

AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
June 4, 2018
6:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Recognition
 - A. Commendations for Fire and Rescue Department Personnel.
 - B. Present Resolution #18-17 in Appreciation and Recognition to Roger R. Mayer for His Years of Service to the Village of Pleasant Prairie's Police and Fire Commission.
 - C. Present Resolution #18-18 in Appreciation and Recognition to Thomas W. Terwall for His Years of Service to the Village of Pleasant Prairie's Police and Fire Commission.
5. Minutes of Meetings – May 21, 2018
6. Public Hearing
 - A. Consider the 2018 – 2019 Liquor License Renewal Applications.
7. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public on items not on the agenda; however, no discussion is allowed and no action will be taken under citizen comments.)
8. Administrator's Report
9. New Business
 - A. Receive Plan Commission recommendation and consider for approval a Certified Survey Map to combine two parcels located at the southwest corner of STH165 and CTH H.
 - B. Receive Plan Commission recommendation and consider for approval Ordinance #18-21 a Zoning Text Amendment to Chapter 420 as it relates to Fountain Ridge

Village Board Agenda
June 4, 2018

Apartment Planned Unit Development to amend the setbacks to the property lines and to correct the legal description.

- C. Consider Resolution #18-19 to authorize signers for the Village's Bank Accounts at Associated Bank.
- D. Consider the 2018 – 2019 Towing Services License Renewal Applications.
- E. Consider disallowance of the claim submitted by Margaret Eis for damage to her vehicle tire, allegedly caused by a piece of metal deposited near her residence by the Village of Pleasant Prairie.
- F. Consider and approve Letter of Credit Reduction No. 1 for Arbor Ridge Development.
- G. Consider and approve Letter of Credit Reduction No. 5 for The Cottages at Village Green.

10. Village Board Comments

11. Adjournment

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk's Office, 9915 – 39th Avenue, Pleasant Prairie, WI (262) 694-1400



MEMORANDUM

Office of the Chief of
Fire & Rescue
Craig Roepke

TO: Members of the Village Board
Nathan Thiel, Village Administrator

FROM: Craig Roepke, Chief Fire & Rescue

SUBJECT: Commendations for Firemedic crews – June 4th Village Board Meeting

DATE: May 31, 2018

Froedtert South (*formally United Hospital Systems*) has historically given commendation awards to departments for incidents involving successful resuscitation of patients in cardiac arrest.

On March 31, 2018 an 86 year old patient suffered cardiac arrest while driving which resulted in a vehicle accident. Bystanders assisted in CPR for this person. One of the bystanders turned out to be off-duty Kenosha Police Officer Jeremy Dewitt.

Pleasant Prairie ambulance 5642 arrived on scene and began advanced life support skills including diagnostics and medication administration. After approximately 30 minutes of on-scene resuscitation efforts, the patient's pulse was restored. Additionally, in an effort to provide a better airway management, the crew performed an RSI procedure or "Rapid Sequence Intubation". This procedure employs a series of three medications and essentially "paralyzes" the patient. This allows a significant better environment for paramedics to advance a breathing tube and manage the airway.

Through the efforts of all involved, this patient was discharged from the hospital with no neurological deficits.

Officer Dewitt will be present along with his supervisor, Lieutenant Joseph Labatore.

The crew of 5642 included:

- Lieutenant Jeff Gunhus
- Firemedic Nathan Konkol
- Firemedic Nicholas Shine
- Firemedic Kyle Eidsor



Resolution No. 18-17

**Resolution of Appreciation and Thanks
to Roger R. Mayer
for His Years of Service to the
Village of Pleasant Prairie Police & Fire Commission**

WHEREAS, Roger Mayer diligently served the people of Pleasant Prairie for thirty years; and

WHEREAS, on May 1, 1989 Roger Meyer was appointed to the Pleasant Prairie Police & Fire Commission where he has served with dedication including his time in the role as Chairman of the Commission; and

WHEREAS, Roger Mayer was instrumental in the creation of the Pleasant Prairie Police Officer Appreciation Association on November 20, 2016; and

WHEREAS, Roger Mayer participated in hiring of all of the members on the Pleasant Prairie Police Department and Fire & Rescue Department; and

WHEREAS, Roger Mayer witnessed the growth of both Police and Fire public safety personnel increase to over thirty staff members in each department; and

WHEREAS, Roger Mayer was responsible for the implication of Challenge Coins in the Pleasant Prairie Police Department; and

WHEREAS, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Roger for being a visionary and helping to shape the Police & Fire Commission into what it has become today.

NOW, THEREFORE BE IT RESOLVED, that the Village of Pleasant Prairie does hereby extend our sincere appreciation and thanks to Roger R. Mayer for his thirty years of commitment and attentive service to the people of Pleasant Prairie in the cause of community and public safety.

Considered and adopted this 4th day of June, 2018

John P. Steinbrink, President

Attest:

Jane C. Snell, Village Clerk



Resolution No. 18-18

**Resolution of Appreciation and Recognition
to Thomas W. Terwall
for His Years of Service to the
Village of Pleasant Prairie Police & Fire Commission**

WHEREAS, Thomas Terwall diligently served the people of Pleasant Prairie in various roles for forty-one years; and

WHEREAS, in 2007, Thomas Terwall was appointed to the Pleasant Prairie Police & Fire Commission where he has served with dedication including his time in the role as a board member of the Commission; and

WHEREAS, Thomas Terwall served as a volunteer firefighter for the Village of Pleasant Prairie for thirty-one years; and

WHEREAS, Thomas Terwall was instrumental in hiring of all of the members on the Pleasant Prairie Police Department and Fire & Rescue Department; and

WHEREAS, on May 1, 1995 Thomas Terwall was appointed to the Pleasant Prairie Plan Commission where he has served with dedication including his time in the role as Chairman of the Commission; and

WHEREAS, Thomas Terwall also served as Pleasant Prairie Town Supervisor for ten years, as a Town Chairman for two years and served as the first Village President for six years; and

WHEREAS, the Village of Pleasant Prairie would like to acknowledge and sincerely thank Thomas for being a visionary and helping to shape the Police & Fire Commission into what it has become today

NOW, THEREFORE BE IT RESOLVED, that the Village of Pleasant Prairie does hereby extend our sincere appreciation and thanks to Thomas W. Terwall for his forty-one years of commitment and attentive service to the people of Pleasant Prairie in the cause of community and public safety.

Considered and adopted this 4th day of June, 2018

John P. Steinbrink, President

Attest:

Jane C. Snell, Village Clerk



**VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
9915 - 39th Avenue
Pleasant Prairie, WI
May 21, 2018
6:00 p.m.**

A regular meeting of the Pleasant Prairie Village Board was held on Monday, May 21, 2018. Meeting called to order at 6:00 p.m. Present were Village Board members John Steinbrink, Kris Keckler, Mike Pollocoff, Dave Klimisch and Mike Serpe. Also present were Nathan Thiel, Village Administrator, Tom Shircel, Assistant Village Administrator; Peggy Herrick, Assistant Village Planner and Zoning Administrator; Kathy Goessl, Finance Director; Dave Smetana, Chief of Police; Matt Fineour, Village Engineer; John Steinbrink Jr., Public Works Director; Dan Honore', IT Director; Sandro Perez, Inspection Superintendent; Mary Jo Jiter, Communication Director, Craig Anderson, Recreation Director and Jane C. Snell, Village Clerk. One (1) citizen attended the meeting.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. RECOGNITION

- A. Consider and present Resolution #18-17 in Appreciation and Recognition to Roger R. Mayer for His Years of Service to the Village of Pleasant Prairie's Police and Fire Commission.**

John Steinbrink:

There's two on the agenda tonight, but I don't see them in attendance. Rather than read everything here we'll wait until we get them in. But we have two resolutions. One is 18-17, that's Resolution in appreciation and thanks to Roger Mayer for his service to the Village Police and Fire Commission.

- B. Consider and present Resolution #18-18 in Appreciation and Recognition to Thomas W. Terwall for His Years of Service to the Village of Pleasant Prairie's Police and Fire Commission.**

John Steinbrink:

And the other is Resolution 18-18, and that's in Resolution in appreciation and recognition of Thomas We. Terwall for his years of service to the Village of Pleasant Prairie Police and Fire Commission. I don't believe either man could make it this evening so we'll do it at a later date then when they can be present.

Village Board Meeting
May 21, 2018

Michael Serpe:

Should we approve the resolutions?

Kris Keckler:

Or table?

Dave Klimisch:

Why don't we table then and we can recognize them at the later date.

Kris Keckler:

Move to table 18-17 and 18-18.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Kris, second by Dave. Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KECKLER MOVED TO TABLE RESOLUTION #18-17 AND #18-18, SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

5. MINUTES OF MEETINGS - MAY 7, 2018 AND MAY 14, 2018

Dave Klimisch:

Move approval.

Michael Serpe:

Second.

Village Board Meeting
May 21, 2018

John Steinbrink:

Motion by Dave, second by Mike S. Any discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

KLIMISCH MOVED TO APPROVE THE MINUTES OF THE VILLAGE BOARD MAY 7, 2018 AND MAY 14, 2018 MEETINGS OF AS PRESENTED IN THEIR WRITTEN FORM; SECONDED BY SERPE; MOTION CARRIED 5-0.

6. CITIZEN COMMENTS

Jane Snell:

Mr. President, we do have one signup this evening. It's Terry McMahan.

Terry McMahan:

Good evening, Mr. President and members of the Board. My name's Terry McMahan, 6407 107th Street, Pleasant Prairie. I'm here to extend a thank you to the crew for the public works department, for John Steinbrink, Jr., as [inaudible] as they recently completed or are in the process of putting in a new culvert on Old Green Bay Road. They worked efficiently, professionally and clean and making sure public safety of the road was maintained. Unfortunately there was one item that stretched from this issue that nobody in the neighborhood was notified that the road was going to close. And we had one neighbor who decided he'd get a little upset and decide to go off roading and make his own roads. Unfortunately that's going to happen, and I can't control anybody but myself. Again, to John and his boys thank you for doing a decent job professionally and doing it in a proper manner and keeping public safety involved. Thank you.

John Steinbrink:

Thank you. Anyone else wishing to speak under citizens' comments? Hearing none I'm going to close citizens' comments.

7. ADMINISTRATOR'S REPORT

Village Board Meeting
May 21, 2018

Nathan Thiel:

I have nothing to report tonight.

8. NEW BUSINESS

- A. Receive Plan Commission recommendation and consider Ordinance #18-20 for a Zoning Map Amendment as it relates to vacant properties generally located west of 11878 25th Court from Zoning R-4 to Zoning R-3.**

Peggy Herrick:

Mr. President, I ask that we take the next item together and discuss it at the same time, however separate motions will be required.

- B. Receive Plan Commission recommendation and consider lot line adjustment to combine two vacant properties west of 11878 25th Court that will add approximately 145 feet to property located at 11878 25th Court.**

The owner of the property located at 11878 25th Court and the two vacant properties to the west are proposing to reconfigure the properties so that there are two properties that remain. Specifically 145 feet of the vacant property is proposed to be added to the property at 11878 25th Court. And then the properties are proposed to be rezoned into the R-3 District so that the existing property that the house is on and the land being combined with that property and the remaining vacant lot are all zoned R-3 which is Urban Single Family Residential. Upon approval of the lots line adjustment and the zoning map amendment these two lots will comply with the current regulations of the Land Division and the Zoning Ordinance. The Plan Commission recommended that the zoning map amendment be approved. They also recommended that the lot line adjustment be approved as presented.

Dave Klimisch:

So at the end of the day the middle property will be attached to the current house?

Peggy Herrick:

Correct.

Dave Klimisch:

And the new lot will be zoned consistent with the new neighborhood?

Village Board Meeting
May 21, 2018

Peggy Herrick:

Correct.

Dave Klimisch:

If the house gets built would it be part of that homeowner's association?

Peggy Herrick:

No, we cannot amend the boundaries of the subdivision plat.

Michael Serpe:

I'd move approval of Ordinance 18-20.

Mike Pollocoff:

I'll second that.

John Steinbrink:

Motion by Mike S., second by Mike P. And this is for adoption of Ordinance 18-20. Further discussion?

Kris Keckler:

Is that little sliver on the lot to the left going to remain, going to remain L-shaped?

Peggy Herrick:

That is correct.

John Steinbrink:

If there's no further discussion those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries. Item B.

Village Board Meeting
May 21, 2018

Dave Klimisch:

Move approval of lot line adjustment.

Michael Serpe:

Second.

John Steinbrink:

Motion by Dave, second by Mike S. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? So carries.

SERPE MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND ADOPT ORDINANCE #18-20 FOR A ZONING MAP AMENDMENT AS IT RELATES TO VACANT PROPERTIES GENERALLY LOCATED WEST OF 11878 25TH COURT FROM ZONING R-4 TO ZONING R-3; SECONDED BY POLLOCOFF; MOTION CARRIED 5-0.

KLIMISCH MOVED TO CONCUR WITH THE PLAN COMMISSION RECOMMENDATION AND APPROVE LOT LINE ADJUSTMENT TO COMBINE TWO VACANT PROPERTIES WEST OF 11878 25TH COURT THAT WILL ADD APPROXIMATELY 145 FEET TO PROPERTY LOCATED AT 11878 25TH COURT; SECONDED BY SERPE; MOTION CARRIED 5-0.

C. Consider the Appeal of Asma and Chris Keeler (on behalf of Imtiazali and Rubina Kadri and Michael and Cynthia Heaven) for Services Charged for Snow and Ice Removal pursuant to Village Ordinance §305.11.

John Steinbrink, Jr.:

Mr. President and members of the Village Board, Village residents are reminded annually to clear snow from their sidewalk in the public right of way by media or the Village newsletter. Our construction Management staff inspected all residential properties with sidewalks in Pleasant Prairie including the Village Green Heights subdivision on February 13, 2018. The snow event

Village Board Meeting
May 21, 2018

had ended by 11 a.m. on February 11, 2018 providing property owners more than the 24 hours as stated in the Village Ordinance to clear the snow and ice from the sidewalk.

Contracted forces were requested to clear the snow and ice on February 14, 2018, and the work was completed on February 14th. Construction management staff mailed residents letters detailing these events with a copy of the Village Ordinance Number 305-11 and a copy of the parcel map that same day stating that an invoice would be issued in the upcoming weeks for the snow and ice removal. When the invoices were received from the contractor Village staff reviewed them, sent to the finance department for payment from the offending property owners. It is the staff's position that the residents were notified of their obligation to clear snow from the sidewalk and are responsible for payment of the charges to avoid these costs for being charged against the tax levy.

I talked to my inspectors, and they did take pictures the day that they went out and did the inspection. The first picture that we have is the address, 10004 55th Avenue taken Tuesday the 13th at 11:13 a.m., and it's clear that snow was not shoveled from that sidewalk. The second one was taken ten minutes later at 9966 55th Avenue, it was a Tuesday at 11:23 a.m. We do not have any pictures from the contractor showing it afterwards. But the contractors were there, they cleaned the snow, they charged a time and material for the rates that they had bit competitively to the Village, and we did send invoices out accordingly. And I can answer any questions you may have.

Michael Serpe:

How many complaints did we receive about the invoices we sent out?

John Steinbrink, Jr.:

Public works received six. I'm not sure how many the finance department had received.

Michael Serpe:

And all of them have compiled with payment?

John Steinbrink, Jr.:

I'll have to check with Kathy from the finance department to see how many people have paid to date.

Kris Keckler:

Prior to this year when's the last time we got some complaints about the implementation?

Village Board Meeting
May 21, 2018

John Steinbrink, Jr.:

We did not receive any complaints from anyone about the snow. We just went out per ordinance and checked after the snow event.

Kris Keckler:

I meant the snow removal what's been the history prior to this year?

John Steinbrink, Jr.:

We did the same thing last year --

Kris Keckler:

And any complaints?

John Steinbrink, Jr.:

-- in the winter of 2016-2017, and we ended up writing off all of those tickets because of the same -- well, they weren't tickets. We ended up writing in all those special charges because they ended up saying that they weren't noticed properly. They were, but it was the staff's position at that time just to write them off. And so we did write out a large amount of tickets last year also.

Kris Keckler:

And the Village incurs then --

John Steinbrink, Jr.:

And the Village incurred that cost, and then it went against the general tax levy, correct.

Kris Keckler:

And the Village, though, did increase its awareness of the snow removal both in newsletters and other media?

John Steinbrink, Jr.:

Yeah, it's in the Village newsletter every year. It doesn't state the whole process or the ordinance, but it does remind residents to clear their sidewalk in front of their property.

Village Board Meeting
May 21, 2018

Michael Serpe:

And this ordinance has been in effect since 2013?

John Steinbrink, Jr.:

Excuse me?

Michael Serpe:

It's been in effect since 2013 is that right, the ordinance?

John Steinbrink, Jr.:

I believe the ordinance has been in place longer than that. I'm not sure of the actual update of that specific ordinance. But I believe it's common knowledge in most municipalities and cities that if you have a sidewalk you are responsible to clean it. I don't believe we are any different than any other municipalities by requiring that.

Dave Klimisch:

And do you know about how many of these we get per winter or per snow event?

John Steinbrink, Jr.:

For this snow event there were around 40 that we issued out. And some were in Becker Park, some were in Harrison, some were [inaudible] and 50th. The Village does not have many new sidewalks. But our new current cross-section does include sidewalks in all subdivisions. So it's going to become more of an issue as we move forward as all the new subdivisions will have sidewalks.

Kris Keckler:

And I think for full disclosure there's a concern that some people that were assessed that had snow removal taking place in this manner that they wanted to say from the neighbors it's just logistics, there's only so many outfits or subcontractors that you have. And there potentially may be more houses than there is time in the day to get to them?

John Steinbrink, Jr.:

It is my belief that we were able to complete all of the inspections of all the sidewalks and violations of everyone that did not have it clean. I'm not aware of any situation where we missed a sidewalk or did not invoice one out.

Village Board Meeting
May 21, 2018

Dave Klimisch:

And is that something public works typically does after a big snow event?

John Steinbrink, Jr.:

We do it if we have inspectors to take care of it. We don't do it after every snow event. But on this specific one we did have staff available on the 13th to go out and complete the inspection.

Michael Serpe:

I can't see is varying from this ordinance, from the enforcement of it. If we do then we're going to have a runaway problem in the Village. And I don't advocate that we vary from what we have here. I this realistically if I go on vacation in the middle of winter I make arrangements for my snow to be removed. I only have a driveway, but still I make arrangements for that to be done. I do the same thing in the summertime when I leave for somebody to cut my grass. We have these ordinances in place for a reason. It's a safety reason, and I don't think we should be varying from what we have on the books.

John Steinbrink:

Sir, you had a comment. You were shaking your head there.

[Inaudible]

John Steinbrink:

Yes, please come up and give us your name and address for the record because it's being transcribed.

Chris Keeler:

I'm Chris Keeler.

Asma Kadri:

And Asma Kadri.

Chris Keeler:

At 10004 55th Ave. We're not debating the ordinance. That's not what we're trying to appeal. We know that the ordinance is for safety. We know it's there. What we're trying to say, and you took these pictures and clearly they're not shoveled. That's not what we're appealing at all. What we're appealing is that the ordinance is not uniformly enforced. The mister here said that

Village Board Meeting
May 21, 2018

he had inspectors who were able to go out. We spoke with people in our neighborhood with sidewalks who did not receive ordinances. This isn't necessarily an issue --

Asma Kadri:

Of whether or not the ordinance is appropriate. It's an issue of fairness. And we're not sure that arbitrarily enforcing an ordinance that should be uniformly enforced is fair. And the runaway problem in this case seems to be the arbitrariness of the enforcement. And that's what we're worried about, that there are some citizens being treated in different ways.

Dave Klimisch:

So just to clarify from your point of view some houses were cited and some houses weren't?

Asma Kadri:

That's what we understand from our neighbors, yes, that's correct.

Dave Klimisch:

So when the snowplows or when the crew came out on the 14th they did the houses that they were under contract to with the Village you're saying, but then there was other houses where the sidewalks still hadn't been plowed?

Chris Keeler:

So we know that our sidewalk, this house here, and then the [inaudible] or the other picture, that side, those were both cleared. We had another neighbor who received a notice but not an actual bill, an invoice for the plowing. And then others who didn't receive notices or plowing.

Asma Kadri:

Not to mention our sidewalks are the same in length, the same in width and we were charged different amounts. So if the contractor did the same amount of work we're not sure why there are different costs either.

Chris Keeler:

And so essentially we're not arguing against the ordinance. We're not trying to get out of it. What we're trying to say is that something like this we believe is important for public safety. I think our situations are a little unique because it goes into a field, but that's not what we're trying to get out of. We think that an ordinance like this is important for public safety. People use sidewalks, we don't want people slipping. But if that's an ordinance it should be an ordinance for everybody and not for some people.

Village Board Meeting
May 21, 2018

Michael Serpe:

I think what we're going to do is probably give it a little bit more attention. But let me give you an example. I get a speeding ticket, but there's a lot of people still speeding and they're not getting tickets. So we'll do the best we can to --

Chris Keeler:

I appreciate that.

Asma Kadri:

We understand that. I think another concern we had about this is that we've lived at this address for 11 years, and notices have come to other people but we've never received one. And that's because my dad is really diligent about snow clearing. On this instance he wasn't. It was a pretty big snowstorm and they get a little bit older and things are different. So we're not contesting the ordinance at all.

Michael Serpe:

I think to make sure --we'll do the best we can. But I'm certainly not going to sit here and say we're going to guarantee we're going to get everyone. We just can't do that. But we'll do what we can.

Chris Keeler:

With respect I do think this is different than a speeding ticket.

Michael Serpe:

I'm just using an example.

Chris Keeler:

That the inspector came and checked this house and then across the street didn't check that house. It's not a bunch of cars driving by. I do believe it's a different situation.

Michael Serpe:

If anything thanks for bringing it to our attention. We'll definitely look at this.

Village Board Meeting
May 21, 2018

Asma Kadri:

Can we have -- what's the time line for when we can --

Michael Serpe:

Well, it's not going to snow for a while.

Asma Kadri:

[Inaudible] when we can expect a decision on the appeal.

Nathan Thiel:

Well, I think they'll decide tonight. Were you planning on waiting?

Mike Pollocoff:

I have a question of staff. John, one of the things they're alleging is that there was differential treatment charges between different property owners, somebody paid more than another one. Can you describe why that would be the case?

John Steinbrink, Jr.:

I actually spoke with the contract this afternoon and asked that specific question. And they log to the 15 minute interval on how long it actually takes to complete the snow clearing operations. It did take a little bit longer at one of the addresses than the other because there was a little bit more snow. It just took a little bit longer. This was kind of a unique snow event also because over the course of a couple days when it snowed, it snowed, it started to thaw, it froze, it snowed, it melted, it thawed. So it's probably really the worse case scenario for snow clearing. It wasn't like we just had a two inch snow and you could just go with a shovel and clear it. There were layers of ice and snow, and it was very thick and very cumbersome to go through and do. So they are at rate of \$50 per hour per manual labor, and then \$30 for the machinery that they use to clear it from the intersections and stuff like that. So it builds up pretty quickly. So another half hour of work ends up cost another \$40 or \$50.

Nathan Thiel:

John, one other question just for clarity sake. When the inspectors went out did they inspect the entire Village or was it --

Village Board Meeting
May 21, 2018

John Steinbrink, Jr.:

Yes, we went out and we inspected every Village -- I have a map. I don't have it for presentation. I wasn't aware that we would need it. But it actually shows a parcel map on our GIS that has identified all the sidewalks with a yellow line. And then they go through it, and then they select each of the ones that had snow on the sidewalk. So we have a pretty detailed map with all the parcel numbers and everything. If they did miss something -- I'm not saying it couldn't have happened, but I would be surprised because I have a pretty detailed map for the entire Village, and the guys go through pretty thoroughly. Could they have missed one? Possibly something could have happened in the interim. But I believe they did a pretty good job selecting all of the sidewalks that were not cleared on this snow event.

Nathan Thiel:

And then one other clarification. Did the contractors when they serve notices they serve notices to each of the violations that they corrected?

John Steinbrink, Jr.:

The Village mailed the letter when it was done after the event just telling them to expect an invoice coming in the near future because it takes a couple weeks to get the bill back from the contractor to verify, to send it to the finance department. The finance department sends it out to the residents. So there is some time duration. So just to put people on notice right after the event that something would be coming and they were noted as violating.

Nathan Thiel:

And the invoices went to individuals where the contractor actually did work.

John Steinbrink, Jr.:

Correct.

Mike Pollocoff:

John, is there a performance standard in the contract for the contractor to adhere to?

John Steinbrink, Jr.:

I don't have the contract in front of me, but I do believe that it reads that they have to clear the snow and de-ice with a sidewalk salt.

Village Board Meeting
May 21, 2018

Mike Pollocoff:

As far as getting all of them, or is there a time frame from the time that --

John Steinbrink, Jr.:

I believe they had them all within 24 hours. They go at it pretty hard. And one of the things I guess that keeps the cost a little bit lower is that they don't have to [inaudible] to each one. Like, for example, on Main Street I'm counting maybe a dozen of them. Those crews are going from the first one to the next one to the next one without having to stop and load up and unload and all go back to the shop or get more supplies or anything like that. So I believe they're working effectively. But it did take a little bit of time because I believe we got over 18 inches of snow over that duration. So it was a large snow event, and it did take some time.

Mike Pollocoff:

One thing that from my experience, and maybe it's something we should make sure we tune up the process between when the notice goes out and when the work is done. But I know for years we've had the same issue when we do mowing where people let their grass get too high where it becomes weeds. We go out, we look at it and say, yeah, it's high. And then we put an order out to mow it. And if it happens in an area it's tough to control who gets out and mows when before we send out the notices and when we actually do the work. So it's always difficult.

But on the other hand I think it's the Village's responsibility to make sure everybody complies to the ordinance. Sometimes it's like chasing clouds as to whether or not you've got somebody in time or you were too late and they did it or they did it before you got out there. Or it's just human error, somebody didn't pick up the right address or what have you. I'm inclined to think we need to follow through with this, but I guess with the caveat to the extent that we issue contracts again I'd like to see a more precise standard from the time that we notify when that takes place that the contractor is notified -- that the people ahead of time are notified with sidewalks.

You're right we don't have a lot, but we probably should do a notice ahead of time saying if your sidewalk isn't plowed you will be charged if we have to come out and do it so they know ahead of time what the cost is. Then it kind of goes from there so nobody is mistaken. And that's not to say somebody might get missed, but I don't think doing [inaudible] really resolves the problem. The real issue is to stay on top of it and make sure they get cleared off and are done.

John Steinbrink, Jr.:

I can draft up an ordinance revisions for the Board to review at an upcoming meeting.

Village Board Meeting
May 21, 2018

Michael Serpe:

With that, Mr. President, I'd make a motion to receive and file the claim. If there's somebody else who wants to speak I don't want to do it before somebody speaks. I'm sorry.

Michael Heaven:

My name's Michael Heaven. I live at 9966 55th Avenue. The picture up on the screen right now is my property. Just one comment. You can see there there's a marker that is posted right on the curb. And so the curb is back several feet from where the snow line is here. So talking about clearing the snow out the street's not even cleared here in this instance. I paid considerably more than my neighbor which at \$50 an hour that was probably an additional hour's worth of time or at least a half hour's worth of time. But part of the problem I think is the plows are coming in and driving the snow at an almost 90 degree angle to that curb instead of following the curb around and pushing the snow down to the end of the street where the barricades are there. So I have some doubts about this picture. You're telling me to clear my sidewalk but yet the street is not clear here. Just a point. Thank you.

Mike Pollocoff:

Are we not plowing the dead ends?

John Steinbrink, Jr.:

I do believe that the snow was plowed all the way around the corner to the dead end. I believe what he's talking about is it looks like a three foot from that yard marking stake behind the curb to where the snow is actually cleared along the roadway. So it looks like on that section in front of his house we're about three feet away from the curb. And I can talk with the staff to make sure that they clear all the way down. The picture could have been taken before we had a chance to widen everything out to the following day. A lot of times we have to go back depending on the duration, how long the crews have been out, we'll get the roads open. If they've been up for more than 16 hours we'll send them home for a shift just so they get some sleep, and then we'll come back the next day and allow them to widen everything out especially on these areas that are less traveled than these dead end roads. But it definitely was not clear at the time of this picture.

Kris Keckler:

But there is exposed asphalt in the foreground. It's just not to the --

John Steinbrink, Jr.:

Oh, absolutely. The road is probably open for 30 plus feet. There's just three feet from the curb that wasn't pushed back all the way.

Village Board Meeting
May 21, 2018

Nathan Thiel:

One other point just to make sure we understand. There are other individuals who have been fined and have paid. And so when we talk about fairness and equity that's just one other consideration than we can't just blanket waive. I think last year the decision was to blanket waive, but that was because it was an education piece and no one had paid at that time.

Mike Pollocoff:

With that, Mr. President, I move that we receive and file the appeal that's been presented to us and that the charges remain in place, and that the citizens be offered the opportunity to make payment within 30 days of this hearing.

Dave Klimisch:

Second.

John Steinbrink:

Motion by Mike P., second by Dave. Further discussion? Those in favor?

Voices:

Aye.

John Steinbrink:

Opposed? Motion carries.

POLLOCOFF MOVED TO RECEIVE APPEAL OF ASMA AND CHRIS KEELER (ON BEHALF OF IMTIAZALI AND RUBINA KADRI AND MICHAEL AND CYNTHIA HEAVEN) AS PRESENTED AND THE CHARGES REMAIN IN PLACE WITH PAYMENT DUE WITHIN THIRTY (30) DAYS OF THIS HEARING; SECONDED BY KLIMISCH; MOTION CARRIED 5-0.

9. VILLAGE BOARD COMMENTS

Michael Serpe:

Just one. Saturday at the police department Chief Smetana did an outstanding job on addressing the appreciation to the law enforcement officers that received a little gift bag from the appreciation association, Howard Cooley, Rosalie Villano, Gina Friebus. Very well done. The Chief addressed the group and the news very, very professionally, and we have a lot to be proud

Village Board Meeting
May 21, 2018

of with their officers and showing the appreciation that we do goes a long way especially with law enforcement as it is today. So congratulations.

Mike Pollocoff:

I thought that we might need [inaudible].

John Steinbrink:

Any further Board comments?

- 10. ENTER INTO EXECUTIVE SESSION PURSUANT TO SECTION 19.85(1) (E) FOR DELIBERATING OR NEGOTIATING THE PURCHASING OF PUBLIC PROPERTIES, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION.**

Kris Keckler:

So moved.

Mike Pollocoff:

I'll second it.

John Steinbrink:

We need a roll call vote on this. Motion by Kris, second by Mike P.

Jane Snell:

Roll call vote. John Steinbrink?

John Steinbrink:

Aye.

Kris Keckler:

Aye.

Mike Pollocoff:

Aye.

Village Board Meeting
May 21, 2018

Dave Klimisch:

Aye.

Michael Serpe:

Aye.

John Steinbrink:

Motion passes. We will return to open session for the purpose of adjournment only.

KECKLER MOVED TO ENTER INTO EXECUTIVE SESSION; SECONDED BY POLLOCOFF; ROLL CALL VOTE – STEINBRINK – AYE; KECKLER – AYE; POLLOCOFF – AYE; KLIMISCH – AYE; SERPE – AYE; MOTION CARRIED 5-0.

John Steinbrink:

We will return to open session for the purpose of adjournment only.

Jane Snell:

Kris Kecker departed from the Executive Session at 7:14 p.m.

11. RETURN TO OPEN SESSION AND ADJOURNMENT

After discussion, **SERPE MOVED TO RETURN TO OPEN SESSION AND ADJOURN THE MEETING; SECONDED BY POLLOCOFF; POLLOCOFF – AYE; KLIMISCH – AYE; SERPE – AYE; STEINBRINK – AYE; MOTION CARRIED 4-0 AND MEETING ADJOURNED AT 7:25 P.M.**



MEMORANDUM

TO: John Steinbrink, Village President, and Board of Trustees
FROM: Jane C. Snell, Village Clerk
DATE: May 31, 2018
RE: Liquor License Renewal Applications
July 1, 2018 – June 30, 2019

Attached to this memo is a spreadsheet listing the liquor license applications to be considered for July 1, 2018 through June 30, 2019 licensing year.

The Building Inspection Department reports no building code violations. The Community Development Department Report, a copy of which is attached, indicates the properties have passed the zoning inspection; however, some properties have some minor repairs to be completed by June 29, 2018. These repairs are not contingent upon the issuance of the licenses. The Fire & Rescue Department Report, a copy of which is attached, list outstanding tests and fees. Properties that require a fire sprinkler or alarm tests are contingent upon the issuance of the licenses and must be completed by June 30, 2018. Chief Smetana conducted and approved the background checks on the agent and/or individual of the corporations/trade names. Licenses will be issued to the agent of the corporation or an individual for the premise description as shown on the attached spreadsheet.

I recommend approval of the 2018 – 2019 licenses as shown on the attached spreadsheet contingent upon the following items being completed by June 30, 2018:

- Payment of:
 - License and publication fees
 - Delinquent real estate or personal property taxes
 - Delinquent invoices
 - Delinquent utilities
 - Outstanding forfeitures
 - Unpaid Fire Department re-inspection fees
- Fire Sprinkler or alarm tests

2018 - 2019 FERMENTED MALT BEVERAGE/INTOXICATING LIQUOR/CIDER/WINE LICENSES

CATEGORY	Trade Name	Property Address	Company	Individual/Agent	Premise Description as appears on licenses
CLASS "A" BEER	BP AM/PM	10477 120th Avenue	R & D IV, INC.	SYED HUSSAIN	One (1) story building only located at 10477 120th Avenue, Pleasant Prairie, Wisconsin
CLASS "A" BEER	STATELINE QUICK SHOP	12720 Sheridan Road	GRAHAM ENTERPRISES, INC.	ANTHONY M. BUCHES	Stateline Quick Shop located at 12720 Sheridan Road, Pleasant Prairie, Wisconsin including a gas station and convenience store with coolers
CLASS "A" BEER	WALGREEN'S #07965	7520 118th Avenue	WALGREENS CO	HEIDI M. HURT-STIX	Walgreen's #07965 located at 7520 118th Avenue, Pleasant Prairie, Wisconsin including a drug store with sundries in a One (1) story building Oof 14,820 sq. ft., only
CLASS "A" BEER AND "CLASS A" LIQUOR	COSTCO WHOLESALE #1198	7707 94th Avenue	COSTCO WHOLESALE CORPORATION	SANDRA J. ZIPP	Costco Wholesale #11989 located at 7707 94th Avenue, Pleasant Prairie, Wisconsin including a one (1) story 153,955 square foot building
CLASS "A" BEER AND "CLASS A" LIQUOR	DREAM LIQUOR & CIGAR	4417 75th Street	H & N ENTERPRISES, INC.	HARJEET SINGH	Dream Liquor & Cigar located at 4417 75th Street, Kenosha, Wisconsin including indoor first floor
CLASS "A" BEER AND "CLASS A" LIQUOR	TARGET STORE T2251	9777 76th Street	TARGET CORPORATION	SARAH L. GERULSKI	Target Store T2251 located at 9777 76th Street, Pleasant Prairie, Wisconsin including indoor first floor
CLASS "A" BEER AND "CLASS A" CIDER	KWIK TRIP 975	8800 75th Street	KWIK TRIP, INC.	JOSEPH B. METZ	Kwik Trip Store #975 located at 8800 75th Street, Kenosha, Wisconsin including one (1) story stucco and glass building consisting of a sales floor, walk in cooler and sales counter
CLASS "A" BEER AND "CLASS A" CIDER	KWIK TRIP 172	8900 76th Street	KWIK TRIP, INC.	PAUL D. TORGERSON	Kwik Trip #172 located at 8900 76th Street, Pleasant Prairie, Wisconsin including one (1) story frame construction with storage in walk in cooler on sales floor
CLASS "A" BEER AND "CLASS A" CIDER	KWIK TRIP 230	10451 72nd Avenue	KWIK TRIP, INC.	ASHLEY E. BRAUN	Kwik Trip #230 located at 10451 72nd Avenue, Pleasant Prairie, Wisconsin including one (1) story frame construction with storage in walk in cooler on sales floor
CLASS "A" BEER AND "CLASS A" CIDER	PANTRY 41 MOBIL	7511 118th Avenue	ROADSIDE PETROLEUM, INC.	SURENDRA P. SINGH	Pantry 41 Mobil located at 7511 118th Avenue, Pleasant Prairie, Wisconsin including one (1) building consisting of gas station and convenience store
CLASS "B" BEER	CHIPOTLE MEXICAN GRILL #2820	9370 76th Street, Suite B	CHIPOTLE MEXICAN GRILL OF COLORADO, LLC	BRIAN J. BUSHAW	Chipotle Mexican Grill #2820 located at 9370 76th Street, Suite B, Pleasant Prairie, Wisconsin including refrigerator behind the POS counter and storage in back, excluding the patio
CLASS "B" BEER AND "CLASS B" LIQUOR	JOHNNY'Z POUR HOUSE	10936 Sheridan Road	JZIEMBA ENTERPRISES, LLC	JOHN P. ZIEMBA	Johnny's Pour House located at 10936 Sheridan Road, Pleasant Prairie, Wisconsin including building, basement and outdoor patio/picnic area with fencing contiguous to building
CLASS "B" BEER AND "CLASS B" LIQUOR	BIG OAKS GOLF CLUB	6117 123rd Place	TIMBER RIDGE VENTURE, LLC	JOSE N. REYES	Big Oaks Golf Course located at 6117 123rd Place, Pleasant Prairie, Wisconsin including one (1) story clubhouse and golf course
CLASS "B" BEER AND "CLASS B" LIQUOR	CHANCERY PUB & RESTAURANT	11900 108th Street	RESTAURANT OF PLEASANT PRAIRIE , INC.	GEORGE N. FLEES	Chancery Pub & Restaurant located at 11900 108th Street, Pleasant Prairie, Wisconsin including 7,300 square feet restaurant, hotel rooms and banquet facilities
CLASS "B" BEER AND "CLASS B" LIQUOR	CHEDDAR'S SCRATCH KITCHEN #2087	10366 77th Street	CHEDDAR'S CASUAL CAFÉ, INC.	TRAVIS M. PRESTON	Cheddar's Casual Café located at 10366 77th Street, Pleasant Prairie, Wisconsin including 8,066 sqaure feet building with kitchen, dining and storage area
CLASS "B" BEER AND "CLASS B" LIQUOR	CHILI'S GRILL & BAR	6903 75th Street	ERJ DINING III, LLC	PAUL S. THOMPSON	Chili's Grill & Bar located at 6903 75th Street, Kenosha, Wisconsin including bar, dining and locked storage off of kitchen area
CLASS "B" BEER AND "CLASS B" LIQUOR	FAMOUS DAVE'S	9900 77th Street	TEAM R N' B WISCONSIN, LLC	PETER J. BENEDICT	Famous Dave's located at 9900 77th Street, Pleasant Prairie, Wisconsin including entire facility and the fenced-in patio
CLASS "B" BEER AND "CLASS B" LIQUOR	GORDY'S PRAIRIE PUB	3812 Springbrook Road	PRAIRIE PUB, LLC	LINDA A. DEBARTOLO	Gordy's Prairie Pub located at 3812 Springbrook Road, Pleasant Prairie, Wisconsin including first floor, basement, front porch and beer garden area south/east contiguous to building

2018 - 2019 FERMENTED MALT BEVERAGE/INTOXICATING LIQUOR/CIDER/WINE LICENSES

CATEGORY	Trade Name	Property Address	Company	Individual/Agent	Premise Description as appears on licenses
CLASS "B" BEER AND "CLASS B" LIQUOR	HALTER WILDLIFE, INC.	9626 113th Street	HALTER WILDLIFE, INC.	ALAN F. BENSON	Halter Wildlife located at 9626 113th Street, Pleasant Prairie, Wisconsin including two story lodge and storage shed
CLASS "B" BEER AND "CLASS B" LIQUOR	HONADA SUSHI & HIBACHI	8501 75th Street, Suite G	HONADA WISCONSIN CORPORATION	XIAO BIN CHEN	Honada Sushi & Hibachi located at 8501 75th Street, Suite G, Kenosha, Wisconsin including restaurant
CLASS "B" BEER AND "CLASS B" LIQUOR	MILWAUKEE BURGER COMPANY	9901 77th Street, Suite 810	REDTAIL ENTERPRISES, INC.	MATTHEW G. NEDWESKI	Milwaukee Burger Company located at 9901 77th Street, Suite 810, Pleasant Prairie, Wisconsin including dining room, bar, liquor closet, cooler and office
CLASS "B" BEER AND "CLASS B" LIQUOR	THE OLIVE GARDEN ITALIAN RESTAURANT #1845	10110 77th Street	GMRI, INC.	JEFFERY A. ZIMMERMAN	The Olive Garden Italian Restaurant #1845 located at 10110 77th Street, Pleasant Prairie, Wisconsin including one (1) story 7,444 square feet building, dining seats 206 and bar seats 40
CLASS "B" BEER AND "CLASS B" LIQUOR	RUFFOLO'S PIZZA	11820 Sheridan Road	RUFFOLO'S PIZZA, LLC	RICHARD M. STILES	Ruffolo's Pizza located at 11820 Sheridan Road, Pleasant Prairie, Wisconsin including a one (1) story building, basement and 20 x 24 fenced in patio area contiguous to building
CLASS "B" BEER AND "CLASS B" LIQUOR	STARLITE CLUB	8936 24th Avenue	JAAD, LLC	ANGELA J. DANIELS	Starlite Club located at 8936 24th Avenue, Pleasant Prairie, Wisconsin including main building with basement
CLASS "B" BEER AND "CLASS B" LIQUOR	VILLAGE INN SUPPER CLUB	10909 Sheridan Road	PAS, LLC	SUSAN E. NEAHOUS	Village Inn Supper Club located at 10909 Sheridan Road, Pleasant Prairie, Wisconsin including entire free standing building
CLASS "B" BEER AND "CLASS B" LIQUOR	WOODEN NICKEL	11606 Sheridan Road		JOSEPH D. NICKEL	Wooden Nickel located at 11606 Sheridan Road, Pleasant Prairie, Wisconsin including a one (1) story framed building and picnic area contiguous to building
CLASS "B" BEER AND "CLASS B" LIQUOR	PINOT'S PALETTE	9020 76th Street, Suite E2	AB-SALUTE CREATIVE, LLC	MICHAEL T. SCHOENKE	Pinot's Palette located at 9020 76th Street, Suite E2, Pleasant Prairie, Wisconsin.
CLASS "B" BEER AND "CLASS B" LIQUOR	IGUANA WANA MEXICAN RESTAURANT	9080 76th Street	IGUANA WANA, INC.	ALICIA A. PATTERSON	Iguana Wana Mexican Restaurant located at 9080 76th Street, Pleasant Prairie, Wisconsin including outside patio.
CLASS "B" BEER AND "CLASS B" LIQUOR	VALEO'S PIZZA	9755 76th Street, #703	VALEO'S PIZZA KITCHEN II, LLC.	ERIC J. SPATA	Valeo's Pizza Restaurant located 9755 76th Street, Pleasant Prairie, Wisconsin including kitchen, coolers and bar of Unit 730 and 740
CLASS "B" BEER AND CLASS "C" WINE	MOD SUPER FAST PIZZA	9250 76th Street, Suite A	MOD SUPER FAST PIZZA WISCONSIN, LLC	KRISTA C. SCOTT	MOD Super Fast Pizza located at 9250 76th Street, Suite A, including a one (1) story building, restaurant and adjacent outside fenced-in patio area and locked storeroom

Jane Snell

From: Don Koehne
Sent: Tuesday, April 10, 2018 8:37 AM
To: Jane Snell
Subject: Liquor licenses

The building dept has visited all the businesses with liquor licenses up for renewal in 2018 and has found no violations (that have not been corrected) with any of them.

Don Koehne

Senior Building Inspector
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Direct 262-925-6724
Inspection 262-694-9304
dkoehne@plprairiewi.com

VILLAGE STAFF MEMORANDUM

TO: Village Board of Trustees
Nathan Thiel, Village Administrator
Jane C. Snell, Village Clerk

FROM: Jean Werbie-Harris, Community Development Director/Zoning Administrator

DATE: May 29, 2018

SUBJECT: 2018 Liquor License Inspections – Community Development Department
(Planning & Zoning)

This Memorandum is intended to inform the Village Board of Trustees of the Village properties that have **passed the Zoning Inspection** for the renewal of their Liquor License. A few businesses have some landscape planting, parking lot painting work, DSIS system and other items to be completed prior to June 29, 2018 as noted:

1. Big Oaks Golf Club, 6117 123rd Place, Pleasant Prairie, WI 53158, Timber Ridge Venture LLC
2. BP AM/PM, 10477 120th Avenue, Pleasant Prairie, WI 53158, R & D IV, Inc. **(Replace dead/missing landscaping and mulch, paint entrance pavement marking arrows, redo/replace faded monument sign, obtain yearly Conditional Use Permit from Plan Commission. DSIS Camera 4 not functioning, Camera 9 blocked by bushes, and Camera 14 not functioning).**
3. Chancery Pub & Restaurant, 11900 108th Street, Pleasant Prairie, WI 53158, Restaurant of Pleasant Prairie, Inc.
4. Cheddar's Casual Café, 10366 77th Street, Pleasant Prairie, WI 53158, Cheddar's Casual Café Inc. **(Replace dead/missing landscaping along north parking lot/by monument sign).**
5. Chili's Grill & Bar, 6903 75th Street, Kenosha, WI 53142, ERJ Dining III, LLC
6. Chipotle Mexican Grill #2820, 9370 76th Street Suite B, Pleasant Prairie, WI 53158, Chipotle Mexican Grill of Colorado, LLC
7. Costco Wholesale #1198, 7707 94th Avenue, Pleasant Prairie, WI 53158, Costco Wholesale Corporation **(Replace all dead landscaping and restripe parking lot and entrance pavement marking arrows-some work is completed). Gas Station camera. This is their North Entrance DSIS Camera) that is not accessible).**
8. Dream Liquor & Cigar, 4417 75th Street, Kenosha, WI 53142, H & N Enterprises, Inc.
9. Famous Dave's, 9900 77th Street, Pleasant Prairie, WI 53158 Team R' n B Wisconsin, LLC
10. Gordy's Prairie Pub, 3812 Springbrook Road, Pleasant Prairie, WI 53158, Prairie Pub LLC

11. Halter Wildlife, 9626 113th Street, Pleasant Prairie, WI 53158, Halter Wildlife, Inc.
12. Honada Sushi & Hibachi, 8501 75th Street Ste. G, Kenosha, WI 53142, Honada Wisconsin Corp.
13. Iguana Wana, 9080 76th Street, Pleasant Prairie, WI 53158
14. Johnny's Pour House, 10936 Sheridan Road, Pleasant Prairie, WI 53158
15. Kwik Trip 172, 8900 76th Street, Pleasant Prairie, WI 53158, Kwik Trip, Inc. **(Replace dead/missing landscaping adjacent to building. East DSIS PTZ is showing Video Loss).**
16. Kwik Trip 230, 10451 72nd Avenue, Pleasant Prairie, WI 53158, Kwik Trip, Inc. **(Replace dead/missing landscaping adjacent to building).**
17. Kwik Trip 975, 8800 75th Street, Kenosha, WI 53142 **(Install bollard covers/sleeves on bollards around store, remove trip hazard hose in back and paint car wash door).**
18. Milwaukee Burger Company, 9901 77th Street, Suite 810, Pleasant Prairie, WI 53158, Redtail Enterprises
19. MOD Super Fast Pizza, 9350 76th Street, Suite A, Pleasant Prairie, WI 53158, MOD Super Fast Pizza Wisconsin, LLC. **(Cannot connect to DSIS system for 3-tenant building, Ryan has a call into Convergent).**
20. Olive Garden #1845 10110 77th Street, Pleasant Prairie, WI 53158, GMRI, Inc. Licensing Dept.
21. Pantry 41 Mobil, 7511 118th Avenue, Pleasant Prairie, WI 53158, Roadside Petroleum, Inc.
22. Pinot's Pallet, 9020 76th Street, Suite E2, Pleasant Prairie, WI 53158
23. PDQ Store #352, 8800 75th Street, Kenosha, WI 53142, PDQ Food Stores, Inc.
24. Ruffolo's Pizza 11820 Sheridan Road, Pleasant Prairie, WI 53158, Ruffolo's Pizza LLC
25. Starlite Club 8936 24th Avenue, Kenosha, WI 53143 JAAD, LLC
26. Stateline Quik Shop 12720 Sheridan Road, Pleasant Prairie, WI 53158, Graham Enterprise, Inc.
27. Target Store T2251, 9777 76th Street, Pleasant Prairie, WI 53158, Target Corporation. **(Replace all dead landscaping and a tree is blocking the DSIS camera view at entrance to store).**
28. Valeo's Pizza Restaurant, 9755 76th Street, Pleasant Prairie, WI 53158 **(Remove flag banners by June 1).**
29. Village Supper Club, 10909 Sheridan Road, Pleasant Prairie, WI 53158, PAS Village Inn, LLC
30. Walgreens #07965, 7520 118th Avenue, Pleasant Prairie, WI 53158, Walgreens Co. - Licensing Adm.
31. Wooden Nickel, 11606 Sheridan Road, Pleasant Prairie, WI 53158 Joseph Nickel

A few businesses as noted have not yet completed their spring landscaping, painting and other minor items. The DSIS system for a few businesses must be checked. The businesses are all working with me/Ryan to resolve their issues quickly. All businesses indicated that they would be completed in the next three (3) weeks.

Jane Snell

From: Laurie Waldenstrom
Sent: Tuesday, May 29, 2018 4:37 PM
To: Jane Snell
Cc: Craig Roepke
Subject: Liquor license status

Hi Jane,

The following chart details the businesses that are not cleared for liquor licenses. The NFPA 25 and 72 are annual sprinkler and alarm tests which require a permit and a Village of Pleasant Prairie supplemental report to be submitted along with their inspection test. Cheddar's, Costco, and Olive Garden will be completed this week and hopefully will pass and not require repairs. The fees that are outstanding are for re-inspections that needed to be made to repair violations found during the first inspection.

If you have any questions, please let me know. Otherwise, as I receive payments and completed tests, I will update you to let you know they are all set to go.

Business Name	Fee Due	NFPA 25 (sprinkler)violations	NFPA 72 (alarm violations)
BP Amoco	\$ 50.00	ok	ok
Chancery	N/A	Permit & Test due	ok
Cheddar's	\$ 75.00	ok	Permit & Test due (sch. 5/30/18)
Costco	N/A	Test due; scheduled 5/30/18	Supplemental report due
MOD Pizza	\$ 50.00	ok	ok
Olive Garden	\$ 75.00	Repairs scheduled 5/29/18	ok

Thanks,

*Laurie Waldenstrom
Pleasant Prairie Fire & Rescue
8044-88th Ave.
Pleasant Prairie, WI 53144
Ph: 262-694-8027
Fax: 262-697-1901*



Jane Snell

From: Laurie Waldenstrom
Sent: Wednesday, May 30, 2018 3:02 PM
To: Jane Snell
Subject: Costco liquor license

Hi Jane,

I've received everything I needed for Costco so they are all set for their license from our department!

Thanks,

Laurie Waldenstrom
Pleasant Prairie Fire & Rescue
8044 -88th Ave.
Pleasant Prairie, WI 53144
Ph: 262-694-8027
Fax: 262-697-1901
www.pleasantprairiewi.gov



Consider the 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:

Plan Commission recommends that the Village Board approve the Certified Survey Map subject to compliance with the comments and conditions of the Village Staff Report of June 4, 2018.

VILLAGE STAFF REPORT OF JUNE 4, 2018

Consider the 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.

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 to create an 11.6329 acre property.

The property, as combined, is proposed to be develop with a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building. On May 29, 2018 the Plan Commission conditionally approved the Site and Operational Plans for the proposed construction of a 196,300 square foot speculative industrial building and associated site improvements to be known as Parcel 32 Industrial Building. The project is planning to start construction in summer (June) 2018 and anticipates that it 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:

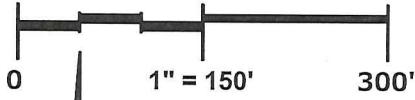
1. See **attached** comments/changes to the Certified Survey Map.
2. Any outstanding special assessments or outstanding taxes shall be paid prior to recording the CSM. Pursuant to the Village's Finance Department, as of April 16, 2018 Tax Parcel Number 92-4-122-282-0162 has outstanding real estate taxes 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.

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

GRAPHICAL SCALE (FEET)



Tax Key Numbers:
92-4-122-282-0156
92-4-122-282-0162
SEE SHEET 5 FOR BOUNDARY CURVE DATA AND NOTES

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)

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

(VARIABLE DEDICATED PUBLIC STREET)
N89°19'48"E 2613.16'
NORTH LINE OF THE NW 1/4 SEC. 28, T1N, R22E

192.35' S00°40'12"E 75.38' 292.78'
N44°02'17"E 82.35' P.O.B. S88°35'08"E 200.25' N86°35'41"E
N89°27'24"E 20.03' ((R) 25.03')
S29°41'41"E 51.54'

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

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

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

88TH AVENUE

COUNTY TRUNK HIGHWAY "H"

WEST LINE OF THE NW 1/4 SEC. 28, T1N, R22E S02°32'36"E 2647.46'

(VARIABLE DEDICATED PUBLIC STREET)
N00°57'23"E 312.25'

N01°25'32"E 409.95'

86TH AVENUE
(DEDICATED 70' STREET)

Public Street

N00°21'51"W 60.79'

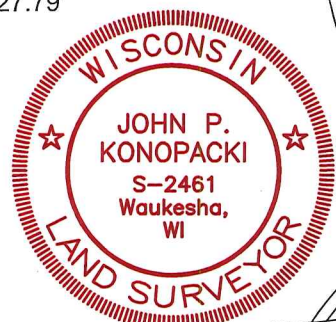
S89°19'48"W 627.79'

S00°40'12"E 708.38'

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

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

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.

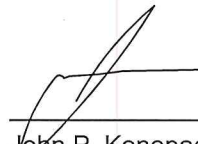
That I have made such survey, land division and map by the direction of _____, LLC., owner of said land.

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 Statute and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.

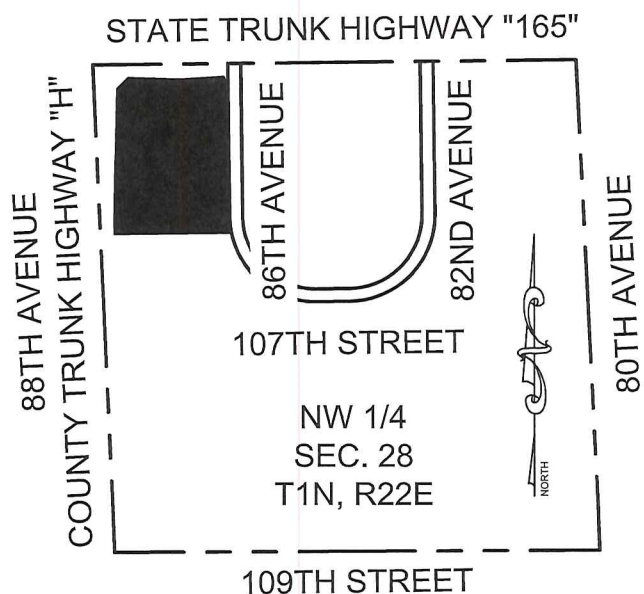
Date: APRIL 18, 2018




John P. Konopacki
Professional Land Surveyor S-2461

and Development

VICINITY MAP SCALE 1":1000'



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 2 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

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 are **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

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

PEGJOB#868.00B

SHEET 3 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

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 forgoing 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

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

PEGJOB#868.00B
SHEET 4 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

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 within 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.



[Signature]
APRIL 18, 2018

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 5 OF 5



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:

APPLICANT/AGENT:

Print Name: Stewart Wangard, Wangard

Print Name: Matt Carey, Pinnacle Eng. Group

Signature: [Signature]

Signature: [Signature]

Address: 1200 N. Mayfair Road, STE310

Address: 15850 W. Bluemound Road, STE 210

Milwaukee MI 53228
(City) (State) (Zip)

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

Phone: 414-777-1200

Phone: 262-754-8888

Fax: N/A

Fax: 262-754-8850

Email: swangard@wangard.com

Email: matt.carey@pinnacle-engr.com

Date: 3/14/18

Date: 03/08/18

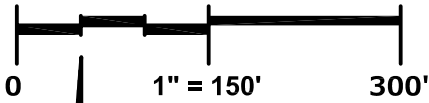
CERTIFIED SURVEY MAP NO. _____

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
(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

192.35' S00°40'12"E 75.38' 292.78' 200.25' N89°27'24"E 20.03'
N44°02'17"E 82.35' P.O.B. S88°35'08"E N86°35'41"E ((R) 25.03')
S29°41'41"E 51.54'

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

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

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

88TH AVENUE

COUNTY TRUNK HIGHWAY "H"

WEST LINE OF THE NW 1/4 SEC. 28, T1N, R22E S02°32'36"E 2647.46'

(VARIABLE DEDICATED STREET)
N01°25'32"E 409.95'
N00°57'23"E 312.25'

N00°21'51"W 60.79'

S89°19'48"W 627.79'

S00°40'12"E 708.38'

86TH AVENUE
(DEDICATED 70' STREET)

Prepared for:

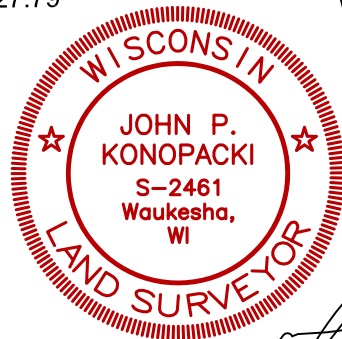
Prepared By:

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

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

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.

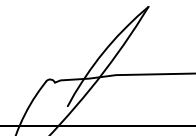
That I have made such survey, land division and map by the direction of _____, LLC., owner of said land.

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 Statute and the Village of Pleasant Prairie Land Division Control Ordinance in surveying and mapping the same.

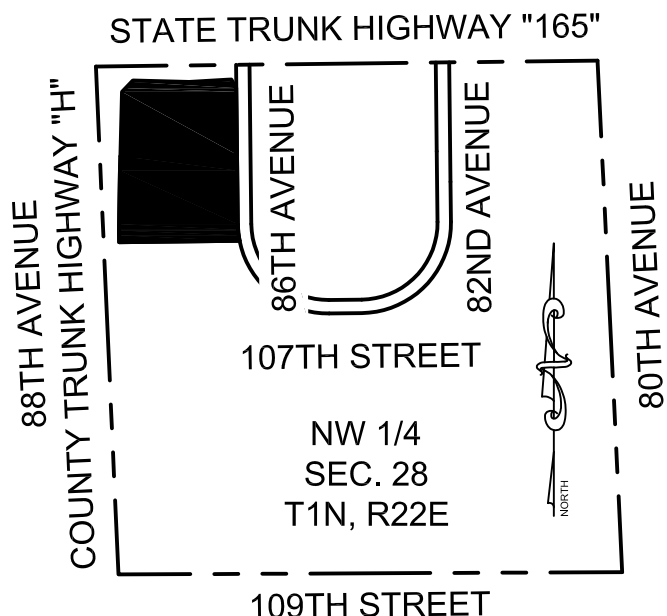
Date: APRIL 18, 2018





John P. Konopacki
Professional Land Surveyor S-2461

VICINITY MAP SCALE 1":1000'



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

PEG JOB#868.00B
SHEET 2 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

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

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

PEG JOB#868.00B
SHEET 3 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

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-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies within 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.



APRIL 18, 2018

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

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 Height: N/A ft.
Addition Area: N/A sq. 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: _____

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

PARCEL 32 INDUSTRIAL BUILDING

PLEASANT PRAIRIE, WI

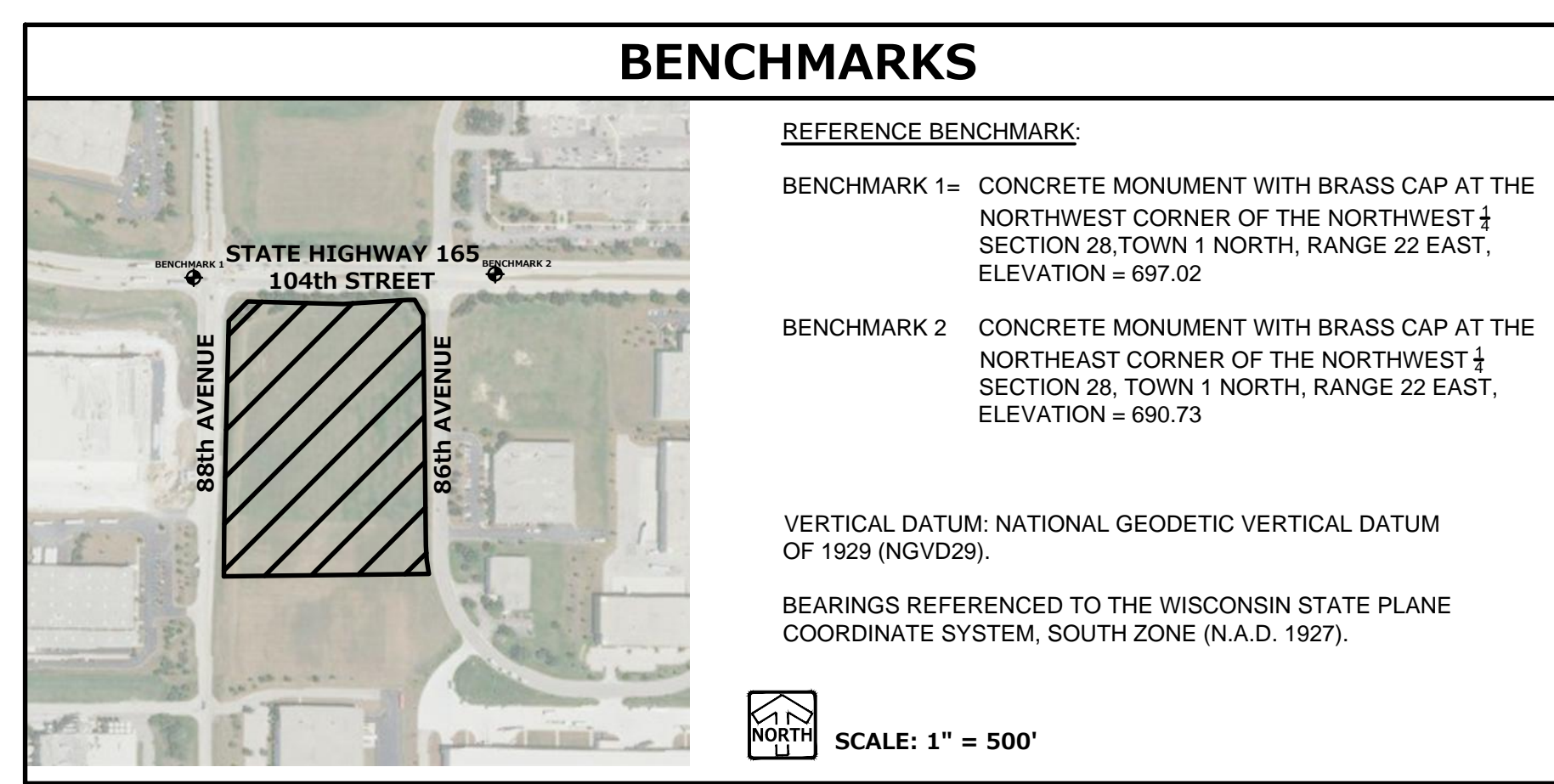
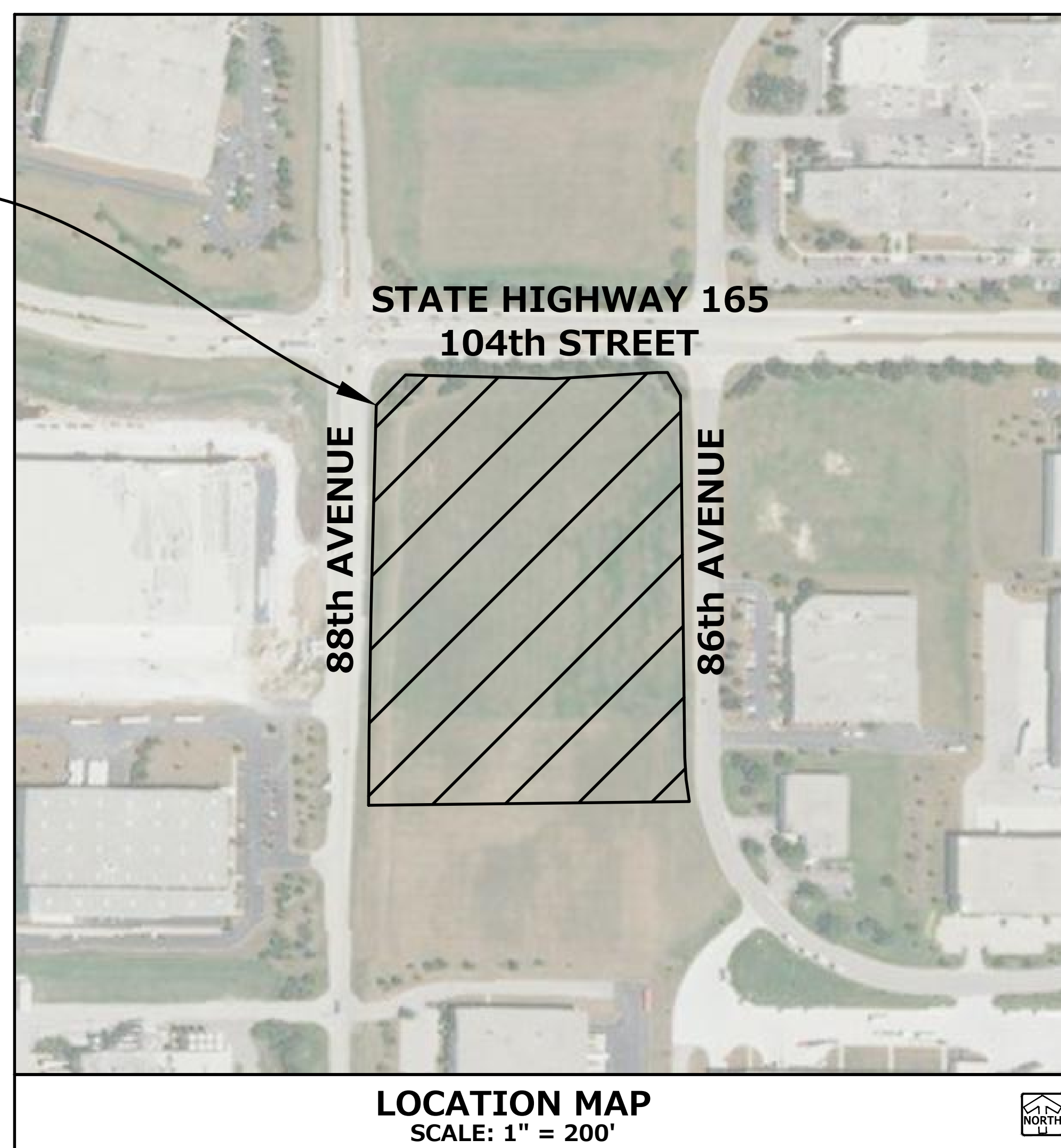
PLANS PREPARED FOR
WANGARD
 1200 N. MAYFAIR RD STE 310
 MILWAUKEE, WI 53226

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

www.pinnacle-engr.com

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



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'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S 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.

