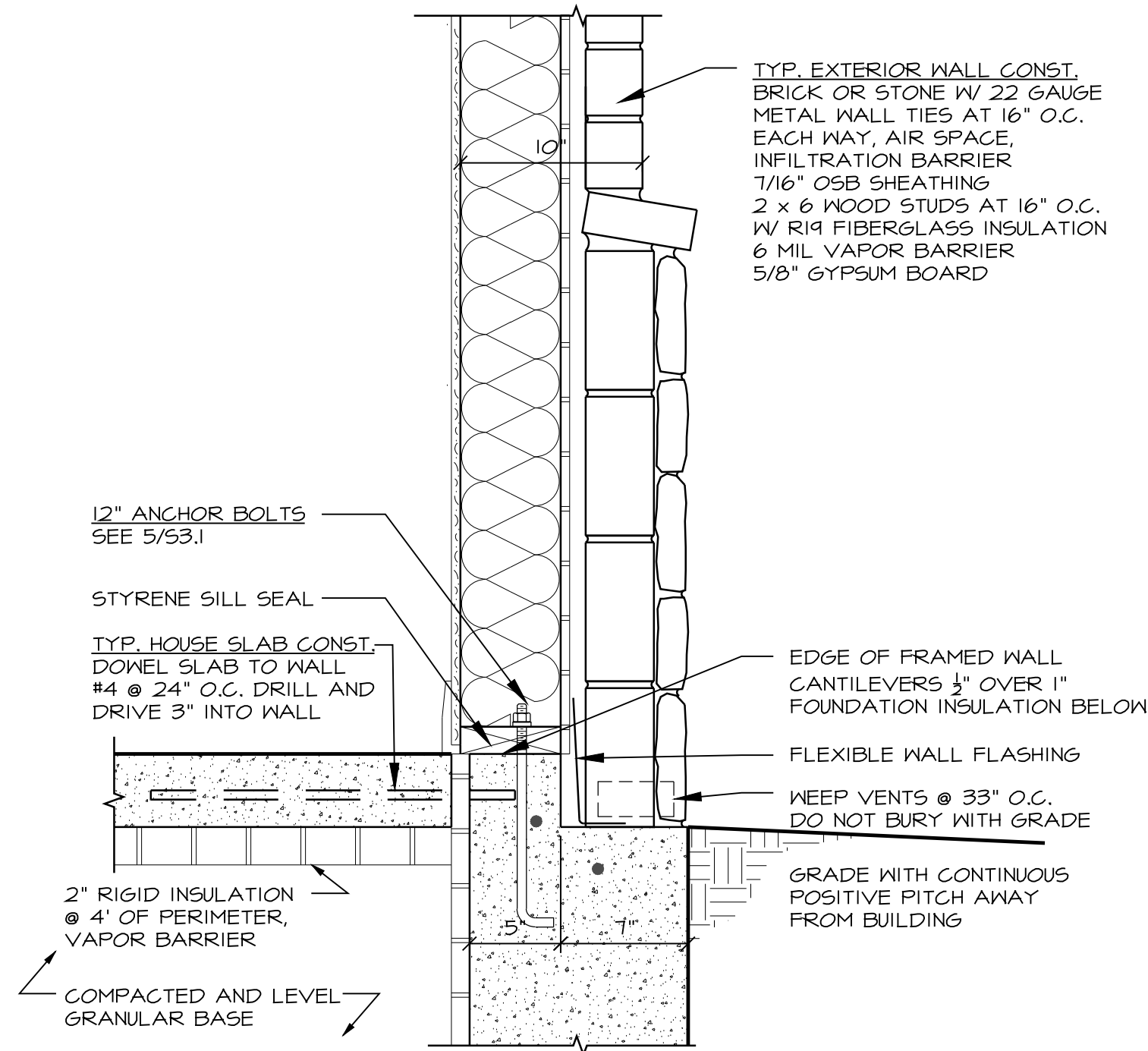
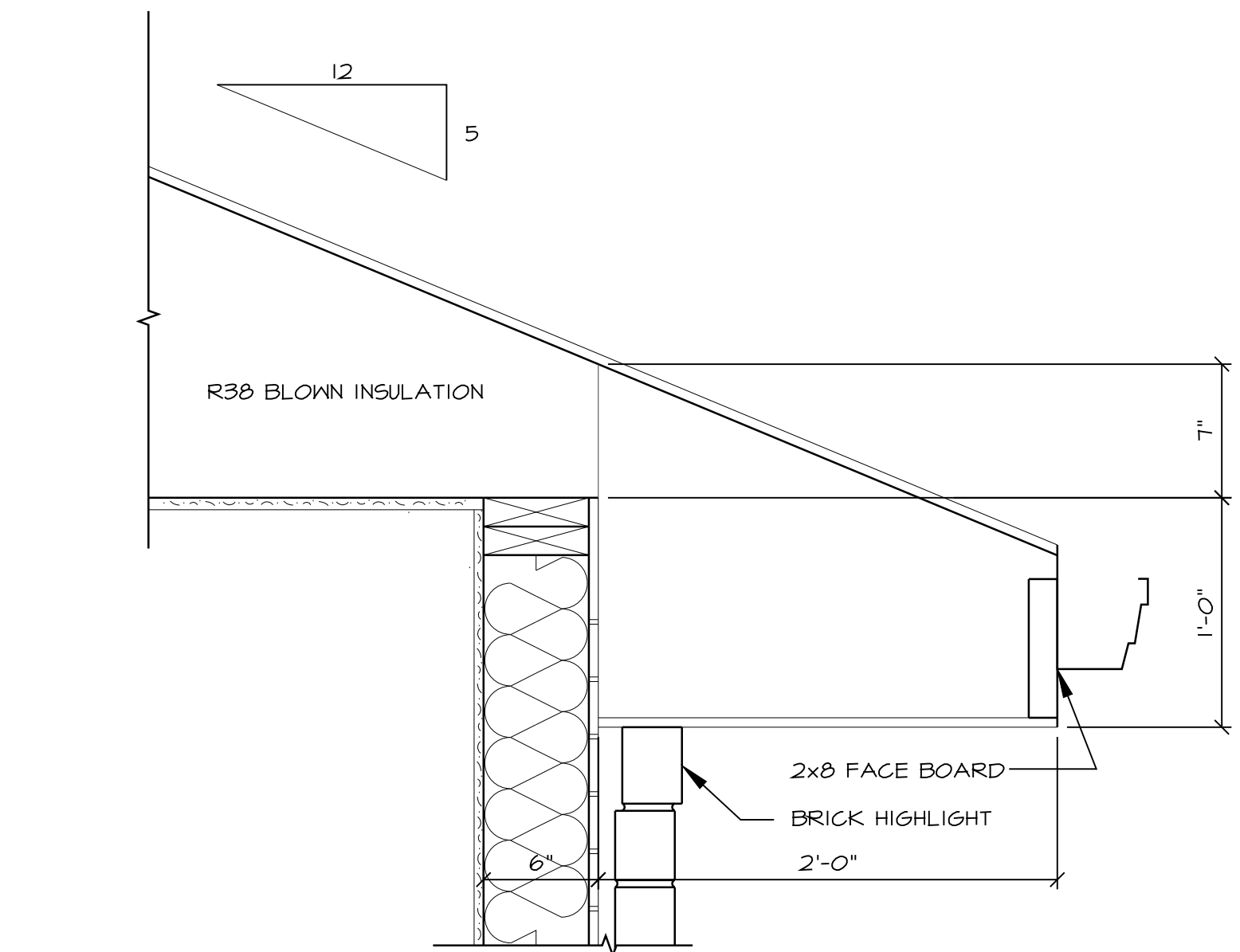


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



B BUILDING SECTION
A31 SCALE: 1/2" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



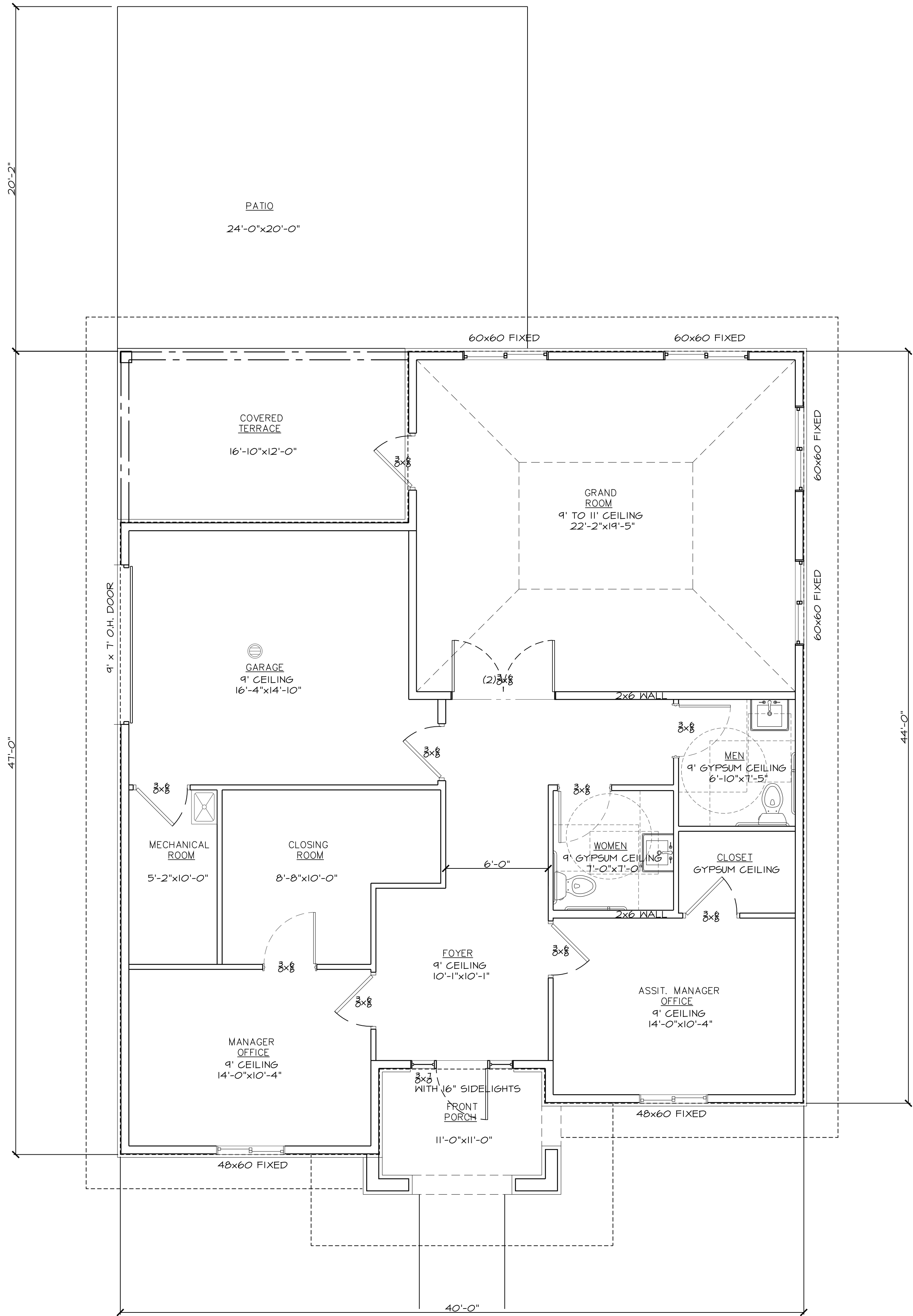
EXTERIOR WALL / FOUNDATION

1
A2.1

1 1/2" = 1'-0"

DTL104

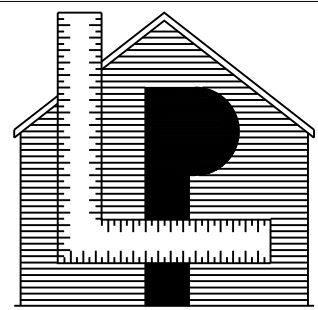
8/09/22/19 3:45p



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1618 SQUARE FEET INCLUDING GARAGE
1355 SQUARE FOOT CLUBHOUSE
263 SQUARE FOOT GARAGE

PRELIMINARY
NOT FOR CONSTRUCTION



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Date, 2016

Fountain Ridge
Clubhouse
PLEASANT PRAIRIE, WISCONSIN

REVISION	DATE
XXX	XXXX

DATE
8/15/2016

PROJECT NO.
461466

SHEET

A
2.1

**ADDENDUM #1 TO AGREEMENT REGARDING THE
DIGITAL SECURITY IMAGING SYSTEM ("DSIS")
BETWEEN THE VILLAGE OF PLEASANT PRAIRIE
AND FOUNTAIN RIDGE LLC**

THIS IS AN ADDENDUM TO THE ORIGINAL DSIS AGREEMENT originally entered into on the 20th day of September, 2016, by and between the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (referred to as the "Village") and Fountain Ridge LLC, a Wisconsin Limited Liability Company with a business address of 1300 North Kimps Court, Green Bay, WI 54313 (Telephone: 920-662-1630) (referred to as "Fountain Ridge"). In this Agreement, Fountain Ridge is referred to as the "Owner".

WITNESSETH:

WHEREAS, The Owner has revised the Residential Development Plans to increase the number of units in each Fountain Ridge apartment building. The buildings and the number of units within each building are listed below; and

WHEREAS, with approval of the revised Residential Development Plans, the PUD Ordinance for the development was amended and a new Certified Survey Map was recorded; and

WHEREAS, the **Exhibit C** of the original DSIS Agreement only included as contracts for Buildings 1 and 2; and

WHEREAS, this Addendum updates the legal description as shown in **Exhibit A**, updates **Exhibit C** to include contracts for the remainder of the buildings and updates **Exhibit D** to include the amended PUD Ordinance #18-)

WHEREAS, the Owner of the Fountain Ridge multi-family real estate commonly known as Lots 1, 2 and 3 of Certified Survey Map No. 2816 and Lot 2 of Certified Survey Map No. 2817 and Lot 2 of Certified Map No. 2859 as described **Exhibit A** and shown on the **Exhibit B** are now known as the "Owner's Property" in this Agreement; and

WHEREAS, The Owner has amended the plans Fountain Ridge Apartments ("Fountain Ridge") and the development includes the following:

Two (2) 60 unit buildings located at:

Building 1 (9130 83rd Street)

Building 2 (8950 83rd Street)

One (1) 54-unit buildings located at:

Building 3 (8920 83rd Street)

Four 10-unit buildings located at:

Building 4 (8370 90th Avenue)

Building 5 (8372 90th Avenue)

Building 6 (8560 90th Avenue)

Building 7 (8562 90th Avenue)

Six 8-unit buildings located at:

Building 8 (8351 90th Avenue)

Building 9 (8331 90th Avenue) Building 10
(8353 90th Avenue) Building 11 (8333 90th

Avenue) Building 12 (8541 90th Avenue)

Building 13 (8543 90th Avenue)

Club House located at:

9000 83rd Street

WHEREAS, The Owner has amended **Exhibit C** to include the DSIS contracts for the remainder of the Buildings (Buildings 1 and 2 attached to the original agreement and will remain

in place) and Exhibit C of this Addendum also includes the DSIS contracts for the remainder of the buildings within the development; and

WHEREAS, *Exhibit D* is being amended with the current Fountain Ridge Apartments Development Planned Unit Development Ordinance #18-____.

WHEREAS, all other requirements of the original DSIS Agreement shall remain in effect.

NOW THEREFORE, this Addendum has been approved by the Village Plan Commission on this 29th day of May, 2018.

IN WITNESS WHEREOF, FOUNTAIN RIDGE LLC has executed this Addendum to the DSIS Agreement on this _____ day of _____, 2018.

FOUNTAIN RIDGE LLC

By: _____
Jeffrey T. Marlow
Managing Member

STATE OF _____)
SS
COUNTY OF _____)

This instrument was acknowledged before me in _____, WI on _____, 2018, by Jeffrey T. Marlow, as the duly authorized Managing Member of Fountain Ridge LLC, a Wisconsin limited liability company.

Jean M. Werbie-Harris
Notary Public, Kenosha County, State of Wisconsin
My Commission expires: _____

[Village Signatures on the next page]

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

By: _____
John P. Steinbrink
Village President

Jane C. Snell
Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____,
2018 by John P. Steinbrink and Jane C. Snell as the duly authorized Village President and Village Clerk,
respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

Jean M. Werbie-Harris
Notary Public, Kenosha County, State of Wisconsin
My Commission expires: _____

This document drafted by:
Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue, Pleasant Prairie, WI 53158

EXHIBIT A

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP #2816 RECORDED AS DOCUMENT #1780814 AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 12.899 ACRES MORE OR LESS.

