N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

AGENDA
VILLAGE OF SUSSEX
PLAN COMMISSION MEETING
6:30 PM TUESDAY, SEPTEMBER 19, 2023
SUSSEX CIVIC CENTER – BOARD ROOM 2nd FLOOR
N64W23760 MAIN STREET

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Sussex Plan Commission, at which a quorum of the Village Board may attend. If a Quorum is present the Chairperson shall state, "Please let the minutes reflect that a quorum of the Village Board is present and may be making comments during public comment or if the rules are suspended to allow so.)

1. Roll call.
2. Consideration and possible action on the minutes of the Plan Commission meeting of August 15, 2023.
3. Consideration and possible action on Permitted Uses and Plans.
    a. Discussion and possible action on a Plan of Operation for Utility Traffic & Restoration LLC located at W232N6575 Waukesha Ave.
    b. Discussion and possible action on a Plan of Operation for Keddy11, LLC located at N64W24678 Main Street.
    c. Discussion and possible action on a Plan of Operation for The Dollar Tree located at W249N5267 Executive Dr.
4. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans on the following items:
    a. Public Hearing on a Conditional Use Permit amendment for Beer Capitol for a warehouse and distribution expansion at their facility located at W222N5700 Miller Way.
5. Consideration and possible action on CSM's, Plats, Zoning and Planning Items.
    a. Discussion and possible action on a recommendation to the Village Board for a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers.
6. Other items for future discussion.
7. Adjournment.

Anthony LeDonne
Chairperson

_____
Jeremy J. Smith
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact the Village Clerk at 246-5200.

Agenda

DISCLAIMER- THE FOLLOWING ARE DRAFT MINUTES FROM THE PLAN COMMISSION AND ARE SUBJECT TO CHANGE UPON APPROVAL OF THE COMMISSION

VILLAGE OF SUSSEX
PLAN COMMISSION
6:30PM TUESDAY, AUGUST 15, 2023
SUSSEX CIVIC CENTER – BOARD ROOM 2ND FLOOR
N64W23760 MAIN STREET

The meeting was called to order by President LeDonne at 6:32pm at the Sussex Civic Center – Board Room 2nd Floor N64W23760 Main Street, Sussex, WI.

Members present: Commissioners Jim Muckerheide, Roger Johnson, Debbie Anderson, Trustee Greg Zoellick and Village President Anthony LeDonne

Members excused: Commissioners Mike Knapp and Mike Schulist

Others present: Community Development Director Gabe Gilbertson, Village Administrator Jeremy Smith, Assistant Village Administrator Kelsey McElroy-Anderson, Village Attorney John Macy, Village Engineer Judy Neu, Deputy Clerk Jen Boehm, applicants, and members of the public.

A quorum of the Village Board was not present at the meeting.

Consideration and possible action on the minutes on the Plan Commission meeting of June 20, 2023.

A motion by Zoellick, seconded by Anderson to approve the minutes of the Plan Commission meeting of June 20, 2023 as presented. Motion carried 5-0

Consideration and possible action on a Plan of Operation for The Marek Group located at W251N5350 Business Dr.

A motion by Johnson, seconded by Anderson to approve the Plan of Operation for The Merek Group located at W251N5350 Business Dr.

Motion carried 5-0

Reconvene a Public Hearing on a Conditional Use Permit for outdoor storage associated with the T-Mobile cell tower collocation on Freiheit Court.

Karol Fahey for T-Mobile was present and stated the Conditional Use Permit was received and acceptable. After no public comments, a motion by Zoellick, seconded by Muckerheide to close the Public Hearing. Motion carried 5-0

Consideration and possible action of a Conditional Use Permit, for outdoor storage associated with the T-Mobile cell tower collocation on Freiheit Court on the parcel identified by Tax Key No. 231.989.007.

A motion by Johnson, seconded by Anderson to approve a Conditional Use Permit, Plan of Operation, and site plan for outdoor storage of equipment associated with a wireless

communication tower collocation located at the property identified by Tax Key No. 231.989.007 and a finding the use and structures meet the principals of 17.1002(A-H); subject to the standard conditions of Exhibit A.

Motion carried 5-0

Consideration of a Legal Non-Conforming Conditional Use Permit for Mike Dupont for a self-storage building and outdoor storage in the B-3 Highway Business Zoning District.

A motion by LeDonne, seconded by Muckerheide to direct staff to hold a public hearing at the 9/19/2023 Plan Commission meeting or the 10/17/2023 meeting if the applicants are unavailable in September. Applicant should come prepared to discuss the Plan of Operation, background information, hours of operation, roads, lights, fencing, and safety.

Motion carried 5-0

Consideration of a Conditional Use Permit amendment for Beer Capitol for a warehouse and distribution expansion at their facility located at W222N5700 Miller Way.

A motion by Johnson, seconded by Anderson to direct staff to hold a public hearing at the 9/19/2023 Plan Commission meeting. Applicant should come prepared to discuss the Plan of Operation, screening, fire hydrants, access sites, increased truck volume, and traffic patterns. Motion carried 5-0

Consideration and possible action on a resolution recommending the Village Board adopt an Ordinance amending the Land Use for a portion of the parcel identified by Tax Key No.227.038.007 in the Vista Run Subdivision from the Single-Family Attached and Two-Family Residential Land Use classification to the Medium Density Single Family Residential Land Use classification.

A motion by Muckerheide, seconded by Anderson to approve the Resolution and recommend to the Village Board the adoption of an Ordinance to amend the Land Use Plan Map, a component of the Comprehensive Plan for Outlot 10 and 12.

Motion carried 5-0

Consideration and possible action on recommending the Village Board to adopt an Ordinance Rezoning a portion of the parcel identified by Tax Key No. 227.038.007 in the Vista Run Subdivision from the SFRD-3 Single-Family Attached with a PDO Planned Development Overlay to the RS-2 Single-Family Residential with a PDO Planned Development Overlay.

A representative was present and gave a brief overview. A motion by Muckerheide, seconded by Anderson to recommend to the Village Board to approve the Ordinance to rezone a portion of the parcel identified by Tax Key No. 227.038.007 of the Vista Run subdivision from the SFRD-3 Single Family Attached with a PDO Overlay to the RS-2 Single-Family with a PDO Overlay and schedule a public hearing. Motion carried 5-0

Consideration and possible action on a Preliminary Plat for the Vista Run Subdivision for a portion of the parcel identified by Tax Key No. 227.038.007.

A motion by Muckerheide, seconded by Anderson to approve the Preliminary Plat and recommend to the Village Board to approve the Preliminary Plat for Vista Run Phase V Subdivision for a portion of the parcel identified by Tax Key No. 227.038.007, subject to the following conditions:

1. Standard conditions of approval for Preliminary Plats.

DRAFT

2. Approval of the proposed Land Use Amendment and Rezoning by the Village Board to allow for the proposed development.
3. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed.
4. The standard conditions of Exhibit A. Motion carried 5-0

Consideration and possible action on a Final Plat for the Vista Run Subdivision for a portion of the parcel identified by Tax Key No. 227.038.007.

A motion by Johnson, seconded by Zoellick to recommend approval to the Village Board of the Final Plat for Vista Run Phase V subject to the following conditions:

1. The standard conditions of Plat approval that are not in conflict with Wis. Stats. 236.13.
2. Payment of all fees and subject to the standard conditions of Exhibit A.
3. A final Utilities Plan submitted to the Engineering Department for their review and approval and utilities installed before the Final Plat is recorded.
4. Final review and conditions from Waukesha County and the Wisconsin DOA being addressed. Motion carried 5-0

Consideration and possible action on an Ordinance to repeal and recreate the Floodplain Management section of Chapter 14 Stormwater Management.

Village Engineer Judy Neu answered questions from the Plan Commission. A motion by Johnson, seconded by Anderson to recommend to the Village Board to approve the Ordinance to repeal and recreate the Floodplain Management sections of Chapter 14 Stormwater Management of the Municipal Code. Motion carried 5-0

Reconsideration and possible action on an Ordinance to repeal and recreate Section 4.06(6)(A) regarding the number of dogs over the age of 5 months kept upon any premise within the Village.

A motion by LeDonne, seconded by Johnson to recommend to the Village Board to approve the Ordinance to repeal and recreate Section 4.06(6)(A) regarding the number of dogs over the age of 5 months kept upon any premise within the Village with any changes made as the Plan Commission deems appropriate. Motion carried 5-0

Consideration and possible action on an accessory structure larger than 250 square feet as regulated by Section 17.0704(A)(2) for the property located at W240N7449 Maple Avenue.

Evan Schienbein was present and answered questions from the Plan Commission. A motion by Muckerheide, seconded by Anderson to approve the accessory structure at 864 square feet at the property located at W240N7449 Maple Avenue. Motion carried 5-0

Other Items for Future Discussion

None

Adjournment

A motion by LeDonne, seconded by Anderson to adjourn the meeting at 7:28p.m.
Motion carried 5-0

Respectfully submitted,
Jen Boehm
Deputy Clerk

DRAFT

Agenda

N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

MEMORANDUM

TO: Plan Commission

FROM: Gabe Gilbertson, Community Development Director

RE: Plan Commission meeting of September 19, 2023

DATE: September 7, 2023

All Code Sections in this memo refer to the March 25, 2014 Sussex Municipal Code Chapter 17 with subsequent amendments thereto.

02. Minutes of the Plan Commission meeting of August 15, 2023.

03. Consideration and possible action on Permitted Uses and Site Plans:

A. Discussion and possible action on a Plan of Operation for Utility Traffic & Restoration LLC located at W232N6575 Waukesha Ave.

This site is zoned B-4 Central Mixed Use Business District. Utility Traffic & Restoration, LLC (UTR) performs ground restoration for WE Energies after work is performed. The use is a permitted use under Section 17.0419(C)(5)(j).

According to the Plan of Operation application, the hours of operation will be between 7:00 am and 5:00 pm Monday through Friday with 25 employees on a single shift. The applicant stated that company owned equipment would be parked on site in addition to employee vehicles during the day. Any material or other equipment necessary for the restoration would be stored in the building. The application states there would occasionally be gravel in the storage bin outdoors.

Parking code requires one stall per 300 sf of gross floor area for customer sales and service and one stall per employee on the largest shift. The Code requires 25 stalls based on the number of employees and there not being any area dedicated for customer sales and service.

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation.

Staff Recommendation: Staff recommends approval of the Plan of Operation for Utility Traffic & Restoration LLC located at W232N6575 Waukesha Ave subject to the following condition:

a. There shall be no outdoor storage of material other than the occasional 1-5 yards of gravel in the storage bin in the northeast corner of the property.

B. Discussion and possible action on a Plan of Operation for Keddy11, LLC located at N64W24678 Main Street.

This site is zoned B-1 Neighborhood Business. The applicant stated the new business is going to be a tobacco and cigar shop. The use is a permitted use under Section 17.0416(8)(e).

According to the Plan of Operation application, the hours of operation will be between 9:00 am and 8:00 pm Monday through Saturday and 7:00 am and 7:00 pm on Sunday with 1 employee on a single shift.

Parking Code requires a total of 7 parking stalls for the use. The site has 72 striped parking stalls in front and 28 stalls in the building (100) with 92 needed in total.

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the Plan of Operation for Keddy11, LLC located at N64W24678 Main Street, subject to the following condition:

1. Additional parking stalls shall be striped to bring the total number of parking stalls to a minimum of 92.

C. Discussion and possible action on a Plan of Operation for The Dollar Tree located at W249N5267 Executive Dr.

This site is zoned B-3 Highway Business. The Dollar Tree is proposing to occupy the remaining vacant tenant space in the building which currently has Subway as the sole tenant. The use is a permitted use under Section 17.0418(A)(8).

According to the Plan of Operation application, the hours of operation will be between 9:00 am and 9:00 pm daily with 6 employees on the largest shift.

The commercial complex has 170 parking stalls. The number of stalls meets the code requirement for shopping complex over 30,000 square feet to have five spaces per 1,000 square feet of leasable area. The site has sufficient parking for all users.

Policy Question:

1. Are there any concerns with the plan of operation?
2. Are there any property maintenance concerns that need to be addressed at this time?

Action Items:

1. Act on the Plan of operation

Staff Recommendation: Staff recommends approval of the Plan of Operation for The Dollar Tree located at W249N5267 Executive Dr.

04. Conditional Use Public Hearing(s) and consideration and possible action on Conditional Use Permits and Plans.

A. Public Hearing on a Conditional Use Permit for Beer Capitol for beverage warehouse and distribution facility expansions in the BP-1 Business Park District.

The subject property is zoned BP-1 Business Park District and is the occupied by Beer Capitol – a beverage wholesaler. Beer Capitol operates 24 hours a day Monday through Friday and employs 372 full time employees. A conditional use permit amendment application was submitted for a roughly 98,500 square foot warehouse and loading dock expansion to the existing building which would bring the total size of the building up to 360,926 square feet.

The number of employees is not expected to grow, but the expansion would allow for territory and supplier growth. A conditional use permit was amended in 2009 to accommodate a building expansion and because transportation and warehousing uses in the BP-1 District are a Conditional Use Permit under Section 17.0506(A)(10). According to the Municipal Code requires 278 parking stalls and the site plan proposes a total of 286 total parking stalls.

The Petitioner will need to prove the standards/conditions attached to this memo during the Public Hearing process. The Plan Commission may add additional conditions for the Petitioner to meet in the Conditional Use. The shaded areas (if any) reflect items in the code that are unlikely to be meritorious to the application or are administrative in nature.

Architectural Review Board
The ARB reviewed the proposed site plans and elevations at their September 6, 2023 meeting and recommended the Plan Commission approve the Conditional Use Permit.

Policy Question:
1. Are there any concerns with the Conditional Use or Plan of Operation?
2. Are there any concerns from the public hearing you want added in the CU document?
3. The Sussex Design Standards require loading docks to be screened from the public right of way and for street facades to have a minimum of 20% of window or door openings (excluding loading docks). The Architectural Review Board approved the exception at their September 6, 2023 meeting. This will be an item the Plan Commission will consider as part of their final action on the Conditional Use Permit.

Action Items:
1. Direct staff to prepare the Conditional Use Order and to reconvene the public hearing on the Conditional Use Order at the October 17, 2023 Plan Commission meeting.

Staff Recommendation: Staff recommends preparing the Conditional Use Order and reconvening the public hearing at the October 17, 2023 Plan Commission meeting

05. Consideration and possible action on CSM's, Plats, Zoning and Planning Items:

A. Discussion and possible action on a recommendation to the Village Board for a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers.

The subject property is currently a single tax key number with a duplex. The owner is looking complete a condo plat to assign separate tax key numbers to the parcel to allow for the sale of one of the duplex units. There are multiple duplexes within the Sussex Estates subdivision that have undergone the condo plat process to have separate tax key numbers.

The Plan Commission approved a preliminary plat at waived the requirement for the installation of a sidewalk at their May 16, 2023 meeting. The applicant has resubmitted the condo plat addressing engineering concerns and included condo declarations for the Village to review.

Policy Question:

1. Are there any concerns with the Condo Plat?

Action Items:

1. Recommend the Plan Commission recommend the Village Board approve a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers.

Staff Recommendation: Staff recommends the Plan Commission recommend the Village Board approve a final Condo Plat dividing ownership of the parcel identified by Tax Key No. 0231019 into two separate tax key numbers. subject to the standard conditions of Exhibit A and the conditions listed below:

1. The curve labeled C6 at the intersection should be corrected to read C4 to match the curve table.
2. Adding the following language to the Condo Declarations document: *"Should there be any conflict between these Condo declarations and any Federal, State, County, or local rules, codes, ordinances, and regulations in the construction, operation, and maintenance of the Subject Property the more restrictive provision shall control."*

6. Other Items for future discussion.

7. Adjournment.

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_____Plan of Operation fee	$175.00
_____Conditional Use fee (if necessary)	$210.00
_____Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: Thad Burkette Phone # 414-397-9512

E-mail: ThadB@UTRnow.com

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

Agend

PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? No If yes, is this a new CU? NA

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? NA

Tax Key # SUXV0236994 Zoning: B-4

Address of Tenant Space: W232N6575 Waukesha Ave. Sussex WI 53089

1. Name of Business:
Utility Traffic & Restoration LLC.

Business		
N90W14465 Commerce Dr Menomonee Falls WI 53051	Menomonee Falls WI 53051	262-372-1468
Address	City, State, Zip	Phone #
NA	Info@UTRnow.com	
Fax #	Email address	

2. Business owner contact information:
Thad Burkette-GM

Contact		
N90W14465 Commerce Dr Menomonee Falls WI 53051	Menomonee Falls WI 53051	Cel 414-397-9512
Address	City, State, Zip	Phone #
NA	ThadB@UTRnow.com	
Fax #	Email address	

3. Building/Land owner contact information:
CAM Property-HM Brandt

Contact		
N59W28135 Ainsworth Rd.	Sussex WI 53089	
Address	City, State, Zip	Phone #
	abrandt@hmbrandt.com	
Fax #	Email address	

4. Number of Employees/Shifts: 25 Employees 1 Shifts

5. Days of Operation:

Put an X in box that applies:

Hours Open for business

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
X	X	X	X	X		
7am-5pm	7am-5pm	7am-5pm	7am-5pm	7am-5pm		

Agend

6. Is this an extension of an existing operation? Yes

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: NA
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? NA

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: NA

11. Dimension of area to be occupied 220x180 Total square footage 39,460

If applicable list square footage according to 1st floor 1200 2nd floor 0

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces 25 Number of spaces needed per code NA
Number of spaces allocated for employee parking 25
Dimensions of parking lot 220x180 Is parking lot paved? yes

13. Signage: What type of signage are you proposing for your business?
One 12' square foot aluminum sign, unlit. We will be apply for sign permit.
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Thad Burkette
Name

Date

General Manager
Title or Position

I am aware and approve of the business to be operating in the building owned by CAM Properties.

Name

Date

Title or Position

VILLAGE OF Sussex

N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Utility Traffic & Restoration LLC.

Business Name: N90W14465 Commerce Dr Menomonee Falls WI 53051

Name of Owner and Address of the Property involved in the Request (if different from above):

Thad Burkette-GM

Tax Key No. of the Property involved in the Request: SUXV SUXV0236994

Signature of Property Owner and /or Authorized Agent

8-2-23
Date

Signature of Village Official Accepting Form

Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agend



WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: N90W14465 Commerce Dr Menomonee Falls WI 53051

Address: N90W14465 Commerce Dr Menomonee Falls WI 53051

Owner/Operator: Utility Traffic & Restoration LLC.

Standard Industrial Classification #:

How many people do you employ? 25

What are your businesses hours of work? 7am to 5pm M-F

Who is responsible for water quality? (List job titles)

Thad Burkette-GM

Time and Duration of Discharge: there will be no discharge

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Unknown- there is only one bathroom and that will only be used by a few employees.

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

This is a show up site for employees to pick up company vehicles in the morning and return in the evening. The only discharge would be human waste, less than what a residential home would produce.

Please list each product your business produces. (Include type, amount and rate of production):

The business does not produce any products.

What are the constituents and characteristics of your wastewater?

Human Waste- from a single restroom.

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agend

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: N90W14465 Commerce Dr Menomonee Falls WI 53051

Business Address: W232N6575 Waukesha Ave. Sussex WI 53089

Business Phone #: Office: 262-372-1468 mobile: 414-397-9512

Business Email: ThadB@UTRnow.com

Business Emergency Contacts

Name and Phone #: Thad Burkette 414-397-9512

Name and Phone #: Will Schallock 414-335-2571

Name and Phone #: Chris Herman 262-372-1468

Building Owner Name: Austin Brandt

Building Owner Email: abrandt@hmbrandt.com

Building Owner Emergency Contacts

Name and Phone #: Austin Brandt 262-443-4970

Name and Phone #:

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? NA

Agenda

April 5th, 2023

Utility Traffic & Restoration llc.
N90W14465 Commerce Dr.
Menomonee Falls, WI 53051

From:
Thad Burkette
Mobile: 414-397-9512
Office: 262-372-1468
thadb@UTRNOW.com
General Manager
Utility Traffic & Restoration llc.
N90W14465 Commerce Dr.
Menomonee Falls WI 53051

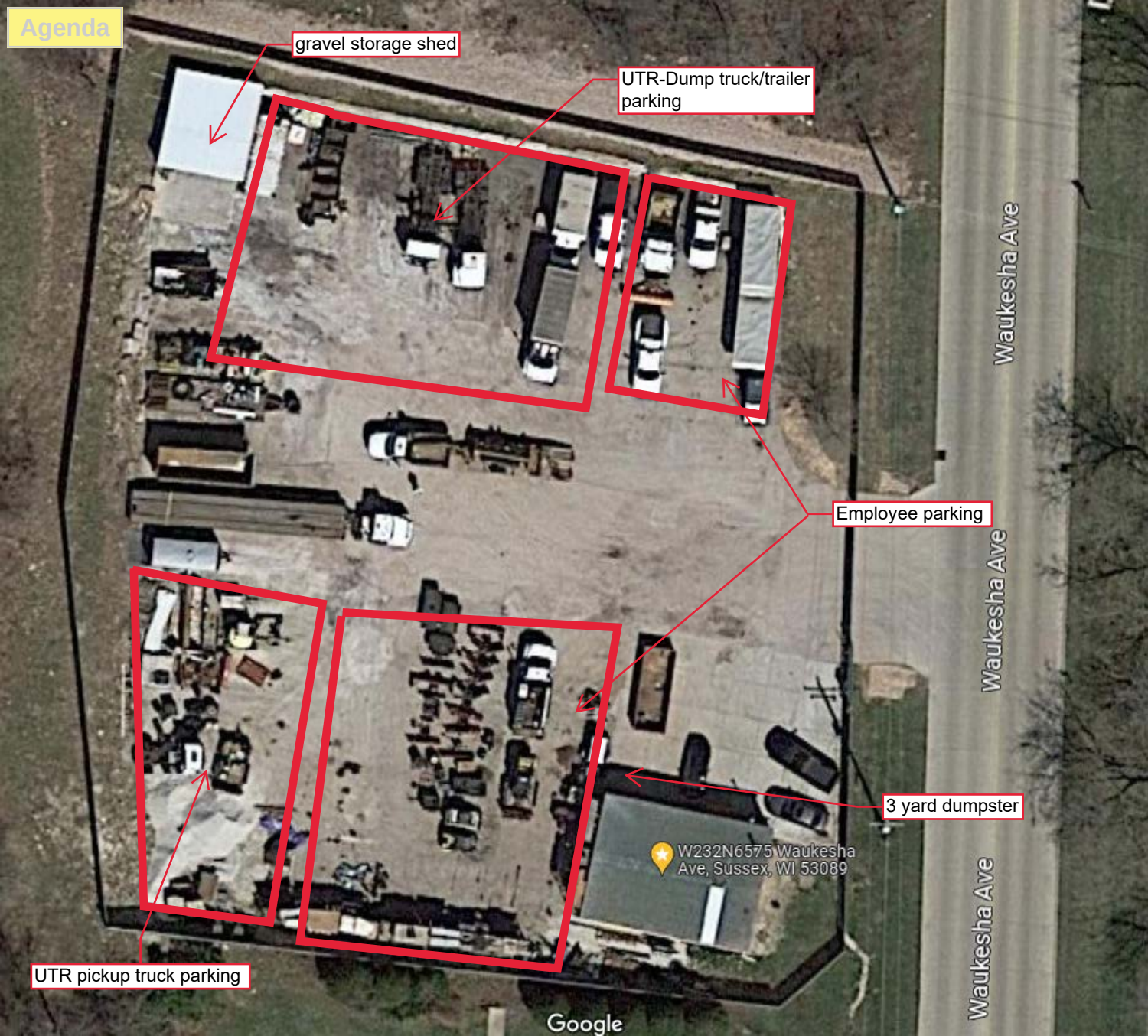
7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced, or stored on the premises.

Utility Traffic & Restoration will not be selling or producing anything on the premises. We will be using it very similar to what the current use is now. We are a Utility contractor that specializes in surface restoration. One of our largest local customers is WeEnergies, we restore the ground after they have exposed their facilities. We will be using the property and building to park company owned equipment. 6-dumps trucks, 5 trailers, and 5 pickup trucks. Employees will also be parking their personal vehicles inside the fenced lot. The company equipment will leave the location daily to work in SE Wisconsin. There will be small amount for material (mainly lawn seed and traffic control cones) stored in the building. There will be one 3-yard dumpsters for general waste generated by our crews. Occasionally there will be 1-5 yards of gravel in the storage bin located in the northeast corner of the lot.

Attached is a list of current UTR equipment that could be parked in the lot. Quantities of each are listed above.

11. Please provide a copy of the site plan showing parking and layout of the building and if a multi-tenant building, label the space which will be occupied by your business.

See attached.


Agenda
gravel storage shed
UTR-Dump truck/trailer parking
Employee parking
3 yard dumpster
UTR pickup truck parking
W232N6575 Waukesha Ave, Sussex, WI 53089
Waukesha Ave
Waukesha Ave
Waukesha Ave
Google

Agenda

Project Name _____

Tax Key # 93-2813460

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

PD 8/15/23
SQUARE

The following fees are required at the time of submittal:

✓	Plan of Operation fee	$175.00
_____	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: NISHANT P. Phone # (773) 891-7980

E-mail: KEDDY.1111LLC@GMAIL.COM

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for: AUGUST 15, 2023
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

Agenda

VILLAGE OF Sussex

PLAN OF OPERATION

To be used for a business with changes or new business in an existing building.

Is this request to be considered for a Conditional Use? NO If yes, is this a new CU? _____

(Conditional Use Permits require a Public Hearing) OR an amendment to a CU? _____

Tax Key # 93-2813460 Zoning: _____

Address of Tenant Space: N64 W24678 MAIN STREET, SUSSEX, WI-53089

1. Name of Business:
KEDDY III LLC
Business

Address N64 W24678 MAIN STREET City, State, Zip SUSSEX, WI-53089 Phone # (773)-891-7980

Fax # Email address KEDDY.III LLC @GMAIL.COM

2. Business owner contact information:

Contact
(773)-891-7980

Address City, State, Zip Phone #
1003 N CHURCH ST, APT-203, ELKHORN, WI-53121

Fax # Email address KEDDY

3. Building/Land owner contact information:

Contact
(414)-271-1111

Address City, State, Zip Phone #
1000 N WATER STREET SUITE 160, MEZZANINE MILWAUKEE, WI 53202

Fax # Email address Cfarrell@founders53.com

4. Number of Employees/Shifts: ONE Employees 9:00 AM TO 8:00 PM Shifts

5. Days of Operation:

Put an X in box that applies:	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
	X	X	X	X	X	X	X
Hours Open for business	9:00 AM TO 8:00 PM	9:00 AM TO 8:00 PM	9:00 AM TO 8:00 PM	9:00 AM TO 8:00 PM	9:00 AM TO 8:00 PM	9:00 AM TO 8:00 PM	10:00 AM TO 7:00 PM

Agenda

6. Is this an extension of an existing operation? NO

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? NO UTILIZE A LIQUOR LICENSE.