CONTACTS:

CIVIL ENGINEER:
 MATT CAREY, P.E.
 PINNACLE ENGINEERING GROUP
 15550 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
 HUIZINGER CONSTRUCTION COMPANY
 2110 ENTERPRISE AVE.
 BROOKFIELD, WI 53045
 (262) 797-0797

SURVEYOR:
 JOHN P. KONOPACKI, P.L.S.
 PINNACLE ENGINEERING GROUP
 15550 BLUEMOUND ROAD, SUITE 210
 BROOKFIELD, WI 53005
 (262) 754-8888

AMERICAN TRANSMISSION COMPANY:
 BRIAN MCGEE
 EMAIL: (262) 506-6895
 EMAIL: bmcgee@atcllc.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:
 KEVIN KOEHNKE
 PERMITS COORDINATOR
 SOUTHEAST REGION
 EMAIL: (262) 548-5891
 EMAIL: kevin.koehnke@dot.wi.gov

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)652-4797

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

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

GOVERNING AGENCY CONTACTS:

PLEASANT PRAIRIE VILLAGE HALL:
 9915 39TH STREET
 PLEASANT PRAIRIE, WI 53158
 OFFICE: (262) 694-1400

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/EROSION 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 KOEHNKE
 BUILDING INSPECTOR
 OFFICE: (262) 694-9304
 EMAIL: dkoehnke@plprairiewi.com

MICHAEL KAPRELIAN
 BUILDING INSPECTOR
 OFFICE: (262) 694-9304
 EMAIL: mkaprelian@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) 925-6722
 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) 545-2289
 www.DiggersHotline.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
 www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
 15550 W. BLUEMOUND ROAD
 BROOKFIELD, WI 53005
 (262) 754-8888

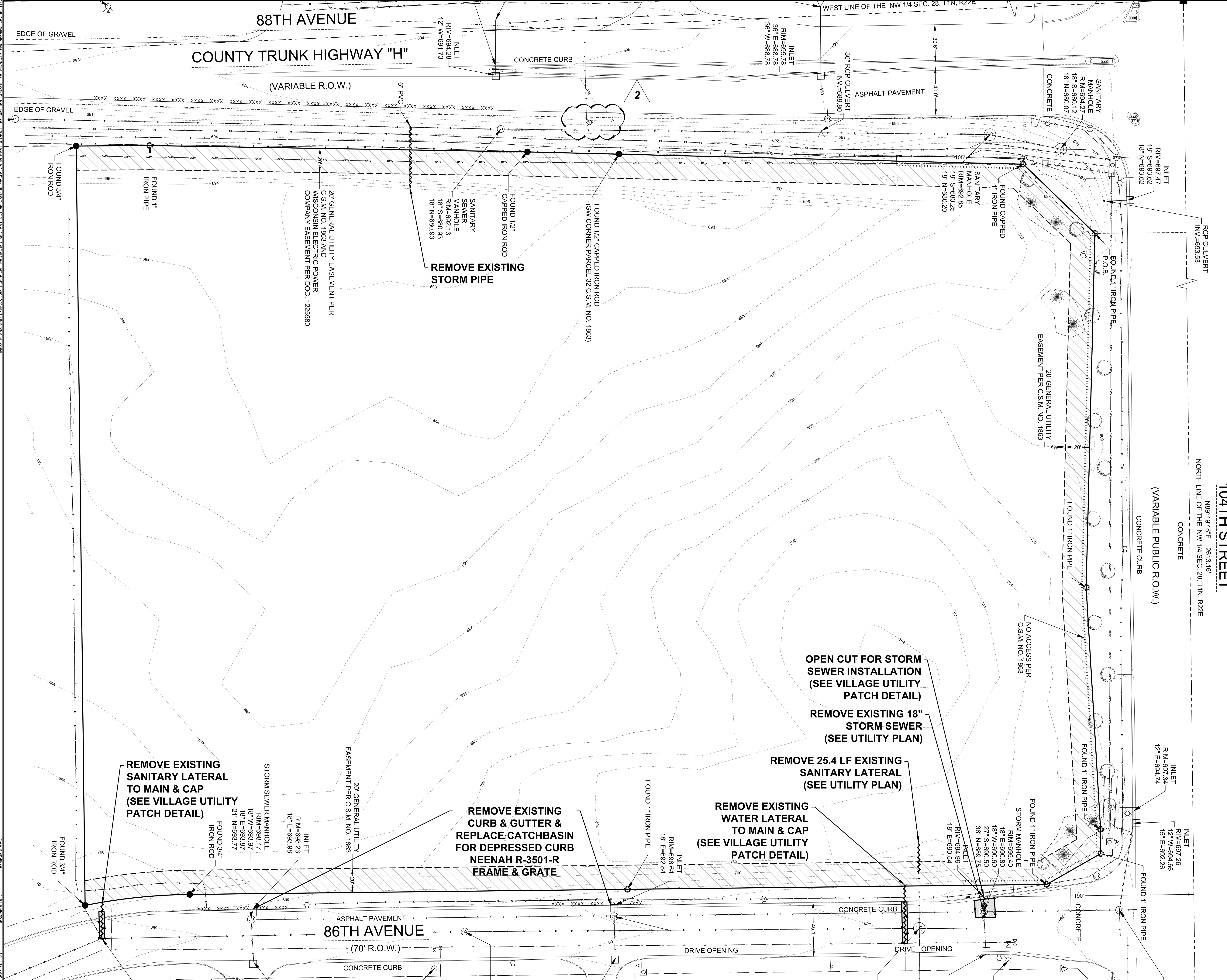
CHICAGO/MILWAUKEE: NATIONWIDE

PARCEL 32 INDUSTRIAL BUILDING
 PLEASANT PRAIRIE, WI

COVER SHEET

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

SHEET
C-1
 OF
C-10



- 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 THEREOF. 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 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 BOTH 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'

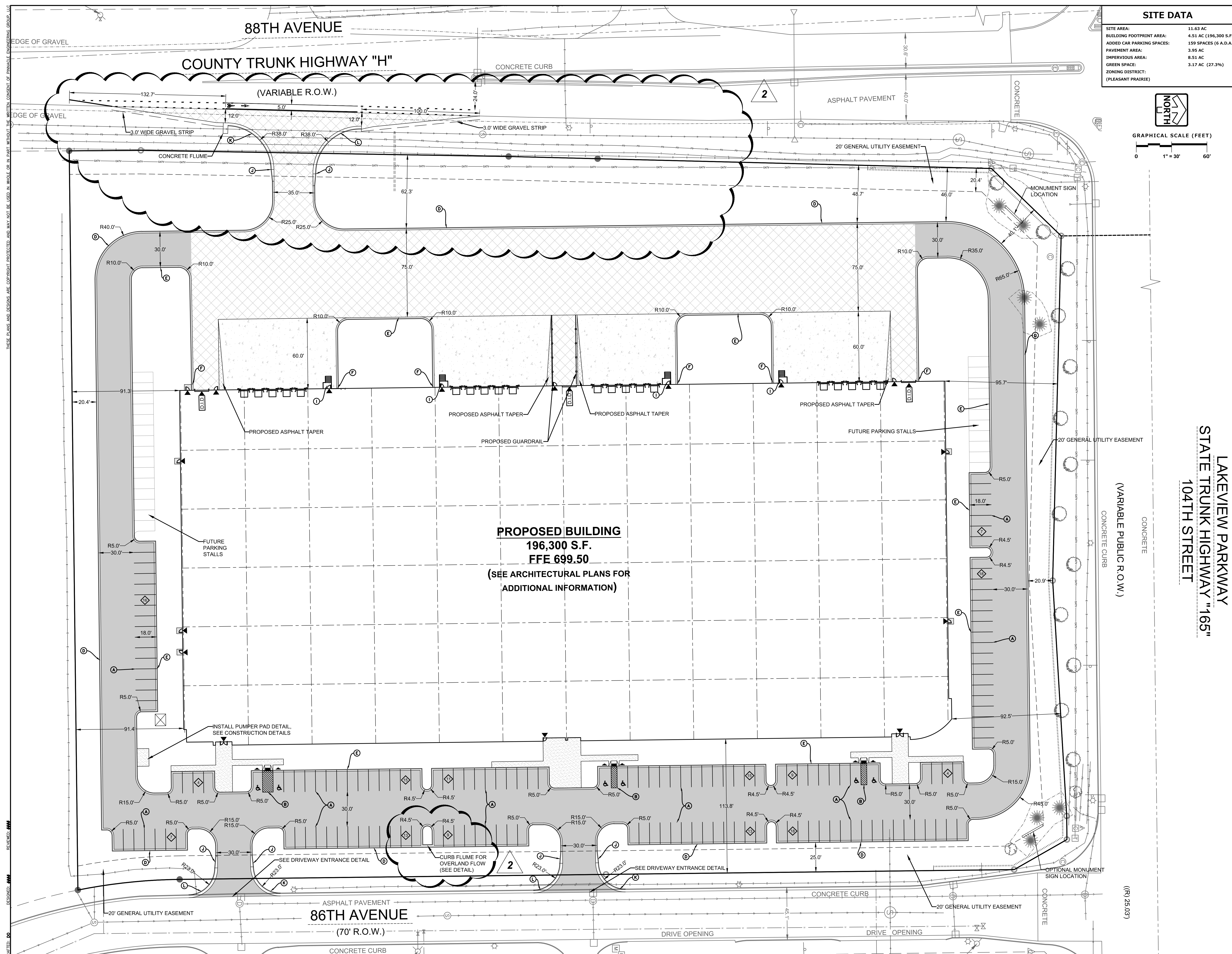
REVISIONS

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

PROJECT INFORMATION:
 PROJECT NO. 1868.00B-W/CAD
 SHEET NO. 1868.00B-W/CAD
 SCALE: AS SHOWN

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: JAC
 REVIEWED: MAC
 DATE: 5/9/2018

www.pinnacle-engr.com
 FOR REVIEW ONLY
 EXISTING CONDITIONS & DEMOLITION PLAN



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 LIMESTONE) 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 LIMESTONE) 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 LIMESTONE) 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6#x6# GAUGE STEEL MESH)
	CONCRETE SIDEWALK 1" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE) 5" PCC (6# WELDED WIRE FABRIC PER PCC 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 WIDE 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 33° 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.	

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

SHEET	
C-3	of
C-10	

DESIGNED BY: [Signature] REVIEWED BY: [Signature] QUANTIFIED BY: [Signature]

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
18850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | RATIONSVILLE

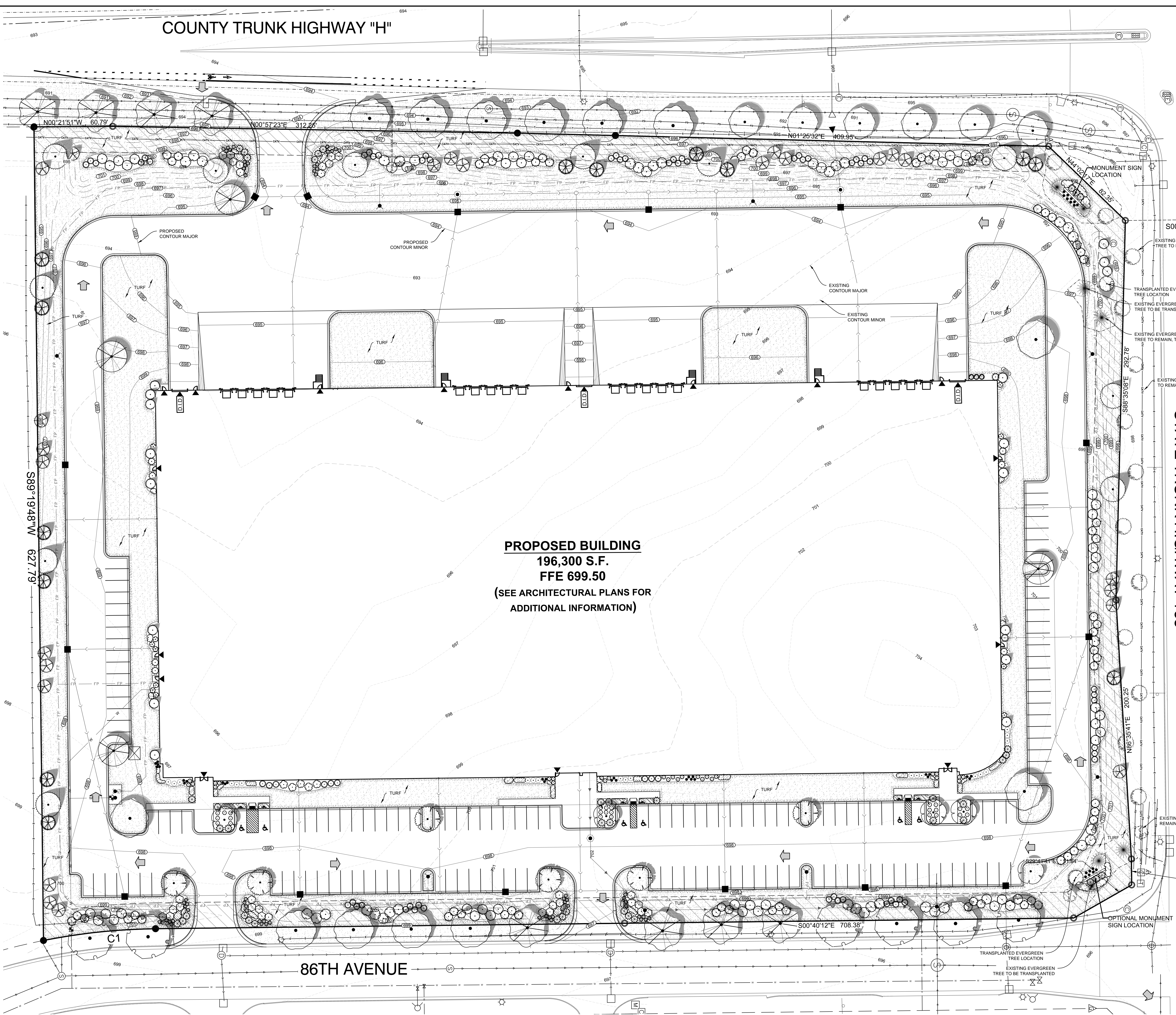
ENGINEERING | NATURAL RESOURCES | SURVEYING

PARCEL 32 INDUSTRIAL BUILDING
PLEASANT PRAIRIE, WI

SITE DIMENSION & PAVING PLAN

PROJ. NO. 1608.00B-WT
MAC
START DATE: 2/27/18
SCALE: [Blank]

COUNTY TRUNK HIGHWAY "H"

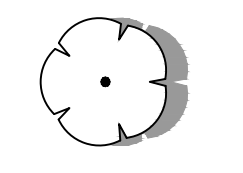
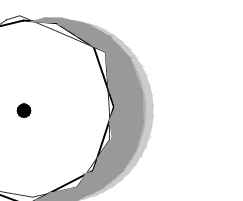
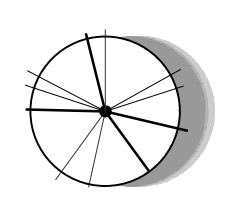
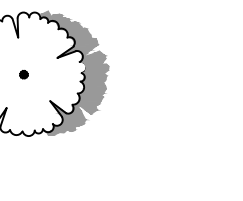
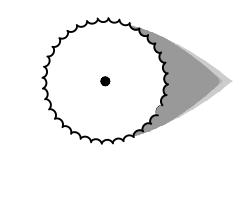
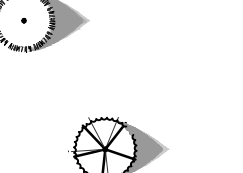
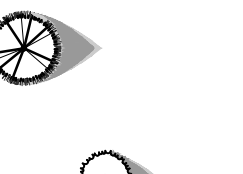

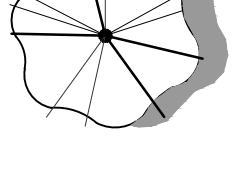
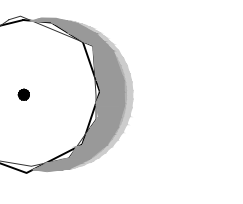
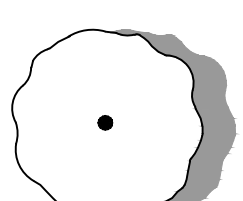
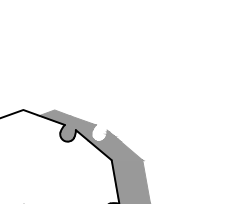
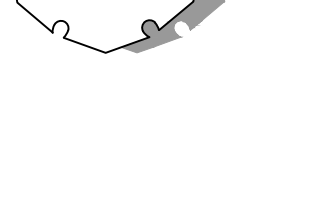


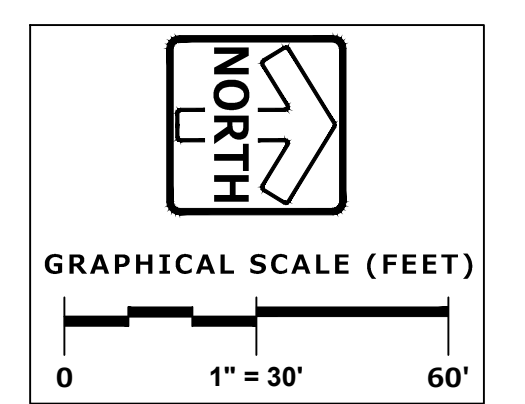
PROPOSED BUILDING
 196,300 S.F.
 FFE 699.50
 (SEE ARCHITECTURAL PLANS FOR
 ADDITIONAL INFORMATION)

LAKEVIEW PARKWAY
 STATE TRUNK HIGHWAY 165

86TH AVENUE

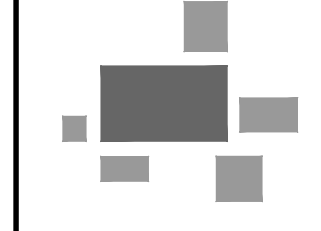
TREE PLANTING KEY

- DECIDUOUS TREES** COMMON NAME
-  'Autumn Brilliance' Serviceberry
Amelanchier x grandiflora 'Autumn Brilliance'
 -  Skyline Thornless Honey Locust
Gleditsia triacanthos inermis 'Skycole'™
 -  Greenspire Littleleaf Linden
Tilia cordata 'Greenspire'
 -  New Horizon American Elm
Ulmus americana 'New Horizon'
- EVERGREEN TREES** COMMON NAME
-  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** COMMON NAME
-  Autumn Blaze Maple
Acer freemanii 'Autumn Blaze'
 -  Skyline Thornless Honey Locust
Gleditsia triacanthos inermis 'Skycole'™
 -  Kentucky Coffeetree
Gymnocladus dioica 'Espresso'
 -  Elm
Ulmus x 'Morton Glossy'™



DESIGNED: MAC
 CHECKED: DBR
 DRAWN: DBR
 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

www.pinnacle-engr.com
 FOR REVIEW ONLY
 OVERALL LANDSCAPE - TREE PLAN


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

OVERALL LANDSCAPE - TREE PLAN

REVISIONS		SHEET
NO.	DESCRIPTION	
1	BP2 - ADDENDUM A	L-1
2	BP2 - ADDENDUM B	L-4

REG. JOB NO. 868.008-WI
 MAC
 START DATE: 2/27/18
 SCALE: 1"=30'
 SHEET L-1 OF L-4

Consider approval of a **Zoning Text Amendment (Ord. #18-21)** 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" (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: On May 29, 2018, the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment (Ord. #18-21)** as presented in the June 4, 2018 Village Staff Report.

VILLAGE STAFF REPORT OF JUNE 4, 2018

Consider approval of a **Zoning Text Amendment (Ord. #18-21)** 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" (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.

The petitioner is requesting to amend/correct Fountain Ridge Apartments Planned Unit Development" (PUD) for the Fountain Ridge Apartments development.

Specifically, 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.

Recommendations:

Plan Commission recommends that the Village Board approve the **Zoning Text Amendment** as presented.

ORDINANCE # 18-21
**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).

Fountain Ridge Apartments
Planned Unit Development

- (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 4th day of June 2018.

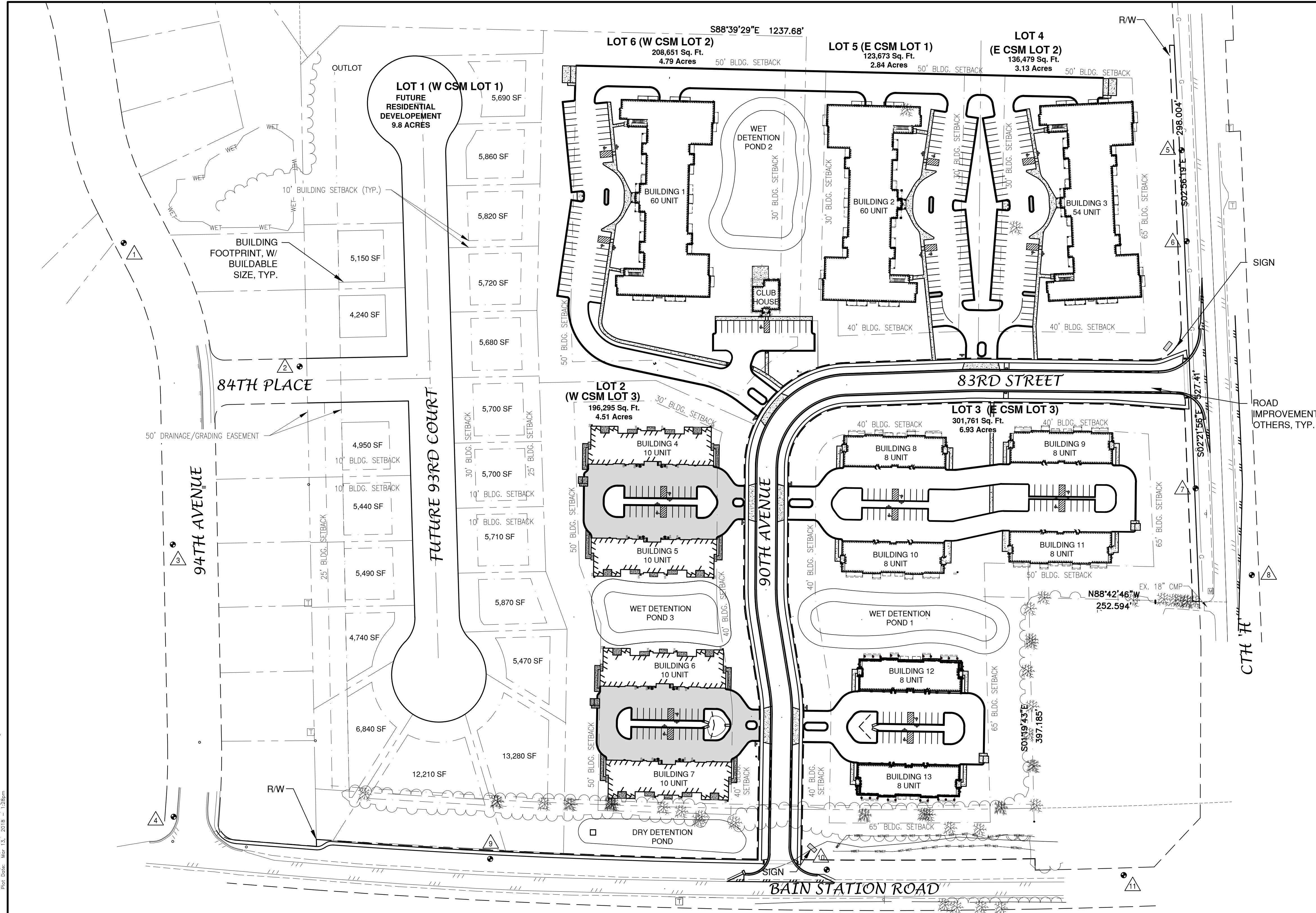
VILLAGE OF PLEASANT PRAIRIE

ATTEST:

John P. Steinbrink
Village President

Jane C. Snell
Village Clerk

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



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

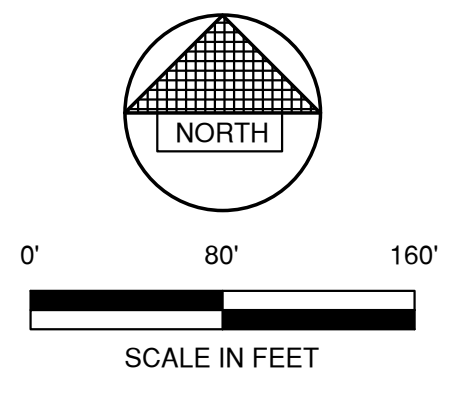


Exhibit 1

Proposed New 54 unit Apartment Homes With Underground Parking

Exhibit 2

LEXINGTON HOMES

INDEX TO DRAWINGS

T1.1	TITLE SHEET
T1.2	U.L. LISTINGS AND REFERENCE MATERIAL
T2.1	LIFE SAFETY PLANS
T2.2	LIFE SAFETY PLANS
C 3	OVERALL SITE PLAN AND KEY
C 4	SITE 1 DETAILED PLAN AND KEY
C 5	SITE 2 DETAILED PLAN AND KEY
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A2	PLAN NOTES AND SCHEDULES
A2.0.1	UNDERGROUND PARKING PLAN
A2.1	COMPOSITE FIRST FLOOR PLAN
A2.1.1	PARTIAL FIRST FLOOR PLAN
A2.1.2	PARTIAL FIRST FLOOR PLAN
A2.1.3	PARTIAL FIRST FLOOR PLAN
A2.2	COMPOSITE SECOND FLOOR PLAN
A2.2.1	PARTIAL SECOND FLOOR PLAN
A2.2.2	PARTIAL SECOND FLOOR PLAN
A2.2.3	PARTIAL SECOND FLOOR PLAN
A2.3.1	COMPOSITE THIRD FLOOR PLAN
A2.3.2	PARTIAL THIRD FLOOR PLAN
A2.5.1	ROOF PLAN
A2.5.3	DOWNSPOUT PLAN
A3.1	BUILDING SECTION AND ELEVATOR
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS AND STAIRS
A4.1	ACCESSIBILITY PLANS, NOTES AND DETAILS
A4.2	DETAILS AND THERMAL ENVELOPE
A4.3	FRAMING DETAILS
A4.4	FRAMING DETAILS
S1.1	STRUCTURAL - NOTES, SCHEDULES, DETAILS
S2.1	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.2	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.3	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.4	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.5	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.6	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.7	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.8	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.9	STRUCTURAL - PARTIAL ROOF FRAMING
S2.10	STRUCTURAL - PARTIAL ROOF FRAMING
S3.1	STRUCTURAL - BUILDING SECTIONS
S4.1	STRUCTURAL - FOUNDATION DETAILS
S4.2	STRUCTURAL - FRAMING DETAILS
S5.1	STRUCTURAL - SHEAR WALL PLANS AND DETAILS
S5.2	STRUCTURAL - SHEAR WALL PLANS

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 IN THE PARKING GARAGE EXPOSED WOOD CONSTRUCTION ALLOWED, NO RATING IS REQUIRED IN NON-BEARING INTERIOR PARTITIONS
	SEPARATION DISTANCE	602	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 ENCASUREMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD.
	FIRE BARRIERS SHAFT ENCLOSURES ELEVATORS AND HOISTWAYS	705.5 707 708.4 708.14 708.14.1 708.14.1.1	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
	FIRE PARTITIONS CONTINUITY HORIZONTAL ASSEMBLY	709 712	1/2 HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1) 1 HOUR FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS 1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING
	FIRE DOOR RATINGS	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
	DRAFTSTOPPING	716 717.3.2 (1) 717.4.2 (2)	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
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	907.2.9.1	MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2
	SMOKE DETECTION	907.11.2	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" MEANS OF EGRESS ILLUMINATION REQ. IN CORRIDOR, EXIT ENCLOSURE, EXIT DISCHARGE AREA OF REFUGE (STAIRS)
	EGRESS ILLUMINATION STAIRWAYS	1006 1007.3	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
	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
	COMMON PATH OF TRAVEL	1008.1.7	FLOOR ELEVATION, EXCEPTION 5. EXTERIOR PATIOS, TYPE B DWELLING - IMPERVIOUS SURFACE NOT MORE THAN 4" BELOW INTERIOR FLOOR
	CORRIDOR FIRE RESISTANCE RATING	1014.3 1016.1 1081.1 1018.4 1021 1022	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. 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
	ACCESSIBLE UNITS	1107.6.2.1.2 1107.7.2	ALL UNITS WITH ELEVATOR SERVICE ARE TYPE "B" ACCESSIBLE. IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203 1207.2 1207.3	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES 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
			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.

1. 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.

2. 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)

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



Fountain Ridge 54 3

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

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

DATE: 7/14/2018
 PROJECT NO. 461468
 SHEET T 1.1
 © LaPlant Architecture LLC 2016

CONDITIONALLY APPROVED
 DEPT OF SAFETY AND PROFESSIONAL SERVICES
 DIVISION OF INDUSTRY SERVICES
 6/5/18
 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 1/2" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRITION 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. 3/8" THICK VENEER PLASTER 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.

② GA FILE NO. FC 5518 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.

③ IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

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"	

④ IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

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"	

⑤ UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL 1 HOUR FIRE

MATERIAL: BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD

CONSTRUCTION:

- 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL.
- 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
- JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND OR 1/8" PLASTER VENEER
- 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
- BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.

⑥ IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

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 5/8" 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 1/2" 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"	

⑦ UL DESIGN NO. X528 1 HOUR FIRE

COLUMN MINIMUM SIZE	CONSTRUCTION
TS4 x 4 x 0.188	<p>1. ANY 1" OR 5/8" GYPSUM WITH U.L. FIRE RESISTANCE MARKINGS, APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS</p> <p>ONE HOUR / ONE LAYER HELD IN PLACE WITH PAPER MASKING TAPE.</p>
TS8 x 8 x 0.25	

⑧ 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

⑫ ASTM E119-00a CONTEGO INTUMESCENT FIRE RETARDANT 1 HOUR FIRE

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

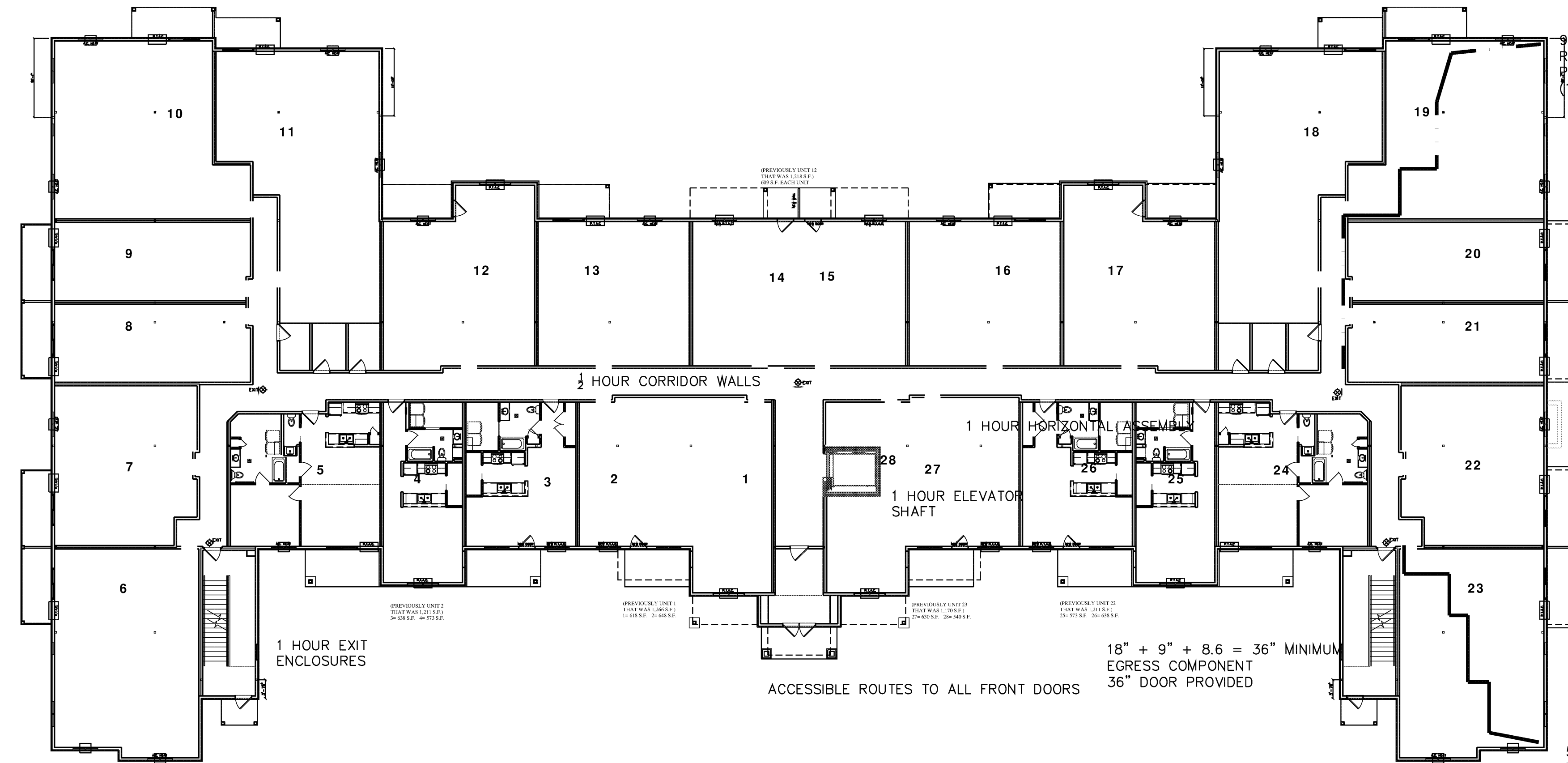
LaPlant Architecture, LLC

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

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

DATE: 7/14/2016
PROJECT NO. 461466
SHEET T 1.2
© LaPlant Architecture LLC 2016

SAFETY PLANS



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

FIRST FLOOR PLAN

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

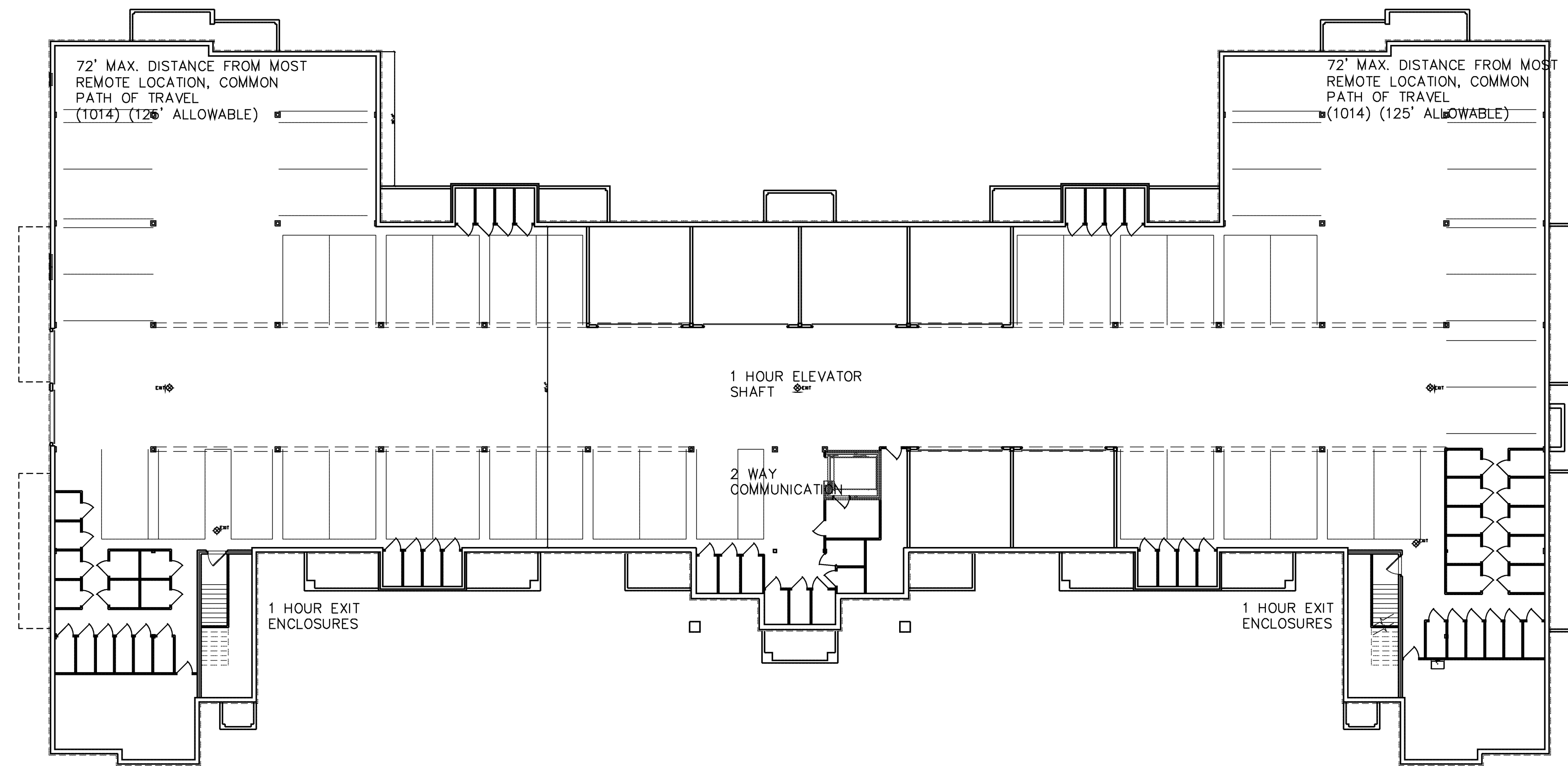
OCCUPANT LOADS PER (1004.1.1) MAX. CONVERGENCE PER EXIT

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.



PARKING PLAN

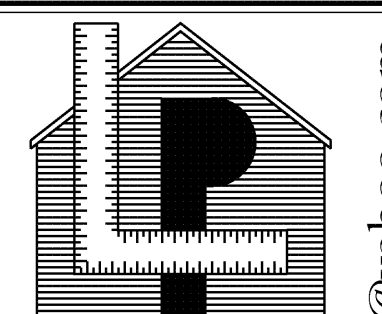
NOT TO SCALE:

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

Fountain Ridge 54



LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

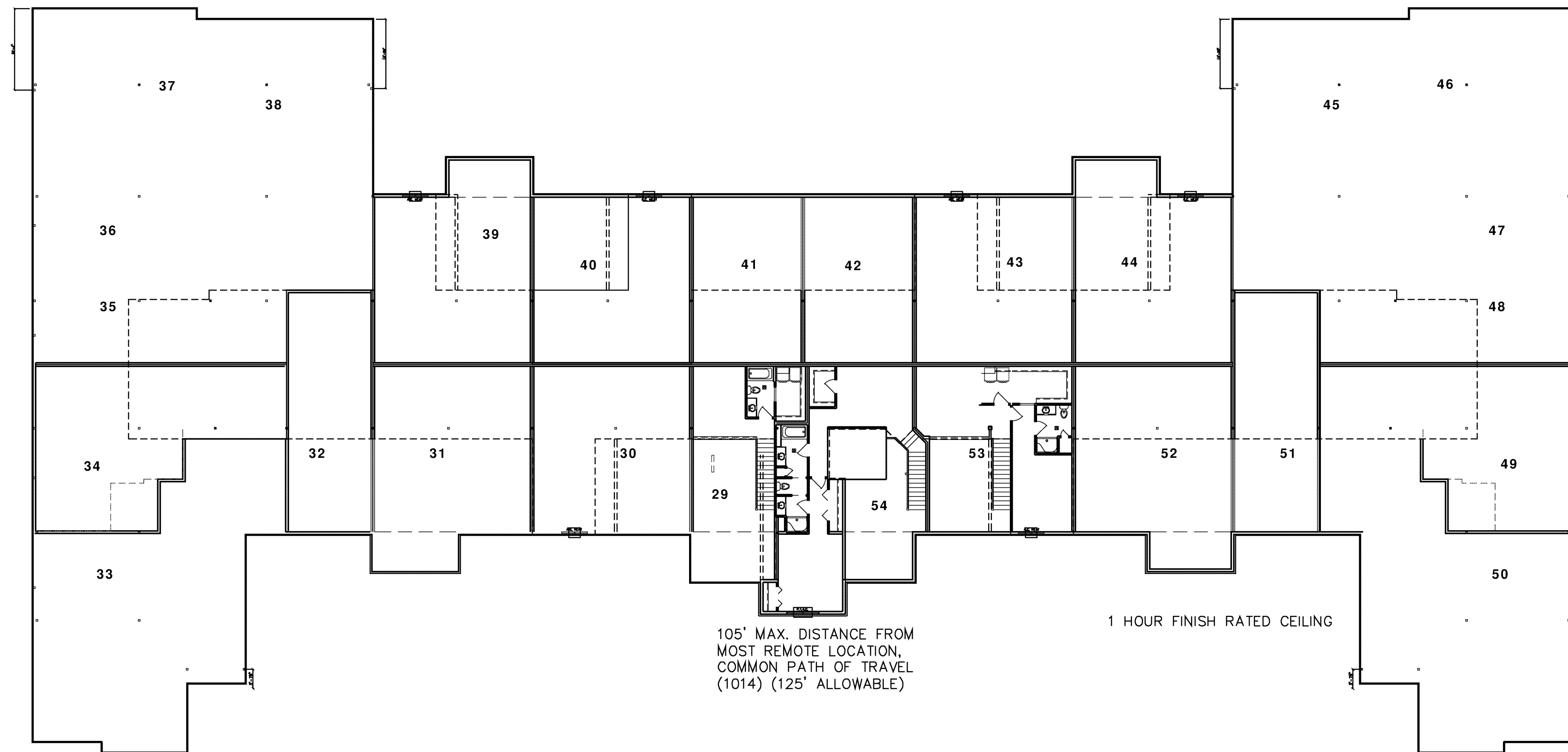
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE
7/14/2016

PROJECT NO.
461466

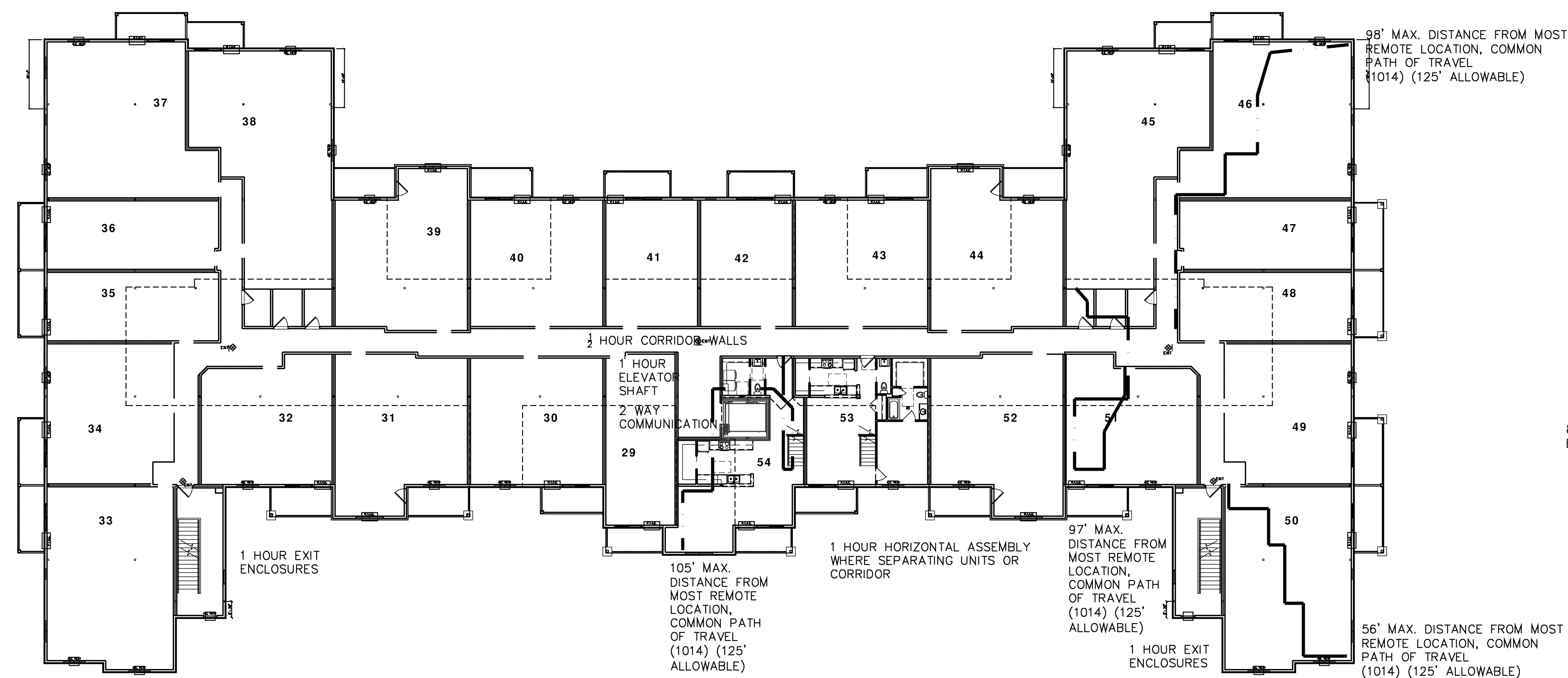
SHEET
T
2.1

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

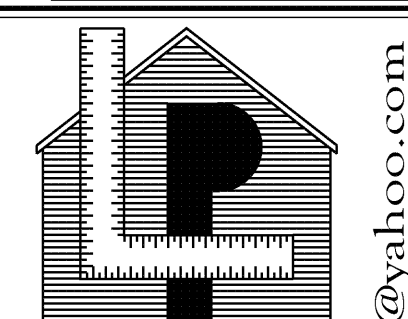


SECOND FLOOR PLAN
NOT TO SCALE:

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 S.F. / 200 = 134 PEOPLE + 44 / 2 EXITS = 89 PEOPLE

89 PEOPLE * .2 = 18" MINIMUM EGRESS COMPONENT
89 PEOPLE * .3 = 27" MINIMUM STAIRWAY

Fountain Ridge 54



LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

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

DATE
7/14/2016

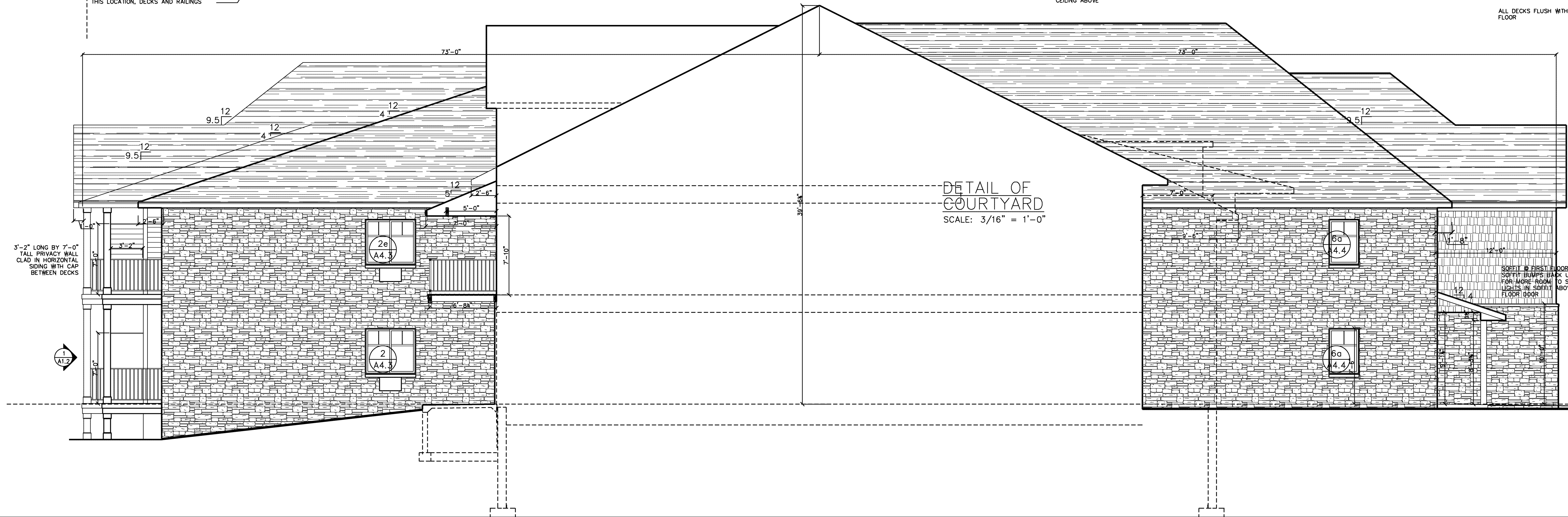
PROJECT NO.
461466

SHEET

T
2.2



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



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

Fountain Ridge 54 3

LaPlant Architecture, LLC
laplantarchitecture@yahoo.com
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
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 1.2**

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



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



Fountain Ridge 54 **3**

LaPlant
Architecture, LLC
laplantarchitecture@yahoo.com

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
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
1.3

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 1/2" UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 3/4" 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

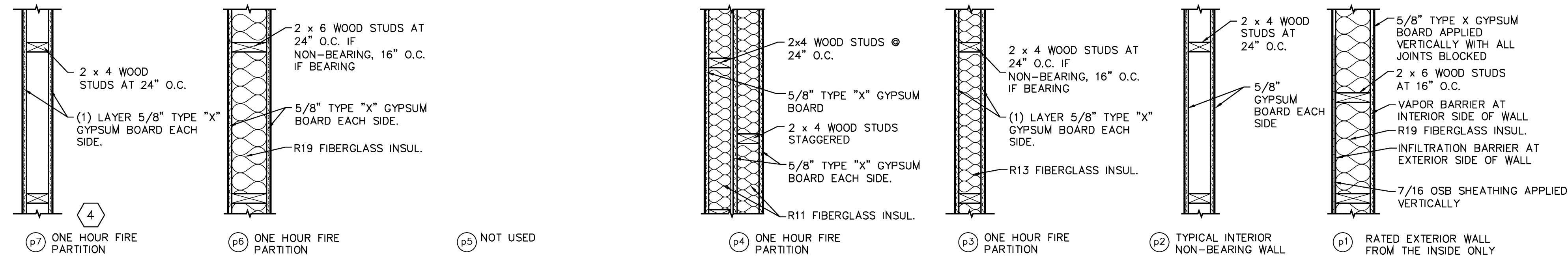
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 1/2	2	LVL	2	2	
H6	5/8"x11 1/2	1	GLULAM	2	2	
H7	5/8"x14"	1	GLULAM	2	2	
H8	6 3/4"x18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

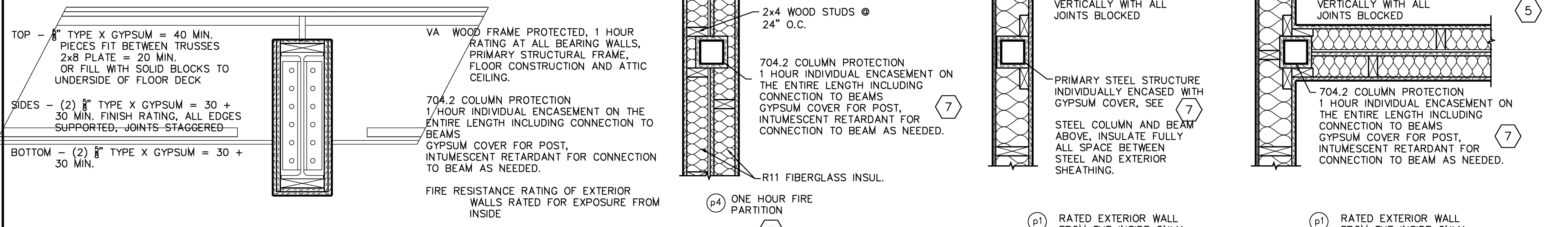
TYPICAL FIRE RATED STRUCTURES NOTES

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"

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 (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	00	
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.								1068	4
								924	4

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 (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	00	
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	4
								1,031	

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

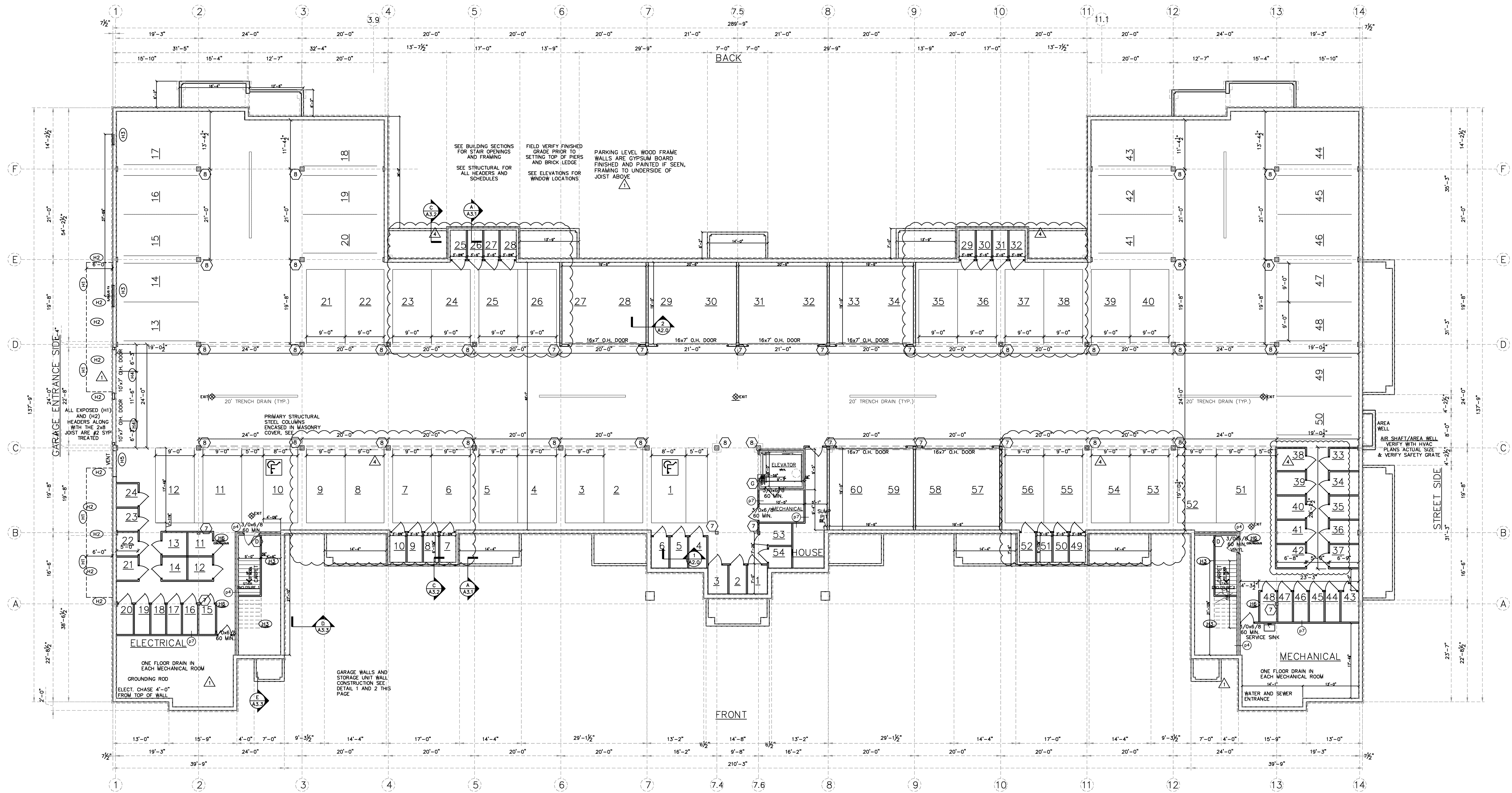
Fountain Ridge 54

LaPlant Architecture, LLC

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

REVISION	DATE
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
© LaPlant Architecture LLC 2016



SEE BUILDING SECTIONS FOR STAIR OPENINGS AND FRAMING
SEE STRUCTURAL FOR ALL HEADERS AND SCHEDULES

FIELD VERIFY FINISHED GRADE PRIOR TO SETTING TOP OF PIERS AND BRICK LEDGE. FINISHED AND PAINTED IF SEEN. FRAMING TO UNDERSIDE OF JOIST ABOVE

PARKING LEVEL WOOD FRAME WALLS ARE GYPSUM BOARD FINISHED AND PAINTED IF SEEN. FRAMING TO UNDERSIDE OF JOIST ABOVE

PRIMARY STRUCTURAL STEEL COLUMNS ENCASED IN MASONRY COVER. SEE

GARAGE WALLS AND STORAGE UNIT WALL CONSTRUCTION SEE DETAIL 1 AND 2 THIS PAGE

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

FIRE RATED FLOOR SYSTEM. DOUBLE TOP PLATE

FOR SECURITY, 2x3 VINYL-COVERED CHICKEN WIRE FROM SHEATHING TO CEILING

WOOD FRAME WALLS WITH OSB SHEATHING ONE SIDE, GAP OSB OFF FLOOR 1". NO RATING REQUIRED FOR WALLS.

ALL EXPOSED WALLS TO THE MAIN GARAGE AREA WILL BE GYPSUM BOARD FINISHED AND PAINTED.

ALL DOORS ARE 3/0x6/8, UNDERCUT DOOR 2" FOR AIR MOVEMENT. NO RATING REQUIRED.

FIRE RATED FLOOR SYSTEM. BUILD TO UNDERSIDE OF GYPSUM CEILING

6" CONCRETE BLOCK, LEAVE EVERY OTHER TOP BLOCK OUT FOR AIR VENTILATION
GAP GARAGE DOOR 1" AT BOTTOM FOR SAME

(2) #4 CONTINUOUS IN BOND BEAM

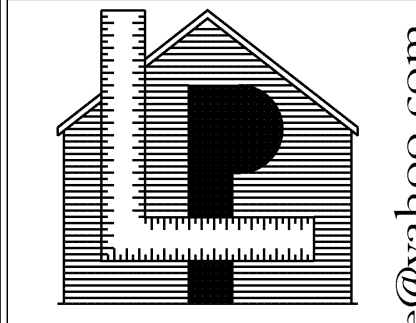
SEE SECTION C/A3.2

GARAGE DOOR WALL SOLID, NO OPENINGS

1 STORAGE UNITS
A2.0 SCALE: 1/2" = 1'-0"

2 GARAGE WALLS
A2.0 SCALE: 1/2" = 1'-0"

Fountain Ridge 54 3



LaPlant
Architecture, LLC

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

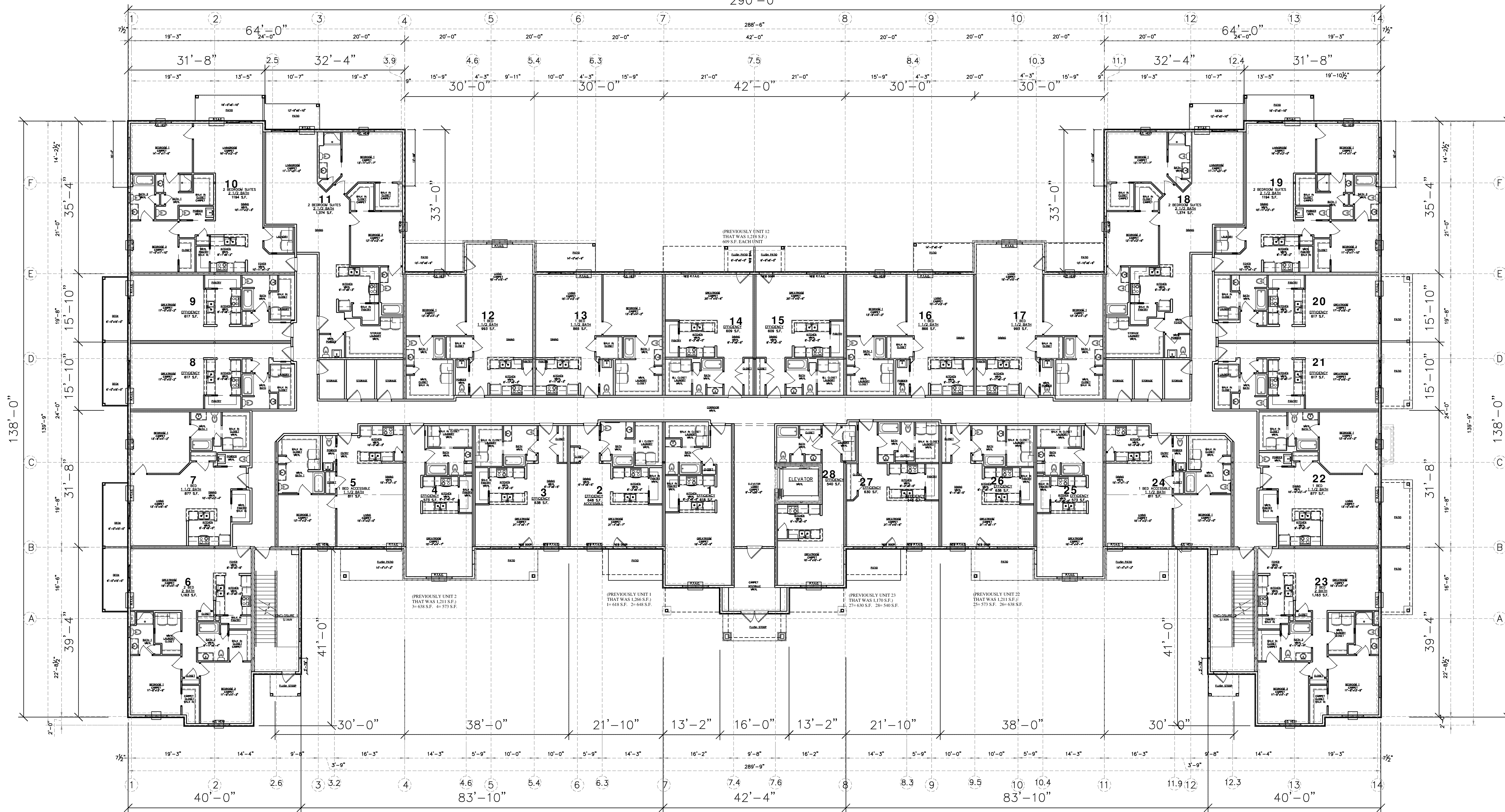
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE
7/14/2016

PROJECT NO.
461466

SHEET
A
2.0.1

290'-0"

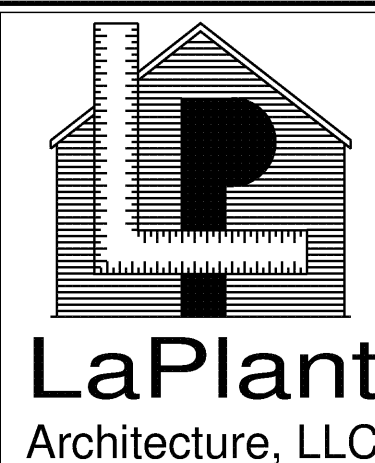


- TYPICAL FIRE RATED STRUCTURES NOTES**
- ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
 - ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE 1/2 HOUR RATED, U.O.N.
 - NO DRAFTSTOPPING 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 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.