LOT 2 OF CERTIFIED SURVEY MAP #2817 RECORDED AS DOCUMENT # 1780815 AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 4.790 ACRES MORE OR LESS.

LOT 2 OF f CERTIFIED SURVEY MAP #2859 RECORDED AS DOCUMENT # 1816935 AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 4.603 ACRES MORE OR LESS

EXHIBIT B

FOUNTAIN RIDGE APARTMENT DEVELOPMENT SITE PLAN (Attached hereto)

EXHIBIT C

CONTRACTS FOR BUILDING 3-10

[Attached hereto]

EXHIBIT D

FOUNTAIN RIDGE APARTMENTS PLANNED UNIT DEVELOPMENT (ORD #18-__)

(Attached hereto)



ZONING TEXT AMENDMENT APPLICATION

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board of Trustees to amend the Village of Pleasant Prairie as hereinafter requested.

Property Location: Fountain Ridge Apartments

Legal Description: Lot 2 of CSM 2859

Tax Parcel Number(s): 91-4-122-084-0223

Amend Section(s): Fountain Ridge PUD of the Village Zoning Ordinance

Purpose of Zoning Text Amendment:

To amend the building setbacks for buildings 4-7 as a result of the building size change from 8-units to 10-units as previously approved. Specifically the setbacks to the west property line is proposed to be amended to 50 feet (minimum) and a setback of 30 feet (minimum) to the north property line as shown as shown on the attached plans. In addition to approve an addendum to the DSIS Agreement to include the updated contracts for the remainder of the buildings.

If a Planned Unit Development is proposed include a letter indicting the dimensional variations being requested a statement of Community Benefit as required by Chapter 420 of the Village Municipal Code

If another type of Zoning Text Amendment is being proposed, then include the proposed language of the Zoning Text Amendment being requested.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine whether additional information may be needed for this request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Jeff Marlow

Signature: 

Address: 1300 N Kimps Ct

Green Bay WI 54313
(City) (State) (Zip)

Phone: 9206621611

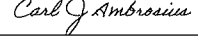
Fax: _____

Email: jmarlow@lexingtonneighborhoods.com

Date: 5/2/18

APPLICANT/AGENT:

Print Name: Carl Ambrosius

Signature: 

Address: 1300 N Kimps Ct

Green Bay WI 54313
(City) (State) (Zip)

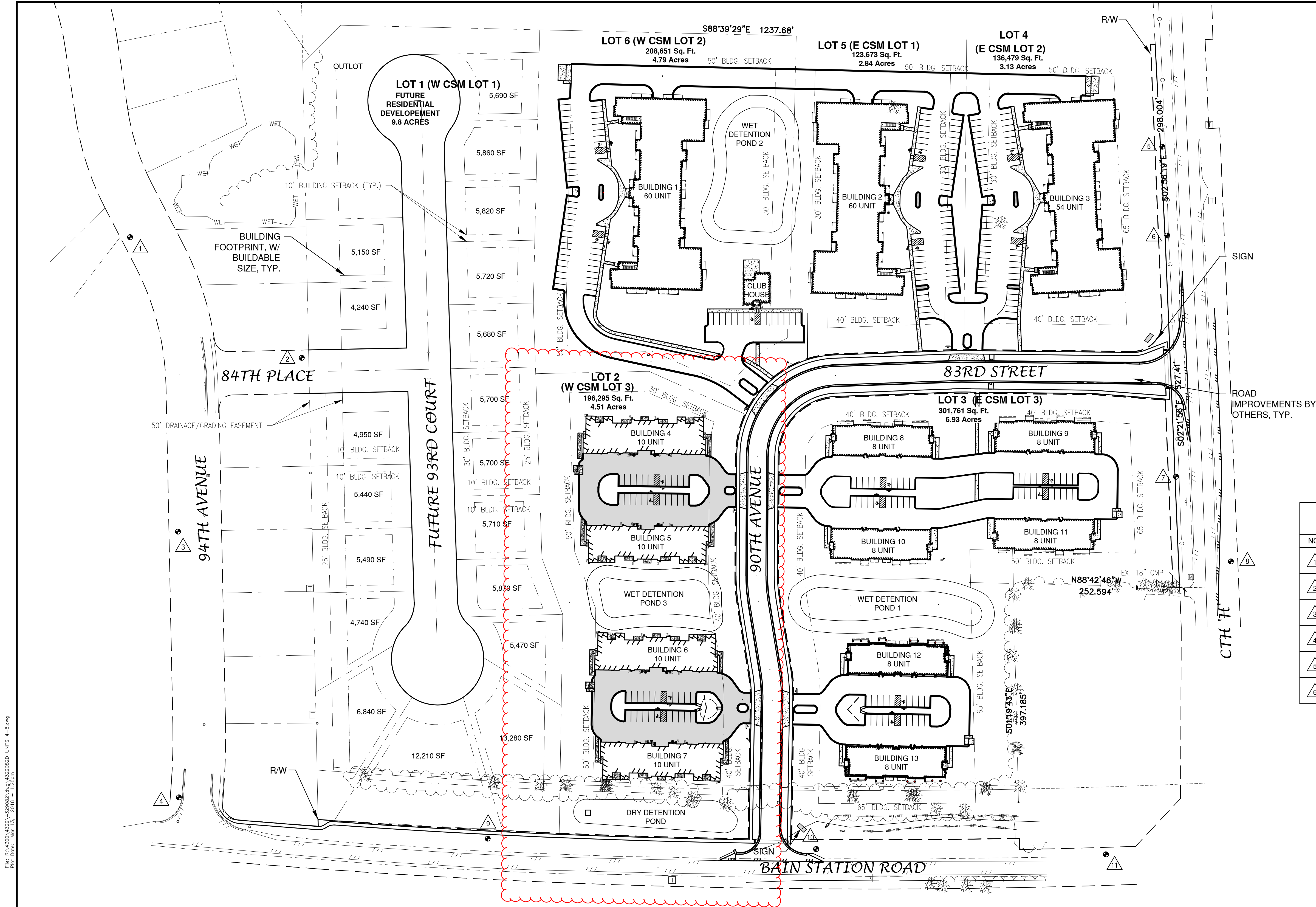
Phone: 920-655-1961

Fax: _____

Email: cambrosius@lexingtonneighborhoods.com

Date: 5/2/18

File: P:\A\2021\4329082\049\43290820.DWG Units 4-7.dwg
Plot Date: Mar 13, 2018 11:12am
OVERALL
LAYOUT



SIGN

ROAD
IMPROVEMENTS BY
OTHERS, TYP.

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.			
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

W CSM LOT 3

SURFACE PARKING SPACES PROVIDED = 44
ENCLOSED PARKING SPACES PROVIDED = 64
TOTAL PARKING SPACES PROVIDED = 108
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 100

TOTAL AREA = 4.60 ACRES, 200,531 S.F.
BUILDING AREA = 0.83 ACRES, 36,000 S.F. (18.0%)
SIDEWALK/PARKING LOT AREA = 1.08 ACRES, 47,204 S.F. (23.5%)
GREEN SPACE = 2.69 ACRES, 117,327 S.F. (58.5%)
40 UNITS = 8.70 UNITS PER ACRE

E CSM LOT 3

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.52 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

E CSM LOT 2

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
54 UNITS = 17.25 UNITS PER ACRE

E CSM LOT 1

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
60 UNITS = 21.13 UNITS PER ACRE

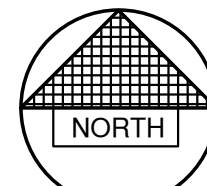
W CSM LOT 2

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 96

TOTAL AREA = 4.79 ACRES, 208,651 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.9%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (25.3%)
GREEN SPACE = 2.96 ACRES, 128,868 S.F. (61.8%)
60 UNITS = 12.53 UNITS PER ACRE

MULTI-FAMILY LOT SUMMARY

TOTAL AREA = 22.20 ACRES, 966,859 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 262
UNITS PER ACRE = 11.80



0' 80' 160'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP
								CHECKED JGS
								DESIGNED AUB

FOUNTAIN RIDGE UNITS 4-7
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 01/2018
FILE 4329082 UNITS 4-7
JOB NO. 4329082



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releecinc.com

SHEET NO.
2

File: P:\A\200\A1209\A12090820.dwg A12090820 UNITS 4-7.dwg
Plot Date: Mar 13, 2018 2:58pm
LAYOUT: SITE




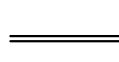



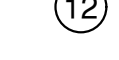
NOTE

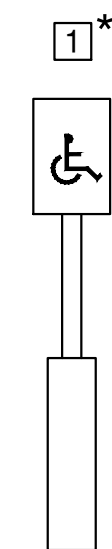
ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

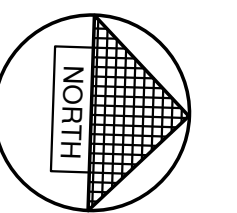
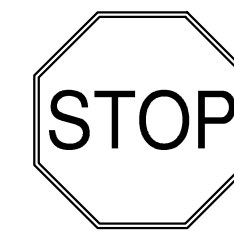
SURFACE PARKING SPACES PROVIDED = 44
ENCLOSED PARKING SPACES PROVIDED = 64
TOTAL PARKING SPACES PROVIDED = 108
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 100

LEGEND

-  CONCRETE PAVEMENT
-  ASPHALT PAVEMENT
-  LANDSCAPE AREA
-  PROPOSED 18" CURB & GUTTER (UNLESS NOTED OTHERWISE)
-  TRAFFIC FLOW ARROW
-  HANDICAPPED PARKING
-  INDICATES NUMBER OF PARKING STALLS
-  WALL PACK LIGHT



* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.



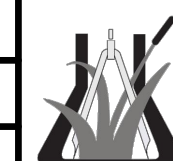
0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
								LLP
								CHECKED
								JGS
								DESIGNED
								AJB

FOUNTAIN RIDGE UNITS 4-7
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE PLAN

DATE	01/2018
FILE	4329082 UNITS 4-7
JOB NO.	4329082



Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
3

- E. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT**
for the request of Doug Stanich on behalf of The Cottages at Village Green for approval of a Conditional Use Permit to use Units 4 and 5 as sales and model condominium units.

Recommendation:

Village staff recommends that the Plan Commission approve the **Conditional Use Permit** subject to the attached comments and conditions of the Village Staff Report of May 29, 2018.

VILLAGE STAFF REPORT OF MAY 29, 2018

CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Doug Stanich on behalf of The Cottages at Village Green for approval of a Conditional Use Permit to use Units 4 and 5 as sales and model condominium units.

PUBLIC HEARING COMMENTS:

As a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described below:

Findings of Fact

1. The petitioner is requesting a **Conditional Use Permit** to convert the garage of Unit 4 into a sales and marketing office and to use units 4 and 5 as model units for The Cottages at Village Green Condominium Development. (**Exhibit A**).
2. The subject properties area known as Units 4 and 5 of The Cottages at Village Green Condominiums generally located just north of Main Street west of 46th Court on South Cottage Lane within U.S. Public Land Survey Section 23, Township 1 North, Range 22 East in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Numbers 92-4-122-233-2004 and 92-4-122-233-2005.
3. The units are zoned R-8 (PUD) Urban Two Family Residential District with a Planned Unit Development Overlay District. Pursuant to Section 420-113 C (1) (b) of the Village Zoning Ordinance, model units and related temporary real estate sales offices or marketing centers are allowed in the R-8 District with the approval of a Conditional Use Permit issued by the Plan Commission.
4. Pursuant to Section 420-148 (65) of the Village Zoning Ordinance, the Model Units/ Sales Center are allowed with the following conditions:
 - a. The Plan Commission may set a specific time frame for such use to be allowed. Village staff recommends no longer than 4 years or until all units are sold, whichever occurs first).
 - b. Said units shall not be occupied for a sales and marking office until a final certificate of occupancy has been issued. Village staff supports the use of these units as a model and sales office after the verbal to occupy approval is given.
 - c. Said units shall be handicapped accessible and meet all ADA requirements.
 - d. Said units shall not be open past 9:00 p.m. Village staff recommends model hours of 9:00 a.m. to 6:00 p.m. or by appointment.
 - e. Proper exterior maintenance of the property shall be provided, such as but not limited to lawn and yard maintenance and snow removal.
 - f. Said units shall be completely landscaped prior to occupancy. Village staff recommends that the unit areas be landscaped and the driveway paved by October 1, 2018.
 - g. The off-street parking area shall be completed with either a gravel base or a paved surface prior to verbal occupancy. Parking shall be required within the driveways and allowed on to public streets adjacent to the units. Vehicular parking shall not block any driveways or fire hydrants and shall not be

allowed on the street during a snow emergency and shall not hinder traffic visibility.

5. Permits have been applied for to convert the existing garage into a sale office. When said area is converted back into the condominium unit garage, permits and inspections are required.
6. Notices were sent to adjacent property owners via regular mail on May 9, 2018 and the required notice was published in the Kenosha News on May 14 and 21, 2018.
7. The petitioner was emailed a copy of the Plan Commission Memorandum on May 25, 2018.
8. According to Article XVIII of the Village's Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing that the project as planned, will not violate the intent and purpose of all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit.

Village Staff Conclusions and Recommendation:

The Village staff has determined that based upon the foregoing information presented in the application and at the public hearing that the project meets the following standards for granting of a Conditional Use Permit in that the project:

- does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services;
- does not impair an adequate supply of light and air to the adjacent properties;
- does not increase danger of fire;
- does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare;
- has no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use;
- the proposed and applied for use on this particular parcel is not inherently inconsistent with either the R-8 District in which it is located or the adjoining residential neighborhood; and
- the proposed and applied for use will comply with all applicable Village ordinance requirements and all other applicable federal, state or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer and water services, storm water management, streets and highways and fire protection.

Based on the foregoing information, the Village staff recommends that if the Plan Commission determines that the petitioner has met the specific standards for granting of a Conditional Use Permit as specified above; then approval of the Conditional Use Permit to use the condominium units as model units/sales office shall be approved subject to the following conditions:

1. **Prior to use of the units as a model home, a verbal to occupy shall be issued by the Village. In addition, the property shall be completely landscaped and the driveway shall be paved by October 1, 2018.**

2. The model units/sales office may operate from this location for a period not to exceed four (4) years from the date of this approval or until all units are sold, whichever occurs first.
3. The model units/sales office shall not be used until a verbal to occupy the units have been issued by the Village.
4. The model units/sales office may be open from 9:00 a.m. to 6:00 p.m. or by appointment.
5. The petitioner is responsible to ensure that any brochures or informational marketing materials used to market the condominium units that are distributed on-site do not blow onto adjacent properties. All litter or debris generated at the site shall be picked up at the end of every business day.
6. Proper exterior maintenance of the property shall be provided, such as but not limited to lawn and yard maintenance and snow removal.
7. The model units/sales office shall be handicapped accessible and meet all ADA requirements.
8. The off-street parking area shall be completed with either a gravel base or a paved surface prior to verbal occupancy. Parking shall be required within the driveways and allowed on to public streets adjacent to the units. Vehicular parking shall not block any driveways or fire hydrants and shall not be allowed on the street during a snow emergency and shall not hinder traffic visibility.
9. The model units/sales office shall **not** be used as living quarters pursuant to the Conditional Use Permit.
10. Prior to any model unit/sales office sign being installed, the property owner shall obtain the required sign permit pursuant to the sign requirements specified in Article X of Chapter 420 of the Village Municipal Code. *(A sign application has been submitted and will be issued upon approval of the Conditional Use Permit and execution of the required Conditional Use Grant Document.)*
11. **The model units/sale office and site shall not display any streamers, banners, triangle flags, pennants, strings of pennants, pinwheels, etc., at any time on the property. No off-lot directional, marketing or off-premise advertizing signage is allowed during the week or on the weekends. Violation of this requirement may result in immediate revocation of this conditional use permit.**
12. All plans shall conform to applicable Village ordinance requirements, and to all other applicable local, State and Federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, noise, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.
13. No use on site shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.
14. No changes to the exterior site or unit conditions shall be made without the Village's approval. In addition, any addition, alteration, extension, expansion, repair or other proposed change in the approved model units/sales office operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.

15. Upon approval of the Conditional Use Permit the property owner shall sign the Conditional Use Grant Document and the document shall be recorded at the Kenosha County Register of Deeds office.
16. The Conditional Use Grant shall become effective upon the execution and recording of the document and shall constitute an effective covenant running with the land. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance. Construction and operation of the use granted shall be in strict conformity to the approved plans filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the Conditional Use Permit(s) or zoning violation prosecution, or both.
17. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance.