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO. If yes, explain: _____

11. Dimension of area to be occupied 947 SQUARE FOOTAGE Total square footage 1100 SQ. FOOTAGE

If applicable list square footage according to 1st floor _____ 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces 8 Number of spaces needed per code _____
Number of spaces allocated for employee parking ONE
Dimensions of parking lot _____ Is parking lot paved? _____

13. Signage: What type of signage are you proposing for your business?
WALL SIGN
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

NISHANT P.
Name

08/15/2023
Date

MANAGER
Title or Position

I am aware and approve of the business to be operating in the building owned by _____.

_____
Name

_____
Date

_____
Title or Position

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: KEDDY II LLC

Address: N64 W24678 MAIN STREET, SUSSEX, WI - 53089

Owner/Operator: NISHANT. P

Standard Industrial Classification #: _____

How many people do you employ? ONE

What are your businesses hours of work? 73 HOURS / WEEK

Who is responsible for water quality? (List job titles)

OWNER OF BUSINESS

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

NORMAL BASIC USE

Please list each product your business produces. (Include type, amount and rate of production):

NONE

What are the constituents and characteristics of your wastewater?

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: KEDDY II LLC

Business Address: N64 W24678 MAIN STREET, SUSSEX, WI-53089

Business Phone #: (773)-891-7980

Business Email: KEDDY.III LLC @GMAIL.COM

Business Emergency Contacts

Name and Phone #: NISHANT.P. -(773)-891-7980

Name and Phone #:

Name and Phone #:

Building Owner Name: [FOUNDERS 3] WESSEX BACELINE, LLC

Building Owner Email: cfarrell@founders3.com

Building Owner Emergency Contacts

Name and Phone #: WESSEX BACELINE LLC

Name and Phone #: CONOR FARRELL (424)-238-7656

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes No

Agenda

N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

FOUNDER-37 WESSEX BACELINE, LLC

Business Name: KEDDY11 LLC

Name of Owner and Address of the Property involved in the Request (if different from above):

WESSEX BACELINE, LLC

1003 N WATER ST, SUITE 160, MEZZANINE, MILWAUKEE WI, 53202

Tax Key No. of the Property involved in the Request: SUXV SUXV0231999002

Signature of Property Owner and /or Authorized Agent — Date: 08/15/2023

Signature of Village Official Accepting Form — Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

PD 8/28/23 NO. 21889

X	Plan of Operation fee	$175.00
_____	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: _____ Phone # _____

E-mail: _____

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

Agenda

6. Is this an extension of an existing operation? NO

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____

11. Dimension of area to be occupied 80'-4" x 120'-1" Total square footage 9,647 SF

If applicable list square footage according to 1st floor 9,647 SF 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces existing by landlord Number of spaces needed per code existing by landlord
Number of spaces allocated for employee parking 3
Dimensions of parking lot existing by landlord Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Deferred submittal planned.
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Mark Hinckley
Name

8-22-2023
Date

Project Manager
Title or Position

I am aware and approve of the business to be operating in the building owned by Sussex Gateway Retail Center.

DR. MASOOD AHMAD
Name

8/22/23
Date

OWNER
Title or Position

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Dollar Tree

Address: W249N5267 Executive Dr. Sussex, WI 53089

Owner/Operator: Dollar Tree Stores

Standard Industrial Classification #: 5331 Retail-variety stores

How many people do you employ? 6

What are your businesses hours of work? daily 9am-9pm

Who is responsible for water quality? (List job titles)

Time and Duration of Discharge: usual retail bathroom use.

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

No special processes. Usual retail bathroom use.

Please list each product your business produces. (Include type, amount and rate of production):

n/a

What are the constituents and characteristics of your wastewater?

n/a

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Project Name _____

Tax Key # _____

VILLAGE OF SUSSEX
PLAN OF OPERATION
PROCEDURE LIST

Pre-application conference must be arranged with Gabe Gilbertson, Community Development Director. Please contact us at 262-246-5215 prior to submitting your application.

Complete the following: Plan of Operation, Service Reimbursement Agreement, Emergency Contact and Wastewater Discharge Permit.

Submit the completed forms and the required fee by the last business day of the month for consideration for the next Plan Commission Agenda. Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda. Completed forms can be emailed to ggilbertson@villagesussex.org.

The following fees are required at the time of submittal:

_X_	Plan of Operation fee	$175.00
_____	Conditional Use fee (if necessary)	$210.00
_____	Pre Occupancy inspection fee	$100.00

Please make check payable to: Village of Sussex (fees are non refundable)

Notes:_____

_____

_____

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Contact Name for meetings: _____ Phone # _____

E-mail: _____

For office use only:

Met with staff on:_____
Paid fees on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Plan of Operation to Jeremy _____
Service reimbursement_____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____

Any outstanding fees owed on the property?_____

Agenda

6. Is this an extension of an existing operation? NO

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? NO Do you need an Outdoor Establishment Permit? NO
If yes, explain: _____
If yes, please obtain and complete permit application.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? _____

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? NO If yes, explain: _____

11. Dimension of area to be occupied 80'-4" x 120'-1" Total square footage 9,647 SF

If applicable list square footage according to 1st floor 9,647 SF 2nd floor _____

Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.

12. Parking:
Total Number of Parking Spaces existing by landlord Number of spaces needed per code existing by landlord
Number of spaces allocated for employee parking 3
Dimensions of parking lot existing by landlord Is parking lot paved? Yes

13. Signage: What type of signage are you proposing for your business?
Deferred submittal planned.
If applicable, complete a Sign Permit application and submit to the Building Inspection Dept. Please refer to Chapter 17.0800.

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Mark Hinckley
Name

8-22-2023
Date

Project Manager
Title or Position

I am aware and approve of the business to be operating in the building owned by Sussex Gateway Retail Center.

DR. MASOOD AHMAD
Name

8/22/23
Date

OWNER
Title or Position

Agenda

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Dollar Tree

Address: W249N5267 Executive Dr. Sussex, WI 53089

Owner/Operator: Dollar Tree Stores

Standard Industrial Classification #: 5331 Retail-variety stores

How many people do you employ? 6

What are your businesses hours of work? daily 9am-9pm

Who is responsible for water quality? (List job titles)

Time and Duration of Discharge: usual retail bathroom use.

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

No special processes. Usual retail bathroom use.

Please list each product your business produces. (Include type, amount and rate of production):

n/a

What are the constituents and characteristics of your wastewater?

n/a

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

DOLLAR TREE
FAMILY DOLLAR

Gabe Gilbertson
Community Development Director

Contact: 262-246-5215
ggilbertson@villagesussex.org

Gabe,

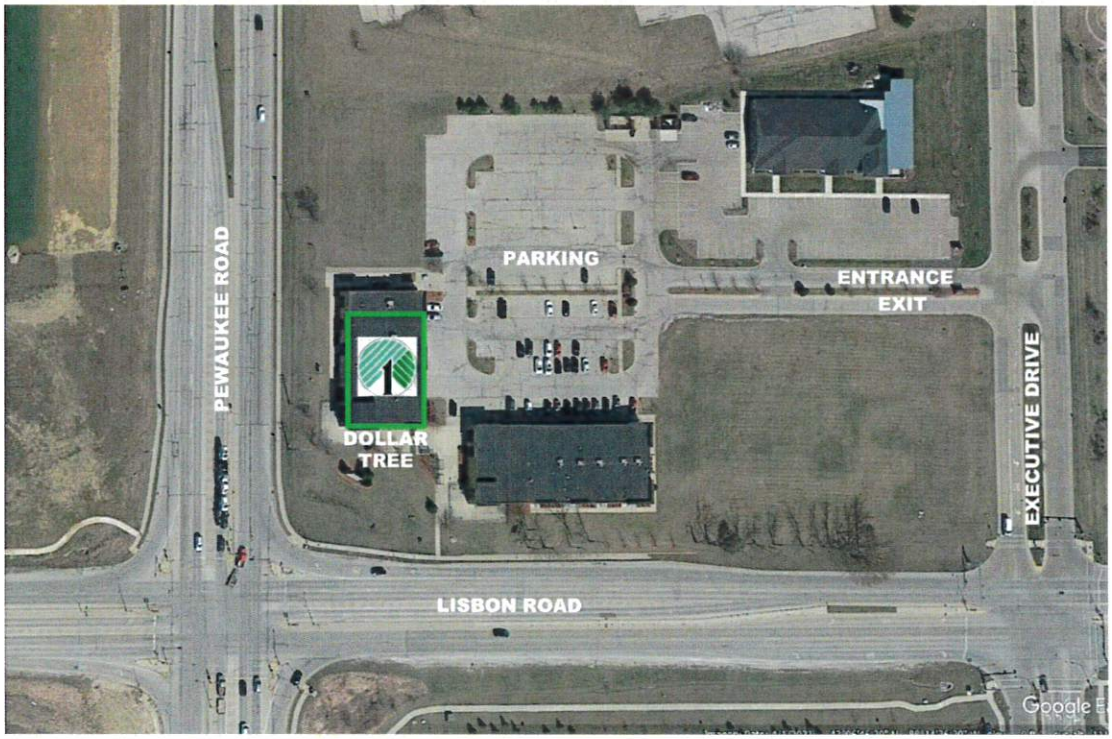
Answers to questions on the VILLAGE OF SUSSEX PLAN OF OPERATION PROCEDURE LIST.

1. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises.

   Answer:
   Dollar Tree comprises the company's operation of a chain of discount variety stores under the Dollar Tree brand, which offer merchandise at the fixed price of $1.25

   Items to be sold include: various household products, beauty and hygiene products, craft supplies, school supplies, auto accessories, grocery items, seasonal product and party supplies.

11. Please provide a copy of the site plan showing parking and layout of the building and if a multi tenant building, label the space which will be occupied by your business.



Agenda

PLAN OF OPERATION – NEW CONSTRUCTION
PROCEDURE LIST

_____
Project Name

_____
Tax Key #

Pre-application conference must be arranged with staff. Please contact us at 262-246-5215 prior to submitting application materials.

Submittal checklist:

X Original completed Plan of Operation (Page 1-3)
X Original completed Professional Services Reimbursement, Emergency Contact, Wastewater Discharge Permit and Flood Plain Occupancy
X 3 original size and 3 reduced (11 x 17) copies of Site Plan
X 3 original size and 3 reduced (11 x 17) copies of Architectural plans
n/a 3 original size and 3 reduced (11 x 17) copies of Sign Plan
X 3 original size and 3 reduced (11 x 17) copies of Landscape Plan
X 3 original size and 3 reduced (11 x 17) copies of Lighting Plan
X Submit plans in PDF format on a disc

The following fees are required at the time of submittal:

X Plan of Operation fee $175.00
X Conditional Use fee $210.00
n/a Plan Review fee $250.00

Additional fees are required for building permits, review fees, or other items depending upon the nature of your request.

Please make check payable to: Village of Sussex (fees are non refundable)

Deadline for submittals is the last business day of the month for consideration for the next Plan Commission Agenda. (Please note that submitting by the deadline does not guarantee placement on the Plan Commission Agenda.). Application can be submitted via email to ggilbertson@villagesussex.org.

Contact Name for meetings: Caitlin LaJoie Phone # 262-307-8792
E-mail: clajoie@briohn.com

For office use only:

Met with staff on:_____
Received documents on:_____
Fees received and paid on:_____
To be on the Plan Commission Agenda for:_____
Original forms to the following:
Service reimbursement _____
Emergency Contact to Sheriff Dept_____
Wastewater Permit to WWTP _____
Any outstanding fees owed on PROPERTY_____

Agenda

SITE PLAN REVIEW CHECKLIST

This checklist is a guide for developers to have a project reviewed by the Village of Sussex Plan Commission. Before a project can reviewed by the Plan Commission, initial consultation should be made with staff.

GENERAL INFORMATION

Names and addresses of owner/developer/
designer/engineer
Graphic scale, north arrow
Location sketch
Size of site (gross and net acreage)
Existing zoning, adjacent zoning
Summary of proposed development

EXISTING SITE INFORMATION

Dimensions of site and lot lines
Existing grades
Adjacent property grades and structures
Drainage systems and structures
Natural features
Wetland boundaries
Floodplain elevation and boundaries
Environmental concerns
Roads, curbs, parking lots, pavement areas
Structures (location, size)
Rights-of-way (existing/proposed)
Easements (drainage, utility)
Existing utilities
Benchmark locations and elevations
Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

Existing building location
Existing building elevations/materials
Proposed use
Proposed floor plans
Square footage
Proposed elevations, building height
Proposed materials and colors (material sample board
required for new construction)
Details of any special features

PROPOSED SITE PLAN

Grading and spot elevations
Erosion control measures
Stormwater management
- Stormwater management design report
- General drainage pattern
- Swales w/ arrows for direction of flow
- Pond design with outfalls
- Culverts location/size

Utilities
- Sanitary
- Water
- Stormsewer
- Electrical or power generators

Building location (dimension)
Building elevation (finished grade)
Location of proposed signage
Dumpster enclosure details
Setbacks (clearly marked and dimensioned)
Vehicular entrances (dimension to centerline of
nearest intersection
Streets (dimension and direction for one-ways)
Curve radii
Sidewalks
Parking areas (show striping/spot elevations)
Parking setback form property line
Lot coverage
- Square footage total
- Impervious surface total %
- Green space total %
- Percent permitted %

Municipal utility connections
- Sanitary sewer (pipe size/elevations)
- Water (size, valve location, elevations)
- Location of hydrants

Easement for public water mains

LIGHTING PLAN

Major improvements for context
Location/nature of existing fixtures
Location of proposed fixtures
Photometric report (to scale on plan)
Manufactures cut-sheets of all fixtures
Lighting schedule
  Key to plan
  Number/type of fixtures
  Output (wattage)
Installation details as appropriate

LANDSCAPING PLAN

Landscape plan to be same scale as site plan
Location of driveways, walk ways and sidewalks
Proposed outdoor amenities (benches, decks, gazebos)
Existing vegetation plan
  Saved
  Destroying
Proposed landscape features (berms, fountains)
Plant list broken down in the following categories
  Deciduous trees, names and numbers
  Evergreens, names and numbers
  Shrubs/flowers, names and numbers
Indicate sizes of plantings

ITEMS SUBMITTED FOR PLAN COMMISSION

Completed Plan of Operation
Required # of copies to be received by established deadline date
Building material sample board
All required fees paid

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

The following materials can be reviewed on our website www.villagesussex.org

Design Standards
Chapter 17 & 18
Development Requirements
Downtown Plan
2040 Comprehensive Plan
2040 Land Use Plan

Fire Department Chapter 5

Agenda

PLAN OF OPERATION

To be used for a business with new construction.

Is this request to be considered for a Conditional Use? Yes If yes, is this a new CU? _____

OR an amendment to an existing CU? Yes

(Conditional Use Permits require a Public Hearing)

Address location of new construction W222N5700 Miller Way, Sussex, WI 53089

Tax Key # SUXV0244992002 Zoning: BP1

1. Name of Business:

Beer Capitol

Business

W222N5700 Miller Way	Sussex, WI 53089	262-932-2337
Address	City, State, Zip	Phone #

Fax # Email address

2. Business owner contact information:

Gary Genz, Director of Operations and Distribution

Contact

W222N5700 Miller Way	Sussex, WI 53089	262-820-6373
Address	City, State, Zip	Phone #

gary.genz@beercapitol.com

Fax # Email address

3. Building/Land owner contact information:

Same as above

Contact

Address City, State, Zip Phone #

Fax # Email address

4. Number of Employees/Shifts: 372 Employees 3 Shifts

Please see attached narrative

5. Days of Operation:

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Put an X in box that applies:	X	X	X	X	X	closed	closed
Hours Open for business	24 hours	24 hours	24 hours	24 hours	24 hours		

Agenda

6. Is this an extension of an existing operation? Yes

7. On a separate sheet of paper explain your business use and/or the change to your business. Attach a list of all items to be sold, produced or stored on the premises. Please see attached narrative

8. Is a liquor license or any other special license to be obtained from the Village Board or State Licensing Agencies? X Do you need an Outdoor Establishment Permit? _____
Arcade permit? _____
If yes, explain: No change from existing licenses
If yes, please obtain and complete form.

9. If your proposed operation will utilize a liquor license, what types of entertainment are you proposing? n/a

10. Do you feel there will be any problems such as odor, smoke or noise resulting from this operation? no

If yes, explain: _____

11. Dimensions and levels of all buildings:

	Dimensions	Levels	Square footage
Building 1	see plans	1	360,926 SF post addition
Building 2	n/a		
Building 3	n/a		

Is the building(s) to be used for multi-tenant purpose? no

12.

Lot size	Depth	Width	Area
24.0259 ac	+/- 930'	+/- 1189'	1,046,568.204 SF

Above to be included on survey

13 Parking: Dimensions of parking lot 546'x126' & 169'x118'

Parking lot construction ashphalt

Type of screening: Fence X or Plantings X

Number of spaces needed per code _____ # of spaces for employees 276

Above to be included on site plan

Please provide the following information:
Total square footage of building, new and existing 360,756 SF

Total square footage of parking lot, new and existing 282,227 SF

14. Signs: Type: Free standing _____ Attached to building _____
Lighted _____ Single or double faced _____
Size _____ Location _____

no new signage

Above to be included on sign plan

15. What security lighting are you proposing? (Please include on lighting plan)

Wall mounted fixtures and pole lighting; Please see attached lighting plan

16. Is there a need for outside storage? no If yes, explain:

17. Is a Highway access permit needed from the state or County Highway Departments? no

If yes, please attach a copy of the secured permit.
What conditions has the State or County imposed upon your permit?

n/a

18. Is there a need for any special type of security fencing? no
If yes, what type? n/a

19. What provisions are you making for fire protection? per SOS 314 fire prevention

What provisions are your making for a sprinkler system? NFPA 13 overall; ESFR in S-1 occupancy

Storage system? _____

Hydrant stand pipes? _____

Is there a fire lane shown on your site plan? no

Explain: fire truck turning radius exhibit included

20. Surface water drainage facilities and impervious areas, describe and/or include on site plan.

21. Did Wisconsin State Department of Industry Labor and Human Relations approve building plans?

no If yes, explain: _____

22. Please give a timetable for items to be completed:

Building construction	3/1/2024
Paving	3/8/2024
Landscaping	Spring 2024
Occupancy	3/29/24

I have reviewed a copy of the Zoning Ordinance in the Village of Sussex and hereby agree to abide by the same, as well as any and all terms and conditions of any permit issued pursuant to this application.

I do swear to or affirm that all statements contained herein are true and correct to the best of our knowledge.

Caitlin LaJoie
Name

7/31/2023
Date

Dir of Land Development, Briohn Bldg
Title or Position



no change to flood plain

Information on Flood Plain Occupancy:

1. What is the flood plain elevation at the site? _____
2. Is the flood plain construction elevated or flood proofed? Elevated _____ Flood proofed _____
3. What is the elevation of the lowest floor of the structure? _____
4. What is the elevation of the land fill surrounding the structure? _____
5. Does the fill extend beyond the structure? _____
   How far beyond the structure? _____ feet
6. Is dry land access provided? _____
7. If the structure is flood proofed, what flood proofing measures are used?

_____

8. Certification of elevation or flood proofing must be provided by a licensed surveyor or registered Engineer.

Agenda

N64W23760 Main Street
Sussex, Wisconsin 53089
Phone (262) 246-5200
FAX (262) 246-5222
Email: info@villagesussex.org
Website: www.villagesussex.org

VILLAGE OF SUSSEX
PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Sussex Ordinance No. 3.11, the Village of Sussex Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village to the property owner incurring those fees even if the request is not approved. Also, be advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs or charges, however, is subjected to the property owner's appeal rights as described in said Village of Sussex Ordinances.

I, the undersigned, have been advised that, pursuant to said Village of Sussex Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village even if the request is not approved. In addition, I have been advised that pursuant to said Village of Sussex Ordinances, certain other fees, costs, and charges are my responsibility even if the request is not approved. By signing this document however, I am not waiving my appeal rights that are described in said Village of Sussex Ordinances.

PLEASE PRINT LEGIBLY

Name and Mailing Address of the Property Owner and /or Authorized Agent for Invoices:

Caitlin LaJoie, Director of Land Development

3885 N Brookfield Road, Suite 200, Brookfield, WI 53045

Business Name: Beer Capitol

Name of Owner and Address of the Property involved in the Request (if different from above):

Gary Genz, Director of Operations and Distribution

W222N5700 Miller Way, Sussex, WI 53089

Tax Key No. of the Property involved in the Request: SUXV 0244992002

_____ _____
Signature of Property Owner and /or Authorized Agent — Date

_____ _____
Signature of Village Official Accepting Form — Date

A copy of this completed form shall be provided to the Village Clerk for billing purposes.

Agenda



no change to existing discharge

WASTEWATER DISCHARGE PERMIT APPLICATION

Business Name: Beer Capitol

Address: N222W5700 Miller Way, Sussex, WI 53089

Owner/Operator: _____

Standard Industrial Classification #: _____

How many people do you employ? _____

What are your businesses hours of work? _____

Who is responsible for water quality? (List job titles)

_____

_____

Time and Duration of Discharge: _____

Average and Peak Wastewater Flow Rates(Include any daily, monthly or seasonal variations):

_____

Please describe the activities, facilities, and plant processes on the premises including all materials and types of materials which are or could be discharged:

_____

_____

_____

_____

Please list each product your business produces. (Include type, amount and rate of production):

_____

_____

_____

_____

What are the constituents and characteristics of your wastewater?

_____

_____

_____

New construction: attach site plans, floor plans, mechanical and plumbing plans and details to show all sewers and appurtenances by size, location and elevation.

Print Form

Clear Form

Agenda

Village of Sussex Fire Department
N63 W24335 Main Street
Sussex, Wisconsin 53089

Fire Station - *PHONE*
262-246-5197
Fire Station - *FAX*
262-246-5196

Waukesha County Sheriff – Sussex Office

Emergency Contact Form to be completed with Plan of Operation form.

Business Name: Beer Capitol

Business Address: N222W5700 Miller Way, Sussex, WI 53089

Business Phone #: 262-932-2337

Business Email: gary.genz@beercapitol.com

Business Emergency Contacts

Name and Phone #: Alex Reid ext 2359 (or 262-623-4934)

Name and Phone #: Gary Genz ext 6373 (or 920-253-9936)

Name and Phone #: David Engevold ext 2383 (or 414-234-9345)

Building Owner Name: Beer Capitol Distributing LLC

Building Owner Email: david.neville@beercapitol.com

Building Owner Emergency Contacts

Name and Phone #: David Neville ext 2351 (or 414-234-9400)

Name and Phone #: Gary Genz ext 6373 (or 920-253-9936)

Knox Box (if applies) Have locks been changed and new key provided to Fire Department? Yes | No (no change)

Agenda

BRIOHN BUILDING CORPORATION

DESIGN / BUILD CONSTRUCTION

ARCHITECTURAL DESIGN

DEVELOPMENT

PROPERTY MANAGEMENT

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

July 31, 2023

Village of Sussex
N64W23760 Main Street
Sussex, WI 53089

VIA Email: Gabe Gilbertson (ggilbertson@sussexwi.gov)

Dear Village Staff, Commissioners, and Board Members:

Briohn Building Corporation is pleased to present the following proposal on behalf of Beer Capitol ("Developer") to the Village of Sussex ("Village") for the proposed addition ("Development") to their existing facility.

Subject Site

The subject site ("Site") is located at W222N5700 Miller Way, Sussex, WI 53089 (Tax Key SUXV0244992002) and is approximately 24.18 acres. The Site is currently zoned BP-1 with Exceptions, which will remain.

Company History

Beer Capitol was founded in 1933 and is now in its fourth generation of being family owned and operated. In 2016, Frank Beverage Group acquired Beer Capitol which has proven to be a successful venture as the two companies have many shared values. The Sussex headquarters continues to be a state-of-the-art facility as multiple additions have occurred over the years to accommodate a growing customer base of over 3,100 customers.

Beer Capitol is open Monday through Friday 24 hours and employs 372 full-time employees. There are approximately 80 warehouse employees, 96 delivery/transport drivers, 163 sales/merchandising employees, and 33 administrative employees. Additionally, there are 35 yearly part-time employees plus 40 summer employees. The addition is expected to assist in territory and supplier growth.

Beer Capitol is a beverage wholesaler whose facility sells approximately 9 million case equivalences of beer annually. Below is a list of top suppliers, by volume:

- Molson Coors Beverage Company

- Constellation Brands (Coronoa, Modelo)
- Mikes Hard Lemonade (Mikes, White Claw)
- Pabst Brewing Company
- Boston Beer Company (Sam Adams, Truly, Twisted Tea)
- Heineken
- Lakefront Brewery
- Premium Waters
- FIFCO (Seagram's)
- New Belgium Brewing (New Belgium, Bells)
- Eagle Park
- Raised Grain
- Stevens Point Brewery
- City Lights
- Sprecher Brewery

Vision of Development

The Developer is seeking approvals for the site plan, architecture, conditional use permit amendment, and proposed tree replacement from the Village. After completing a wetland delineation, a request for artificial wetland exemption was submitted to the WDNR on 7/27/23. Additional coordination and/or approvals from the county, state, and utility companies will be obtained as needed.

The proposed addition is to expand the existing warehouse to the north by 84,668 SF plus a loading dock addition of 13,800 SF with 10 overhead doors for a total building size (existing plus proposed) of 332,618 SF. There will be additional parking stalls to accommodate employees. Proposed interior alterations to increase efficiencies include relocating the combined cooler, creating new staging areas and modifying the dock enclosures along the southern wall. The Development will be fully sprinkled (NFPA 13) throughout with ESFR in all S-1 occupancy areas; Type 2B construction with primary occupancies as S-1 (storage moderate hazard) and secondary occupancy as B (business).

The Development will meet all BP-1 bulk zoning requirements, summary below:

	BP-1 Standard	Development
Front Setback	40'	76.1'
Side Setback	25'	137.7'
Rear Setback	25'	167.3'
Max Building Height	60'	30'
Min Open Space	25%	39% (403,584 SF)
Max Lot Coverage	75%	61% (642,983 SF)
Parking		276 car parking stalls 49 trailer parking stalls 29 van spaces

The Development is designed to be consistent with the existing building while meeting Beer Capitol's demand for additional warehouse space.

The proposed landscape plan has been prepared by a professional landscape architect. The design will meet or exceed Village ordinance and provide adequate screening.

Entitlement and Construction Timeline
08/15/2023 – Plan Commission meeting to accept application and set public hearing
08/21/2023 – Anticipated WDNR wetland approval
09/19/2023 – Plan Commission public hearing to approve site plan
10/04/2023 – Architectural Review Board meeting
10/17/2023 – Plan Commission public hearing to amend conditional use permit

A tree survey was completed and the Developer will present findings to the Parks Board at an upcoming meeting (to be coordinated with Staff).

Building permits will be applied for immediately so earth work can begin this fall, allowing Beer Capitol to be operational in the addition prior to Memorial Day 2024.