UNIT COUNT			
UNIT STYLE	NUMBER OF UNITS PER FLOOR		REVISION 4
	ORIGINAL		
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"

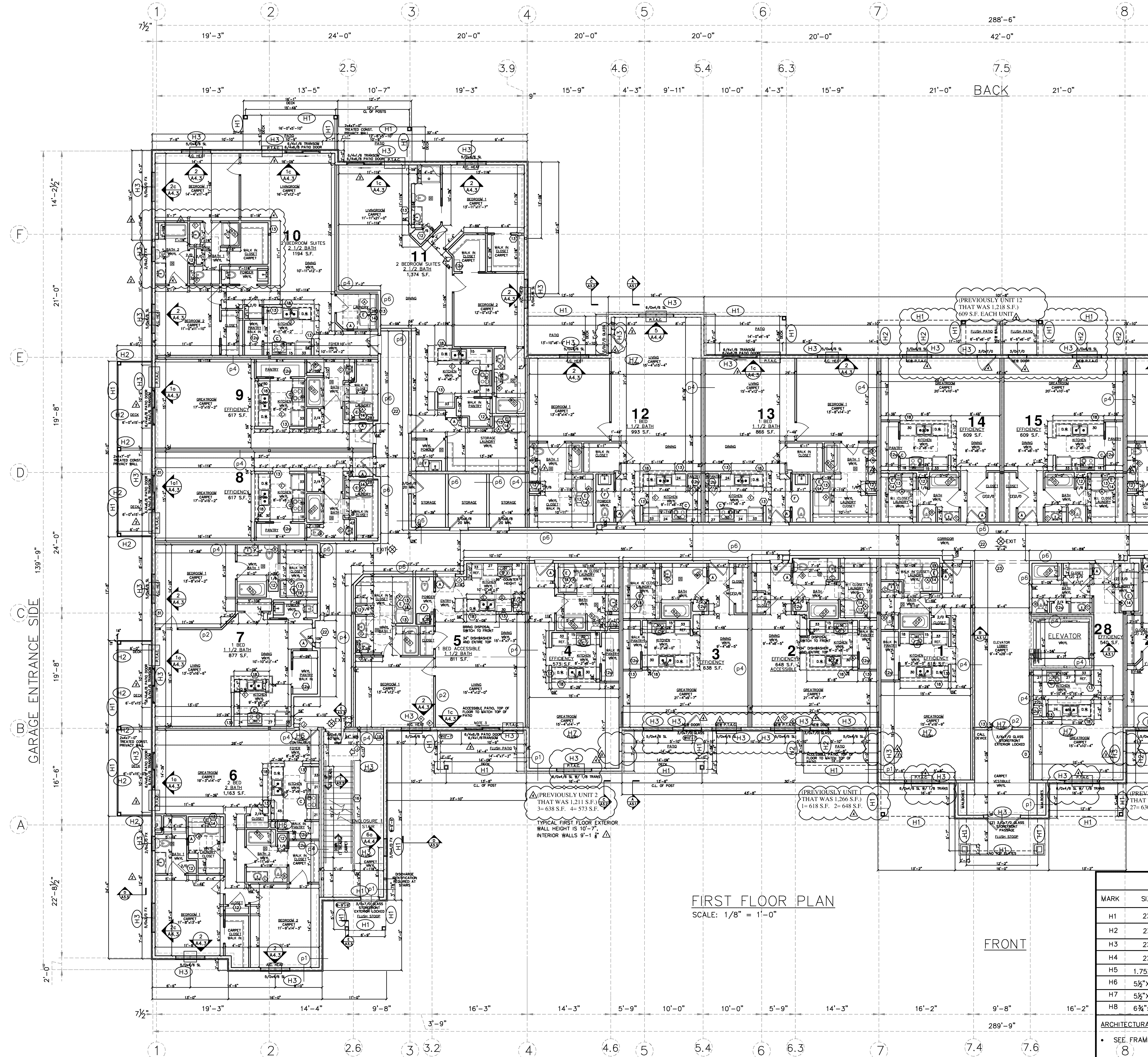
Fountain Ridge 54



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

REVISION	DATE
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"

FRONT

- DWELLING UNIT PLAN NOTES**
- 1 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BII INSULATION AND FURRING CHANNELS AT 24" O.C.
 - 2 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BII 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.
 - 12 STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
 - 12b STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
 - 13 2X6 INTERIOR WALL
 - 14 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
 - 15 FLOOR COVERING TRANSITION LINE.
 - 16 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 17 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 18 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
 - 19 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
 - 20 3'-0" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 20a 3'-6" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 21 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
 - 22 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
 - 23 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
 - 24 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A.4.2
 - 25 9' FLAT CEILING, FLOOR ABOVE
 - 26 ENTIRE CEILING RAISED 9 1/2" (FLUSH HEADER) 2
 - 27 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
 - 28 FURRED WALL
 - 29 SOUND INSULATED WALL
 - 30 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
 - 31 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
 - 32 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, 1007.8

- 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 3/0 UNLESS OTHERWISE NOTED.
 4. ALL LOFT FLOOR DOORS ARE 3/0 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 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

Fountain Ridge 54

LaPlant Architecture, LLC
laplantarchitecture@yahoo.com

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

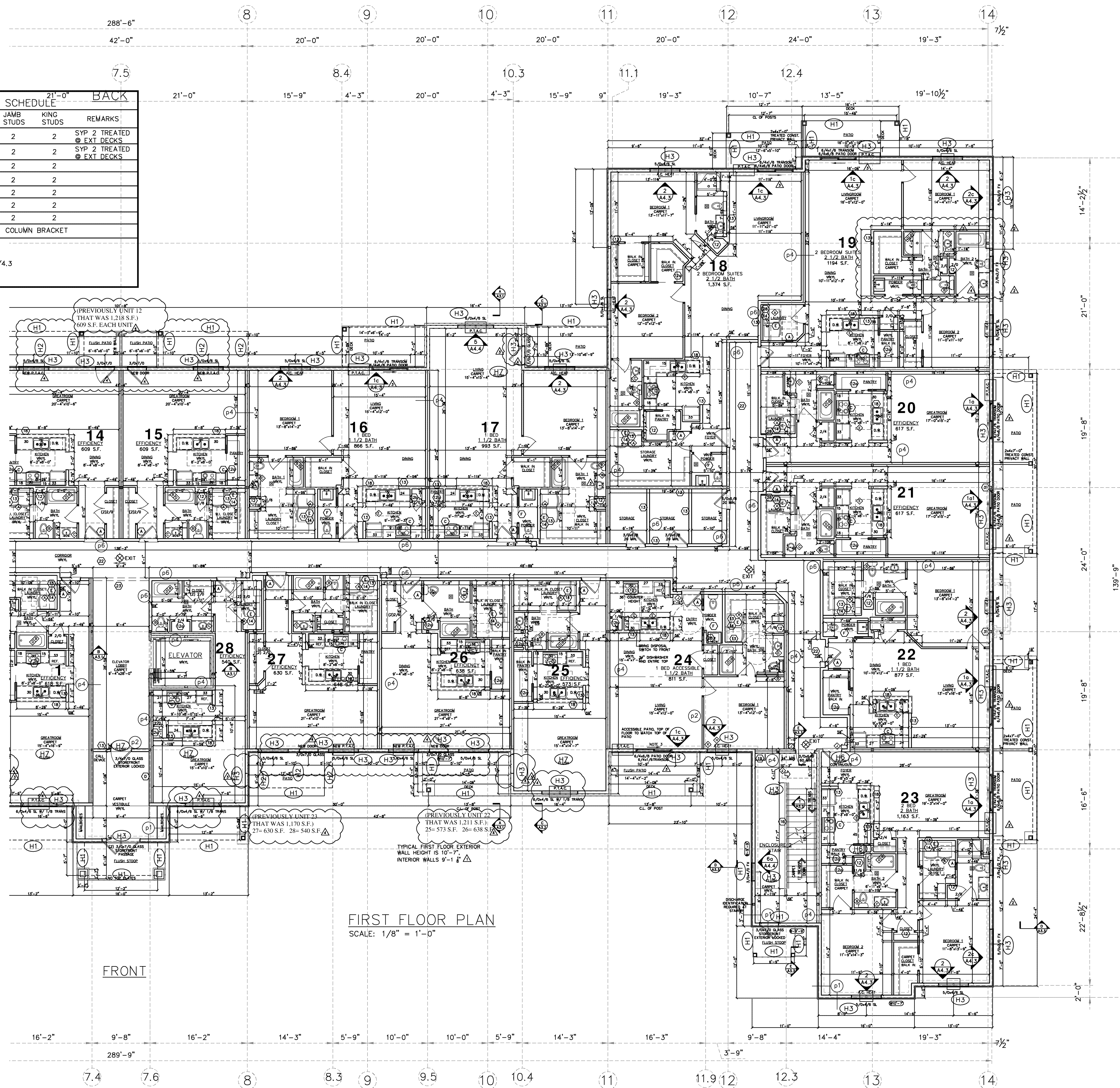
DATE: 7/14/2016
PROJECT NO: 461466
SHEET: A
2.1.2

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

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



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.
 - 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" (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. 2x8 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 CASE 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 6" UNLESS OTHERWISE NOTED.
 - ALL LOFT FLOOR DOORS ARE 6" 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.
 - SPS 362,1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCE.
 - SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

Fountain Ridge 54

REVISION DATE

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

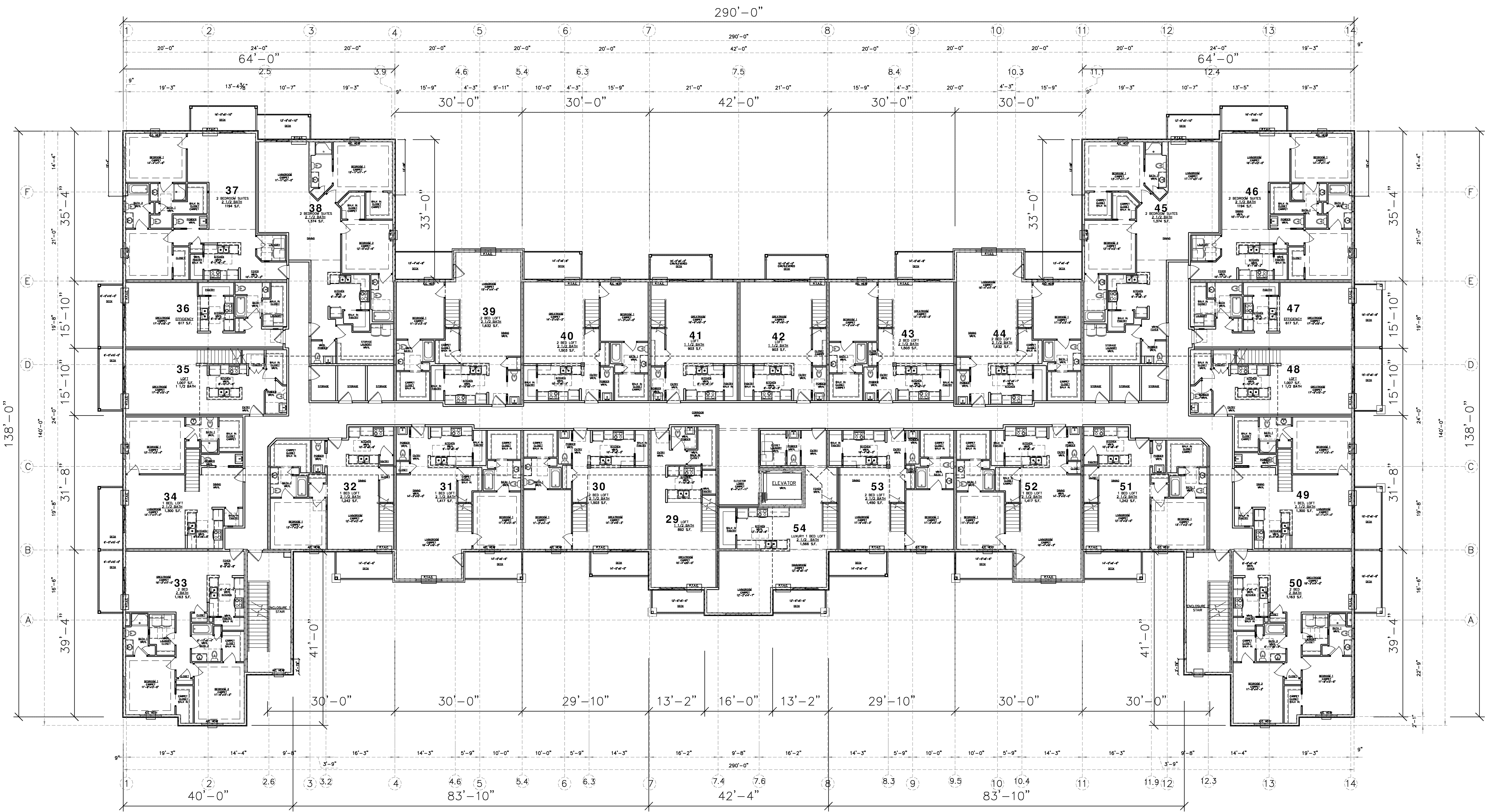
DATE
7/14/2016

PROJECT NO.
461466

SHEET
A

2.1.3

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016



- 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

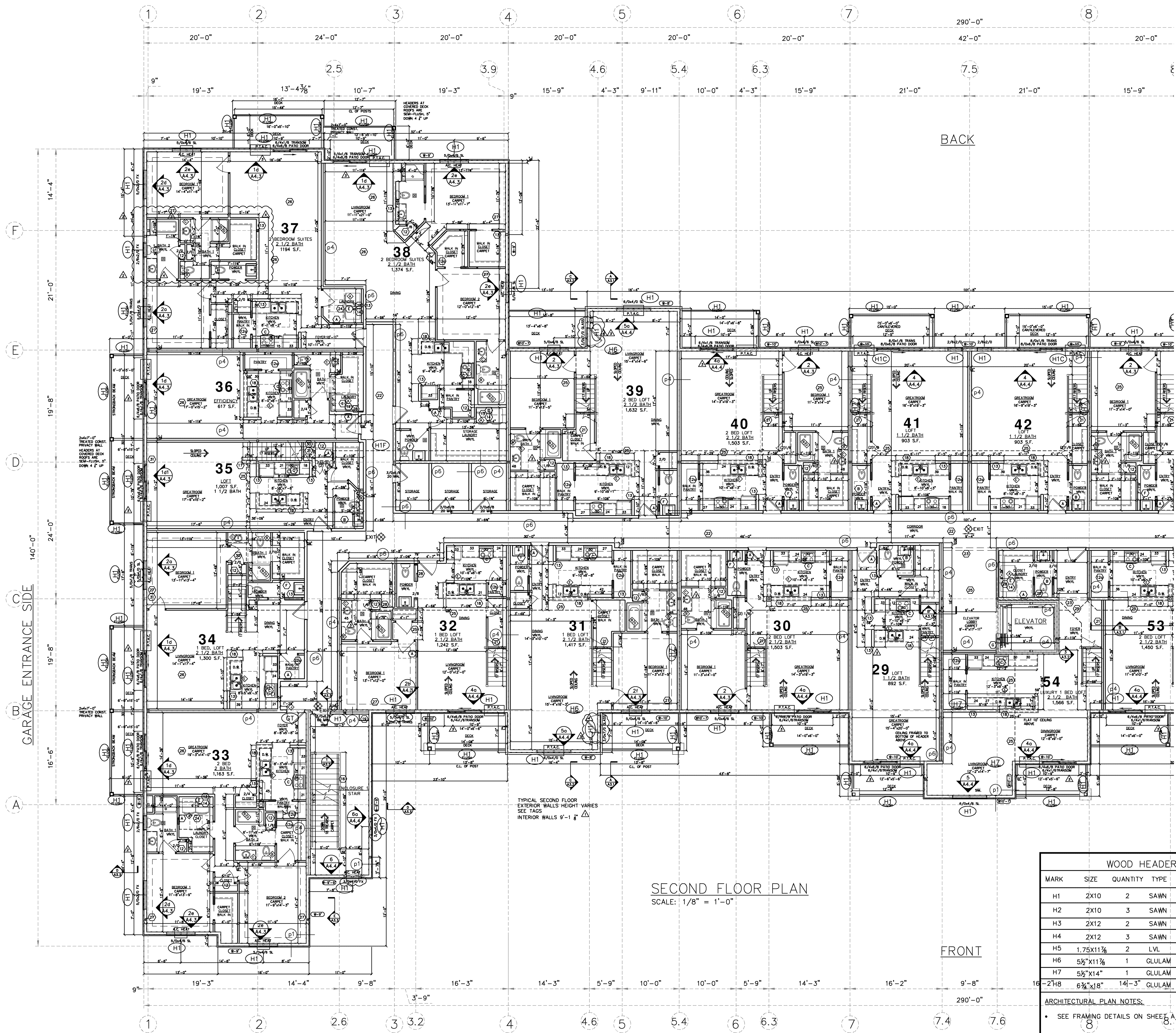
SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Fountain Ridge 54

LaPlant Architecture, LLC
 OFFICE: 926 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 EMAIL: laplantarchitecture@yahoo.com
 © LaPlant Architecture LLC 2016

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

DATE: 7/14/2016
 PROJECT NO.: 461486
 SHEET: **A**
2.2.1



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

- 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
 - 12 STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
 - 12a STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
 - 12b STACK OF (4) 12" DEEP SHELVES, DROPPED CEILING TO ALLOW PLUMBING VENT.
 - 13 2x6 INTERIOR WALL
 - 14 SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
 - 15 FLOOR COVERING TRANSITION LINE.
 - 16 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 17 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
 - 18 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
 - 19 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES
 - 20 IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
 - 21 3'-0" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 21a 3'-6" DEEP COUNTER TOP - SNACK BAR, 36" WALL.
 - 22 SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
 - 23 ACOUSTIC CEILING DROPPED TO 8' A.F.F.
 - 24 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
 - 25 ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
 - 26 9' FLAT CEILING, FLOOR ABOVE
 - 26a ENTIRE CEILING RAISED 9 1/4" (FLUSH HEADER)
 - 27 TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
 - 28 FURRED WALL
 - 29 SOUND INSULATED WALL
 - 30 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
 - 31 STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
 - 32 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, 1007.8

- TYPICAL DWELLING MATERIAL NOTES**
1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASING 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 1/2 UNLESS OTHERWISE NOTED.
 4. ALL LOFT FLOOR DOORS ARE 1/2 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 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	
2-H8	6 3/4"x18"	14	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

Fountain Ridge 54

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

REVISION	DATE
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**
2.2.2

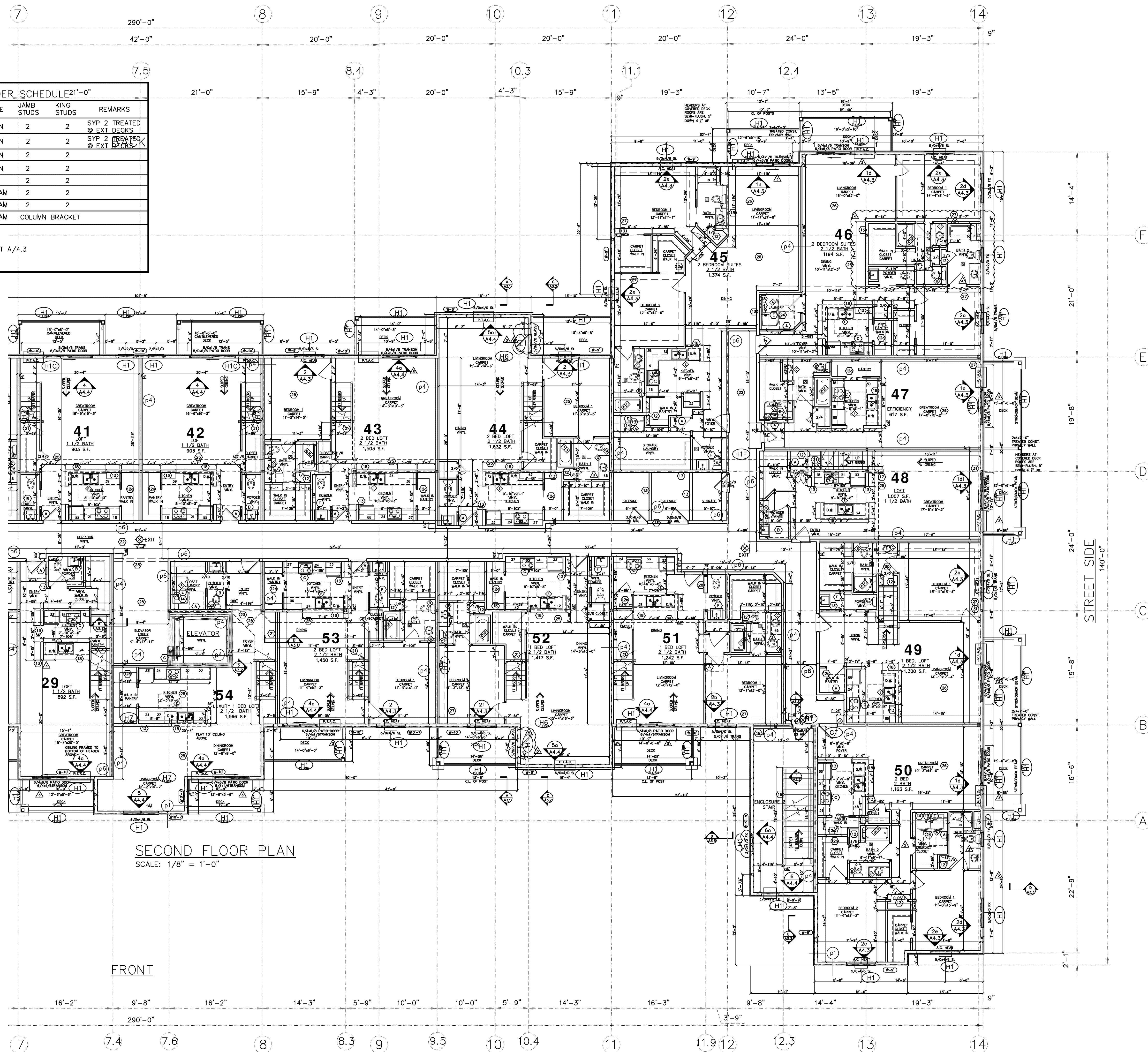
WOOD HEADER SCHEDULE 21'-0"							
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS	
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS	
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS	
H3	2X12	2	SAWN	2	2		
H4	2X12	3	SAWN	2	2		
H5	1.75X11 1/2	2	LVL	2	2		
H6	5 1/2 X 11 1/2	1	GLULAM	2	2		
H7	5 1/2 X 14	1	GLULAM	2	2		
H8	6 3/4 X 18	1	GLULAM			COLUMN BRACKET	

ARCHITECTURAL PLAN NOTES:
 • SEE FRAMING DETAILS ON SHEET A/4.3

- 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 CASING 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 R0 UNLESS OTHERWISE NOTED.
 - ALL LOFT FLOOR DOORS ARE R 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.
 - 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.



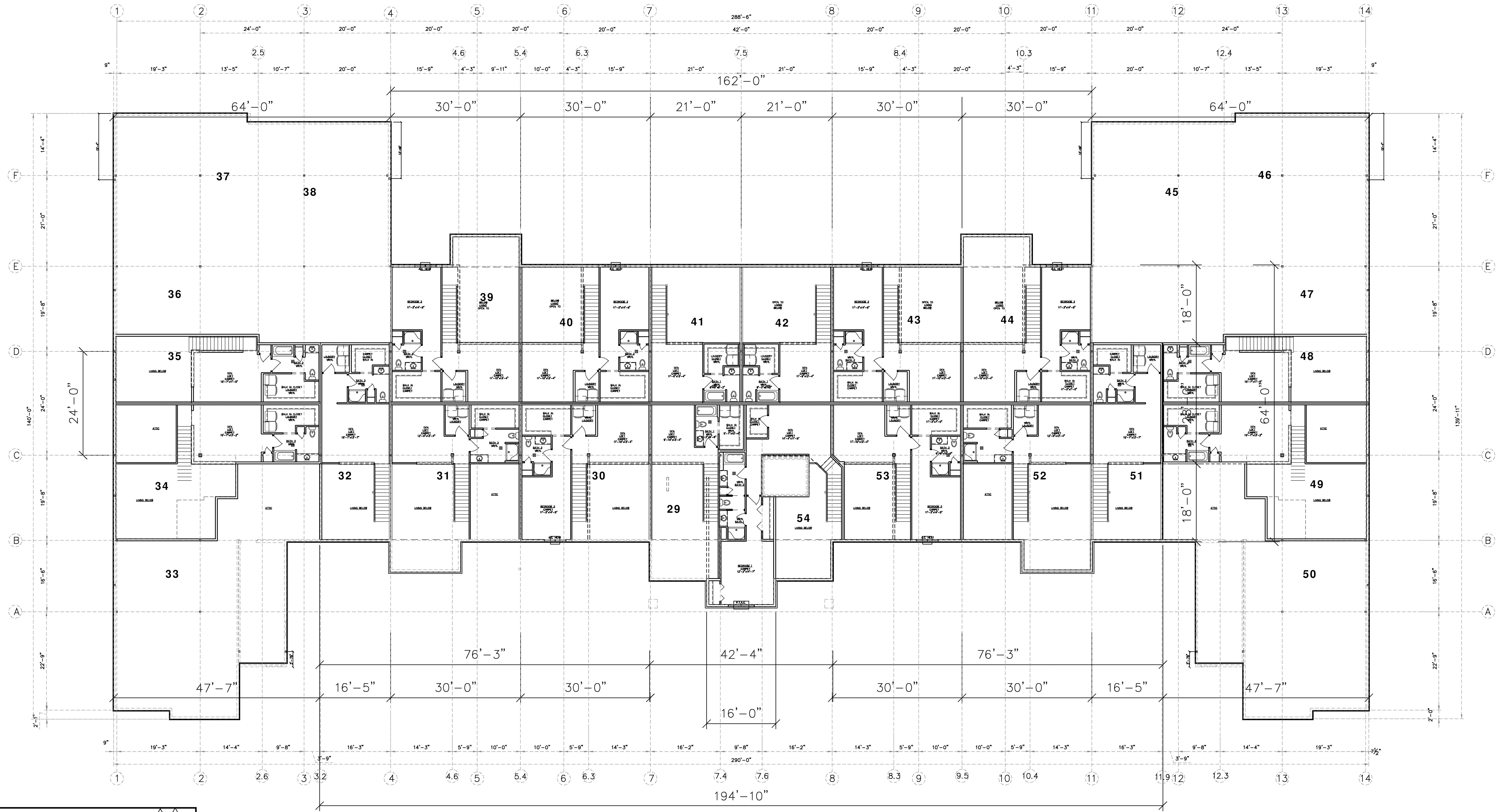
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

Fountain Ridge 54

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

REVISION	DATE
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
2.2.3



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

- 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 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.

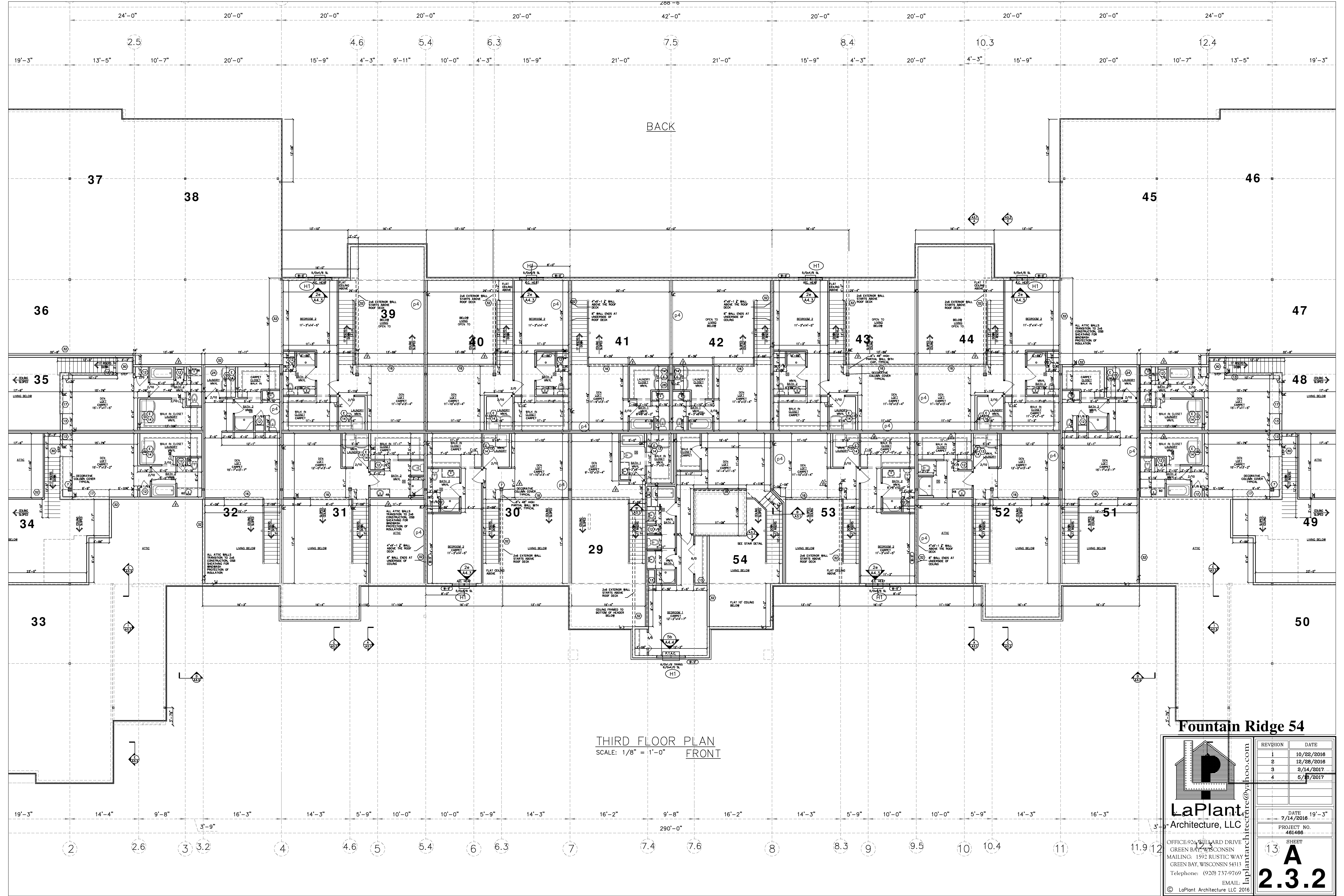
Fountain Ridge 54

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

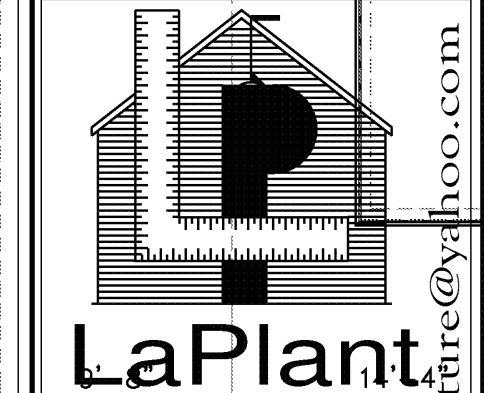
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE	7/14/2016
PROJECT NO.	461466
SHEET	A
	2.3.1



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

Fountain Ridge 54

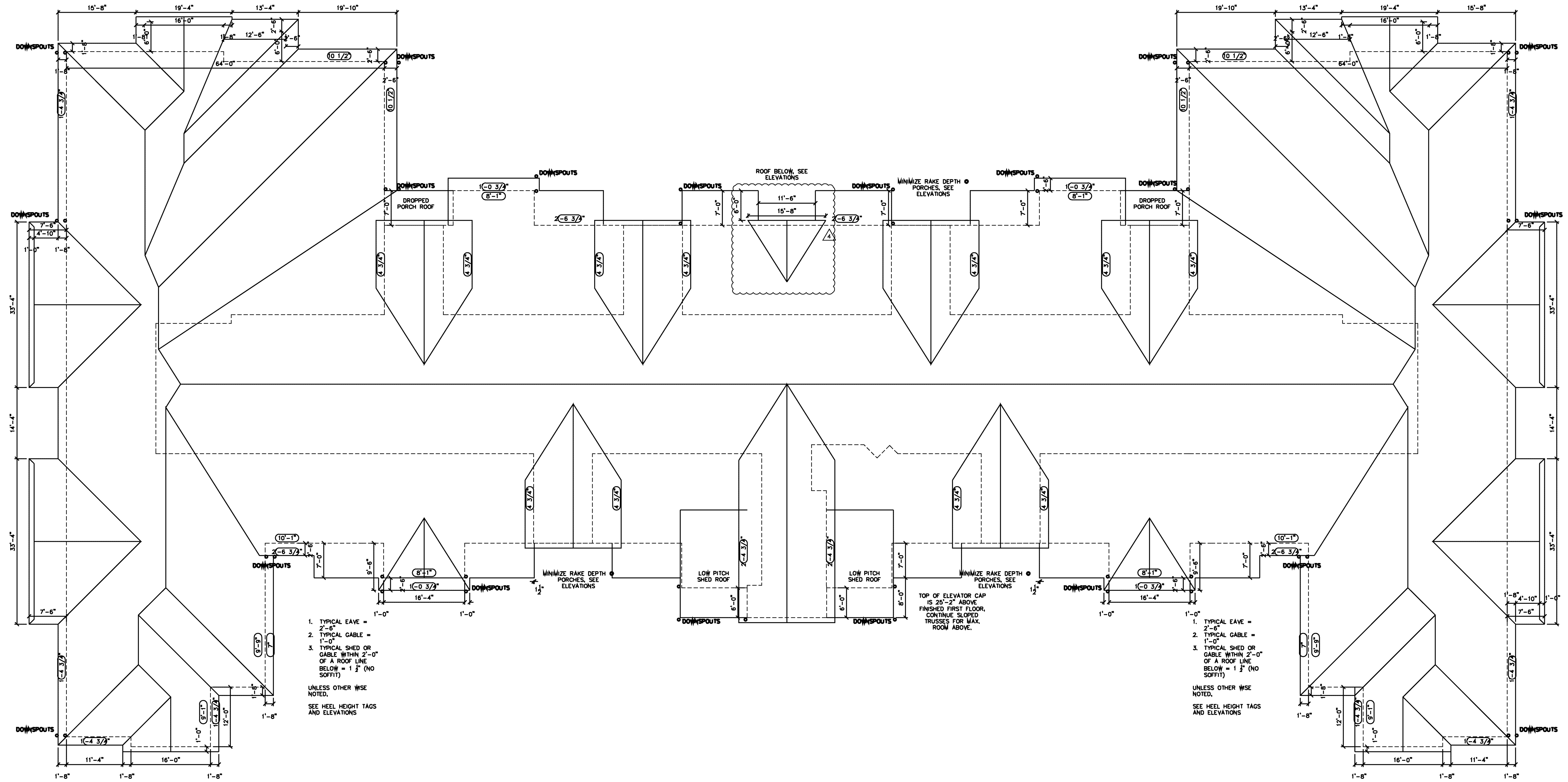


LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@laplant.com
© LaPlant Architecture LLC 2016

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

DATE	19'-3"
PROJECT NO.	461466
SHEET	13
A	
2.3.2	



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

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

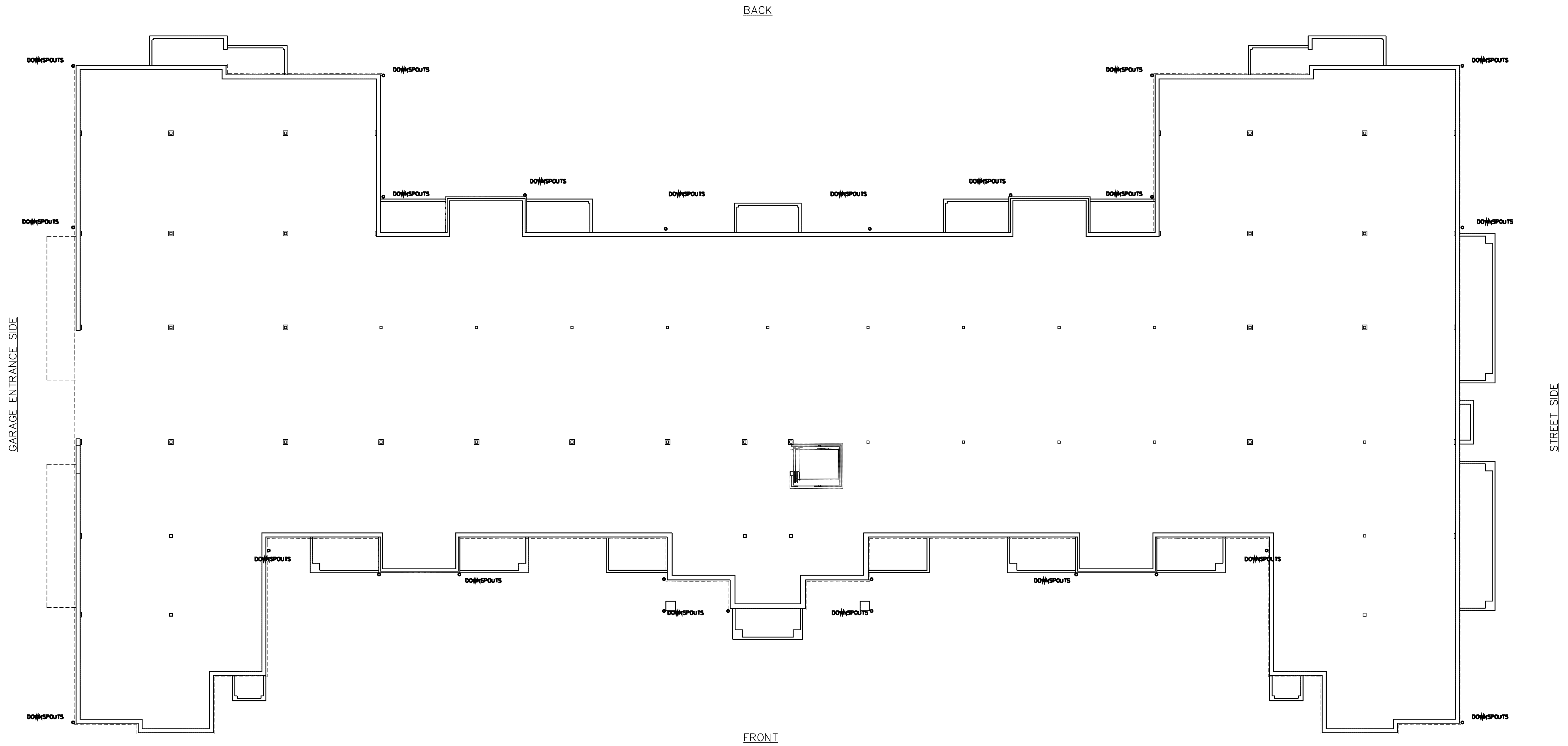
Fountain Ridge 54

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

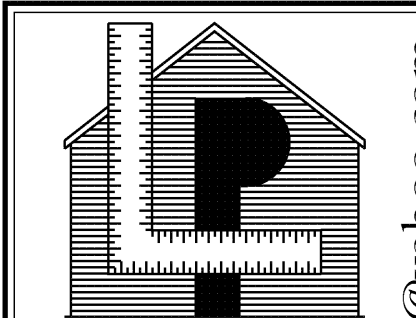
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE	7/14/2016
PROJECT NO.	461486
SHEET	A
	2.5.1



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

Fountain Ridge 54



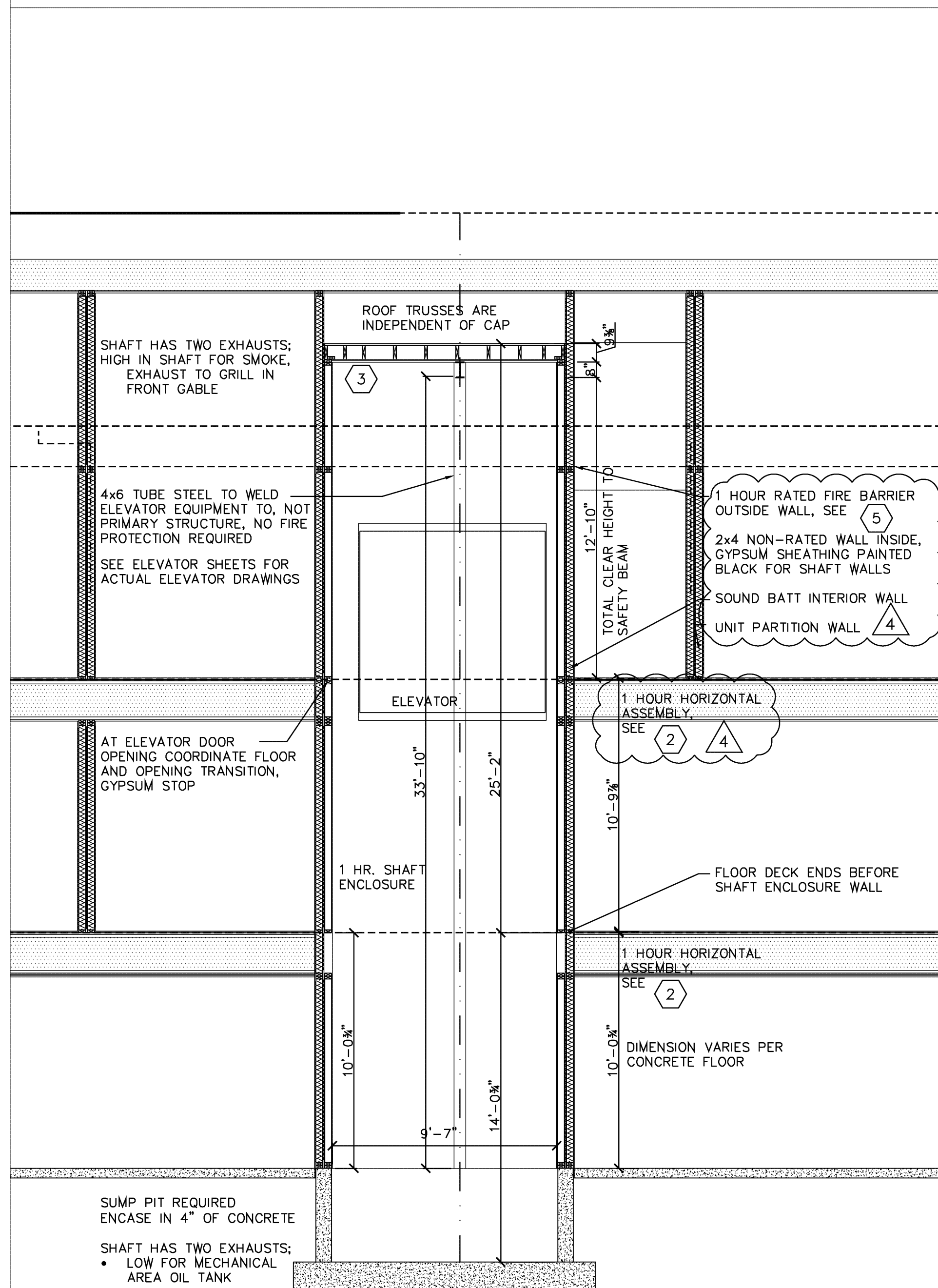
LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: lplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

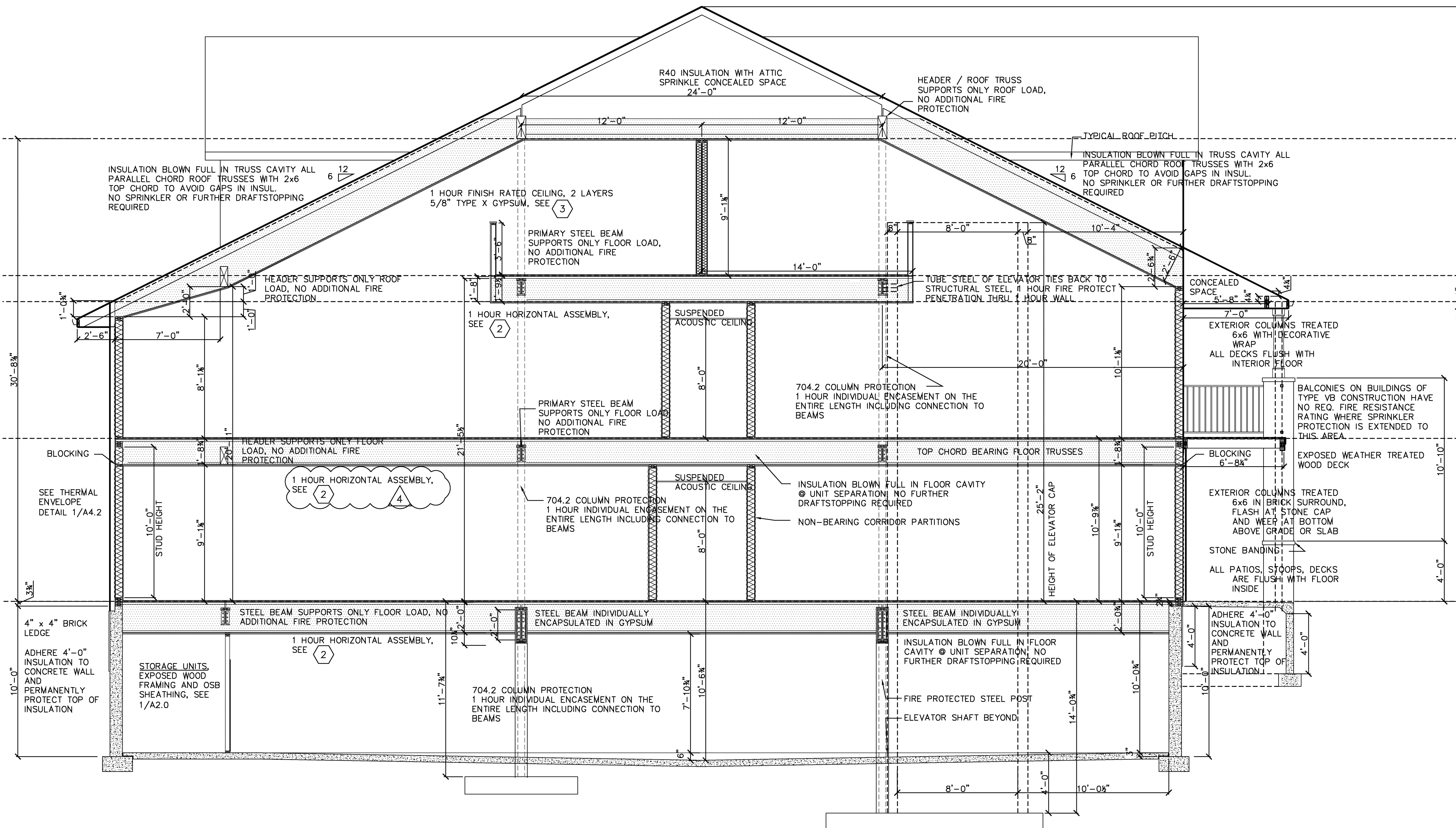
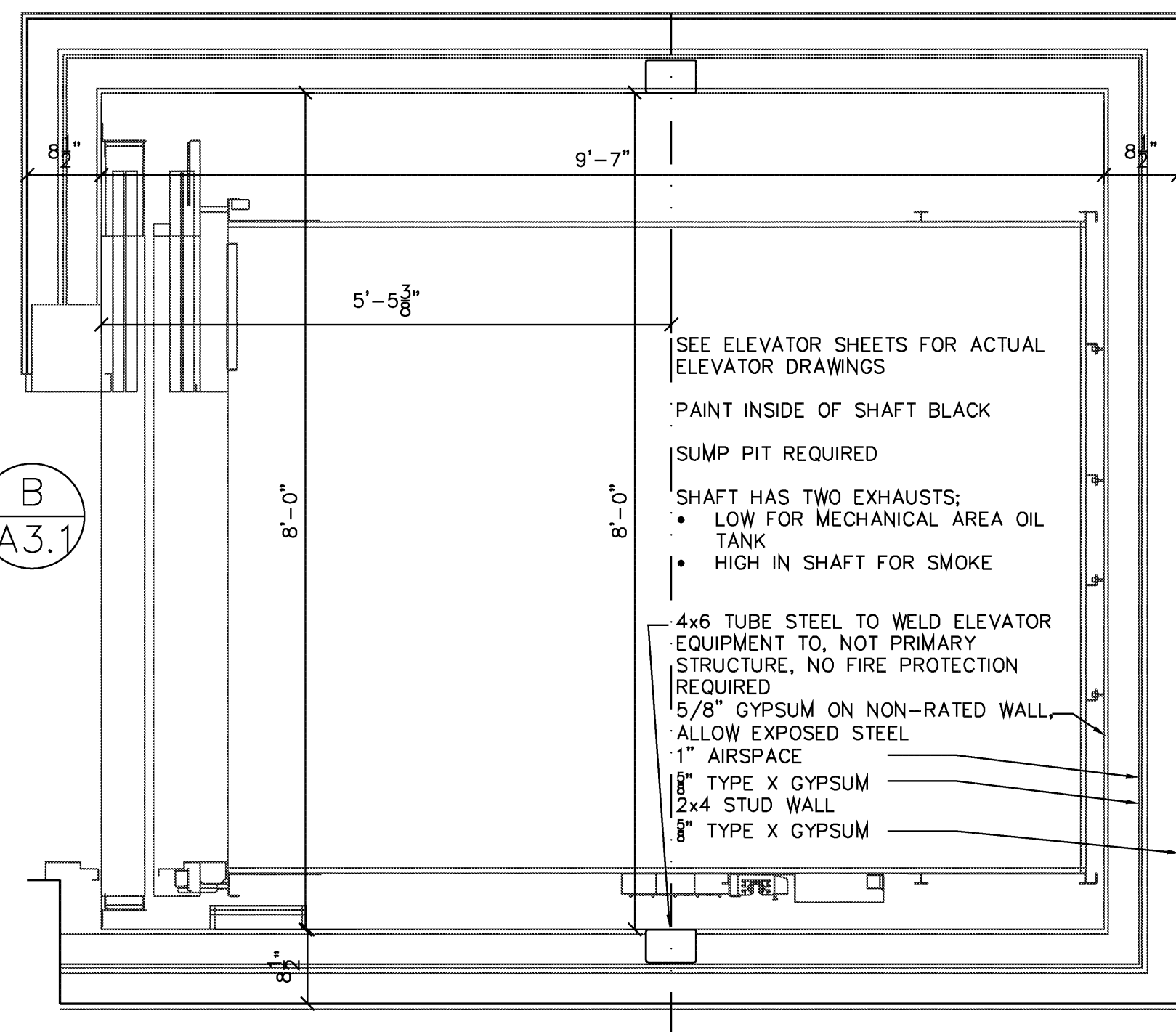
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE	7/14/2016
PROJECT NO.	461466
SHEET	A
	2.5.3

BUILDING SECTION B
SCALE: 1/4" = 1'-0" A3.1



ELEVATOR PLAN B
SCALE: 3/4" = 1'-0" A3.1



BUILDING SECTION A
SCALE: 1/4" = 1'-0" A3.1

- TYPICAL FIRE RATED STRUCTURES NOTES 4/2
- 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 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.

Fountain Ridge 54



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

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017

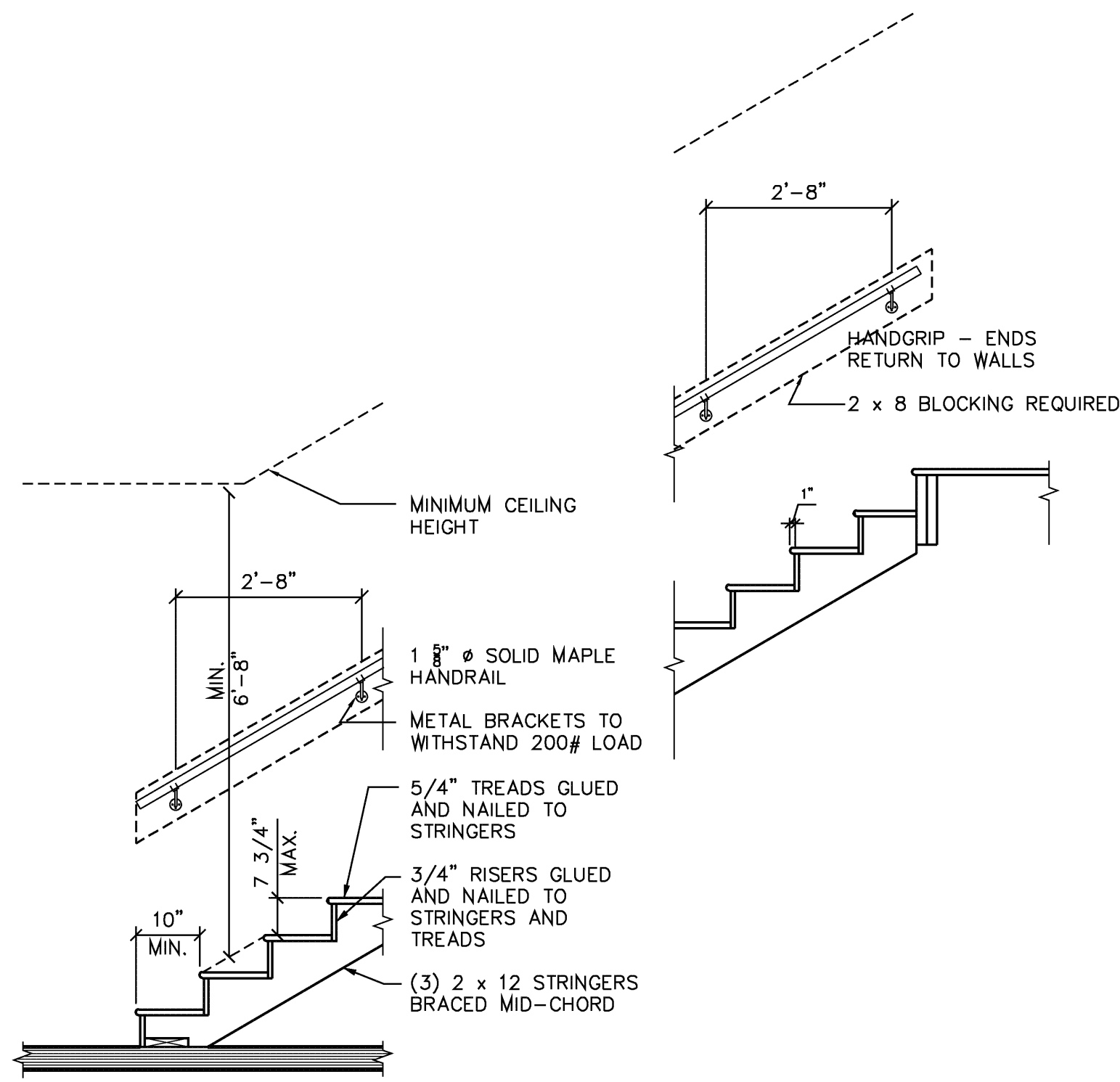
DATE
7/14/2016

PROJECT NO.
461466

SHEET
A

3.1

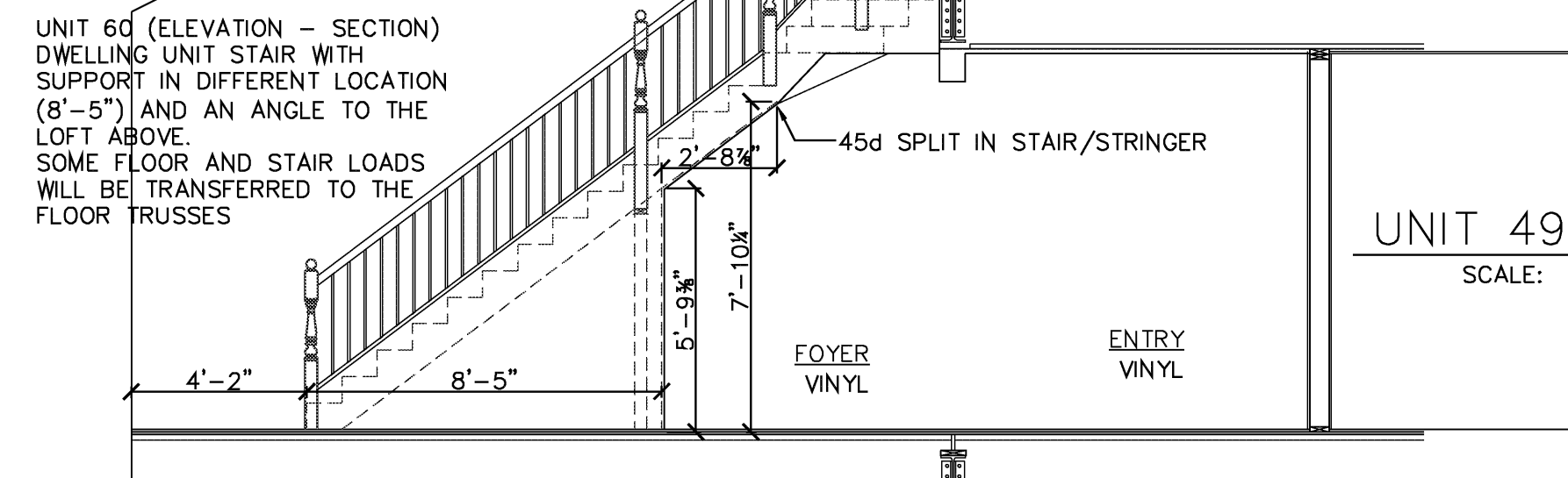
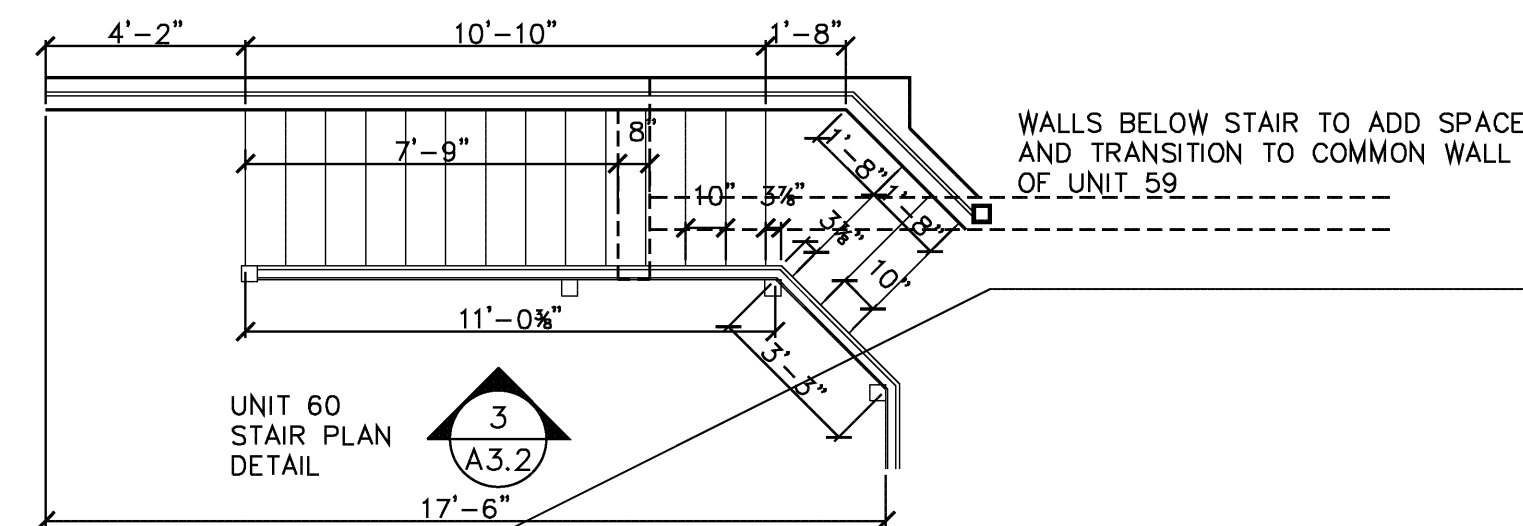
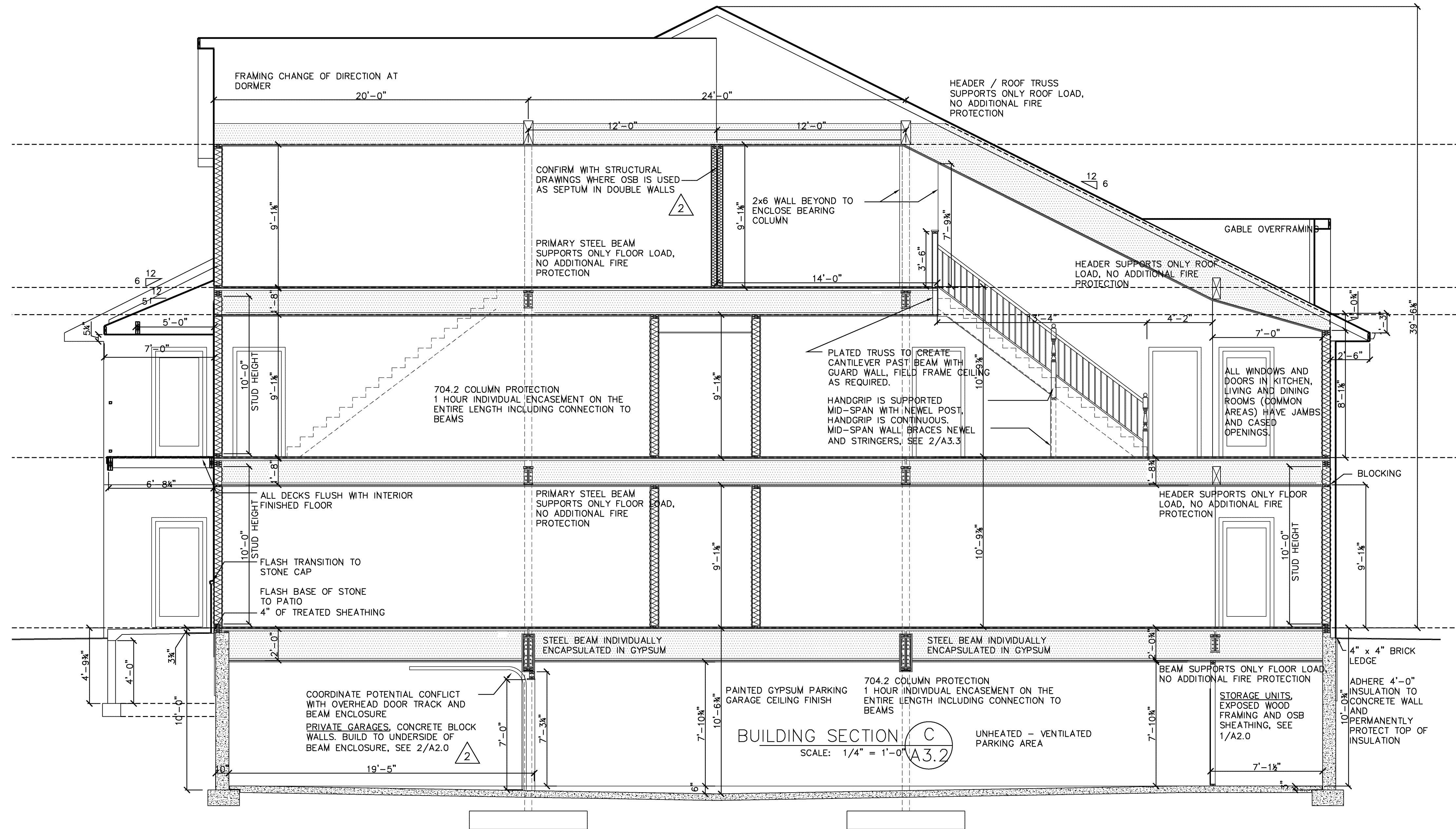
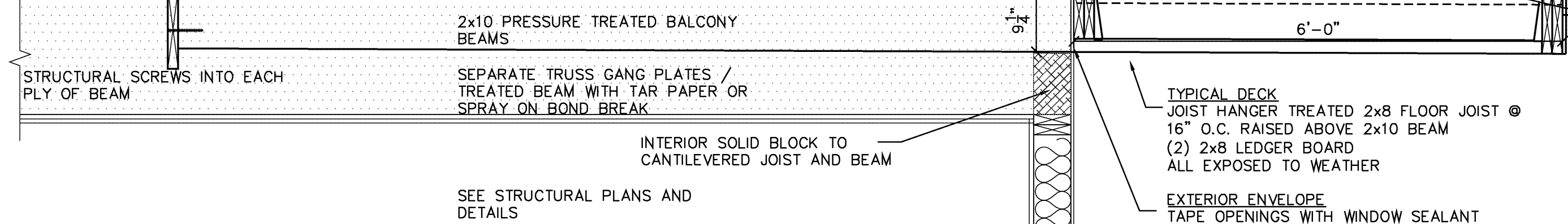
© LaPlant Architecture LLC 2016



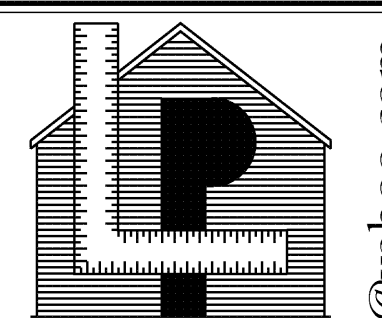
GENERAL NOTES-STAIRS WITHIN DWELLING UNITS:

- 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 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



Fountain Ridge 54



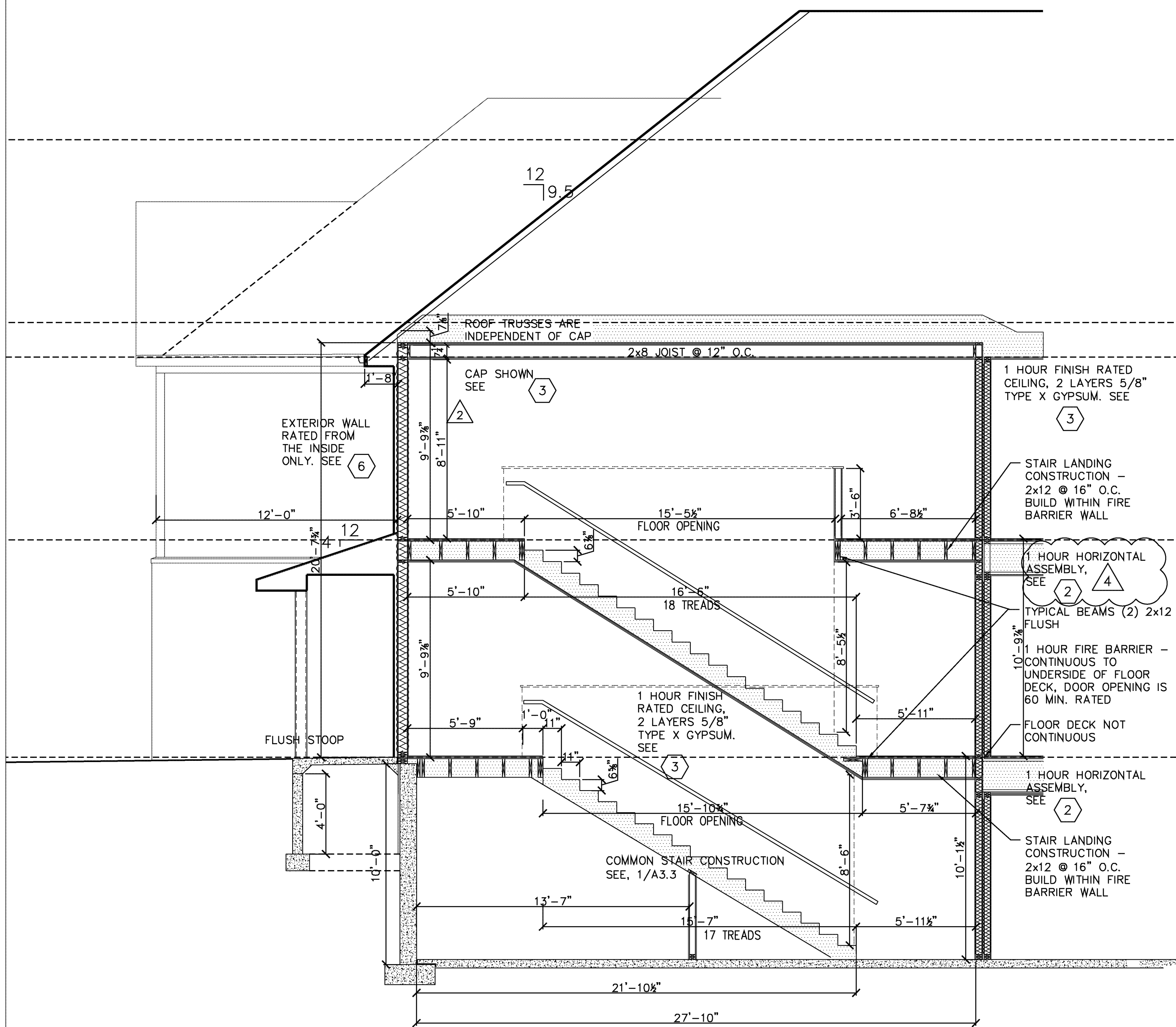
LaPlant Architecture, LLC

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

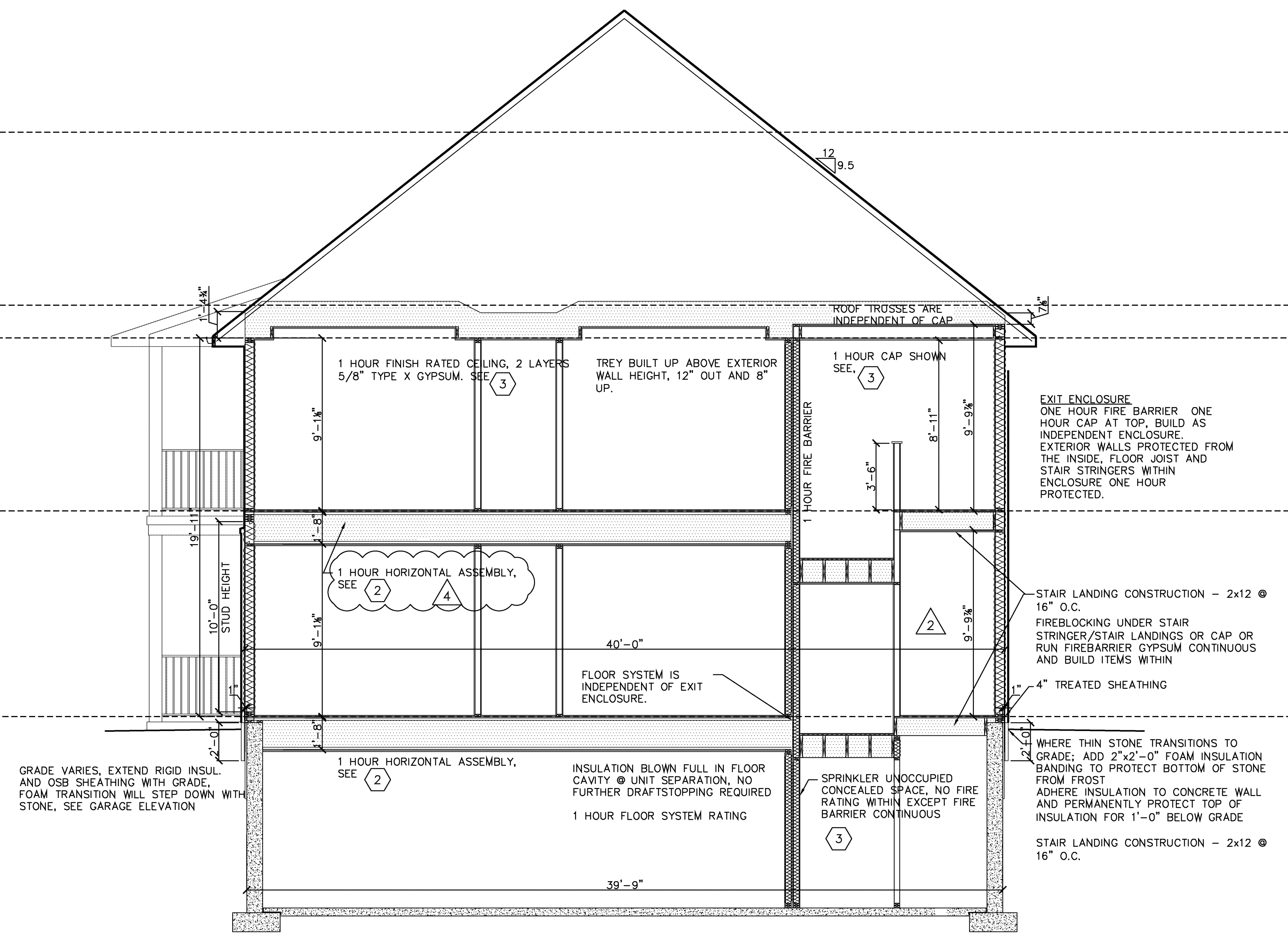
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	5/18/2017

DATE: 7/14/2016
PROJECT NO. 461466

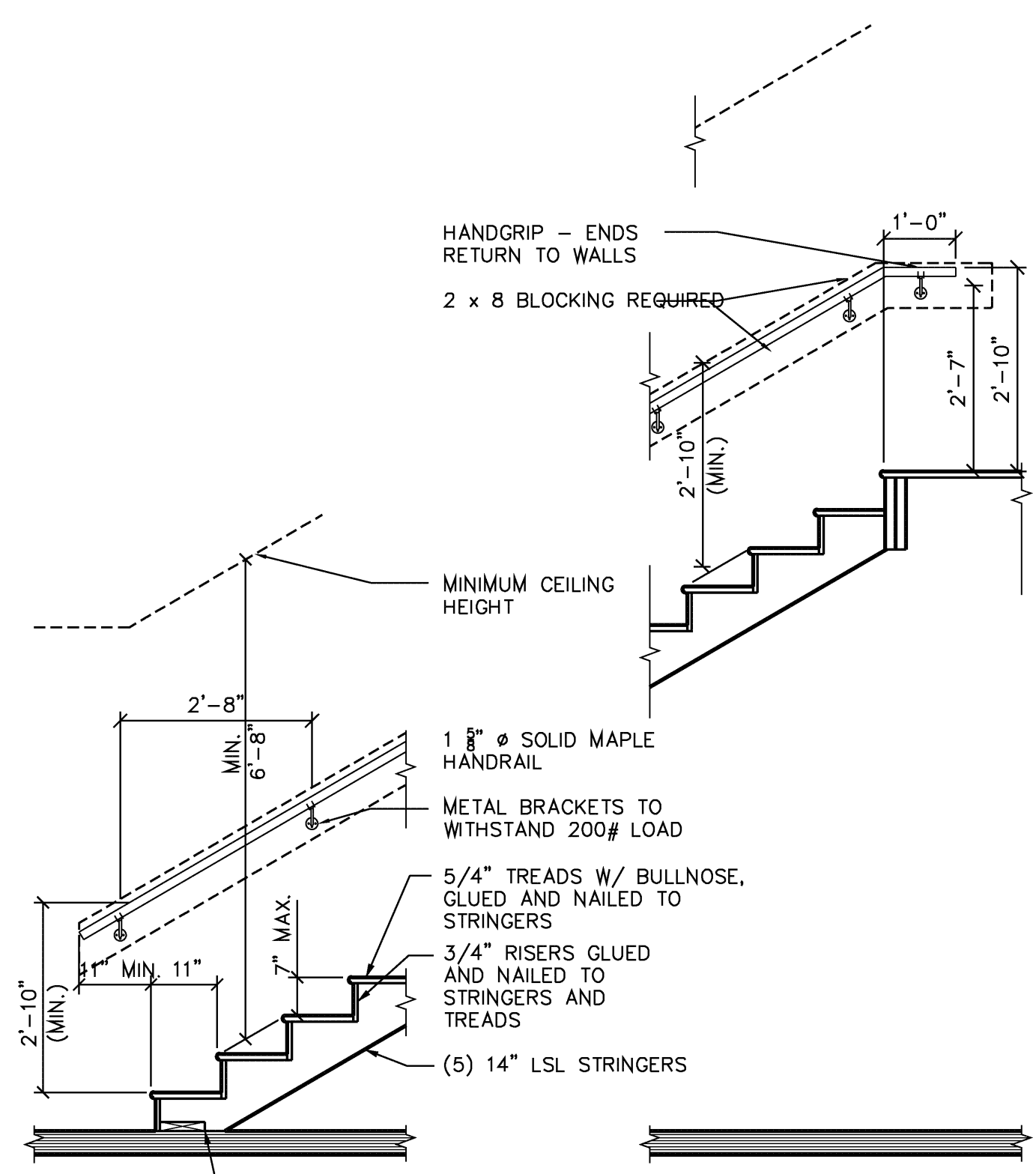
SHEET
A 3.2



BUILDING SECTION **E**
SCALE: 1/4" = 1'-0" **A3.3**



BUILDING SECTION **D**
SCALE: 1/4" = 1'-0" **A3.3**



COMMON STAIR
TYPICAL DETAIL
SCALE: 1/2" = 1'-0" **1**
A3.3

- GENERAL NOTES – COMMON STAIRS:**
- 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** – 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.
 - 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-WALLS IN NONDWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
 - 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.
 - 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 TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
 - TYPICAL STAIR CONSTRUCTION** – (5) 1 1/2" LSL STRINGERS, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
 - 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.