DEV1805-002

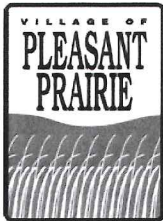


Exhibit A
RECEIVED

MAY 02 2018

CONDITIONAL USE PERMIT APPLICATION

Use this application only if
Site and Operational Plan approval is not required.

PLEASANT PRAIRIE

I (We), the undersigned do hereby petition the Village Plan Commission to approve a Conditional Use Permit as hereinafter requested.

Project Name: The Cottages at Village Green

Property Location: 4731 S. Cottage Lane (Unit 4) & 4739 S. Cottage Lane (Unit 5)

Legal Description: _____

Tax Parcel Number(s): 92-4-122-233-2004 / 92-4-122-233-2005

Existing Zoning District(s): _____

The Proposed Use for this Property is:

The Cottages at Village Green would like to use units 4 & 5 as model units. Converting the garage of Unit 4 into the model office.

End of June 2018

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine whether additional information may be needed to consider the request.

I (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Douglas K. Stanich

Signature: *Douglas K. Stanich*

Address: 7524 39th Ave

Kenosha WI 53142
(City) (State) (Zip)

Phone: 262-358-9845

Fax: 866-560-6360

Email: doug@douglaskentdevelopment.com

Date: 05/03/2018

APPLICANT/AGENT:

Print Name: Douglas K. Stanich

Signature: *Douglas K. Stanich*

Address: 7524 39th Ave

Kenosha WI 53142
(City) (State) (Zip)

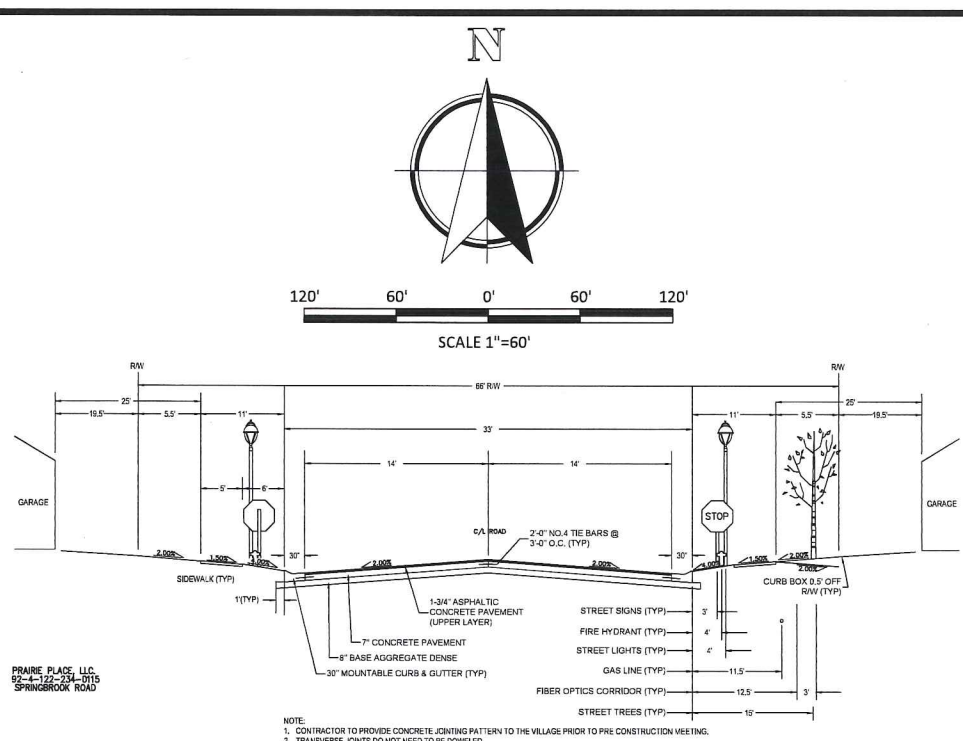
Phone: 262-358-9845

Fax: 866-560-6360

Email: doug@douglaskentdevelopment.com

Date: 05/03/2018

DEV 1805-002



SITE DATA

TAX ID NO: 91-4-122-233-0029

PARCEL AREA: 17.9 ACRES

PROPOSED ZONING: R-8 (PUD) & C-1

TOTAL UNITS: 72

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Call 800 or (800) 242-8511
www.DiggersHotline.com

- LEGEND:**
- | | | | |
|---------------------|------------------------|-----------------------|-------------------------|
| ⊕ STORM MANHOLE | ⊕ SANITARY MANHOLE | ⊕ SIGN | ⊕ GUARD POST |
| □ CATCH BASIN | — SAN — SANITARY SEWER | ⊕ YARD LIGHT | ○ FOUND IRON PIPE |
| — STM — STORM SEWER | ⊕ CLEAN OUT | ⊕ DECIDUOUS TREE | ⊕ WELL |
| □ MAILBOX | ⊕ HYDRANT | ⊕ CONIFEROUS TREE | ⊕ SOIL CLASSIFICATION |
| ⊕ HVAC | ⊕ WATER VALVE | ⊕ WATER CONTROL VALVE | ⊕ SOIL BORING |
| ⊕ POWER POLE | — W — WATER MAIN | — OH — OVERHEAD WIRES | ⊕ PAD MOUNT TRANSFORMER |



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

THE COTTAGES AT VILLAGE GREEN
CONDOMINIUM
DIMENSIONED SITE PLAN
FOR
THE COTTAGES AT VILLAGE GREEN, LLC.
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NO.	REVISION	DATE

PROJ. MGR: MDE

DRAFTED: NDB

DATE: 2-15-2017

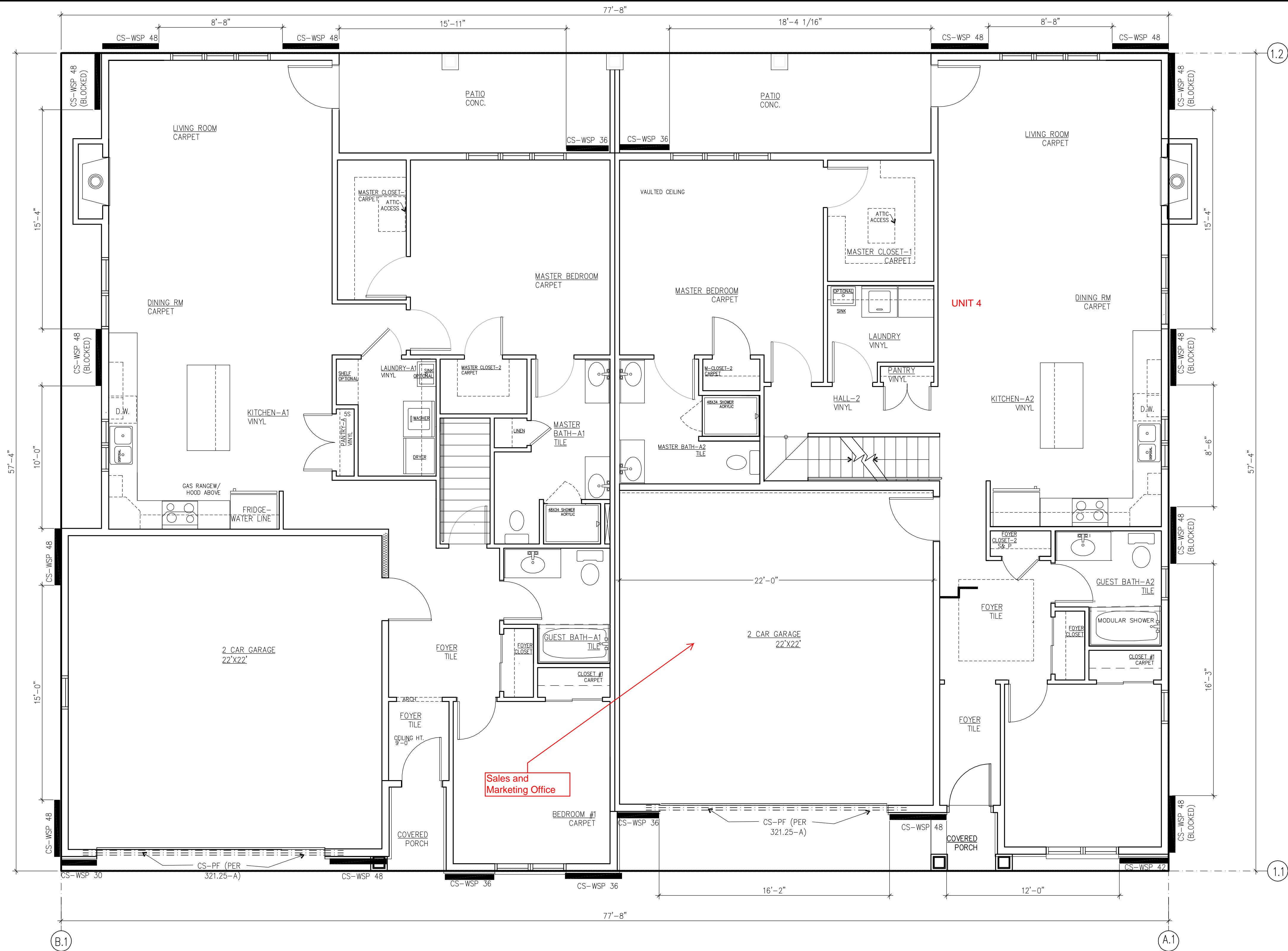
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DATE: 4-19-2017

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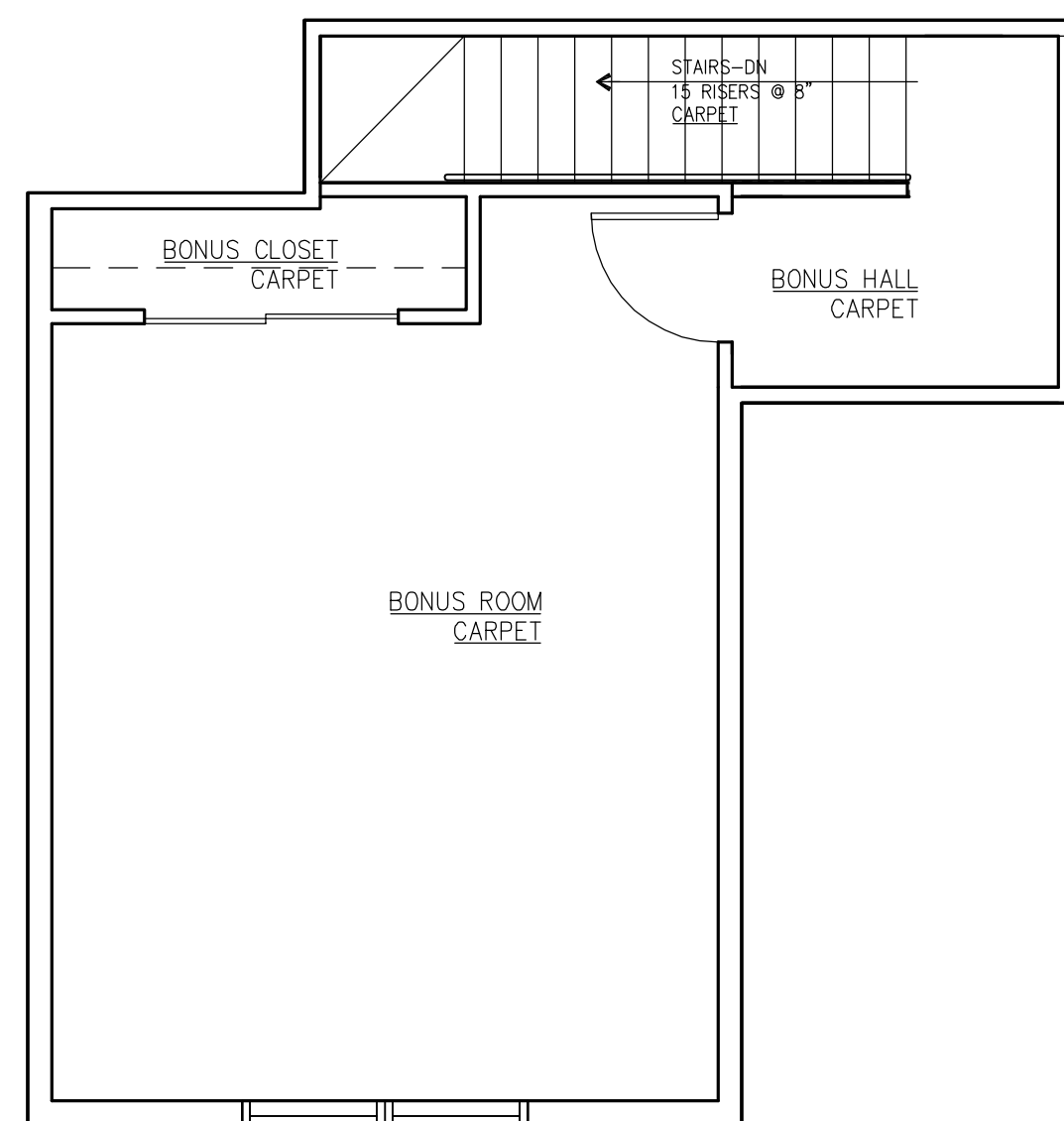
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3 OF 46

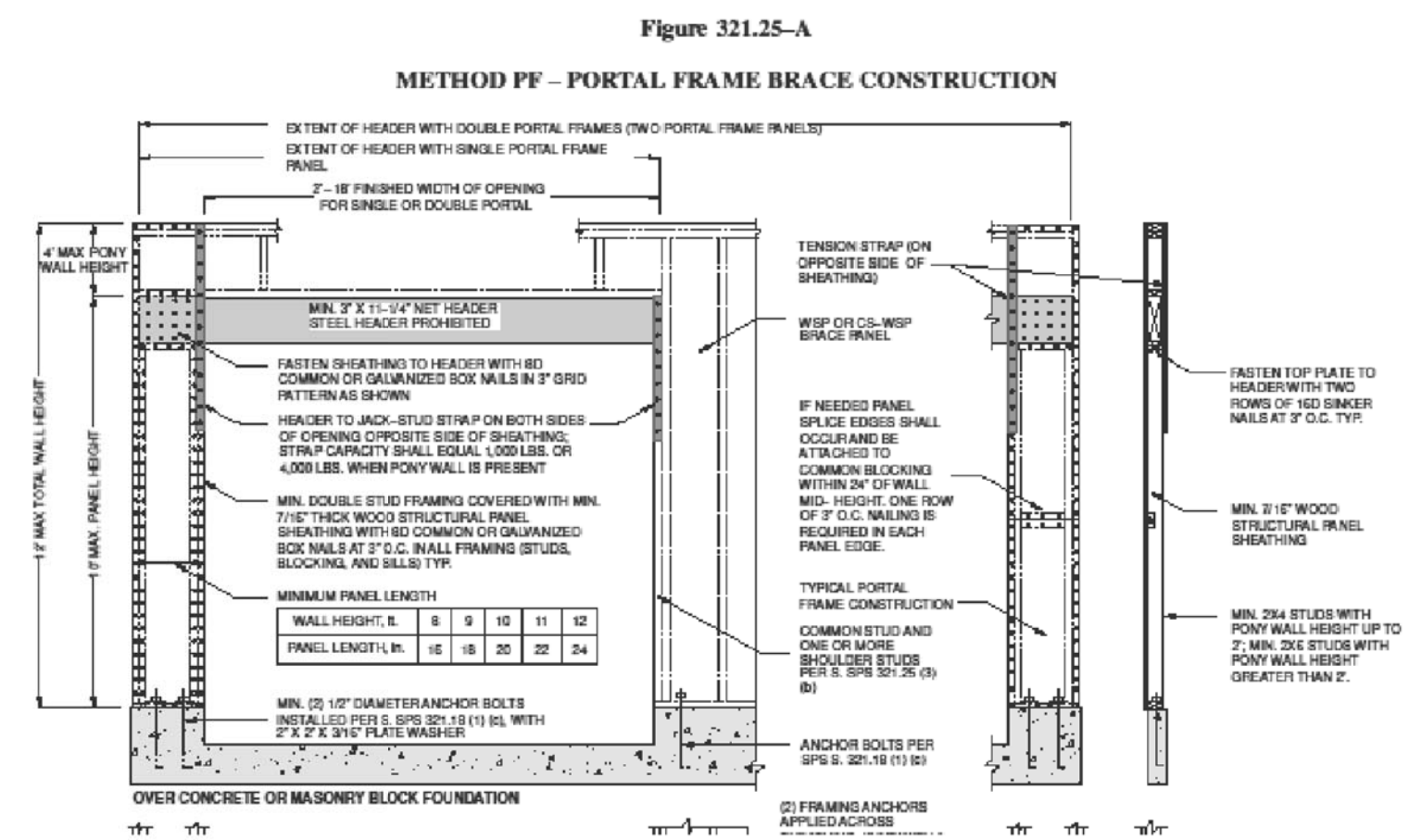


1 FIRST FLOOR PLAN BRACING PLAN
SCALE: 1/4"=1'-0"

BONUS ROOM- UNIT A-2
AREA: 316 S.F.