Materials and Image
The Developer has reviewed and understands the architectural design elements required by the Village. The preliminary design meets or exceeds the code while being aesthetically pleasing. Please reference Exhibit B attached hereto for proposed renderings; full size hard copies and electronic plans provided.

Contact Information
Dom Ferrante, Vice President - Architecture | Briohn Design Group
dferrante@briohn.com | 262-790-0500 x 405

Peyton Paquin, Senior Project Manager | Briohn Building Corporation
ppaquin@briohn.com | 262-790-0500 x 284

Kyle Roadt, Project Manager | Briohn Building Corporation
kroadt@briohn.com | 262-790-0500 x 286

Caitlin LaJoie, Director of Land Development | Briohn Building Corporation
clajoie@briohn.com | 262-307-8792

Conclusion
Thank you for reviewing and discussing the proposed development with our design team. We look forward to continuing the conversation with the Village. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

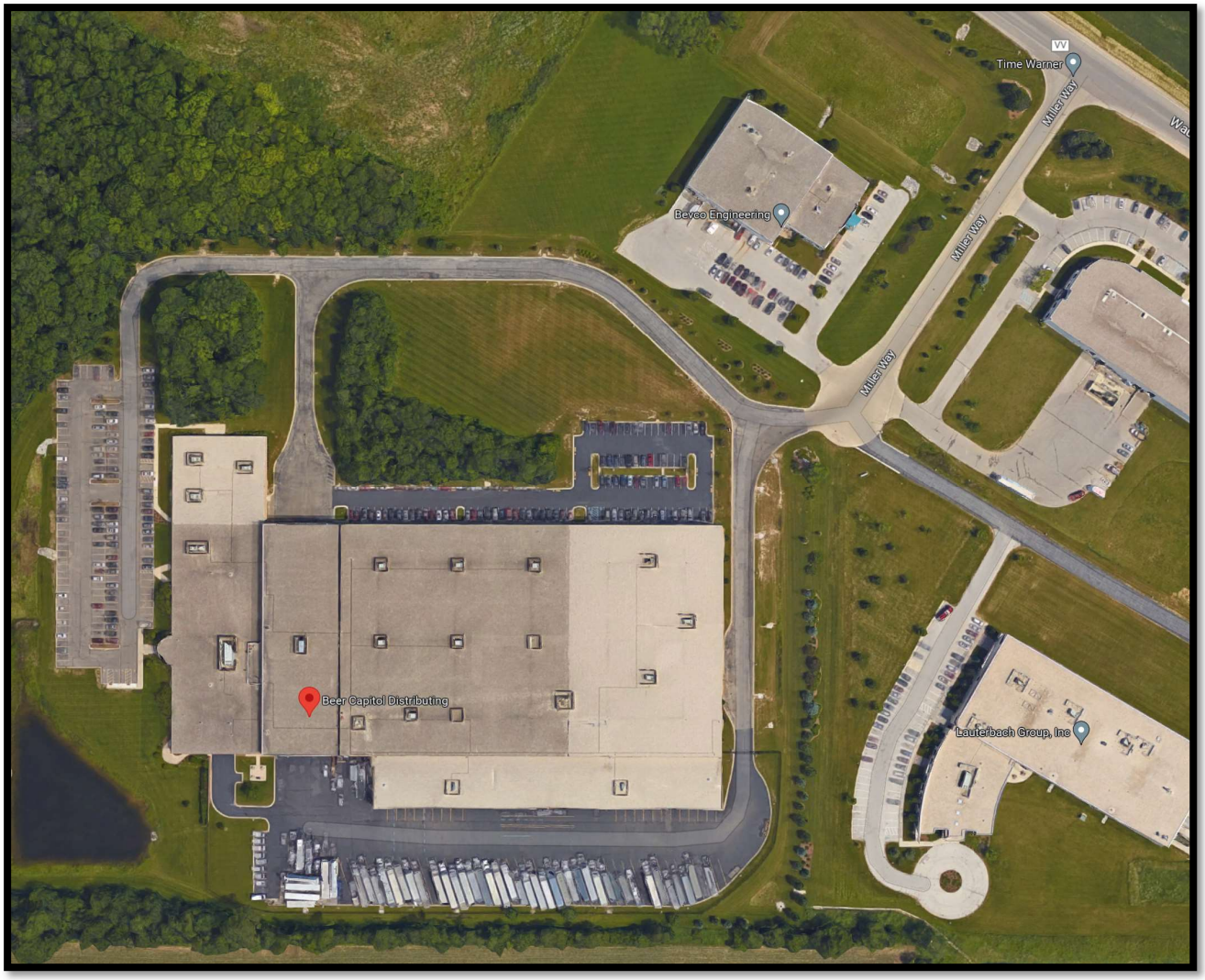
Caitlin LaJoie, Director of Land Development
Briohn Building Corporation

Agenda

Exhibit A – Aerial View



Agenda

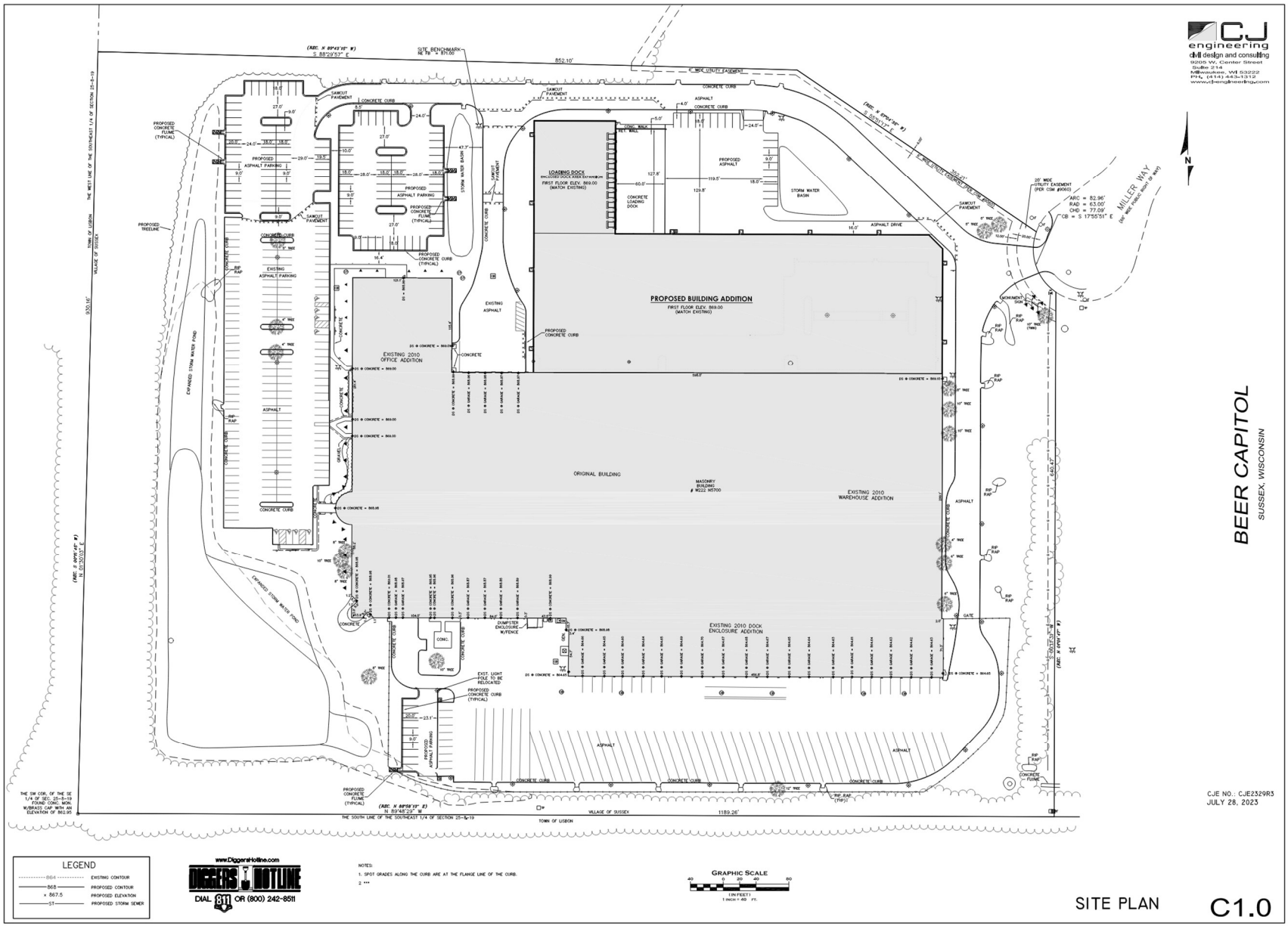

Time Warner
Miller Way
Beyco Engineering
Miller Way
Miller Way
Beer Capitol Distributing
Lauterbach Group, Inc

Agenda

Exhibit B – Preliminary Site Plan, Elevations, and Renderings

INTENTIONALLY LEFT BLANK

Agenda



CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cjengineering.com

BEER CAPITOL
SUSSEX, WISCONSIN

CJE NO.: CJE2329R3
JULY 28, 2023

LEGEND

864	EXISTING CONTOUR
868	PROPOSED CONTOUR
× 867.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

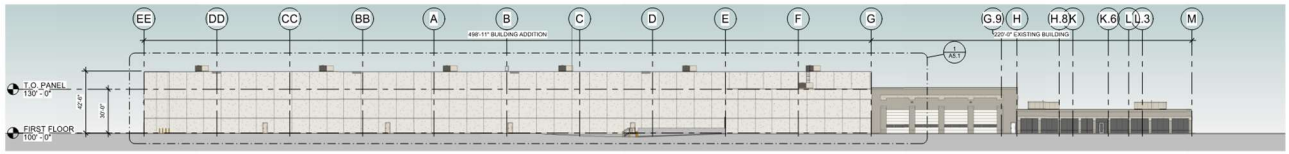
NOTES:
1. SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE OF THE CURB.
2. ***

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

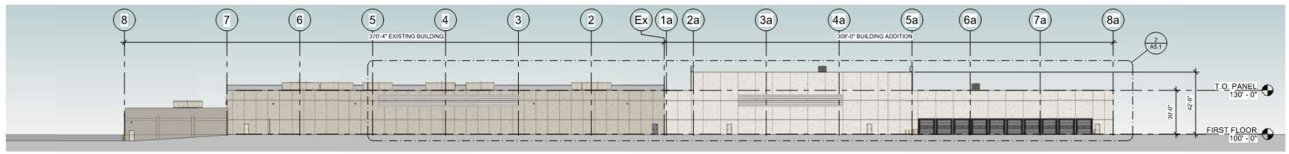
SITE PLAN

C1.0

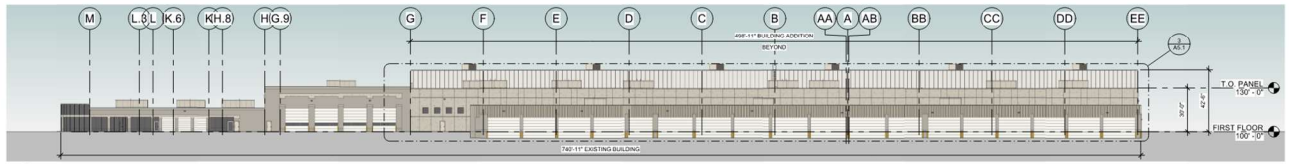
Agenda



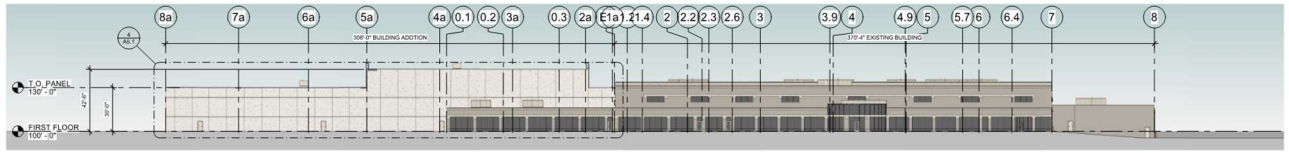
1 NORTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



4 SOUTH ELEVATION
1" = 30'-0"



3 WEST ELEVATION
1" = 30'-0"

WALL COLOR LEGEND

COLOR 1 - MATCH EXISTING EXPOSED AGGREGATE STONE

COLOR 2 - MATCH EXISTING 4" X 1/2" DEEP REVEAL

EXTERIOR SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 60 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 2" STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 12" INSULATED PRECAST CONCRETE WALL PANEL (R-19)

INSULATED METAL WALL PANEL SYSTEM: 5" INSULATED METAL FREEZER WALL PANEL SYSTEM (R-40)

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC. SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, OR INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

BRIOHN DESIGN GROUP
3989 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-7950
(262) 780-9000 PHONE
(262) 780-9000 FAX

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

Revision
Date

JOB: 230041
DRAWN: CK
CHECKED: DP
DATE: 07/31/2023
SHEET:
A5.0

Agenda



1 PERSPECTIVE VIEW LOOKING SOUTH / SOUTHEAST



2 PERSPECTIVE VIEW LOOKING SOUTH / SOUTHEAST



3 PERSPECTIVE VIEW OF EXISTING LOADING DOCK LOOKING NORTH / NORTHEAST

BRIOHN DESIGN GROUP

EXTERIOR RENDERINGS

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N.5700 MILLER WAY
SUSSEX, WISCONSIN

SHEET
T1.1

Agenda

PROPOSED NEW WAREHOUSE AND LOADING DOCK ADDITIONS FOR:

BEER CAPITOL DISTRIBUTING

W222 N5700 MILLER WAY
SUSSEX, WISCONSIN 53089



1 AERIAL VIEW LOOKING NORTH / NORTHEAST
12" = 1'-0"



2 AERIAL VIEW LOOKING SOUTH / SOUTHWEST
12" = 1'-0"

SHEET INDEX

0 - GENERAL	
T1.0	TITLE SHEET
T1.1	EXTERIOR RENDERINGS
1 - SPECIFICATIONS	
GS.1	SPECIFICATIONS
GS.2	SPECIFICATIONS
2 - SURVEY	
SV-1.0	EXISTING CONDITIONS SURVEY
SV-2.0	TREE INVENTORY MAP
3 - CIVIL	
C1.0	SITE PLAN
C1.1	FIRE APPARATUS PLAN
C1.2	WB-67 TURING MOVEMENT
C2.0	SITE GRADING PLAN
C3.0	SITE UTILITY PLAN
C4.0	EROSION CONTROL PLAN
C5.0	SITE DETAILS
C6.0	SITE DEMO PLAN
4 - LANDSCAPING	
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN ENLARGEMENT
L2.0	LANDSCAPE NOTES & DETAILS
5 - ARCHITECTURAL	
A0.1	ARCHITECTURAL SITE PLAN
A1.0	OVERALL SITE AND FLOOR PLAN EXISTING CONDITIONS
A1.1	OVERALL FLOOR PLAN
A1.2	ENLARGED FIRST FLOOR PLAN
A1.3	ENLARGED EXISTING FIRST FLOOR PLAN
A4.0	OVERALL ROOF PLAN
A5.0	OVERALL EXTERIOR ELEVATIONS
A5.1	ENLARGED EXTERIOR ELEVATIONS
A6.0	BUILDING LINE OF SIGHT SECTIONS
7 - ELECTRICAL	
E1.0	SITE LIGHTING PLAN
E2.0	LIGHTING CUT SHEETS
E2.1	LIGHTING CUT SHEETS

PLAN COMMISSION SUBMITTAL SET
JULY 31, 2023

OWNER :

BEER CAPITOL DISTRIBUTING
GARY GENZ

W222 N5700 MILLER WAY
SUSSEX, WI 53089

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
Kyle Roadt, PM

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

ARCHITECT :

BRIOHN DESIGN GROUP, LLC
Domenico Ferrante, AIA

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP, LLC
Kevin Jankowski, PE

3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX

CIVIL ENGINEER:

CJ ENGINEERING
Christopher A. Jackson, P.E.

9205 WEST CENTER STREET, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 443-1312 PHONE
(414) 443-1317 FAX

LANDSCAPE ARCHITECT:

HELLIANTHUS LLC
Kristi Sherfinski, PLA

1836 W. FOND DU LAC AVE., SUITE 100
MILWAUKEE, WISCONSIN 53205
(414) 622-0103 PHONE

PROJECT LOCATION:



NORTH

SITE LOCATION MAP
SCALE: N.T.S.

PROJECT INFORMATION:

BUILDING CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 366
ACCESSIBILITY CODE:
2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 362
2009 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
ENERGY CODE:
2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 363
MECHANICAL CODE:
2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 364
PLUMBING CODE:
2014 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE:
2017 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS316
FIRE CODE:
SPS 314 FIRE PREVENTION

OCCUPANCY:	PRIMARY	S-1 (MODERATE HAZARD STORAGE)
	SECONDARY	B (BUSINESS)
CLASS OF CONSTRUCTION:	TYPE 2B UNLIMITED AREA BUILDING PER IBC 507	
SPRINKLER SYSTEM:	NFPA 13 OVERALL; ESFR FOR S-1 OCCUPANCY AREAS	
FLOOR LEVELS:	1	
NUMBER OF STORIES	1	
TOTAL SITE AREA:	TOTAL CURRENT SITE 1,046,567 SF / 24.0259 ACRES	
TOTAL EXISTING BUILDING AREA:	262,458 SF	
PROPOSED WAREHOUSE ADDITION:	84,668 SF	
PROPOSED LOADING DOCK ADDITION:	13,800 SF	
TOTAL PROPOSED BUILDING AREA:	98,468 SF	
TOTAL PROPOSED & EXISTING BUILDING AREAS:	360,926 SF	

NOTE: ALL MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING BY DESIGN-BUILD CONTRACTORS

APPLICABLE TO ALL PLAN VIEWS

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

SHEET TITLE
TITLE SHEET

Revision
Date

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

JOB: 230041
DRAWN: CK
CHECKED: DF
DATE: 07/31/2023
SHEET:
T1.0

Agenda



1 PERSPECTIVE VIEW LOOKING SOUTH / SOUTHEAST
12" = 1'-0"



2 PERSPECTIVE VIEW LOOKING SOUTH / SOUTHEAST
12" = 1'-0"



3 PERSPECTIVE VIEW OF EXISTING LOADING DOCK LOOKING NORTH / NORTHEAST
12" = 1'-0"

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
EXTERIOR RENDERINGS

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

Revision	Date

JOB:	230041
DRAWN:	CK
CHECKED:	DF
DATE:	07/31/2023

SHEET:
T1.1

APPLICABLE TO ALL PLAN VIEWS

Agenda

GENERAL NOTES

1. THE FOLLOWING SHALL APPLY TO ALL SUBCONTRACTORS AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.

2. THE COMPLETE CONSTRUCTION DOCUMENT SET IS INCLUSIVE OF THE DRAWING SHEETS LISTED IN THE DRAWING INDEX.

3. ALL WORK SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE LOCAL AND STATE BUILDING, HVAC AND FIRE SAFETY CODE; LOCAL AND STATE PLUMBING CODE; LOCAL AND STATE MECHANICAL CODES; LOCAL AND STATE ELECTRICAL CODE; OSHA BARRIER FREE DESIGN; LOCAL AND STATE FIRE PROTECTION CODES. ALL WORK SHALL CONFORM TO ALL NATIONAL CODES AND REFERENCE STANDARDS AS REFERENCED IN THE LOCAL AND STATE CODES. ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, STATE AND LOCAL BUILDING CODES, LATEST EDITION, OF THE AUTHORITIES HAVING JURISDICTION. DESIGN LOADS, LOADS AND CODE RESTRICTIONS FOR ALL DESIGN CONSIDERATIONS SHALL CONFORM TO THE LOCAL AND STATE BUILDING CODES AND GOVERNING CODES AND ALL CONSTRUCTION IS TO COMPLY WITH ALL LOCAL SEISMIC REQUIREMENTS, REFER TO STRUCTURAL SPECIFICATIONS.

4. PERMITS: THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION FOR AND SECURING OF ALL NECESSARY PERMITS, AS WELL AS THE OBSERVANCE OF ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, REGULATIONS OR ORDINANCES.

5. FIRE PROTECTION: SUBCONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS WITHIN THE
PREMISES AS REQUIRED BY CODE AND OR INSURANCE COMPANIES (FOLLOW MORE STRINGENT REQUIREMENTS), OR VERIFY THAT AN ADEQUATE NUMBER OF FIRE EXTINGUISHERS EXIST IN THE CASE OF A REMODELING OR ALTERATION. DISCONNECT AND SEAL UTILITIES SERVING STRUCTURE TO BE DEMOLISHED. PRIOR TO START OF DEMOLITION WORK. IF DEMOLITION WORK IS PART OF THE SCOPE OF WORK REQUIRED.
FIRE SPRINKLERS: THE GENERAL CONTRACTOR SHALL EMPLOY THE SERVICES OF A LICENSED FIRE SPRINKLER CONTRACTOR TO REWORK AND MODIFY THE EXISTING SYSTEM TO CONFORM WITH NEW ROOM AND CEILING HEIGHTS AS SHOWN IN THESE DRAWINGS. THE SPRINKLER CONTRACTOR SHALL DESIGN AND PREPARE SHOP DRAWINGS FOR THE MODIFIED SYSTEM INCORPORATING AND SUBMIT THESE DRAWINGS TO THE LOCAL AND STATE BUILDING AND CODE OFFICIALS AND THE ARCHITECT TO GAIN APPROVAL PRIOR TO CONSTRUCTING ANY WORK. PROVIDE CONCEALED HEADS FOR AREAS WITH FINISHED CEILINGS UNLESS OTHERWISE NOTED.

6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.

7. CONTRACTOR COMPLIANCE: THE SUBCONTRACTOR SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND THE GENERAL CONTRACTOR. THE SUBCONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS GOVERNING CONSTRUCTION PROCEDURES, INSURANCE, ETC. AS SET FORTH BY THE GENERAL CONTRACTOR.

8. THE SUBCONTRACTOR SHALL SUBMIT A SPECIFIC CONSTRUCTION SCHEDULE TO THE GENERAL CONTRACTOR'S CONSTRUCTION/PROJECT MANAGER WITHIN 7 DAYS AFTER THE AWARD OF THE SUBCONTRACT.

9. HAZARDOUS MATERIALS: IN THE EVENT HAZARDOUS MATERIALS ARE ENCOUNTERED ON THE PREMISES BY ANYONE AT ANY TIME, WORK MUST STOP, NOTIFY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER/LANDLORD, AFTER THE OWNER/LANDLORD IS NOTIFIED AND WORK IS SUSPENDED, THE OWNER/LANDLORD IS RESPONSIBLE FOR CONTACTING A QUALIFIED GENERAL CONTRACTOR AS TO THE REMOVAL AND HANDLING OF HAZARDOUS MATERIALS. PRIOR TO THE START OF WORK THE OWNER/LANDLORD GIVES WRITTEN APPROVAL REMOVAL AND HANDLING OF HAZARDOUS MATERIALS SHALL FOLLOW LOCAL AND STATE CODES AND REQUIREMENTS.

10. INFORMATION RELATED TO EXISTING CONDITIONS GIVEN IN THE CONSTRUCTION DOCUMENTS WAS OBTAINED FROM PREVIOUS BUILDING SCHEMATIC DRAWINGS AVAILABLE AT THE TIME OF DESIGN. ACCURACY CAN NOT BE GUARANTEED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR ASSISTANCE AND GUIDANCE, BUT EXACT DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS AT THE SITE AND SHALL BE VERIFIED BY THE SUBCONTRACTOR.

11. NOTES ARE AN AID FOR THE SUBCONTRACTOR IN UNDERSTANDING THE WORK AND SHALL NOT BE CONSTRUED AS LIMITING THE SCOPE IN ANY DETAIL. IT IS THE RESPONSIBILITY OF THE SUBCONTRACTOR TO VISIT THE SITE, BECOME THOROUGHLY FAMILIAR WITH THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL CONDITIONS TO THE ARCHITECT AND THE GENERAL CONTRACTOR.

12. DO NOT SUBSTITUTE, REVISE OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND THE GENERAL CONTRACTOR.

13. INSTALL WORK PLUMB, LEVEL SQUARE TRUE AND IN PROPER ALIGNMENT.

14. WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO EXISTING BUILDING FACILITIES OR ANY PART OF THE WORK WHICH IS NOT PART OF THE SCOPE OF THE WORK. WORK SHALL BE SCHEDULED AND PERFORMED SO AS NOT TO DISTURB OR CAUSE DAMAGE TO ADJACENT WORK.

15. NO WORK SHALL BE DONE IN OTHER NON DESIGNATED AREAS OR OTHER TENANT AREAS, UNLESS OTHERWISE NOTED. SCHEDULE AND PERFORM THE WORK SO THAT THE OTHER AREAS NOT DESIGNATED TO RECEIVE WORK AND THE OTHER TENANTS IN THE BUILDING WILL NOT BE DISTURBED AND COMPLY WITH THE BUILDING OWNERS REQUIREMENTS.

16. COORDINATE WORK AS REQUIRED WITH THE OWNER/LANDLORD'S REPRESENTATIVE INCLUDING THE USE OF ELEVATORS, TEMPORARY STORAGE, LOADING DOCKS, BUILDING ENTRANCES DURING THE USE OF ELEVATORS, TEMPORARY STORAGE, LOADING DOCKS, BUILDING KEYING SYSTEMS, ETC., AND PROVIDE NECESSARY BARRICADES, LIGHTING, SIGNAGE AND GUARDRAILS AS REQUIRED BY OWNER/LANDLORD AND/OR APPLICABLE REGULATORY AGENCIES FOR THE PROTECTION OF BUILDING OCCUPANTS, WORKERS, VISITORS, CUSTOMERS AND PEDESTRIANS.

17. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS/HER RESPECTIVE FIELD, AND PRIOR TO THE SUBMISSION OF THE PERFORMANCE OF WORK EACH SUBCONTRACTOR SHALL NOTIFY THE ARCHITECT AND GENERAL CONTRACTOR OF WORK CALLED OUT IN THE DRAWINGS OR SPECIFICATIONS IN HIS/HER TRADE THAT CANNOT BE FULLY GUARANTEED OR COORDINATED ACCORDING TO THE DESIGN INTENT.

18. PROVIDE AND COORDINATE LOCATION AND TYPE OF BLOCKING/BACKING REQUIRED WITHIN PARTITIONS AT LOCATIONS OF WALL MOUNTED ITEMS.

19. THE DRAWINGS INDICATE LOCATION, DIMENSIONS, REFERENCE AND TYPICAL DETAILS OF CONSTRUCTION. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. WORK NOT PARTICULARLY DETAILED SHALL BE OF CONSTRUCTION SIMILAR TO PARTS THAT ARE DETAILED. VERIFY WITH ARCHITECT AND GENERAL CONTRACTOR PRIOR TO FABRICATION OR INSTALLATION OF SPECIFIC DETAILS OF CONSTRUCTION.

20. DISCREPANCY IN THE PLANS SHALL BE REPORTED TO ARCHITECT AND GENERAL CONTRACTOR IMMEDIATELY. SUBCONTRACTOR SHALL NOT MAKE A DETERMINATION FOR CONFLICTS IN PLAN DIMENSIONS.

21. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT AND GENERAL CONTRACTOR UNLESS NOTED +/-.

22. VERTICAL DIMENSIONS ARE FROM THE TOP OF FLOOR FINISH, ESTABLISHED BY THE ARCHITECT AND GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

23. DIMENSIONS MARKED "FIELD VERIFY" SHALL BE VERIFIED IN THE FIELD BY THE SUBCONTRACTORS AFFECTED.

24. HORIZONTAL DIMENSIONS SHALL BE SHOWN FROM THE FINISHED FACE OF CONSTRUCTION UNLESS OTHERWISE NOTED.

25. WASTE AND REFUSE CAUSED BY WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF OR RECYCLED PROPERLY BY THE SUBCONTRACTOR DAILY. FINAL CLEANING PRIOR TO FINAL INSPECTION SHALL INCLUDE A THOROUGH CLEANING OF ALL SURFACES AND REPLACEMENT OF ALL FILTERS IN NEW INSTALLED HVAC EQUIPMENT AND EXISTING HVAC EQUIPMENT AFFECTED BY CONSTRUCTION OF WORK.

26. MAINTAIN STRICT CONTROL OF DUST AND DEBRIS EMANATING FROM THE PREMISES AND SECURE AREA OF ALL WORK. KEEP AREA CLEAN AND CLEAR OF DEBRIS DAILY.

27. SUBCONTRACTOR SHALL PERFORM ANY AND ALL EXCAVATING, CUTTING, PATCHING, REPAIRING, RESTORING AND THE LIKE NECESSARY TO COMPLETE THE WORK OF THE CONTRACT. RESTORE ALL DAMAGED OR AFFECTED SURFACES RESULTING FROM THE WORK OF THIS CONTRACT TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION AND APPROVAL OF THE OWNER, CONTRACTOR, AND THE OWNER/LANDLORD. PATCH DAMAGE WITHIN THE WORK AREA, AS WELL AS OUTSIDE THE LIMIT OF WORK AREA IF CAUSED BY THE EXECUTION OF THE WORK.

28. EACH SUBCONTRACTOR SHALL LEAVE THE SITE IN A NEAT, CLEAN AND ORDERLY CONDITION ON A DAILY BASIS AND AFTER COMPLETION OF HIS WORK. ALL WASTE, RUBBISH AND EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE PROMPTLY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TRASH GENERATED FOR THE DURATION OF THE PROJECT.

29. CONSULT PROPERTY AS BUILT UTILITY PLANS BEFORE SAW CUTTING CONCRETE SLAB IF REQUIRED. IF AS BUILT DRAWINGS ARE NOT AVAILABLE UTILIZE OTHER MEANS TO LOCATE BURIED UTILITIES.

30. NO SUBSTITUTIONS SHALL BE PERMITTED UNLESS PRIOR APPROVAL BY THE ARCHITECT AND THE GENERAL CONTRACTOR IS GIVEN.

31. PATCH AND REPAIR ALL FIREPROOFING AND FIRE STOPPING DAMAGED OR REMOVED DURING THE PERFORMANCE OF THE WORK.

32. ACCESSORIES, ETC. THEY SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE AND AS DIRECTED BY THE ARCHITECT AND THE GENERAL CONTRACTOR.

33. EXTERIOR WALL OPENINGS, FLASHING, COUNTER FLASHING, COPING AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

34. CAULKING AND SEALANTS: OPEN JOINTS PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER STRIPPED TO LIMIT AIR LEAKAGE, MAINTAIN REQUIRED FIRE RATING.

35. USE ACOUSTICAL SEALANT AROUND ALL PIPES, DUCTS, CONDUITS, SWITCHES, ETC. ON BOTH SIDES OF WALLS AND CEILINGS TO COMPLY WITH THERMAL AND ACOUSTIC INSULATION. MAINTAIN REQUIRED FIRE RATING.

36. NOISE BARRIER BATTS (SOUND INSULATION) SHALL BE NON COMBUSTIBLE.

37. MECHANICAL CONTRACTORS SHALL VERIFY EXACT LOCATIONS AND EXACT DIMENSIONS WITH EQUIPMENT MANUFACTURERS. MECHANICAL CONTRACTORS SHALL VERIFY ALL SIZES AND LOCATIONS OF DUCT OPENINGS BEFORE INSTALLATION AND VERIFY DIMENSIONS, IF ANY.

38. DEFINITIONS:
A) AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICES, AND/OR COMMON INDUSTRY STANDARDS.
B) TYPICAL: IDENTICAL FOR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
C) SIMILAR: COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED, DIFFERENCES CAN BE REFERRED FROM OTHER INFORMATION INDICATED, VERIFY DIMENSIONS AND ORIENTATIONS.
D) REMOVE: ELIMINATE AND RECYCLE OR DISPOSE OF PROPERLY.

39. SUBCONTRACTOR TO CROSS CHECK WITH ARCHITECTURAL, HVAC, AND PLUMBING PLANS FOR OTHER DETAILS, DIMENSIONS, ELEVATIONS, OPENINGS, INSERTS, BRICK LEDGES, ETC. BROWN DESIGN GROUP, LLC TO BE NOTIFIED OF ANY VARIANCE BEFORE CONTRACTOR BEGINS WORK.

40. DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SUPERSEDE DIMENSIONS SHOWN ON STRUCTURAL PLANS. THE USE OF A SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON DRAWINGS IS NOT PERMITTED.

41. IN NO CASE SHALL STRUCTURAL ALTERATIONS OR WORK AFFECTING A STRUCTURAL MEMBER BE MADE, UNLESS APPROVED BY BROWN DESIGN GROUP, LLC.

42. IT IS THE SUBCONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES BUT IS NOT LIMITED TO THE ADDITION OF WHATEVER TEMPORARY BRACING, GUYS OR TIE-DOWNS AS MAY BE NECESSARY. ALL CONSTRUCTION AND ERECTION TO CONFORM TO OSHA REQUIREMENTS.

43. WHERE DETAILS ARE CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, THEY SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING, UNLESS SHOWN OTHERWISE. CLARIFY WITH ARCHITECT BEFORE SUBCONTRACTOR BEGINS WORK.

44. CONSTRUCTION DOCUMENTS SHOW DIMENSIONS AND ELEVATIONS TO SIGNIFICANT WORKING POINTS (COLUMN CENTERLINES, OUTSIDE FACES OF WALLS, TOP OF FRAMING MEMBERS, ETC.) MATERIAL SUPPLIERS AND DESIGNERS ARE RESPONSIBLE FOR ALL OTHER INFORMATION IN ORDER TO DETAIL/FABRICATE THEIR WORK. CONTACT THE ARCHITECT WITH ANY DISCREPANCIES.

45. SUBCONTRACTOR SHALL PROVIDE A MINIMUM OF FOUR DETAILED SHOP DRAWINGS, OTHER RELATED DRAWINGS, ERECTION DRAWINGS AND SAMPLES WHERE REQUIRED PRIOR TO COMMENCEMENT OF FABRICATION AND INSTALLATION OF WORK.

GENERAL REQUIREMENTS

1. THE WORK SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR AND EAD HEADING AS INDICATED IN THE SPECIFICATIONS, DRAWINGS AND DESIGN BUILD CONSTRUCTION CONTRACT.

2. SUBCONTRACTORS SHALL VISIT THE PREMISES WHILE BIDDING AND SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE REQUIREMENTS OF THE PROJECT PRIOR TO DEVELOPING THEIR BID. MATERIAL QUANTITIES SHALL BE BASED ON ACTUAL FIELD CONDITIONS AND REQUIREMENTS. DO NOT RELY ON SCALING PLANS FOR ACCURATE DIMENSIONING.

3. PRIOR TO BEGINNING THE WORK, VERIFY ALL EXISTING DIMENSIONS AND SQUARE FOOTAGES WITH THE OWNER/LANDLORD'S OR CONSTRUCTION MANAGER'S DRAWINGS. COMPARING THOSE DESCREPANCIES TO THE NUMBERS ON THE TITLE SHEET.

4. SUBCONTRACTORS SHALL TAKE CARE TO PROTECT ADJACENT AREAS FROM DUST AND DAMAGE DURING THE CONSTRUCTION PERIOD AND SHALL CLEAN UP AFTER THEMSELVES AT THE END OF EACH WORKING DAY. SUBCONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER PROTECTION OF ADJACENT ITEMS AND SURFACES FROM DAMAGE RESULTING FROM THE EXPANSION OF INSTALLATION OF SUBCONTRACTOR'S WORK AND SHALL PROMPTLY REPLACE, AT HIS OWN COST, SUCH DAMAGED WORK. SUBCONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE PROPER PROTECTION OF HIS AND OTHERS WORK FROM DAMAGE, USE APPROPRIATE COVERINGS FOR FURNITURE, DUCT CASES, EQUIPMENT AND FIXTURES AS REQUIRED.

5. RUBBISH AND TRASH SHALL BE REMOVED FROM THE PREMISES AND RECYCLED AND/OR PROPERLY DISPOSED OF EACH DAY. NO RUBBISH SHALL BE LEFT IN THE PREMISES AFTER WORK IS COMPLETED.

6. UPON COMPLETION OF THE WORK INTERIOR AND EXTERIOR OF ALL GLASS AND GLAZING, FLOORS, WALLS AND CEILING SURFACES, ELECTRICAL FIXTURES, MECHANICAL EQUIPMENT, ETC. IT IS NECESSARY TO REMOVE ALL DIRT, STAINS AND MARKS.

7. DRAWINGS HEREIN CREATE AN ENTIRE PACKAGE. ALL TRADES SHALL BE RESPONSIBLE FOR REVIEWING THEIR RESPECTIVE PORTION OF THE DRAWINGS AND COORDINATING THEIR HIDDEN OR EXPOSED WORK WITH OTHER RELATED TRADES.

8. COORDINATE WORK OF THE VARIOUS TRADES AND SUBCONTRACTORS TO ASSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE CONSTRUCTION FOR ITEMS INSTALLED AT A LATER DATE. VERIFY THAT CHARACTERISTICS OF ELEMENTS OF INTERRELATED OPERATING EQUIPMENT ARE COMPATIBLE; COORDINATE WORK OF VARIOUS SECTIONS WHICH HAVE INTERDEPENDENT RESPONSIBILITIES FOR INSTALLING, CONNECTING TO, AND PLACING IN SERVICE, SUCH EQUIPMENT. COORDINATE SPACE REQUIREMENTS AND INSTALLATION OF MECHANICAL AND ELECTRICAL WORK WHICH ARE TO BE INSTALLED IN SYSTEM WHICH ARE INDICATED, DETAILED OR IMPLIED DIAGRAMMATIC ALLY ON DRAWINGS.

9. UNLESS SPECIFICALLY NOTED, PROVIDE AND PAY FOR LABOR, MATERIALS AND EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK, INCLUDING PERMITS.

10. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PURCHASE AND MAINTAIN INSURANCE COVERAGE IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER/LANDLORD.

11. FURNISH REQUIRED TEMPORARY FACILITIES AND TEMPORARY UTILITIES IMMEDIATELY AFTER AWARD OF CONTRACT AND AS SOON AS THE CONVENIENCE OF THOSE ENGAGED IN THE PROJECT WORK.

12. SUBCONTRACTOR SHALL NOT DISTURB THE EXISTING AND MAINTAIN ACCESS TO SIGNAGE AREAS CLEAR AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS AT ALL TIMES. CROSS-CONTAMINATION OF OTHER TENANT GENERAL CONTRACTOR HAVING SUCH MATERIALS AND DEBRIS REMOVED AND CHARGES FOR MAINTENANCE BILLED TO THE SUBCONTRACTOR.

13. CONSTRUCTION COORDINATION: ALL SCHEDULING WITH BUILDING OWNER/LANDLORD OR REPRESENTATIVE REVIEWING SCHEDULED ACTIVITIES AT OUTSET OF CONSTRUCTION.

14. ALLOWABLE TOLERANCES - UNLESS OTHERWISE NOTED OR INDICATED, THE FOLLOWING TOLERANCES SHALL APPLY TO WORK WITHIN AND RELATED TO THE SCOPE OF THESE DOCUMENTS:
A) VERTICAL SURFACES SHALL BE PLUMB OR CONSTRUCTED TO THE EXACT SLOPES OR ANGLES INDICATED.
B) THE MAXIMUM DEVIATION FROM THE TRUE PLANE FOR VERTICAL AND HORIZONTAL SURFACES SHALL NOT BE GREATER THAN 1/8" IN 10'-0" AS MEASURED BY A STRAIGHT EDGE PLACED ANYWHERE ON THE SURFACE.
C) HORIZONTAL SURFACES SHALL BE LEVEL OR CONSTRUCTED TO THE EXACT ANGLE INDICATED OR INTENDED.
D) WALL AND SOFFIT INTERSECTIONS SHALL BE 90 DEGREES OR THE EXACT ANGLE INDICATED OR INTENDED.
E) CORNERS AND EDGES SHALL BE STRAIGHT AND TRUE WITHOUT DENTS, WAVES, BULGES OR OTHER BLEMISHES.
F) JOINTS SHALL BE TIGHT, STRAIGHT, EVEN AND SMOOTH.
G) OPERABLE ITEMS SHALL OPERATE SMOOTHLY WITHOUT STICKING OR BINDING AND WITHIN INTENDED TO MANUFACTURER'S TOLERANCES.

15. THE FOLLOWING MATERIALS SHALL BE LEFT AT THE JOBSITE, THEY SHALL BE TAKEN FROM THE SAME MANUFACTURER'S LOT USED TO CONSTRUCT AND FINISH THE PROJECT:
A) (5) PIECES OF EACH ENTRY OF TILE, IF USED.
B) (1) GALLON OF EACH COLOR PAINT IN A TIGHTLY SEALED AND MARKED CAN.
C) (1) BOX OF EACH TYPE OF CEILING TILE, IF USED.

16. THE OWNER/LANDLORD OR OWNER/LANDLORD'S SUBCONTRACTORS MAY OCCUPY PORTIONS OF THE PROJECT DURING THE PROGRESS OF THE CONSTRUCTION, WITH THE COOPERATION AND COORDINATION OF THE GENERAL CONTRACTOR AND APPROVAL OF THE LOCAL CODE OFFICIAL IF REQUIRED.

17. DIMENSIONS AND FINISHES SHALL BE VERIFIED AND COORDINATED WITH EXISTING CONDITIONS PRIOR TO STARTING THE PROJECT WORK AND PURCHASING. IN CASE OF CONFLICT BETWEEN THE PROJECT REQUIREMENTS AND/OR EXISTING CONDITIONS, THE ONE MAKING THE MOST STRINGENT REQUIREMENTS SHALL GOVERN, AS APPROVED BY THE ARCHITECT AND THE GENERAL CONTRACTOR.

18. PERFORM WORK IN ACCORDANCE WITH ACCEPTABLE TRADE PRACTICE TO ENSURE THE HIGHEST QUALITY FINISHED PRODUCT - EXPRESSED OR IMPLIED. PERFORM WORK BY SKILLED MECHANICS IN ACCORDANCE WITH ESTABLISHED STANDARDS OF WORKMANSHIP OF THE VARIOUS TRADES.

19. COORDINATE BLOCKING REQUIREMENTS WITH ADJACENT OR RELATED TRADES, ACCESSORIES, EQUIPMENT AND FIXTURES INSTALL REQUIRED BLOCKING AT NO ADDITIONAL COST TO CONTRACT.

20. REPAIR PROPERTY DAMAGE BY THE INSTALLERS TO A LIKE - NEW CONDITION OR REPLACE DAMAGED SURFACES AND MATERIALS OF THE PREVIOUSLY INSTALLED WORK BY OTHER TRADES, INSTALLERS AND SUBCONTRACTORS.

21. WHERE REQUESTED BY THE OWNER/LANDLORD TO CERTIFY CONFORMANCE TO TRADE STANDARDS OF THE PROJECT REQUIREMENTS, THE SUBCONTRACTOR SHALL ENLIST A TESTING LABORATORY AT THE OWNER/LANDLORD'S COST. IF THE REQUESTED TEST SHOWS NON-CONFORMANCE TO GENERALLY ACCEPTED TRADE STANDARDS OR THE PROJECT REQUIREMENTS, THE SUBCONTRACTOR SHALL CORRECT THE DEFICIENCY AT NO ADDITIONAL COSTS TO THE OWNER/LANDLORD AND REIMBURSE THE OWNER FOR THE TESTING COSTS INCURRED. UNLESS THE CONTRACTOR HAS USED PRODUCTS INCORRECTLY LABELED BY THE MANUFACTURER OR HAS MISUSED PREVIOUSLY APPROVED PRODUCTS.

22. PROVIDE SECURITY OF THE WORK, INCLUDING TOOLS AND UNINSTALLED MATERIALS. PROTECT THE WORK, STORED PRODUCTS, CONSTRUCTION EQUIPMENT AND OWNER/LANDLORD'S PROPERTY FROM THEFT AND VANDALISM AT THE PREMISES FROM ENTRY BY UNAUTHORIZED PERSONNEL UNTIL FINAL ACCEPTANCE BY OWNER/LANDLORD.

23. MAINTAIN ACTIVE FIRE EXTINGUISHERS AT THE PROJECT AS REQUIRED TO ADEQUATELY COVER THE WORK AREA.

24. DO NOT USE MATERIALS OR EQUIPMENT FOR A PURPOSE OTHER THAN THAT FOR WHICH IT IS SPECIFICALLY DESIGNED OR SPECIFIED. ALL MATERIALS AND EQUIPMENT THAT ARE SIMILAR SHALL BE THE SAME TYPE, MODEL AND STYLE FOR THE SAME USE THROUGHOUT THE PROJECT UNLESS SHALL BE REJECTED.

25. WHEN THE PROJECT REQUIREMENTS REQUIRE THAT THE INSTALLATION OF WORK SHALL COMPLY WITH MANUFACTURER'S INSTRUCTIONS, PERFORM THE WORK IN STRICT ACCORDANCE WITH THE MOST CURRENT WRITTEN MANUFACTURER'S INSTRUCTIONS.

26. PRODUCTS AND EQUIPMENT SHALL BE DELIVERED IN UNDAMAGED CONDITION AND STORED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO AVOID DISRUPTION OF THE WORK OR DAMAGE TO THE ITEMS. REPLACE DAMAGED OR UNFIT MATERIALS, AT NO ADDITIONAL COST TO OWNER/LANDLORD.

27. NOTIFY THE OWNER/LANDLORD WHEN THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR INSPECTION. REVIEW INSTRUCTIONS FOR OPERATION AND MAINTENANCE INSTRUCTIONS AND GUARANTEES FOR ALL EQUIPMENT AND MATERIALS INSTALLED. PROVIDE WRITTEN GUARANTEES FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

28. PROVIDE FINAL CLEAN - UP AND DAMAGE REPAIR AT THE PROJECT CONCLUSION. LEAVE THE PREMISES NEAT, CLEAN AND CLEAR OF TOOLS, EQUIPMENT AND SURPLUS MATERIALS, UNLESS REQUESTED BY THE OWNER/LANDLORD. CLEAN - UP SHALL INCLUDE AND NOT BE LIMITED TO:

29. SUBCONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS CORRESPONDING TO THE LOCATION OF STRUCTURAL ELEMENTS SUCH AS COLUMNS, BEAMS, WALLS, ETC. NEEDED TO CONSTRUCT THIS PROJECT.

30. SUBCONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES WITH CONSTRUCTION DOCUMENTS.

31. REMOVE, REPLACE AND/OR MODIFY ALL EXISTING CONSTRUCTION (ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL) AS REQUIRED IN ORDER TO PLACE NEW STRUCTURAL WORK SHOWN ON THE CONSTRUCTION DOCUMENTS.

32. SUBCONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING REQUIRED TO SUPPORT EXISTING CONSTRUCTION AND NEW CONSTRUCTION AS REQUIRED TO BUILD THIS PROJECT.

33. IT SHALL BE THE SUBCONTRACTOR'S SOLE RESPONSIBILITY TO RECEIVE, CHECK AND CONFIRM ALL DELIVERIES ARRIVAL IN GOOD ORDER AND WILL BE FILLED TO BE FURNISHED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE SUBCONTRACTOR SHALL NOTIFY BROWN BUILDING COMPANY, INC. OWNER IN WRITING OF ANY SUCH ITEMS MISSING OR DAMAGED WITHIN 3 DAYS OF RECEIVING DATE. FAILURE TO SO NOTIFY THE BROWN BUILDING COMP. AND OWNER WILL BE CONSIDERED PROOF THE PROPER QUANTITIES WERE DELIVERED AND IN GOOD CONDITION AND IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY AT SUBCONTRACTOR'S EXPENSE (COST) TO PROMPTLY REORDER, REPLACE AND/OR REPAIR ANY SUCH ITEMS NEEDED FOR THE PROPER COMPLETION OF THIS PROJECT, OTH THE AGREED DATE OF COMPLETION.

34. THE APPLICATION OF A MATERIAL AND OR EQUIPMENT ITEM BY A SUBCONTRACTOR TO ANY UNSATISFACTORY WORK INSTALLED SHALL CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY PRIOR TO STARTING THE SPECIFIC APPLICATION. NOTIFY BROHN BUILDING CORP., IN WRITING OF ANY DEFECT OR DEFICIENCY WHICH WOULD IMPAIR COMPLETE AND SATISFACTORY APPLICATION OF THE INSTALLATION OF SUBCONTRACTORS WORK INCLUDING GUARANTEE.

35. WHERE INSTALLATION INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO THE EXTENT THESE ARE MORE EXPLICIT OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS.

36. PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED; TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED TOLERANCES UNLESS OTHERWISE NOTED. ALLOW FOR EXPANSION AND BUILDING MOVEMENT.

37. PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK. ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT. REFER QUESTIONABLE VISUAL-EFFECT CHOICES TO ARCHITECT AND GENERAL CONTRACTOR FOR A FINAL DECISION. RECHECK MEASUREMENTS AND DIMENSIONS BEFORE STARTING AN INTEGRAL STEP OF ERECTING EACH ASSEMBLY.

38. MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUALLITEMS OF WORK AT INDUSTRY RECOGNIZED STANDARD MOUNTING HEIGHTS FOR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO ARCHITECT AND GENERAL CONTRACTOR FOR FINAL DECISION.

39. PROVIDE AND COMPLETE ALL PRELIMINARY WORK AND TEMPORARY CONSTRUCTION REQUIRED AS INDICATED AND REQUIRED. INSTALL TEMPORARY BARRICADE AS REQUIRED BY LOCAL OFFICIALS IN MANNER STIPULATED BY SAME.

40. INSTALLATION OF ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILINGS OR IN ANY OTHER CONCEALED, NON-SPRINKLERED SPACE IS STRICTLY PROHIBITED.

41. IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT ON ANY PART OF THE EXISTING OR PROPOSED STRUCTURE WITHOUT ARCHITECT AND STRUCTURAL ENGINEER'S APPROVAL IS STRICTLY PROHIBITED.

42. CUTTING ANY HOLE IN EXISTING OR PROPOSED FLOOR SLABS, WALLS, COLUMNS, BEAMS OR ROOF WITHOUT PROPER APPROVAL BY ARCHITECT AND STRUCTURAL ENGINEER AND NOT IN ACCORDANCE WITH INSTRUCTIONS HEREIN AND PROPER CONSTRUCTION PROCEDURES IS STRICTLY PROHIBITED.

43. ATTACHING ANY WORK TO METAL DECK OR HANGING WORK FROM PLUMBING AND SPRINKLER PIPING OR CONDUIT IS STRICTLY PROHIBITED.