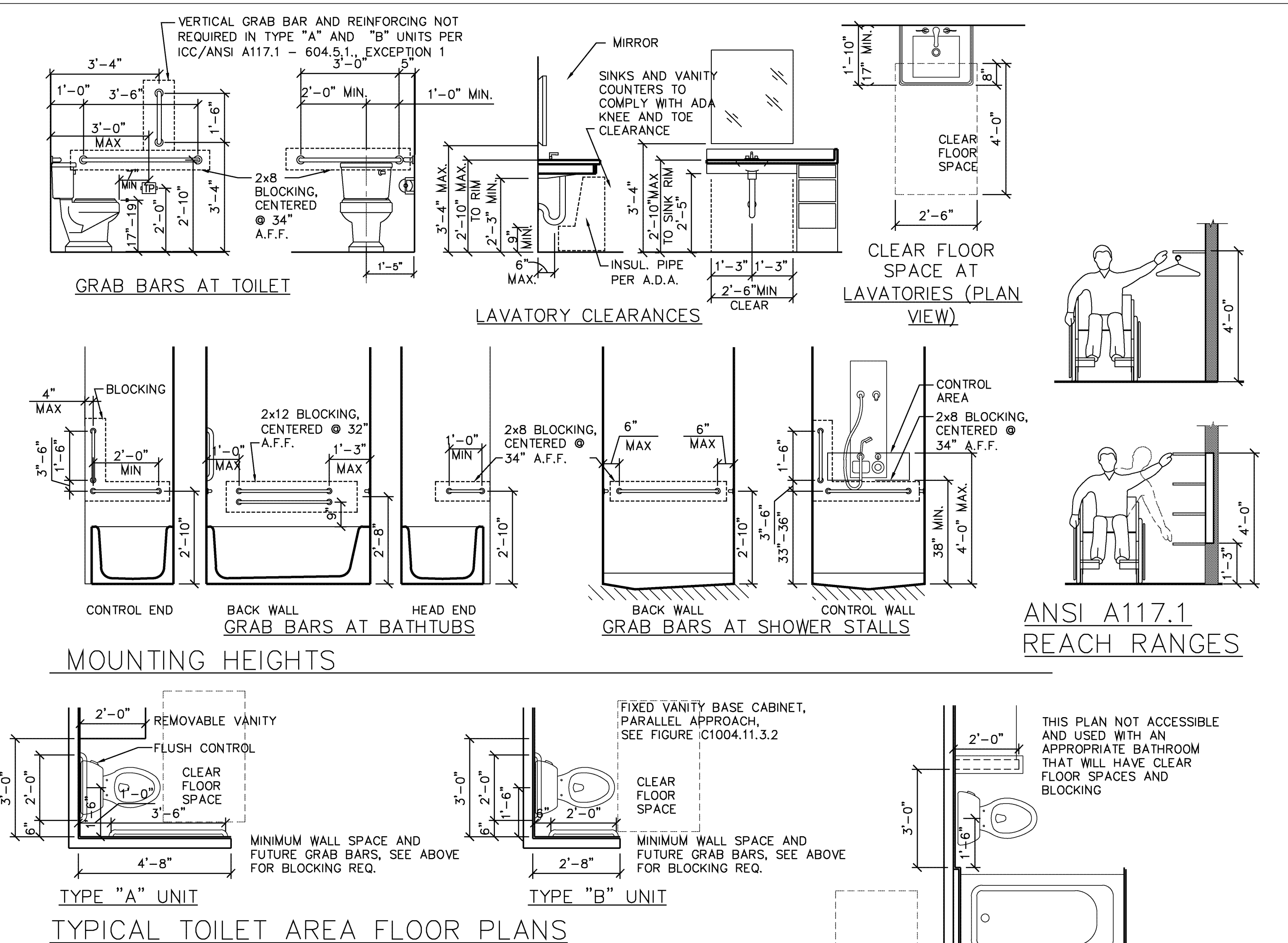
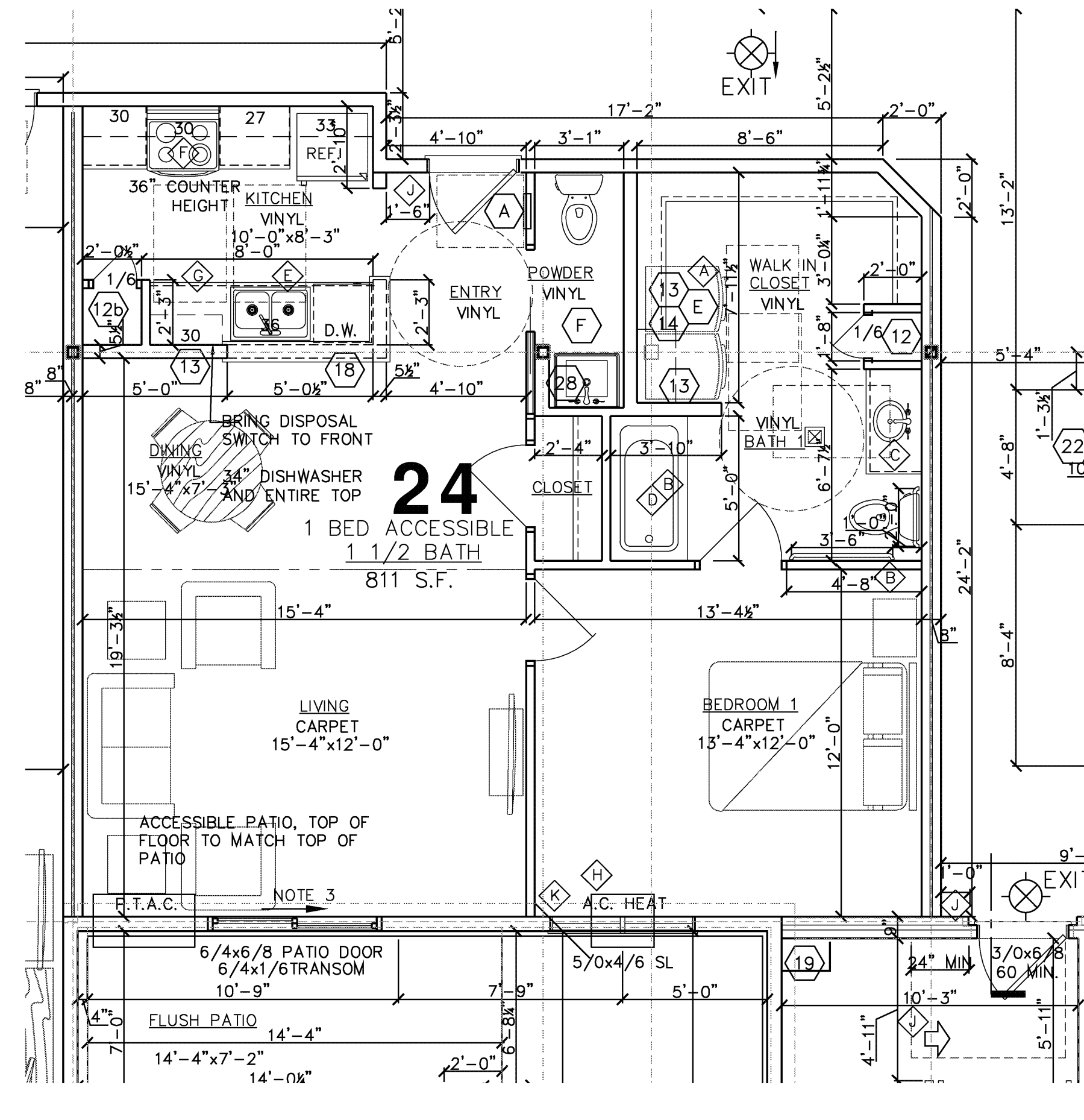
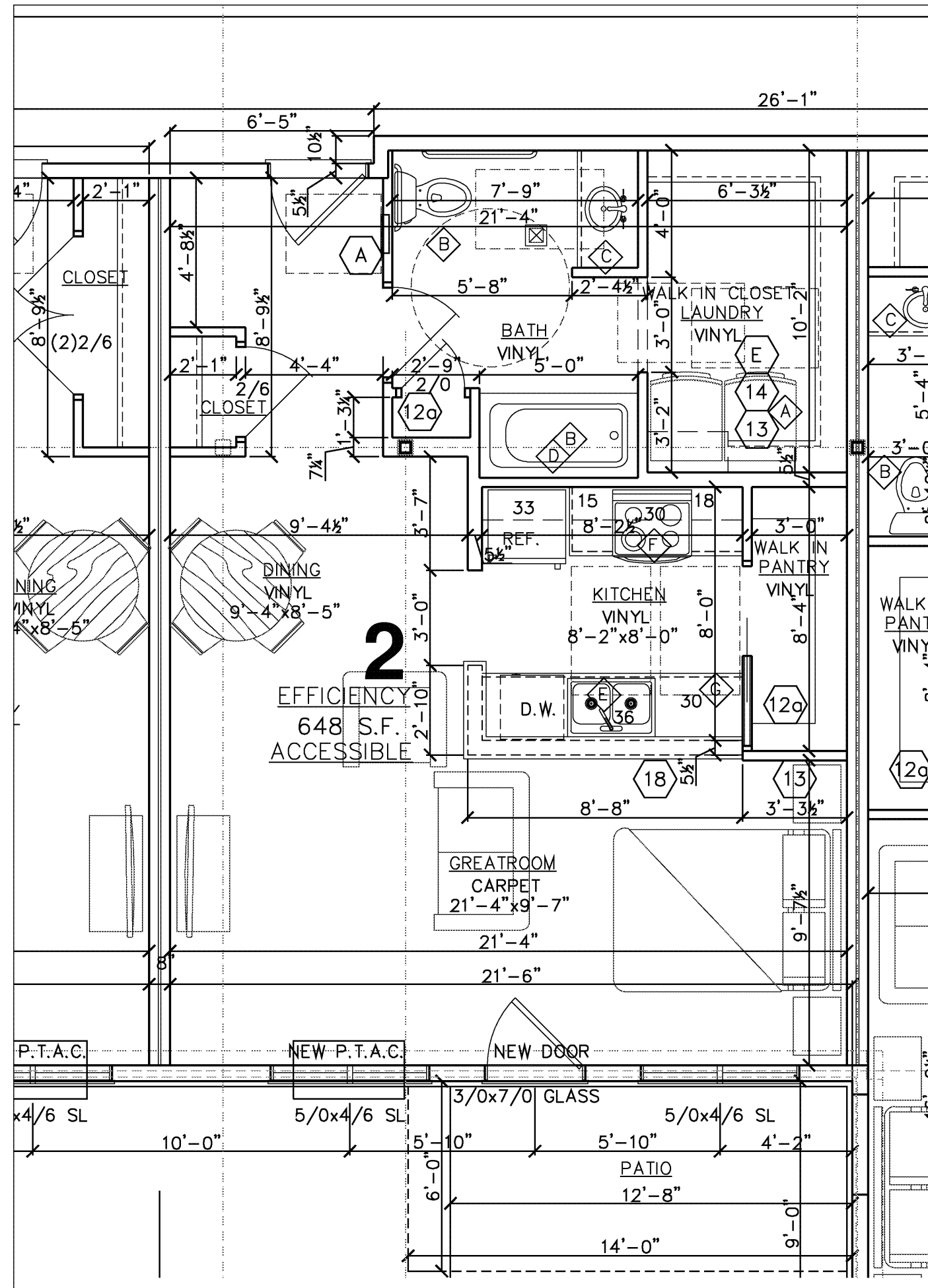
Fountain Ridge 54

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
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
	3.3



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 GROUND 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.

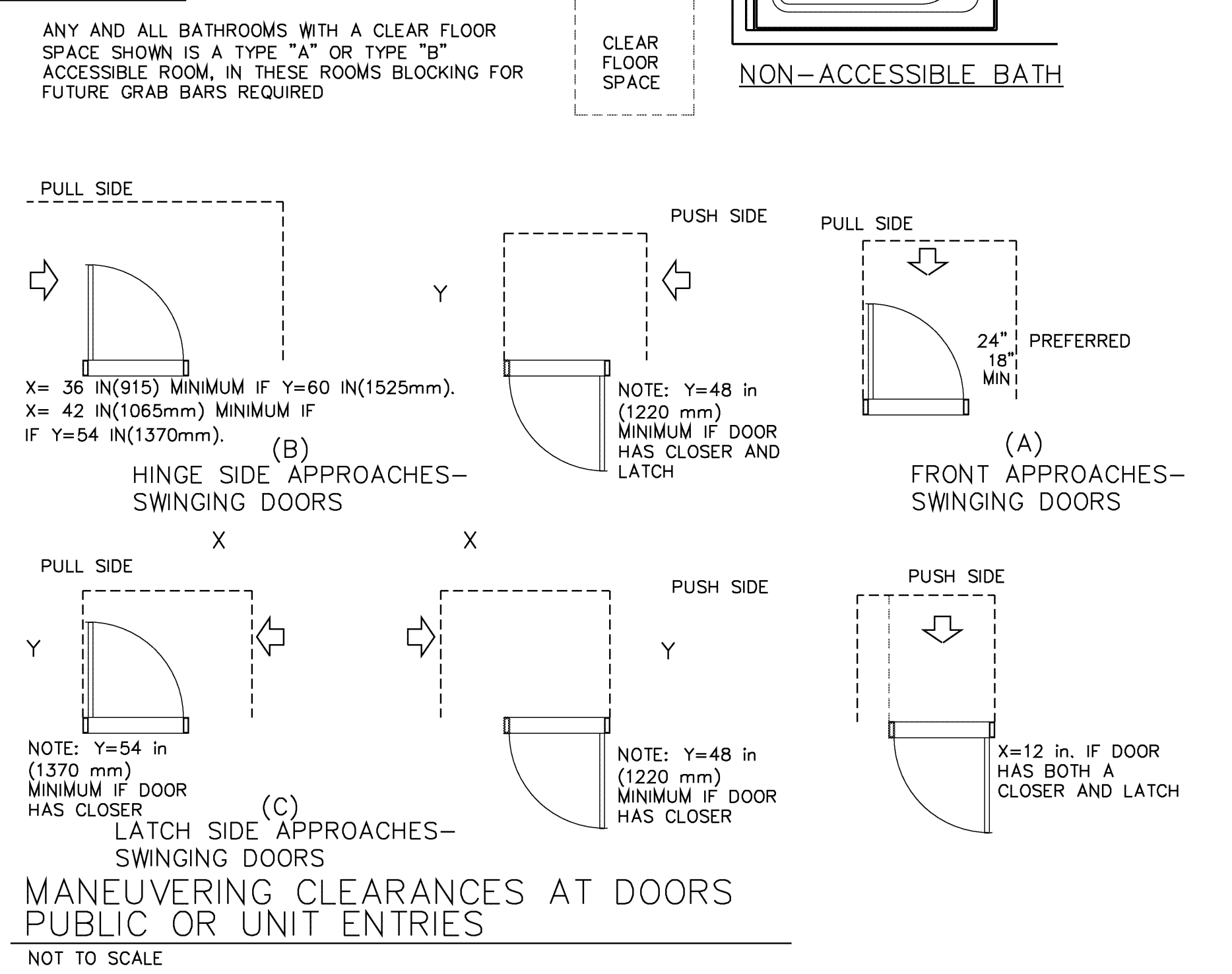
ICC/ANSI A117.1-2003; Sec. 404 - TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. 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 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOM 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 APPLIANCES 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: CABINETS SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
 (A) THE CABINETS SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
 (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS
 (C) THE WALLS BEHIND AND SURROUNDING CABINETS 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: CABINETS SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
 (A) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
 (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS
 (C) THE WALLS BEHIND AND SURROUNDING CABINETS 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: CABINETS SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED:
 (A) THE CABINETS CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
 (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETS
 (C) THE WALLS BEHIND AND SURROUNDING CABINETS 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.



Fountain Ridge 54

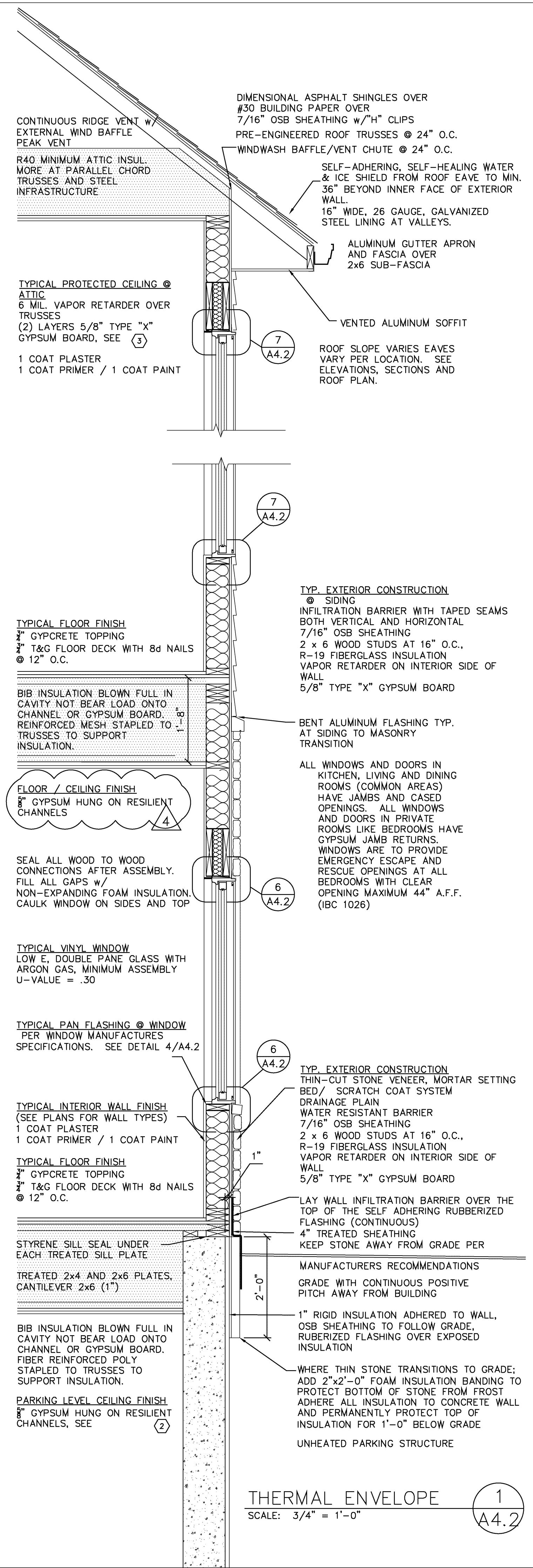
LaPlant Architecture, LLC

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

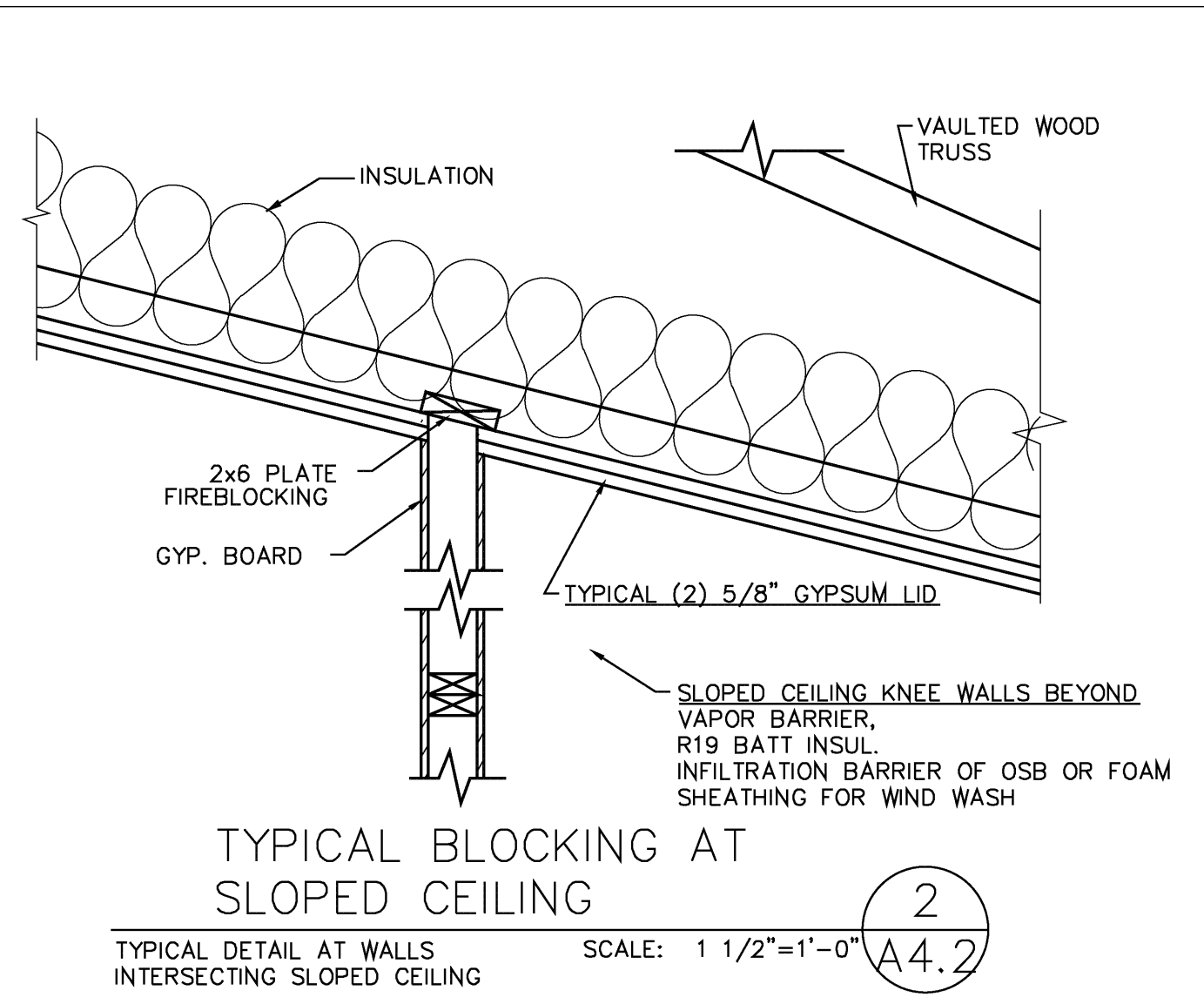
REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017

DATE: 7/14/2016
 PROJECT NO. 461466
 SHEET **A**
4.1

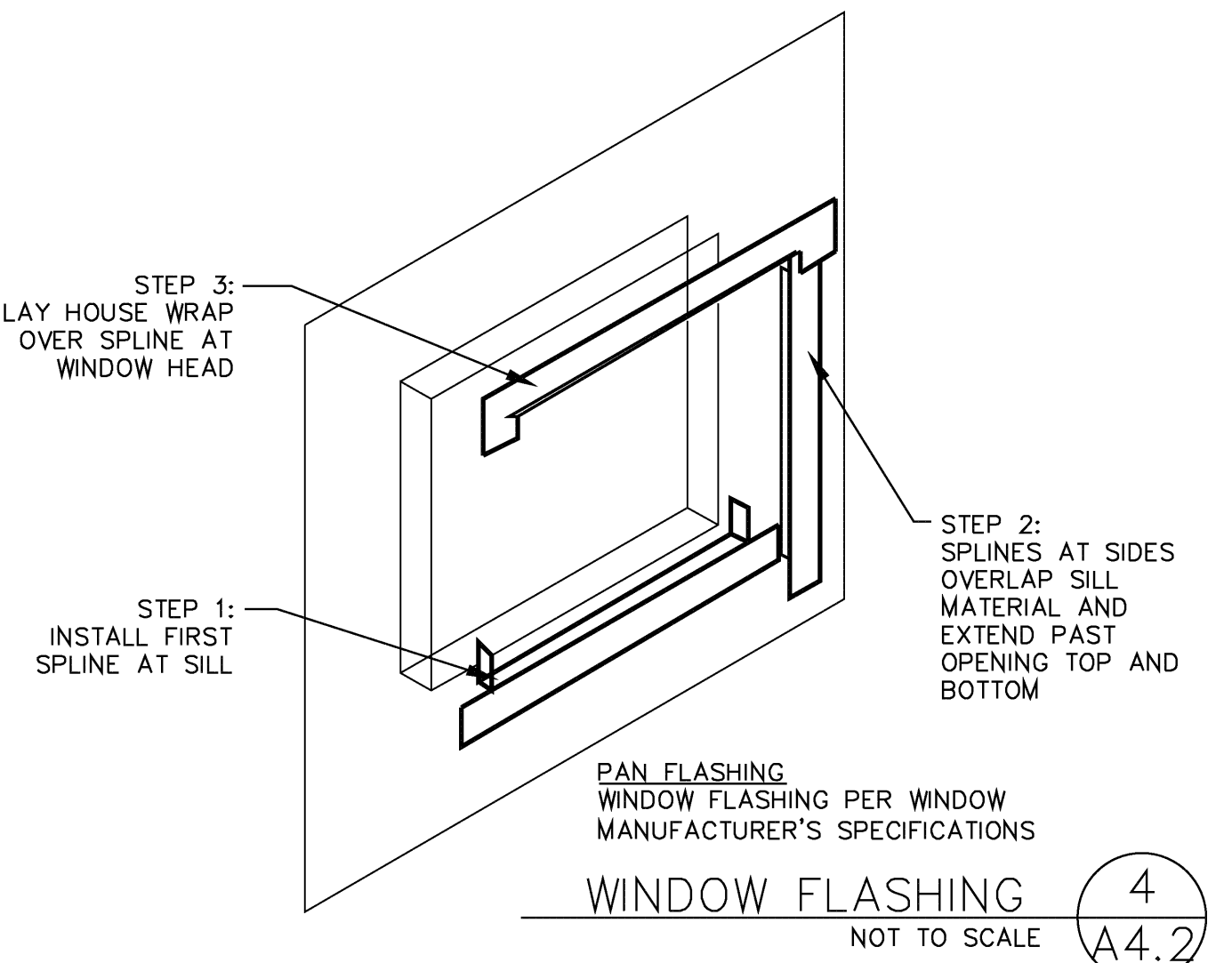
© LaPlant Architecture LLC 2016



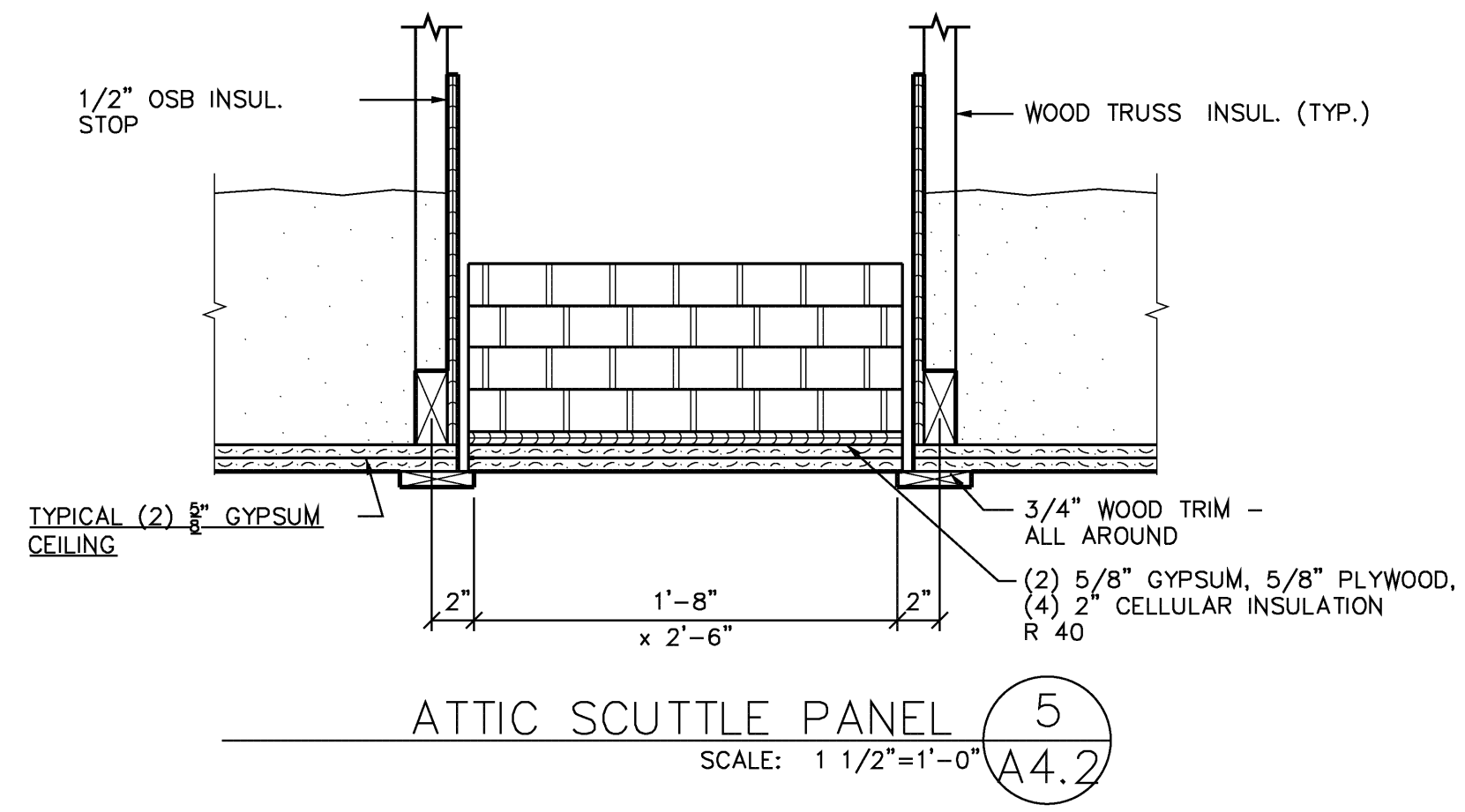
THERMAL ENVELOPE
SCALE: 3/4" = 1'-0"
A4.2



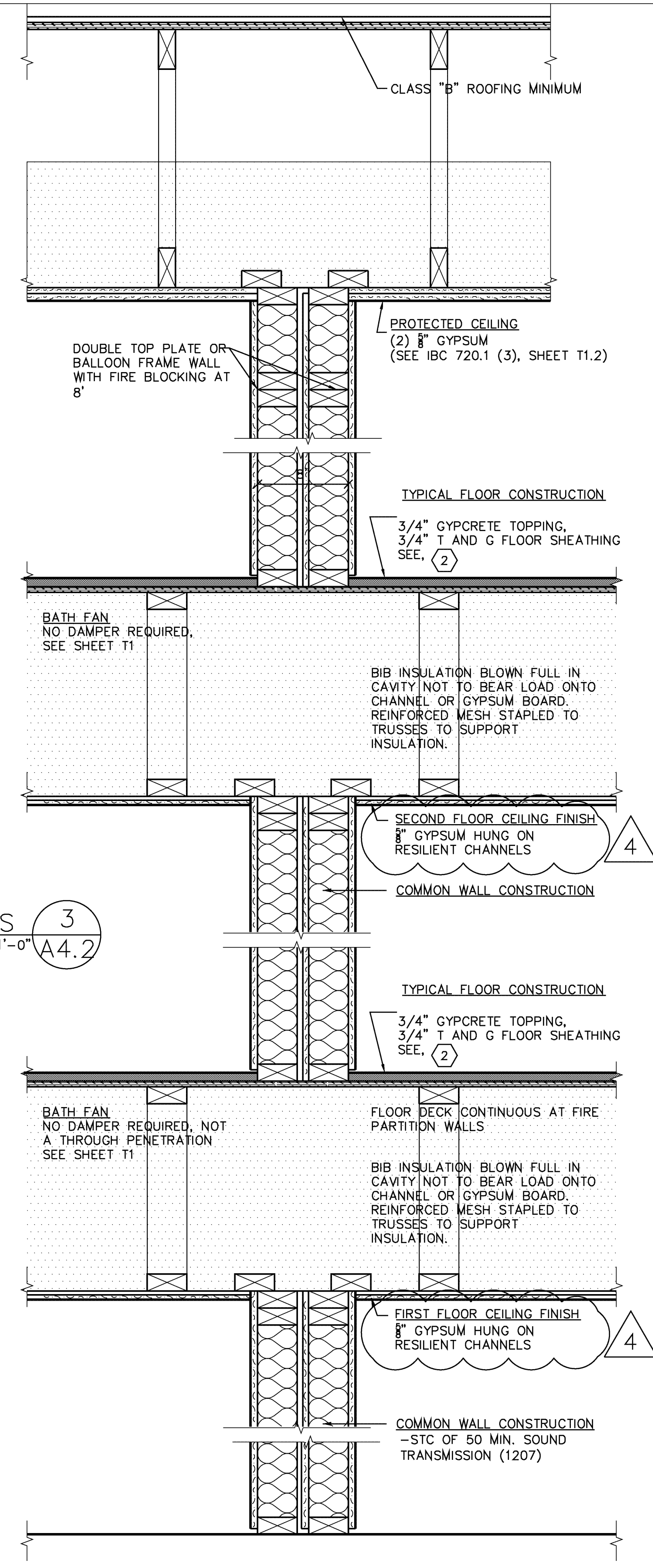
TYPICAL BLOCKING AT SLOPED CEILING
TYPICAL DETAIL AT WALLS INTERSECTING SLOPED CEILING
SCALE: 1 1/2" = 1'-0"
A4.2



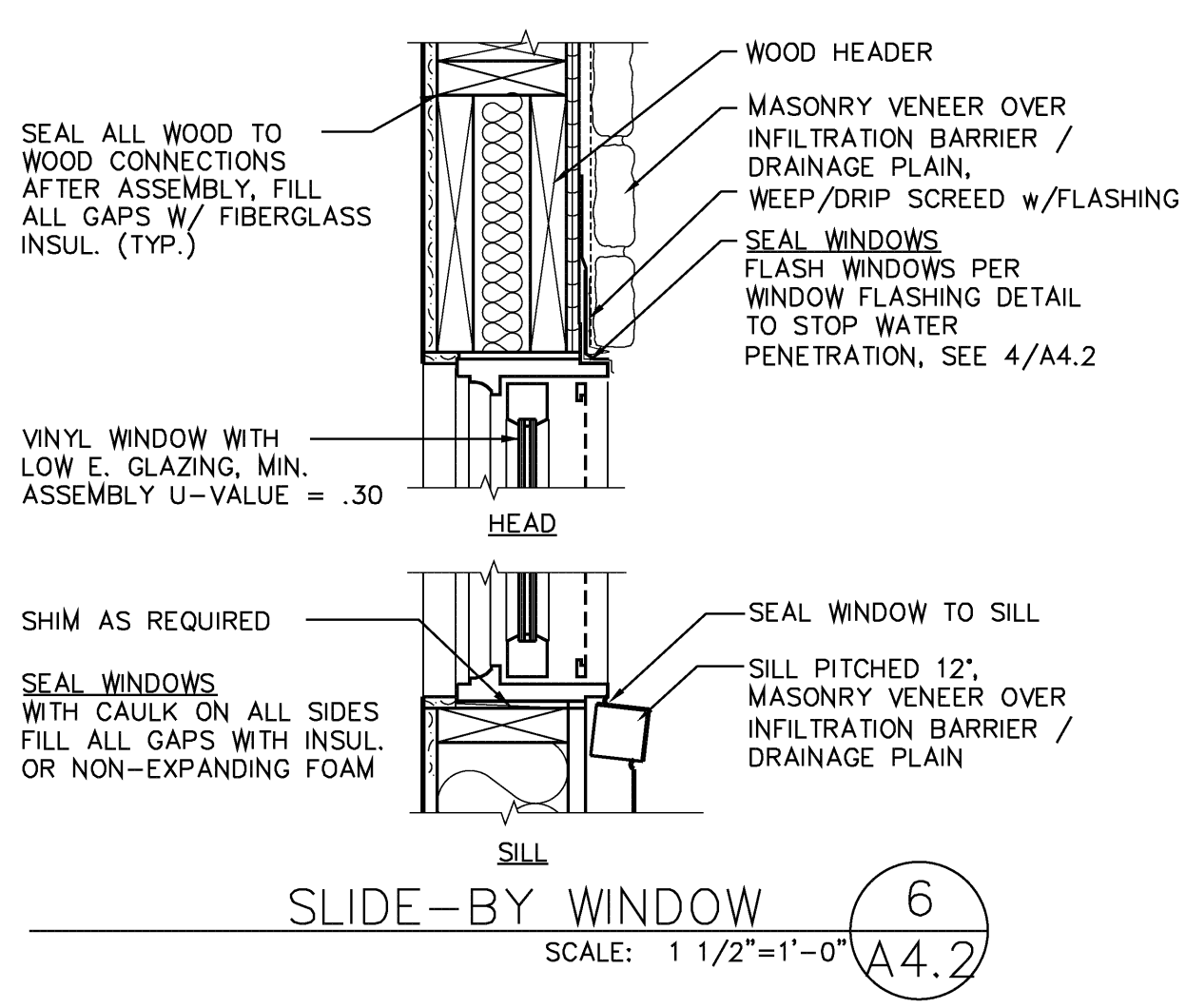
WINDOW FLASHING
NOT TO SCALE
A4.2



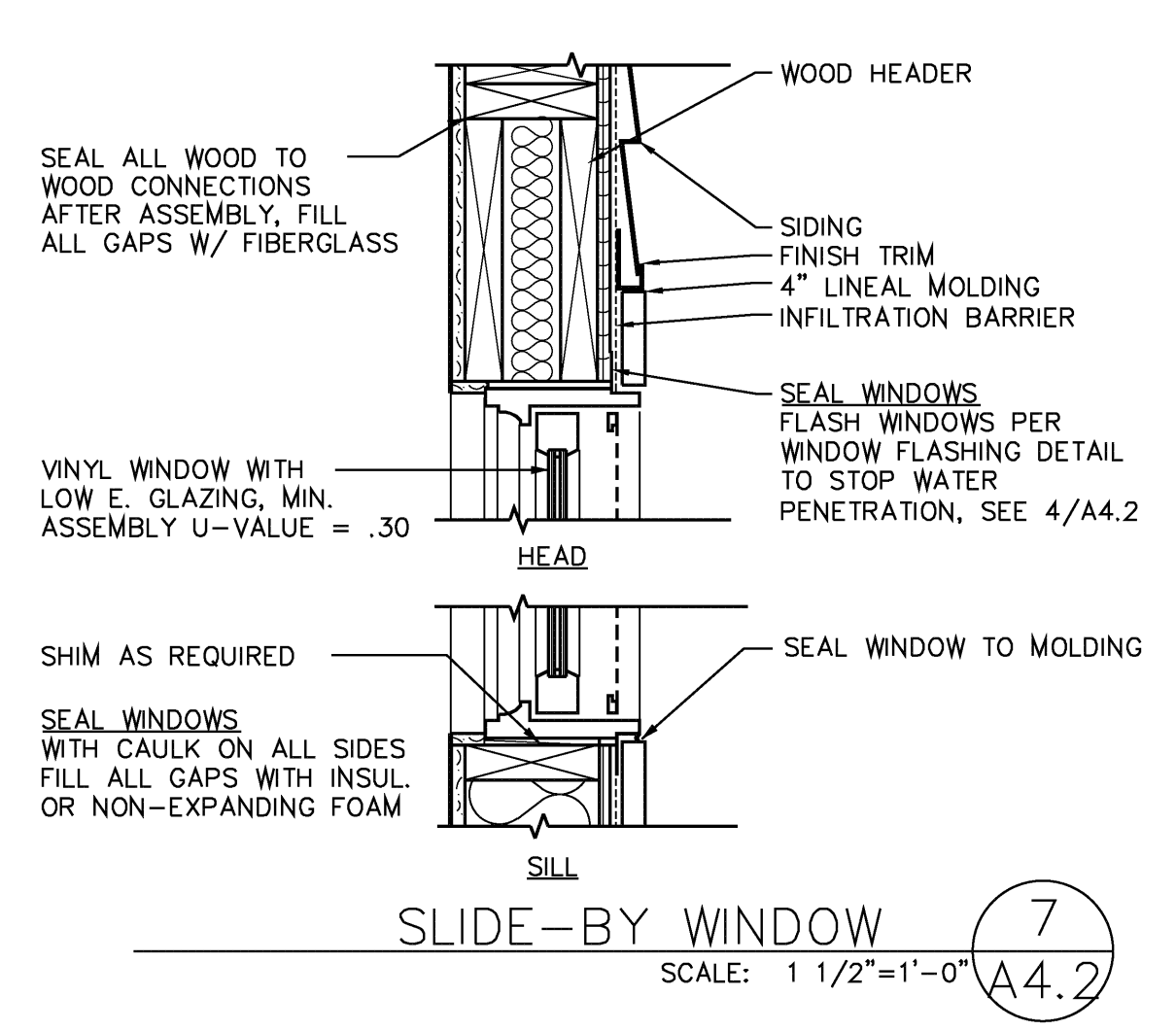
ATTIC SCUTTLE PANEL
SCALE: 1 1/2" = 1'-0"
A4.2



DWELLING PARTY WALLS
1 HOUR FIRE PARTITION
SCALE: 1 1/2" = 1'-0"
A4.2



SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0"
A4.2



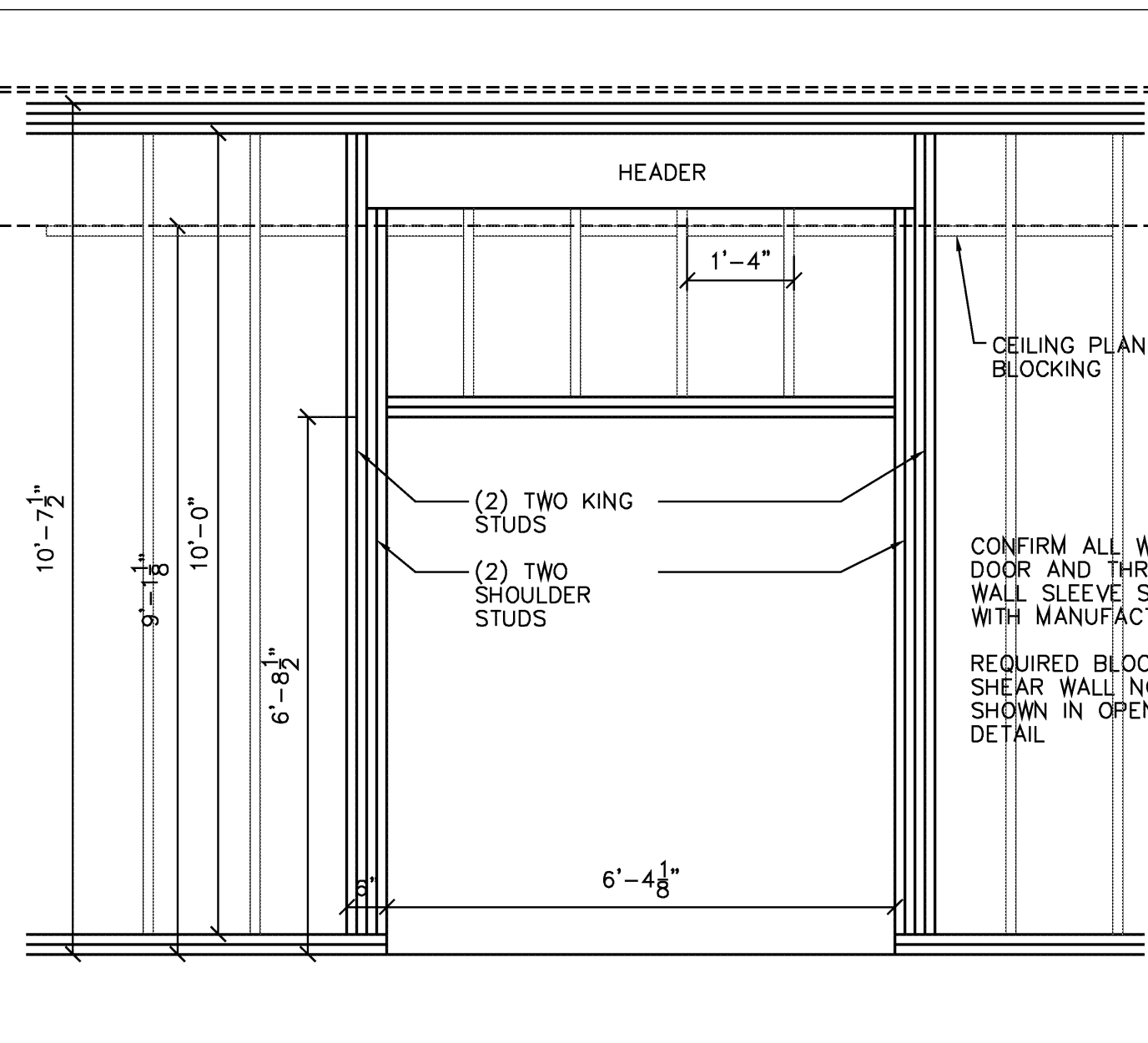
SLIDE-BY WINDOW
SCALE: 1 1/2" = 1'-0"
A4.2

Fountain Ridge 54

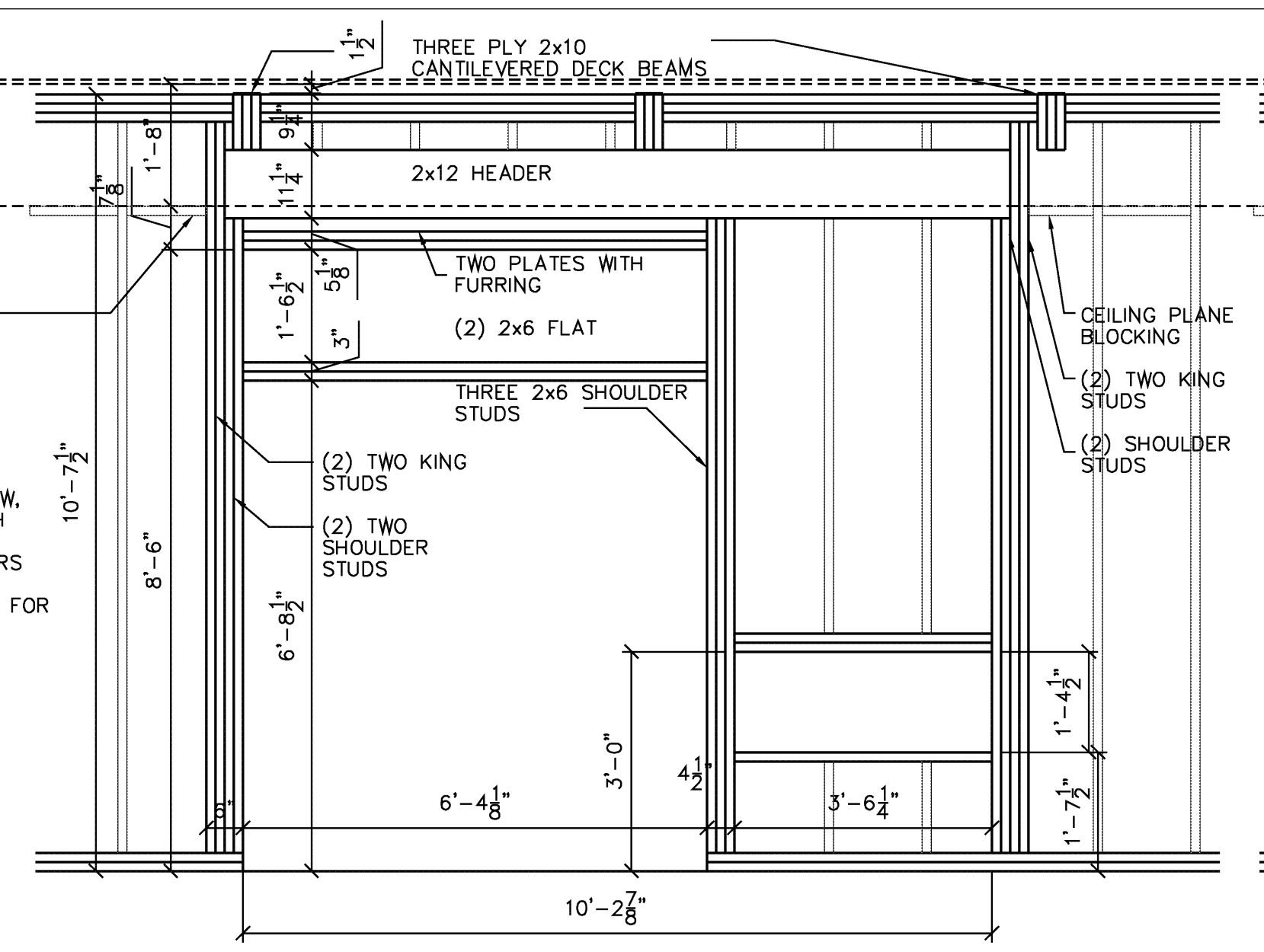
LaPlant Architecture, LLC
laplantarchitecture@yahoo.com
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017

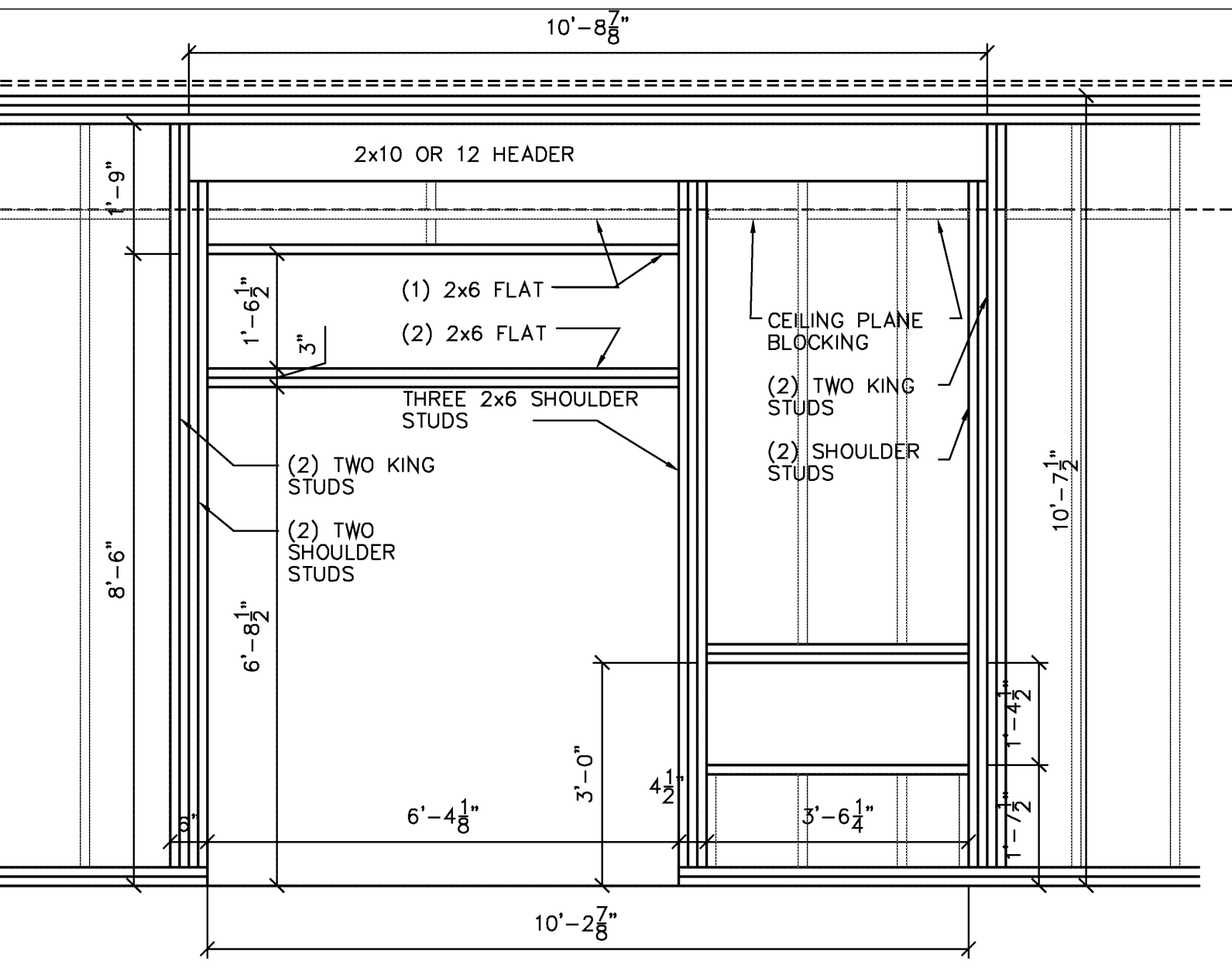
DATE: 7/14/2016
PROJECT NO: 461466
SHEET: **A 4.2**



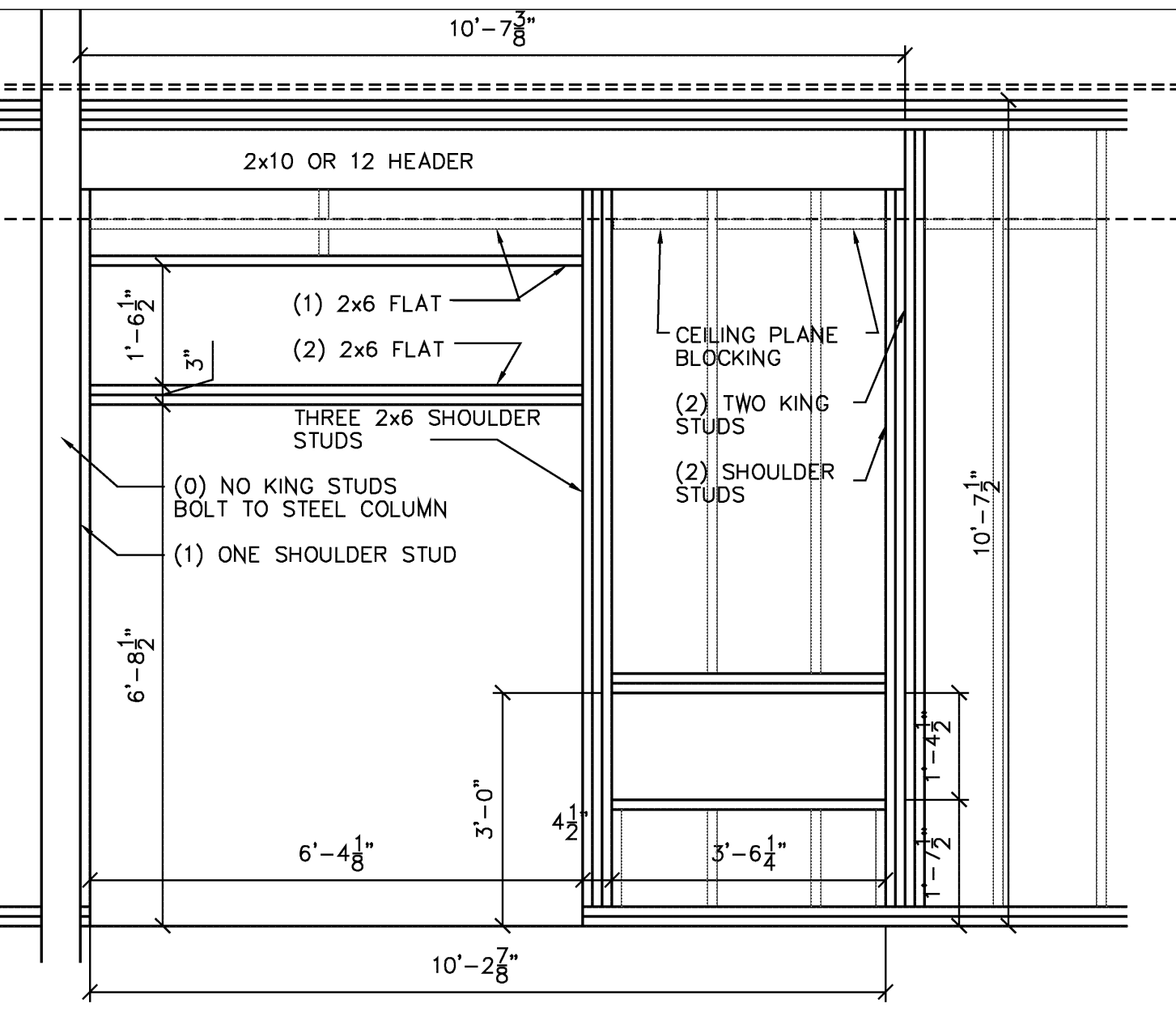
1
A4.3
HEADER—
PATIO DOOR
SCALE: 1/2" = 1'-0"



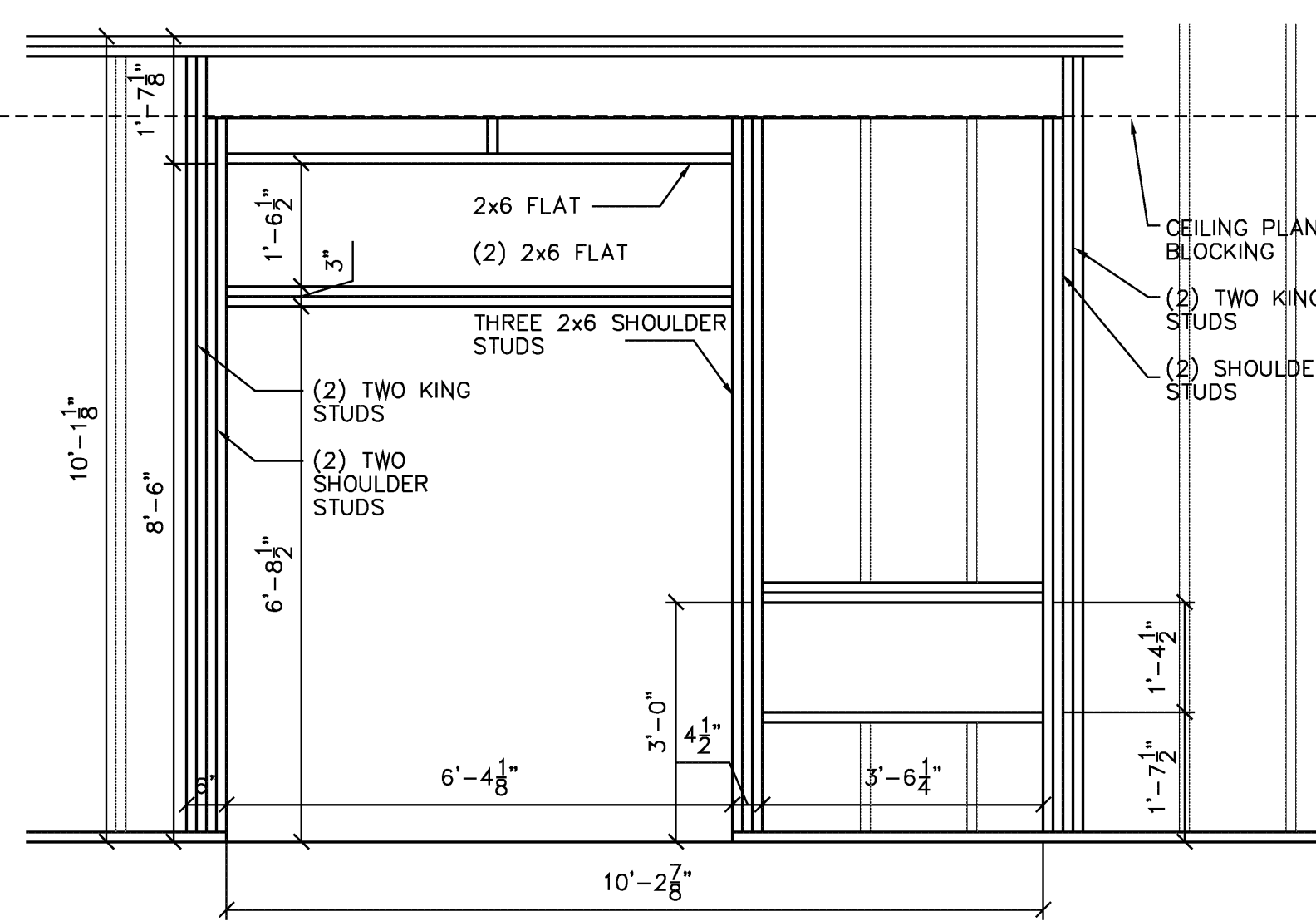
1a
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



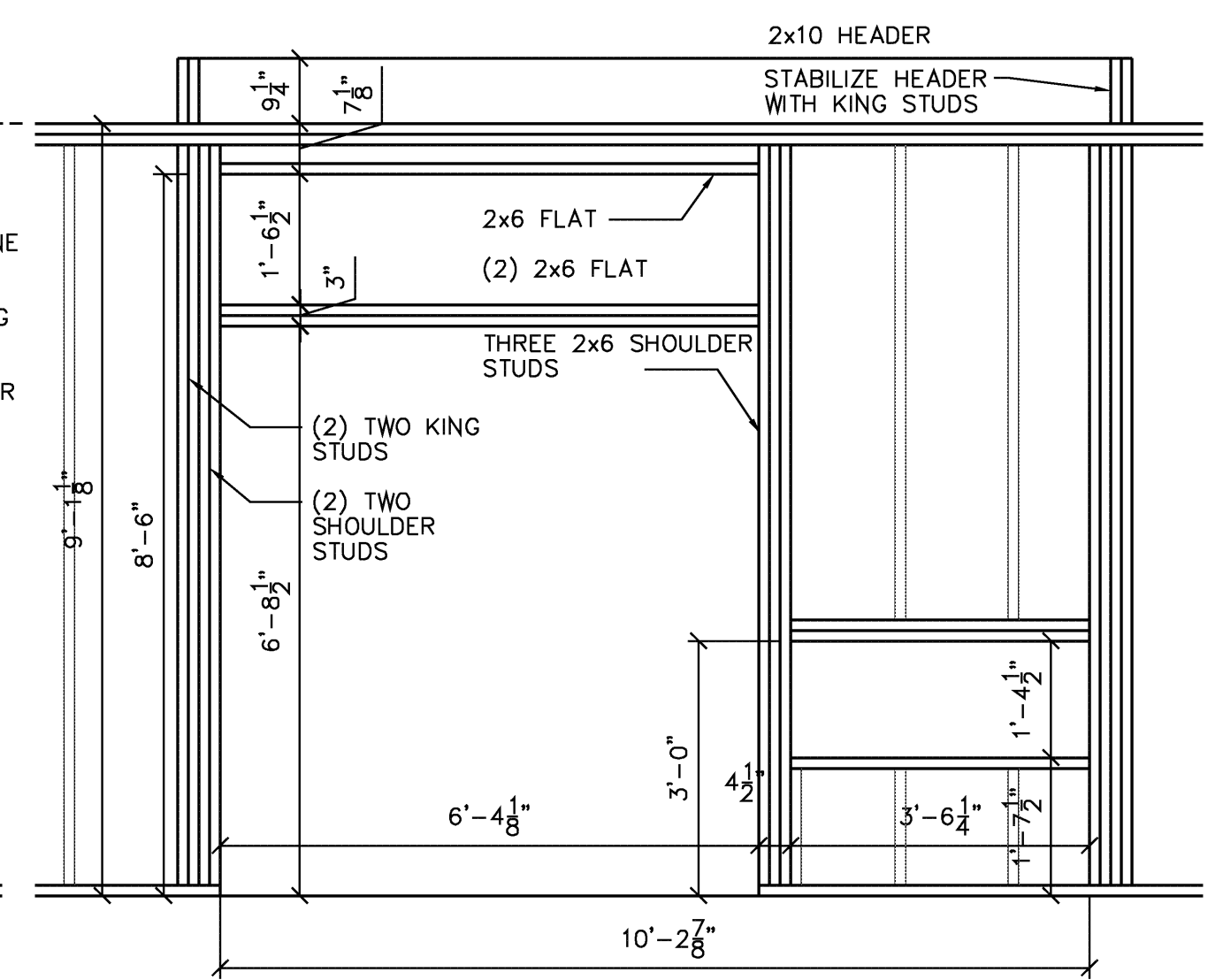
1b
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