SHEARWALL / WALL BRACING LEGEND		
SHEAR WALL / BRACED WALL PANEL ██████████		
SHEAR WALL / BRACE PANEL TAG LENGTH IN INCHES		
'CS-WSP' '48'		
PANEL EDGE BLOCKING IF REQ. (BLOCKED)		
PANELS w/ "BLOCKING" DESIGNATION: PROVIDE NOMINAL 2x SOLID BLOCKING AT ALL PANEL EDGE JOINTS WHICH DO NOT LINE UP WITH WALL OR FLOOR FRAMING. INSTALL EDGE FASTENING PER TYPICAL FASTENING INSTRUCTIONS.		
WALL BRACING TYPE AND ABBREVIATIONS		
TAG	DESCRIPTION	
WSP	WOOD STRUCTURAL PANEL-ONE SIDE; 1/2" APA SPAN RATED WOOD SHEATHING	
CS-WSP	WOOD STRUCTURAL PANELIN CONTINUOUS WOOD SHEATHED WALL	
GB-1	1/2" THICK GYPSUM BOARD PANEL APPLIED ONE SIDE ONLY	
GB-2	GYPSUM WALL PANEL APPLIED BOTH SIDES	
CS-PF	PORTAL FRAME IN CONTINUOUS WOOD SHEATHING WALL AT LOCATION SECIFIED ONLY: 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE WISCONSIN CODE DETAIL SPS 321.25-A	
PFH	PORTAL FRAME WITH HOLD-DOWN - 1/2" THICK APA SPAN RATED WOOD SHEATHING. SEE DETAIL SHOWN	
MFG	SIMPSON STRONG-TIE MANUFACTURED PANEL OF SIZE NOTED	
PANEL FASTENING SCHEDULE		
SHEATHING TYPE	FASTENER	SPACING (EDGE/ FIELD)
WOOD SUBFLOOR(23/32") THICK	#9X 2.5" WOOD SCREW	6" / 12"
WOOD WALL SHEATHING (15/32")THICK	0.131"x 2.5" WOOD R.S. NAIL	6" / 12"
WOOD ROOD SHEATHING (15/32" OR 19/32")	0.131"x 2.5" WOOD R.S. NAIL	6" / 12" TYPICAL 3" / 8" @ RIDGE & OVERHANGS
GWB WALL	#6X 1 5/8" TYPE W SCREW	4" / 8"



2 PORTAL FRAME IN CSW SHEATHING PER SPS 321.25-A @ GARAGE OVERHEAD
SCALE: 1/4"=1'-0"



1630 CHURCH ST.
WAUWATOSA, WI 53213
fouad@saabdesign.net
www.saabdesign.net
PH: 262-378-2129

Date:10-24-17

Revisions:

REVISED

Reference Drawing

UNITS:3&4
ACACIA/ AUGUSTA

PROJECT:

THE COTTAGES
AT
VILLAGE GREEN

PROJECT LOCATION:

PLEASANT PRAIRIE
WISCONSIN

SHEET TITLE:

BRACING PLANS

SHEET NO:

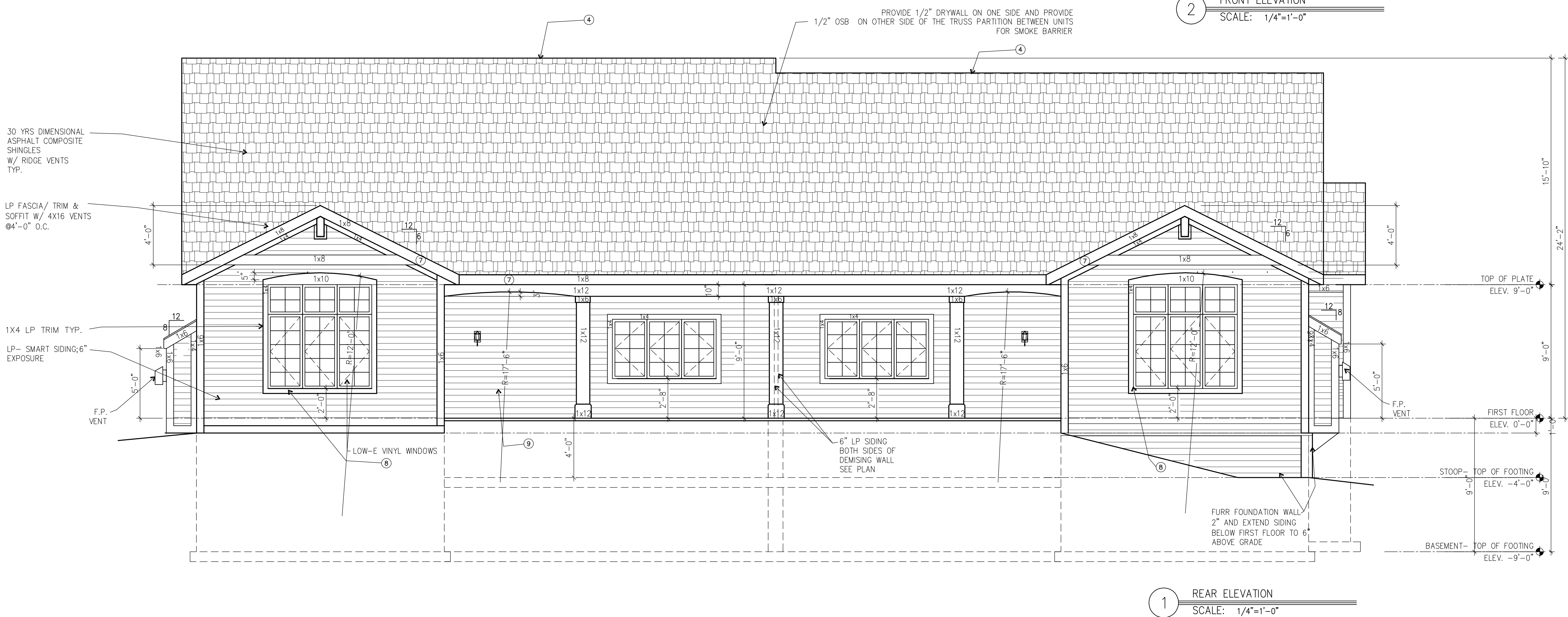
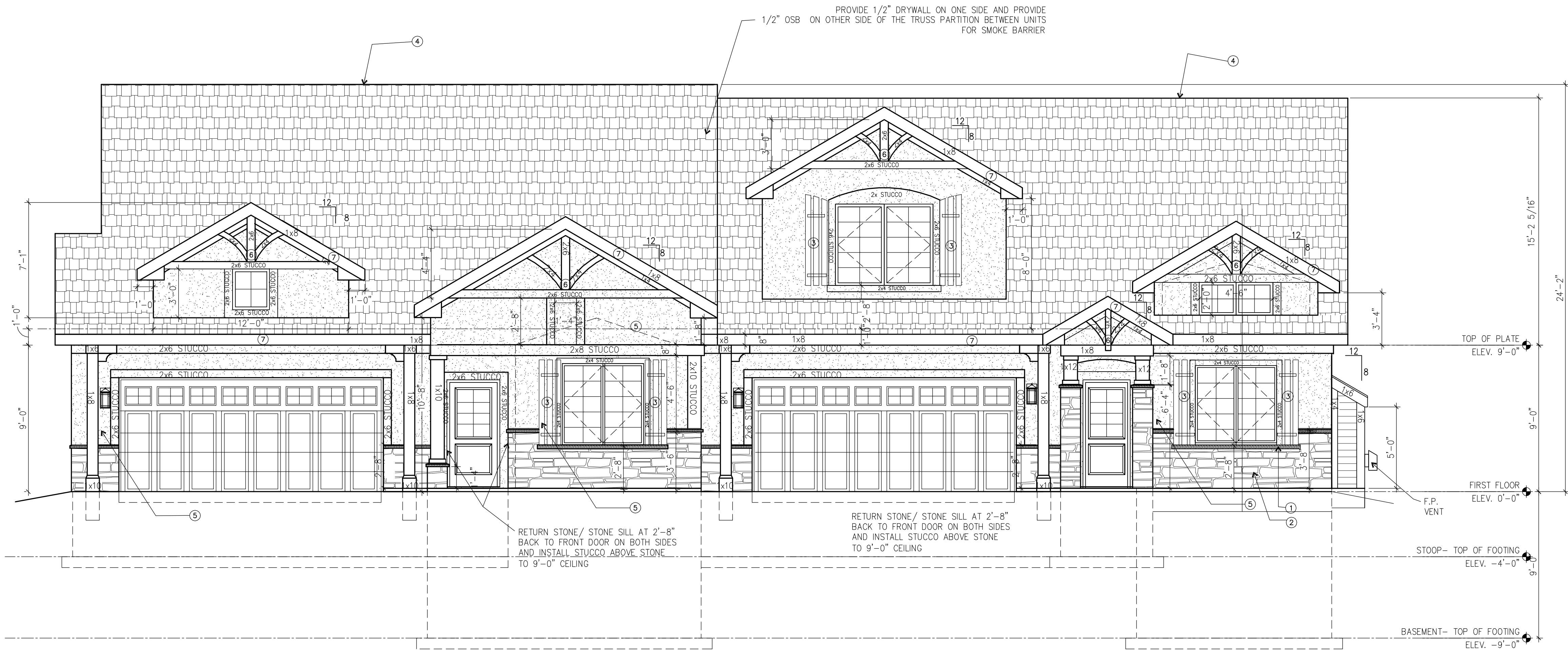
A-2.1

EXTERIOR ELEVATIONS GENERAL NOTES:

1- ALL ROOF SOFFITS ARE 1'-0" FROM FACE OF EXTERIOR STUD SHEATHING TYP.

EXTERIOR ELEVATIONS KEY NOTES:

- ① 2" THICK ROCK FACED LIMESTONE
- ② 2" CULTURED STONE OVER 5/8" SCRATCH COAT CEMENT OVER EXPANDED MTL. LATH OVER #15 FELT. FLASH AT SILL OR CHANGE OF MATERIAL
- ③ 1X4 CEDAR WOOD SHUTTERS
- ④ DIMENSIONAL ASPHALT ROOFING SHINGLES WITH METAL VALLEYS.
- ⑤ ALL EXTERIOR STUCCO: TROWELED FINISH OVER 1/2" CEMENT BOARD OVER TYVEK. ALL STUCCO TRIM TO BE AROUND WINDOWS TO BE 1 3/4" DEEP FROM OSB SHEATHING SURFACE. ALL TRIM WIDTH AROUND WINDOWS SHALL BE 4" WIDE. PROVIDE FLASHING AT ALL DIFFERENT SURFACE LEVELS, SILLS, WINDOW HEADS AND SILLS, AT ROOFING PLANE. SEAL ALL EXTERIOR WINDOWS WITH COLOR TO MATCH TRIM. PROVIDE CONTROLLED JOINTS AS NEEDED TO AVOID CRACKS. STUCCO CONTRACTOR IS RESPONSIBLE FOR WEATHERIZATION PROTECTION AND COSTS.
- ⑥ 2X6 DECORATIVE CEDAR TRIM TO BE PAINTED OR STAINED
- ⑦ 12" LP SMART VENTED SOFFIT AND 8" FACIA LP SMART BOARD
- ⑧ ALL SIDING TRIM TO BE LP SMART BOARD WITH 1X6 OUTSIDE CORNER, 1X4 INSIDE CORNER, 1X4 WINDOW TRIM SURROUND. FLASH TOP OF ALL WINDOWS, AND WRAP WINDOW WITH WATERPROOF RUBBER TAPE.
- ⑨ ALL SIDING TO BE LP SMART BOARD CEDAR TEXTURE WITH 6" EXPOSURE



GENERAL NOTES:

1- ALL INTERIOR BEARING AND NON BEARING WALLS ARE 3 1/2" THICK; APPLY (1/2" GYPSUM BOARD ON EACH SIDE ON 2X4 WOOD STUDS @ 16" O.C. MAX.) ALL EXTERIOR WALLS ARE 2X6 WOOD STUDS @ 16" O.C. TYP. FRAMING

2- ALL INTERIOR WALLS TO RECEIVE WOOD BASE PER OWNER SELECTION. PROVIDE STANDARD SHOE MOLDING AT ROOMS WITH HARDWOOD OR TILE FINISHED FLOORS TYP.

2.1- ALL INTERIOR CASING TO RECEIVE 3 1/2" PREPRIMED WOOD TRIM 1/2" THICK TYP.

3- ALL INTERIOR DOORS ARE 1 3/4" THICK MASONRY WOOD MOLDED DOORS WITH ARCH TOP PANEL. ALL DOORS ARE 6'-8" HIGH UNLESS OTHERWISE NOTED.

3- ALL EXTERIOR WINDOWS ARE CASEMENT VYNILCLAD WITH 1" LOW-E TINTED GLASS AND PINE WOOD INTERIOR JAMBS TO FIT 2X6 FRAMING. ALL WINDOWS NAILING FLANGE SHALL BE WRAPPED WITH 4" SELF ADHESIVE WATERPROOF MOISTURE/AIR BARRIER MEMBRANE .

4- ALL EXTERIOR BUILDING (TYPE)WRAP TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS AND WARRANTIES.

5- ALL EXTERIOR BUILDING WALLS TO BE INSULATED WITH FIBERGLASS WITH AN R-VALUE OF R-19. AND ALL ATTIC CEILINGS WITH AND R-50 MIN.

ALL SMALL GAPS WITHIN STUD WALL FRAMING MUST BE SEALED WITH SEALANT PRIOR TO THE INSTALLATION OF VAPOR BARRIERS.

6- ALL INTERIOR GYPSUM BOARD CEILINGS ARE RATED 5/8" THICK TYPE'X'. FOR ONE HOUR FIRE RATING BETWEEN ALL FLOORS AND CEILINGS.

7- PROVIDE AND INSTALL FIRE BLOCKING AT ALL INTERIOR WALLS BETWEEN FLOORS, AT ALL SOFFITS, DEAD SPACE AND PER BUILDING CODE OFFICIAL INSPECTIONS

8- PROVIDE AND INSTALL REFINISHED METAL FLASHING AND COUNTER FLASHING PER SMACNA AT ALL DIFFERENT BUILDING MATERIALS, WINDOW AND DOOR SILLS AND HEADERS, STUCCO AND MASONRY SILLS . EXTERIOR WALLS AND ROOFING PRODUCTS

9- PROVIDE AND INSTALL WITH EPOXY ADHESIVE 5/8" OSB BOARD SUBFLOOR AT ALL FLOOR LEVELS. ALL FLOORS SHALL BE LEVELED.

10- ALL INTERIOR OR EXTERIOR WALL HEADERS SHALL BE (2) 2X12 WITH SPAN 10' OR LESS OR (2) 1-3/4" X11 7/8" MICROLAMS OR PER FLOOR AND WALL SUPPLIER ENGINEER.

11- ALL ROOF TRUSSES/ROOF FRAMING, FLOOR JOISTS TO BE DESIGNED AND STAMPED BY SUPPLIER AND MEETS BUILDING CODE.

12- ALL STEEL BEAMS AND COLUMNS SHALL BE SIZES AND FINALIZED AND STAMPED AND SEALED BY SUPPLIER.

13- ALL CULTURED STONE WALLS SHALL BE FLASHED AT TOP AND BOTTOM OF WALLS. ALL MORTAR GROUTS SHALL BE TYPE 'N'. ALL MASONRY WALLS SHALL BE PRESSURE WASHED AND CLEANED AFTER INSTALLATION.

14- ALL EXTERIOR STUCCO: TROWELED FINISH OVER 1/2" CEMENT BOARD OVER TYVEK. ALL STUCCO TRIM TO BE AROUND WINDOWS TO BE 1 1/2" DEEP FROM OSB SHEATHING SURFACE. ALL TRIM WIDTH AROUND WINDOWS SHALL BE 6" WIDE.