SITE WORK

WATER DISTRIBUTION

PART 1 GENERAL
1.1 SUMMARY
A. THIS SECTION INCLUDES WATER-DISTRIBUTION PIPING AND RELATED COMPONENTS OUTSIDE THE BUILDING FOR COMBINED WATER SERVICE AND FIRE-SERVICE.
B. UTILITY-F

Agenda

PRECAST CONCRETE

1. TILT UP DESIGN SHALL CONFORM TO TCI AND ACI STANDARDS. GOVERNING SPECIFICATION FOR TILT UP CONCRETE PANELS TO BE IN ACCORDANCE WITH THE TILT-UP CONCRETE ASSOCIATIONS GUIDELINE SPECIFICATIONS. DESIGN LOADS SHALL CONFORM TO DESIGN LOADS INDICATED IN "DESIGN LOADS" SECTION OF THE PLAN AND APPLICABLE CODES. DESIGN AND CONSTRUCT TILT-UP WALL PANELS TO WITHSTAND CONSTRUCTION LOADS WHICH MAY OCCUR DURING LIFTING, BRACING, AND IMPACT OF ADJOINING PANELS. PERMANENT LOADS SHALL CONFORM TO CODE REQUIREMENTS.
2. THE PROJECT ARCHITECT/ENGINEER HAS NOT BEEN RETAINED TO DESIGN THE WALL PANELS OR THE FLOOR SLAB TO RESIST THE STRESSES CAUSED BY ERECTION OF THE WALL PANELS, NOR TO DETERMINE THE MEANS AND METHODS TO BE USED FOR ERECTION AND BRACING UNTIL PERMANENT BRACING IS IN PLACE.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ERECT THE PANEL IN A MANNER THAT WILL BE BOTH SAFE FOR PERSONNEL AND PROPERTY, AND TO BRACE AND OTHERWISE PROTECT THE PANELS AGAINST WIND AND OTHER FORCES THAT MAY OCCUR DURING CONSTRUCTION AND UNTIL CONNECTIONS TO THE PERMANENT STRUCTURAL SYSTEM ARE COMPLETED.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT A SUITABLE SLAB HAS BEEN PREPARED TO PROVIDE FOR THE LEVEL OF FINISH THAT HAS BEEN ESTABLISHED WITHIN THIS SPECIFICATION.
5. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE THE SLAB FINISHING INCLUDING SAW CUTTING OF ALL JOINTS WITH THE PANEL FORMING TOM MINIMIZE THE IMPACT TO THE ARCHITECTURAL FINISH OF THE PANELS.
6. SHOP DRAWINGS;
   A) DRAWINGS SHALL BE COMPLETE AND INCLUDE PLANS, ELEVATIONS, CROSS SECTIONS AND DETAILS OF ALL BUILDING COMPONENTS AND ACCESSORIES TO BE FURNISHED BY THE TILT UP SUPPLIER.
   B) APPROVAL OF SHOP AND ERECTION DRAWINGS IN AN APPROVAL OF GENERAL DESIGN ONLY AND DOES NOT RELIEVE THE TILT UP SUPPLIER FROM THE NECESSITY OF MAKING, WITHOUT COST, CHANGES OR CORRECTIONS DUE TO ERRORS IN FABRICATION, OR RESULTING FROM ERRORS IN SHOP AND/OR ERECTION DRAWING DIMENSIONS.
   C) CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND COORDINATE ALL OPENINGS IN TILT UP WITH TILT UP SUPPLIER.
   D) ONE TILT UP SUPPLIER WILL BE RESPONSIBLE FOR COORDINATING ENGINEERING, DRAFTING, AND SHOP DRAWING SUBMITTALS IN THE EVENT THAT TILT UP COMPONENTS WILL BE PROVIDED BY MORE THAN ONE SUPPLIER.
   E) SUBMIT PRODUCT DATA, SHOP DRAWINGS, AND CONCRETE MIX DESIGNS TO OWNER AND OWNERS CONTRACTED TESTING LABORATORY FOR REVIEW.
7. TILT UP SUPPLIER SHALL INCLUDE ERECTION, GROUTING, SAWING OF OPENINGS AT NEW AND EXISTING TILT UP. TILT UP SUPPLIER SHALL INCLUDE CAULKING OF ALL TILT UP TO TILT UP JOINTS, AND CAULKING OF ALL TILT UP TO OTHER MATERIAL JOINTS AT ALL EXPOSED AREAS. CAULK TO BE 'TREMCO DYMERIC 240 FC'. PROVIDE 'SONNEBORN DEGUSSA NP1' CAULK AT ALL STRANLOK FINISH LOCATIONS IN FOOD PROCESSING FACILITIES, FOOD PREP AND FOOD STORAGE AREAS. PROVIDE 'TREMCO DYMERIC 240 FC' AT ALL NON-FINISH INTERIOR AND EXTERIOR LOCATIONS. SEE FLOOR PLAN.
8. FACING CONCRETE SHALL BE DESIGNED FOR MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS AS INDICATED ON PROJECT DRAWINGS, OR SPECIFIED, AND TESTED ACCORDING TO ASTM C39.
9. THE BOND BREAKER USED ON THE TILT-UP PANELS AND THE CASTING SLAB MUST BE COMPATIBLE WITH ANY COATING SUITABLE FOR INTERIOR AND EXTERIOR CONCRETE PANELS AND SLAB.
10. CONTRACTOR SHALL ENSURE THAT FINISHED FLOOR SLAB DOES NOT SHOWING SPALLING, BOLT HOLES, OR OTHER SURFACE DEFECTS AFTER TILT-UP CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL FIGURE ALL COSTS REQUIRED TO PROVIDE OWNER WITH FLOOR SLABS THAT MEET ALL QUALITY REQUIREMENTS STATED WITHIN THIS SPECIFICATION. WASTE SLABS ARE STRONGLY RECOMMENDED.
11. CASTING SLAB SHALL BE CURED. SAW CUTS, CRACKS OR JOINTS IN THE CASTING BED SHALL BE FILLED AND LEVELED WITH A SEALANT SO AS TO MINIMIZE TRANSFER OF THE JOINT LINE TO THE PANEL FACE.
12. SURFACES TO BE PAINTED SHALL BE PREPARED TO RECEIVE PAINT FINISH AS SPECIFIED. ALL EXPOSED EXTERIOR SURFACES SHALL BE SACKED AND GROUTED TO CREATE A SMOOTH HONEYCOMB-FREE SURFACE TO ACCEPT FINAL PAINT.
13. PANEL DAMAGED DURING ERECTION, CRACKS READILY VISIBLE FROM 40 FEET, PERMANENT BOWING FROM ERECTION, SPALLS AND PANELS WITH INSUFFICIENT TESTED STRENGTH, SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO OWNER, AT THE CONTRACTORS EXPENSE. ANY DEMOLITION OR REPAIR OF OTHER MATERIALS OR SYSTEMS AS A RESULT OF REPAIR OR REPLACEMENT OF DEFECTIVE CONCRETE SHALL BE AT THE CONTRACTORS EXPENSE.

MASONRY

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES' ACI AND 'SPECIFICATIONS FOR MASONRY STRUCTURES' ACI.
2. 8ond BEAMS, PILASTERS, AND LINTELS SHALL BE FILLED WITH CONCRETE HAVING F'c = 3000 PSI UNLESS NOTED OTHERWISE. COARSE AGGREGATE SHALL PEA GRAVEL. REINFORCE ALL CONTINUOUS BOND BEAMS WITH 2-#5, U.N.O. PROVIDE CORNER BARS TO MATCH. THE MINIMUM LENGTH OF LAP FOR BARS EMBEDDED IN CONCRETE SHALL BE 24" FOR #4 BARS, 30" FOR #5 BARS, 36" FOR #6 BARS AND 42" FOR #7 BARS.
3. MASONRY CONTRACTORS TO GROUT COURSE(S) SOLID WHERE EXPANSION ANCHORS ARE SHOWN/CALLED OUT ON DRAWINGS.
4. USE ONLY U-SHAPED LINTEL BLOCK FOR MASONRY LINTELS. CENTERLINE OF REINFORCING TO BE LOCATED 3" MAX FROM BOTTOM OF LINTEL BLOCK.
5. LINTELS SHALL BEAR A MINIMUM OF 8" AT EACH END. THE FIRST COURSE OF MASONRY ABOVE THE LINTEL SHALL BE LAID WITH FULL MORTAR BEDDING. AT BEARING WALLS, GROUT END CELL SOLID TO FLOOR BELOW. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR SPECIAL BOND BEAM AND LINTEL CONDITIONS.
6. FOR STEEL BEAMS BEARING PERPENDICULAR TO MASONRY WALL, GROUT AN AREA OF 4 CELLS WIDE, 4 COURSES DEEP, UNLESS NOTED OTHERWISE.
7. PROVIDE POCKETS IN MASONRY WALLS FOR STEEL BEAMS, JOISTS, GIRDERS AND COLUMN BASE PLATES AND BACK PATCH.
8. WALLS MUST BE BRACED OR TIED INTO FLOORS PRIOR TO BACKFILLING.
9. GROUT PLACEMENT IN REINFORCED MASONRY WALLS OR PIERS SHALL FOLLOW THE PROCEDURES DESCRIBED IN NCMA TEK MANUAL 3-2A FOR EITHER LOW-LIFT OR HIGH-LIFT GROUTING.
10. PROVIDE HORIZONTAL JOINT REINFORCEMENT SUCH AS DUR-O-WALL 16 INCHES ON CENTER VERTICALLY FOR RUNNING BOND WALLS, AND 8" AND 10" STACK BOND WALLS. FOR 12" STACK BOND WALLS, STANDARD HORIZONTAL JOINT REINFORCEMENT AT 8" ON CENTER OR HEAVY (A=0.056" MIN) JOINT REINFORCEMENT AT 16" ON CENTER.
11. CONSTRUCTION SHALL BE RUNNING BOND UNLESS OTHERWISE NOTED.
12. REFER TO ARCHITECTURAL DRAWINGS &/OR STRUCTURAL FOUNDATION PLAN FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN EXTERIOR WALLS. SEE STANDARD CONTROL JOINT DETAIL.
13. CONNECTIONS OF MASONRY VENEERS TO STRUCTURAL BACKUP WALL TO ADHERE TO THE FOLLOWING:
   A. MASONRY VENEER ANCHORED TO MASONRY BACKING MAY BE ATTACHED USING WIRE ANCHORS, ADJUSTABLE ANCHORS, OR JOINT REINFORCEMENT. VENEER ANCHORED TO A CONCRETE OR STEEL BACKING MUST BE ATTACHED WITH ADJUSTABLE ANCHORS. VENEER ANCHORED TO WOOD STUDS TO BE ATTACHED WITH MINIMUM 22 GA. CORRUGATED SHEET METAL ANCHOR SPACING TO BE SPACED AT MAXIMUM 32" HORIZONTALLY & 18" VERTICALLY WITH A MAXIMUM WALL SURFACE SUPPORTED OF 2.67 SQ. FT.
   B. AROUND OPENINGS LARGER THAN 16" IN EITHER DIMENSION, SPACE ANCHORS AROUND PERIMETER OF OPENING AT A MAXIMUM OF 3 FT, ON CENTER & PLACE ANCHORS WITHIN 12" OF OPENING.
   C. WHEN MASONRY VENEER IS ANCHORED TO WOOD BACKING, ANCHOR TO BE ATTACHED WITH A CORROSION RESISTANT 8d COMMON NAIL OR A FASTENER EQUIVALENT OR GREATER PULL-OUT VALUE. WHEN VENEER IS ANCHORED TO STEEL BACKING, ATTACHED WITH CORROSION-RESISTANT SCREW THAT HAS A MINIMUM NOMINAL SHANK DIAMETER OF 0.19".
   D. ALL WALL TIES, ANCHORS, AND CONNECTORS TO CONFORM WITH NCMA TEK MANUALS 3-6B AND 12-1A.
14. TEMPORARY CONSTRUCTION BRACING OF FREESTANDING WALLS IS THE RESPONSIBILITY OF THE SUB-CONTRACTOR. PROCEDURES OUTLINED IN NCMA TEK MANUAL 3-4B TO BE FOLLOWED.

METALS

1. PROVIDE MISCELLANEOUS METAL ITEMS INCLUDING MATERIALS, FABRICATIONS, FASTENINGS AND ACCESSORIES REQUIRED FOR FINISHED INSTALLATION AS INDICATED AND SPECIFIED.
2. WHERE METAL ITEMS ARE TO BE ERECTED AND IN CONTACT WITH DISSIMILAR MATERIALS. PROVIDE CONTACT SURFACES WITH COATING OF AN IMPROVED ZINC CHROMATE PRIMER IN A MANNER TO OBTAIN NOT LESS THAN 1.0 MIL DRY FILM THICKNESS.
3. ALUMINUM EXTRUSIONS SHALL CONFORM TO ASTM B221. PROVIDE A CLEAR ANODIZED FINISH UNLESS OTHERWISE NOTED.
4. FASTENERS SHALL BE AS REQUIRED FOR PROPER ASSEMBLY AND INSTALLATION OF FABRICATED ITEMS.
5. MISCELLANEOUS MATERIALS: PROVIDE INCIDENTAL ACCESSORY MATERIALS, TOOLS, METHODS AND EQUIPMENT REQUIRED FOR FABRICATION AND INSTALLATION OF MISCELLANEOUS MATERIAL ITEMS AS INDICATED ON DRAWINGS.
6. VERIFY DIMENSIONS PRIOR TO FABRICATION OR CASTING. FORM METAL ITEMS TO ACCURATE SIZES AND CONFIGURATIONS AS INDICATED ON DRAWINGS AND OTHERWISE REQUIRED FOR PROPER INSTALLATION. FABRICATE WITH ALL LINES STRAIGHT AND ANGLES SHARP, CLEAN AND TRUE. DRILL, COUNTERSINK, TAP AND OTHERWISE PREPARE ITEMS FOR CONNECTION WITH WORK OF OTHER TRADES MAKE PERMANENT CONNECTIONS BY WELDING AND GRIND ALL EXPOSED WELDS SMOOTH TO MATCH ADJACENT SURFACES. ROUGH JOINT SURFACES NOT PERMITTED. AVOID USING BOLTS AND SCREWS UNLESS SPECIFICALLY INDICATED OR APPROVED. WHEN USED, DRAW UP TIGHT AND TIE THREADS TO PREVENT LOOSENING.
7. ALL FERROUS METAL ITEMS SHALL BE SHOP FINISHED. TOUCH UP OR REPAIR DAMAGED AREAS PRIOR TO INSTALLATION WITH SAME MATERIAL.
8. PROVIDE ALL STEEL BLOCKING AND BRACING IN METAL STUD FRAMED PARTITIONS NECESSARY FOR A COMPLETE INSTALLATION INCLUDE AS REQUIRED FOR SUPPORT OF ALL WALL-MOUNTED EQUIPMENT AND FABRICATIONS AS INDICATED ON DRAWINGS. PROVIDE SUPPORTS AT JAMBS OF DOORS AND ELSEWHERE. AS REQUIRED.
9. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.

METALS: STRUCTURAL STEEL

1. DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL MEMBERS SHALL BE GOVERNED BY THE CURRENT EDITION OF AISC 'MANUAL OF STEEL CONSTRUCTION'.
2. ALL WELDERS TO BE CERTIFIED. ALL WELDING TO CONFORM TO AWS D1.1 LATEST EDITION USING E70-XX ELECTRODES.
3. BOLTED CONNECTIONS TO BE DOUBLE ANGLE WITH 3/4" DIAMETER ASTM A-325 BOLTS UNLESS SHOWN OTHERWISE. USE 3/4" DIAMETER A-325 BOLTS FOR SINGLE SHEAR, WING PLATE CONNECTIONS. PROVIDE MAXIMUM NUMBER OF BOLTS IN A SINGLE LINE WITH 3" GAGE. PROVIDE WASHERS FOR ALL ANCHOR BOLTS (ASTM A-307).
4. PROVIDE AND MAINTAIN TEMPORARY BRACING OF STEEL UNTIL SECURELY INCORPORATED INTO CONSTRUCTION SUCH AS SHEAR WALLS, X-BRACING, ETC.
5. STEEL COLUMNS BUILT IN MASONRY SHALL HAVE ADJUSTABLE MASONRY WALL ANCHORS AT 2'-0" ON CENTER VERTICALLY EACH SIDE, LOCATED IN COURSING.
6. WIDE FLANGE BEAMS 12" OR DEEPER SHALL HAVE 1/4" STIFFENER PLATE EACH SIDE AT ALL POINTS OF SUPPORT INCLUDING BEARING ENDS ON CONCRETE OR MASONRY. PROVIDE 5/8" BEARING PLATES WITH (2) 3/4" ANCHOR BOLTS 12" LONG WITH 3" HOOKS UNLESS OTHERWISE INDICATED ON STRUCTURAL DWGS.
7. UNLESS NOTED OTHERWISE, FRAME AROUND ALL ROOF DECK OPENINGS LARGER THAN 12" IN DIAMETER, INCLUDING ROOF DRAINS/SUMPS, WITH 4-L's 3" x 3" x 1/4" DOWN TURNED.
8. ALL STEEL BEAMS SHALL BE FABRICATED WITH THE NATURAL CAMBER (WITHIN THE MILL TOLERANCE) LOCATED ABOVE THE HORIZONTAL CENTERLINE BETWEEN THE END CONNECTIONS.
9. STAIRS, HANDRAILS, AND GUARDRAILS SHALL BE DESIGNED BY THE STEEL SUPPLIER.
10. SUBCONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS MUST BE SUBMITTED TO BRIOHN DESIGN GROUP A MINIMUM OF SEVEN WORKING DAYS PRIOR TO FABRICATION DATE NEEDED FOR PROJECT SCHEDULING.
11. ROOF SLOPE TO BE 1/4" PER FOOT UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS. ROOF SLOPE IS GENERALLY TO BE ACHIEVED BY SLOPING THE STRUCTURE UNLESS THICKENED OR TAPERED INSULATION IS NOTED ON THE ROOF PLAN. ROOF SLOPE MAY BE 1/8" PER FOOT IF PONDING ANALYSIS IS PERFORMED PROVING STABILITY OF THE ROOF STRUCTURE AGAINST PROGRESSIVE DEFLECTIONS. SEE ASCE 7-05 SECTIONS 7.11 & 8.4. IF DIFFERENCE IN HEIGHT BETWEEN ROOF DRAINS AND HIGH POINT IN ROOF IS GREATER THAN 6", PLUMBING CONTRACTOR TO PROVIDE OVERFLOW DRAINS @ EACH DRAINAGE FIELD ON THE ROOF.

METALS: DECK

1. DECK, ACCESSORIES, AND ATTACHMENTS SHALL CONFORM WITH THE CURRENT EDITION OF 'STEEL DECK INSTITUTE SPECIFICATIONS'.
2. PROVIDE SUPPORT AT COLUMNS AS REQUIRED FOR DECK SUPPORT. PROVIDE L2" x 2" X 3/16" MINIMUM.
3. AT OPENINGS IN DECK LESS THAN 12" x 12", PROVIDE A 16 GAUGE COVER PLATE FASTENED TO DECK WITH #12 TEK SCREWS.
4. AT CHANGE IN DECK DIRECTION, PROVIDE A 22 GAUGE x 12" CONTINUOUS PLATE. PROVIDE SAME PLATE AT ALL RIDGES, VALLEYS AND HIPS BENT TO MATCH PROFILE OF ROOF.

METALS: STEEL JOISTS & JOIST GIRDERS

1. DESIGN, FABRICATION, AND ERECTION SHALL CONFORM TO THE CURRENT EDITION OF 'STEEL JOIST INSTITUTE SPECIFICATIONS'.
2. JOIST MANUFACTURER SHALL BE A MEMBER OF THE SJI (STEEL JOIST INSTITUTE).
3. SUBCONTRACTOR SHALL SUBMIT FIVE SETS OF STEEL JOIST SHOP DRAWINGS TO BRIOHN DESIGN GROUP FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS MUST BE SUBMITTED TO BRIOHN DESIGN GROUP A MINIMUM OF SEVEN WORKING DAYS PRIOR TO FABRICATION DATE NEEDED FOR PROJECT SCHEDULING.
4. PROVIDE SJI STANDARD BRIDGING AS SHOWN ON THE CONSTRUCTION DOCUMENTS OR AS REQUIRED BY DESIGN.
5. DO NOT DRILL OR CUT THROUGH ANY JOIST OR GIRDER.
6. ALL CONCENTRATED LOADS SHALL BE APPLIED AT A JOIST PANEL POINT UNLESS SPECIFICALLY NOTED OTHERWISE.
7. JOIST MANUFACTURER SHALL DESIGN JOISTS FOR ROOF TOP UNIT LOADS AND SUSPENDED UNIT OR BULKHEAD LOADS SHOWN ON CONSTRUCTION DOCUMENTS. COORDINATE EXACT LOCATION OF APPLIED LOAD WITH APPROPRIATE SUB-CONTRACTOR.
8. DESIGN JOIST, JOIST GIRDERS AND BRIDGING TO RESIST A NET UPLIFT LOAD OF 5 PSF UNLESS OTHERWISE NOTED.
9. PROVIDE CAMBER IN JOIST AS RECOMMENDED BY SJI SPECIFICATIONS UNLESS OTHERWISE NOTED ON CONSTRUCTION DOCUMENTS.
10. JOIST SUPPLIER SHALL COORDINATE WORK WITH THE STEEL SUPPLIER ON THE PROJECT.
11. DESIGN JOISTS AND JOIST GIRDERS FOR L/240 LIVE LOAD DEFLECTION UNLESS NOTED OTHERWISE.

METALS: COLD-FORMED STEEL FRAMING

1. DESIGN, FABRICATION AND ERECTION OF COLD-FORMED STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE AISI DESIGN MANUAL AS AMENDED TO DATE. ALL FRAMING MEMBERS SHOWN ON PLANS ARE SCHEMATIC AND ARE SHOWN FOR INTENT ONLY. (ASSUMES THAT THE DESIGN AND CALCULATIONS ARE DONE BY THE SUPPLIER)
2. ALL LIGHT GAUGE FRAMING DESIGN & CALCULATIONS TO BE DONE BY SUPPLIER. THIS INCLUDES BEAMS, HEADERS, STUDS, COLUMNS, ETC. INCLUDING ALL CONNECTIONS TO MASONRY, CONCRETE, STEEL & OTHER LIGHT GAUGE MEMBERS.
3. STEEL STUD CURTAIN WALL AND CONNECTIONS TO BE DESIGNED BY SUPPLIER. (STEEL STUD CURTAIN WALL AND CONNECTION DESIGN SHALL BE SEALED BY PROFESSIONAL STRUCTURAL ENGINEER EXPERIENCED IN THIS WORK).

COMPONENTS & CLADDING

UPLIFT	PER ASCE 7
V	115 MPH
I	1.0
GCPI	0.55

LIVE LOADS:

GROUND SNOW LOAD	30 PSF
IMPORTANCE FACTOR	1.0
FLAT ROOF SNOW LOAD	21 PSF
FACTOR C1	1.0
FACTOR Ce	1.0

L/600 FOR BRICK VENEER
L/360 FOR WALL STUDS W/ATTACHED DRYWALL

4. MINIMUM DESIGN THICKNESS OF STUDS AND TRACK AT EXTERIOR OF BUILDING VERTICALLY SUPPORTING MASONRY SHALL BE 0.045 INCHES (GAGE: 18).
5. MINIMUM DESIGN THICKNESS OF STUDS AND TRACK AT EXTERIOR OF BUILDING VERTICALLY NOT SUPPORTING MASONRY SHALL BE 0.045 INCHES (GAGE: 18).
6. LOAD BEARING STUDS VERTICALLY SUPPORTING MASONRY SHALL BE DESIGNED TO CARRY ALL GRAVITY LOADS AND LATERAL FORCES INCLUDING BUT NOT LIMITED TO DEAD LOADS, LIVE LOADS, WIND LOADS, AND AXIAL LOAD ECCENTRICITIES.
7. LOAD BEARING STUDS NOT VERTICALLY SUPPORTING MASONRY SHALL BE DESIGNED TO CARRY ALL GRAVITY LOADS AND LATERAL FORCES INCLUDING BUT NOT LIMITED TO DEAD LOADS, LIVE LOADS, WIND LOADS, AND AXIAL LOAD ECCENTRICITIES.
8. NON-LOAD BEARING STUDS NOT VERTICALLY SUPPORTING MASONRY SHALL TRANSFER LATERAL LOADS TO STRUCTURE BY MEANS OF SLIDE CLIPS TO ALLOW FOR VERTICAL MOVEMENT OF PRIMARY STRUCTURAL MEMBERS.
9. SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
10. STUDS, TRACK AND ACCESSORIES SHALL BE GALVANIZED WITH A MINIMUM G-90 COATING PER ASTM A-525.
11. STUDS SHALL BE PLUMBED, ALIGNED, AND SECURELY ATTACHED TO FLANGES OR WEBS OF LOWER TRACK. STUDS SHALL BE SEATED TIGHT TO TRACK EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACES AND SIMILAR REQUIREMENTS.
12. JOINTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE WALL.
13. REFER TO ARCHITECTURAL WALL SECTIONS AND DETAILS FOR ADDITIONAL INFO.
14. ALL MEMBERS 0.0566 INCH MINIMUM THICKNESS OR THICKER (16 GAGE OR LOWER) SHALL BE OF MINIMUM 50 KSI STEEL. ALL MEMBERS OF 0.0451 INCH MINIMUM THICKNESS OR THINNER (18 GAGE OR HIGHER) AND ALL ACCESSORIES SHALL BE OF MINIMUM 33 KSI STEEL.
15. STEEL STUD ERECTOR SHALL CONSTRUCT ALL LIGHT GAGE FRAMING IN A MANNER WHICH PROTECTS LATERAL STABILITY OF THE STRUCTURE.
16. ALL WELDS PERFORMED ON GALVANIZED LIGHT GAGE COMPONENTS SHALL BE COATED WITH ZINC RICH PAINT FOR CORROSION PROTECTION IN ACCORDANCE WITH ASTM A780. CONTRACTOR SHALL NOTIFY THE ENGINEER TO ALLOW ADEQUATE TIME FOR WELDS TO BE REVIEWED BEFORE SYSTEMS ARE ENCLOSED.
17. STEEL STUD WALLS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE REQUIRED CAPACITIES TO CARRY CONSTRUCTION LOADS. CONTRACTOR SHALL PROVIDE NECESSARY BRIDGING OR ATTACHMENT TO WALL SHEATHING BEFORE STRUCTURAL COMPONENTS ARE LOADED.
18. INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALLS OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHING AND SIMILAR WORK.

WOOD AND PLASTICS

1. PROVIDE AND/OR INSTALL ALL ROUGH CARPENTRY, FINISH CARPENTRY INCLUDING MILLWORK, FINISH HARDWARE, ROUGH HARDWARE, FASTENING DEVICES AND MISCELLANEOUS ACCESSORIES AS MAY BE REQUIRED HEREIN AND/OR AS SHOWN ON THE DRAWINGS.
2. ROUGH CARPENTRY: FURNISH AND INSTALL ALL FRAMING AS MAY BE REQUIRED FOR INTERIOR PARTITION, BAFFLE, WALLS, SOFFITS, CEILINGS, STOREFRONTS, EXTERIOR WALLS, ETC, AS NOTED AND WHERE SHOWN ON THE DRAWINGS.
3. FINISH CARPENTRY: FURNISH AND INSTALL ALL THAT IS REQUIRED FOR DOORS AND FRAMES, FINISH TRIM AND MOLDING AND PANELING. PERFORM FINISH CARPENTRY WOK IN ACCORDANCE WITH AWI QUALITY STANDARDS, PREMIUM GRADE. USE FULL LENGTH PIECES, MITER ALL JOINTS, SHOULDER JOINT AT DOOR JAMBS. FILL ALL NAIL HOLES AND SAND SMOOTH.
4. PROVIDE ROUGH LUMBER AND PLYWOOD IN STANDARD DIMENSIONS. MOISTURE CONTENT NOT MORE THAN 19%.
5. PROVIDE ALL NECESSARY ROUGH HARDWARE IN SIZES AND QUANTITIES REQUIRED BY LOCAL CODE OR APPROVED BY ARCHITECT.
6. USE FINISH OR CASING NAILS FOR EXPOSED WORK. USE TYPE 'S' TRIM HEAD SCREWS FOR ATTACHMENT OF WOOD TRIM TO METAL STUDS, RUNNERS OR FURRING.
7. RELIEVE BACKS OF WOOD TRIM, KERF BACKS OF MEMBERS MORE THAN 5" WIDE AND 1" NOMINAL THICKNESS, EASE ALL EXTERNAL CORNERS.
8. INSTALL LAMINATES ONLY WHEN RECEIVING SURFACES ARE IN SATISFACTORY CONDITION FOR INSTALLATION.
9. USE ADHESIVES RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR APPLICATION. INSTALL IN ACCORDANCE WITH MANUFACTURER'S MOST CURRENT PRINTED APPLICATION INSTRUCTIONS. USE LOWEST VOC ADHESIVES AVAILABLE WHICH MEET OR EXCEED THE MANUFACTURERS REQUIREMENTS.
10. PROTECT FROM DAMAGE BY OTHER TRADES WORKING ADJACENT TO THE INSTALLATION. REPLACE DAMAGED SURFACES.
11. REMOVE EXCESS ADHESIVE AND CLEAN SURFACES USING MANUFACTURER'S RECOMMENDED SOLVENT AND CLEANING PROCEDURES.
12. FILL IN ALL SEAMS WITH MANUFACTURER'S RECOMMENDED SOLVENT AND CLEANING PROCEDURES. USE LOWEST VOC CLEANING AGENTS AVAILABLE THAT MEET OR EXCEED THE MANUFACTURER'S REQUIREMENTS.
13. WOOD PRODUCTS SHALL MEET OR EXCEED THE AMERICAN WOODWORK INSTITUTE STANDARDS.
14. INSTALL WOODS AND PLASTICS IN CONFORMANCE WITH DETAILS AND THE FOLLOWING CONSIDERATIONS AND REQUIREMENTS:
   A. INSTALL WOODS AND PLASTICS WITH TIGHT JOINTS.
   B. MITER CASINGS AND MOLDINGS UNLESS OTHERWISE NOTED.
   C. ALL RUNNING TRIM ONE (1) PIECE UP TO 10'-0" LONG. MATCH GRAIN AND COLOR PIECE TO PIECE.
   D. USE FINISH NAILS EXCEPT WHERE ARE SPECIFICALLY CALLED FOR OR WHERE SCREWS DO NOT SHOW.
   E. SET FASTENERS FOR PUTTYING.
   F. WHERE SCREW ATTACHMENT REQUIRED, SPACE SCREWS AT EQUAL INTERVALS. SINK AND PUTTY IN FINISH WOOD SURFACES.
   G. ALL MEMBERS AND LINES LEVEL AND PLUMB.
   H. SELECT AND CUT MATERIAL TO EXCLUDE DAMAGED, MARKED OR DEFECTIVE AREAS.
   I. FINISH EXPOSED SURFACES SMOOTH, FREE FROM TOOL AND MACHINE MARKS.
   J. EASE ALL EXPOSED WOOD EDGES 1/8" MINIMUM RADIUS.
   K. INSTALL FIRE RATED DOORS IN ACCORDANCE WITH REQUIREMENTS OF NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) RECOMMENDATIONS.
15. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND SPECIFICATIONS.