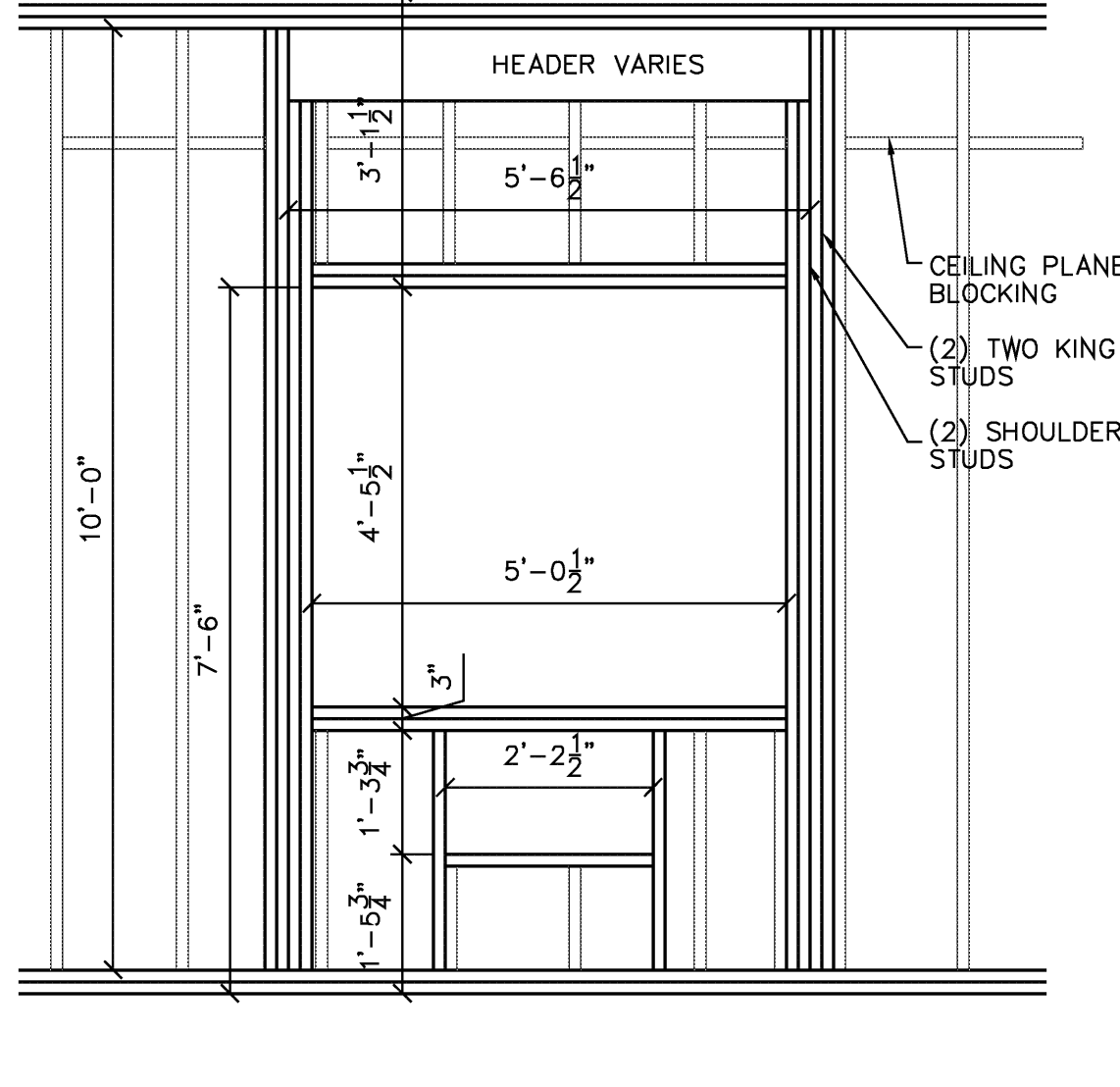
1b1
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



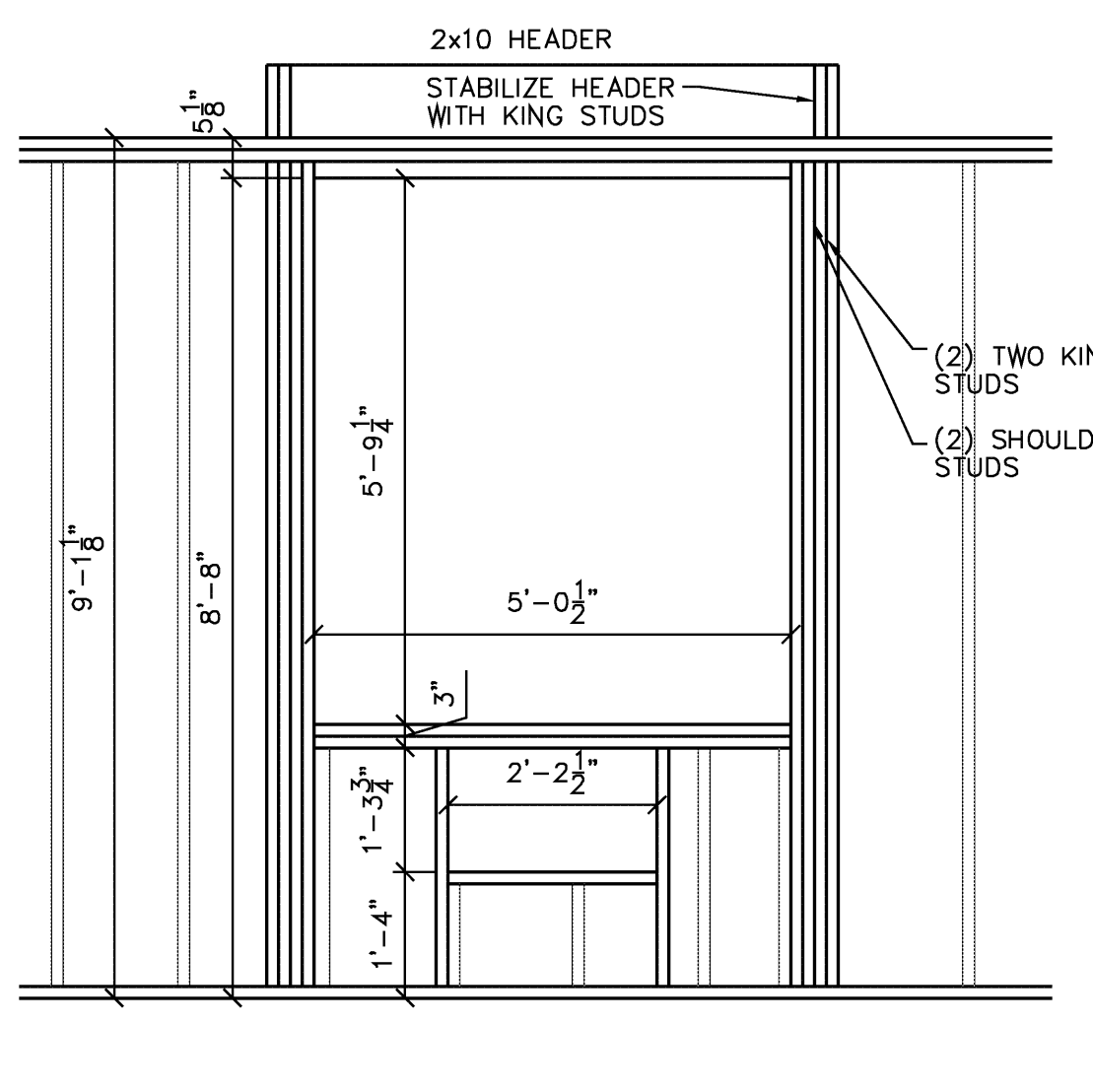
1c
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



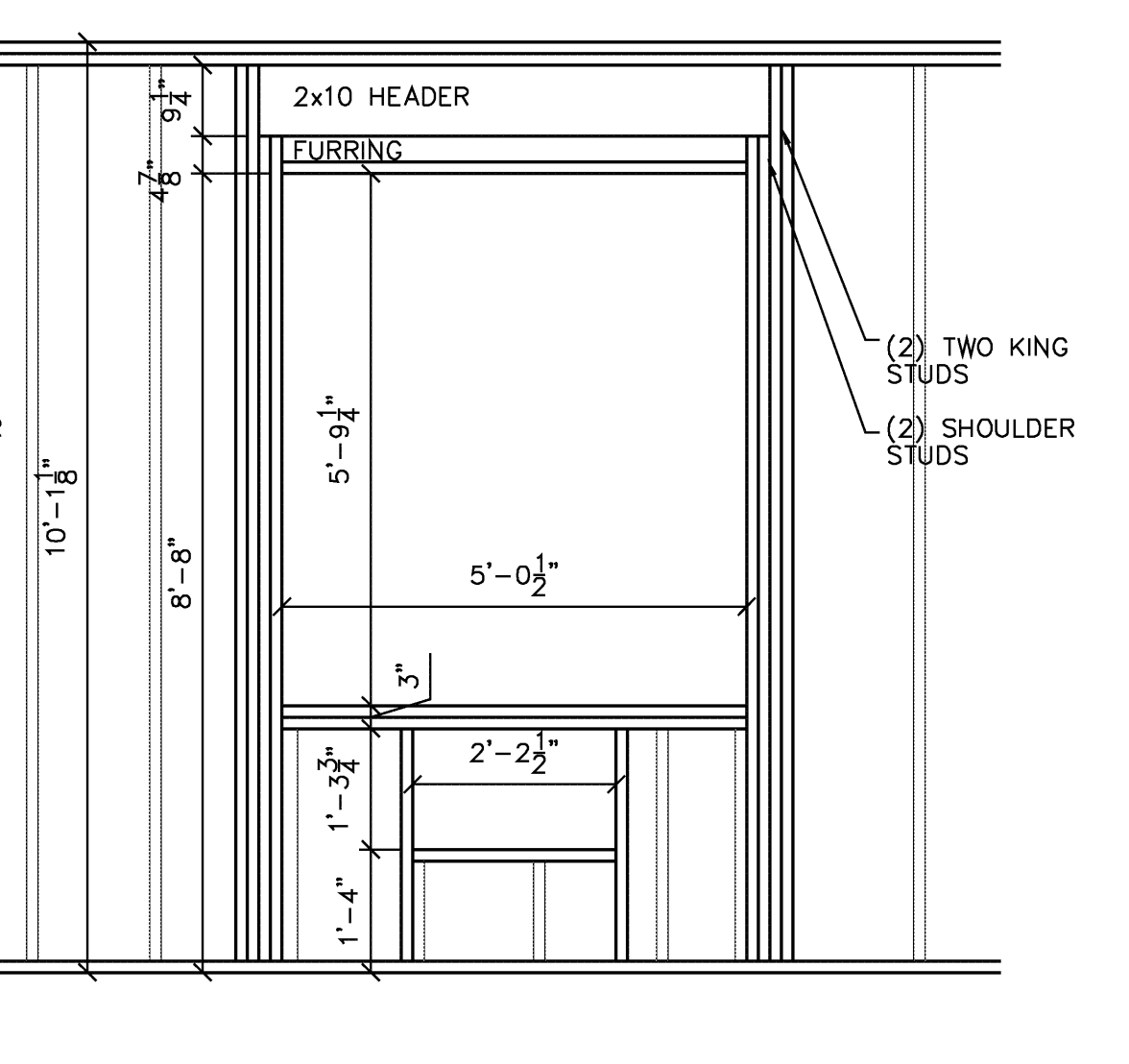
1d
A4.3
CONTINUOUS HEADER—
PATIO DOOR AND P.T.A.C. UNIT
SCALE: 1/2" = 1'-0"



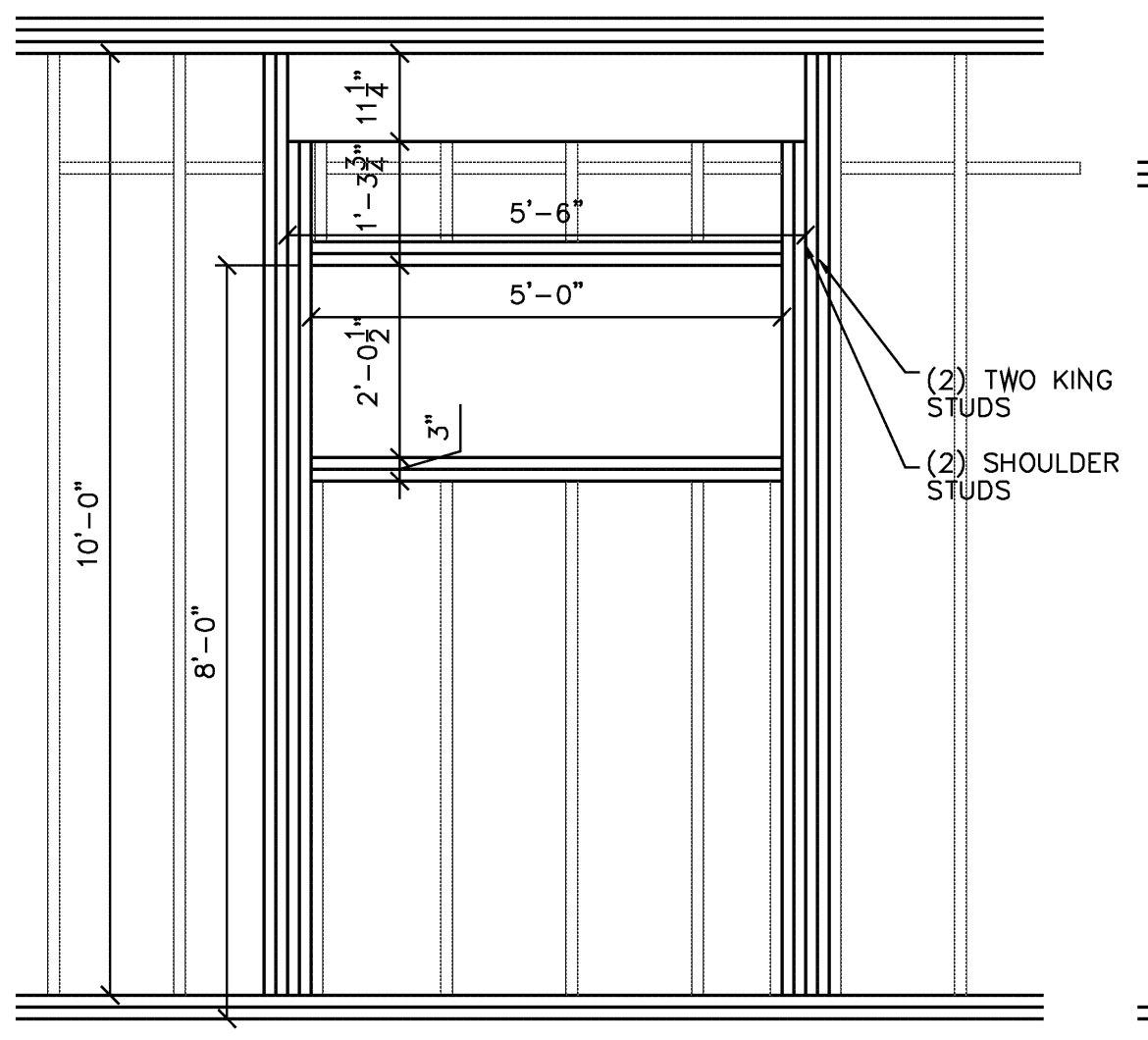
2
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"



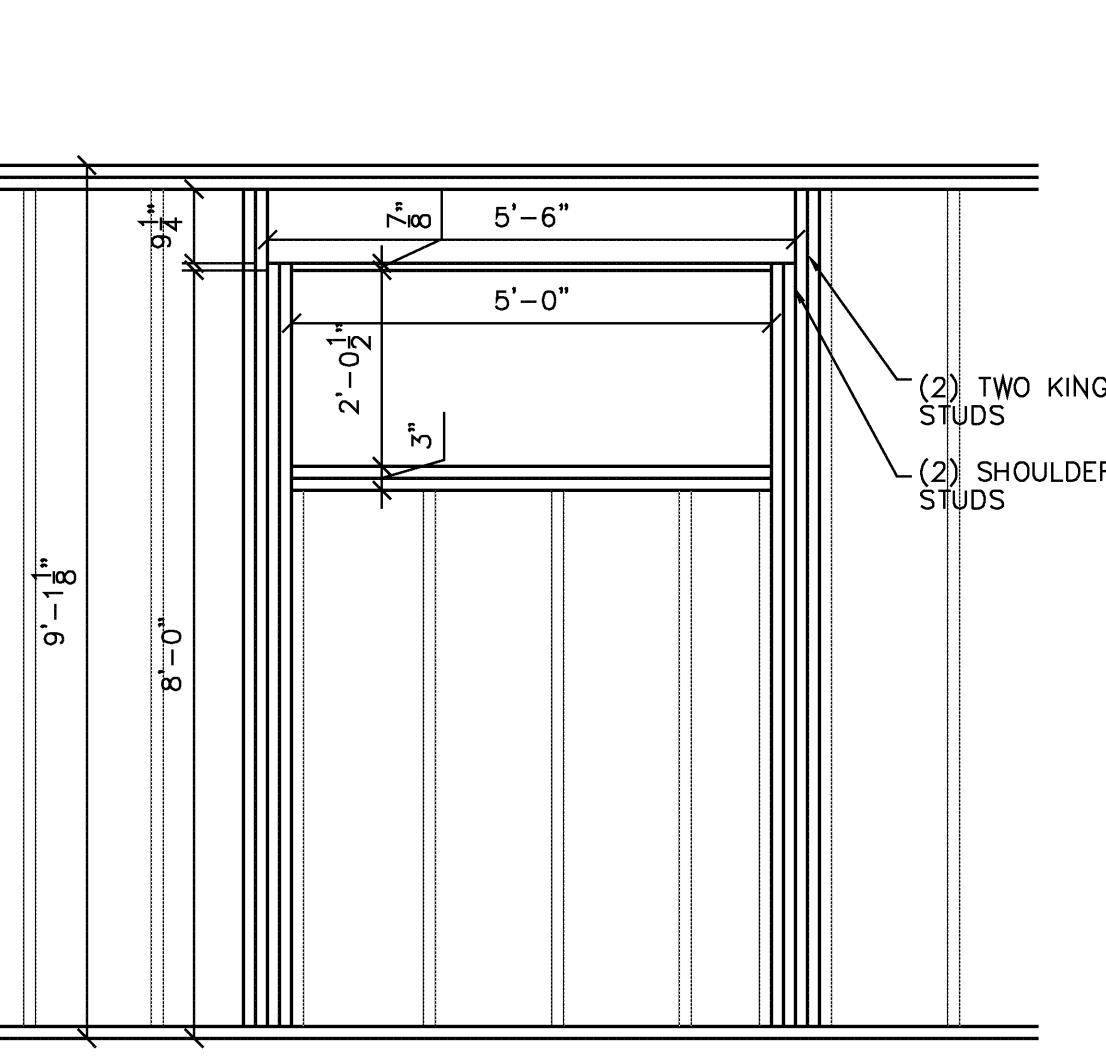
2a
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"



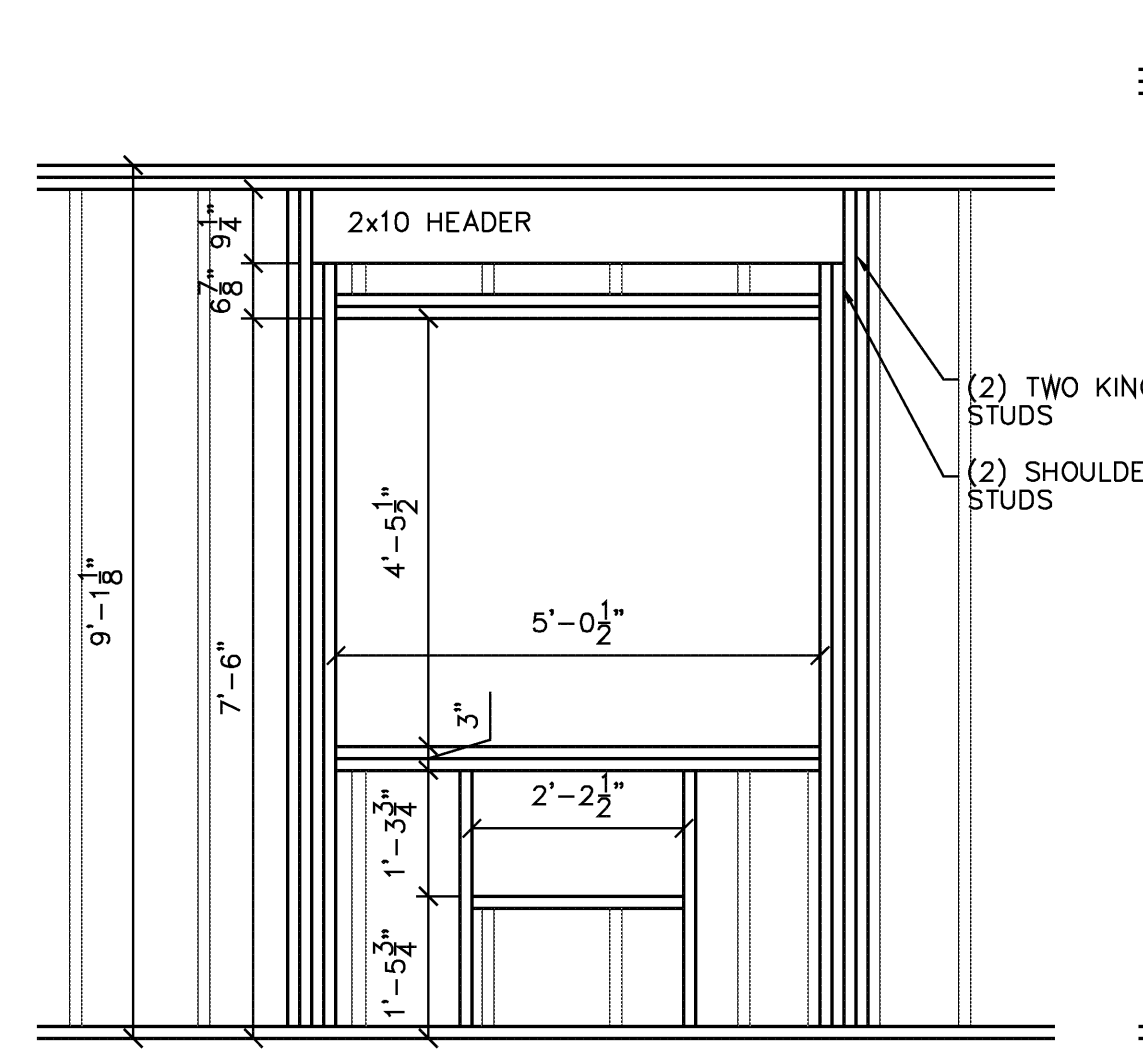
2b
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"



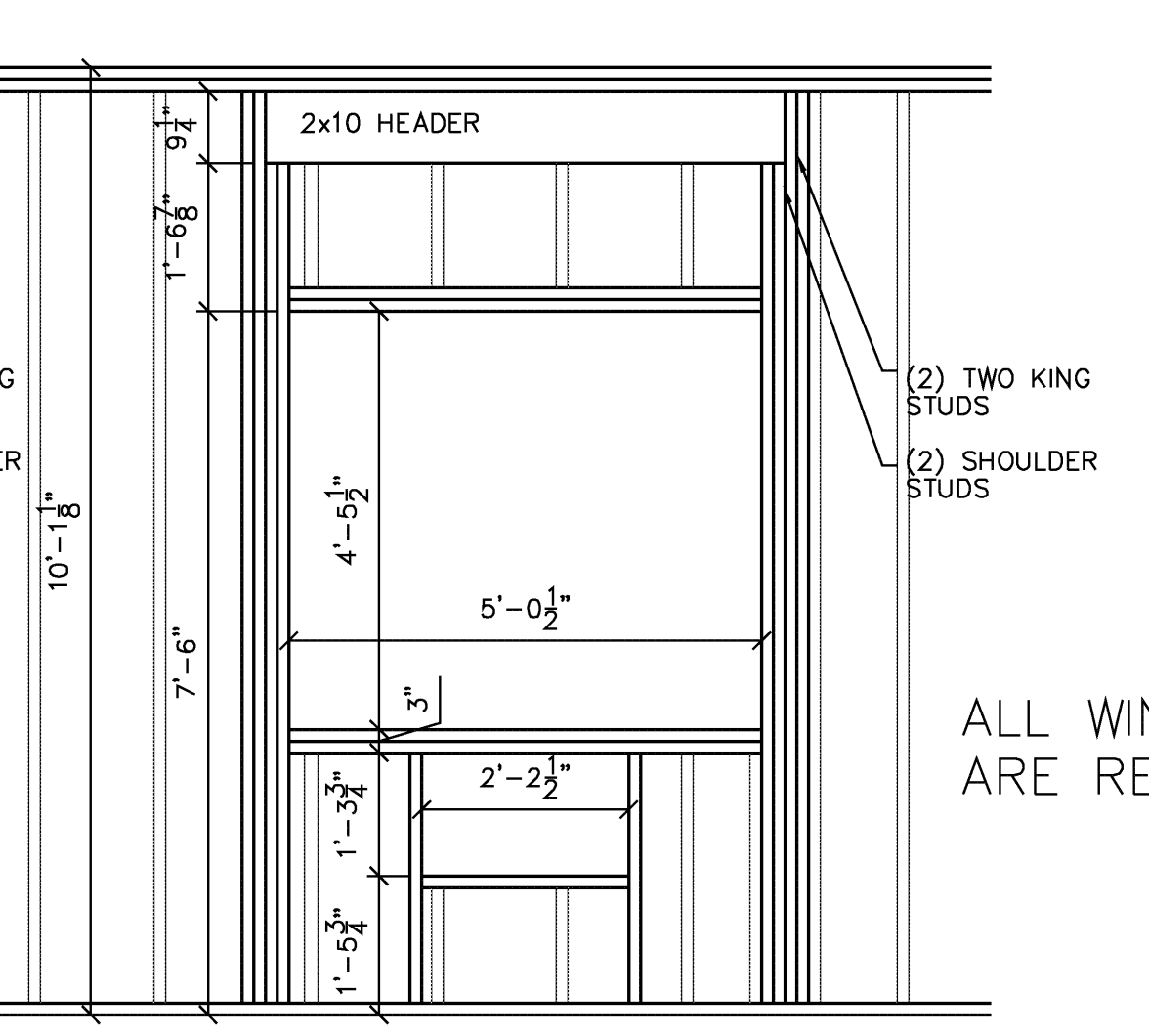
2c
A4.3
HEADER—
WINDOW AND AIR CONDITIONER
SCALE: 1/2" = 1'-0"



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.

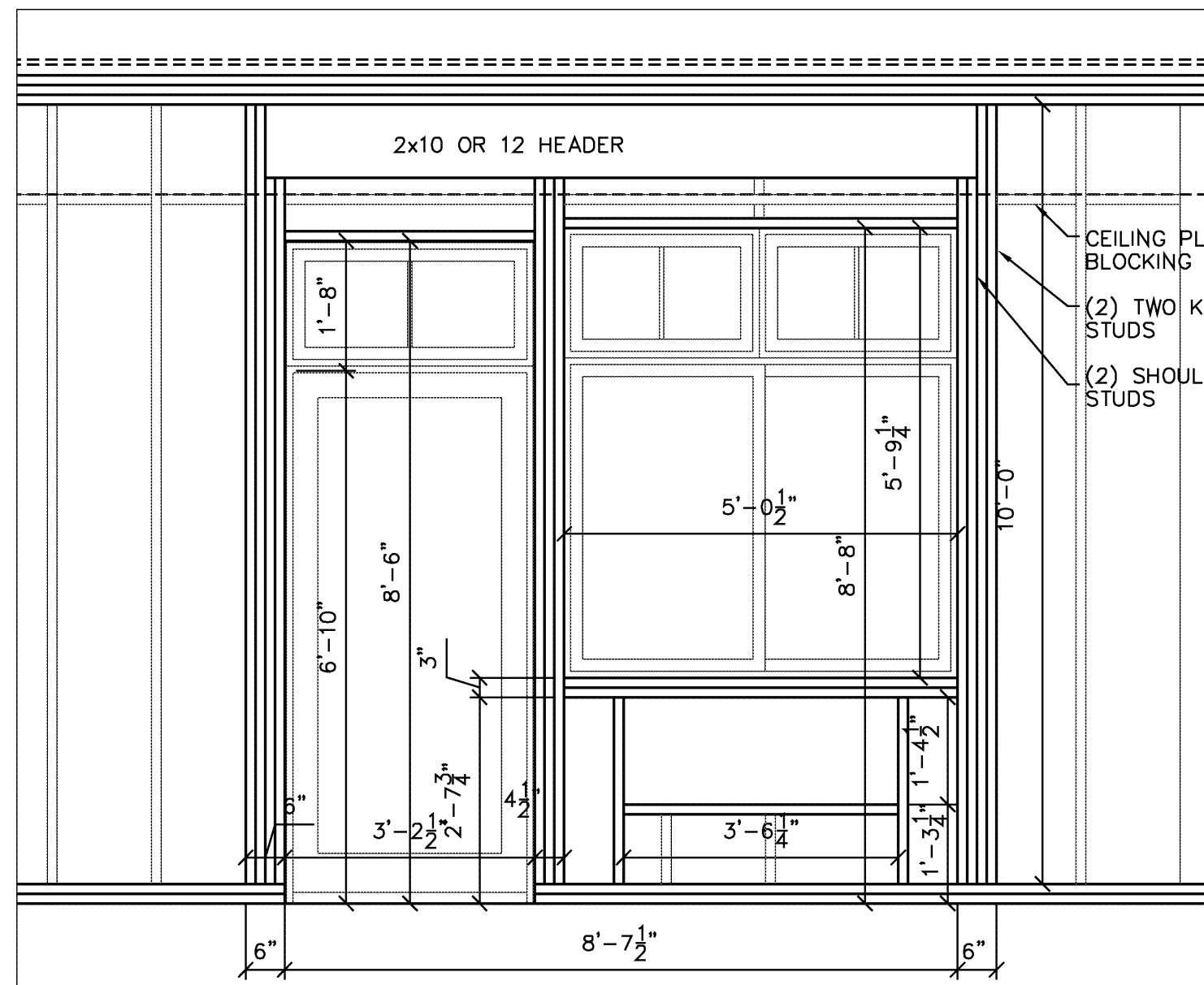
ALL WINDOW AND DOOR OPENING SIZES ARE REVISED

Fountain Ridge 54

LaPlant
Architecture, LLC
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

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

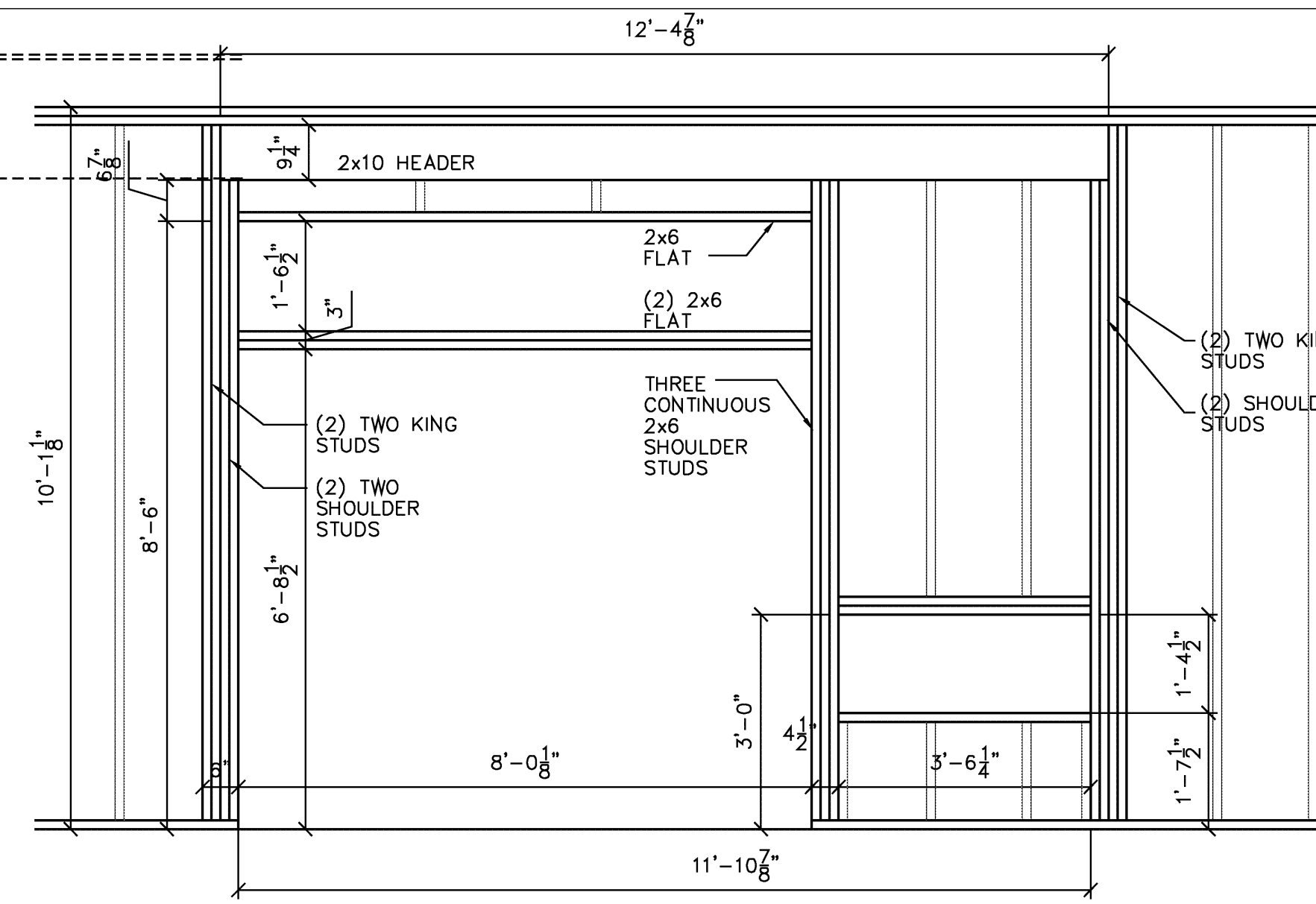
DATE
7/14/2016
PROJECT NO.
461466
SHEET
A
4.3



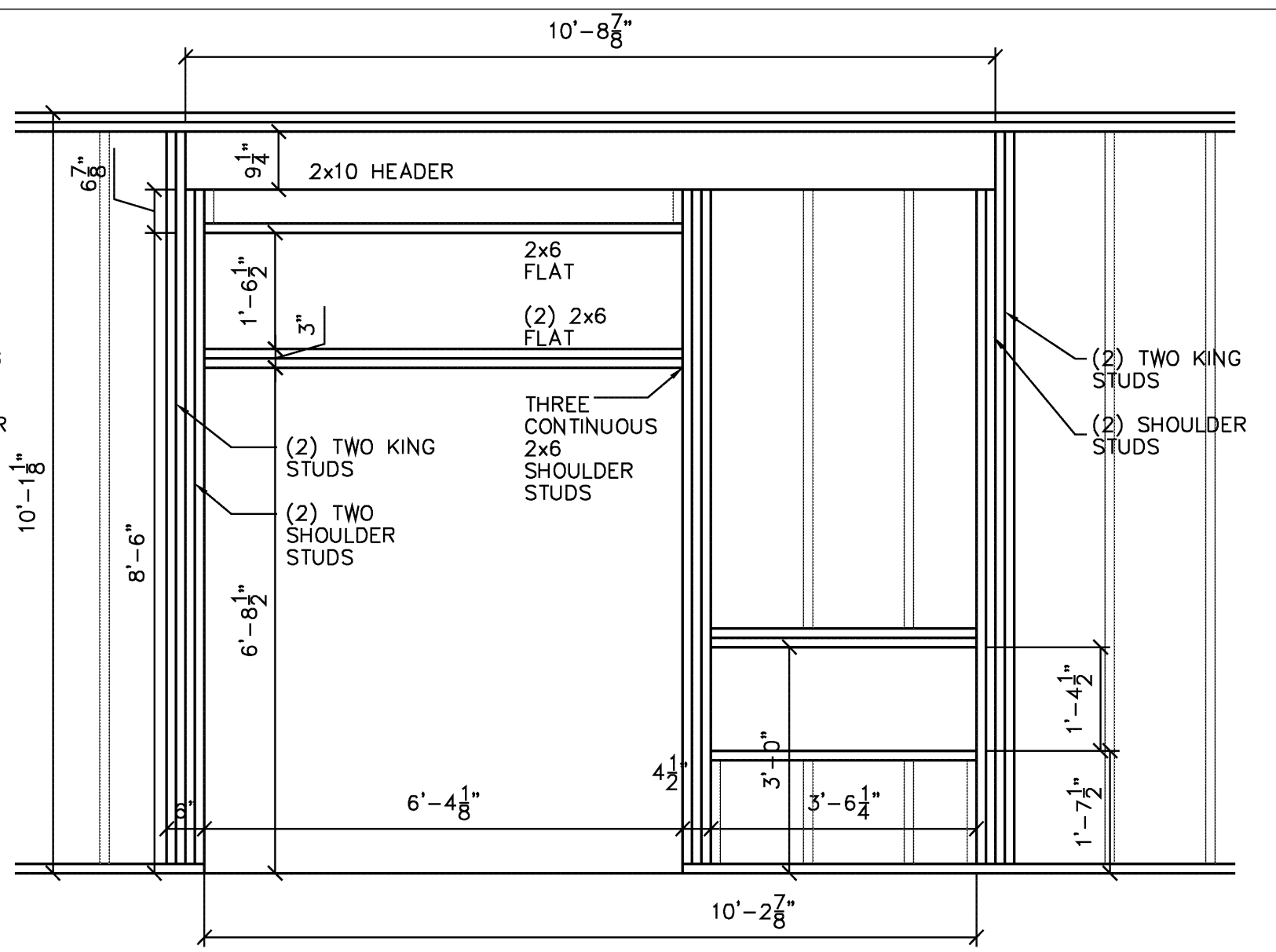
3 CONTINUOUS HEADER-
SWING DOOR, P.T.A.C. UNIT, TRANSOM
A4.4 SCALE: 1/2" = 1'-0"

- 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.

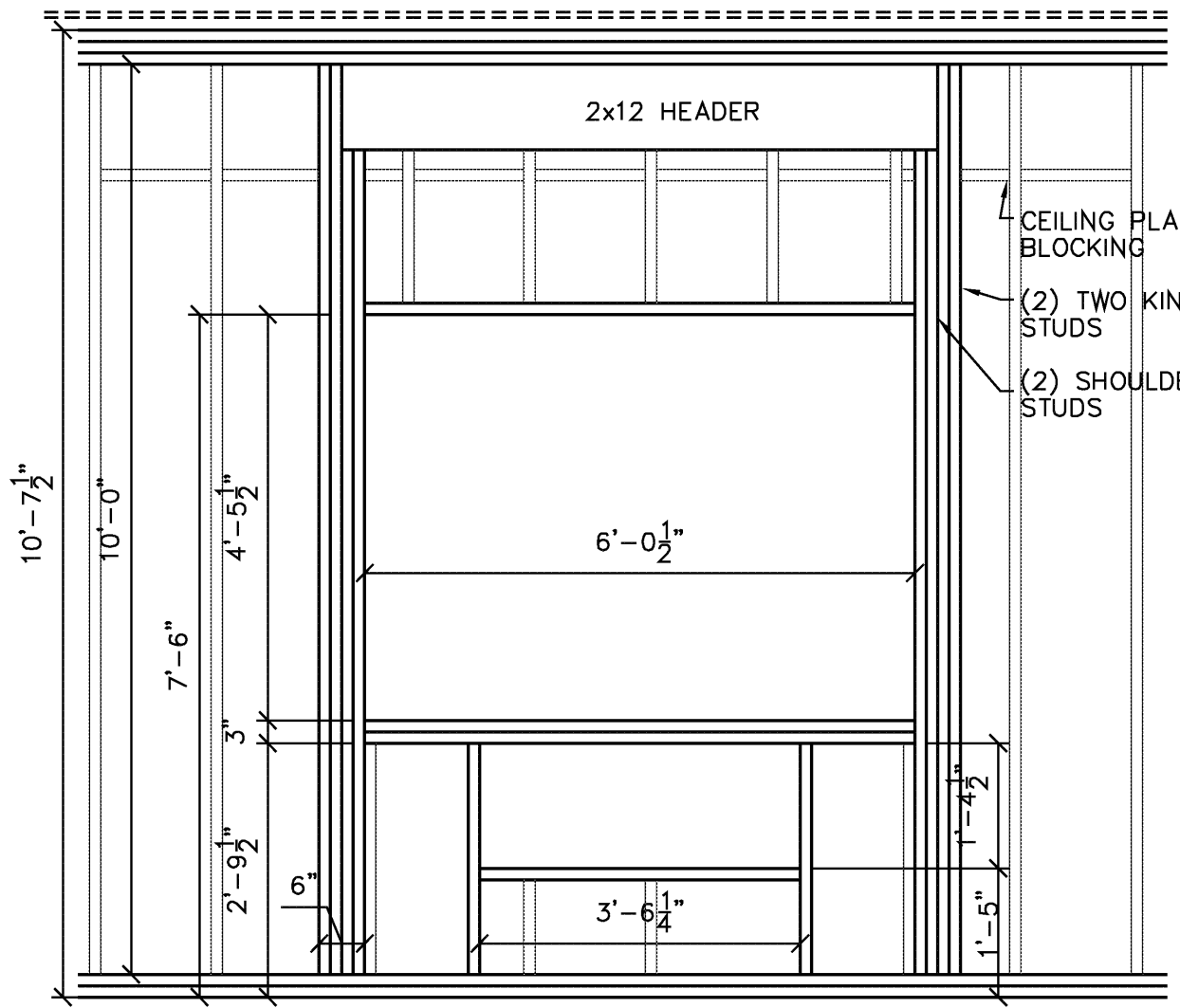
ALL WINDOW AND DOOR OPENING SIZES ARE REVISED



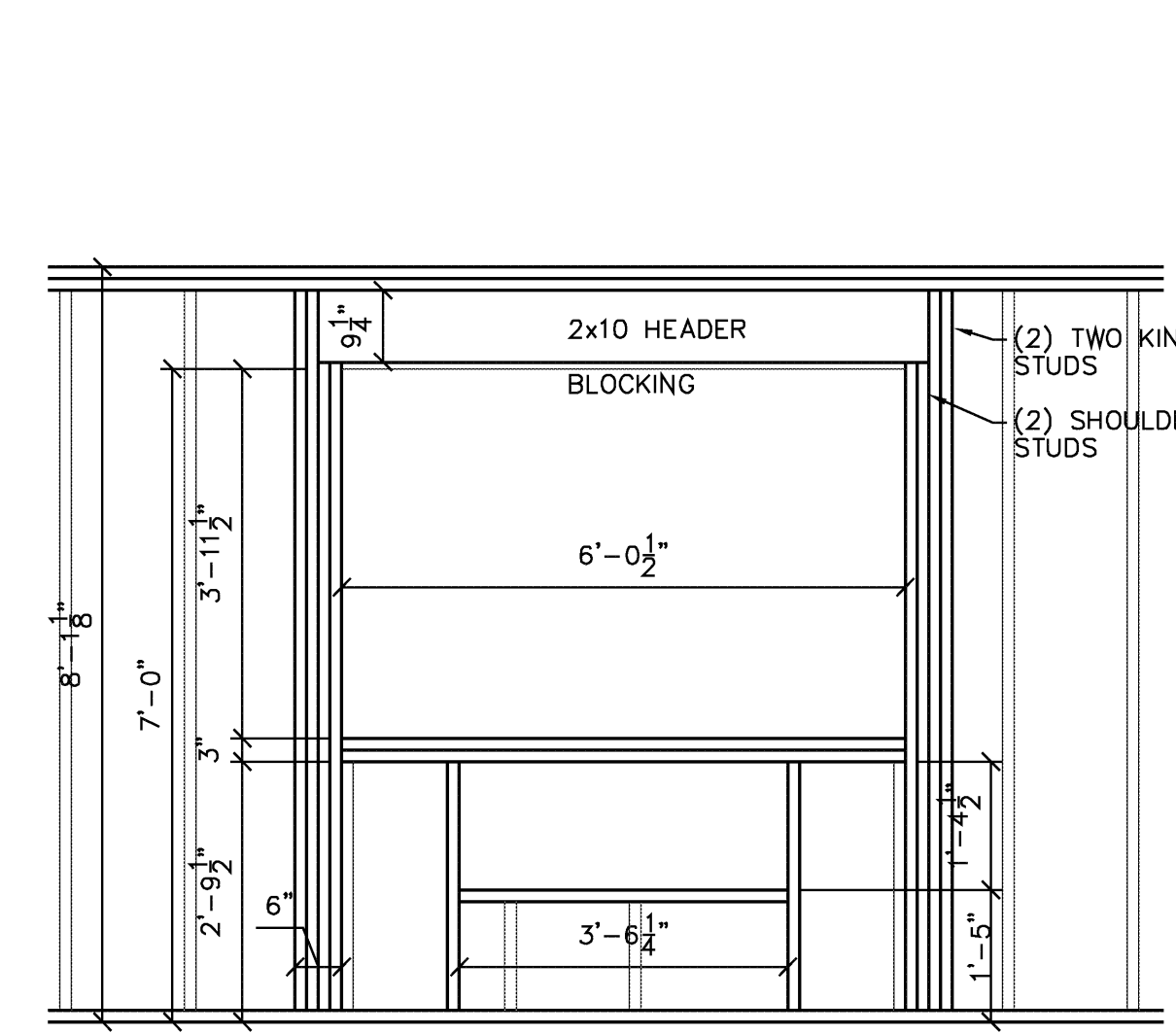
4 CONTINUOUS HEADER-
PATIO DOOR AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



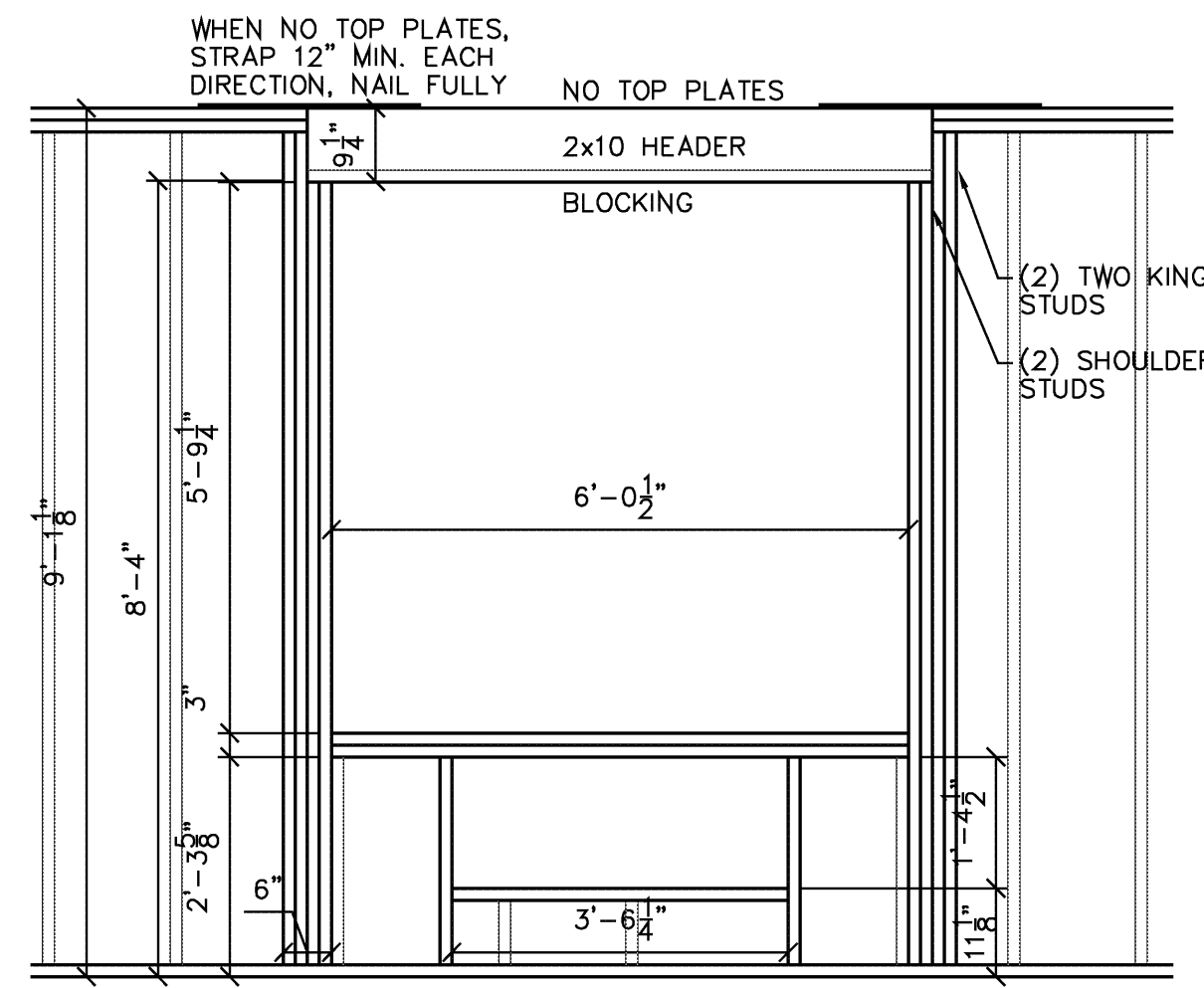
4a CONTINUOUS HEADER-
PATIO DOOR AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



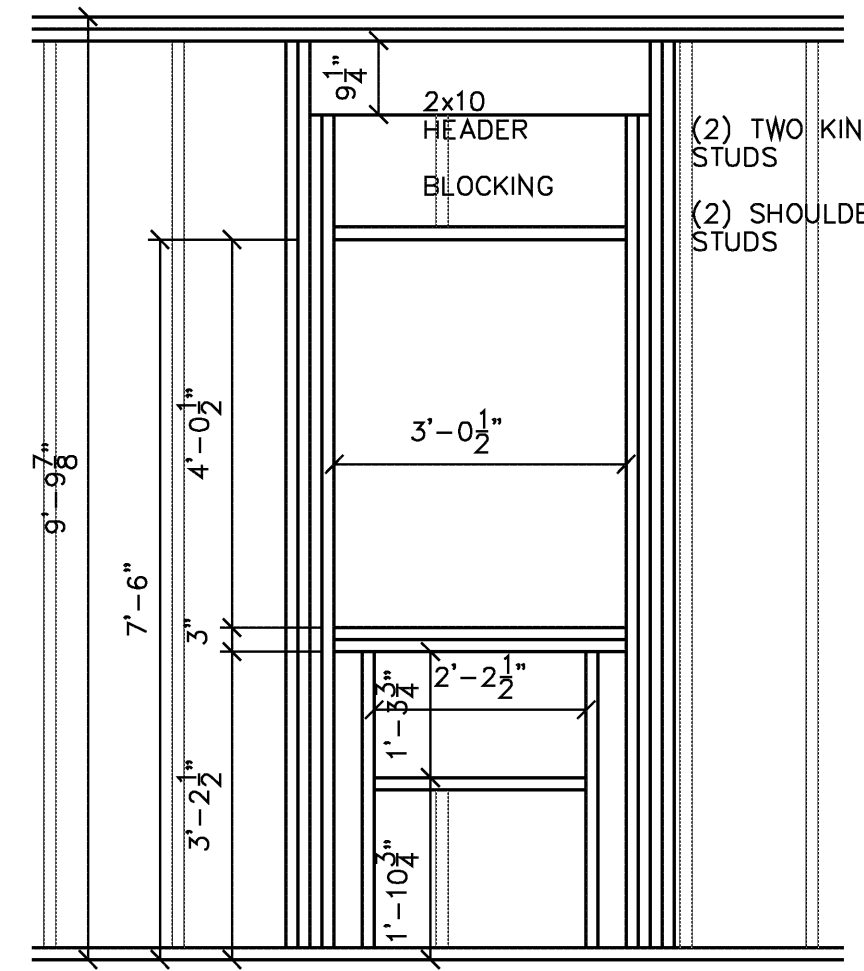
5 HEADER-
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



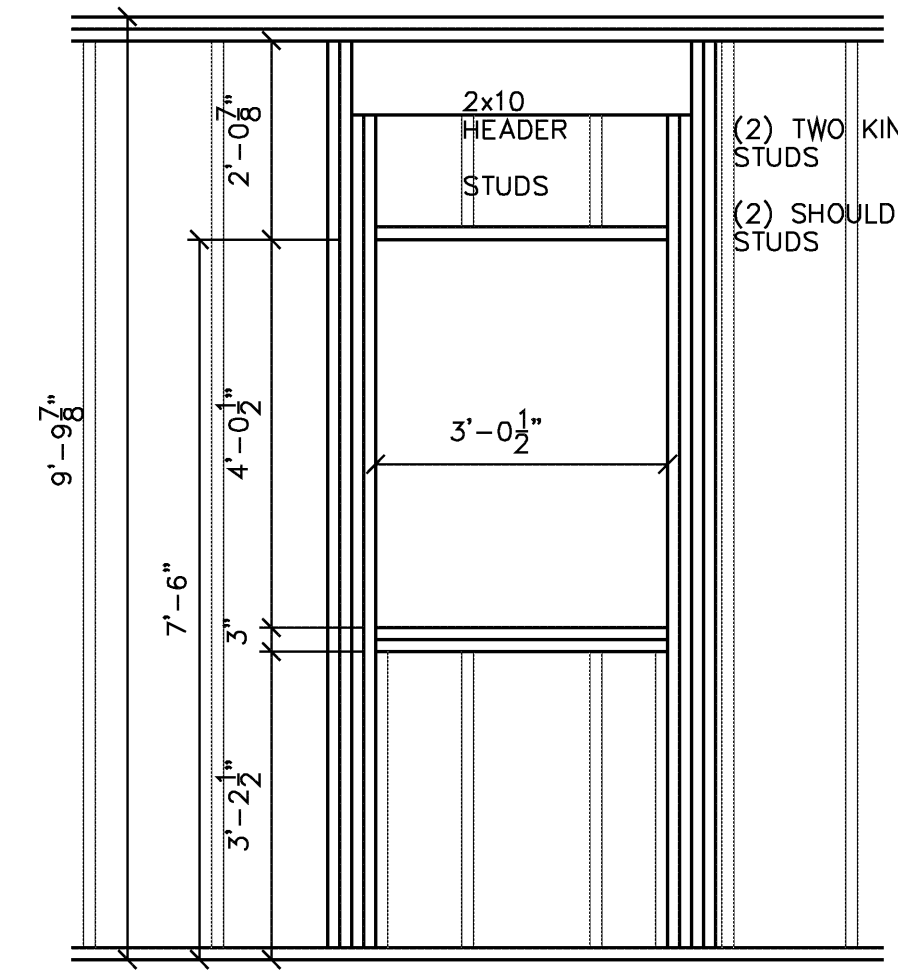
5a HEADER-
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



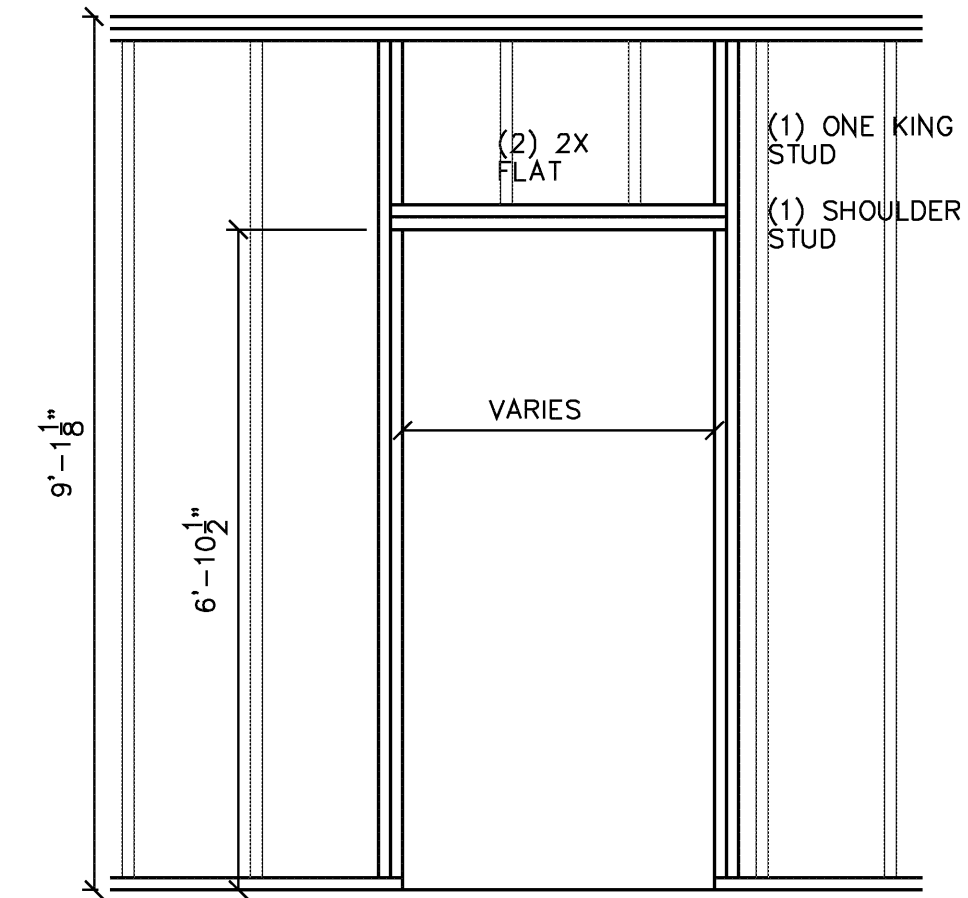
5b HEADER-
6' WINDOW AND P.T.A.C. UNIT
A4.4 SCALE: 1/2" = 1'-0"



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

LaPlant Architecture, LLC
laplantarchitecture@yahoo.com
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
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
4.4

DESIGN LOADS
 FLOOR LIVE LOADS (MIN)
 STAIRS AND CORRIDORS 100 PSF
 APARTMENTS 40 PSF

ALLOWABLE SOIL LOAD:
 2000 PSF (ASSUMED MINIMUM)

ROOF/SNOW LOADS:
 GROUND SNOW LOAD P_g 30 PSF
 IMPORTANCE FACTOR I 1.0
 EXPOSURE FACTOR C_e 1.0
 TEMPERATURE FACTOR C_t 1.1
 FLAT ROOF SNOW LOAD P_f 23.1 PSF
 SNOW DRIFT LOAD PER IBC, AS REQUIRED SEE PLANS AND/OR CALCULATIONS

WIND LOADS PER ASCE 7-05
 BASIC WIND SPEED 90 MPH
 IMPORTANCE FACTOR 1.0
 EXPOSURE FACTOR 1.0
 INTERNAL PRESSURE COEFFICIENT +/-0.18
 MAIN WIND FORCE RESISTING SYSTEM WALLS
 12.3 PSF WINDWARD
 -3.5 PSF LEEWARD

ROOF
 1.4 PSF WINDWARD
 -4.5 PSF LEEWARD

COMPONENTS AND CLADDING
 COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE FOLLOWING WIND PRESSURES:
 WALLS

MAIN AREA
 17.7 PSF POSITIVE
 -14.4 PSF NEGATIVE

CORNERS
 17.7 PSF POSITIVE
 -22.4 PSF NEGATIVE

ROOF
 MAIN AREA
 10.0 PSF POSITIVE
 -16.7 PSF NEGATIVE

EDGES
 24.2 PSF NEGATIVE

CORNERS
 -37.9 PSF NEGATIVE

SEISMIC LOADS:
 Ss: 0.104 Sds: 0.111
 S1: 0.095 Sd1: 0.084

IBC: 1
 OCCUPANCY CATEGORY: II
 SITE CLASS: D
 BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=2)
 SEISMIC DESIGN CATEGORY: A
 Cs: 0.017
 ANALYSIS PROCEDURE: SIMPLIFIED
 BASE SHEAR = (140)(240)(60)(0.017) = 41412 LB
 EQUIV WIND = 41412(140)(24) = 10.20 PSF (WIND GOVERNS @ 15.3 PSF)

CODE REFERENCES
 ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
 WISCONSIN ENROLLED COMMERCIAL CODE
 INTERNATIONAL BUILDING CODE 2009

CONCRETE:
 ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
 ACI 308 - "MANUAL OF CONCRETE PRACTICE"
 ACI 310 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 ACI 318.1 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"

CONCRETE REINFORCEMENT:
 ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT"
 ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
 MSP 2 - "CRSI MANUAL OF STANDARD PRACTICE"
 AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
 WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRACTICE"

STEEL REINFORCING MATERIAL SPECIFICATIONS:
 ASTM A615 (GRADE 60) DEFORMED
 WELDED WIRE FABRIC: ASTM A185

GENERAL
 1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE.
 2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORK POINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
 4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONSTRUCTION SITE.

FOUNDATIONS
 1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
 2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF.
 3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS ENCOUNTERED. DATA ON DRAWINGS, SPECIFICATIONS, TEST BORINGS, AND GEOTECHNICAL REPORTS ARE AVAILABLE TO ASSIST THE CONTRACTOR DURING BIDDING AND CONSTRUCTION. BORING DATA REPRESENTS THE CONDITIONS IN SPECIFIC LOCATIONS AT THE TIME OF THE OBSERVATIONS, AND ARE NOT NECESSARILY CORRECT FOR THE SITE AS A WHOLE.
 4. IF SOIL ENHANCEMENT TECHNIQUES (GEOPHORS, INJECTIONS) ARE USED TO IMPROVE THE BEARING CAPACITY OF THE SOIL, OR IF GEOTECHNICAL TESTING AT THE FOOTING ELEVATION DETERMINES A HIGHER BEARING CAPACITY THAN 2000 PSF, YOU MAY CONTACT THE STRUCTURAL ENGINEER TO REVISE THE FOUNDATIONS BASED ON THE IMPROVED BEARING CAPACITY OF THE SOIL.
 5. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
 6. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
 7. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
 8. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
 9. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL, AND PLACE CONCRETE PRIOR TO NEW FROST PENETRATION.
 10. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
 11. BRACE FOUNDATION WALLS DURING BACKFILLING AND CONSTRUCTION OPERATIONS. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED.
 12. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
 1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
 SLABS-ON-GRADE 3,000 PSI
 FOOTINGS AND FROST WALLS 3,000 PSI
 EXTERIOR EXPOSED CONCRETE 3,000 PSI (AIR ENTRAINED)
 BASEMENT AND RETAINING WALLS 3,000 PSI

2. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
 0.50 FOR SLABS ON GRADE
 0.54 FOR BELOW GRADE CONCRETE
 0.48 FOR EXPOSED CONCRETE

3. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.

4. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.

5. AT OWNERS OPTION, CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE CONTRACTOR, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39.

6. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

7. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.

8. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.

9. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.

10. WHEN RELEASE AGENTS ARE USED ON FORM WORK, SPRAY FORM WORK PRIOR TO PLACEMENT, AND/OR AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT
 1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
 2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
 3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
 4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
 5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.

STRUCTURAL STEEL
 1. PROVIDE 2 MIL THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
 2. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
 3. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
 4. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION.
 5. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
 MINIMUM BOLT DIAMETER: 3/4"
 SHEAR CONNECTIONS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR. SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC "UNRESTRAINED MEMBERS".
 6. ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 OF THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION", TABLE II, III, OR X.
 7. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
 8. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO A500.
 9. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
 10. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
 11. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
 12. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS, AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL.

STRUCTURAL WOOD CONSTRUCTION
 1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D190-02E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
 2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
 3. NEW WOOD SHALL HAVE ALLOWABLE UNIT STRESSES EQUAL OR GREATER THAN ALLOWABLE STRESSES OF SPF #2.
 4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
 5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO O 4 P.C.F.
 6. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
 7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
 8. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
 9. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
 10. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
 11. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT, NUT, OR LAG SCREW AND WOOD.
 12. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL. STAINLESS STEEL IS PREFERRED.
 13. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
 14. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO AISI-LAM 2.0E LVL SPECIFICATIONS, OR EQUAL.