PROVIDE FLASHING AT ALL DIFFERENT SURFACE LEVELS, SILLS, WINDOW HEADS AND SILLS, AT ROOFING PLANE. SEAL ALL EXTERIOR WINDOWS WITH COLOR TO MATCH TRIM. PROVIDE CONTROLLED JOINTS AS NEEDED TO AVOID CRACKS. STUCCO CONTRACTOR IS RESPONSIBLE FOR WEATHERIZATION PROTECTION AND COSTS.

15- PLUMBING CONTRACTOR SHALL SIZE MAIN WATER LINE ENTERING THE HOUSE AND METER SIZE. ALL WATER LINES SHALL BE PER CODE MATERIAL, ALL SHOWER LINES AND TUBS SHALL BE 1/2" DIA. PROVIDE DRAIN LOCATIONS FOR ALL HVAC UNITS. PROVIDE GAS REGULATORS AT ALL GAS APPLIANCES, FURNACES AND FIREPLACES. COORDINATE ALL WORK WITH G.C. AND OTHER SUBCONTRACTOR PRIOR TO INSTALLATIONS OF ANY PRODUCTS.

16- HEATING CONTRACTOR SHALL PROVIDE FORCED AIR HEATING & COOLING SYSTEMS. ALL SYSTEMS SHALL BE ENGINEERED PER BUILDING AND ENERGY CODE AND WITH HIGH ENERGY EFFICIENCY UNITS AND DUCT SYSTEM. PROVIDE FRESH AIR EXCHANGE SYSTEM, APPLIAIRE ON ALL FURNACES. PROVIDE EXHAUST DUCTS FOR ALL BATHROOMS, KITCHEN HOOD AND INSTALL ROOF AND WALL VENTS.

18- ELECTRICAL CONTRACTOR: SHALL PROVIDE ALL ELECTRICAL OUTLETS PER ELECTRICAL BUILDING CODE, GFI OUTLETS AT ALL SINKS AREA, ISLANDS, EXTERIOR OUTLETS WITH WATERPROOF COVER, SOFFIT OUTLETS. INSTALL ELECTRICAL APPLIANCES AND PROVIDE POWER OUTLETS TO ALL OTHER SUBCONTRACTORS EQUIPMENTS THAT WILL BE INSTALLED. PROVIDE EXHAUST FANS TO ALL BATHROOMS AND KITCHEN HOOD(EXTIOR UNIT). EXTERIOR TRENCHING AND WEATHERIZATION PROTECTION SHALL BE INCLUDED IN PRICE. PROVIDE TEMPORARILY POWER OUTLETS AND LIGHTS ON EACH LEVEL DURING CONSTRUCTION.

19- PROVIDE WOOD BLOCKING REINFORCEMENT WITHIN WALLS FOR TOWEL BARS, TOILET PAPER HOLDER, STAIR RAILINGS AND RELATED COMPONENTS, ALL CABINETS AND SHELVING IN CLOSETS AND PANTRIES.

20- PROVIDE 1.5 " THICK GRANITE COUNTERTOP WITH 4" BACKSPLASH IN KITCHEN, LAUNDRY ROOM AND ALL BATHROOMS. ALL SINKS EXCEPT LAUNDRY IS AN UNDERMOUNT SINK. ALL KITCHEN COUNTERTOP EDGES ARE OGEE EDGE REMAINDER ARE EASED EDGE.

21- ALL NAILING MATERIAL AND SHIMS SHALL BE PROVIDED BY SUBCONTRACTORS.

22- CONCRETE SLABS: ALL CONCRETE(4,000 PSI MIN. STRENGHT) SLABS SHALL BE 4" THICK WITH THICKENED EDGE TYP. SLAB SHALL BE REINFORCED WITH WELDED WIRE FABRIC. PROVIDE CONTROLLED JOINT AT ALL INTERIOR CORNERS/ COLUMNS AND NOT TO EXCEED 15'X15' SQ. POUR ALL INTERIOR SLABS OVER 60 MIL VAPOR BARRIER OVER 6" COMPACTED GRAVEL.

23- ALL HARDWOOD FLOORS TO BE INSTALLED OVER TWO LAYERS OF #15 FELT, PROVIDE WOOD VENT REGISTERS. ALL HARDWOOD FLOORS TO BE PRESTAINED 3/4" THICK.

24- ALL TILE FLOORS TO BE SELECTED BY OWNER INSTALLED OVER 1/2" CEMENT BOARD WITH ALL JOINTS MESH TAPED.

25- ALL CARPETS SHALL BE INSTALLED OVER 7LB PER CUBIC FT PADDING.

26- ALL ROOF SOFFITS ARE 1'-0" FROM FACE OF EXTERIOR STUD SHEATHING TYP.

27- ALL SUBCONTRACTORS ARE RESPONSIBLE TO PROVIDE THEIR OWN WOOD BLOCKING AND MATERIALS.

28- ALL SUBCONTRACTOR TO CLEAN THEIR OWN MATERIAL WASTE AT END OF EACH DAY AND SHALL CONFORM TO ALL OSHA SAFETY PROCEDURES AND GUIDES. ANY PENALTIES ISSUED BY OSHA TO GENERAL CONTRACTOR SHALL BE ASSESSED TO ALL SUBCONTRACTORS OR TO THE CAUSING PARTY OF THE PENALTY.

29- INTERIOR DRYWALL FINISHES FOR WALLS AND CEILINGS:

A- ALL EXPOSED FINISHED CORNERS TO BE STANDARD B-ENTIRE HOUSE WALLS AND CEILINGS TO RECEIVE SMOOTH FINISH.

30- INTERIOR WOOD PAINT FINISH:

ALL INTERIOR EXPOSED WOOD CASINGS, JAMBS, DOORS, WINDOWS AND TRIM TO BE PRIMED AND TO RECEIVE TWO COATS OF OIL BASE PAINT 'SEMI-GLOSS' FINISH. OR STAINED PER OWNER SELECTION

31- INTERIOR DOOR HARDWARE: PER OWNER EXTERIOR DOOR HARDWARE: EMTEK: PER OWNER

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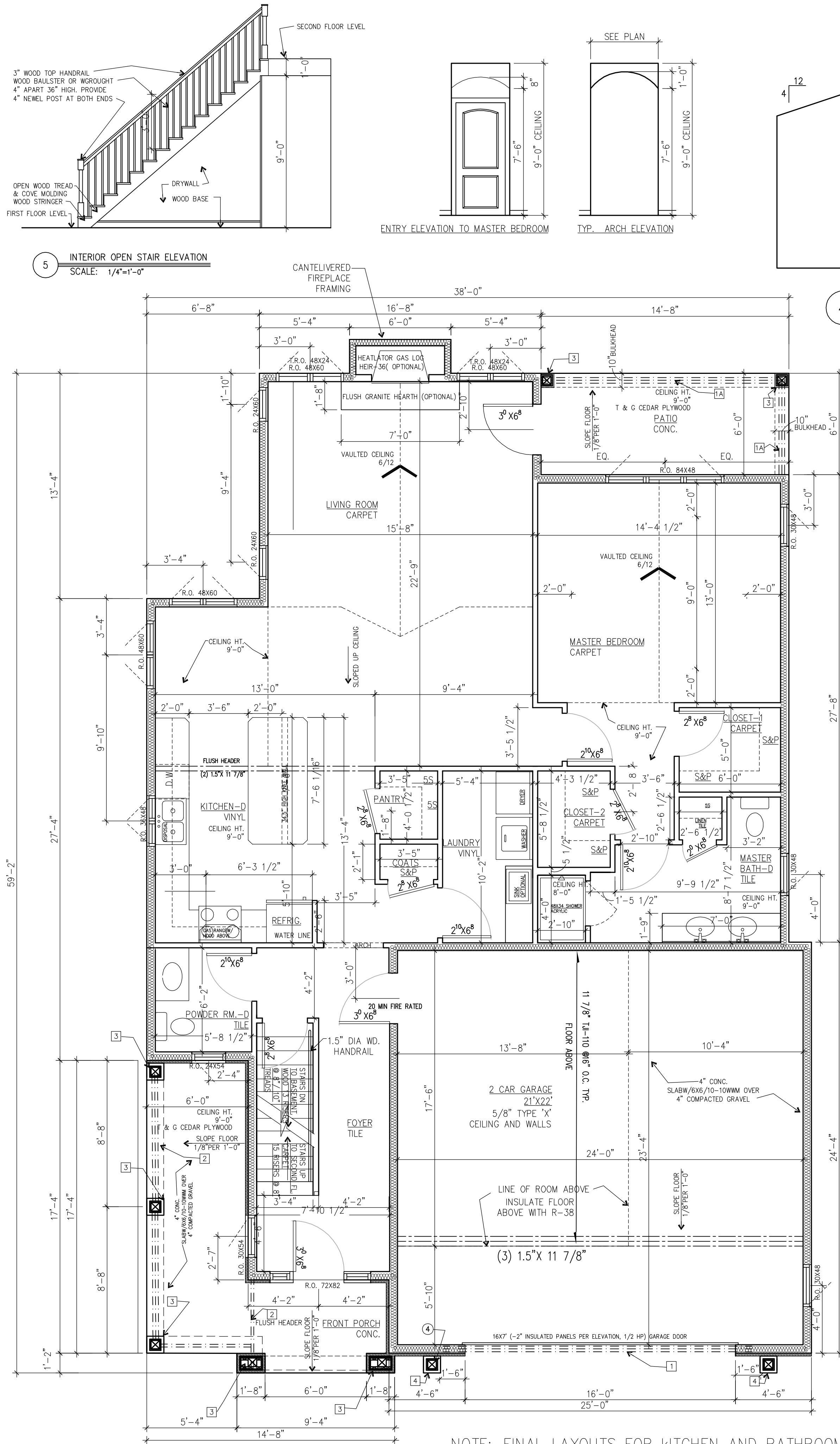
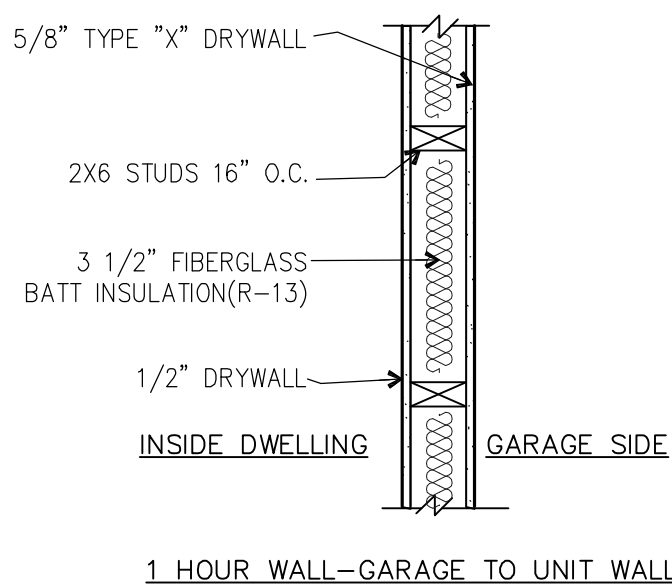
30- INTERIOR WOOD PAINT FINISH:

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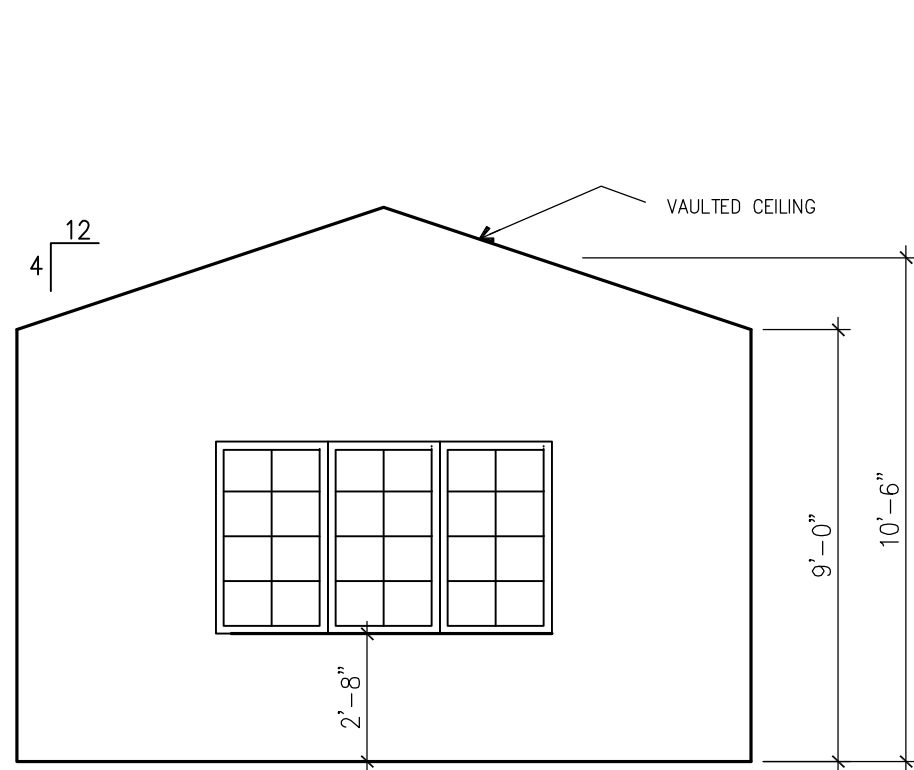
KEY NOTES:

- [1] (3) 1-3/4" X16" MIN. MICROLAMS PER FLOOR SUPPLIER ENGINEER.
- [1A] (2) 1-3/4" X11 7/8" MIN. MICROLAMS PER TRUSS SUPPLIER ENGINEER.
- [2] (2) 1-1/2" X8" MIN. MICROLAMS PER TRUSS SUPPLIER ENGINEER.
- [3] 11"X11" COLUMN: 6X6 TREATED WOOD POST W/ SIMPSON TIE DOWN SEAT; WRAPPED W/ 2X4 WD STUDS AND 1/2" PLYWOOD SHEATHING; WRAPPED WITH 1X12 CEDAR BOARD; 1X12 BASE AND 1X8 AT TOP
- [4] 8"X8" COLUMN: 6X6 TREATED WOOD POST W/ SIMPSON TIE DOWN SEAT; WRAPPED WITH 1X8 CEDAR BOARD; 1X10 BASE AND 1X6 AT TOP