WOOD: LUMBER

1. LUMBER SHALL BE GRADED AND STAMPED WITH MINIMUM STRUCTURAL DESIGN VALUES AS LISTED BELOW:
   A. #1/#2 DOUGLAS FUR 850 PSI Fb, 95 PSI Fv,
   1600 KSI E (BEAMS, JOISTS, LINTELS & HEADERS, UNLESS OTHERWISE NOTED)
   B. #1/#2 S.P.F. 875 PSI Fb, 1150 PSI Fv, 1400 KSI E (ALL STUDS & PLATES, UNLESS OTHERWISE NOTED)
   C. LVL @ 1800 KSI E OR MICRO-LAM @ 1900 KSI E 2600 PSI Fb. 285 PSI Fv (OR AS NOTED ON STRUCTURAL DRAWINGS)
   D. WOOD HEADER AND FRAMING MATERIAL SHALL BE THOROUGHLY SEASONED, F FREE FROM WARP AND FREE OF ALL SPLITS, SHAKES AND CHECKS.
2. MISCELLANEOUS LUMBER: PROVIDE NO. 3 OR STANDARD GRADE LUMBER OF ANY SPECIES FOR SUPPORT OR ATTACHMENT OF OTHER CONSTRUCTION, INCLUDING ROOFTOP EQUIPMENT CURBS AND SUPPORT BASES, CANT STRIPS, BUCKS, NAILERS, BLOCKING AND SIMILAR MEMBERS.
3. PROTECTION AGAINST DECAY WITH PRESERVATIVE-TREATED WOOD SHALL BE REQUIRED IN THE FOLLOWING AREAS:
   A. ALL WOOD SILL PLATES, FRAMING AND FURRING STRIPS ATTACHED TO EXTERIOR BELOW GRADE MASONRY AND CONCRETE WALLS.
   B. ALL WOOD PLATES, BLOCKING, FRAMING AND FURRING STRIPS ATTACHED TO EXTERIOR, SINGLE WYTHE MASONRY WALLS.
   C. ALL WOOD CAP FLASHING BLOCKING ATTACHED TO MASONRY OR CONCRETE PARAPETS.
   D. ALL WOOD SLEEPERS AND SILL PLATES ON CONCRETE SLABS INDIRECT CONTACT WITH EARTH.
   E. ALL WOOD IN CONTACT WITH GROUND OR EXPOSED TO THE WEATHER.
4. EXCEPTION: WOOD SILL PLATES ON CONCRETE SLABS SEPARATED FROM DIRECT CONTACT TO THE EARTH WITH A 10 MIL POLYETHYLENE VAPOR BARRIER WILL NOT REQUIRE PRESERVATIVE-TREATMENT.
5. FINISHES FOR FASTENERS AND HARDWARE IN CONTACT WITH PRESERVATIVE-TREATED WOOD ARE BASED ON THE FOLLOWING ASSUMPTIONS:
   A. ALL INTERIOR TREATED WOOD SHALL USE AN ACQ-C, ACQ-D (CARBONATE), CBA-A OR CA-B TREATMENT WITH RETENTION LEVELS LESS THAN OR EQUAL TO 0.40 PCF, 0.40 PCF, 0.41 PCF AND 0.21 PCF RESPECTIVELY.
   B. ALL CONNECTION HARDWARE AND FASTENERS IN DIRECT CONTACT WITH INTERIOR TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED, MECHANICALLY GALVANIZED OR STAINLESS STEEL.
   C. ALL CONNECTION HARDWARE AND FASTENERS IN DIRECT CONTACT WITH EXPOSED EXTERIOR TREATED WOOD OR UNKNOWN TREATMENTS SHALL BE STAINLESS STEEL.
   D. USE TAPCON CLIMASEAL FASTENERS TO CONNECT ACQ-TREATED WOOD BLOCKING TO MASONRY OR CONCRETE PARAPETS.
6. SHOP DRAWINGS FOR PRESERVATIVE-TREATED WOOD, HARDWARE AND FASTENERS:
   A. THE SUBCONTRACTOR SHALL FURNISH MATERIAL CERTIFICATES FOR ALL P PRESERVATIVE TREATED WOOD TYPES, SPECIFYING THE NAME OF THE TREATING PRESERVATIVE USED, THE LEVEL OF TREATMENT (0.10, 0.25, 0.40, ETC) THE USE (ABOVE GROUND, GROUND CONTACT, ETC.) AND A REFERENCE TO THE AWPA STANDARD.
   B. THE SUBCONTRACTOR SHALL FURNISH MATERIAL, DATA SHEETS FOR HARDWARE FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD.
7. PLACE 2" THICK NOMINAL FIRE-BLOCKING IN STUD WALLS AT CEILING, SOFFIT, FLOOR LEVELS AND AT EACH 10'-0" HEIGHT OF STUD.
8. JOISTS SHALL BE BLOCKED AT SUPPORTS AND BRIDGED OR BLOCKED AT INTERVALS OF 8'-0" WHERE JOISTS ARE 2' x 12" OR DEEPER.
9. JOISTS UNDER NON-BEARING PARTITION

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CSE
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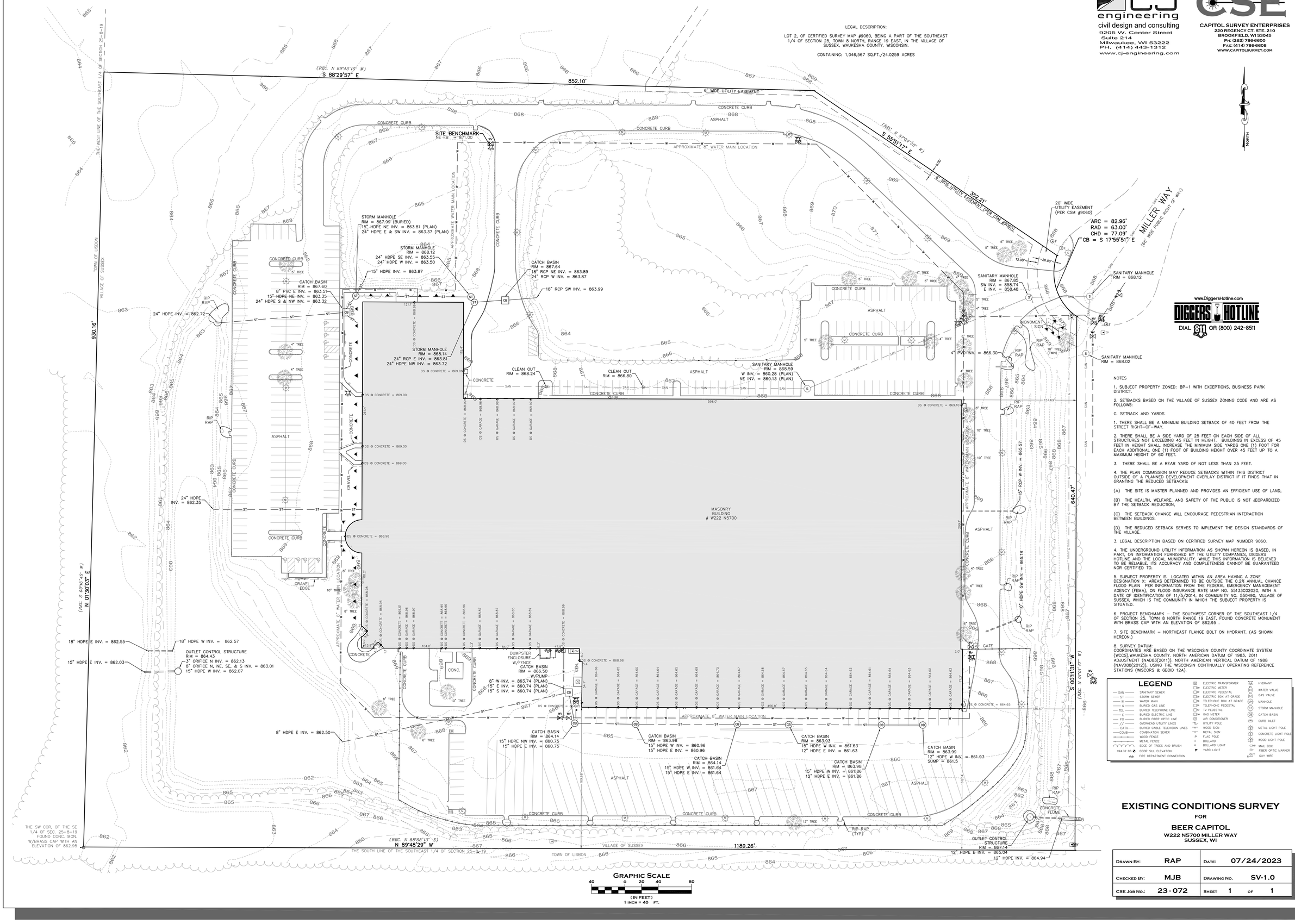
BROOKFIELD, WI 53045
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM

LEGAL DESCRIPTION:

LOT 2, OF CERTIFIED SURVEY MAP #9060, BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 8 NORTH, RANGE 19 EAST, IN THE VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CONTAINING: 1,046,567 SQ.FT./24.0259 ACRES



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NOTES

1. SUBJECT PROPERTY ZONED: BP-1 WITH EXCEPTIONS, BUSINESS PARK DISTRICT.

2. SETBACKS BASED ON THE VILLAGE OF SUSSEX ZONING CODE AND ARE AS FOLLOWS:

G. SETBACK AND YARDS

1. THERE SHALL BE A MINIMUM BUILDING SETBACK OF 40 FEET FROM THE STREET RIGHT-OF-WAY.

2. THERE SHALL BE A SIDE YARD OF 25 FEET ON EACH SIDE OF ALL STRUCTURES NOT EXCEEDING 45 FEET IN HEIGHT. BUILDINGS IN EXCESS OF 45 FEET IN HEIGHT SHALL INCREASE THE MINIMUM SIDE YARDS ONE (1) FOOT FOR EACH ADDITIONAL ONE (1) FOOT OF BUILDING HEIGHT OVER 45 FEET UP TO A MAXIMUM HEIGHT OF 60 FEET.

3. THERE SHALL BE A REAR YARD OF NOT LESS THAN 25 FEET.

4. THE PLAN COMMISSION MAY REDUCE SETBACKS WITHIN THIS DISTRICT OUTSIDE OF A PLANNED DEVELOPMENT OVERLAY DISTRICT IF IT FINDS THAT IN GRANTING THE REDUCED SETBACKS:

(A) THE SITE IS MASTER PLANNED AND PROVIDES AN EFFICIENT USE OF LAND,

(B) THE HEALTH, WELFARE, AND SAFETY OF THE PUBLIC IS NOT JEOPARDIZED BY THE SETBACK REDUCTION,

(C) THE SETBACK CHANGE WILL ENCOURAGE PEDESTRIAN INTERACTION BETWEEN BUILDINGS.

(D) THE REDUCED SETBACK SERVES TO IMPLEMENT THE DESIGN STANDARDS OF THE VILLAGE.

3. LEGAL DESCRIPTION BASED ON CERTIFIED SURVEY MAP NUMBER 9060.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0020D, WITH A DATE OF IDENTIFICATION OF 11/5/2014, IN COMMUNITY NO. 550490, VILLAGE OF SUSSEX, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK – THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 8 NORTH RANGE 19 EAST, FOUND CONCRETE MONUMENT WITH BRASS CAP WITH AN ELEVATION OF 862.95 .

7. SITE BENCHMARK – NORTHEAST FLANGE BOLT ON HYDRANT. (AS SHOWN HEREON.)

8. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS),WAUKESHA COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER	HYDRANT
ST	STORM SEWER	ELECTRIC METER	WATER VALVE
W	WATER MAIN	ELECTRIC PEDESTAL	GAS VALVE
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE	MANHOLE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE	STORM MANHOLE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL	CATCH BASIN
FO	BURIED FIBER OPTIC LINE	GAS METER	CURB INLET
//	OVERHEAD UTILITY LINES	AIR CONDITIONER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	UTILITY POLE	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	WOOD SIGN	WOOD LIGHT POLE
	WOOD FENCE	METAL SIGN	MAIL BOX
	METAL FENCE	FLAG POLE	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	BOLLARD	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD LIGHT	
FDC	FIRE DEPARTMENT CONNECTION	YARD LIGHT	

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EXISTING CONDITIONS SURVEY

FOR

BEER CAPITOL

W222 N5700 MILLER WAY
SUSSEX, WI

DRAWN BY:	RAP	DATE:	07/24/2023
CHECKED BY:	MJB	DRAWING NO.	SV-1.0
CSE JOB NO.:	23-072	SHEET	1 OF 1

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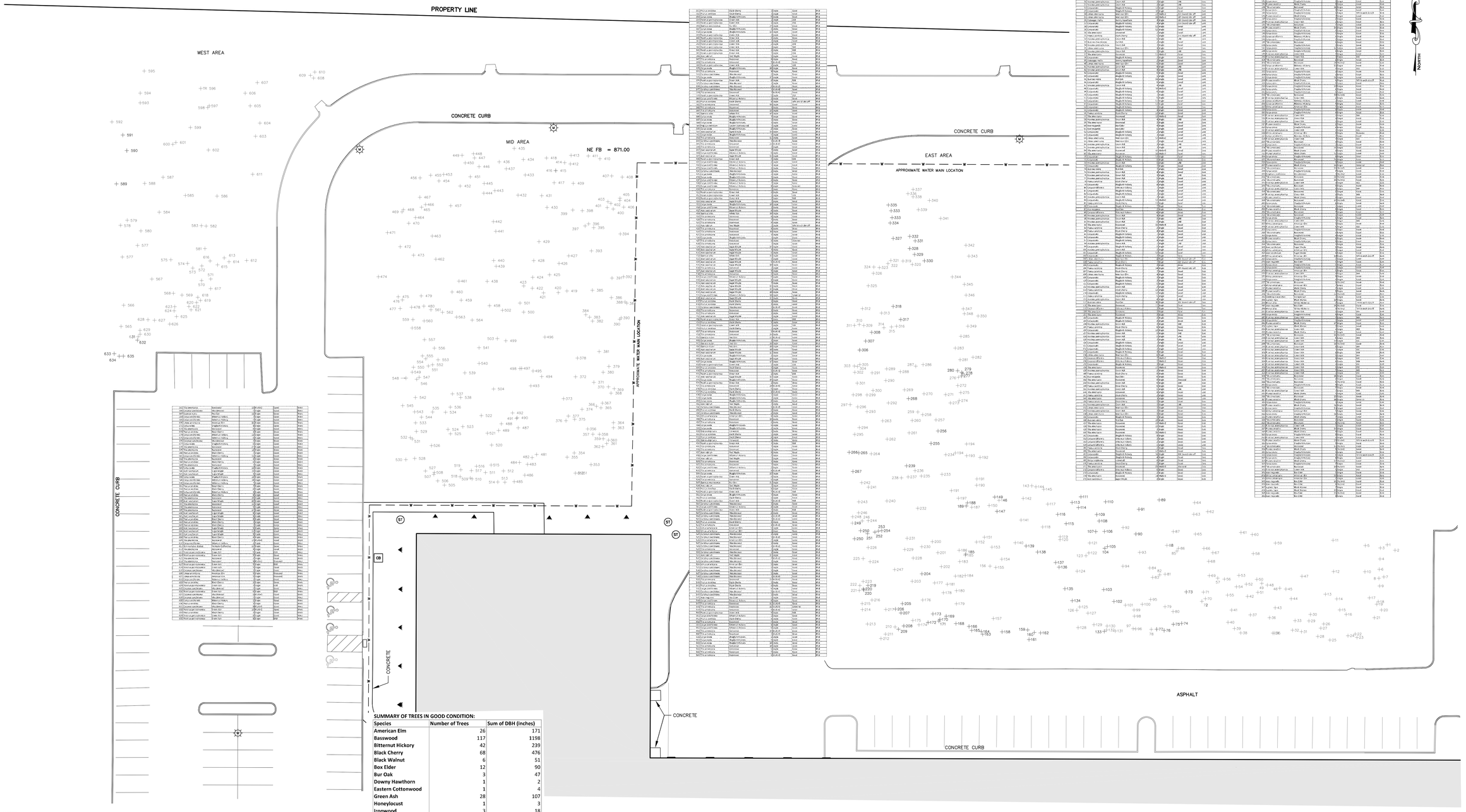

SUMMARY OF TREES IN GOOD CONDITION:

Species	Number of Trees	Sum of DBH (inches)
American Elm	26	171
Basswood	117	1198
Bitternut Hickory	42	239
Black Cherry	68	476
Black Walnut	6	51
Box Elder	12	90
Bur Oak	3	47
Downy Hawthorn	1	2
Eastern Cottonwood	1	4
Green Ash	28	107
Honeylocust	1	3
Ironwood	3	18
Kentucky Coffeetree	1	12
Musclewood	34	130
Red Maple	6	49
Red Oak	8	146
Shagbark Hickory	135	824
Sugar Maple	35	316
White Oak	3	64
Grand Total	530	3947

Area	Sum of DBH (inches)
East	2111
Mid	1308
West	528
Grand Total	3947

NOTES:

1. TREES IN GOOD CONDITION ARE LABELLED AS GOOD OR 25% BRANCH DIE–OFF. ALL OTHER CATEGORIES––DISEASED, EAB, 50% OR GREATER BRANCH DIE–OFF, SOME ROT WOULD BE CONSIDERED TO BE IN BAD CONDITION. INVASIVE TREES INCLUDING COMMON BUCKTHORN AND NORWAY MAPLE WERE NOT SURVEYED. MANY OF THE TREES WERE MULTI–TRUNKED. THE NUMBER OF TRUNKS AT BREAST HEIGHT WERE RECORDED: 2 IS MULTI +2, ETC. ALL TRUNKS WERE MEASURED AND THE SUM WAS REPORTED FOR DBH.

2. THE TREE ID# CORRESPONDS TO THE TREE NUMBER LABELLED IN THE FIELD AND RECORDED IN THE SURVEY.

3. SURVEY WAS COMPLETED BY K. SHERFINSKI ON JULY 18, 20 AND 21, 2023.

4. 634 TREES TOTAL.

5. 530 HARDWOOD TREES IN GOOD CONDITION.

6. THE FOREST IS AN UPLAND HICKORY–BASSWOOD FOREST.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS),WAUKESHA COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

TREE INVENTORY MAP

FOR

BEER CAPITOL

W222NN5700 MILLER WAY
SUSSEX, WI

DRAWN BY:	RAP	DATE:	07/26/2023
CHECKED BY:	MJB	DRAWING No.	EC-TREE
CSE JOB No.:	23-072	SHEET	SV-2.0

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BEER CAPITOL

SUSSEX, WISCONSIN

CJE NO.: CJE2329R4
JULY 31, 2023

SITE PLAN

C1.0

NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF ASPHALT

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

SITE PARKING:

EXISTING PARKING:
REGULAR PARKING SPACES = 247
ACCESSIBLE PARKING SPACES = 8
TOTAL PARKING SPACES = 255

PROPOSED PARKING:
REGULAR PARKING SPACES = 268
ACCESSIBLE PARKING SPACES = 8
TOTAL PARKING SPACES = 276

TRAILER SPACES = 49
VAN SPACES = 29

SITE AREAS:

EXISTING BUILDING = 262,288 S.F. (6.021 ACRES)
EXISTING PAVEMENT = 253,968 S.F. (5.830 ACRES)

EXISTING IMPERVIOUS AREA = 516,256 S.F. (11.852 ACRES) [49%]
EXISTING OPEN AREA = 530,311 S.F. (12.174 ACRES) [51%]

PROPOSED BUILDING = 360,756 S.F. (8.282 ACRES)
–NEW BUILDING ADDITION = 98,468 S.F. (2.261 ACRES)
PROPOSED PAVEMENT = 282,227 S.F. (6.479 ACRES)
–NEW S.D. ASPHALT = 34,708 S.F. (0.797 ACRES)
–NEW H.D. ASPHALT = 28,586 S.F. (0.656 ACRES)
–NEW CONCRETE APRON = 7,670 S.F. (0.176 ACRES)
–NEW CONCRETE CURB (B.O.C.) = 1,644 L.F.

PROPOSED IMPERVIOUS AREA = 642,983 S.F. (14.761 ACRES) [61%]
PROPOSED OPEN SPACE = 403,584 S.F. (9.265 ACRES) [39%]

TOTAL SITE AREA = 1,046,567 S.F. (24.026 ACRES)

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BEER CAPITOL

SUSSEX, WISCONSIN

S 88°29'57" E
852.10'
SITE BENCHMARK
6' WIDE UTILITY EASEMENT
S 55°51'17" E
352.21'
6' WIDE UTILITY EASEMENT (PER CSM #9060)
20' WIDE UTILITY EASEMENT (PER CSM #9060)
ARC = 82.96'
RAD = 63.00'
CHD = 77.09'
CB = S 17°55'51" E
MILLER WAY
930.16'
N 01°30'03" E
640.47'
S 00°11'31" W
N 89°48'29" W
1189.26'

LOADING DOCK
ENCLOSED DOCK AREA EXPANSION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

PROPOSED BUILDING ADDITION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

STORM WATER BASIN
STORM WATER BASIN
EXPANDED STORM WATER POND
EXPANDED STORM WATER POND

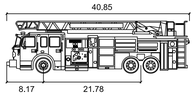
HYDRANT
HYDRANT
HYDRANT
HYDRANT
HYDRANT

12.00'
20.00'

N

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY OVERHANG



Spartan Gladiator Star Series Aerial

	Feet
Width	: 8.23
Track	: 7.87
Lock to Lock Time	: 6.0 s
Steering Angle	: 46.3 deg

FIRE TRUCK DETAIL
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2329R4
JULY 31, 2023

FIRE APPARATUS PLAN C1.1

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BEER CAPITOL

SUSSEX, WISCONSIN

S 88°29'57" E
852.10'
SITE BENCHMARK
6' WIDE UTILITY EASEMENT
S 55°51'17" E
352.21'
6' WIDE UTILITY EASEMENT (PER CSM #9060)
20' WIDE UTILITY EASEMENT (PER CSM #9060)
ARC = 82.96'
RAD = 63.00'
CHD = 77.09'
CB = S 17°39'51" E
MILLER WAY
N
930.16'
N 01°30'03" E
640.47'
S 00°11'31" W
N 89°48'29" W
1189.26'

LOADING DOCK
ENCLOSED DOCK AREA EXPANSION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

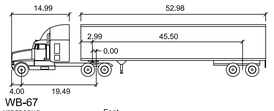
PROPOSED BUILDING ADDITION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

STORM WATER BASIN
STORM WATER BASIN
EXPANDED STORM WATER POND
EXPANDED STORM WATER POND

12.00'
20.00'

LEGEND

- FRONT WHEEL PATH
- REAR WHEEL PATH
- VEHICLE BODY OVERHANG



WB-67
NOT TO SCALE

	Feet		
Tractor Width	: 8.01	Lock to Lock Time	: 6.0 s
Trailer Width	: 8.50	Steering Angle	: 28.4 deg
Tractor Track	: 8.01	Articulating Angle	: 75.0 deg
Trailer Track	: 8.50		

WB-67 VEHICLE DETAIL
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2329R4
JULY 31, 2023

WB-67 TURNING MOVEMENT

C1.2

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BEER CAPITOL

SUSSEX, WISCONSIN

PROPOSED BUILDING ADDITION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

LOADING DOCK
ENCLOSED DOCK AREA EXPANSION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

EXISTING 2010 OFFICE ADDITION

ORIGINAL BUILDING

MASONRY BUILDING
W222 N5700

EXISTING 2010 WAREHOUSE ADDITION

EXISTING 2010 DOCK ENCLOSURE ADDITION

SITE BENCHMARK
NE FB = 871.00

(REC. N 89°43'15" W)
S 88°29'57" E
852.10'

6' WIDE UTILITY EASEMENT

(REC. N 87°04'16" W)
S 85°51'17" E
352.21'

6' WIDE UTILITY EASEMENT (PER CSM #9060)

20' WIDE UTILITY EASEMENT (PER CSM #9060)

ARC = 82.96'
RAD = 63.00'
CHD = 77.09'
CB = S 17°55'51" E

MILLER WAY
(66' WIDE PUBLIC RIGHT OF WAY)

930.16'
THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19
TOWN OF LISBON
VILLAGE OF SUSSEX

(REC. S 00°16'45" W)
N 01°30'03" E

640.47'
(REC. N 00°01'47" W)
S 00°11'31" W

1189.26'
(REC. N 88°58'13" E)
N 89°48'29" W
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19