PRE-FABRICATED WOOD TRUSSES
 WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
 1. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
 2. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
 3. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.
 4. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
 ROOF TRUSSES
 DEFLECTION: TL < L/240
 LOADS:
 TOP CHORD LIVE LOAD 30 PSF
 DEAD LOAD 10 PSF
 BTM CHORD DEAD LOAD 10 PSF

FLOOR TRUSSES
 DEFLECTION: TL < L/360
 LL < L/480
 LOADS:
 TOP CHORD LIVE LOAD 40 PSF / 100 psf CORRIDOR
 DEAD LOAD 20 PSF
 BTM CHORD DEAD LOAD 10 PSF

ISOLATED FOOTING SCHEDULE						
MARK	FOOTINGS					REMARKS
	WIDTH	LENGTH	THICK	REINFORCING		
	"A"	"B"	"C"	LONG.	TRAN.	
F1	7'-6"	7'-6"	14"	(8) #6		
F2	5'-0"	5'-0"	12"	(6) #5	(6) #5	
F3	3'-0"	3'-0"	12"	(4) #5	(4) #5	

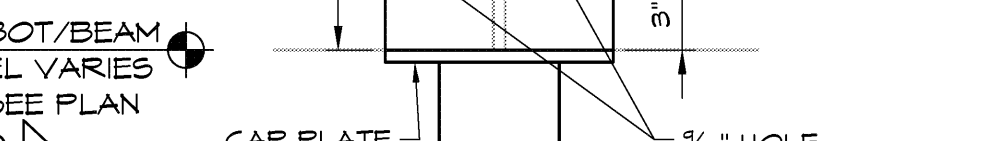
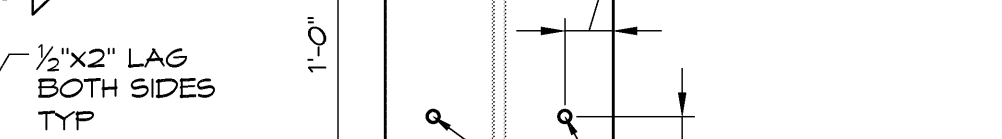
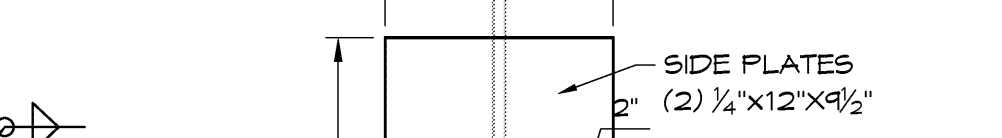
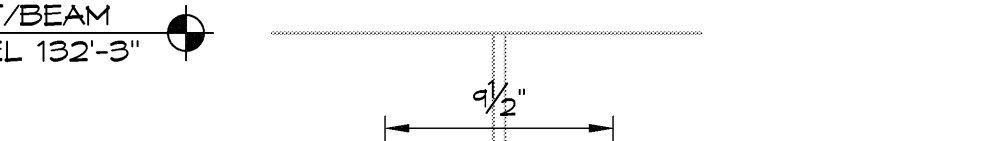
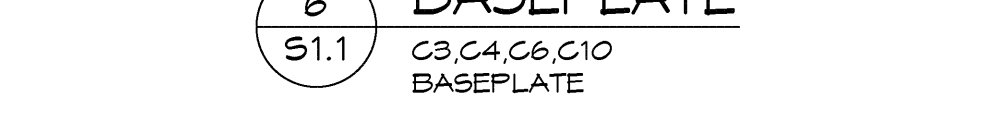
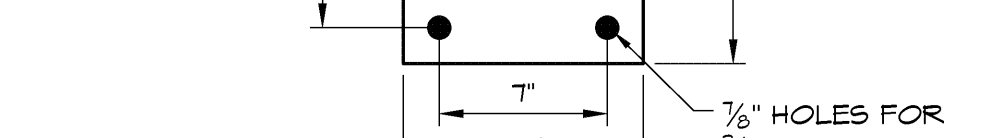
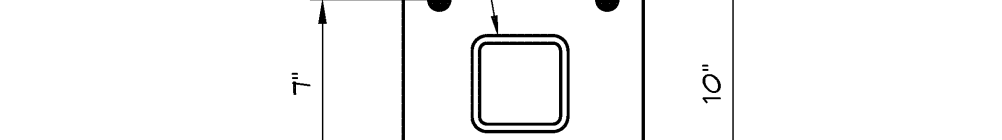
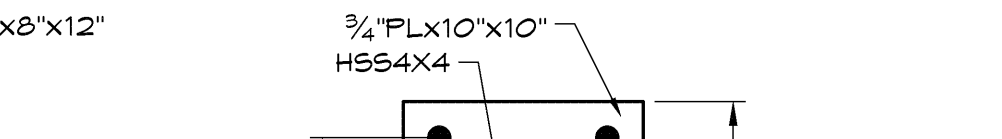
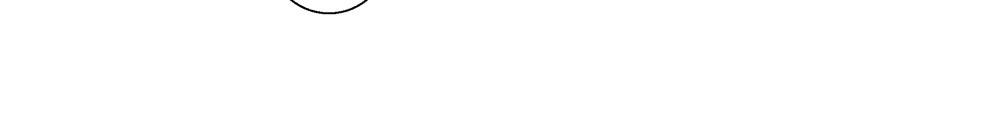
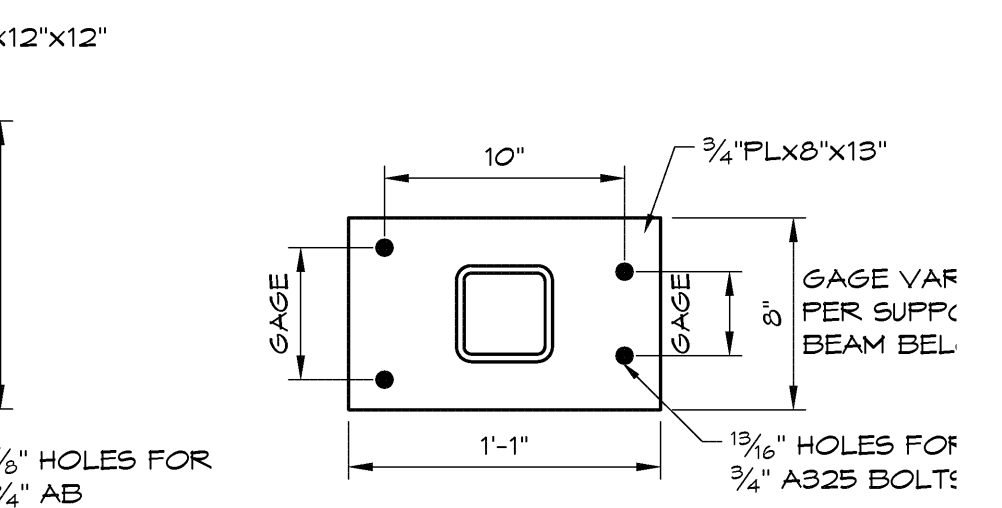
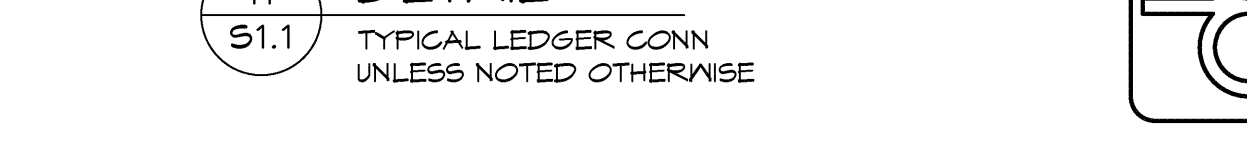
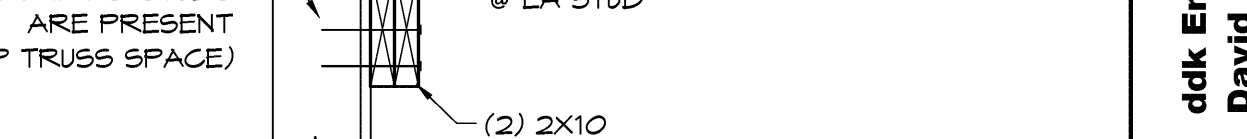
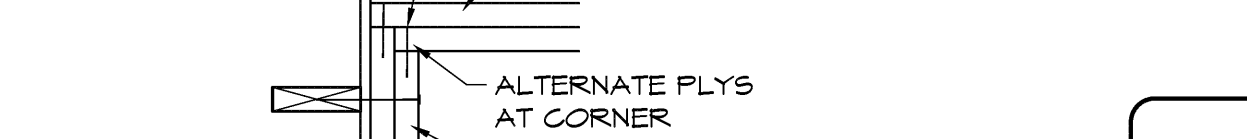
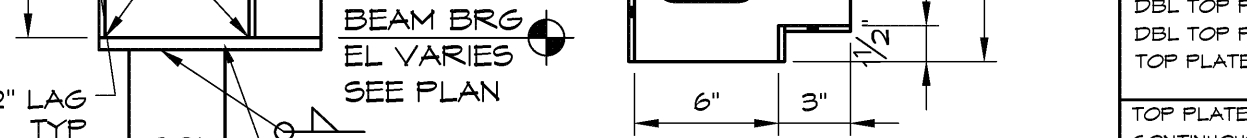
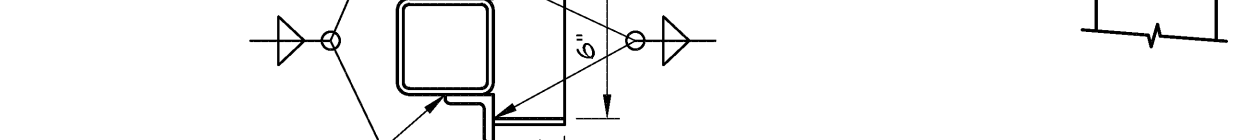
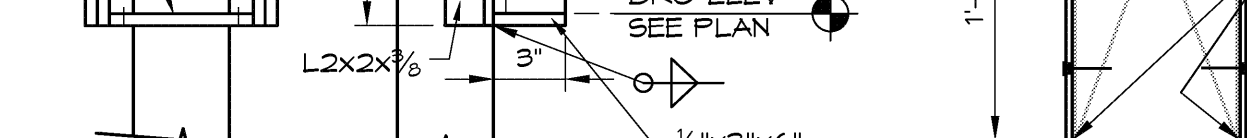
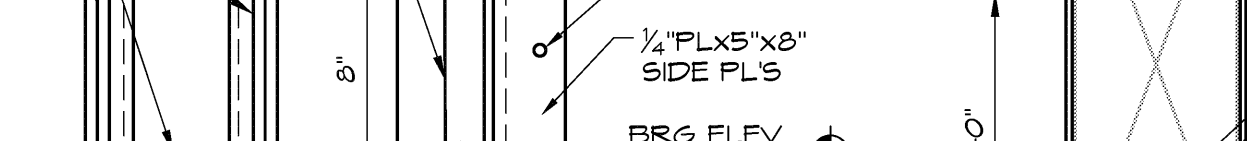
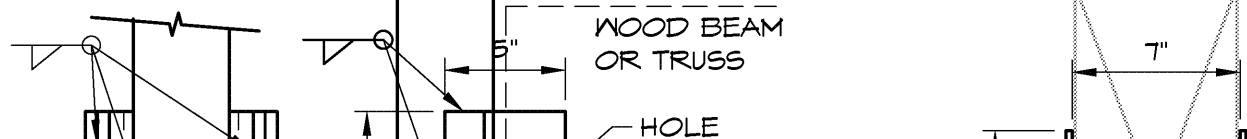
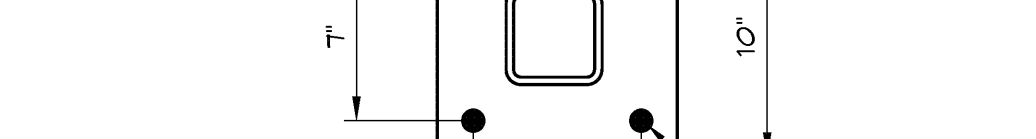
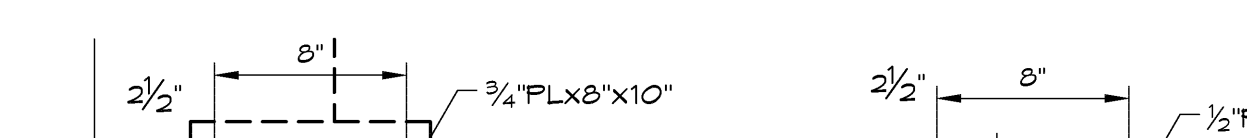
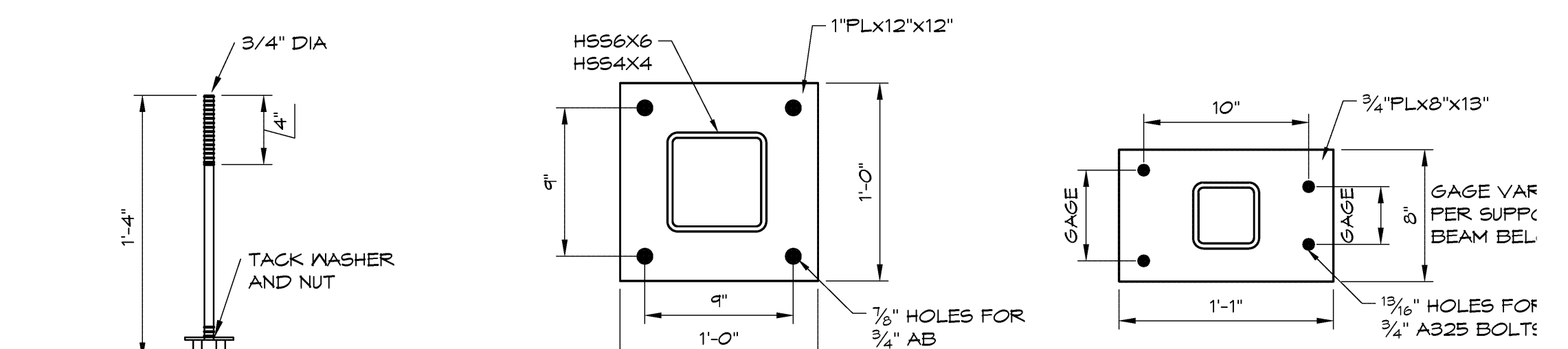
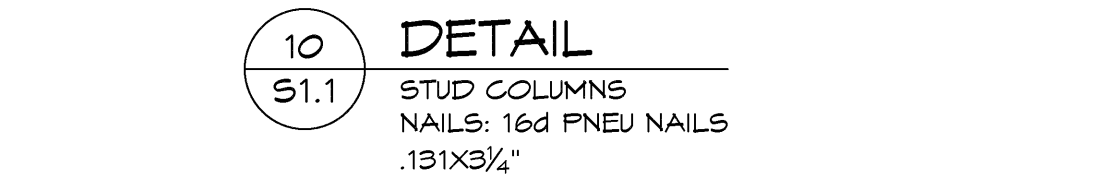
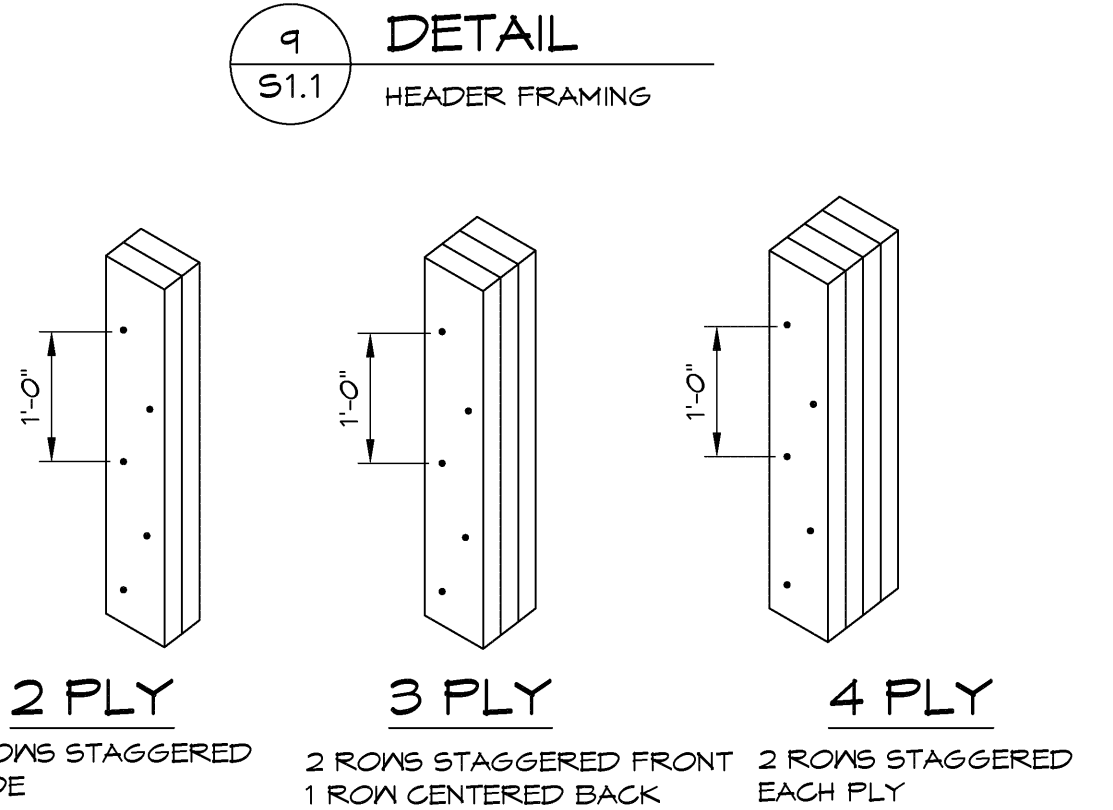
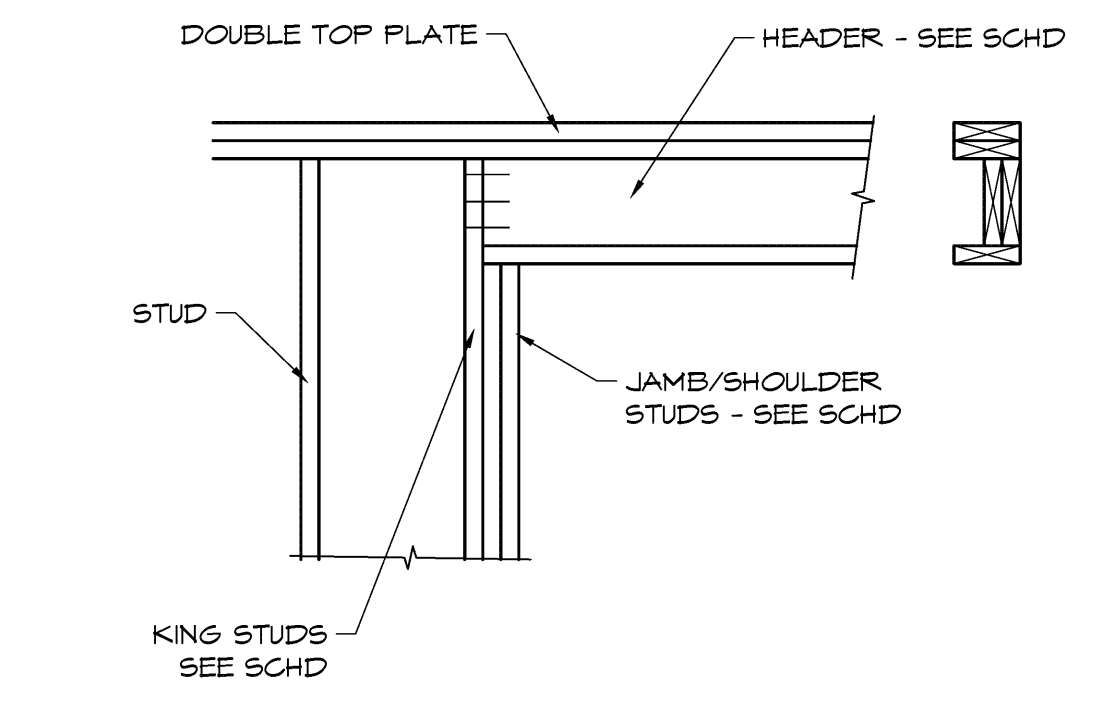
WALL FOUNDATION SCHEDULE						
MARK	FOOTING					REMARKS
	WID	THK	REINFORCING	LONG	TRAN	
W1	1'-6"	10"	(2) #5	-	-	
W2	2'-0"	12"	(2) #5	-	-	

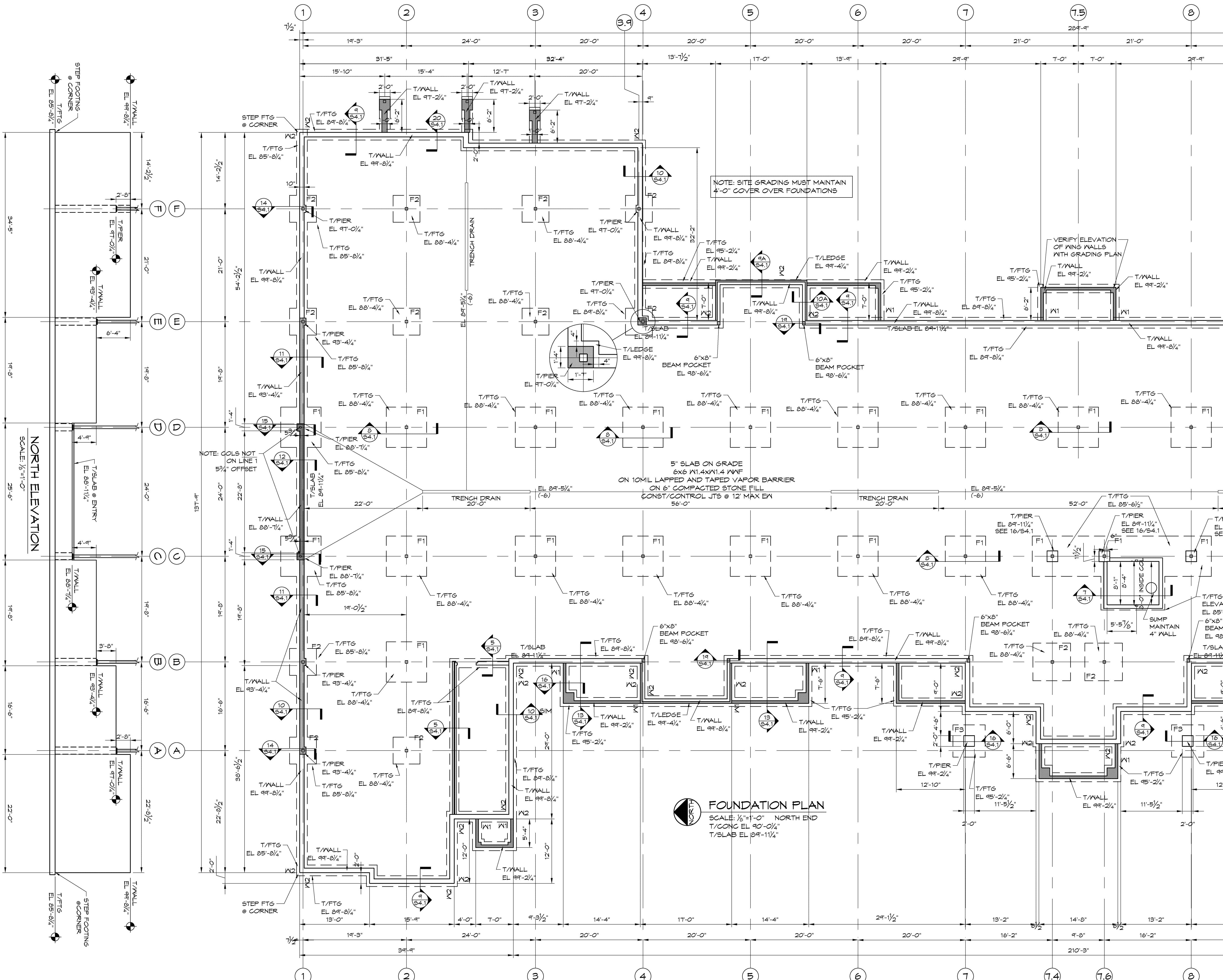
STEEL COLUMN SCHEDULE							
MARK	SIZE	BASEPLATE					DETAIL
		SIZE (tXBxN)	BOLTS	B/BPL	T/COL		
C1	HSS6x6x3/8	3/4"x12"x12"	(4) 3/4"A307	88'-5/4"	99'-5/4"	2/S1.1 10/S4.2	
C2	HSS4x4x3/8	3/4"x8"x13"	(4) 3/4"A325	99'-5/4"	132'-3"	3/S1.1 8/S1.1	
C3	HSS4x4x3/8	3/4"x10"x10"	(4) 3/4"A307	88'-5/4"	119'-11"	6/S1.1	
C4	HSS4x4x3/8	3/4"x10"x10"	(4) 3/4"A307	88'-5/4"	110'-3/8"	6/S1.1	
C5	HSS4x4x3/8	3/4"x8"x10"	(4) 3/4"A307	97'-1/4"	110'-3/8"	4/S1.1	
C6	HSS4x4x3/8	3/4"x10"x10"	(4) 3/4"A307	97'-1/4"	121'-4"	4/S1.1	
C7	HSS4x4x3/8	3/4"x8"x10"	(4) 3/4"A307	93'-5/4"	110'-3/8"	4/S1.1	
C8	HSS4x4x3/8	3/4"x8"x10"	(4) 3/4"A307	88'-5/4"	110'-3/8"	4/S1.1	
C9	HSS6x6x3/8	3/4"x8"x12"	(4) 3/4"A307	90'-0/4"	124'-4/8"	5/S1.1 (ELEVTR)	
C10	HSS4x4x3/8	3/4"x10"x10"	(4) 3/4"A307	88'-5/4"	99'-8/4"	6/S1.1	
C11	HSS4x4x3/8	1/2"x6"x6"	(4) 3/4"A325	121'-4"	124'-4/4"	(CAP@123'-8/4")	

COLS C2: BOT/BPL = T/STEEL
 ALL OTHERS: BOT/BPL = T/CONC + 1" GROUT
 T/COL = T/STEEL @ COL OR BOT/BEAM AT 8/S1.1 & C11

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	5/2"x11 1/2	1	GLULAM	2	2	
H7	5/2"x14"	1	GLULAM	3	2	
H8	6 1/2"x18"	1	GLULAM	COLUMN BRACKET		

- SAWN HEADERS SHALL BE SPF 1 / 2 OR BETTER
- LVL SHALL BE WIS-LAM 1.75X2.0E LVL
- GLULAM SHALL BE R68B0R0 X-BEAM 2400FP-1.4E OR ANTHONY POWER BEAM 3000FP-2.1E
- JAMB AND KING STUDS SHALL BE SPF 1 / 2 OR BETTER





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

FOUNDATION PLAN
SCALE: 1/8"=1'-0" NORTH END
T/CONC EL 90'-0 1/4"
T/SLAB EL 89'-11 1/4"

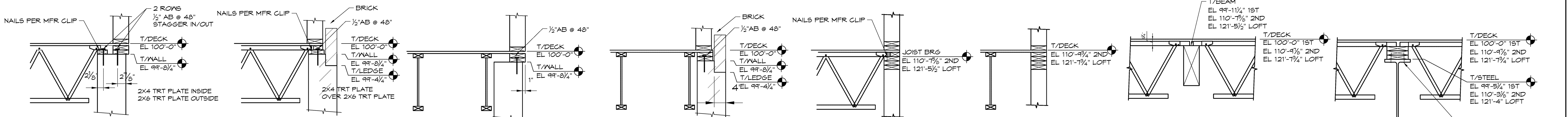
ddk Engineering
David D. Kampe P.E.
Structural Engineering
6311 Black Wolf Point
Oshkosh, WI 54902
920.688.5546
ddkengr@charter.net

Fountain Ridge 49 3

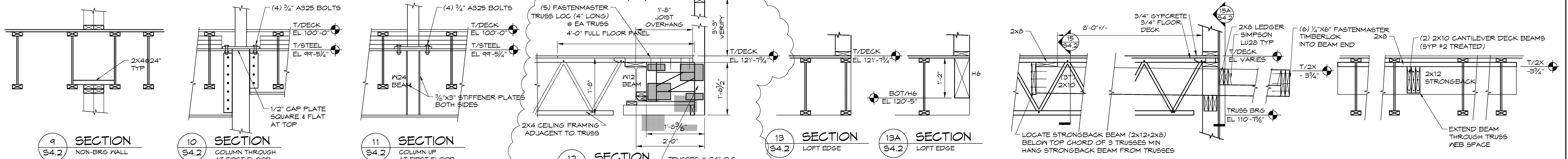
LaPlant Architecture, LLC
laplantarchitecture@yahoo.com

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54113
Telephone: (920) 737-9769
EMAIL: laplant@laplantarchitecture.com

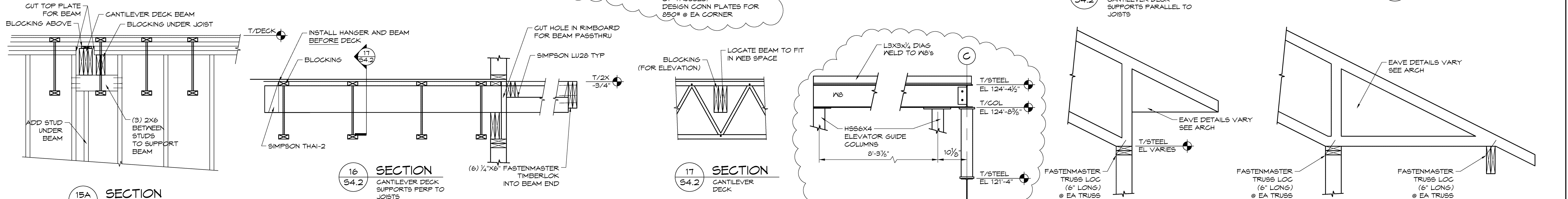
REVISION	DATE
REV2	1/19/2017
REV3	2/28/2017
DATE	7/14/2016
PROJECT NO.	481466
SHEET	S 2.1



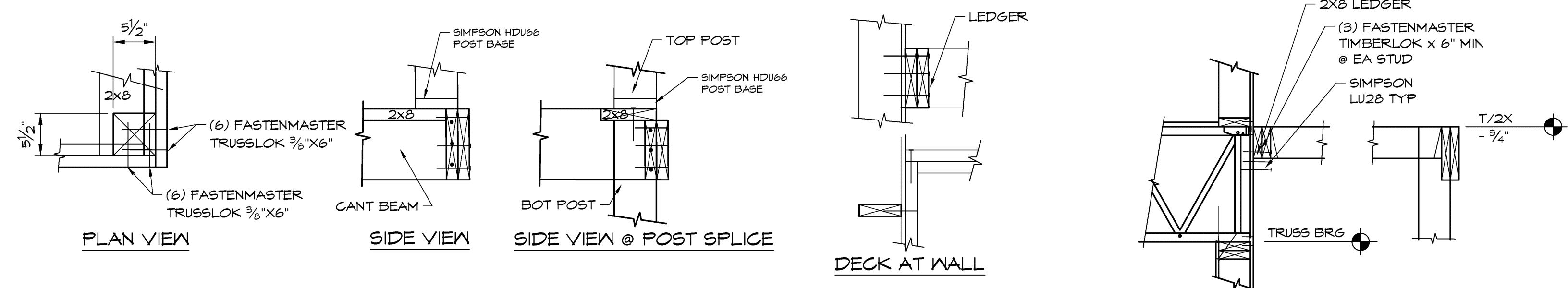
1 SECTION 54.2 TRUSS BRG AT CONG WALL
 2 SECTION 54.2 TRUSS BRG AT CONG WALL BRICK FACING
 3 SECTION 54.2 TRUSS SIDE AT CONG WALL
 4 SECTION 54.2 TRUSS SIDE AT EXTERIOR BRICK
 5 SECTION 54.2 TRUSS BRG AT EXTERIOR
 6 SECTION 54.2 TRUSS SIDE BRG AT EXTERIOR
 7 SECTION 54.2 INTERIOR WOOD BEAM SUPPORT
 8 SECTION 54.2 INTERIOR STEEL BEAM SUPPORT



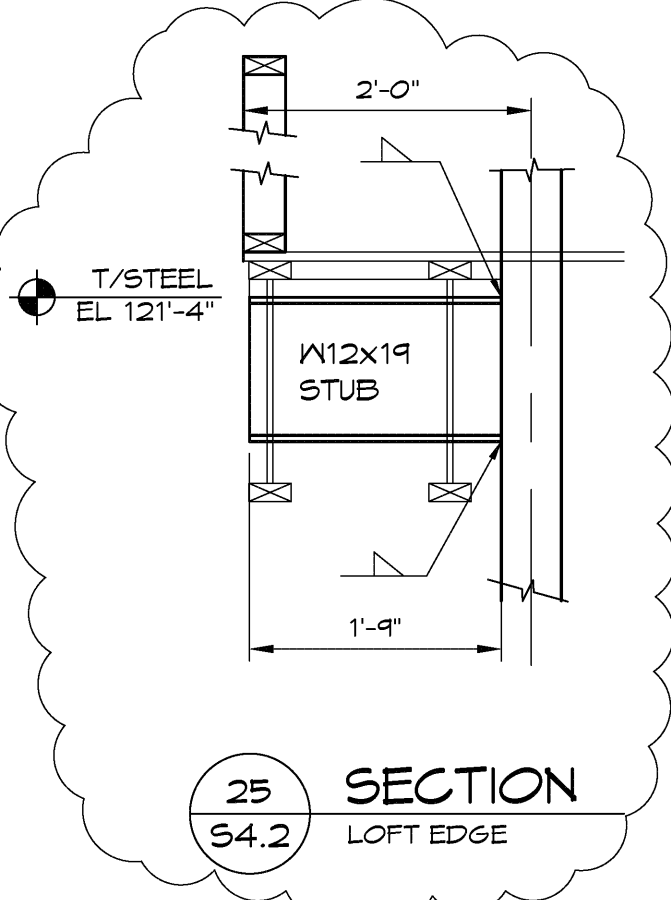
9 SECTION 54.2 NON-BRG WALL
 10 SECTION 54.2 COLUMN THROUGH AT FIRST FLOOR
 11 SECTION 54.2 COLUMN UP AT FIRST FLOOR
 12 SECTION 54.2 LOFT SIDE
 13 SECTION 54.2 LOFT EDGE
 13A SECTION 54.2 LOFT EDGE
 14 SECTION 54.2 CANTILEVER DECK SUPPORTS PARALLEL TO JOISTS
 15 SECTION 54.2 CANTILEVER DECK



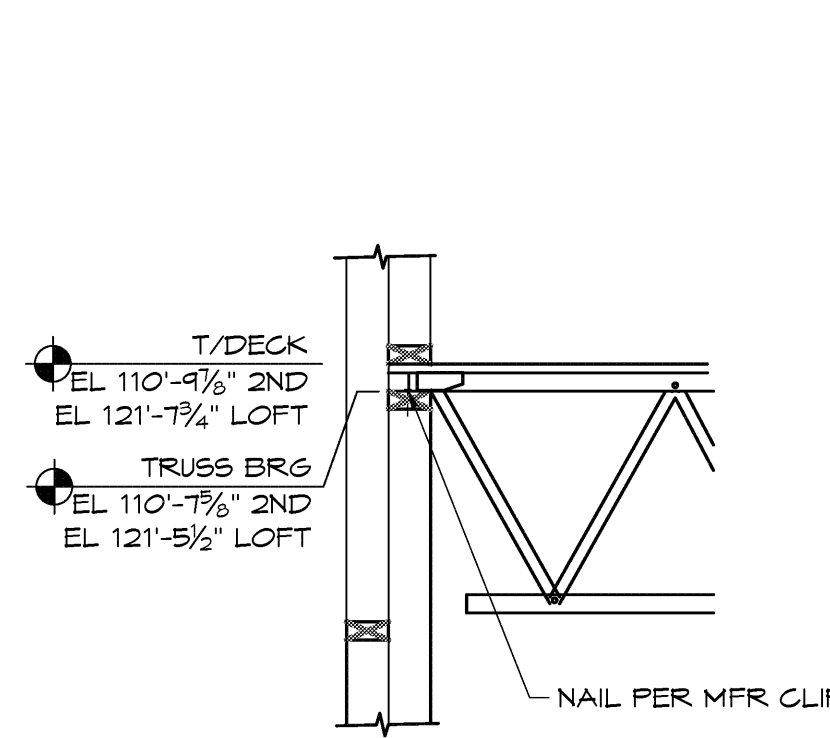
16 SECTION 54.2 CANTILEVER DECK SUPPORTS PERP TO JOISTS
 17 SECTION 54.2 CANTILEVER DECK
 18 SECTION 54.2 ELEVATOR SUPPORT BEAM
 19 SECTION 54.2 ROOF TRUSS AT WALL
 20 SECTION 54.2 ROOF TRUSS AT DECK



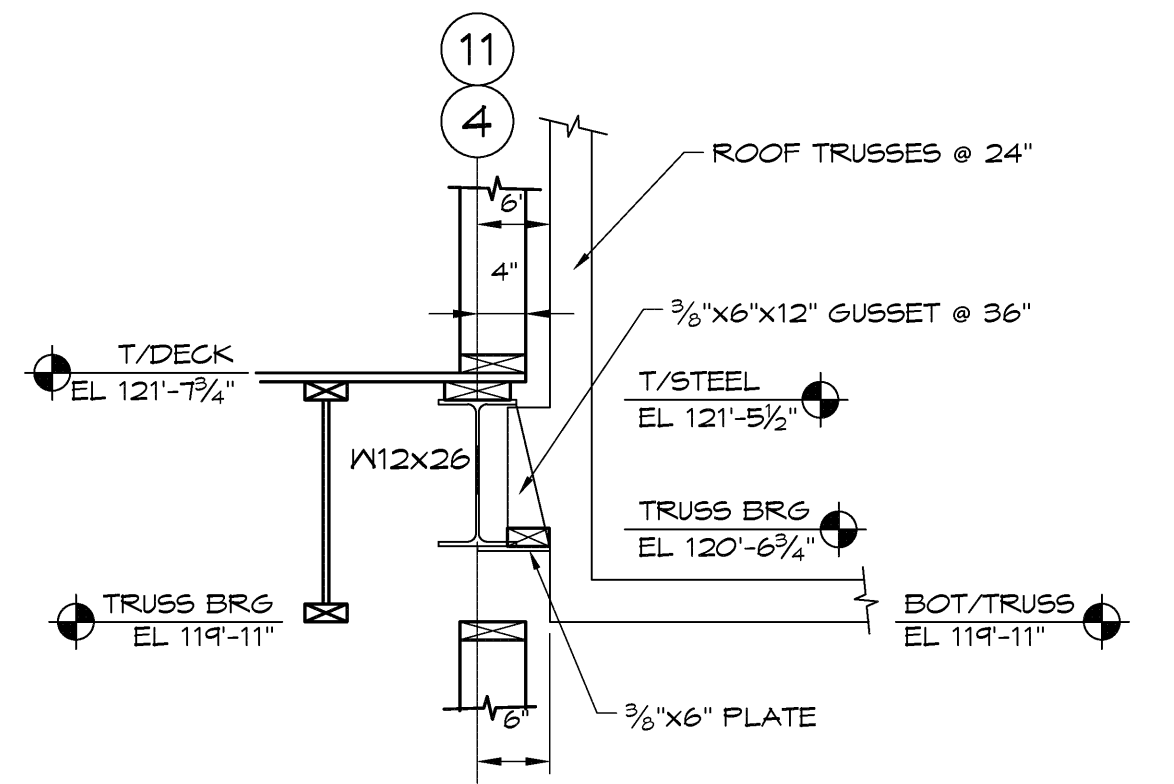
21 SECTION 54.2 DECK/POST CORNER CONNECTIONS
 22 SECTION 54.2 TYPICAL 'NON-CANTILEVER' DECK



25 SECTION 54.2 LOFT EDGE



23 SECTION 54.2 TRUSS BRG AT ELEVATOR



24 SECTION 54.2 TRUSS BRG AT COL LINE 4 & 11

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

Fountain Ridge 49 3

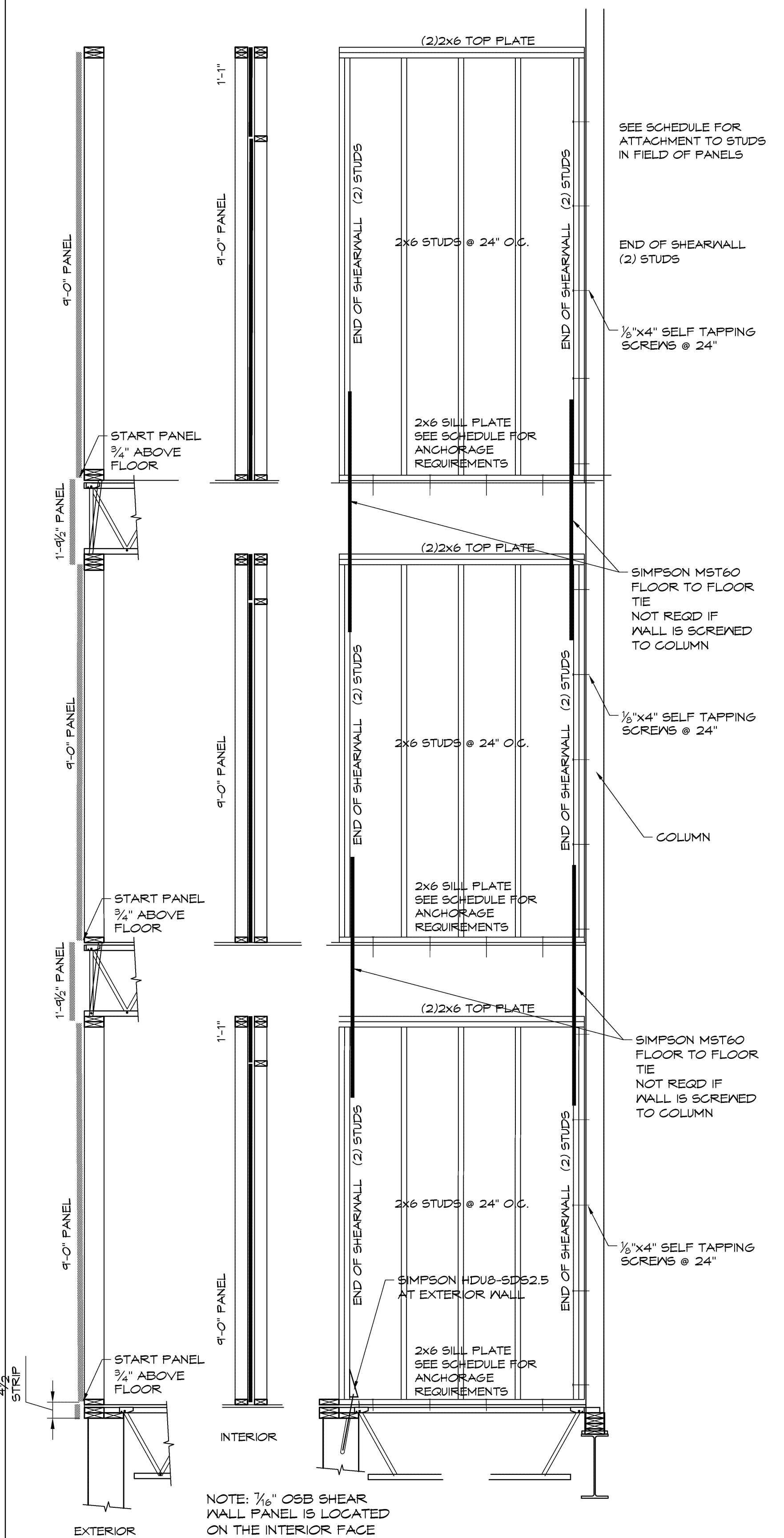
LaPlant Architecture, LLC
 OFFICE: 926 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 EMAIL: laplan@architect.com

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

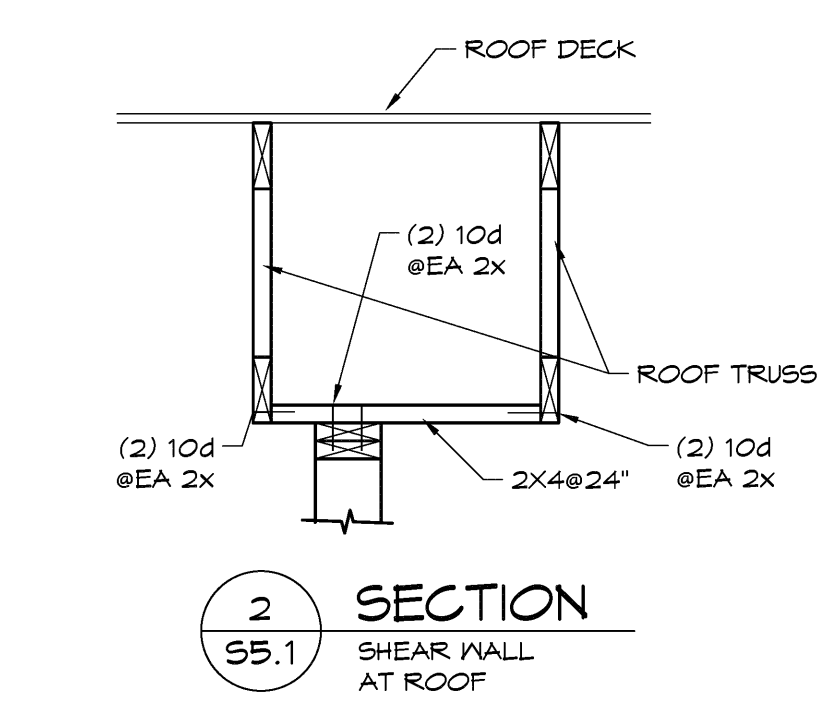
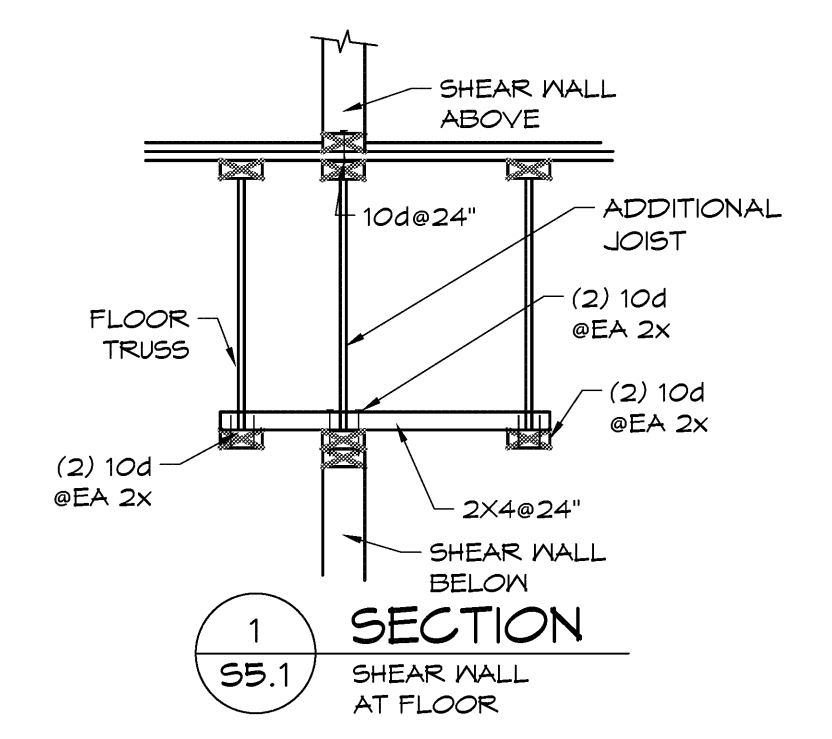
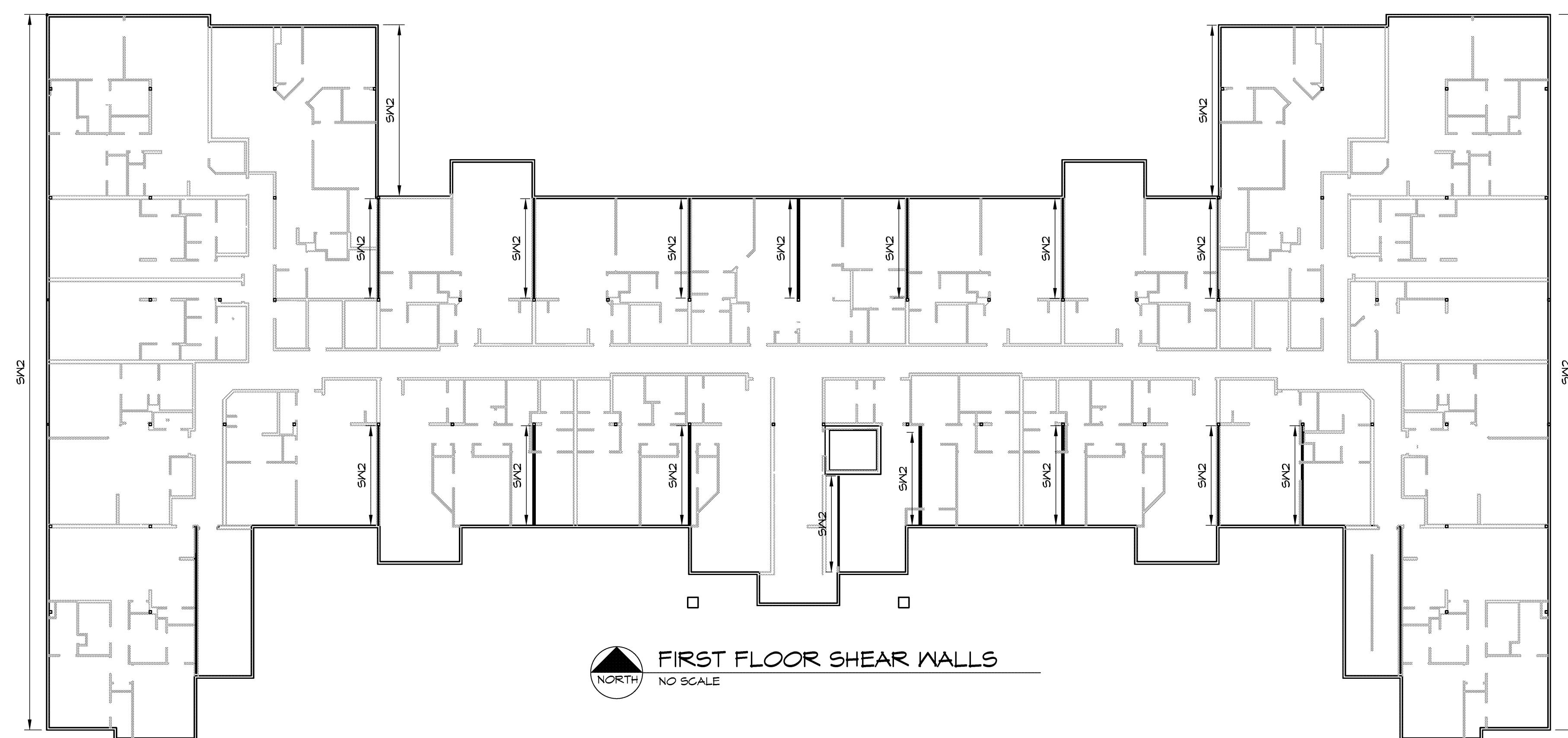
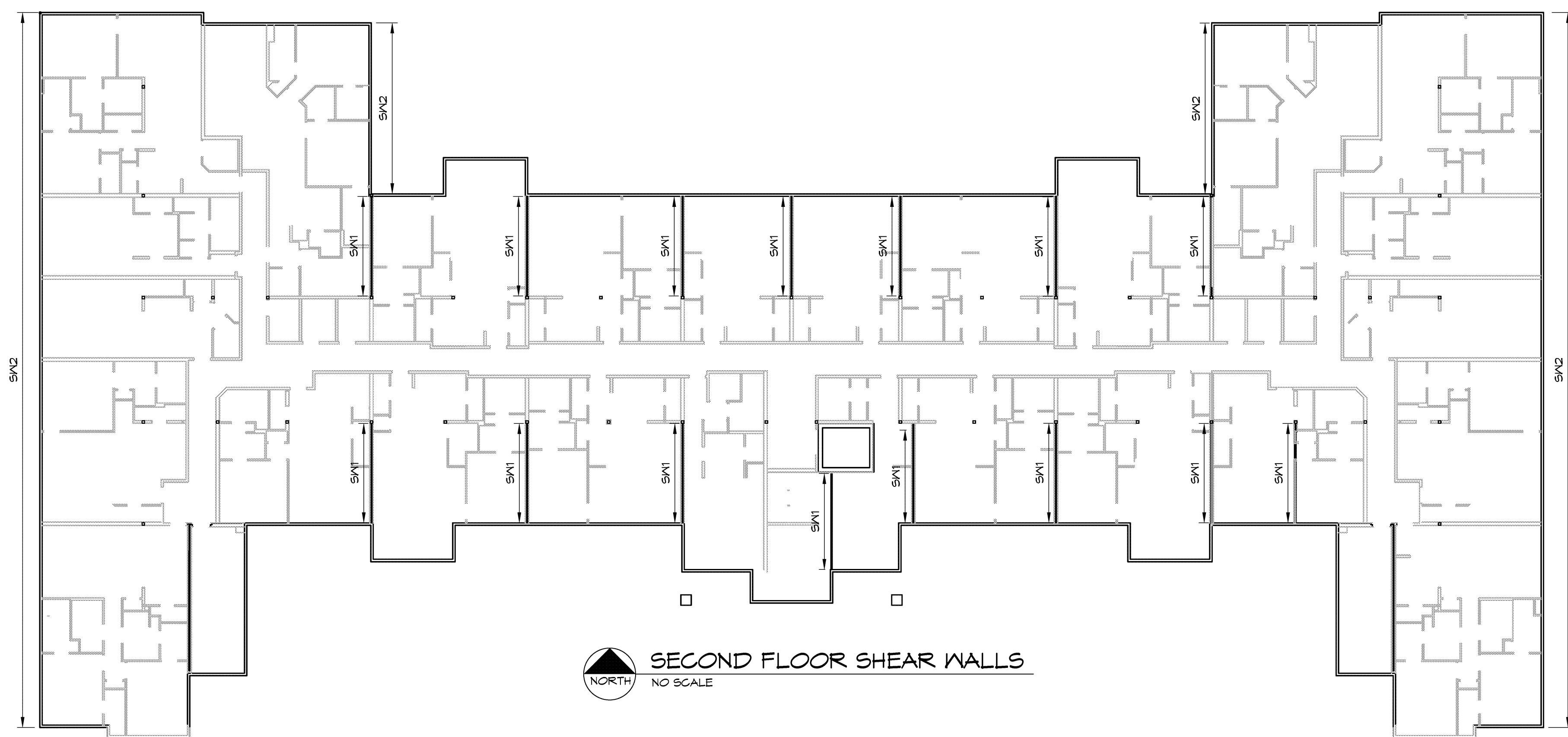
DATE: 7/14/2016
 PROJECT NO.: 481466
 SHEET: **S 4.2**

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" x 3" SCREWS @ 16" (THRU DECK)	(2) 10d @ 24"	200 PLF	LOFT INTERIOR 2ND INTERIOR
SW2	3/8" OSB 1 SIDE	8d @ 6" / 12"	1/2" x 3" SCREWS @ 16" (THRU DECK)	(2) 10d @ 24"	300 PLF	EXTERIOR AND 2ND FLOOR INTERIOR



(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.



ddk Engineering
 David D. Kampe P.E.
 Structural Engineering
 6311 Black Wolf Point
 Oshkosh, WI 54902
 920-698-5546
 ddkengr@charter.net

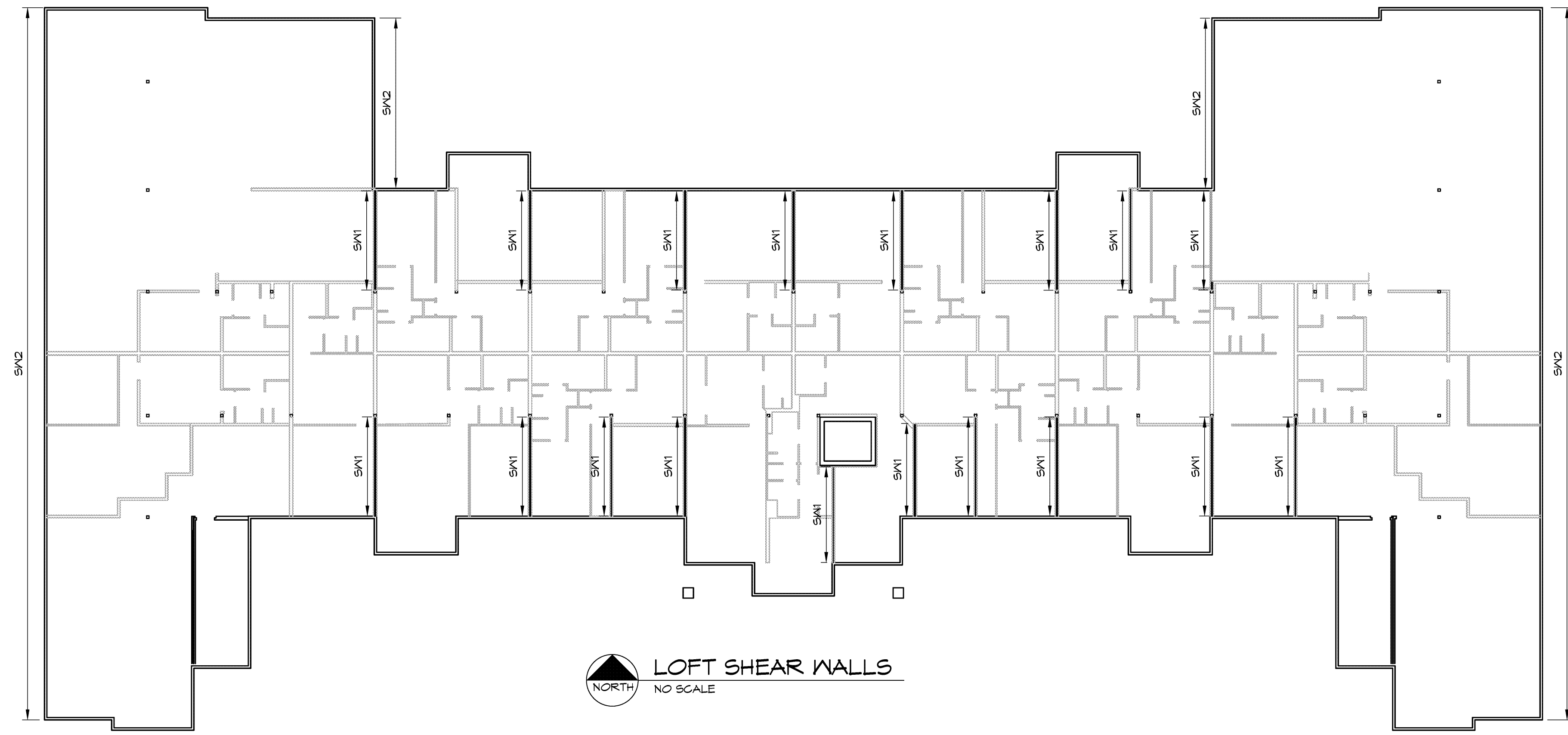
Fountain Ridge 49 3

LaPlant Architecture, LLC
 laplantarchitecture@yahoo.com

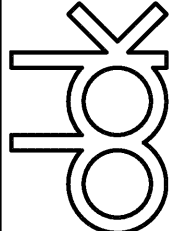
REVISION	DATE
REV2	1/19/2017
REV3	2/28/2017

DATE: 7/14/2016
 PROJECT NO.: 481466
 SHEET: **S 5.1**

OFFICE: 926 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 EMAIL: laplant@laplantarchitecture.com
 © LaPlant Architecture LLC 2015



 **LOFT SHEAR WALLS**
NO SCALE

ddk Engineering
David D. Kampe P.E.
Structural Engineering

6311 Black Wolf Point
Oshkosh, WI 54902
920-688-5546
ddkengr@charter.net

Fountain Ridge 49 3


LaPlant
Architecture, LLC
laplantarchitecture@yahoo.com
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarch@charter.net
© LaPlant Architecture LLC 2015

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

DATE	7/14/2016
PROJECT NO.	481466

SHEET
S
5.2

Proposed New 60 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 ENCASUREMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD.
	FIRE BARRIERS	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
	SHAFT ENCLOSURES	709	1 HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1)
	ELEVATORS AND HOISTWAYS	712	1 HOUR FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS 1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING.
	FIRE PARTITIONS CONTINUITY HORIZONTAL ASSEMBLY	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.
	FIRE DOOR RATINGS	716	DRAFTSTOPPING IN FLOOR CEILING SYSTEM NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM DRAFTSTOPPING IN ATTIC NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
	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	907.2.9.1	MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2
	SMOKE DETECTION	907.11.2	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" 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) 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 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. RATING REQ. WITH 13 SPRINKLER SYSTEM = 1 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
	EGRESS ILLUMINATION STAIRWAYS	1006 1007.3	
	ELEVATORS	1007.4	
	COMMON PATH OF TRAVEL	1008.1.7	
	CORRIDOR FIRE RESISTANCE RATING	1014.3 1016.1 1081.1 1018.4 1021 1022	
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	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.
	ACCESSIBLE UNITS	1107.6.2.1.2 1107.7.2	IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203 1207.2 1207.3	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES 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 VA 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
			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	
	VNYL 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 6.6 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.

1. 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.

2. 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)

INDEX TO DRAWINGS	
T1.1	TITLE SHEET
T1.2	U.L. LISTINGS AND REFERENCE MATERIAL
T2.1	LIFE SAFETY PLANS
T2.2	LIFE SAFETY PLANS
C 3	OVERALL SITE PLAN AND KEY
C 4	SITE 1 DETAILED PLAN AND KEY
C 5	SITE 2 DETAILED PLAN AND KEY
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A2	PLAN NOTES AND SCHEDULES
A2.0.1	UNDERGROUND PARKING PLAN
A2.1.1	COMPOSITE FIRST FLOOR PLAN
A2.1.2	PARTIAL FIRST FLOOR PLAN
A2.1.3	PARTIAL FIRST FLOOR PLAN
A2.2.1	COMPOSITE SECOND FLOOR PLAN
A2.2.2	PARTIAL SECOND FLOOR PLAN
A2.2.3	PARTIAL SECOND FLOOR PLAN
A2.3.1	COMPOSITE THIRD FLOOR PLAN
A2.3.2	PARTIAL THIRD FLOOR PLAN
A2.5.1	ROOF PLAN
A2.5.3	DOWNSPOUT PLAN
A3.1	BUILDING SECTION AND ELEVATOR
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS AND STAIRS
A4.1	ACCESSIBILITY PLANS, NOTES AND DETAILS
A4.2	DETAILS AND THERMAL ENVELOPE
A4.3	FRAMING DETAILS
A4.4	FRAMING DETAILS
S1.1	STRUCTURAL - NOTES, SCHEDULES, DETAILS
S2.1	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.2	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.3	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.4	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.5	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.6	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.7	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.8	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.9	STRUCTURAL - PARTIAL ROOF FRAMING
S2.10	STRUCTURAL - PARTIAL ROOF FRAMING
S3.1	STRUCTURAL - BUILDING SECTIONS
S4.1	STRUCTURAL - FOUNDATION DETAILS
S4.2	STRUCTURAL - FRAMING DETAILS
S5.1	STRUCTURAL - SHEAR WALL PLANS AND DETAILS
S5.2	STRUCTURAL - SHEAR WALL PLANS

60 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

Fountain Ridge 60 2

LaPlant Architecture, LLC

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

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017
5	8/29/2017

DATE: 7/14/2016
PROJECT NO.: 481488
SHEET: T 1.1
© LaPlant Architecture LLC 2016

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

REVISION	DATE
1	10/22/2016
2	12/08/2016
3	3/14/2017
4	5/18/2017
5	8/29/2017

LaPlant
Architecture, LLC

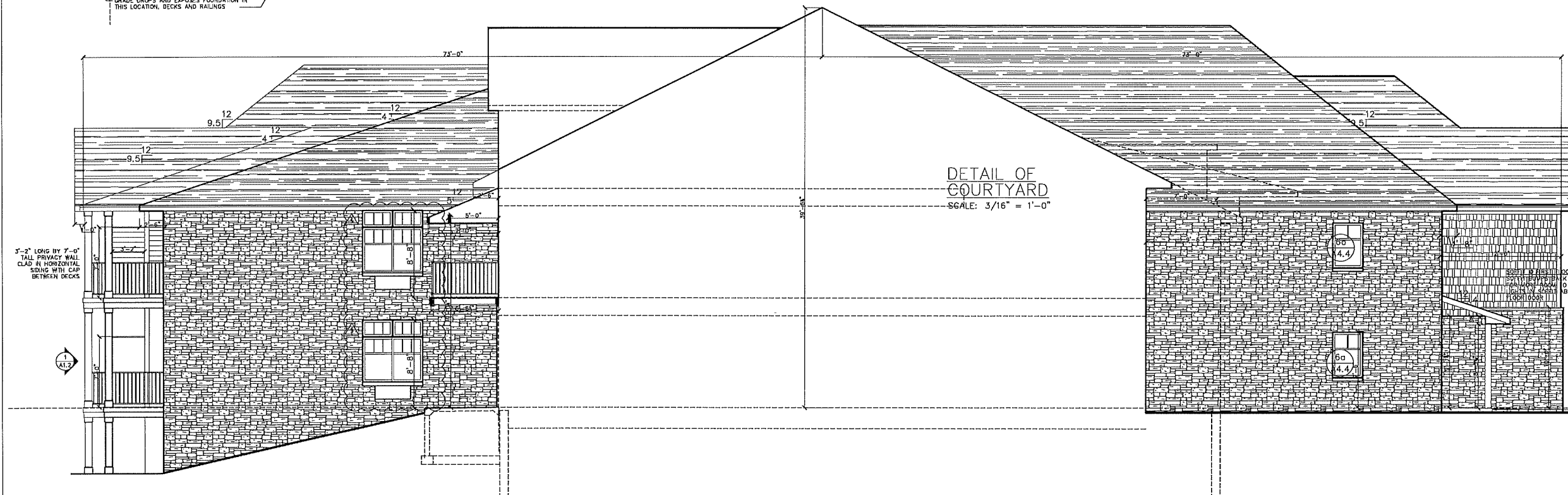
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

DATE: 7/14/2016
PROJECT NO. 481408
SHEET
A
1.1

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



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



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

Fountain Ridge 60 2

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	3/14/2017
4	5/18/2017
6	8/29/2017

DATE	7/14/2016
PROJECT NO.	481488
SHEET	A
	1.2


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



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



Fountain Ridge 60 2



REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017
5	8/29/2017

LaPlant
Architecture, LLC

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

DATE: 7/14/2016
PROJECT NO. 481488
SHEET **A 1.3**
© LaPlant Architecture LLC 2016

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. 110" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES

17. 25.3.1, CONFIRM WITH FIRE DEPARTMENT.

18. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL

19. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL

20. CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.

21. CEILING DROPPED TO 8' A.F.F.

22. GYPSUM SOFFIT DROPPED TO 8' A.F.F.

23. SCUTTLE PANEL IN CEILING, SEE 5/A/4.2

24. CEILING, FLOOR ABOVE

25. CEILING RAISED 9 1/2" (FLUSH HEADER)

26. BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.

27. WALL

28. INSULATED WALL

29. 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING. COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN AND EXTERIOR SHEATHING.

30. OR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, OR SURFACE SHEATHED WITH OSB

31. FRAME CEILING DOWN TO MATCH SLOPED CEILING.

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 X 11 1/4	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

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.

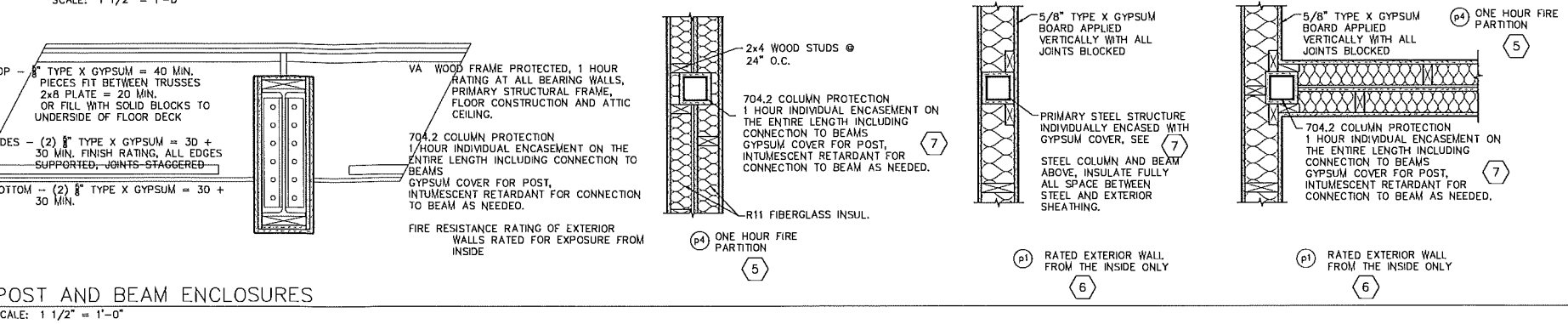
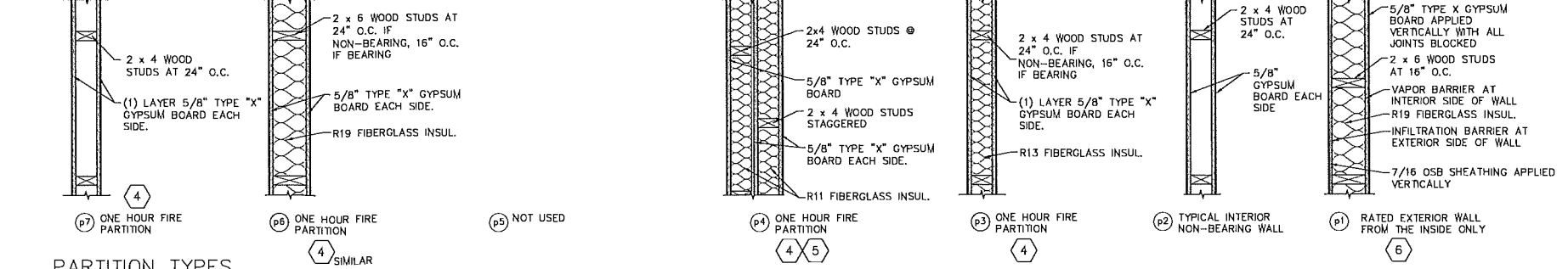
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL COLUMNS INDIVIDUALLY ENCAPSULATED. BEAMS AND HEADERS SUPPORT ONLY ONE FLOOR LOAD, NO ADDITIONAL FIRE PROTECTION. RESILIENT CHANNEL ON ALL FLOOR / CEILING ASSEMBLIES, U.O.N.

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.



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. METAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BLOCKING.

3. HAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT ACCOMMODATE COUNTERTOP MICROWAVE)

4. CE MOUNT ELECTRIC BASEBOARD HEAT.

5. TRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.

6. METAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

7. COMMUNICATION, 1007.B

T DWELLING MATERIAL NOTES

1. DOORS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS AND BATH AREAS HAVE JAMBS AND CASED OPENINGS. ALL DOORS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR MINIMUM 44" A.F.F. (IBC 1025)

2. UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20" MAX.

3. DOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS WITH 1/2" UNLESS OTHERWISE NOTED.

4. 1 FLOOR DOORS ARE 1/2" UNLESS OTHERWISE NOTED.

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. IN CLDSETS 25" DEEP MAX.

7. IS ARE 60x32". ALL SHOWERS ARE 48x36".

8. BEER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE R WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD CENTERLINE.

9. 1200 CARBON MONOXIDE DETECTION AT COMBUSTION SITES.

10. DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

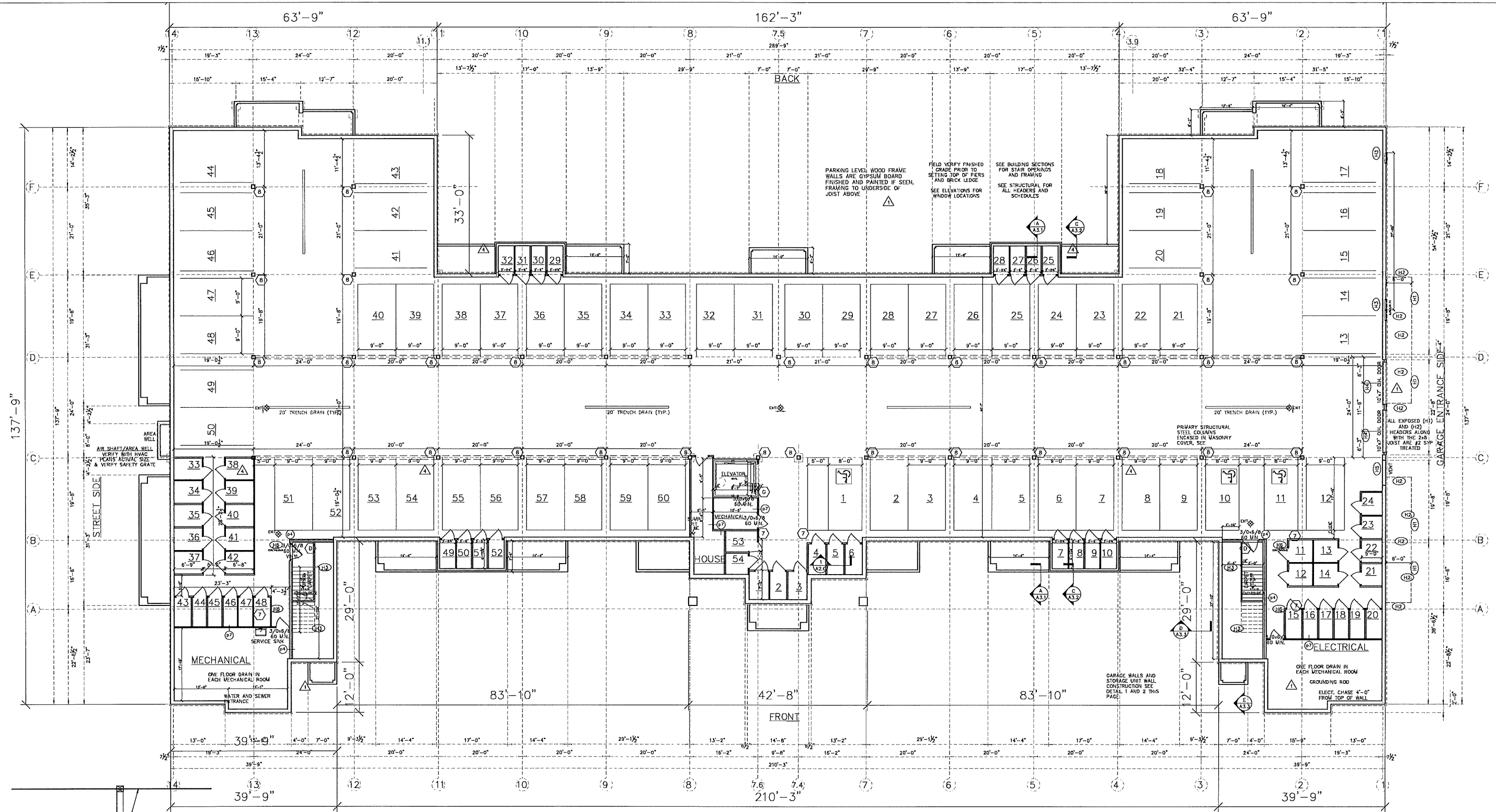
Fountain Ridge 60

LaPlant Architecture, LLC

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

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.: 401489
SHEET: **A2**
© LaPlant Architecture LLC 2016



PARKING LEVEL PLAN
 SCALE: 3/32" = 1'-0"
 SEE BUILDING ELEVATIONS FOR
 OPTIONAL BUILDING TWO
 LOCATION OF ADDITIONAL
 WINDOWS

- FIRE RATED FLOOR SYSTEM,
DOUBLE TOP PLATE
- FOR SECURITY, 2x3 VINYL-COVERED
CHICKEN WIRE FROM SHEATHING TO
CEILING
- WOOD FRAME WALLS WITH OSB
SHEATHING ONE SIDE, GAP OSB OFF
FLOOR 1". NO RATING REQUIRED
FOR WALLS.
- ALL EXPOSED WALLS TO THE MAIN
GARAGE AREA WILL BE GYPSUM
BOARD FINISHED AND PAINTED.
- ALL DOORS ARE 3/0x6/8,
UNDERCUT DOOR 2" FOR AIR
MOVEMENT.
NO RATING REQUIRED.

1 STORAGE UNITS
 A2.0 SCALE: 1/2" = 1'-0"

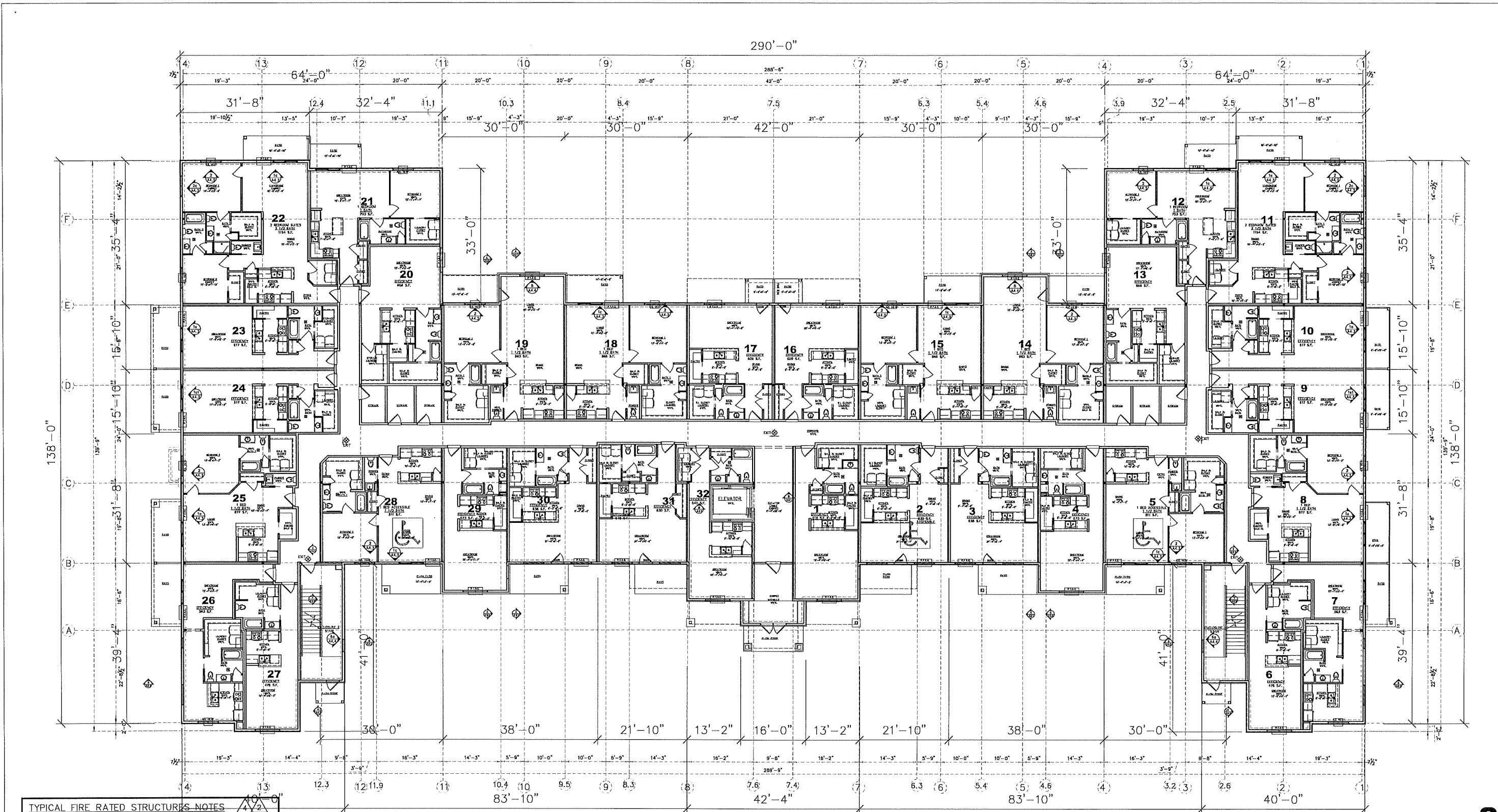
Fountain Ridge 60 2

LaPlant
 Architecture, LLC

OFFICE: 926 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 EMAIL: laplantarchitecture@yahoo.com
 © LaPlant Architecture LLC 2016

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. 401488
 SHEET
A
2.0.1



290'-0"

138'-0"

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

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.

UNIT COUNT		
UNIT STYLE	NUMBER OF UNITS PER FLOOR	
	ORIGINAL	REVISION 5
2 BEDROOM 2 1/2 BATH	5	2
2 BEDROOM 2 BATH	5	0
LUXURY 1 BEDROOM 1 1/2 BATH	1	0
1 BEDROOM 1 1/2 BATH	8	8
1 BEDROOM 1 BATH	8	2
EFFICIENCY 1 BATH	4	20
TOTAL	23	32

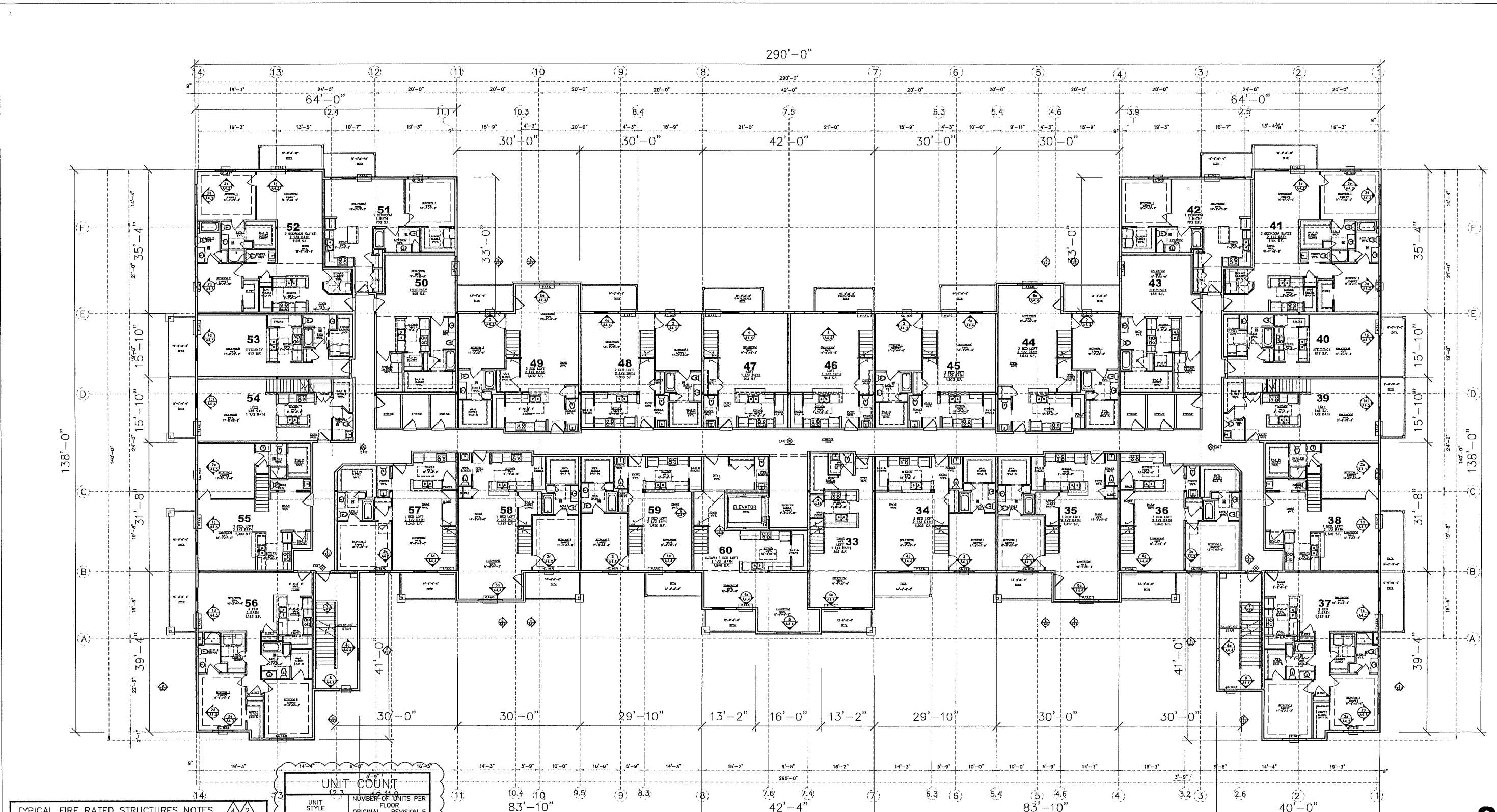
Fountain Ridge 60 2

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

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

DATE: 7/14/2016
PROJECT NO: 481486
SHEET: **A**
2.1.1



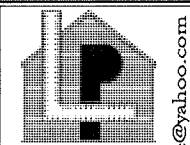
SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

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.

UNIT COUNT		
UNIT STYLE	NUMBER OF UNITS PER FLOOR ORIGINAL	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

Fountain Ridge 60 **2**



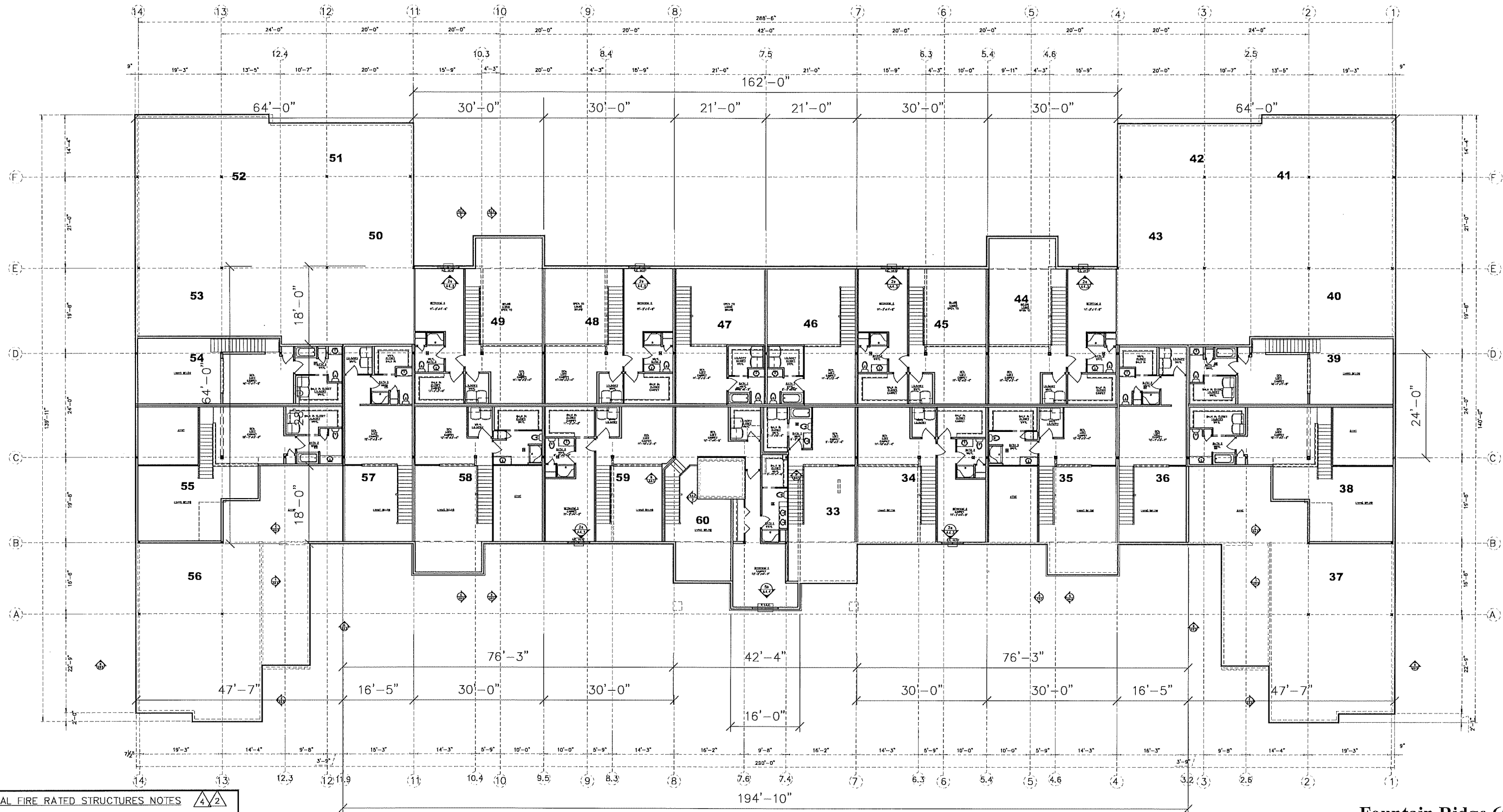
LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

EMAIL:
laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/18/2017
5	8/29/2017

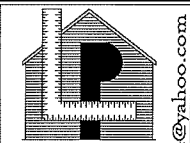
DATE	PROJECT NO.	SHEET
7/14/2016	461488	A
		2.2.1



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

- 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 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.

Fountain Ridge 602

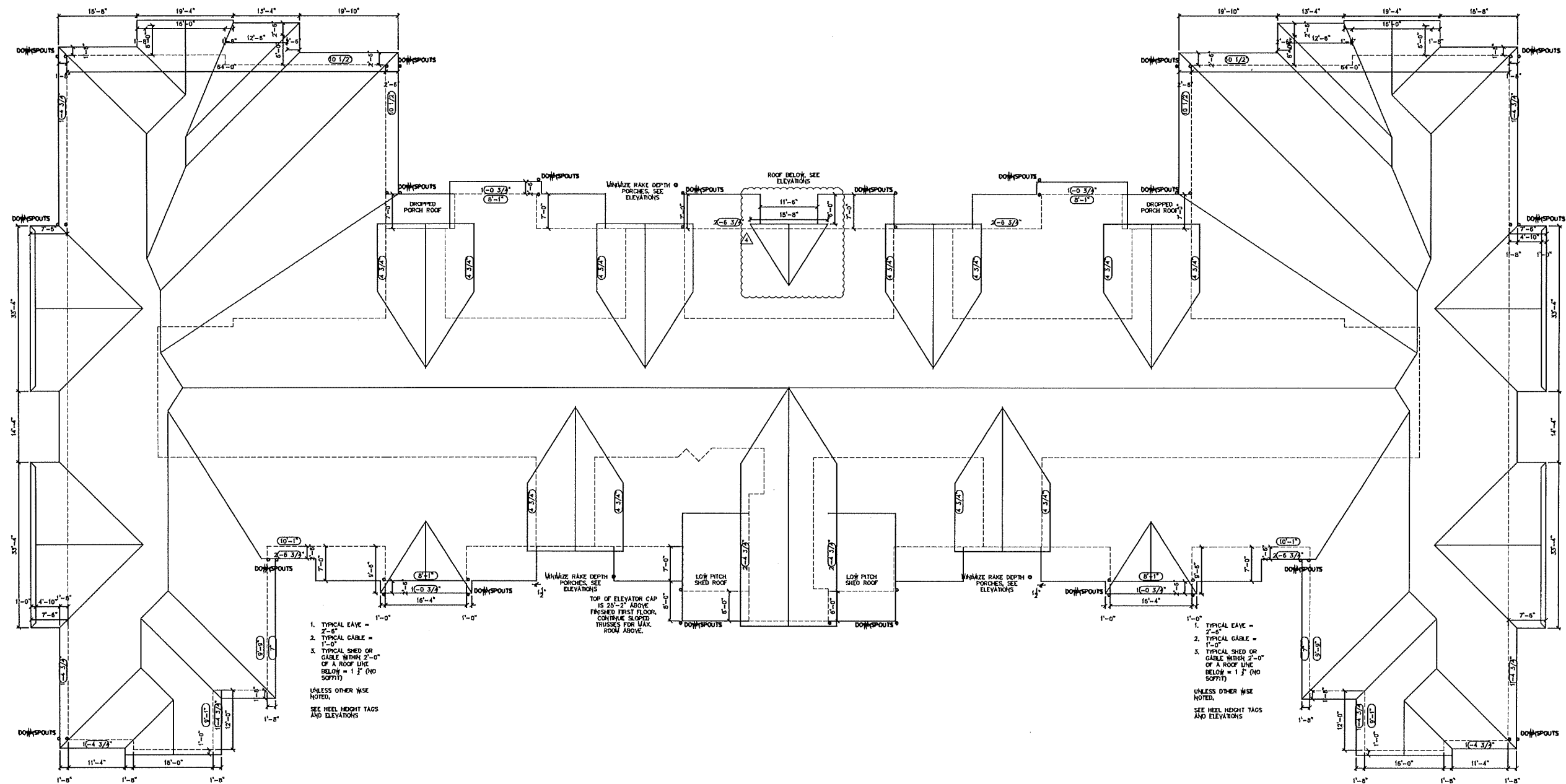


LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitecture@yahoo.com
© LaPlant Architecture LLC 2016

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	2/14/2017
4	6/15/2017
5	8/29/2017

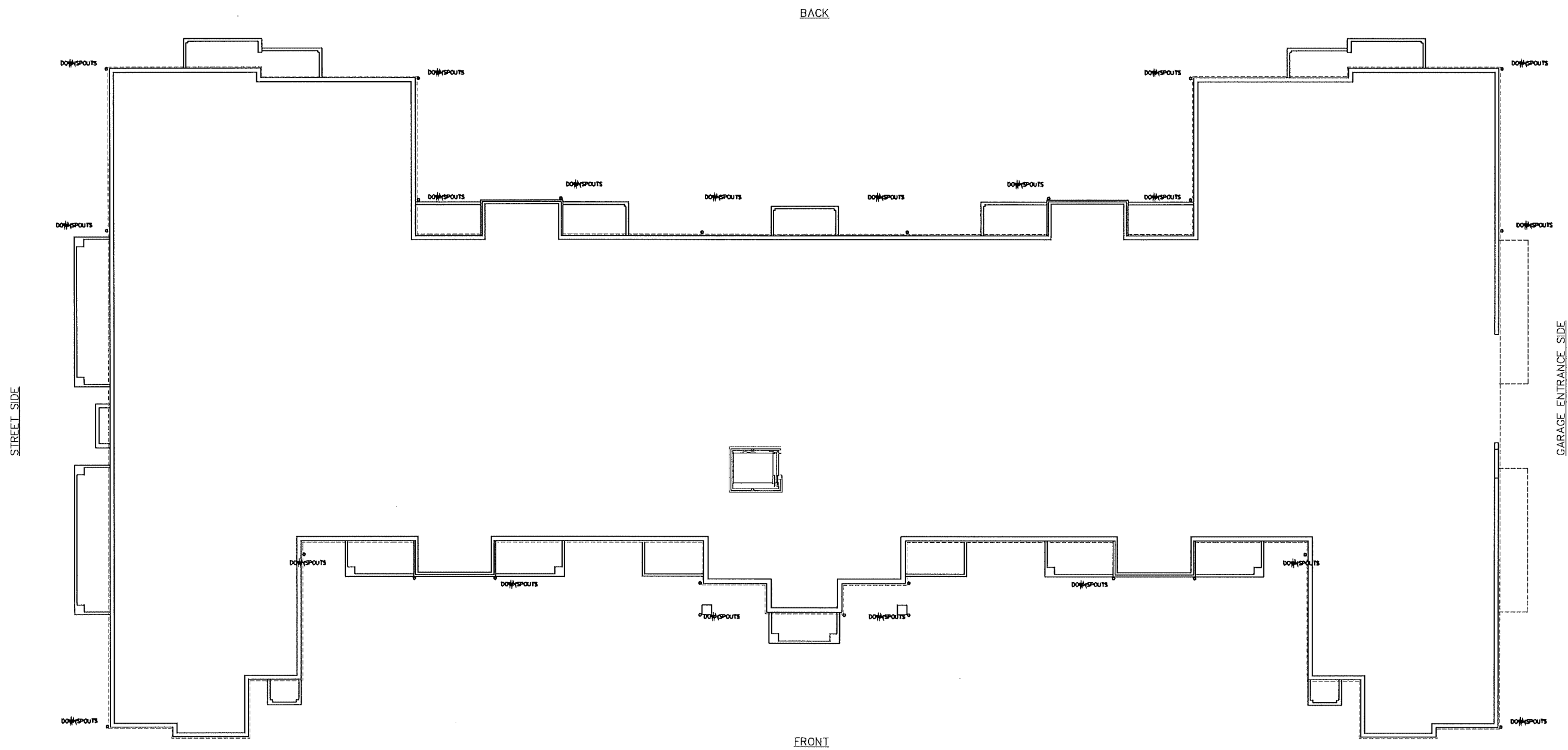
DATE	7/14/2016
PROJECT NO.	461488
SHEET	A
	2.3.1



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

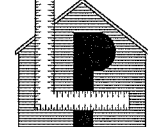
Fountain Ridge 60 **2**

<p>LaPlant Architecture, LLC</p> <p>OFFICE: 926 WILLARD DRIVE GREEN BAY, WISCONSIN MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54313 Telephone: (920) 737-9769 EMAIL: lplantarchitecture@yahoo.com © LaPlant Architecture LLC 2016</p>	REVISION	DATE
	1	10/22/2016
	2	12/28/2016
	3	3/14/2017
	4	6/16/2017
5	8/29/2017	
	DATE	7/14/2016
	PROJECT NO.	481488
	SHEET	A
		2.5.1



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

Fountain Ridge 60 **2**

 LaPlant Architecture, LLC <small>OFFICE: 926 WILLARD DRIVE GREEN BAY, WISCONSIN MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54311 Telephone: (920) 737-9769 EMAIL: laplantarchitecture@yahoo.com © LaPlant Architecture LLC 2016</small>	REVISION	DATE
	1	10/22/2016
	2	12/28/2016
	3	2/14/2017
	4	5/18/2017
	5	8/29/2017
DATE	7/14/2016	
PROJECT NO.	461488	
SHEET	A	
	2.5.3	

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

Exhibit 3



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



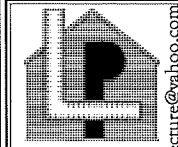
BUILDING MATERIAL AREA DATA

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



LaPlant
Architecture, LLC

EMAIL: lplantarchitecture@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: gvelb@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin

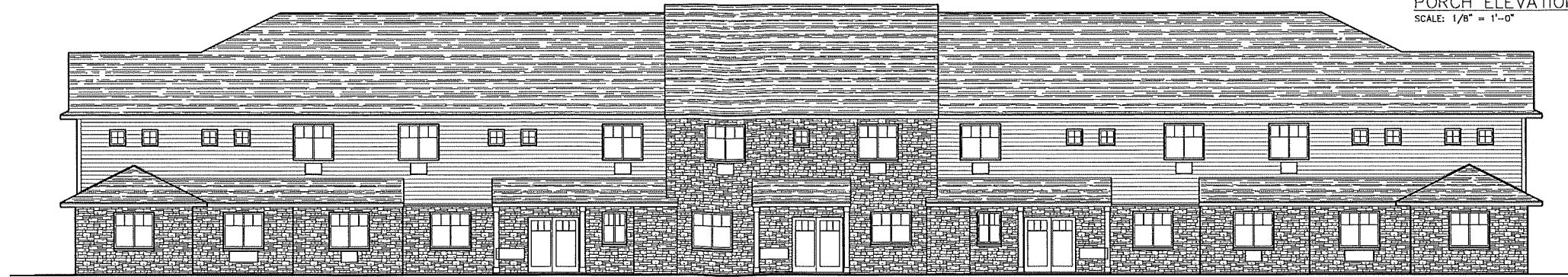
10 Townhomes - # 461471 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission.
Date: 2017

REVISION	DATE
0	XX

DATE: 9/11/2017
PROJECT NO.: 461471

SHEET
A
1.1

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



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



OR DOOR NOT SEEN IN ELEVATION

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

**BUILDING MATERIAL
AREA DATA**

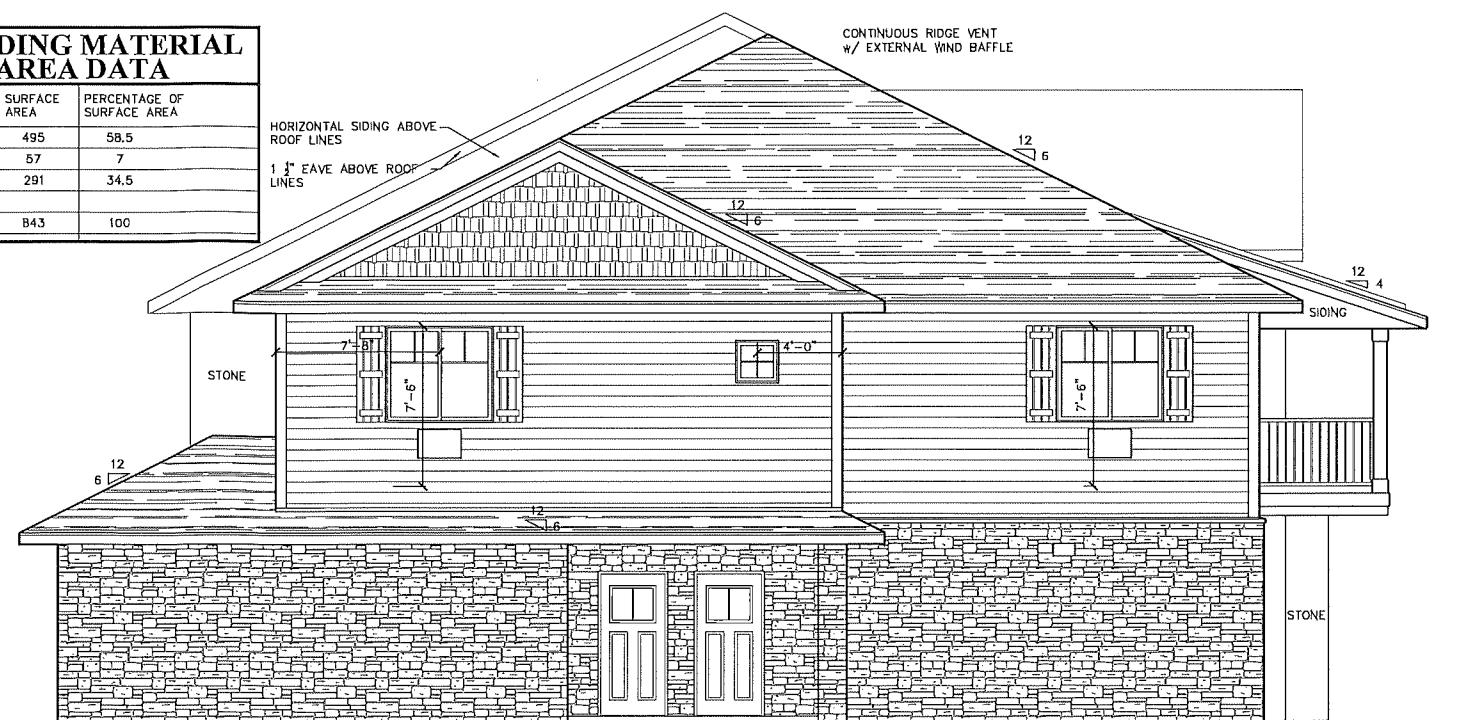
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,608	65
SHAKE	0	0
SIDING	882	35
TOTAL	2,490	100

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

**BUILDING MATERIAL
AREA DATA**

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"



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

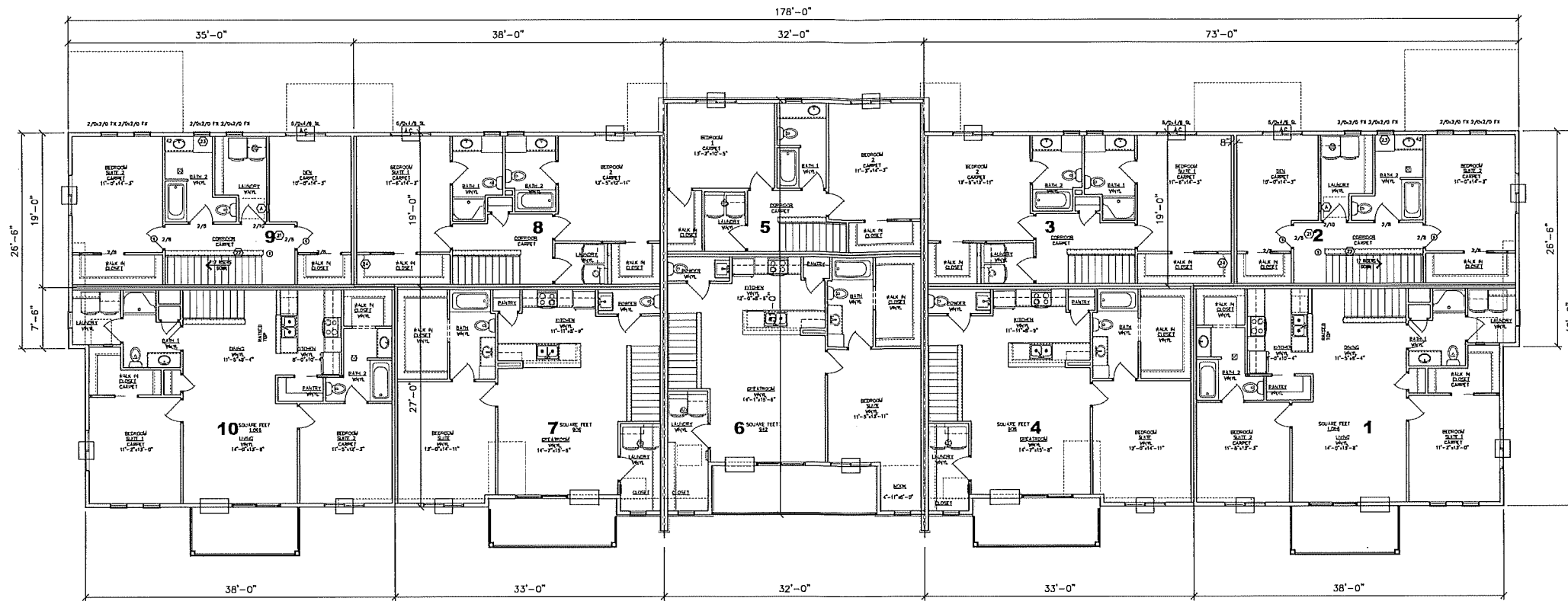


**LEXINGTON
-HOMES-**
Building Neighborhoods
One Home at a Time
OFFICE: 1300 North Kings Cr.
GREEN BAY, WISCONSIN 54313
Telephone: (920) 662-1611
Fax: (920) 662-8204
EMAIL: gwelb@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
Attached Garage 10 Unit
Pleasant Prairie, Wisconsin
10 Townhomes - # 461471 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission.
2017

REVISION	DATE
0	XX

DATE
9/11/2017
PROJECT NO.
461471
SHEET
**A
1.2**



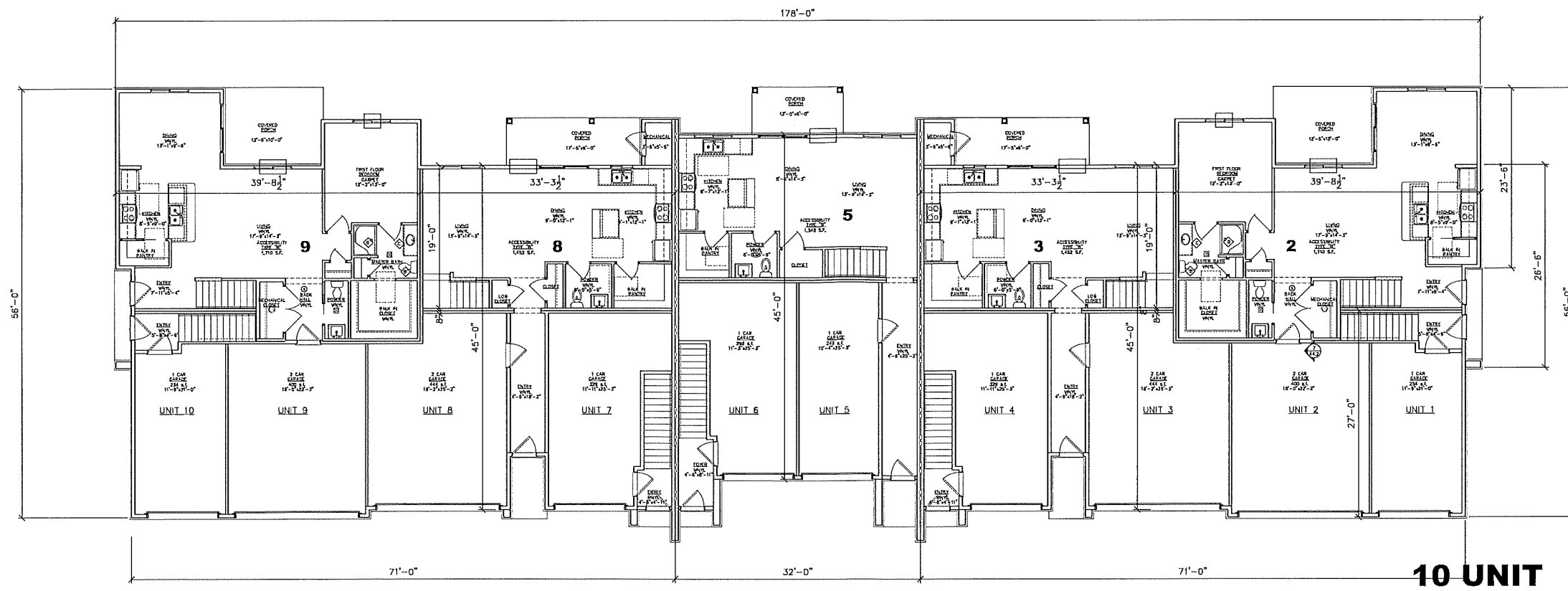
SAPLAN LEGEND

SYMITEM	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
 5/8" TYPE X GYPSUM ON RESILIENT CHANNELS (UNDER STAIRS AND MECHANICAL) 2 LAYERS TYPE X GYPSUM WITH NO CLIPS OR CHANNELS. (2)
 ALL SECOND FLOOR SURFACE WITH 3" GYPCRETE TOPPING (3)
 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"



LaPlant Architecture, LLC
 OFFICE#26 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 EMAIL: laplantarchitecture@yahoo.com

LEXINGTON HOMES
 Building Neighborhoods One Home at a Time
LEXINGTON-HOMES
 Building Neighborhoods One Home at a Time
 OFFICE: 1300 North Kings Ct.
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 662-1611
 Fax: (920) 662-8204
 EMAIL: gwel@lexingtonneighborhoods.com
 WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
 Attached Garage 10 Unit
 Pleasant Prairie, Wisconsin

10 Townhomes - # 461471 ©
 These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc. No reproduction without written permission. 2017

REVISION	DATE
0	XX

DATE: 9/11/2017
 PROJECT NO. 461471
 SHEET **A 2.1**

DV UNIT PLAN NOTES

1. RATED FLOOR CEILING ASSEMBLY INCLUDES 7/8" FURRING L FRICITION FIT INTO CLIPS, REFER TO U.L. DESIGN NO. V 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. V SHEET T1.
5. IR 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 T1.
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. ION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 ML. CED POLY.
9. ION 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. AREA, 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. IUM TYPE X CEILING / LIO.
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 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. C SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. AVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A BLE.
- C. AL SINK WITH ACCESSIBLE KNEE SPACE.
- D. E MOUNT ELECTRIC BASEBOARD HEAT.
- E. Y PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 IELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. IICAL ROOM FLOOR DROPPED 3", INCLUDE WATER HEATER AND WATER ONER.

DV GENERAL NOTES

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

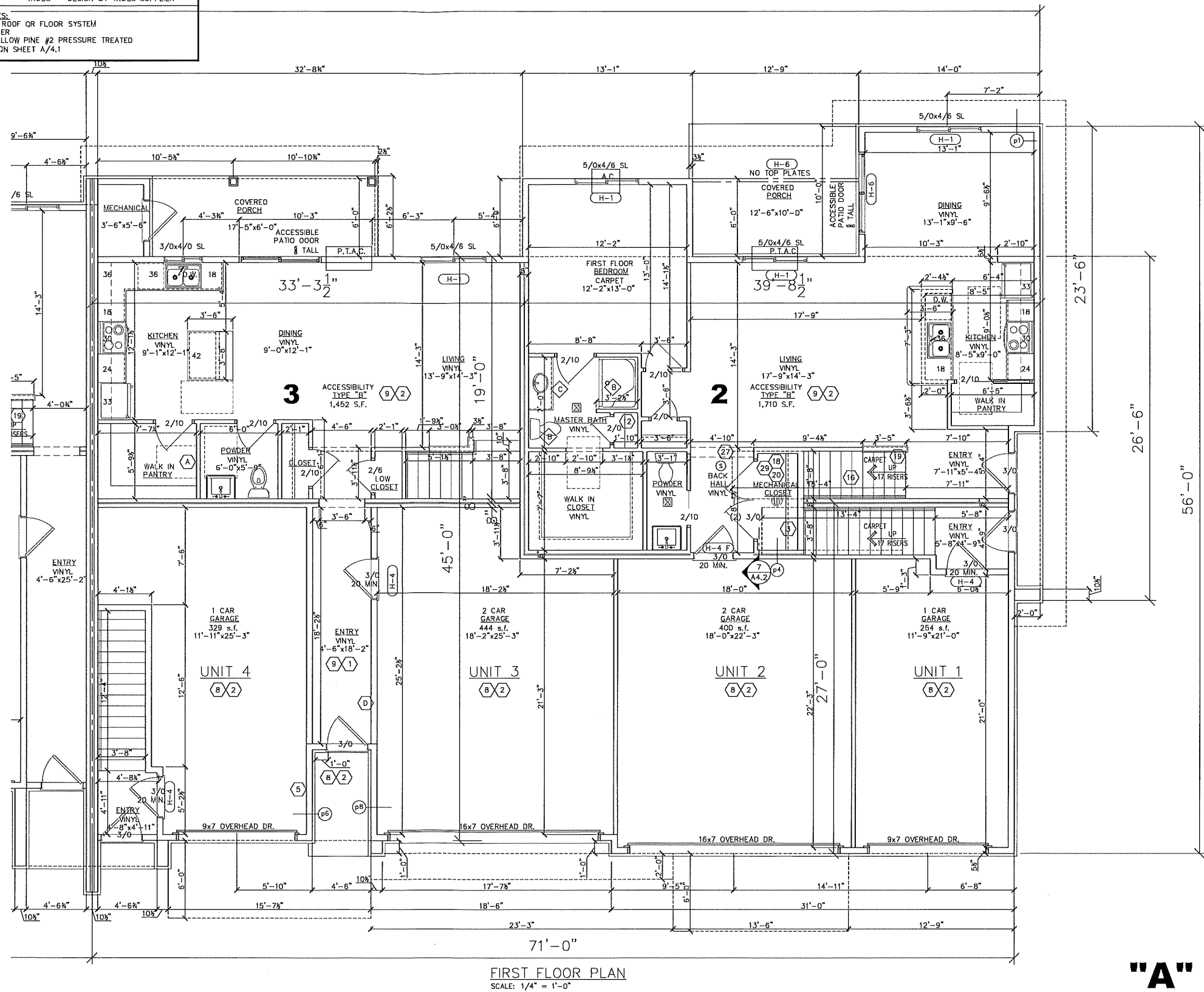
GE NOTES:

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. ING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PD 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 3/8"	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



"A"

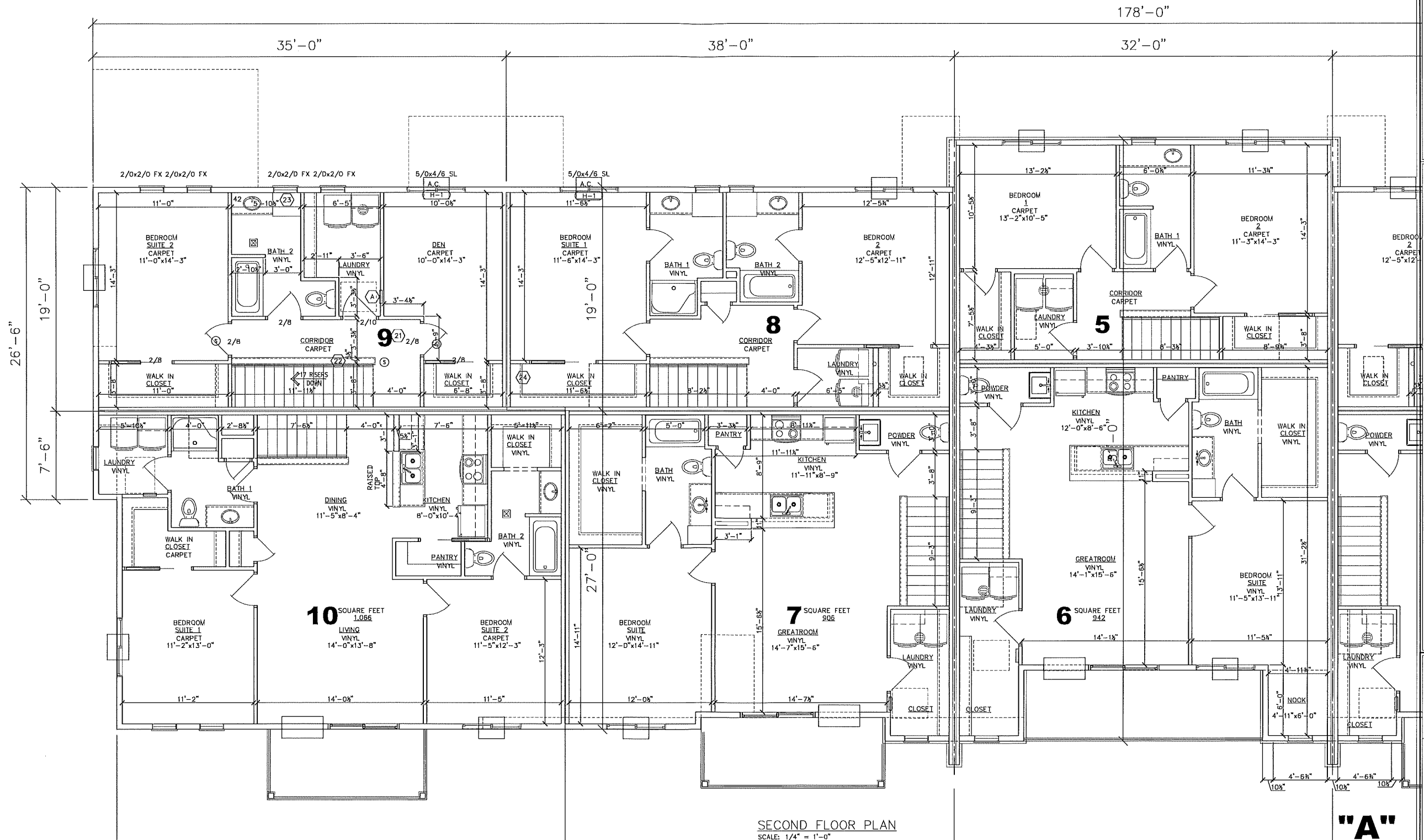
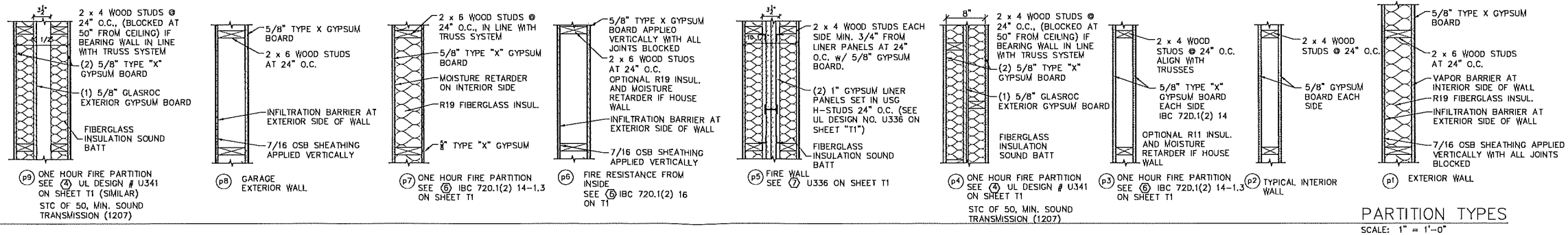
LaPlant Architecture, LLC
 EMAIL: laplanarchitecture@yahoo.com
 OFFICE: 926 WILLARD DRIVE
 GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769

LEXINGTON HOMES
 Building Neighborhoods One Home at a Time
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: gwells@lexingtonneighborhoods.com
 WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
 Attached Garage 10 Unit
 Pleasant Prairie, Wisconsin
 10 Townhomes - # 481471 ©
 These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc.
 No reproduction without written permission.
 2017

REVISION	DATE
0	XX

DATE: 9/11/2017
 PROJECT NO.: 481471
 SHEET: **A**
3.1.2



LaPlant Architecture, LLC
 OFFICE: 626 WILLARD DRIVE GREEN BAY, WISCONSIN
 MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54313
 Telephone: (920) 737-9769
 Email: laplantarchitecture@yahoo.com

LEXINGTON HOMES
 Building Neighborhoods One Home at a Time

LEXINGTON-HOMES
 Building Neighborhoods One Home at a Time

OFFICE: 1300 North Kinross Ct. GREEN BAY, WISCONSIN 54313
 Telephone: (920) 662-1611
 Fax: (920) 662-8204
 Email: gwelb@lexingtonneighborhoods.com
 WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
 Attached Garage 10 Unit
 Pleasant Prairie, Wisconsin

10 Townhomes - # 461471 ©
 These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc.
 No reproduction without written permission.
 2017

REVISION	DATE
0	XX

DATE: 9/11/2017
 PROJECT NO. 461471
 SHEET **A**
3.2.1

DV UNIT PLAN NOTES

1. RATED FLOOR CEILING ASSEMBLY INCLUDES 7/8" FURRING L, FRICTION FIT INTO CLIPS, REFER TO U.L. DESIGN NO. W 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. W 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 T1.
7. FIRE SEPARATION WALL, 10 1/2" WIDE, 2 LAYERS 1" GYPSUM PANELS 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 ML. CEED POLY.
9. NON IN FLOOR/CEILING 3" SOUND BATT.
10. IC 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. AREA, 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. IUM 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 TO 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 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. C SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. AVE. OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A TABLE.
- 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

1. YS ARE VINYL WITH GYPSUM / PLASTER JAMB RETURNS IN JMS, IN PUBLIC AREAS WINDOWS AND PATIO DOORS GET WOOD JAMB ASING.
2. 1ST 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)
3. ELINGS TO BE CREATED IN ROOF TRUSSES.
4. HROUGH VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. NITIES ARE 48" WIDE U.O.N.
5. EN CLOSETS 25" DEEP MAX.
6. BS ARE 60x32", ALL SHOWERS ARE 48x36".

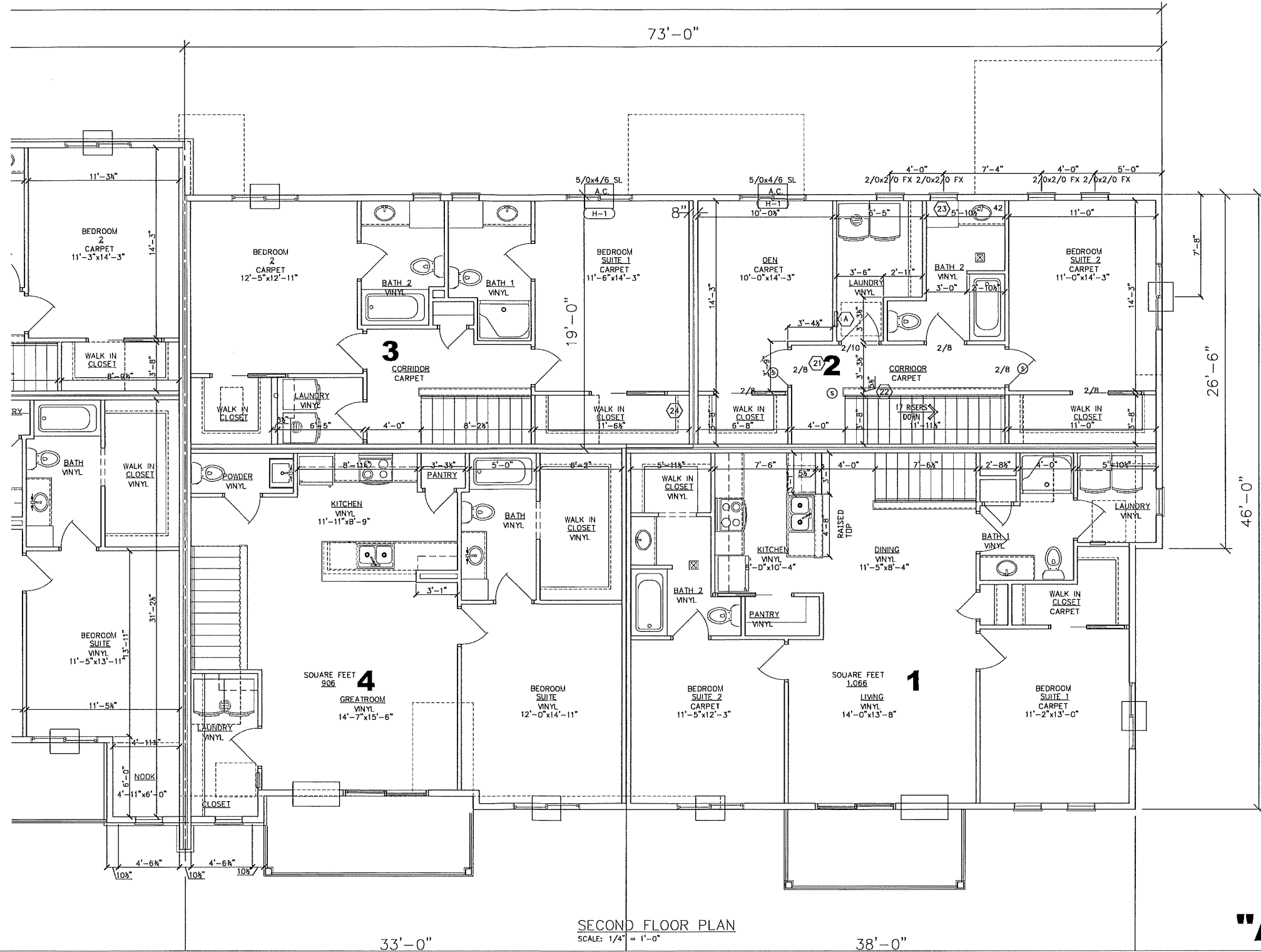
GE NOTES:

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. ICAL 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. R 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 3/8"	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



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

LEXINGTON HOMES
 Building Neighborhoods One Home at a Time

LEXINGTON HOMES
 Building Neighborhoods One Home at a Time

OFFICE: 1300 North Kimpes Ct.
 GREEN BAY, WISCONSIN 54313
 Telephone: (920) 662-1611
 Fax: (920) 662-8204
 EMAIL: gwel@lexingtonneighborhoods.com
 WEB: lexingtonneighborhoods.com

Fountain Ridge Townhome
 Attached Garage 10 Unit
 Pleasant Prairie, Wisconsin

10 Townhomes - # 461471 ©
 These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc.
 No reproduction without written permission.
 2017

REVISION	DATE
0	XX

DATE: 9/11/2017
 PROJECT NO: 461471
 SHEET: **A 3.2.2**

DG UNIT PLAN NOTES

- 1. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIBLATION AND FURRING CHANNELS AT 24" O.C.
- 2. RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIBLATION 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. 10' ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES
- 17. 5.3.1, CONFIRM WITH FIRE DEPARTMENT.
- 18. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 19. DEEP COUNTER TOP - SNACK BAR, 35 1/2" WALL
- 20. CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
- 21. 2" TIC CEILING DROPPED TO 8' A.F.F.
- 22. GYPSUM SOFFIT DROPPED TO 8' A.F.F.
- 23. SCUTTLE PANEL IN CEILING, SEE 5/A4.2
- 24. TIC CEILING, FLOOR ABOVE
- 25. CEILING RAISED 9 1/2" (FLUSH HEADER)
- 26. BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
- 27. WALL
- 28. INSULATED WALL
- 29. 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING. COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN AND EXTERIOR SHEATHING.
- 30. OR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, OR SURFACE SHEATHED WITH OSB
- 31. FRAME CEILING DOWN TO MATCH SLOPED CEILING

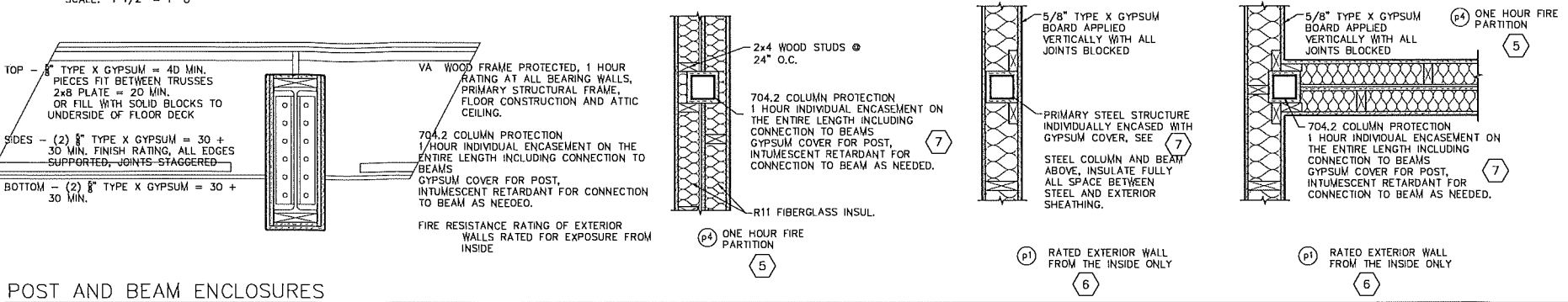
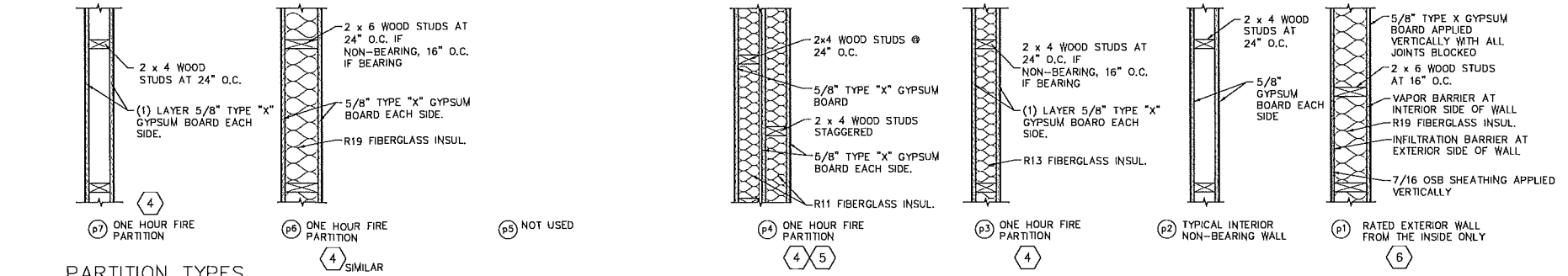
WOOD HEADER SCHEDULE

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 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

- 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.



- 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. SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BLOCKING.
 - 3. WAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT ACCOMMODATE COUNTERTOP MICROWAVE)
 - 4. CE MOUNT ELECTRIC BASEBOARD HEAT.
 - 5. TRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
 - 6. SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
 - 7. COMMUNICATION, 1007.8

- T DWELLING MATERIAL NOTES**
1. DOORS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (N AREAS) HAVE JAMBS AND CASED OPENINGS. ALL
 2. AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR
 3. MINIMUM 44" A.F.F. (IBC 1026)
 4. UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 2D TING
 5. DOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS
 6. UNLESS OTHERWISE NOTED.
 7. 4.1 FLOOR DOORS ARE 1/2 UNLESS OTHERWISE NOTED.
 8. SHROOM 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.
 9. IN CLOSETS 25" DEEP MAX.
 10. 71S ARE 60x32", ALL SHOWERS ARE 48x36".
 11. 8ER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE R WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD
 - 12.
 13. 92.1200 CARBON MONOXIDE DETECTION AT COMBUSTION
 14. CES.
 15. 10ECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

Fountain Ridge 60

LaPlant
Architecture, LLC

OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769
EMAIL: laplantarchitect@yahoo.com
LoPlant Architecture LLC 2016

REVISION	DATE
1	10/22/2016
2	12/28/2016
3	3/14/2017
4	5/18/2017
5	8/29/2017

DATE: 7/14/2016
PROJECT NO. 481488
SHEET **A2**

Proposed New 8 Unit Town & Coachomes with Attached Garages; exhibit 3

Lexington Homes

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SPECIAL PROVISIONS	406.1.1	NO MORE THAN 3,000 S.F. OF GARAGE PERMITTED WITHOUT 2 HOUR FIREWALL, SEE WISCONSIN BUILDING PRODUCT EVALUATION (201502-0) FOR ALTERNATIVE FIRE PROTECTION
5	ALLOWABLE AREA SPRINKLER INCREASE STREET FRONTAGE INCREASE SPRINKLER INCREASE INCIDENTAL USE	503 504.2 506.2 506.3 506.2.5	TYPE VB, 2 STORIES AND 7,000 S.F. PER FLOOR, 40' HEIGHT 20' HEIGHT AND 3 STORIES INCREASE. NO AREA INCREASE (20' SIDES) (20' FRONT AND BACK) = 12,250 S.F. ALLOWABLE PER FLOOR MAX. NOT APPLICABLE METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	602	VB WOOD FRAME UNPROTECTED ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REG.
7	RATED CONSTRUCTION CONTINUITY FIRE DOOR RATINGS BATH FANS / EXHAUST FAN FLOOR DRAFTSTOPPING ATTIC DRAFTSTOPPING	707 709 709.4 712 715.4 716 716.6.1 717.3.2 717.4.2	NO FIRE BARRIERS 1 HOUR FIRE PARTITION AT UNIT SEPARATIONS REQUIRED. FIRE PARTITIONS CONTINUOUS TO SECOND FLOOR CEILING (EXCEPTION 5) 1 HOUR HORIZONTAL ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRST FLOOR WALLS BEARING FLOOR ASSEMBLY NOT REQUIRED TO BE RATED PER EXCEPTION 712.4 EXCEPTION 2 FIRE PARTITION - DOORS IN GARAGE WALLS - 1/3 HOUR REQ. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX FOR BOTH BATH FAN AND DRYER VENT. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION - THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 716.6.1 (EXCEPTION) DRAFTSTOPPING USED, SUBDIVIDE INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING USED, SUBDIVIDE ATTIC TO 3,000 S.F. MAX. OR EVERY 2 DWELLING UNITS
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 SMOKE DETECTION	903.3.1.2 907.2.11.3	NFPA 13R SPRINKLER SYSTEM REQ. INTERCONNECTED SMOKE DETECTORS / ALARMS REQ.
10	OCCUPANT LOAD COMMON PATH OF TRAVEL EMERGENCY ESCAPE OPENINGS	1004.1 1014.3 1029	SECOND FLOOR OCCUPANT LOAD IS PER UNIT, 36" WIDE CORRIDOR MINIMUM REQ. 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR UNIT TO TWO DIRECTIONS OF TRAVEL (EXCEPTION 4, SPRINKLERED NFPA 13R) WINDOWS AS SECOND WAY OUT OF BUILDING IN EMERGENCY FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND FLOOR WINDOW OPENINGS 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE X 24" HIGH 44" FROM FLOOR
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF ALL TYPE B UNITS AND ALL FIRST FLOOR 3 UNIT DOORS AND PATIO DOORS GROUP R-2 28 BUT NOT LESS THAN 1 ALL FIRST FLOOR UNITS ARE TYPE "B" UNITS MINIMUM 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
14	BALCONIES	1009.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE V 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
	ELEVATION REFERENCE		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		ACCESSIBILITY PLAN NOTE
			SCHEDULED NOTE LIKE STRUCTURAL HEADER
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-ALARMING EQUIPMENT PROVISIONS OF NFPA 72.	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS, IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716	
	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.	
	DRAFT STOPPING	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/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) <ul style="list-style-type: none"> • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.	
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS	
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)	

NOTES:
 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.

INDEX TO DRAWINGS	
T1	TITLE SHEET
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
A1.1	ELEVATIONS OF BUILDINGS
A2.0	COMPOSITE FLOOR PLANS, SAFETY PLANS
A2.2	ACCESSIBILITY NOTES AND DETAILS, PLAN NOTES, SCHEDULES
A3.1.1	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
S1.1	STRUCTURAL GENERAL NOTES, HEADER SCHEDULE
S2.1	FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN AND DETAIL
S2.3	ROOF TRUSS FRAMING PLANS
S3.1	FOUNDATION DETAILS
S3.2	FRAMING DETAILS
S4.1	SHEAR WALL DETAILS AND PLANS

8 UNIT BUILDING AREA DATA				
UNIT NUMBER	S.F. FIRST FLOOR	S.F. SECOND FLOOR	TOTAL UNIT SQUARE FEET	NOTES
1	30	1,174	1,204	MULTIPLE FLOOR UNIT
2	804	842	1,646	TYPE "B" ACCESSIBLE
3	437	0	437	TYPE "B" ACCESSIBLE
4	40	1,523	1,563	MULTIPLE FLOOR UNIT
5	40	1,523	1,563	MULTIPLE FLOOR UNIT
6	437	0	437	TYPE "B" ACCESSIBLE
7	804	842	1,646	TYPE "B" ACCESSIBLE
8	30	1,174	1,204	MULTIPLE FLOOR UNIT
OTHER	140	29	169	
TOTAL	3,162	7,207	10,469	

TOTAL WITHIN DWELLING UNITS FIRST FLOOR	3,622 + 120 MECHANICAL + 20 WALL SPACE
FIRST FLOOR TOTAL	6,968
SECOND FLOOR TOTAL	7,207
TOTAL OF 8 UNIT BUILDING	14,175

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

① U.L. Design No. **2716846** 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 - 3" DEEP BY 2 1/8" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING) (3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES, USE NO. 8 X 2 1/2" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICITION 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 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. BIB OR BATT INSULATION MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.

② IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)			
			4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1/4"	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"

③ IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)			MINIMUM THICKNESS OF CEILING (INCHES)		
			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"

④ UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

MATERIAL	CONSTRUCTION
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 (2) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES T 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. 4 SHEATHINGS (OPTION USED)- SEPTUM SHEATHED w/ 1/2 IN. THICK MINERAL AND FIBER BOARD AND 3/8" TYPE X GYPSUM 5 BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.

SPRINKLER FIRE SUPPRESSION NOTES;

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

⑤ IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)			
			4 HR	3 HR	2 HR	1 HR
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 104.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 3/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH 3/8" 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"

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.



LaPlant Architecture, LLC
 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: gwells@lexingtonneighborhoods.com
 WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
 Attached Garage Townhomes
 PLEASANT PRAIRIE, WISCONSIN

Coach and Townhomes - # 461466 ©
 These plans are copyrighted by LaPlant Architecture, LLC and Lexington Homes, Inc.
 No reproduction without written permission. Date: 2/16

REVISION	DATE
x	xxx

DATE: 7/14/2016
 PROJECT NO: 461468
 SHEET: **T 1.1**

Buildings 5, 7, 10

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



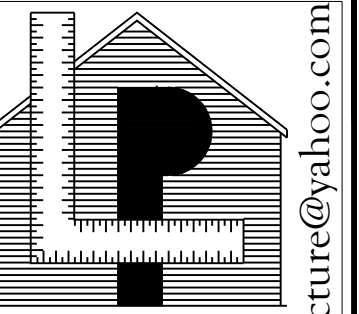
LEFT SIDE
SCALE: 3/16" = 1'-0"



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



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



LaPlant
Architecture, LLC

EMAIL: lplantarchitecture@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 Kimp's Ct.
GREEN BAY, WISCONSIN 54313
Telephone: (920) 662-1611
Fax: (920) 662-8204
EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

Couch and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission. Date, 2016

REVISION	DATE
x	xxx

DATE
7/14/2016
PROJECT NO.
461466
SHEET
A
1.1.2

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.
- 8 INSULATION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL REINFORCED POLY.
- 9 INSULATION IN FLOOR/CEILING 3" SOUND BATT.
- 10 NO ATTIC INSULATION
- 11 18" MICROWAVE COUNTER.
- 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
- 14 FURRED WALL
- 15 PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.
- 16 INTERIOR BEARING WALL, FRAME AT 16" O.C.
- 17 DWELLING UNIT STAIRCASE, SEE DETAIL I/A4.1
- 18 ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.
- 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.
- 22 RATED EXTERIOR WALLS, SHARED COURTYARD.
- 23 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.
- 24 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
- 25 ATTIC SCUTTLE PANEL, SEE I/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 4" 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.