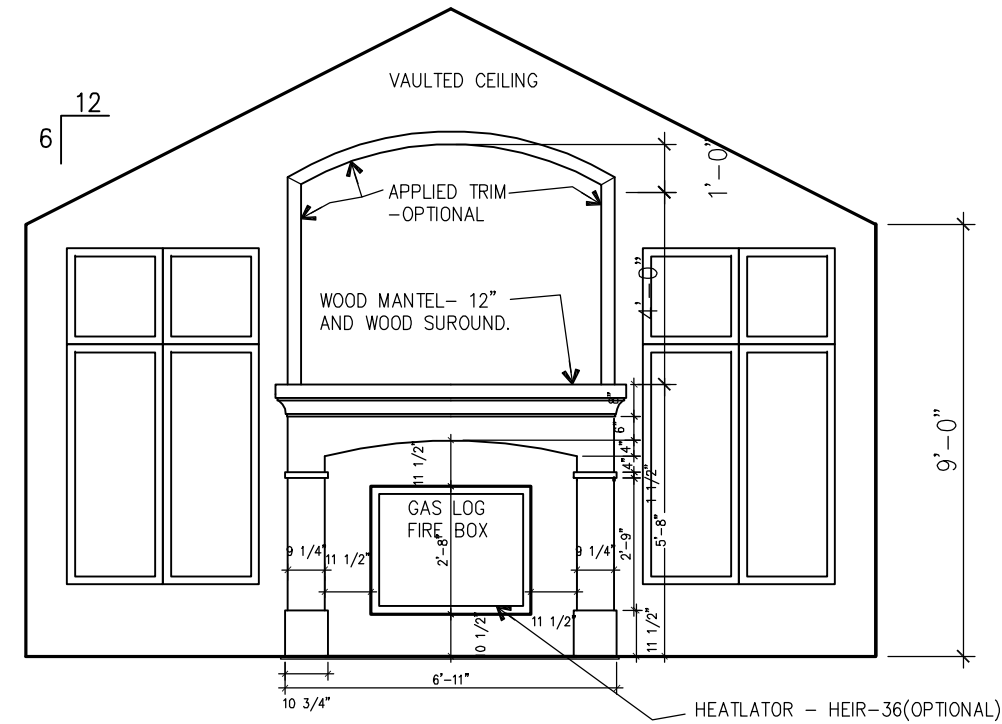


1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

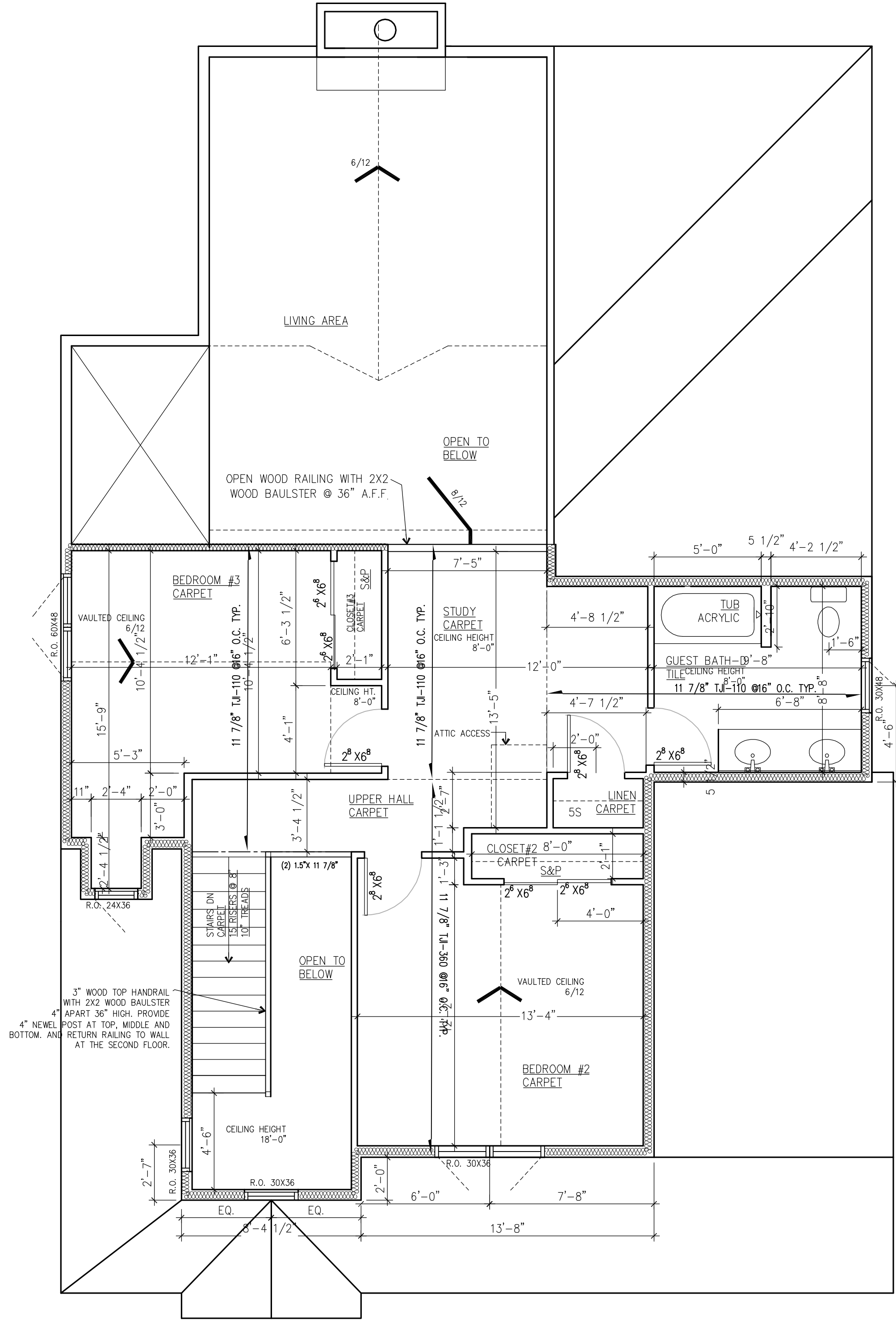
FIRST FLOOR AREA: 1,320 S.F.
SECOND FLOOR AREA: 600 S.F.
TOTAL LIVING AREA: 1,920 S.F.
GARAGE AREA: 596 S.F.



4 ELEVATION @ MASTER BEDROOM
SCALE: 1/4"=1'-0"



3 ELEVATION @ LIVING ROOM
SCALE: 1/4"=1'-0"



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

SECOND FLOOR AREA: 600 S.F.



1630 CHURCH ST.
WAUWATOSA, WI 53213
fouad@saabdesign.net
www.saabdesign.net
PH: 262-378-2129

Date:10-24-17

Revisions:

REVISED

Reference Drawing

UNIT-5
PROTOTYPE-D

PROJECT:

THE COTTAGES
AT
VILLAGE GREEN

PROJECT LOCATION:

PLEASANT PRAIRIE
WISCONSIN

SHEET TITLE:

FLOOR PLANS

SHEET NO:

D-2

UNIT-5
PROTOTYPE-D

PROJECT:

THE COTTAGES
AT
VILLAGE GREEN

PROJECT LOCATION:

PLEASANT PRAIRIE
WISCONSIN

SHEET TITLE:

EXTERIOR
ELEVATIONS

SHEET NO:

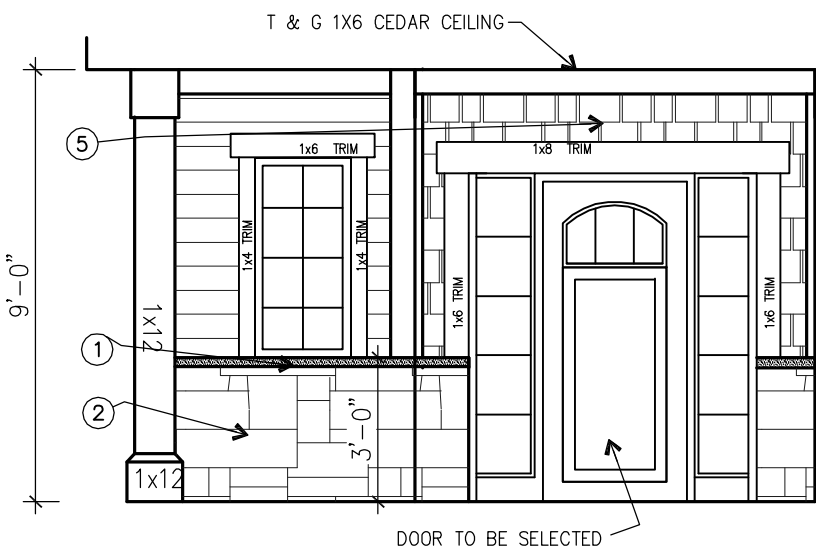
D-3

EXTERIOR ELEVATIONS GENERAL NOTES:

1- ALL ROOF SOFFITS ARE 1'-0" FROM FACE OF
EXTERIOR STUD SHEATHING TYP.

EXTERIOR ELEVATIONS KEY NOTES:

- 2" THICK ROCK FACED LIMESTONE
- 2" CULTURED STONE OVER 5/8" SCRATCH COAT
CEMENT OVER EXPANDED MTL. LATH OVER #15 FELT.
FLASH AT SILL OR CHANGE OF MATERIAL
- 2" THICK LIMESTONE ARCH AND RETURNED HEAD
- DIMENSIONAL ASPHALT ROOFING SHINGLES
WITH METAL VALLEYS.
- LP SMARTSIDING BOARD AND BATTEN
- LP SMARTSIDING CEDAR SHAKE TEXTURED (STAGGERED)
- LP SMARTSIDING PANEL OR PRIMED CEDAR PLYWOOD
- 2x6 DECORATIVE CEDAR TRIM TO BE PAINTED OR STAINED
- 12" LP SMART VENTED SOFFIT AND 8" FASCIA LP SMART
BOARD
- ALL SIDING TRIM TO BE LP SMART BOARD WITH
1X6 OUTSIDE CORNER, 1X4 INSIDE CORNER, 1X4 WINDOW
TRIM SURROUND, FLASH TOP OF ALL WINDOWS, AND
WRAP WINDOW WITH WATERPROOF RUBBER TAPE.
- ALL SIDING TO BE LP SMART BOARD CEDAR TEXTURE
WITH 6" EXPOSURE
- NOT USED
- FYPON BRACKET 7X11X3
- FYPON BRACKET-BKT OGEE 8X6X4 INSTALLED 24" O.C.



5 PARTIAL FRONT ELEVATION @ UNDER FRONT PORCH
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"



4 LEFT ELEVATION
SCALE: 1/4"=1'-0"



3 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

- F. **PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS** for the request of Chad George on behalf of Massage Envy to occupy 9160 76th Street, Suite A in the Prairie Edge development for services including massage therapy, stretch therapy, hot stone therapy and customized skin care services and related retain products.

Recommendation:

Village staff recommends approval of Conditional Use Permit including Site and Operational Plans subject to the comments and conditions of the Village Staff Report of May 29, 2018.

VILLAGE STAFF REPORT OF MAY 29, 2018

CONSIDERATION OF A CONDITIONAL USE PERMIT INCLUDING SITE AND OPERATIONAL PLANS

for the request of Chad George on behalf of Massage Envy to occupy 9160 76th Street, Suite A in the Prairie Edge development for services including massage therapy, stretch therapy, hot stone therapy and customized skin care services and related retail products.

PUBLIC HEARING COMMENTS:

As a part of the hearing record, the Village staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described below:

Findings of Fact

1. The petitioner is requesting approval of a Conditional Use Permit including Site and Operational Plans to occupy 2,543 square feet of the building located at 9160 76th Street Suite A within the Prairie Edge commercial building for the proposed Massage Envy. Massage Envy services will include massage therapy, stretch therapy, hot stone therapy and customized skin care services and related retail products. See **Exhibit 1** for the application and related materials.
2. The property is known as Lot 1 of CSM 2838 located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the 4th Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and further identified as Tax Parcel Number 91-4-122-081-0203.
3. The current zoning of the property is B-2 (PUD), Community Business District with a Planned Unit Development Overlay District. The proposed use is allowed in the B-2, District with approval of a Conditional Use Permit.
4. The site provides for 54 parking spaces including six (6) handicapped accessible parking spaces for this three unit multi-tenant building. Pursuant to the Village Zoning Ordinance, this use requires a minimum of 23 parking spaces (1 space for 200 square feet of floor area plus 1 space for each 2 employees) plus the required number of handicapped accessible spaces per State Code requirements.
5. Pursuant to Chapter 225 of the Village Municipal Code each massage therapist is required to have a Village license if the therapist(s) is not licensed by the State of Wisconsin.
6. The facility will be open from 8:00 a.m. to 10:00 p.m. Pursuant to the application this facility will have eight (8) full-time employees and 12 part-time employees.
7. Notices were sent to adjacent property owners via regular mail on May 11, 2018 and notices were published in the Kenosha News on May 15 and 22, 2018.
8. The petitioner was provided a copy of this memo on May 25, 2018.
9. According to Article XVIII of the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials and information presented at the public hearing that the project as planned, will not violate the intent and purpose of all Village Ordinance and meets the minimum standards for granting of a Conditional Use Permit. Furthermore, pursuant to Article IX of the Village Zoning Ordinance, the Plan Commission shall not approve any Site and Operational Plan application without finding in the decision that the application, coupled with satisfaction of any conditions of approval, will comply with all applicable Village ordinance requirements and all other applicable Federal, State or local requirements relating to land use,

buildings, development control, land division, environmental protection, sewer and water service, storm water management, streets and highways and fire protection.

Village Staff Conclusions and Recommendation: (to be read out loud)

The Village staff has determined that based upon the foregoing information presented in the application, at the public hearing and the memorandum from the Fire & Rescue Department that the project meets the following standards for granting a Conditional Use Permit and Site and Operational Plan approval in that the project:

- does not impede the traffic patterns on the site or cause traffic congestion or traffic circulation problems and the traffic patterns on the site do not hinder, harm or distract the provisions of public services;
- does not impair an adequate supply of light and air to the adjacent properties;
- does not increase danger of fire--in so far as the danger of fire does not exceed the capabilities of the Village Fire & Rescue Department;
- does not create storm water flooding or drainage, create obnoxious odors, problems or otherwise endanger the public health, safety or welfare;
- has no existing identified hazard, danger, harm, noxiousness, offensiveness, nuisance or other adversity or inconsistency that would endanger the public's health, safety or welfare related to the proposed use;
- the proposed and applied for use on this particular parcel is not inherently inconsistent with either the B-2 District in which it is located or the surrounding industrial zoned districts and surrounding neighborhood; and
- the proposed and applied for use will comply with all applicable Village ordinance requirements and all other applicable federal, state or local requirements relating to land use, buildings, development control, land division, environmental protection, sewer and water services, storm water management, streets and highways and fire protection.

Based on the foregoing information, the Village staff recommends that if the Plan Commission determines that the petitioner has met the specific standards for granting of a Conditional Use Permit and Site and Operational Plan approval as specified above; then approval of the Conditional Use Permit and Site and Operational Plan shall be approved subject to the following conditions:

1. Prior to occupancy the required building permit shall be obtained, building and zoning permits shall be issued (including the execution of the required conditional use grant document) and all required inspections shall be completed. These permit applications has been submitted and are under review. In addition, the required wall sign is required to be installed prior to occupancy (a permit application is required to be submitted).
2. A copy of the current massage therapist State license(s) shall be submitted to the Village for each massage therapist employed at the center prior to occupancy. If the therapist is not licensed by the State then the required Village license shall be obtained prior to occupancy. Current licenses shall be provided to the Village for the Conditional Use to remain effective.
3. Compliance with the ***attached*** memorandum from the Village Fire Chief dated May 25, 2018. **Pursuant to this memorandum a compliance letter shall be submitted to the Fire & Rescue Department prior to receiving a building**

permit, stating that the project will comply with the requirements of their memo. A copy shall be provided to the Community Development Department.

4. Compliance with the **attached** memorandum from the Village Building Inspection Department dated May 22, 2018.
5. Proper sign permits shall be submitted prior to installation of any new signs. The required wall sign shall be installed prior to occupancy.
6. Operation of the use granted shall be in strict conformity to the approved plans filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the conditional use permit or zoning violation prosecution, or both.
7. All plans shall conform to applicable Village ordinance requirements, and to all other applicable local, state and federal requirements relating to land use, buildings, development control, land division, environmental protection, sewer service, water service, storm water management, streets and highways and fire protection; and in the event of conflicting requirements or standards, the most restrictive shall apply.
8. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 12.12 of the Village Zoning Ordinance.
9. The site shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
10. No changes to the site or buildings shall be made without the Village's approval. In addition, any addition, alteration, extension, expansion, repair or other proposed change in the approved operation shall be subject to the Village's Conditional Use procedures as if such use were being established anew.
11. An annual business license is required to be obtained from the Village.
12. Upon approval of the Conditional Use Permit and prior to issuance of building permits, the property owner and the tenant shall sign the Conditional Use Grant Document and said document shall be recorded at the Kenosha County Register of Deeds office prior to issuance of any permits. All recording costs (\$40.00) are the responsibility of the owner/tenant **Provide the Village with the name and authorized representative of the owner and the tenant who is authorized to sign this document so that the document can be drafted and signatures obtained.**
13. The Conditional Use Grant shall become effective upon the execution and recording of said document and shall constitute an effective covenant running with the land. The Conditional Use Grant is subject to amendment and termination in accordance with the provisions of the Village Zoning Ordinance. Construction and operation of the use granted shall be in strict conformity to the approved plans filed in connection with the petition for this permit. Violations of these conditions may result in the revocation of the conditional use permit or zoning violation prosecution, or both.



Office of the Chief of Fire & Rescue
Craig Roepke

TO: Jean Werbie-Harris, Community Development Director
FROM: Craig Roepke, Chief Fire & Rescue
CC: Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Fire Department review of Massage Envoy
DATE: May 25, 2018

The Fire and Rescue Department will continue to be responsible for providing fire prevention inspections of this facility, twice annually. The Fire & Rescue Department have the following comments regarding the project:

1. This is an existing shell/white box space.
2. An AED will not be required, however is recommended.
3. See sections on both fire alarms and sprinkler systems to be evaluated for any needed additional or modifications.
4. Applicable requirements for Access keys, contact information, EM lighting and fire extinguishers apply.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

IT IS CRITICAL THAT ALL CONTRACTORS SPECIFICALLY FIRE SPRINKLER & ALARM DESIGNERS AND INSTALLERS RECEIVE AND UNDERSTAND THE CONTENT OF THIS DOCUMENT.