THE SW COR. OF THE SE 1/4 OF SEC. 25-8-19 FOUND CONC. MON. W/BRASS CAP WITH AN ELEVATION OF 862.95

PROPOSED STORM INLET RIM 867.00
PROPOSED STORM INLET RIM 866.80
PROPOSED STORM INLET RIM 867.50
PROPOSED TRENCH DRAIN RIM 864.85
STORM WATER BASIN
BASIN OUTLET
CATCH BASIN RIM = 867.60
8" PVC E INV. = 863.51
15" HDPE NE INV. = 863.35
24" HDPE S & NW INV. = 863.32
24" HDPE INV. = 862.72
15" HDPE INV. = 863.87
EXST. STORM MANHOLE RIM = 868.12
24" HDPE SE INV. = 863.55
24" HDPE W INV. = 863.50
STORM MANHOLE RIM = 867.99 (BURIED)
15" HDPE NE INV. = 863.81 (PLAN)
24" HDPE E & SW INV. = 863.37 (PLAN)
STORM MANHOLE RIM = 868.14
24" RCP E INV. = 863.81
24" HDPE NW INV. = 863.72
18" RCP SW INV. = 863.99
EXST. CATCH BASIN RIM = 867.64
18" RCP NE INV. = 863.89
24" RCP W INV. = 863.87
CLEAN OUT RIM = 868.24
CLEAN OUT RIM = 866.80
SANITARY MANHOLE RIM = 868.59
W INV. = 860.28 (PLAN)
NE INV. = 860.13 (PLAN)
SANITARY MANHOLE RIM = 867.85
SW INV. = 858.74
E INV. = 858.48
SANITARY MANHOLE RIM = 868.12
SANITARY MANHOLE RIM = 868.02
4" PVC INV. = 866.30
15" RCP W INV. = 865.57
10" HDPE SW INV. = 865.18
24" HDPE INV. = 862.35
18" HDPE E INV. = 862.55
18" HDPE W INV. = 862.57
15" HDPE E INV. = 862.03
OUTLET CONTROL STRUCTURE RIM = 864.43
3" ORIFICE N INV. = 862.13
8" ORIFICE N, NE, SE, & S INV. = 863.01
15" HDPE W INV. = 862.07
8" HDPE E INV. = 862.50
DUMPSTER ENCLOSURE W/FENCE
CATCH BASIN RIM = 866.50 W/PUMP
8" W INV. = 863.74 (PLAN)
15" E INV. = 860.74 (PLAN)
15" S INV. = 860.74 (PLAN)
APPROXIMATE 8" WATER MAIN LOCATION
CATCH BASIN RIM = 864.14
15" HDPE NW INV. = 860.75
15" HDPE E INV. = 860.75
CATCH BASIN RIM = 863.98
15" HDPE W INV. = 860.96
15" HDPE E INV. = 860.96
CATCH BASIN RIM = 863.93
15" HDPE W INV. = 861.63
12" HDPE E INV. = 861.63
CATCH BASIN RIM = 864.14
15" HDPE W INV. = 861.64
15" HDPE E INV. = 861.64
CATCH BASIN RIM = 863.98
15" HDPE W INV. = 861.86
12" HDPE E INV. = 861.86
CATCH BASIN RIM = 863.99
12" HDPE W INV. = 861.93
SUMP = 861.5
OUTLET CONTROL STRUCTURE RIM = 867.14
12" HDPE E INV. = 865.04
12" HDPE INV. = 864.94
GATE
MONUMENT SIGN
RIP RAP
CONCRETE FLUME
ASPHALT
CONCRETE CURB
SAWCUT PAVEMENT
8" WATER MAIN
SANITARY SEWER
STORM SEWER
4" TREE
6" TREE
8" TREE
10" TREE
12" TREE

LEGEND

864	EXISTING CONTOUR
868	PROPOSED CONTOUR
x 867.5	PROPOSED ELEVATION
—— st ——	EXISTING STORM SEWER
—— ST ——	PROPOSED STORM SEWER

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NOTES:
1. SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE OF THE CURB.
2. DISTURBED AREA: 256,400 S.F. (5.89 ACRES)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2329R4
JULY 31, 2023

SITE GRADING PLAN

C2.0

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BEER CAPITOL

SUSSEX, WISCONSIN

CJE NO.: CJE2329R4
JULY 31, 2022

LEGEND

- ST — EXISTING STORM SEWER
- ST — PROPOSED STORM SEWER
- SAN — EXISTING SANITARY SEWER
- SAN — PROPOSED SANITARY SEWER
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- G — BURIED GAS MAIN
- OHW — OVER HEAD WIRE
- E — BURIED ELECTRIC

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DIAL 811 OR (800) 242-8511

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF SUSSEX REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.43.4 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).
3. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR AND PLUMBER SHALL VERIFY THE SIZE, SLOPE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING. DOCUMENTATION CONFIRMING THE SIZING REQUIREMENTS SHALL BE PROVIDED TO THE CITY PRIOR TO ANY CONSTRUCTION OF THE SANITARY AND WATER SERVICES
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6.0 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. UTILITY SPECIFICATIONS:
   WATER SERVICE: CLASS 150 PVC, AWWA C900, SDR 18
   STORM SEWER: ADS HDPE N-12

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

SITE UTILITY PLAN

C3.0

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BEER CAPITOL

SUSSEX, WISCONSIN

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE.
4. INSTALL INLET PROTECTION IN EXISTING INLETS AS SHOWN ON PLAN.
5. REMOVED EXISTING TREES IN THE AREA OF NEW DEVELOPMENT.
6. SAWCUT AND REMOVE PAVEMENT (SEE DEMO PLAN).
7. ROUGH GRADE SITE.
8. BEGIN BUILDING CONSTRUCTION.
9. INSTALL PROPOSED UTILITIES.
10. INSTALL INLET GRATE SCREENS IN ALL NEW STORM INLETS.
11. INSTALL OUTLET PROTECTION.
12. INSTALL BASE COURSE OF PAVEMENT.
13. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
14. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
15. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
16. ESTIMATED TIME BEFORE FINAL STABILIZATION ~10 MONTHS.

SITE BENCHMARK
NE FB = 871.00

(REC. N 89°43'15" W)
S 88°29'57" E
852.10'

6' WIDE UTILITY EASEMENT

(REC. N 87°04'35" W)
S 55°51'17" E
352.21'

6' WIDE UTILITY EASEMENT PER CSM #9060

20' WIDE UTILITY EASEMENT (PER CSM #9060)

MILLER WAY (66' WIDE PUBLIC RIGHT OF WAY)
ARC = 82.96'
RAD = 63.00'
CHD = 77.09'
CB = S 17°55'51" E

(REC. S 00°16'45" W)
N 01°30'03" E
930.16'

THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19
TOWN OF LISBON
VILLAGE OF SUSSEX

(REC. S 00°01'47" W)
S 00°11'31" W
640.47'

THE SW COR. OF THE SE 1/4 OF SEC. 25-8-19 FOUND CONC. MON. W/BRASS CAP WITH AN ELEVATION OF 862.95

(REC. N 88°58'13" E)
N 89°48'29" W
1189.26'

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19

VILLAGE OF SUSSEX
TOWN OF LISBON

PROPOSED BUILDING ADDITION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

LOADING DOCK
ENCLOSED DOCK AREA EXPANSION
FIRST FLOOR ELEV. 869.00
(MATCH EXISTING)

EXISTING 2010 OFFICE ADDITION

ORIGINAL BUILDING

MASONRY BUILDING
W222 N5700

EXISTING 2010 WAREHOUSE ADDITION

EXISTING 2010 DOCK ENCLOSURE ADDITION

PROPOSED STORM INLET RIM 867.00

PROPOSED STORM INLET RIM 867.50

PROPOSED TRENCH DRAIN RIM 864.85

STORM WATER BASIN

BASIN OUTLET

EXST. STORM MANHOLE
RIM = 868.12
24" HDPE SE INV. = 863.55
24" HDPE W INV. = 863.50

STORM MANHOLE
RIM = 867.99 (BURIED)
15" HDPE NE INV. = 863.81 (PLAN)
24" HDPE E & SW INV. = 863.37 (PLAN)

STORM MANHOLE
RIM = 868.14
24" RCP E INV. = 863.81
24" HDPE NW INV. = 863.72

EXST. CATCH BASIN
RIM = 867.64
18" RCP NE INV. = 863.89
24" RCP W INV. = 863.87

CATCH BASIN
RIM = 867.60
8" PVC E INV. = 863.51
15" HDPE NE INV. = 863.35
24" HDPE S & NW INV. = 863.32

15" HDPE INV. = 863.87

24" HDPE INV. = 862.72

24" HDPE INV. = 862.35

18" RCP SW INV. = 863.99

CLEAN OUT RIM = 868.24

CLEAN OUT RIM = 866.80

SANITARY MANHOLE
RIM = 868.59
W INV. = 860.28 (PLAN)
NE INV. = 860.13 (PLAN)

SANITARY MANHOLE
RIM = 867.85
SW INV. = 858.74
E INV. = 858.48

SANITARY MANHOLE
RIM = 868.12

SANITARY MANHOLE
RIM = 868.02

4" PVC INV. = 866.30

15" RCP W INV. = 865.57

10" HDPE SW INV. = 865.18

MONUMENT SIGN

GATE

OUTLET CONTROL STRUCTURE
RIM = 867.43
3" ORIFICE N INV. = 862.13
8" ORIFICE N, NE, SE, & S INV. = 863.01
15" HDPE W INV. = 862.07

18" HDPE E INV. = 862.55

18" HDPE W INV. = 862.57

15" HDPE E INV. = 862.03

8" HDPE E INV. = 862.50

OUTLET CONTROL STRUCTURE
RIM = 867.14
12" HDPE E INV. = 863.04
12" HDPE INV. = 864.94

CATCH BASIN
RIM = 864.14
15" HDPE NW INV. = 860.75
15" HDPE E INV. = 860.75

CATCH BASIN
RIM = 863.98
15" HDPE W INV. = 860.96
15" HDPE E INV. = 860.96

CATCH BASIN
RIM = 863.93
15" HDPE W INV. = 861.63
12" HDPE E INV. = 861.63

CATCH BASIN
RIM = 864.14
15" HDPE W INV. = 861.64
15" HDPE E INV. = 861.64

CATCH BASIN
RIM = 863.98
15" HDPE W INV. = 861.86
12" HDPE E INV. = 861.86

CATCH BASIN
RIM = 863.99
12" HDPE W INV. = 861.93
SUMP = 861.5

CATCH BASIN
RIM = 867.50
15" HDPE W INV. = 863.74 (PLAN)
15" HDPE E INV. = 860.74 (PLAN)
15" HDPE S INV. = 860.74 (PLAN)

CATCH BASIN
RIM = 866.50
W/PUMP
8" W INV. = 863.74 (PLAN)
15" E INV. = 860.74 (PLAN)
15" S INV. = 860.74 (PLAN)

APPROXIMATE 8" WATER MAIN LOCATION

CONCRETE FLUME

RIP RAP (TYP.)

ASPHALT

CONCRETE

GRAVEL

CONC.

DUMPSTER ENCLOSURE W/FENCE

GEN.

EROSION CONTROL PRACTICES

1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER 'WSDOT EROSION CONTROL PAL' (OR EQUAL) IN ALL, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

CJE NO.: CJE2329R4
JULY 31, 2023

NOTES:

1. SPOT GRADES ALONG THE CURB ARE AT THE FLANGE LINE OF THE CURB.
2. DISTURBED AREA: 256,400 S.F. 5.89 ACRES

LEGEND

864	EXISTING CONTOUR
868	PROPOSED CONTOUR
x 867.5	PROPOSED ELEVATION
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
	SILT FENCE LOCATION

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

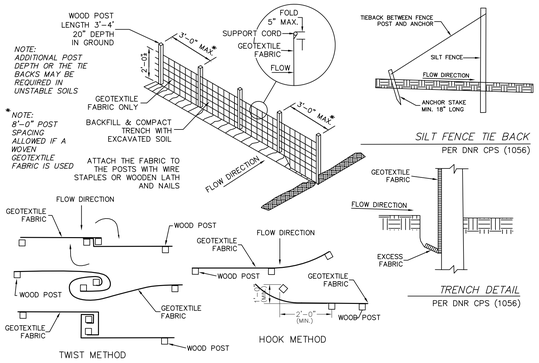
MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

EROSION CONTROL PLAN C4.0

civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



JOINTING TWO LENGTHS OF SILT FENCE
PER DNR CPS (1056)

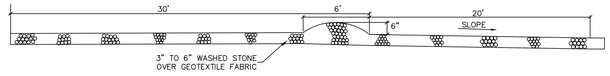
SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)

CONSTRUCTION SPECIFICATIONS
PER DNR CPS (1056)

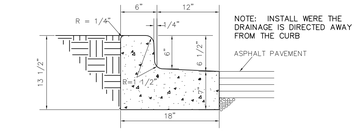
1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM
2. LOCATE POSTS PER DNR CPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB./LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WISDOT APPROVED SILT FENCE

SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)
NOT TO SCALE

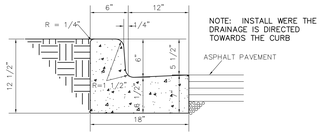


NOTE: EXIT SHALL BE MINIMUM 18' WIDE

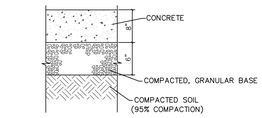
TRACKING PAD
PER WDNR TECHNICAL STANDARD 1057 (2)
NOT TO SCALE



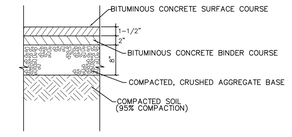
HIGH SIDE CONCRETE CURB (H.S. C&G) DETAIL
NOT TO SCALE



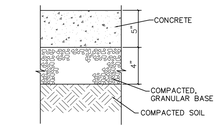
LOW SIDE CONCRETE CURB (L.S. C&G) DETAIL
NOT TO SCALE



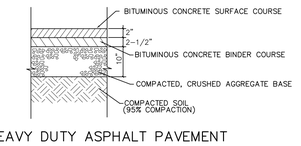
CONCRETE PAVEMENT (LOADING DOCKS)
NOT TO SCALE



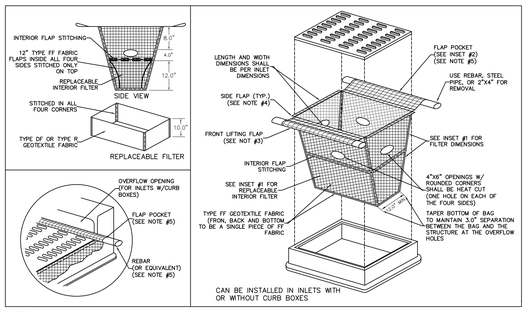
STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



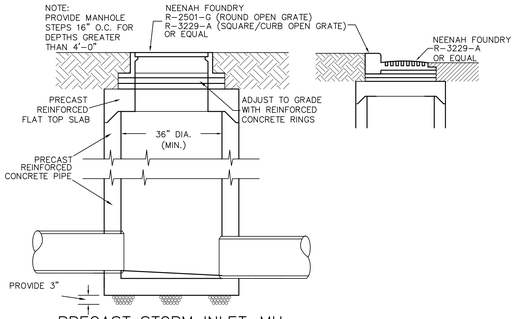
HEAVY DUTY ASPHALT PAVEMENT (TRUCK TRAFFIC AREA)
NOT TO SCALE



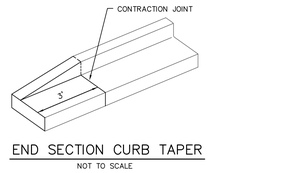
NOTES:
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO GHT STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INLET PROTECTION TYPE D–M
PER WDNR TECHNICAL STANDARD 1060 (3)
NOT TO SCALE

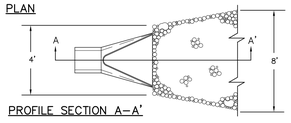


PRECAST STORM INLET–MH
NOT TO SCALE

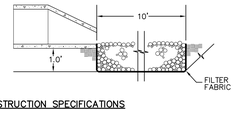


END SECTION CURB TAPER
NOT TO SCALE

PLAN



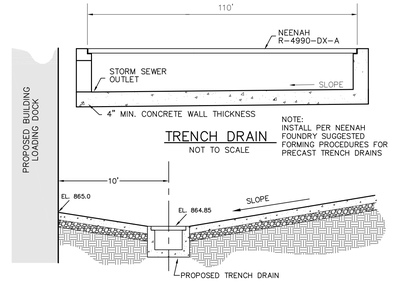
PROFILE SECTION A–A'



CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.
3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.
5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

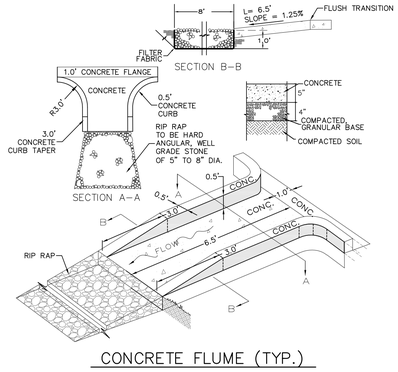
OUTLET PROTECTION FOR ENDSECTION (4)
NOT TO SCALE



TRENCH DRAIN
NOT TO SCALE

NOTE:
INSTALL PER NEENAH
FOUNDRY SUGGESTED
FORMING PROCEDURES FOR
PRECAST TRENCH DRAINS

LOADING DOCK DETAIL
NOT TO SCALE



CONCRETE FLUME (TYP.)
NOT TO SCALE

BEER CAPITOL
SUSSEX, WISCONSIN

CJE NO.: CJE2329R4
JULY 31, 2023

SITE DETAILS **C5.0**

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

BEER CAPITOL

SUSSEX, WISCONSIN

N

(REC. N 89°43'15" W)
S 88°29'57" E
852.10'

6' WIDE UTILITY EASEMENT

EXISTING LIGHT POLE TO BE RELOCATED

SITE BENCHMARK
NE FB = 871.00

EXISTING WATER MAIN TO BE REMOVED

CONNECT RELOCATED WATER MAIN TO EXISTING 8" WATER MAIN

REMOVED CURB (FOR NEW DRIVE)

(REC. N 87°04'15" W)
S 85°51'17" E
352.21'

6' WIDE UTILITY EASEMENT PER CSM #9060

EXISTING LIGHT POLE TO BE RELOCATED

20' WIDE UTILITY EASEMENT (PER CSM #9060)

ARC = 82.96'
RAD = 63.00'
CHD = 77.09'
CB = S 17°55'51" E

MILLER WAY
(66' WIDE PUBLIC RIGHT OF WAY)

EXISTING TREES TO BE REMOVED

REMOVED CURB AND PAVEMENT

PROPOSED TREELINE

THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19

TOWN OF LISBON

VILLAGE OF SUSSEX

930.16'

(REC. S 00°16'45" W)
N 01°30'03" E

STORM MANHOLE
RIM = 867.99 (BURIED)
15" HDPE NE INV. = 863.81 (PLAN)
24" HDPE E & SW INV. = 863.37 (PLAN)

STORM MANHOLE
RIM = 868.12
24" HDPE SE INV. = 863.55
24" HDPE W INV. = 863.50

15" HDPE INV. = 863.87

CATCH BASIN
RIM = 867.60
8" PVC E INV. = 863.51
15" HDPE NE INV. = 863.35
24" HDPE S & NW INV. = 863.32

24" HDPE INV. = 862.72

CATCH BASIN
RIM = 867.64
18" RCP NE INV. = 863.89
24" RCP W INV. = 863.87

18" RCP SW INV. = 863.99

STORM MANHOLE
RIM = 868.14
24" RCP E INV. = 863.81
24" HDPE NW INV. = 863.72

CLEAN OUT
RIM = 868.24
REMOVE OR RELOCATE EXISTING CLEAN OUT

CLEAN OUT
RIM = 866.80
RAISE CO RIM TO FLOOR GRADE

RAISE MH RIM TO FLOOR GRADE

SANITARY MANHOLE
RIM = 868.59
W INV. = 860.28 (PLAN)
NE INV. = 860.13 (PLAN)

EXISTING SANITARY SEWER TO REMAIN UNDER BLDG. ADDITION
CONTRACTOR TO VERIFY PIPE MATERIAL. REPLACE SEWER PIPE IF REQUIRED BY STATE PLUMBING CODE.

MASONRY BUILDING
W222 N5700

EXISTING TREES TO BE REMOVED

REMOVED CURB AND PAVEMENT

EXISTING LIGHT POLES TO BE REMOVED

RELOCATE EXISTING HYDRANT

EXISTING WATER MAIN TO BE REMOVED

CONNECT RELOCATED WATER MAIN TO EXISTING 8" WATER MAIN

SANITARY MANHOLE
RIM = 867.85
SW INV. = 858.74
E INV. = 858.48

SANITARY MANHOLE
RIM = 868.12

SANITARY MANHOLE
RIM = 868.02

MONUMENT SIGN

4" PVC
INV. = 866.30

640.47'

15" RCP W INV. = 865.57

10" HDPE SW INV. = 865.18

S 00°11'31" W
(REC. N 01°01'47" W)

GATE

REMOVED 18" CULVERT (REPLACE WITH NEW 12" SEWER)

18" HDPE E INV. = 862.55

18" HDPE W INV. = 862.57

OUTLET CONTROL STRUCTURE
RIM = 864.43
3" ORIFICE N INV. = 862.13
8" ORIFICE N, NE, SE, & S INV. = 863.01
15" HDPE W INV. = 862.07

15" HDPE E INV. = 862.03

PLUG TWO OF THE 8" ORIFICES

8" HDPE E INV. = 862.50

DUMPSTER ENCLOSURE W/FENCE
CATCH BASIN
RIM = 866.50
W/PUMP
8" W INV. = 863.74 (PLAN)
15" E INV. = 860.74 (PLAN)
15" S INV. = 860.74 (PLAN)

CATCH BASIN
RIM = 864.14
15" HDPE NW INV. = 860.75
15" HDPE E INV. = 860.75

CATCH BASIN
RIM = 863.98
15" HDPE W INV. = 860.96
15" HDPE E INV. = 860.96

CATCH BASIN
RIM = 863.93
15" HDPE W INV. = 861.63
12" HDPE E INV. = 861.63

CATCH BASIN
RIM = 864.14
15" HDPE W INV. = 861.64
15" HDPE E INV. = 861.64

CATCH BASIN
RIM = 863.98
15" HDPE W INV. = 861.86
12" HDPE E INV. = 861.86

CATCH BASIN
RIM = 863.99
12" HDPE W INV. = 861.93
SUMP = 861.5

CONCRETE FLUME

OUTLET CONTROL STRUCTURE
RIM = 867.14
12" HDPE INV. = 865.04
12" HDPE INV. = 864.94

THE SW COR. OF THE SE 1/4 OF SEC. 25-8-19 FOUND CONC. MON. W/BRASS CAP WITH AN ELEVATION OF 862.95

(REC. N 88°58'12" E)
N 89°48'29" W
1189.26'

THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25-8-19

TOWN OF LISBON

VILLAGE OF SUSSEX

ASPHALT

CONCRETE CURB

SAWCUT PAVEMENT

RIP RAP

GRAVEL EDGE

CONCRETE

APPROXIMATE 8" WATER MAIN LOCATION

LEGEND

SAN	SANITARY SEWER
ST	STORM SEWER
W	WATER MAIN
G	BURIED GAS LINE
TEL	BURIED TELEPHONE LINE
E	BURIED ELECTRIC LINE
FO	BURIED FIBER OPTIC LINE
//	OVERHEAD UTILITY LINES
CATV	BURIED CABLE TELEVISION LINES
COMB	COMBINATION SEWER
	WOOD FENCE
	METAL FENCE
	EDGE OF TREES AND BRUSH
994.32 DS	DOOR SILL ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
ELT	ELECTRIC TRANSFORMER
E	ELECTRIC METER
EP	ELECTRIC PEDESTAL
EB	ELECTRIC BOX AT GRADE
TB	TELEPHONE BOX AT GRADE
TP	TELEPHONE PEDESTAL
TV	TV PEDESTAL
G	GAS METER
AC	AIR CONDITIONER
UP	UTILITY POLE
	WOOD SIGN
	METAL SIGN
P	FLAG POLE
	BOLLARD
	BOLLARD LIGHT
	YARD LIGHT
H	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
MH	MANHOLE
ST	STORM MANHOLE
CB	CATCH BASIN
CI	CURB INLET
	METAL LIGHT POLE
	CONCRETE LIGHT POLE
	WOOD LIGHT POLE
MB	MAIL BOX
OF	FIBER OPTIC MARKER
GUY	GUY WIRE

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

NOTES:

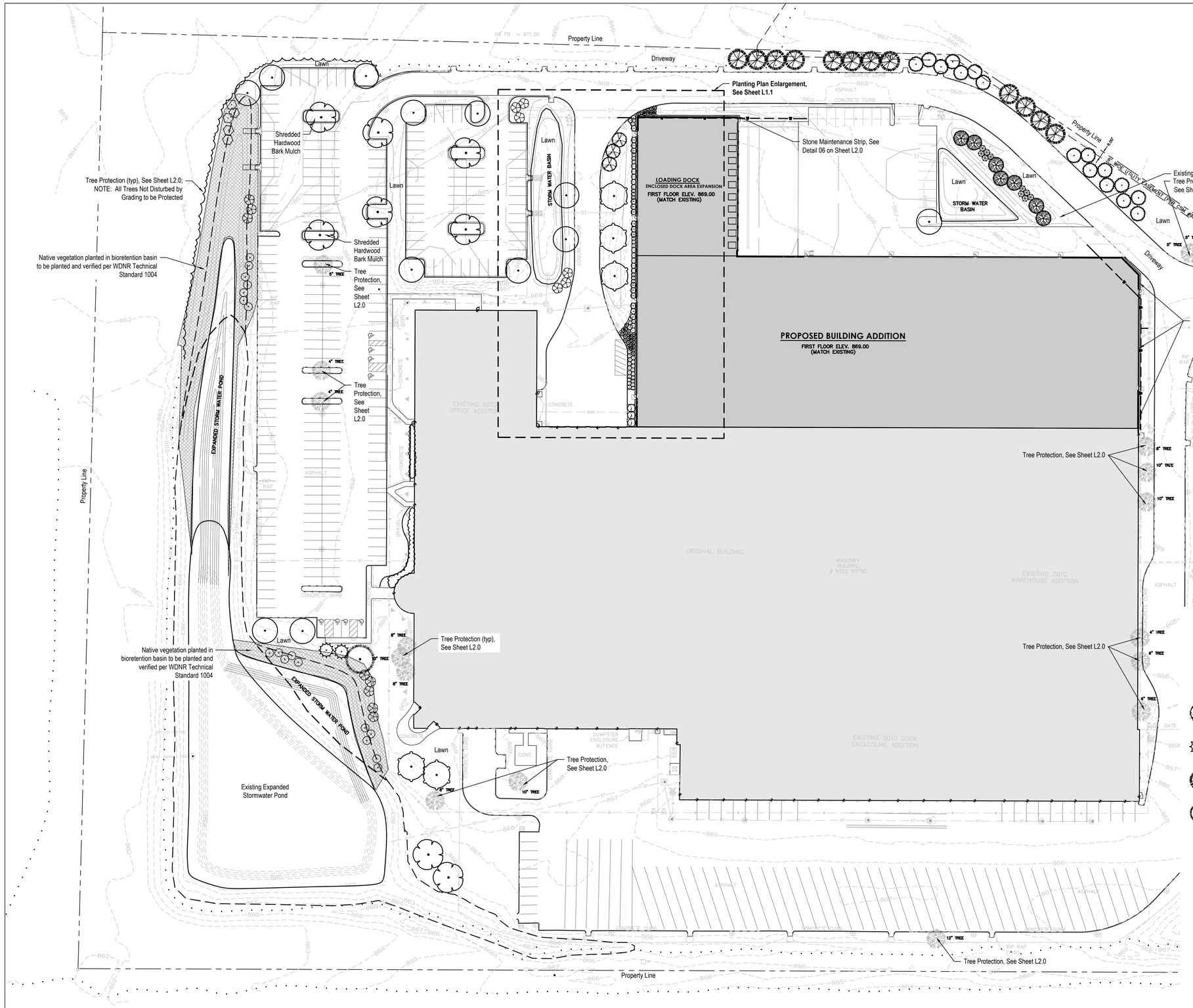
1. INSTALL EROSION CONTROL (SHEET C4.0) PRIOR TO BEGINNING SITE DEMOLITION.
2. SEE SITE UTILITY PLAN (SHEET C3.0) FOR UTILITY RE-LOCATIONS.
3. DISTURBED AREA: 256,400 S.F. 5.89 ACRES