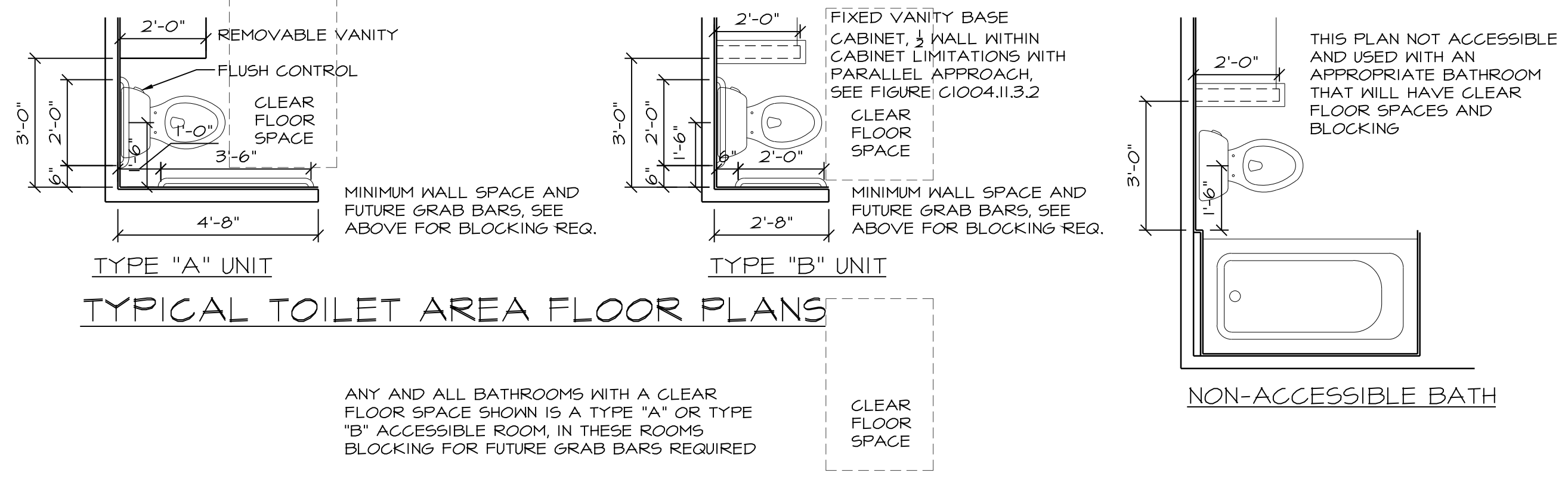
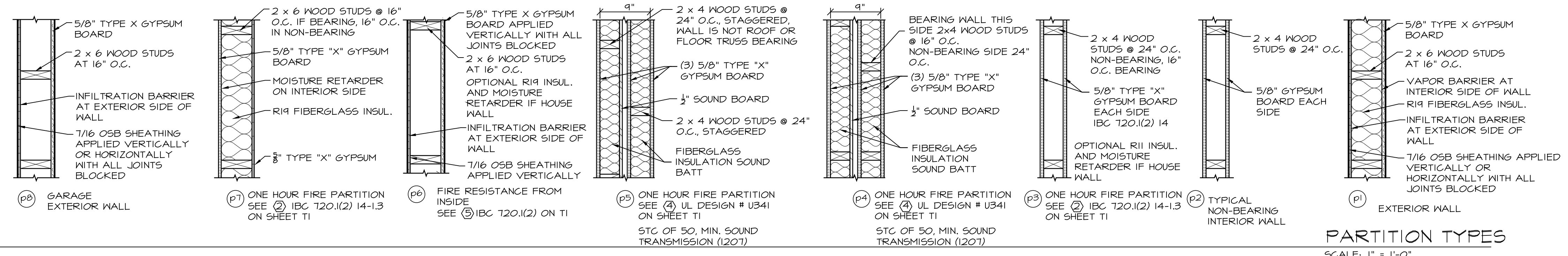
DWELLING ELECTRICAL / MECHANICAL NOTES

- 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

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 4" 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. ALL VANITIES ARE 42" WIDE U.O.N.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
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)



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
1. 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.
 2. ICC/IBC-2009; Sec 1107.1.1.1 - 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.
 3. 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 34" 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.
4. 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.
 5. ICC/ANSI A117.1-2003; Sec 1003.11 AND 1004.11 - 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.
 6. ICC/ANSI A117.1-2003; Sec 1003.11.4 - SHOWERS, IF IN TYPE "A" UNIT - ACCESSIBLE BATHROOMS OR IS THE SHOWER 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.
 7. 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

- A. 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 REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.
- B. 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.)
- C. 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: CABINETY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED: (A) THE CABINETY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETY (C) THE WALLS BEHIND AND SURROUNDING CABINETY ARE FINISHED
- ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.
- D. 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. 607.1.
- E. 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: CABINETY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED: (A) THE CABINETY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETY (C) THE WALLS BEHIND AND SURROUNDING CABINETY 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.
- F. 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.
- G. 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: CABINETY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED: (A) THE CABINETY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETY (C) THE WALLS BEHIND AND SURROUNDING CABINETY ARE FINISHED
- H. ICC/ANSI A117.1-2003; 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. 309.1. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309.1. SEE NOTE #3.
- J. CRITICAL ACCESSIBLE DIMENSION
- K. AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

WOOD HEADER SCHEDULE						
MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	
H1	2X10	2	SAVN	2	2	
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2	
H3	2X12	2	SAVN	2	2	
H4	2X12	3	SAVN	2	2	
H5	1 1/2" x 11 1/2"	2	LVL	2	2	
H6	5/2"x14"	1	GLULAM	3	2	
H7	1 1/2" x 14"	1	LVL	1	2	
H8	5/2"x24"	1	GLULAM	3	2	
GT	GRIDER TRUSS		TRUSS			DESIGN BY TRUSS SUPPLIER

ARCHITECTURAL PLAN NOTES:

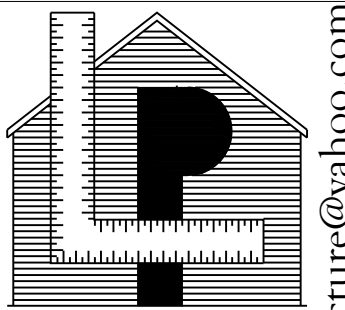
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYP = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

LaPlant Architecture, LLC
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

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

REVISION DATE
DATE 7/14/2016
PROJECT NO. 461466
SHEET A 2.2



LaPlant
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-**

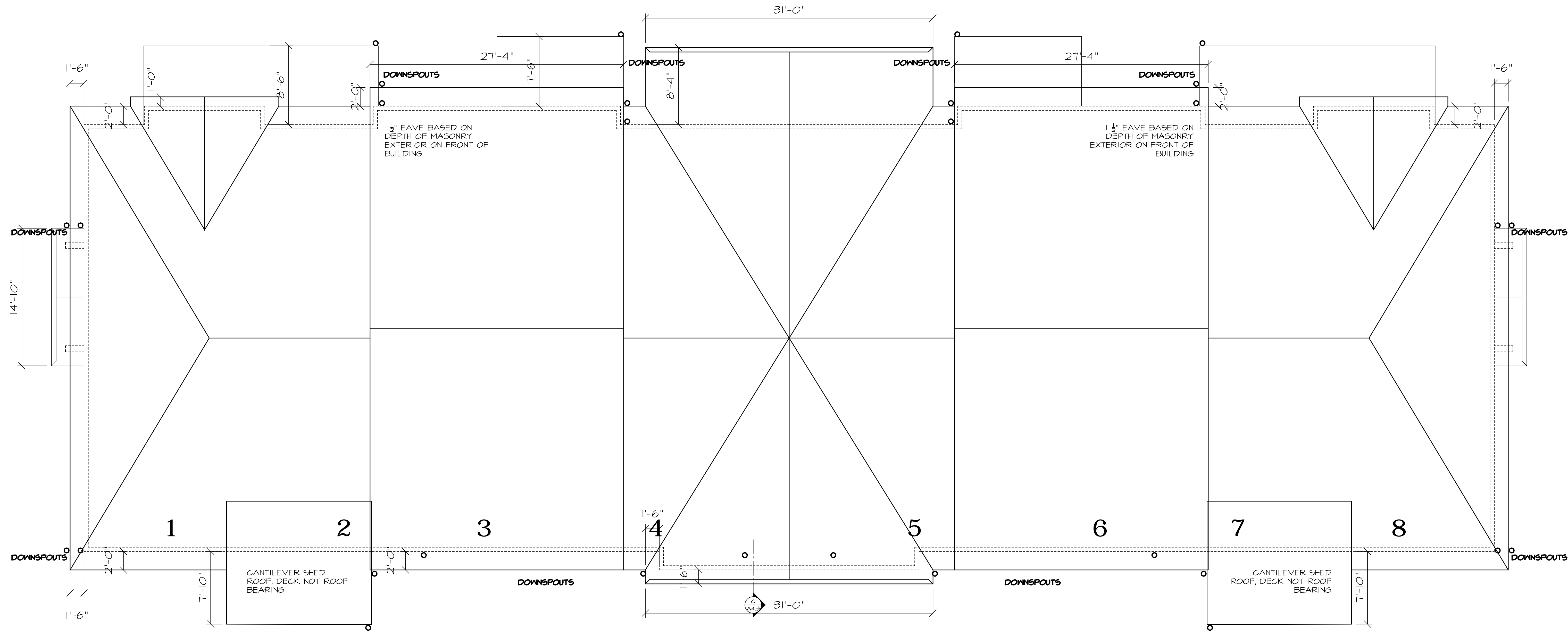
Building Neighborhoods
One Home at a Time

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

EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN
Coach and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission. Date,
2016

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

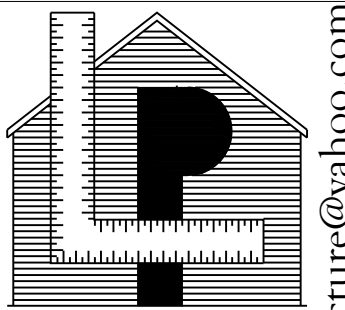


8 UNIT

REVISION	DATE
x	xxx

DATE
7/14/2016
PROJECT NO.
461466

SHEET
A
3.3



LaPlant
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-**

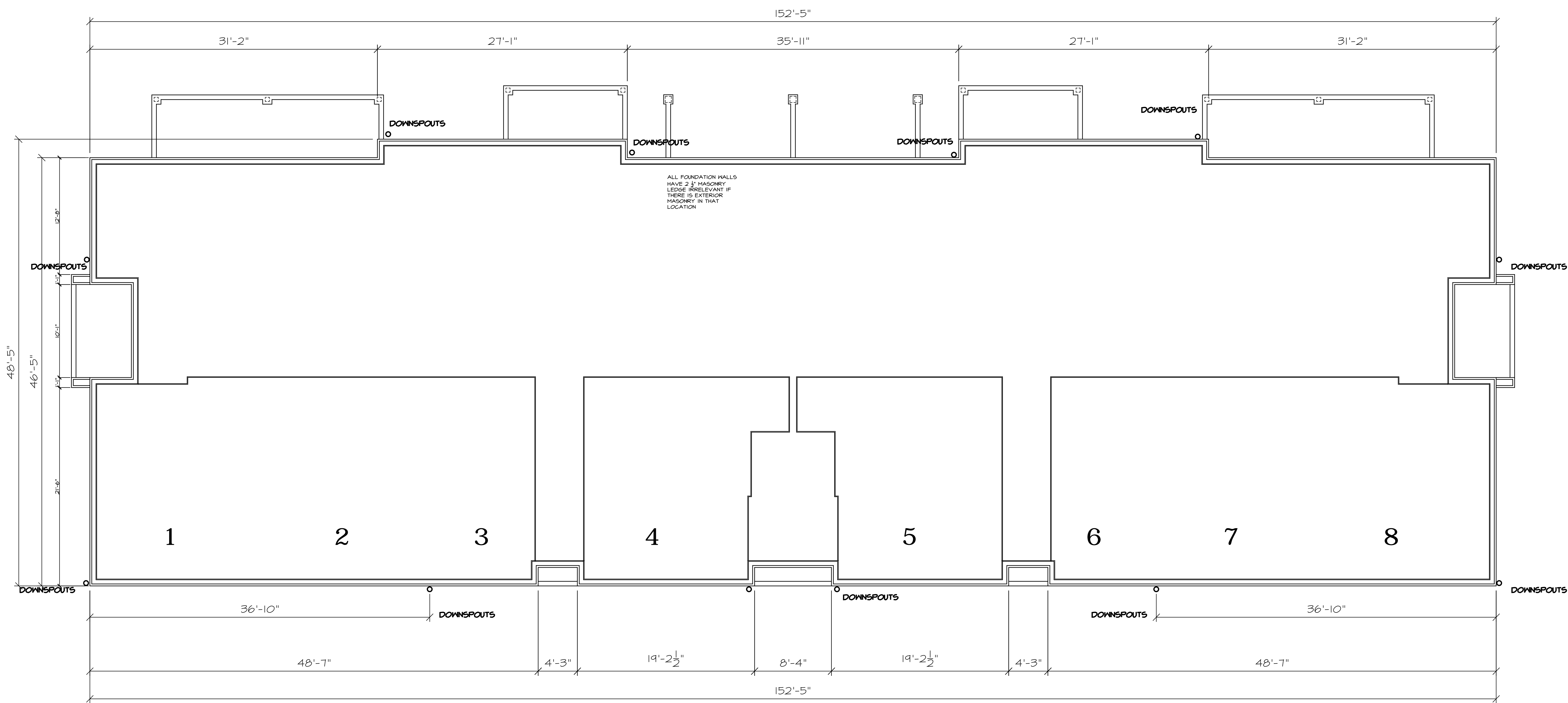
Building Neighborhoods
One Home at a Time

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

EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN
Coach and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission. Date, 2016

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

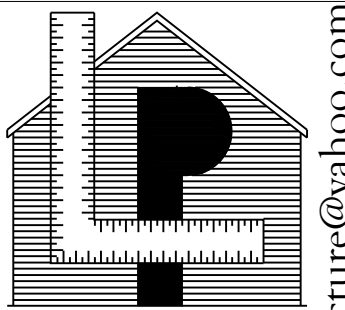


8 UNIT

REVISION	DATE
x	xxx

DATE
7/14/2016
PROJECT NO.
461466

SHEET
A
3.4



LaPlant
Architecture, LLC

EMAIL: laplanarchitecture@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 Kimp's Ct.
GREEN BAY, WISCONSIN 54313
Telephone: (920) 662-1611
Fax: (920) 662-8204

EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

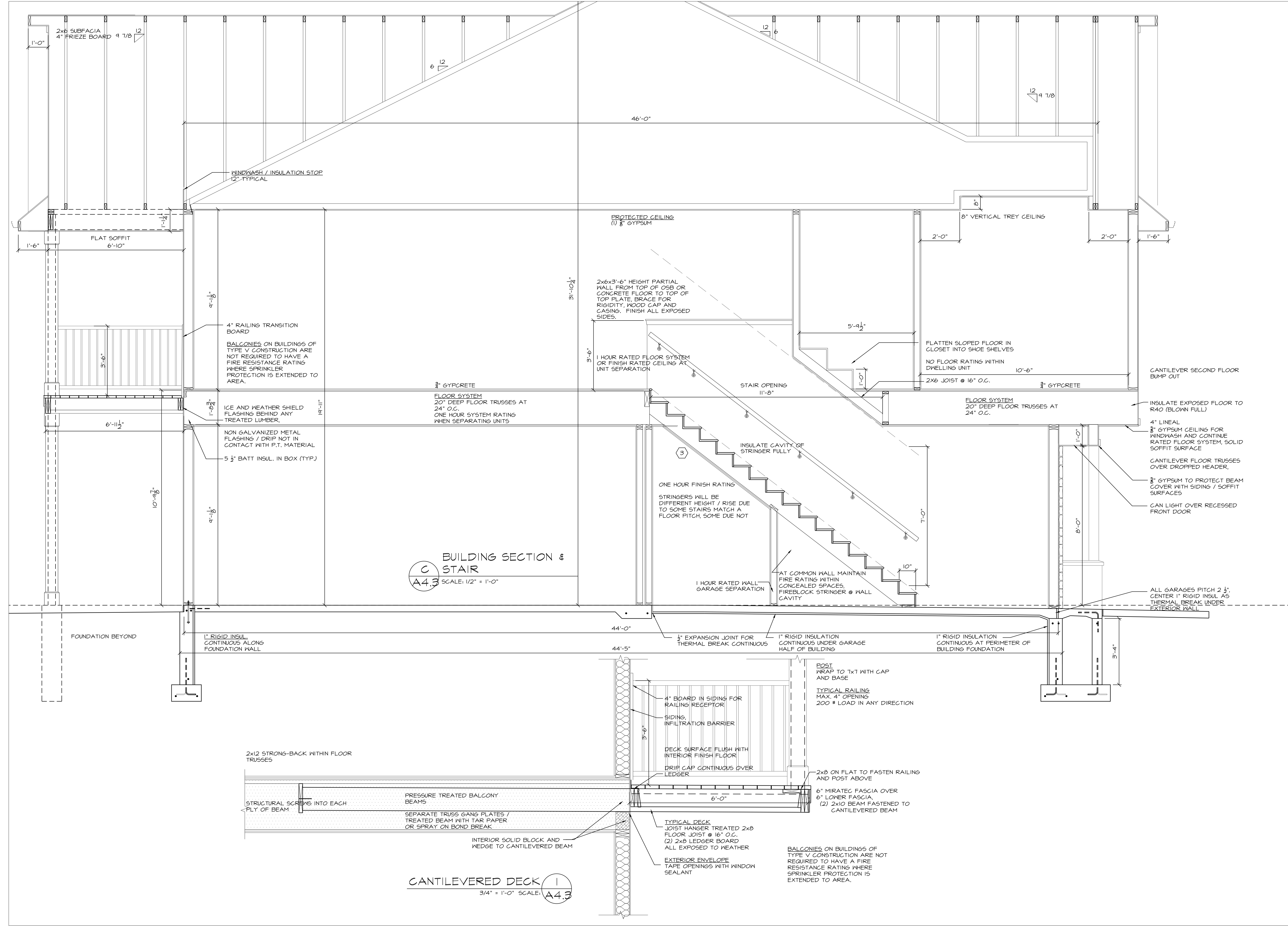
8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

Coch and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission.
2016

REVISION	DATE
x	xxx

DATE
7/14/2016
PROJECT NO.
461466

SHEET
**A
4.3**



ddk Engineering
David D. Kampe P.E.
Structural Engineering

ook

6311 Black Wolf Point
Oshkosh, WI 54902
920-688-3546
ddkengr@charter.net

LaPlant
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

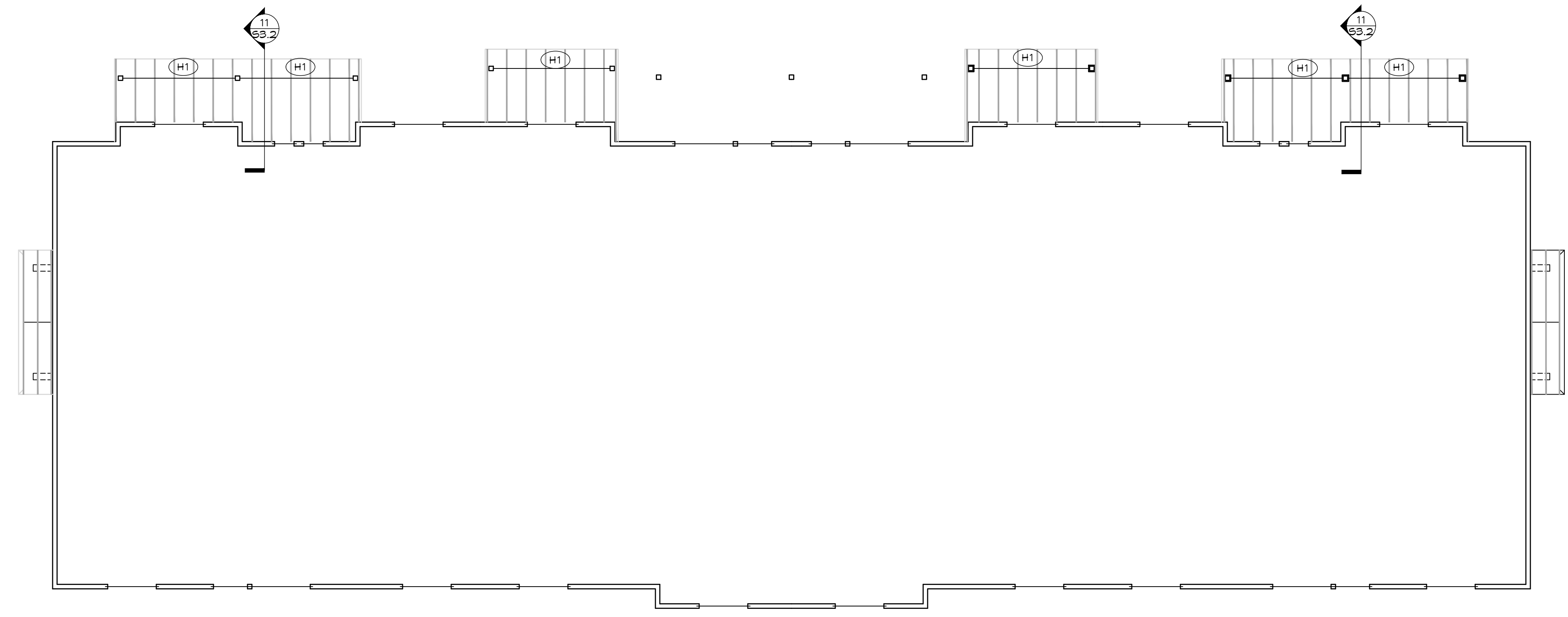
OFFICE: 1300 North Kimps Ct.
GREEN BAY, WISCONSIN 54313
Telephone: (920) 662-1611
Fax: (920) 662-8204

EMAIL: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

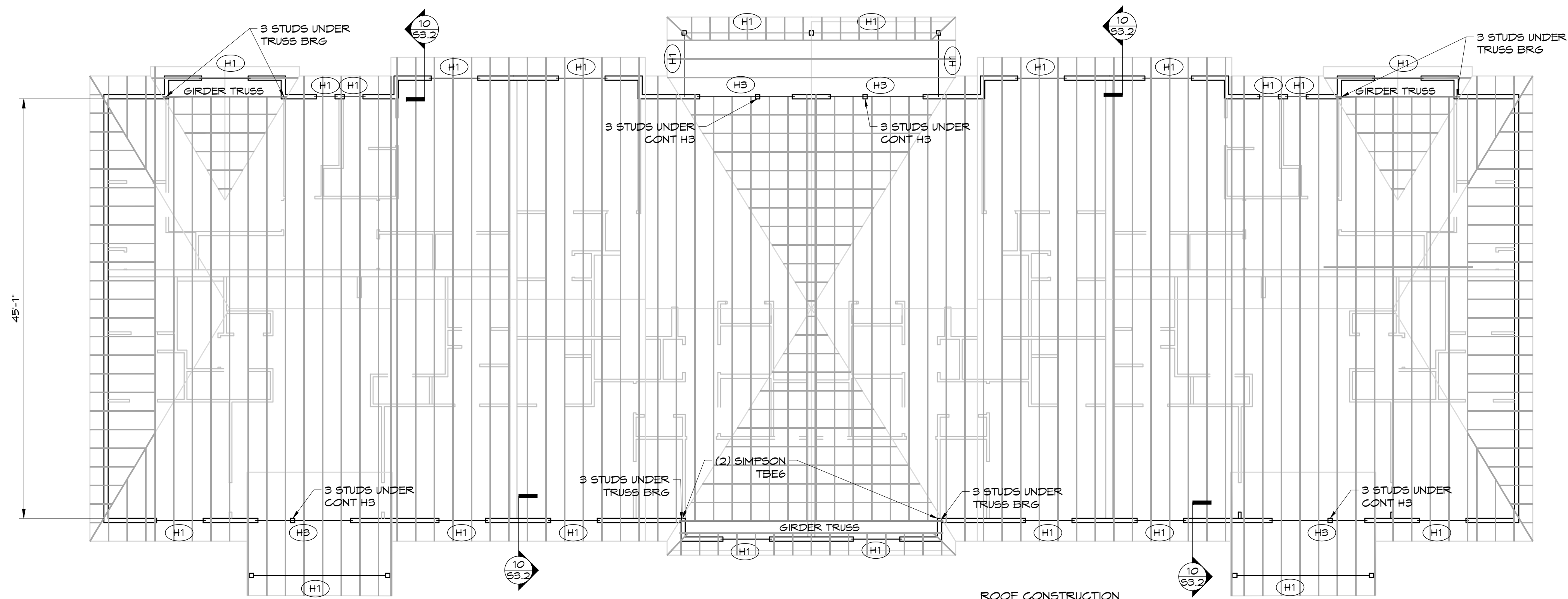
Coach and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission. Date, 2016

Building 5, 7, 10



LOW ROOF PLAN
SCALE: 1/8"=1'-0"
TRUSS BRG EL 109'-1 1/2"

APPLY 35 PSF SNOW DRIFT LOAD TO ALL LOW ROOFS



NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

HIGH ROOF PLAN
SCALE: 1/8"=1'-0"
TRUSS BRG EL 119'-11"

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

REVISION	DATE
X	XXX

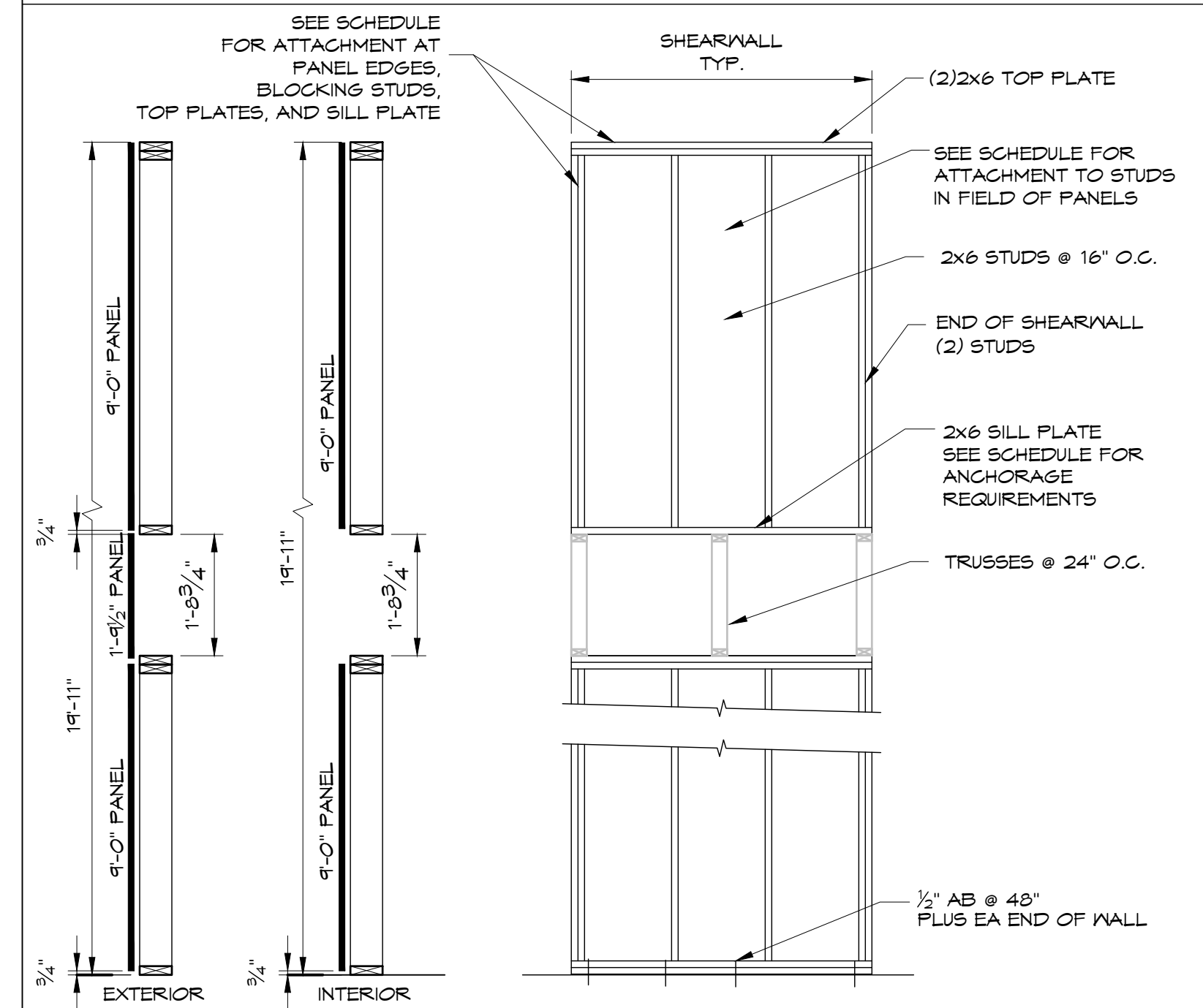
DATE
7/14/2016

PROJECT NO.
461466

SHEET
S
2.3

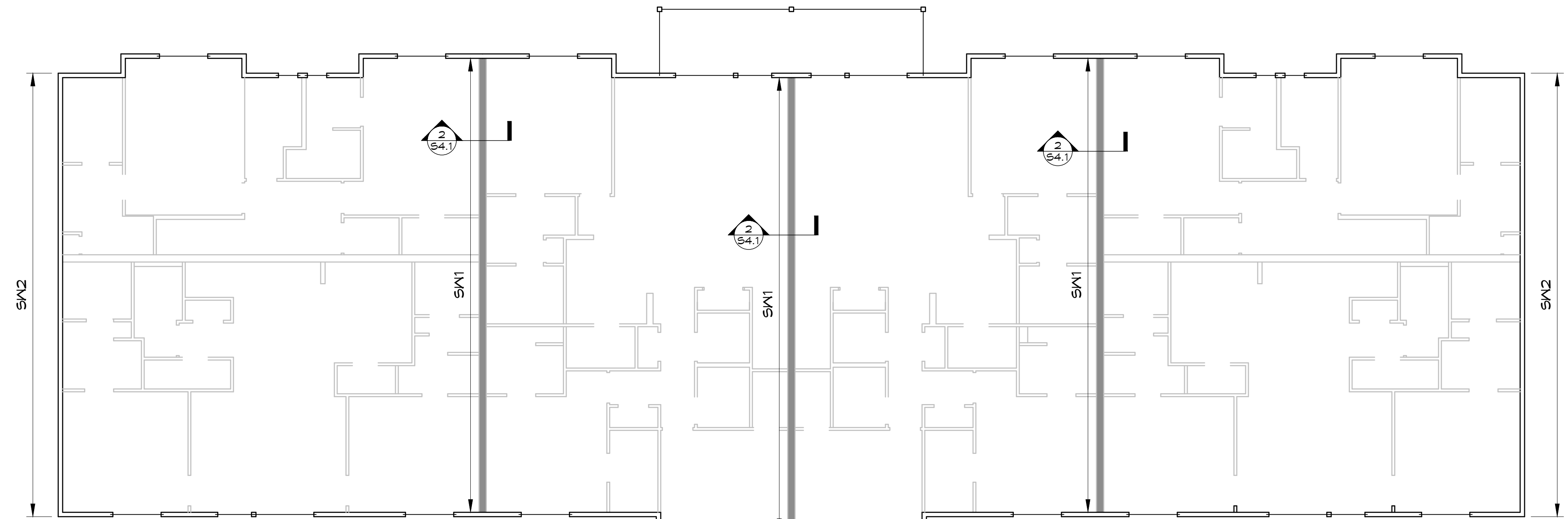
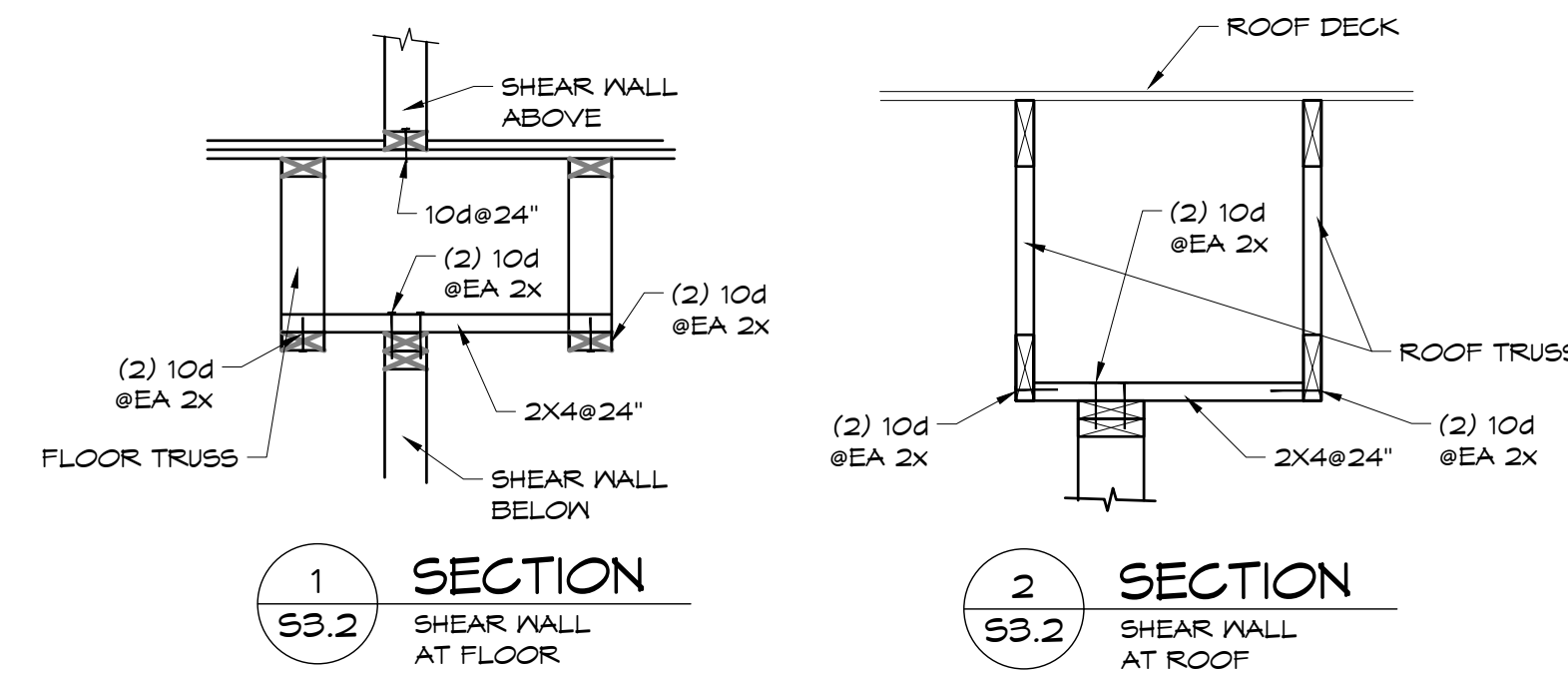
SHEARWALL SCHEDULE							
MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	1ST FLOOR BOTTOM PLATE CONNECTION	2ND FLOOR BOTTOM PLATE CONNECTION	2X TOP PLATE CONNECTION	CAPACITY	NOTES
SW1	5/8" GYP BRD 2 SIDE	#5 COOLER #6 SCREW 4/4"	3/2"x6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	200 PLF	NAILING BOTH SIDES
SW2	7/16" OSB 1 SIDE	8d 6/12"	3/2"x6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	302 PLF	EXTERIOR WALLS

TITEN = SIMPSON TITEN HD DRILLED ANCHOR

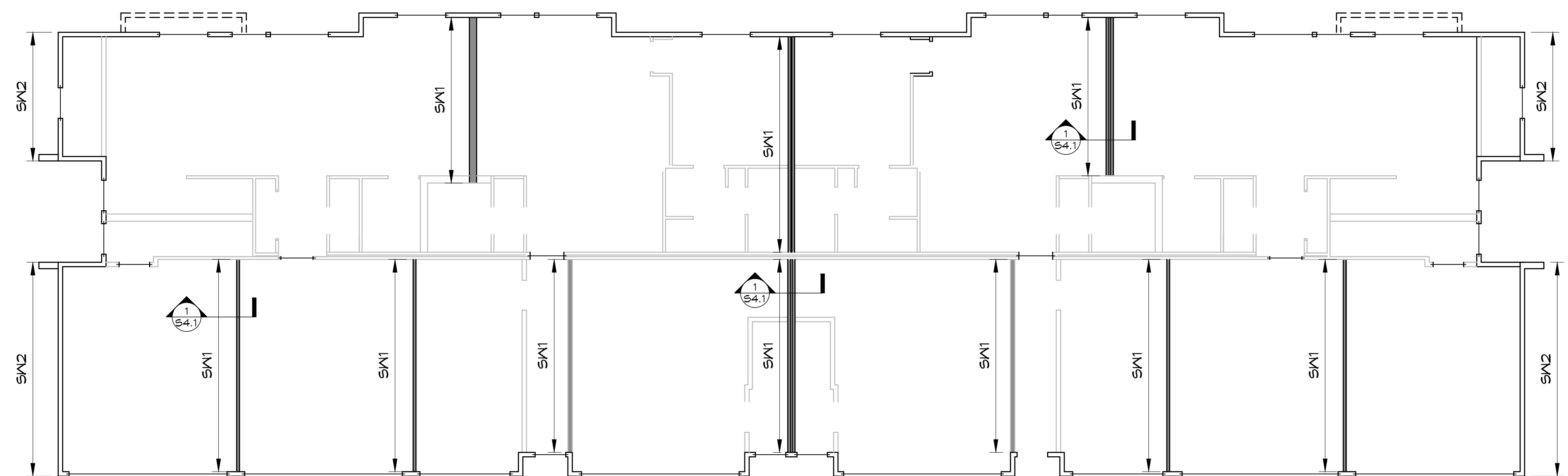


- Install panels either horizontally or vertically (horizontal seams must be blocked)
- Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
- Blocking 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	1-1d COMMON (3/2"x0.162") @ 16" OC	3"x0.131" @ 12" O.C.
DBL TOP PLATE, LAP SPLICE, FACE NAIL	8-1-1d COMMON (3/2"x0.162")	12-3"x0.161"
TOP PLATES, LAPS & INTERSECT, FACE NAIL	2-1-1d COMMON (3/2"x0.162")	3-3"x0.161"
TOP PLATE TO STUD, END NAIL	2-1-1d COMMON (3/2"x0.162")	3"x0.131"
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d COMMON (2 1/2"x0.131")	-----
STUD TO SOLE PLATE	4-8d COMMON (2 1/2"x0.131"), TOENAIL	4- 3"x0.131" TOENAIL
	OR	OR
	2-1-1d COMMON (3/2"x0.162"), END NAIL	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	1-1d COMMON (3 1/2"x0.162") @ 24" O.C. STAGGERED	3"x0.131" @ 16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	1-1d COM (3/2"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 INTERMEDIATE 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



SECOND FLOOR SHEAR WALLS
NORTH NO SCALE



FIRST FLOOR SHEAR WALLS
NORTH NO SCALE

ddk Engineering
David D. Kampe P.E.
Structural Engineering
BOOK
6311 Black Wolf Point
Oshkosh, WI 54902
920-668-3546
ddkengr@charter.net

LaPlant
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

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: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN
Coach and Townhomes - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission.
2016

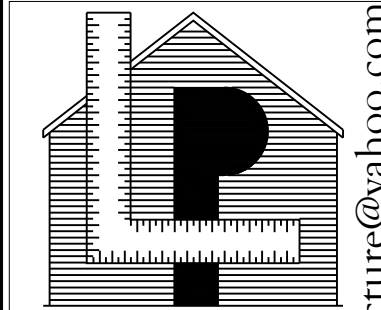
Building 5, 7, 10

REVISION	DATE
x	xxx

DATE
7/14/2016

PROJECT NO.
461466

SHEET
S
4.1



LaPlant
Architecture, LLC

EMAIL: lplantarchitecture@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: gwells@lexingtonneighborhoods.com
WEB: lexingtonneighborhoods.com

Clubhouse - # 461466 ©
These plans are copyrighted by LaPlant
Architecture, LLC and Lexington Homes, Inc.
No reproduction without written permission.
Date, 2016

Fountain Ridge

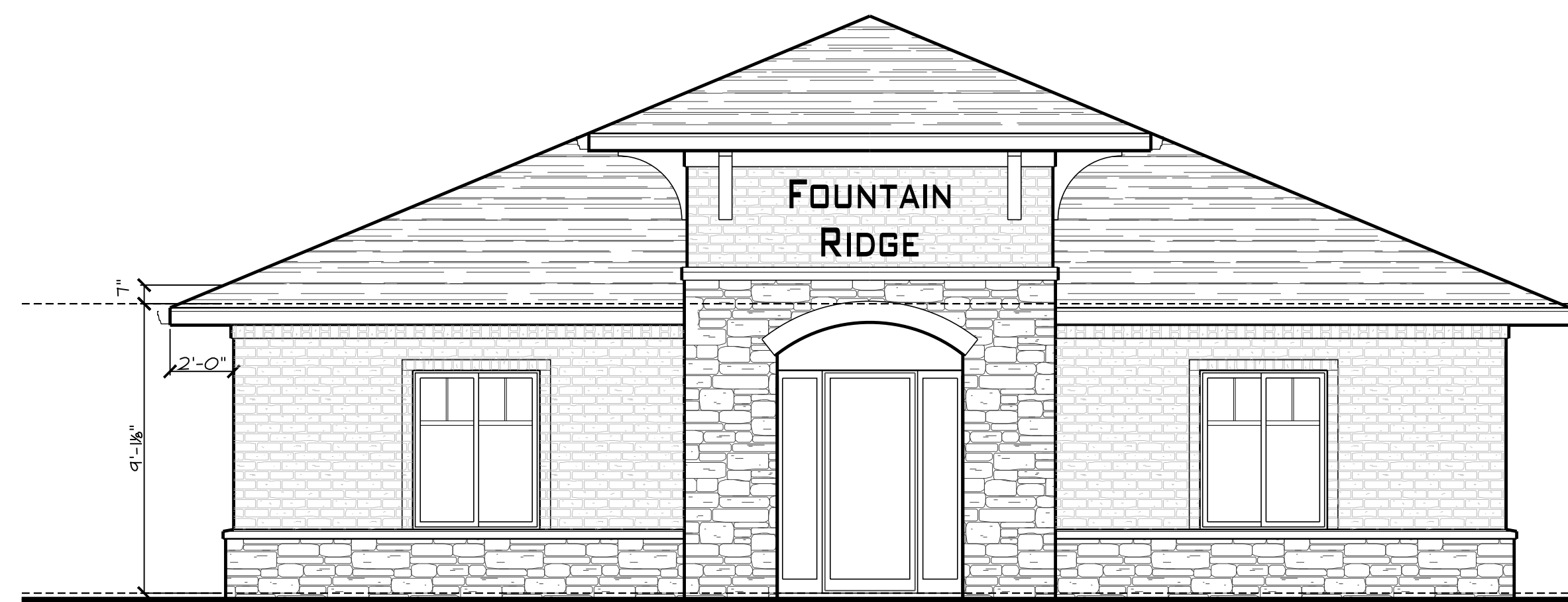
Clubhouse
PLEASANT PRAIRIE, WISCONSIN

REVISION	DATE
XXX	XXXX

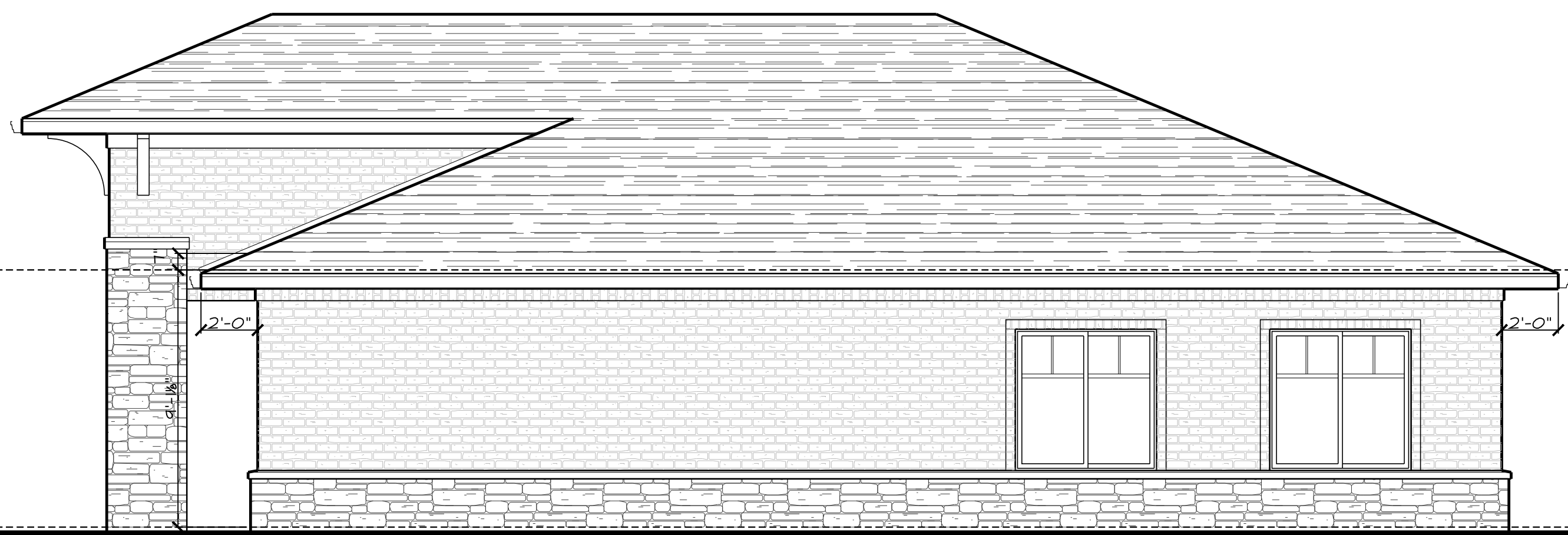
DATE
8/15/2016
PROJECT NO.
461466
SHEET

A
1.1

PRELIMINARY
NOT FOR CONSTRUCTION



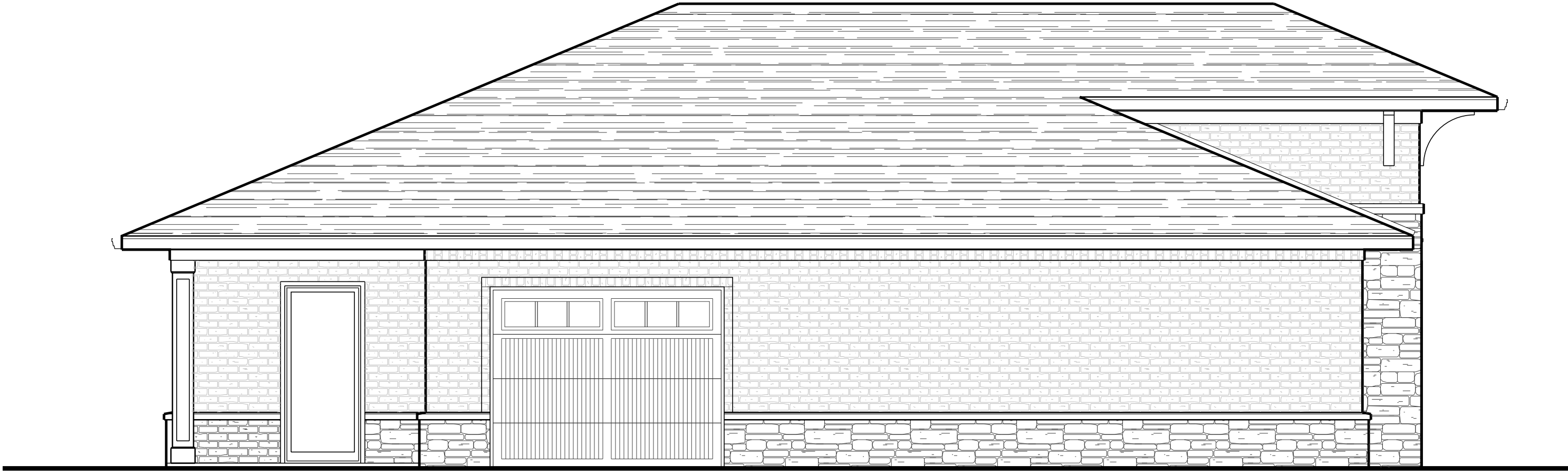
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



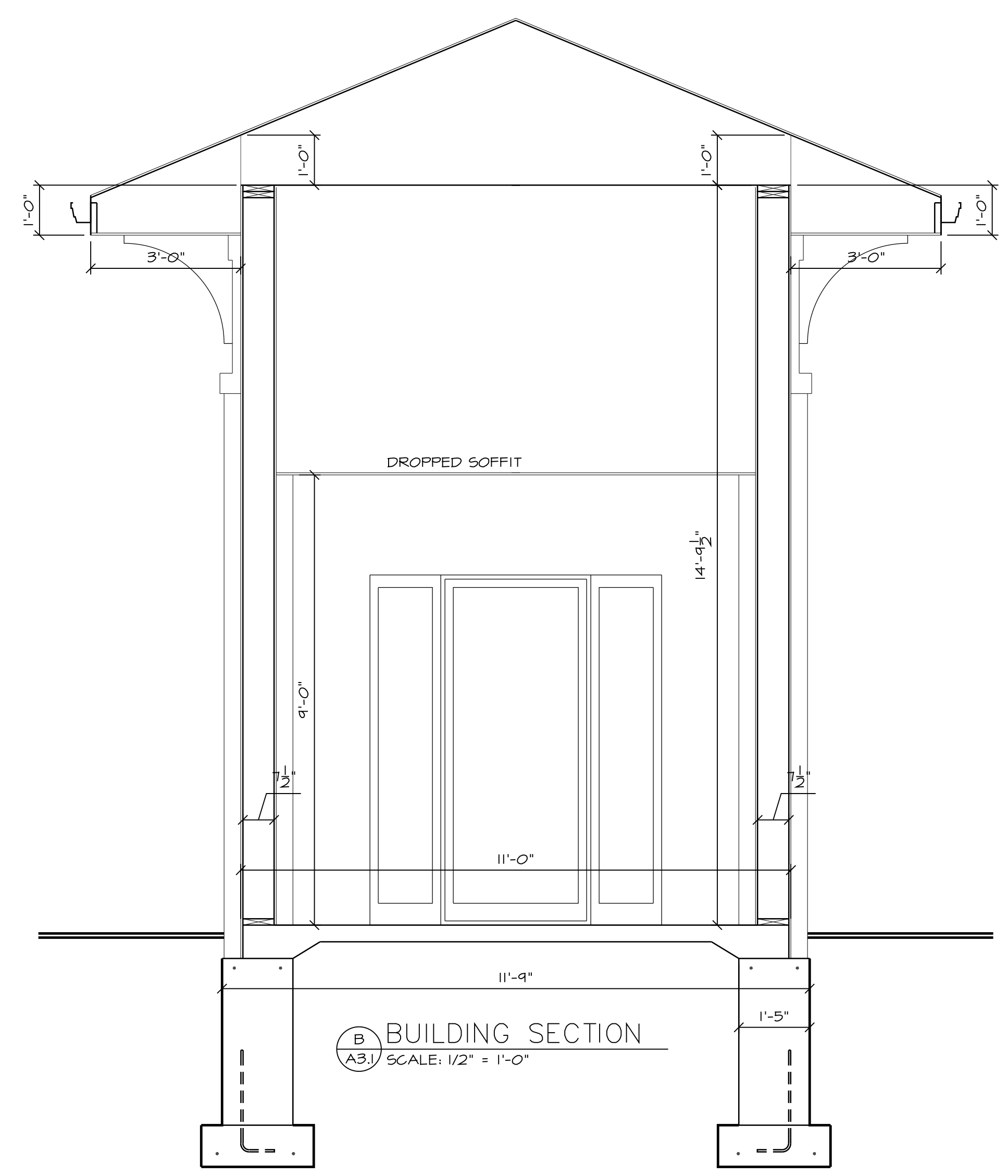
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



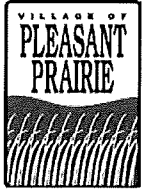
POND ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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)

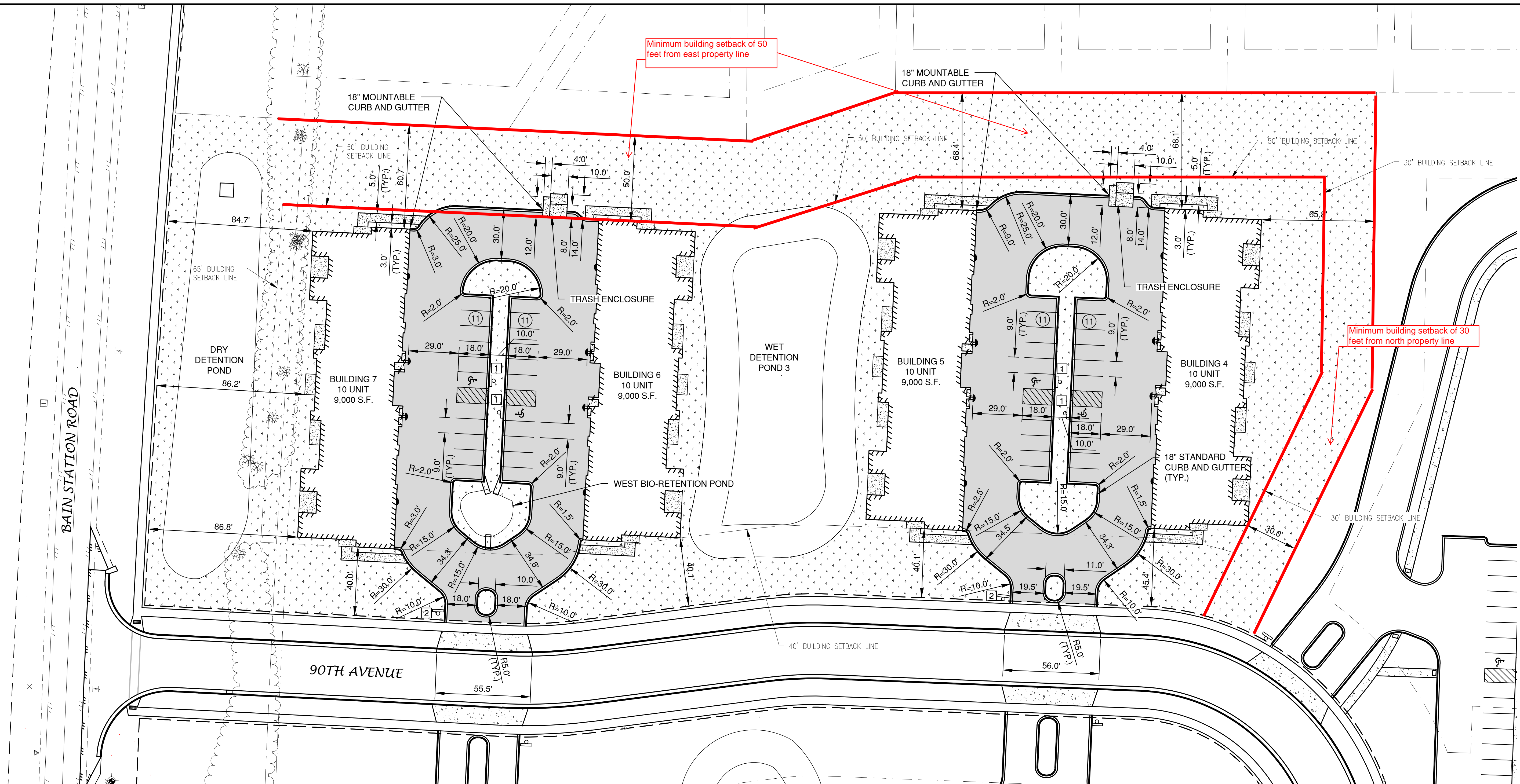
Phone: 920-655-1961

Fax: _____

Email: cambrosius@lexingtonneighborhoods.com

Date: 5/2/18

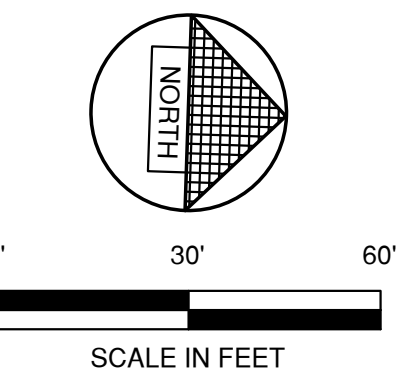
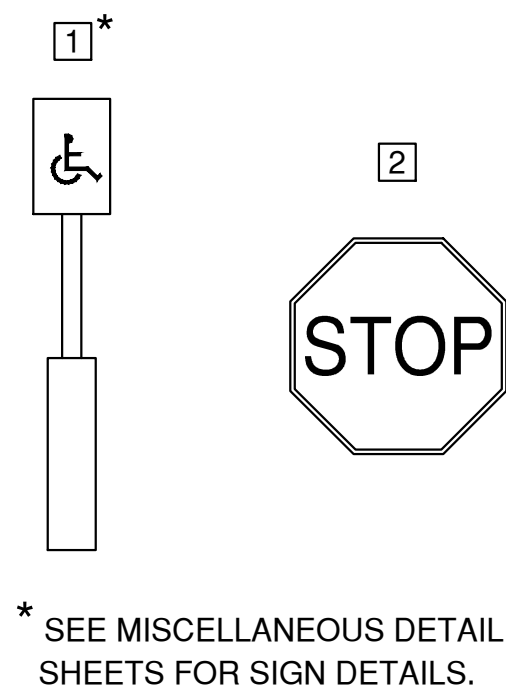
File: P:\A\2018\4329082\4329082 UNITS 4-7.dwg
 Plot Date: Mar 13, 2018 11:25:00am
 LAYOUT: SITE



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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
 CHECKED: JGS
 DESIGNED: A/B
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.releecinc.com

**RESOLUTION #18-19 TO AUTHORIZE SIGNERS
FOR THE VILLAGE OF PLEASANT PRAIRIE'S
BANK ACCOUNTS AT ASSOCIATED BANK**

WHEREAS, the Village Board of the Village of Pleasant Prairie, in order to conduct business for the Village of Pleasant Prairie; and

WHEREAS, the Village Board approved Associated Bank as the Village's primary banking institution at their August 21, 2017 meeting; and

WHEREAS, the Village Finance Director, Kathleen M Goessl, has the authority to open, close, sign checks and transact business for the Village of Pleasant Prairie; and

WHEREAS, the Village Finance Director has the authority to designate additional signatory for all or certain accounts as she deems necessary; and

WHEREAS, employees in the positions of Village Administrator, Assistant Village Administrator, Village Clerk and Village President would be acceptable bank signers.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Pleasant Prairie hereby authorizes the employees in the position identified above to be signers for all accounts that the Village opens at Associated Bank, including our concentration/operating, accounts payable, and payroll account.

Passed and adopted this 4th day of June 2018.

John P. Steinbrink, President
Village of Pleasant Prairie

Attest:

Jane C. Snell, Village Clerk



MEMORANDUM

TO: John Steinbrink, Village President, and Board of Trustees
FROM: Jane C. Snell, Village Clerk
DATE: May 31, 2018
RE: Towing Services Renewal Applications
July 1, 2018 – June 30, 2019

The following towing businesses have submitted applications to renew their towing services licenses in the Village:

- Firehouse Performance LLC, 4502 22nd Avenue, Kenosha, WI
- J & M Towing, 6010 26th Avenue, Kenosha, WI
- Jantz Auto Sales, Inc., 3405 Washington Road, Kenosha, WI
- Jantz' Yard 4 Automotive, Inc., 2500 Washington Road, Kenosha, WI
- Jensen Towing, 5410 – 50th Street, Kenosha, WI
- Atlas Service Center dba McDevitt's Towing, 5150 60th Street, Kenosha, WI
- Pro Towing, 6018 26th Avenue, Kenosha, WI

All applications, as submitted, comply with §332 of the Municipal Code and the license fees have been paid. There are no outstanding delinquencies or forfeitures and background checks were completed.

Chief Smetana and I recommend approval of the seven (7) applicants and their businesses for the issuance of towing services licenses for the period of July 1, 2018 through June 30, 2019, subject to the provisions of §332 of the Municipal Code.

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

May 21, 2018

Village of Pleasant Prairie
Attn: Vesna Savic
9915 39th Ave
Pleasant Prairie, WI 53158

Program: League of Wisconsin Municipalities Mutual Insurance
Our Insured: Village of Pleasant Prairie
Date of loss: 4/30/2018
Our Claim # WM000301740206
Claimant: Margaret Eis
5307 73rd St.
Kenosha, WI 53142

Dear Ms. Savic,

Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance which insures the Village of Pleasant Prairie. We are in receipt of the claim submitted by Ms. Eis for damage to her vehicle tire, allegedly caused by a piece of metal deposited near her residence by the Village of Pleasant Prairie.

We have reviewed the matter and recommend that the Village of Pleasant Prairie deny this claim pursuant to the Wisconsin statute for disallowance of claim 893.80(1g). The disallowance will shorten the statute of limitations period to six (6) months.

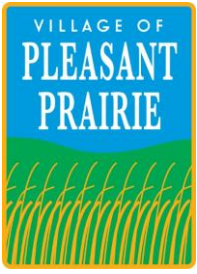
Our denial is based on the fact that the investigation revealed no negligence on behalf of the Village. The Village did not have prior actual or constructive notice of any piece of metal deposited near her residence and the Village maintains that it was not responsible for this alleged incident.

Please submit the disallowance directly to the claimant at the above address. The disallowance should be sent certified or registered mail and must be received by the claimant within 120 days after you receive Notice of Claim. Please send a copy of the disallowance to Statewide Services Inc. Claims.

Sincerely,

Sarah Bourgeois
Claims Rep. I
Statewide Services Inc.
PO Box 5555
Madison, WI 53705-0555
608-828-5439 Phone
800-854-1537 Fax
sbourgeois@statewidesvcs.com

CC: Rick Kalscheuer



MEMORANDUM

To: Village Board of Trustees
From: John Steinbrink, Jr., P.E., Director of Public Works
Subject: Arbor Ridge Letter of Credit Reduction Request No. 1
Date: June 4, 2018

The Village has conducted a review of the Letter of Credit reduction request for Public Improvements in Arbor Ridge and recommends approval based on consideration of the following:

- Current posted security and estimated costs of work remaining
- Work Completed to date and conformance to plans and specifications
- Inspection reports/Engineer's report and field visits by Village of Pleasant Prairie staff

Village Construction Inspection staff has reviewed the request and based on recent inspection of the site and the construction observation reports, I am recommending payment as follows:

Original Escrow Deposit Agreement:	\$1,755,207.10
Less LOC Request No. 1:	\$ 732,192.99
Less Retainage (10%):	\$ 73,219.30

Net Disbursement:	\$ 658,973.69
Total Security Retained:	\$ 1,096,233.41

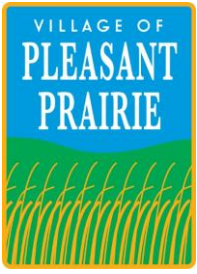
Village staff recommends the Letter of Credit reduction request No. 1.

Worksheet Summary	
ORIGINAL Letter of Credit (LOC) Amount	\$1,755,207.10
Total LOC reduction	\$658,973.69
CURRENT LOC BALANCE AFTER THIS REDUCTION	\$1,096,233.41
Developer's Requested Reduction Amount	\$ 732,192.99
Total Payout to developer this application	\$ 658,973.69
Total Retainage held this application	\$ (73,219.30)

Responsible Party	Construction Item	STATUS	Original Cost Estimate	#1 06/04/18	#2	#3	#4	Construction TO-DATE	BALANCE of LOC held
Genesis Excavators	Sanitary Sewer	Partial Reduction	\$176,033.10	\$128,202.20				\$128,202.20	\$47,830.90
Genesis Excavators	Watermain	Partial Reduction	\$176,670.40	\$174,670.40				\$174,670.40	\$2,000.00
Genesis Excavators	Storm Sewer	Partial Reduction	\$171,538.70	\$110,000.00				\$110,000.00	\$61,538.70
Genesis Excavators	Public Roadway	No Reduction Requested	\$464,622.44					\$0.00	\$464,622.44
Genesis Excavators	Public Grading work	Partial Reduction	\$279,649.30	\$189,786.30				\$189,786.30	\$89,863.00
Village DPW	Sanitary Sewer Cleaning and televising Estimate	No Reduction Requested	\$2,685.00					\$0.00	\$2,685.00
Village DPW	Storm Sewer catch basin cleaning and televising Estimate	No Reduction Requested	\$3,349.00					\$0.00	\$3,349.00
Village DPW	Street signage - Village of Pleasant Prairie	No Reduction Requested	\$3,000.00					\$0.00	\$3,000.00
Village/SEHengineers	Village Inspections	Partial Reduction	\$145,000.00	\$7,983.13				\$7,983.13	\$137,016.87
Village/SEHengineers	SEH Construction staking,layout,survey	Partial Reduction	\$21,750.00	\$7,390.25				\$7,390.25	\$14,359.75
WeEnergies	Street lights	No Reduction Requested	\$21,597.76	\$0.00				\$0.00	\$21,597.76
Breezy Hill	Street Trees	Partial Reduction	\$60,371.34	\$26,053.21				\$26,053.21	\$34,318.13
	Construction Cost Estimate		\$1,526,267.04						
	Contingency 15%	Partial Reduction	\$228,940.06	\$88,107.50				\$88,107.50	\$140,832.56
TOTAL			\$1,755,207.10	\$732,192.99				\$732,192.99	\$1,023,014.11

DISBURSEMENT/REDUCTION		#1 06/04/18	#2	#3	#4	Dispersments TO-DATE	BALANCE of LOC held
TOTAL		\$1,755,207.10	\$732,192.99	\$0.00	\$0.00	\$732,192.99	\$1,023,014.11
RETENTION (to be held until warrants expires)	10%		\$ (73,219.30)	\$ -	\$ -	\$ (73,219.30)	\$73,219.30
Disbursement amount			\$658,973.69	\$0.00	\$0.00	\$0.00	\$658,973.69
Change Orders (SUPPLEMENT)							
Net dispersment after change orders		\$1,755,207.10	\$658,973.69	\$0.00	\$0.00	\$0.00	\$658,973.69

Watermain - Reduced by \$2,000 for Valve Box Adjustments
Street Lights - Reduced to \$0 due to Lights possibly being relocated



MEMORANDUM

To: Village Board of Trustees

From: John Steinbrink, Jr., P.E., Director of Public Works

Subject: The Cottages at Village Green Letter of Credit Reduction Request No. 5

Date: June 4, 2018

The Village has conducted a review of the Letter of Credit Reduction for Public Improvements at the Cottages at Village Green and recommends approval of reduction in the subdivision letter of credit based on review of project progress and the following considerations:

- Current posted security
- Work Completed to date and conformance to plans and specifications
- Field visits by Village of Pleasant Prairie Staff, Inspection reports/Engineer's report, if applicable
- Estimated costs of work remaining

Enclosed please find recommended Letter of Credit reduction request for the Cottages at Village Green, residential development at Main Street and 47th Avenue. Village Construction Inspection staff have reviewed the request and based on inspection of the site and the construction observation reports, I am recommending reduction as follows to the letter of credit:

Letter of Credit Balance as of May 29, 2018	\$814,707.67
Letter of Credit Reduction Request No. 5	(\$141,841.30)
Less Retainage 10%	(\$14,184.13)
Letter of Credit Reduction Recommended	\$127,657.17

Based on the review of the criteria, the proposed improvements meet the requirements of the Village and a letter of credit reduction request is warranted and recommended.