Compliance: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

**FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.
INFORMATION REGARDING PLAN SUBMITTAL CAN BE FOUND AT
<http://www.pleasantprairieonline.com/services/fireandrescue/ForContractors.asp>**

Pre-Construction Meeting: A pre-construction meeting may be required based on the complexity of the alterations or renovations.

Documentation & Contact: Any and all documentation not provided on-site during inspections shall be submitted to the Fire & Rescue department at the following contact information:

Pleasant Prairie Fire & Rescue Department
8044-88th Avenue
Pleasant Prairie, WI 53158
262-694-8027
Fireandrescue@plprairie.com

1. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.
2. **Plan Review, Permits and Fees:** The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin. ***Work that commences without an approved permit or plans will be assessed a triple permit fee for the appropriate system.*** A submittal is not considered an approved plan.
3. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

The following fees and permits are generated directly from the Fire & Rescue Department.

- a. Bulk water Usage
- b. Fire Protection Plans for Underground and Aboveground
- c. Fire Alarm System Plans
- d. Kitchen Hood Systems Plans

NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

4. **Occupancy:**
 - a. All fire and life safety requirements shall be in place and operational prior to any building being occupied.
 - b. No occupancy inspections shall be scheduled until all life-safety systems are complete.
 - c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and the Village Building inspection department.
 - d. As required AED devices shall also be in place and operational.
5. **Hazardous Occupancies:** Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.
6. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.
7. **AED:** If not existing, the owner may be required to install an Automatic External Defibrillator (AED) device for employee and public use in the event of a sudden cardiac arrest. The AED, if required shall be in place at the time of the occupancy inspection. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.
8. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.
9. **Elevators:** If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.
10. **On Premise Secure Key System:** If not already existing, A Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.
11. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with NFPA 10.

12. MSDS / SDS Station:

- a. In occupancies with an existing SDS station, the new tenant shall provide information as required below.
- b. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.
- c. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.
- d. The SDS information shall be organized in such manner that access to product information is intuitive. This could include a book, binder or folder set.
- e. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

13. Emergency and Exit Lighting: Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled.**14. Sprinkler System:** In buildings with existing fire sprinkler systems; the systems shall be evaluated by a licensed Wisconsin sprinkler designer to determine if any proposed obstructions, walls, or alterations impact the existing design or operation of the fire sprinkler system.

- a. Additions or modifications shall be designed and constructed to the current printed edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
- b. Should it be determined that the renovations, alterations, or modifications do not impact the existing fire sprinkler design, a stamped letter from the reviewing WI Licensed designer shall be submitted to the fire department.
- c. In structures where no fire sprinklers exist, an evaluation will determine whether the extent and type of renovations, alterations or modifications require the installation of a fire sprinkler system.

15. The following information as applicable, must be submitted with the sprinkler plans for review:

Building height:
Number of stories/floors:
Mezzanines:
Elevators:
Hazard class:
Commodity Class:
Exterior storage:
Fire protection:

16. Pumper Pad: (If applicable)

- a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".
- b. The FDC shall comprise of a 30 degree angled 5" Storz connection.
- c. Both the hydrant and FDC shall be between 18" and 23" above finished grade as a pair.
- d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.
- e. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.
- f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.
- g. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire

Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.

- h. The Fire Department connection shall be constructed along with an underground drain with access for inspection.
- i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.
- j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.
- k. Refer to the Village specification drawing for the pumper pad design.
- l. The pumper pad shall conform to Village specifications. Changes or modifications must have AHJ written approval prior to construction.

17. Strobe Light: *(if not existing)*

- a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.
- b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.
- c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.
- d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices.
- e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required.
- f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

18. Fire Alarm System: In buildings with existing fire alarm systems; the system shall be evaluated by a fire alarm contractor to determine if any proposed obstructions, walls, or alterations impact the existing design or operation of the fire alarm system.

- a. In structures where no fire alarm systems exist, an evaluation will determine whether the extent and/or type of renovations, alterations or modifications require the installation of a fire alarm system.
- b. Should it be determined that the renovations, alterations, or modifications do not impact the existing fire alarm design, a letter from the reviewing fire alarm contractor shall be submitted to the fire department.
- c. Additions or modifications shall be designed and constructed to the current printed edition of NFPA 72, The National Fire Alarm and Signaling Code and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers. Confirm NFPA edition with the Fire Department prior to system design.
 - 1. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
 - 2. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
 - 3. **Smoke and Heat Detection:** Shall be installed as required.
 - 4. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
 - 5. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as a fire alarm.
 - 6. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.
 - 7. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire

Department and the fire alarm program technician prior to any inspections.

8. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, e.g. shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 12pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)
9. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
10. **Transmission of Fire Alarms.** The method of transmission to central station must be approved by the Fire & Rescue Department. (e.g. RF Radio, cellular, VOIP, or other approved technologies allowed by code.)
11. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)
12. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

Information for the Central Station

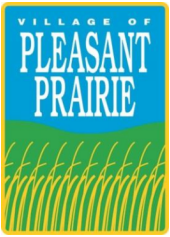
Fire Agency:	Pleasant Prairie Fire & Rescue
EMS Response:	Pleasant Prairie Fire & Rescue
Emergency:	(262) 694-1402
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

19. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department must be made aware and the system must meet all NFPA 72 requirements.
20. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.
 - a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, §180-16 (N) if modifications are made to the system.
 - b. The fire alarm contractor shall provide the owner with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design" if modifications are made to the system.
 - c. Verification of fire alarm central monitoring station.
 - d. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station for any changed systems.
 - e. Copies of the fire sprinkler operational test certificates.
 - f. Copies of the fire alarm test documents.
 - g. Copies of other test documents such as, hood/duct, smoke, etc...not already received in previous inspections.
 - h. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
 - i. Floor plans and fire protection plans for the building in an as-built condition shall be provide in an electronic format either PDF or DWG. Media type (CD, USB stick, etc) to be agreed in advance.

- j. Maps of the fire alarm and fire sprinkler system or updates to the existing systems shall be placed in the fire pump or riser room, near the fire alarm control panel; the maps shall be hung on the wall, with a waterproof covering and visually large enough to be easily read.
- k. AED(s) as required is/are in place at such time that the occupancy inspection is conducted.
- l. A copy of the Emergency Plan or updates must be submitted to the Fire & Rescue Department before occupancy.

###

Revision 3.5 2/2018



Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

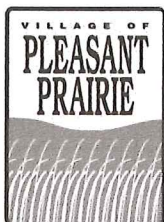
From: Sandro Perez, Building Inspection Superintendent

Subject: Massage Envy

Date: May 22, 2018

1. Building Inspection Department information:
Hours: Mon-Fri, 8am-5pm.
Phone# 262-694-9304
Email: buildinginspection@plprairiewi.com
2. Permit applications can be found online at pleasantprairieonline.com
3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.
4. All contractors requiring permits shall not commence work until permit issuance.
5. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2011 NEC and WI. Plumbing code SPS 381-386.
6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS). Please be aware state plumbing plan review has a long lead time, plan accordingly.
7. Building Inspection Department will not issue respective permits until we receive the applicable state approval letter and plans.
8. All state approved drawing must be available at job site for inspector review during inspections.
9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department with building permit application.
10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.
12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.
13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.
14. All applicable equipment must be “LISTED” by a nationally recognized testing laboratory.
15. All equipment, materials, etc. must be rated for the environment in which they will be used.
16. Please contact me with any questions on permitting and/or plan submittal.



SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
<input type="checkbox"/> Final Site and Operational Plan <input checked="" type="checkbox"/> Final Site and Operational Plan/Conditional Use Permit <input type="checkbox"/> Preliminary Site and Operational Plan <input type="checkbox"/> Preliminary Site and Operational Plan/ Conditional Use Permit <input type="checkbox"/> Digital Security Imaging System (DSIS Agreement and Easement)	<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Building Alteration <input checked="" type="checkbox"/> New Tenant

Name of Business: CKG Operations, LLC dba Massage Envy - Pleasant Prairie

Site Address: 9160 76th St Suite #: A

Tax Parcel Number: 91-4-122-081-0203

Zoning District(s): B-2 (PUD)

Name of Development: Prairie Ridge Edge

Estimated Date of Occupancy: 9/15/18

Detailed Description of the Proposed Project and Use:

CKG Operations, LLC dba Massage Envy will operate a personal health business in Pleasant Prairie, WI that offers total body care services including massage therapy, stretch therapy, hot stone therapy and customized skin care services and related retail products under the name "Massage Envy" through a membership based program in a distinctive, clean and friendly environment.

Detailed Description of Company:

CKG Operations, LLC was formed for the sole purpose of operating Massage Envy - Pleasant Prairie. The Company was formed by Chad (51%) and Kerri (49%) George, both residents of Pleasant Prairie. Chad is a Service Connected Disabled Veteran who served 20 years in the U.S. Marine Corps and Kerri is the Director of the Fleet and Family Support Center on Naval Station Great Lakes.

Select One Option

- ☐ Relocation of Business from _____
☒ New Location for Business in Pleasant Prairie
☐ Expansion/Change to Existing Business in Pleasant Prairie
☐ New Start Up Business

RECEIVED

MAY 07 2018

PLEASANT PRAIRIE

SITE AND BUILDING INFORMATION

Lot Area: 43,734 sq. ft. Lot Area: 1.004 ac.
Building Area: 7350 sq. ft. Building Height: 20 ft.
Tenant Area: 2543 sq.ft.
Addition Area: 0 sq. ft. Addition Height: 0 ft.
Total Impervious Surface Area: 43,534 sq. ft.
Total Landscape Area: 200 est. sq.ft. Site % of Open Space %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 54
Total # of regular parking spaces (on-site): 48
Total # of handicapped accessible spaces (on-site): 6
Total # of truck parking spaces (on-site): 0
Total # of dock doors: 0
Anticipated automobile trips to and from the site (excluding trucks):
Number of daily average trips: 80 Maximum number of daily trips: 120
Anticipated truck trips to and from the site:
Number of daily average trips: 1 Maximum number of daily trips: 3

OPERATIONAL INFORMATION

Hours (Open to the public): 8:00 a.m. - 10:00 p.m.
Delivery hours: 8:00 a.m. - 5:00 p.m.

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: 8
Proposed total number of part-time employees: 12
Number of shifts: 1
Total of number of employees per shift: 1st 12, 2nd , 3rd
Largest number of employees on site at any one time: 12

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☒ The property is serviced by Public Sanitary Sewer
- ☒ The property is serviced by Public Water
- ☒ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: 4

If property is zoned M-1, M-2 or M-5 then the following shall be completed:

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____ sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____ sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____ sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____ sq. ft.
- ☐ Business Group B _____ sq. ft.
- ☐ High-Hazard Group H _____ sq. ft.
- ☐ Other _____ sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

Massage lotions, oils, gels. 15 gallons total.

Types of equipment or machinery to be used on site:

N/A

Types and quantities of solid or liquid waste material which require disposal:

Standard retail business waste disposal.

Method of handling, storing and disposing of solid or liquid waste materials:

Trash receptacles disposed into dumpster located in back of building enclosure.

Methods of providing site and building security other than the Village Police Department:

Interior cameras with recording capability will be installed in the reception area and in the break room covering both entrances of the suite.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

Tenant responsible for maintaining the interior of the suite in accordance with the landlord requirement and the franchise policy. Property owner is responsible for the exterior of the building.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

No adverse impact, business is located in the middle of a commercial area.

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

Massage therapists and Estheticians are licensed through the State of Wisconsin.

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☐ Title Sheet
- ☐ Survey
- ☐ Site Plan
- ☐ Grading and Drainage Plan
- ☐ Building and Fire Protection Plans
- ☐ Lighting Plan (including photometric plan)
- ☐ Landscape and Open Space Plan
- ☐ Signage Plan
- ☐ Industrial Waste Survey
- ☐ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: Dimitri Dimitropoulos

Signature: *see attached email*

Address: _____

(City) _____ (State) _____ (Zip) _____

Phone: 414-587-7459

Fax: _____

Email: Dimitri@ohiokilts.com

Date: 5/7/18

APPLICANT/AGENT:

Print Name: _____

Signature: _____

Address: _____

(City) _____ (State) _____ (Zip) _____

Phone: _____

Fax: _____

Email: _____

Date: _____

TENANT CONTACT:

Print Name: Chad George

Signature: *Chad George*

Address: 5268 99th St

Pleasant Pr: WI 53158

(City) _____ (State) _____ (Zip) _____

Phone: 262-455-8471

Fax: _____

Email: chad.george1@hotmail.com

Date: 5/7/18

Peggy Herrick

From: Dimitri Dimitropoulos <dimitri@ohiokilts.com>
Sent: Monday, May 07, 2018 6:22 PM
To: Peggy Herrick
Subject: RE: Message Envy Tenant at Prairie Edge

Peggy, I am emailing to approve the document for Message Envy in lieu on a signature on it.
Any questions, please let me know.

Thank you,
Dimitri Dimitropoulos
414-587-7459 : cell
414-967-7083 : office
414-967-7085 : fax

From: Peggy Herrick <pherrick@plprairiewi.com>
Sent: Monday, May 7, 2018 11:58 AM
To: Dimitri Dimitropoulos <dimitri@ohiokilts.com>
Cc: Jean Werbie-Harris <jwerbie@plprairiewi.com>
Subject: Message Envy Tenant at Prairie Edge
Importance: High

Dimitri

As discussed on the phone a therapeutic message use requires approval of a Conditional Use Permit by the Village Plan Commission prior to submitting/processing building permits for this tenant.

The following needs to be submitted as soon as possible—no later than 10 am tomorrow (5-8-18) so that the required notices can be prepared for the Tuesday May 29, 2018 special Plan Commission meeting:

1. Completed Site and Operational Plan Application (attached)
2. Completed Pre-Development Agreement Application (attached)—unless you would like the Village to use the current Pre-Development Agreement on file for the Prairie Edge Development.
3. Application fee of \$825
4. Pdf copy of the plans (we have the paper copies submitted by the contractor today)

Mike, the contractor has submitted the building permit application with the paper plans that I am holding onto until approval from the Plan Commission is obtained and the permit can be processed. In addition, prior to issuance of the building permit the required annual business license and \$25 application fee shall be submitted. Mike has the application and will provide to the tenant.

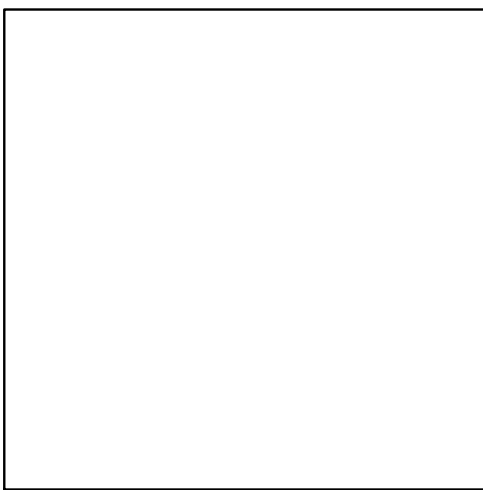
Peggy Herrick

Assistant Planner/Assistant Zoning Administrator

VILLAGE OF PLEASANT PRAIRIE
9915 39th Avenue
Pleasant Prairie, WI 53158
P: 262.925.6717 | F: 262.925.6787

PROJECT NAME:

ME - Massage Envy
#1357 Pleasant Prairie
9160 76th Street, Ste A
Pleasant Prairie, WI 53158



Professional Seal

ARCHITECT
The Custom House LLC
1506 S. 58th Street
West Allis, WI 53214
CONTACT: Daniel Glazewski, Architect
PHONE (414) 617 - 0352
EMAIL architect@thecustomhousellc.com

DESIGNER
McINTOSH
1850 South Boulder, Suite 300
Tulsa, OK 74119
CONTACT: Ellis L McIntosh Jr. AIA

DRAWING INDEX :

ARCHITECTURAL:
T 100 TITLE SHEET
A 101 SUITE PLAN
A 102 REFLECTED PLAN
A 104 FINISH PLAN
A 105 FINISH SCHEDULE

A 201 INTERIORS
A 202 INTERIORS

A 502 DETAILS

Q 101 FFE PLAN
Q 102 FFE SCHEDULE

MECHANICAL, ELECTRICAL, PLUMBING & FP
DESIGN - BUILD

CODE INFORMATION :

CODE AND PROJECT SCOPE:
2009 IBC / SPS 362
- CHAPTER 7 LEVEL 2 ALTERATION - FIRST FLOOR
ACCESSIBILITY CODE:
2009 IBC / SPS 362
2008 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
MECHANICAL CODE: 2009 IMC / SPS 364
PLUMBING CODE: 2014 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE: 2011 NFPA 70 NEC / SPS 316
ENERGY CODE: 2009 IECC / SPS 363

COMMERCIAL BUILDING - ONE STORY
PROJECT AREA =
SUITE A 2,336 SF
BUILDING 7,200 SF

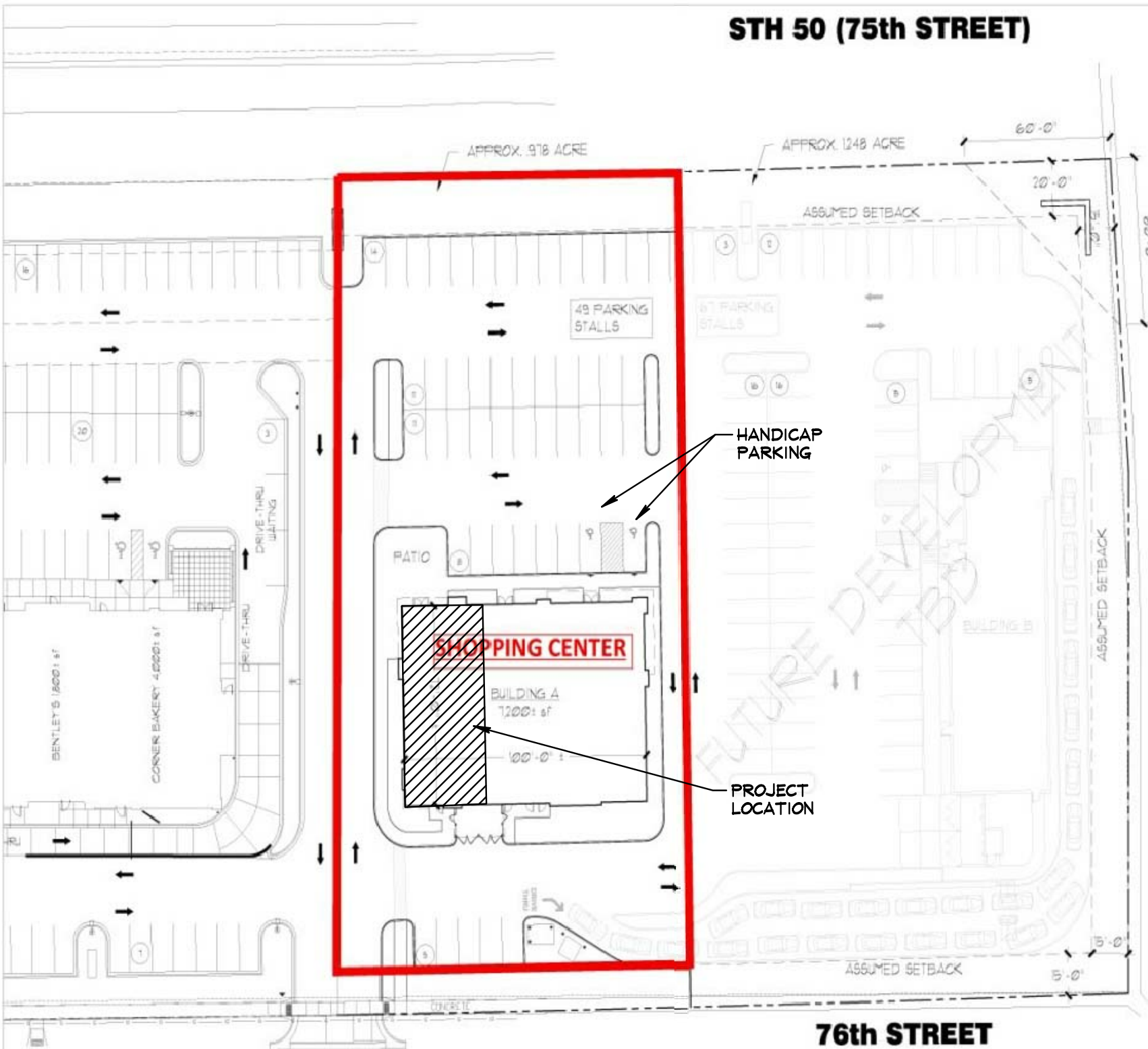
FIRE PROTECTION SYSTEMS
NFPA 13 SPRINKLER SYSTEM THROUGHOUT

TYPE OF CONSTRUCTION
TYPE 2-B (NON-COMBUSTIBLE UN-PROTECTED)
STRUCTURAL FRAMING 0 HOUR
BEARING WALLS (EXT.) 0 HOUR
BEARING WALLS (INT.) 0 HOUR
NON-BEARING WALLS (EXT.) 0 HOUR (> 30 ft.)
NON-BEARING WALLS (INT.) 0 HOUR
FLOOR CONSTRUCTION 0 HOUR
ROOF CONSTRUCTION 0 HOUR

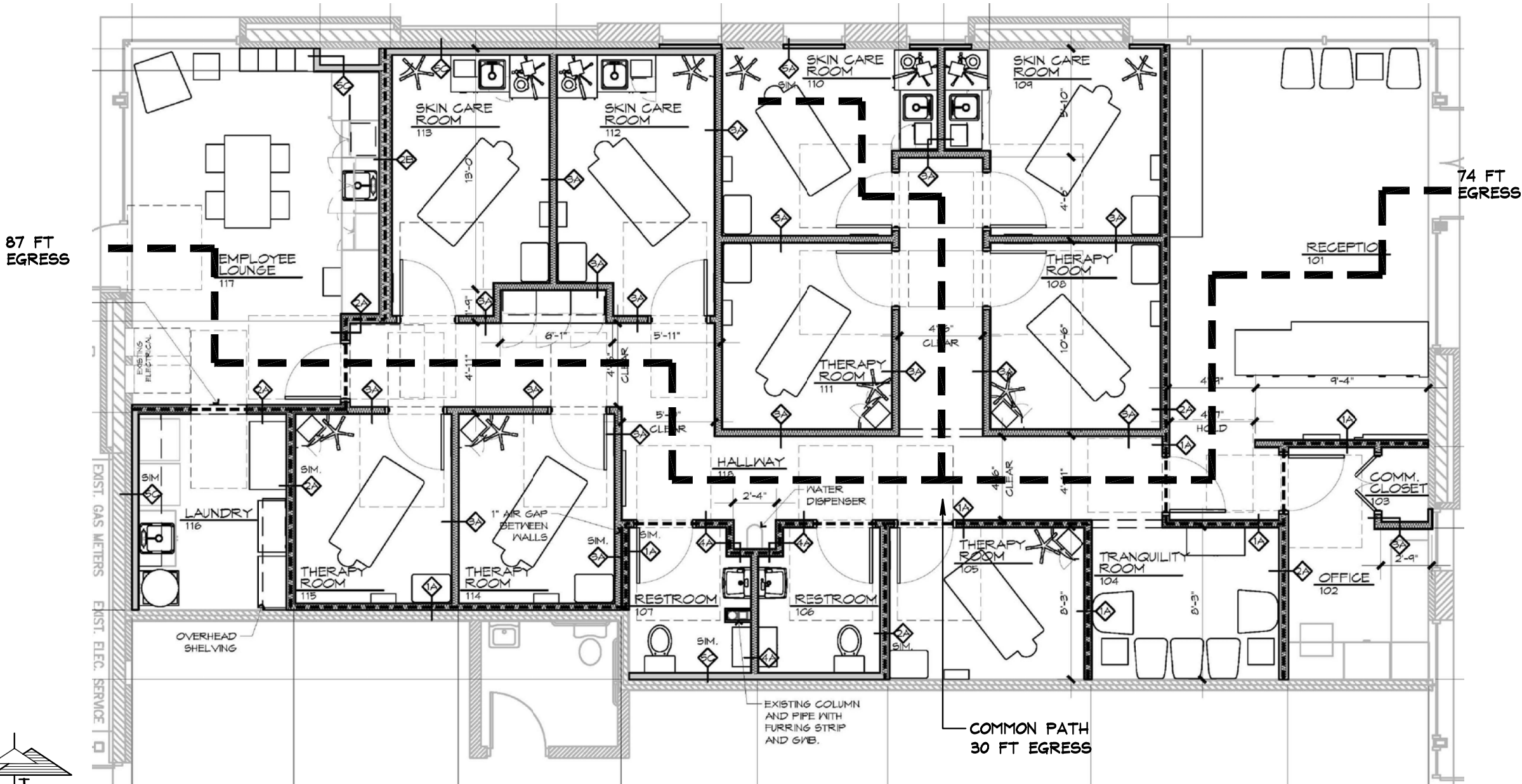
USE and OCCUPANCY
SUITE A
GROUP B BUSINESS - SERVICE PROVIDER
24 OCCUPANTS (PER IBC 1004.1 - BUSINESS 1 PER 100 SF)

ACCESSIBILITY REQUIREMENTS
ALL NEW / RECONFIGURED SPACES TO MEET CURRENT ADAAG REQUIREMENTS

EGRESS / OCCUPANT LOAD
TOTAL OCCUPANT LOAD 24 OCCUPANTS
NO. EXITS REQUIRED (IBC 1004.2.1) = 1
NO. EXITS PROVIDED = 2
TOTAL REQUIRED EGRESS WIDTH = 15'
MAX DISTANCE TO EXIT (IBC1016.1) = 300' (SPRINKLER SYSTEM)
COMMON PATH (IBC1014.3) = 100' (B 30 OCCUPANTS AND SPRINKLER)



4 SITE PLAN
NO SCALE



2 EGRESS PLAN
NO SCALE

THE
CUSTOM
HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

ME - Massage Envy
#1357 Pleasant Prairie
9160 76th Street, Ste A
Pleasant Prairie, WI 53158

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Sheet Contents

TITLE
CODE
..
..

Issued For: Construction Date: 23 April, 2018

Drawn By: DG
Checked By: DG

Date: 16 April, 2018
Job Number: 18.007

Sheet Number

T100

SEE SHEET A105 FOR
PARTITION TYPES.



TOTAL: 2,544 SF

Ellis L. McIntosh Jr., AIA
1850 South Boulder, Suite 300
Tulsa, Oklahoma 74119
Telephone 918.585.8555
Telefax 918.583.7282

VERSION: **2018 Q1**



13557 PLEASANT PRAIRIE

9160 76TH SIREEL, SIEA
PLEASANT PRAIRIE, WI 53158

REV.	DATE	DESCRIPTION
▲		
▲		
▲		
▲		
▲		

ISSUE DATE 4/3/2018

PROJECT NUMBER: 180066

DRAWN BY SB

CHECKED BY: FE

AL

LICENSE NUMBER: 7954-005 EXPIRATION: 07/31/2018 (EUA)

SHEET NAME

FLOOR PLAN

SHEET NUMBER

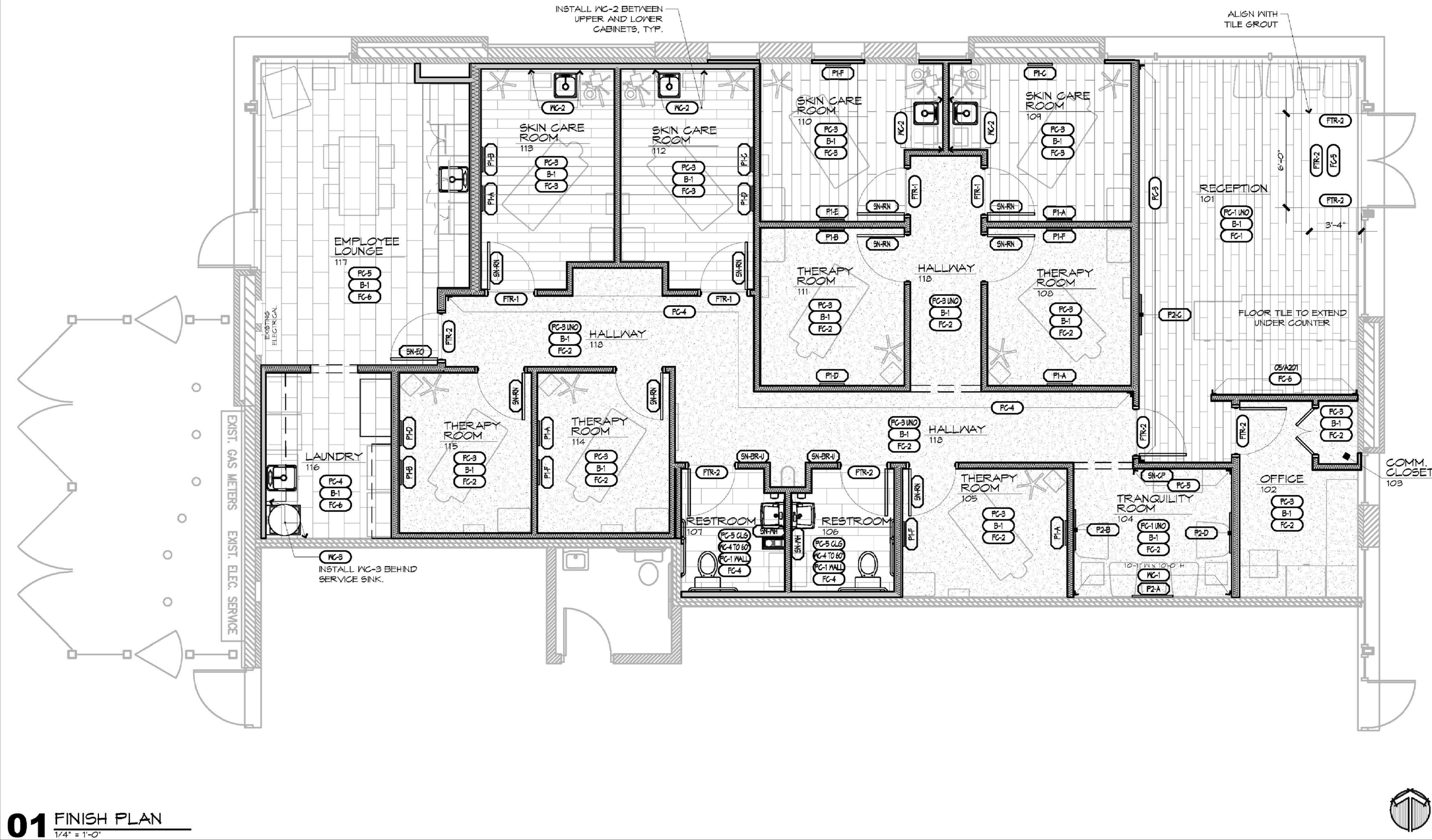
A101

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ITEMS NOT PERMITTED:

1. NEON SIGNS
2. CURTAINS/DRAPES
3. TREES OR LARGE PLANTS (FAKE OR REAL)
4. RELIGIOUS ICONS
5. UNAPPROVED DECOR/ARTWORK

OWNER CONTACT SIGN PROVIDED BY FRANCHISEE TO BE LOCATED IN PROMINENT LOCATION IN RECEPTION.



DECOR SCHEDULE			
QTY.	NUMBER	DESCRIPTION	SIZE
5	P1-A	MEB1W1012, CURVES	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
3	P1-B	MEB1W1013, CANYON	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
2	P1-C	MEB1W1015, FERN	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
3	P1-D	MEB1W1014, STONE	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
1	P1-E	MEB1W1011, REFLECTION	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
4	P1-F	MEB1W1016, BLOCKS	19" X 19" MOUNT AT 4'-9" AFF TO BOTTOM OF FRAME
1	P2-A	MEB1W1001, DANDELION	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-B	MEB1W1002, FLOWER	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-C	MEB1W1004, WAVES	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME
1	P2-D	MEB1W1003, ORCHID	31" X 31" MOUNT AT 4'-3" AFF TO BOTTOM OF FRAME



McIntosh

Ellis L. McIntosh Jr., AIA
 1850 South Boulder, Suite 300
 Tulsa, Oklahoma 74119
 Telephone 918.585.8555
 Telefax 918.583.7282

VERSION: **2010 Q1**

ME Message Envy.

1357 PLEASANT PRAIRIE

9160 76TH STREET, STE A
PLEASANT PRAIRIE, WI 53158

REV.	DATE	DESCRIPTION
▲		
▲		
▲		
▲		
▲		

ISSUE DATE

PROJECT NUMBER

DRAWN BY

CHECKED BY

4/3/2010

180066

SB

JH

SEAL

LICENSE NUMBER: 7954-005

EXPIRATION: 07/31/2010 (EJM)

SHEET NAME

FINISH PLAN

SHEET NUMBER

A104

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