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2329R4
JULY 31, 2023

SITE DEMO PLAN

C6.0



CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
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HELIANTHUS
ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

BEER CAPITOL

W222 N5700 MILLER WAY SUSSEX, WI

LANDSCAPE LEGEND

Upland Prairie Seed Mix (see notes on L2.0)

TREES	CODE	BOTANICAL / COMMON NAME
	ACE MTN	Acer miyabei 'Morton' / State Street™ Miyabe Maple
	AME CAN	Amelanchier canadensis / Shadblow Serviceberry
	GYM ESP	Gymnocladus dioica 'Espresso' / Kentucky Coffee Tree
	JUN EAS	Juniperus virginiana / Eastern Redcedar
	MAL DON	Malus x 'Donald Wyman' / Donald Wyman Crab Apple
	PIC DEN	Picea glauca 'Densata' / Black Hills Spruce
	PIN FLE	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Limber Pine
	PIN STR	Pinus strobus / White Pine
	QUE RUB	Quercus rubra / Red Oak
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
	AES PAR	Aesculus parviflora / Bottlebrush Buckeye
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' / Black Chokeberry
	COR ALB	Cornus alba / Red-osier Dogwood
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle
	JUN SEA	Juniperus chinensis 'Sea Green' / Sea Green Juniper
	JUN OWL	Juniperus virginiana 'Grey Owl' / Eastern Redcedar
	TAX MON	Taxus cuspidata 'Monloo' / Emerald Spreader Japanese Yew
	VIB SUN	Viburnum dentatum 'Synnestvedt' / Chicago Lustre Arrowwood Viburnum
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	PAN ROT	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass

CJE NO.:
JULY 31, 2023

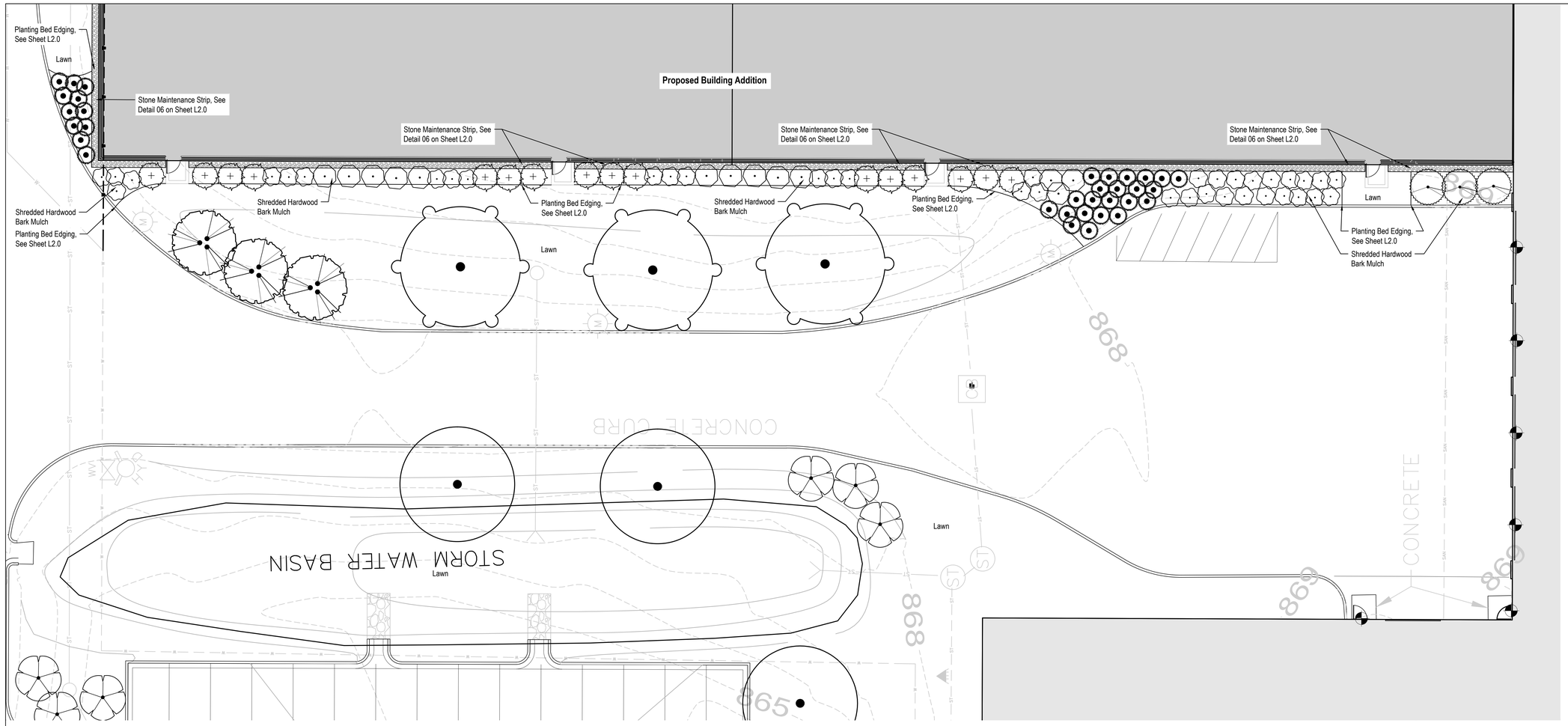
TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WS STATUTE 182.0175(1974) REQUIRES NO. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

0 40 80 120 FT
SCALE: 1" = 40'
NORTH

LANDSCAPE PLAN

L1.0



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LANDSCAPE LEGEND

Upland Prairie Seed Mix (see notes on L2.0)

TREES	CODE	BOTANICAL / COMMON NAME
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	PIC DEN	Picea glauca `Densata` / Black Hills Spruce
	PIN FLE	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine
	PIN STR	Pinus strobus / White Pine
	QUE RUB	Quercus rubra / Red Oak
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**
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	VIB SUN	Viburnum dentatum `Synnestvedt` / Chicago Lustre Arrowwood Viburnum
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**
	PAN ROT	Panicum virgatum `Rotstrahlbusch` / Rotstrahlbusch Red Switch Grass

BEER CAPITOL

W222 N5700 MILLER WAY SUSSEX, WI

CJE NO.:
JULY 31, 2023

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WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

0 10 20 30 FT
SCALE: 1" = 10'

NORTH

LANDSCAPE PLAN ENLARGEMENT

L1.1

GENERAL

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. TOP OF MULCH SHALL BE ½" MINIMUM BELOW THE TOP OF WALKS AND CURBS
6. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER COMMON TO THE PRACTICE, INCLUDING MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, TRASH REMOVAL, AND OTHER SUCH ACTIVITIES.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING FOR 60 DAYS, OR UNTIL FINAL ACCEPTANCE BY THE OWNER. AN ON-SITE INSPECTION BY THE OWNER'S AGENT WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
4. DURING WORK, PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS THE WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT THE END OF EACH WORK DAY.
5. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER'S AGENT. PLANTS SHALL BE IN HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE AT NO COST TO OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT.
6. THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AS NECESSARY FOLLOWING THE 60 DAY CONTRACTOR MAINTENANCE PERIOD.

QUALITY ASSURANCE

1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
2. SELECTION OF PLANT MATERIAL: MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
3. SUBSTITUTIONS: DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WRITTEN VERIFICATION WILL BE REQUIRED DOCUMENTING MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
4. MEASUREMENTS: TAKE CALIPER MEASUREMENTS OF TREES SIX INCHES ABOVE GROUND. MEASURE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS, NOT FROM TIP-TO-TIP.
5. LANDSCAPE ARCHITECT OR OWNER, SHALL INSPECT ALL PLANT MATERIAL WITH RESPECT TO GENUS, SPECIES, CULTIVAR/VARIETY, SIZE AND QUALITY, INCLUDING SIZE AND CONDITION OF ROOT SYSTEMS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, OR OTHER LATENT DEFECTS UPON ARRIVAL TO SITE OR DURING INSTALLATION.
6. LANDSCAPE ARCHITECT OR OWNER MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE WORK PROCESS. REMOVE REJECTED MATERIALS FROM SITE AND REPLACE WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PRODUCT DELIVERY, STORAGE AND HANDLING

1. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON THE JOB SITE.
2. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NO PLANTED WITHIN 24 HOURS OF DELIVERY.
3. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
4. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS.

MATERIALS

PLANTS

1. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, MOST RECENT EDITION.
2. PLANTS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL-SHAPED, FULL BRANCHED AND FREE OF DISEASE AND INSECTS.
3. ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH, OR ARE IN ANY UNHEALTHY, BADLY SHAPED, OR UNDERSIZED CONDITION WILL BE REJECTED BY THE LANDSCAPE ARCHITECT EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE PLANT AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
4. PLANTS SHALL NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS.
5. PLANTS SHALL BE FRESHLY DUG FROM DURING THE MOST RECENT APPROPRIATE HARVEST SEASON.
6. PRUNING SHALL BE LIMITED TO DEAD BRANCHES, LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS ANSI A300.

SOILS

1. PLANTING SOIL AND TOPSOIL TO BE A CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER ¾" IN DIAMETER, AND FREE FROM TOXINS AND WEEDS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 5.5 AND 7. ORGANIC MATERIAL SHALL BE 2.0-5.0% OF TOTAL DRY WEIGHT. SOLUBLE SALT LEVELS SHALL BE LESS THAN 2 mmho/cm. PLANTING SOIL AND TOPSOIL SHALL BE TESTED AND AMENDED TO MEET THESE SPECIFICATIONS.
2. COMPOST SHALL BE COMMERCIALLY PREPARED, PEAT-FREE COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA AND SHALL CONSIST OF PLANT-BASED MATERIALS, COMPOSTED FOR A MINIMUM OF 9 MONTHS AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS, AND LEAF STRUCTURES.
3. ALL PLANTING AREAS WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PREPARED BY TILLING EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD THREE (3") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF THE TOPSOIL. ALL PLANTING AREAS WITHOUT EXISTING TREES SHALL BE PREPARED BY TILLING EXISTING SOIL TO A DEPTH OF EIGHTEEN (18") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF EIGHTEEN (18") INCHES OF THE TOPSOIL.
4. BACKFILL FOR TREE PITS SHALL CONSIST OF EXISTING TOPSOIL ON SITE (OR IMPORTED AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, SUBSOILS, ETC., PLACED IN NINE (9") LAYERS AND WATERED IN THOROUGHLY.

OTHER MATERIALS

1. SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF THREE (3") INCHES OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH, SIZE AND COLOR TO BE APPROVED BY OWNER'S AGENT PRIOR TO INSTALLATION. MULCHED AREAS SHALL NOT RECEIVE A WOVEN WEED BARRIER FABRIC.
2. EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING, TO BE APPROVED BY OWNER'S AGENT.
3. 18" WIDE STONE MAINTENANCE STRIP: DECORATIVE STONE TO MATCH EXISTING STONE ON SITE AND SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION. INSTALL STONE MAINTENANCE STRIP IN THE LOCATIONS INDICATED IN THE PLAN FOLLOWING THE MANUFACTURER'S INSTRUCTIONS. THE GEOTEXTILE FABRIC SHALL BE PERMEABLE NONWOVEN MIRAFI MSCAPE E OR APPROVED EQUAL.
2. SOD: ALL AREAS SPECIFIED ON PLAN AS SOD (IF APPLICABLE) SHALL BE A PREMIUM GRADE APPROVED TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. TURFGRASS SOD SHALL BE REASONABLY FREE OF DISEASES, NEMATODES, INSECTS, GRASSY AND BROAD-LEAF WEEDS.
3. LAWN SEED: DISTURBED LAWN AREAS LABELED AS SUCH ON PLAN, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH 'MADISON PARKS' OR EQUIVALENT SEED MIX AS APPROVED BY OWNER'S AGENT, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO LAWN SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS WITH SLOPES EXCEEDING 3:1 AT A RATE OF 1 ½ POUNDS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
4. UPLAND NATIVE SEED MIX: POND SIDE SLOPES SHALL BE 'SHORTGRASS PRAIRIE FOR MEDIUM SOILS' BY AGRECOL OR APPROVED EQUAL. PLANT WITH COVER CROP OF COMMON OATS AT 20 LBS/ACRE OR OF WINTER WHEAT AT 12 LBS/ACRE FOR FALL SEEDING. COVER PLANTING WITH STRAW BLANKET FOR EROSION CONTROL.

INSTALLATION

1. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING.
2. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE ROOT BALLS, AND SHALL BE PLACED AT THE SAME DEPTH RELATIVE TO FINISH GRADE AS IT DID TO THE SOIL SURFACE IN THE ORIGINAL PLACE OF GROWTH.
3. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO TIMES WIDER THAN THE LATERAL DIMENSIONS OF THE EARTH BALL AND NO DEEPER THAN ITS VERTICAL DIMENSION. THE SIDES OF THE HOLE SHALL BE ROUGH AND JAGGED, NEVER SLICK AND GLAZED, ROUGH UP WITH SHOVEL IF NEEDED.
4. BACKFILL HOLE WITH 5 PARTS EXISTING SOIL AND 1 PART PLANT BED PREPARATION SOIL. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP, NYLON, STRING, AND WIRE FROM THE TOP ⅓ OF THE BALL. MULCH THE TOP OF THE BALL WITH A MINIMUM OF TWO (2") INCHES OF SPECIFIED MULCH OVER THE PLANTING PIT.
5. DO NOT WRAP TREES. STAKE TREES AND LARGE SHRUBS ONLY AS SITE CONDITIONS REQUIRE.
6. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS. ENSURE EDGES OF SOD ARE STAGGERED AND TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY OWNER. THE SOD SUPPLIER MAY MAKE RECOMMENDATIONS REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER THE SOD IS INSTALLED.
7. THE NATIVE PRAIRIE VEGETATION PLANTED IN THE BASINs WILL BE REQUIRED TO BE PLANTED AND VERIFIED PER THE STANDARDS OF DNR TECHNICAL STANDARD 1004 AND THE WAUKESHA COUNTY PLANTING VERIFICATION DOCUMENT. A PLANTING VERIFICATION LETTER WILL BE REQUIRED TO BE COMPLETED BY A LANDSCAPE ARCHITECT OR OTHER QUALIFIED PROFESSIONAL.

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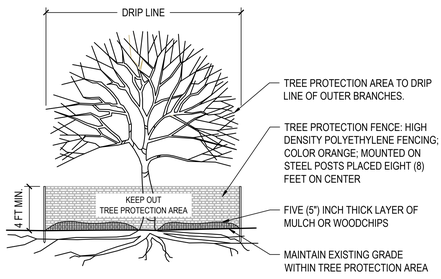
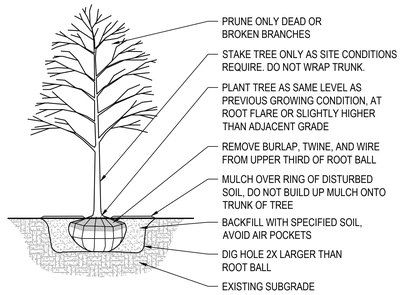
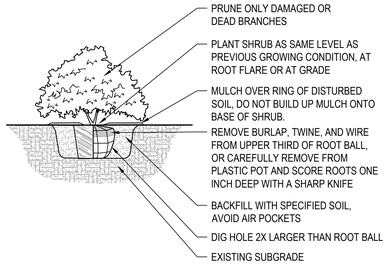


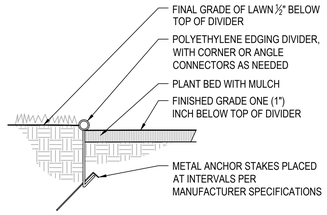
01 TREE PROTECTION
NTS



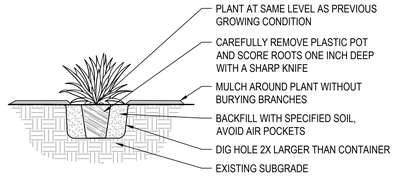
02 DECIDUOUS TREE PLANTING
NTS



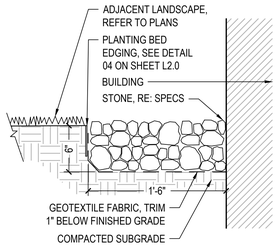
03 SHRUB PLANTING
NTS



04 PLANTING BED EDGING
NTS



05 PERENNIAL PLANTING
NTS



06 STONE MAINTENANCE STRIP
NTS

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	ACE MTN	Acer miyabei `Morton` / State Street™ Miyabe Maple	B & B	2.5" Min. Cal.	60'	50'	12
	AME CAN	Amelanchier canadensis / Shadblow Serviceberry	B & B	1.5" Min. Cal.	15'	10'	3
	GYM ESP	Gymnocladus dioica `Espresso` / Kentucky Coffee Tree	B & B	2.5" Min. Cal.	50'	35'	8
	JUN EAS	Juniperus virginiana / Eastern Redcedar	B & B	6 FT. Tall Min.	50'	25'	2
	MAL DON	Malus x `Donald Wyman` / Donald Wyman Crab Apple	B & B	2" Min. Cal	25'	25'	8
	PIC DEN	Picea glauca `Densata` / Black Hills Spruce	B & B	6 FT. Tall Min.	30'	25'	12
	PIN FLE	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Limber Pine	B & B	6 FT. Tall Min.	30'	20'	16
	PIN STR	Pinus strobus / White Pine	B & B	6 FT. Tall Min.	80'	40'	1
	QUE RUB	Quercus rubra / Red Oak	B & B	2.5" Min. Cal.	75'	75'	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	AES PAR	Aesculus parviflora / Bottlebrush Buckeye	3 gal	Container	10	10'	14
	ARO IRO	Aronia melanocarpa `Iroquois Beauty` / Black Chokeberry	3 gal	Container	3'	4'	38
	COR ALB	Cornus alba / Red-osier Dogwood	3 gal	Container	8'	8'	17
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Container	4'	5'	13
	JUN SEA	Juniperus chinensis `Sea Green` / Sea Green Juniper	3 gal	Container	6'	6'	10
	JUN OWL	Juniperus virginiana `Grey Owl` / Eastern Redcedar	3 gal	Container	3'	6'	16
	TAX MON	Taxus cuspidata `Monloo` / Emerald Spreader Japanese Yew	3 gal	Container	2.5'	8'	3
	VIB SUN	Viburnum dentatum `Synnestvedt` / Chicago Lustre Arrowwood Viburnum	3 gal	Container	12'	10'	5
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	PAN ROT	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass	#1	Container	4'	4'	33

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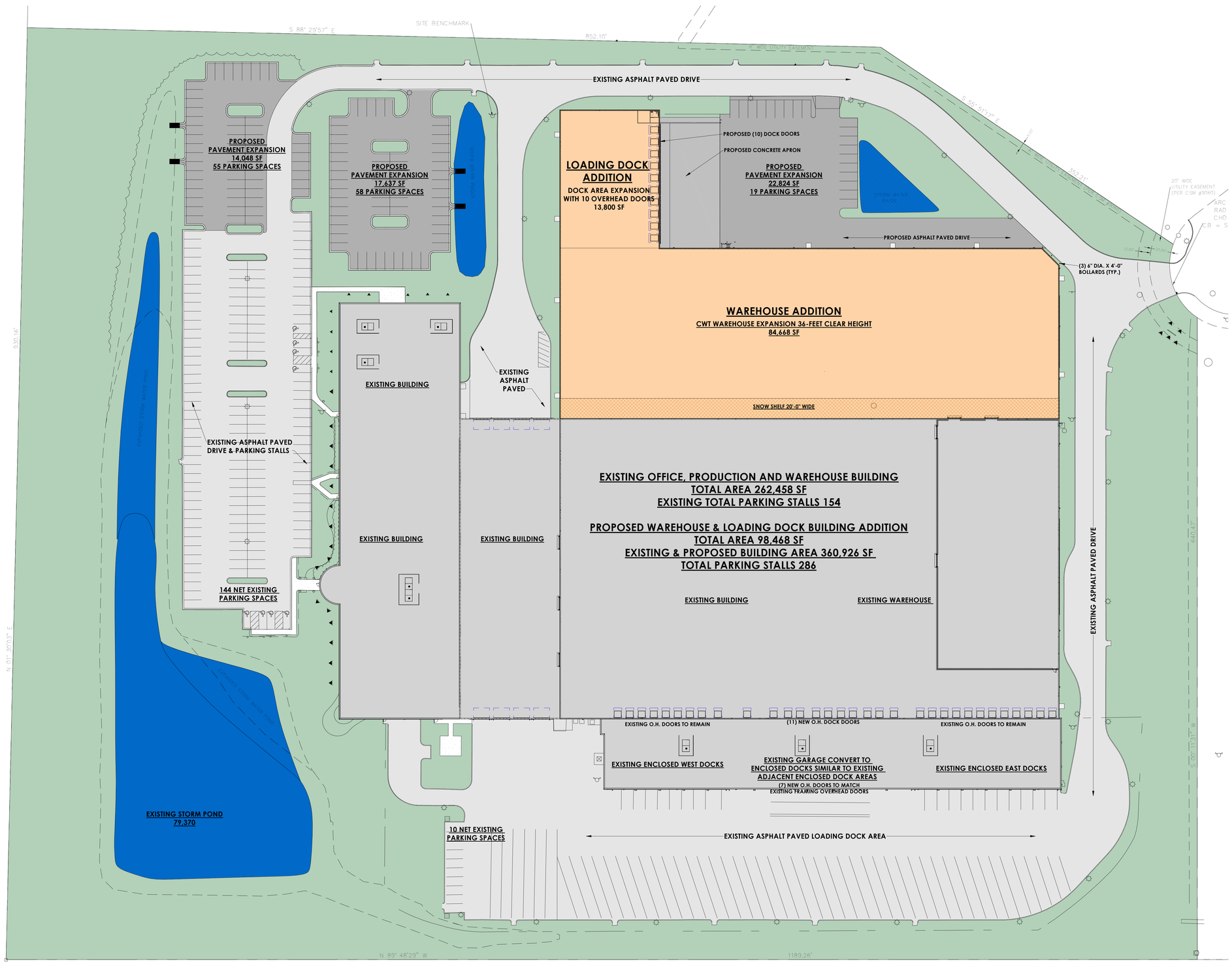
BEER CAPITOL
W222 N5700 MILLER WAY SUSSEX, WI

CJE NO.:
JULY 31, 2023

LANDSCAPE NOTES & DETAILS

L2.0

Agenda



1 ARCHITECTURAL SITE PLAN
1" = 40'-0"

GRAPHIC SCALE
0 20 40 60 80

APPLICABLE TO ALL PLAN VIEWS

BRIOHN
DESIGN GROUP
3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
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SHEET TITLE
ARCHITECTURAL SITE PLAN

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

Revision

Date

JOB: 230041
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SHEET:
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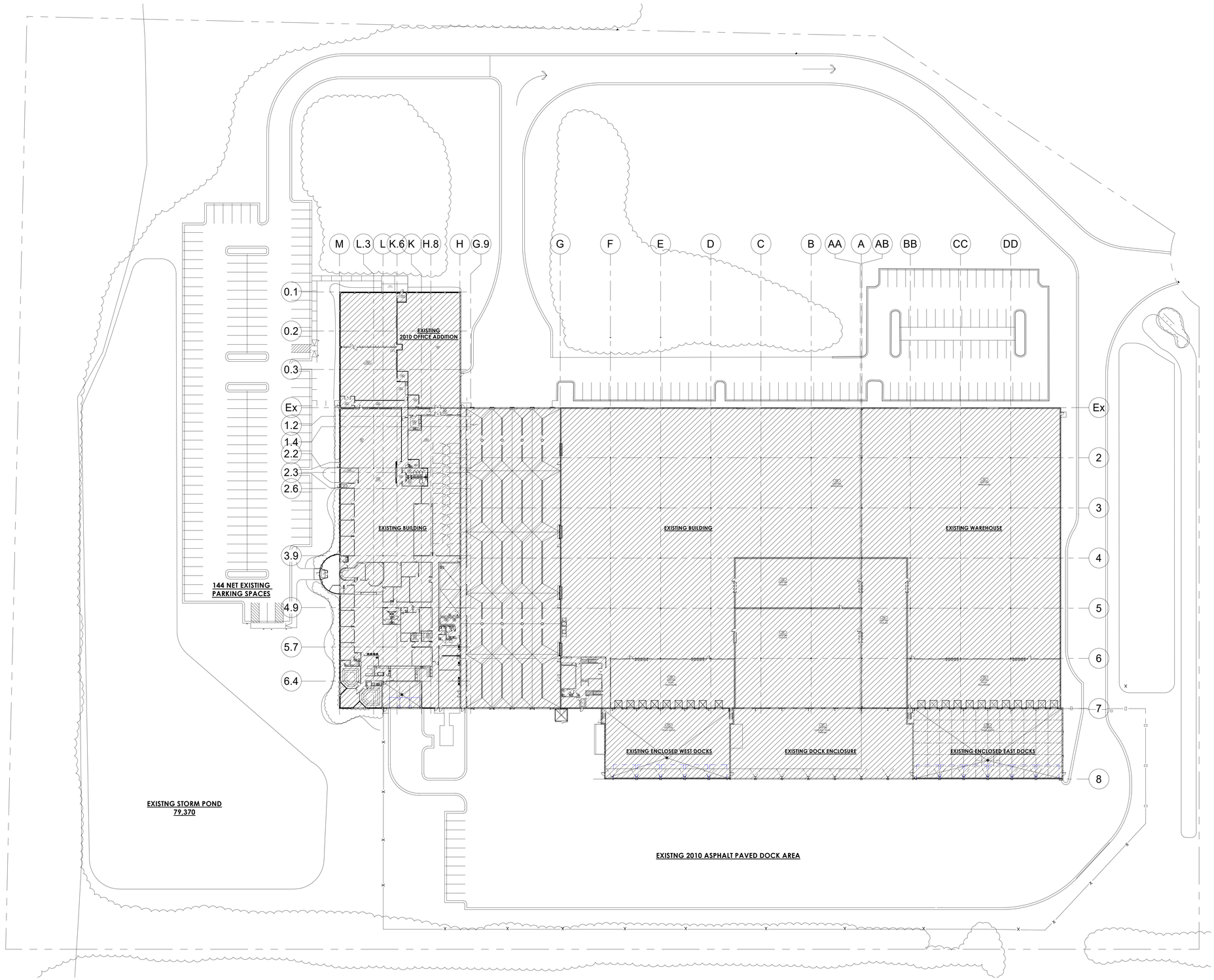

1 OVERALL SITE AND FLOOR PLAN EXISTING CONDITIONS
1" = 40'-0"

GRAPHIC SCALE
0 20 40 60 80

APPLICABLE TO ALL PLAN VIEWS

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SHEET TITLE
OVERALL SITE AND FLOOR PLAN EXISTING CONDITIONS

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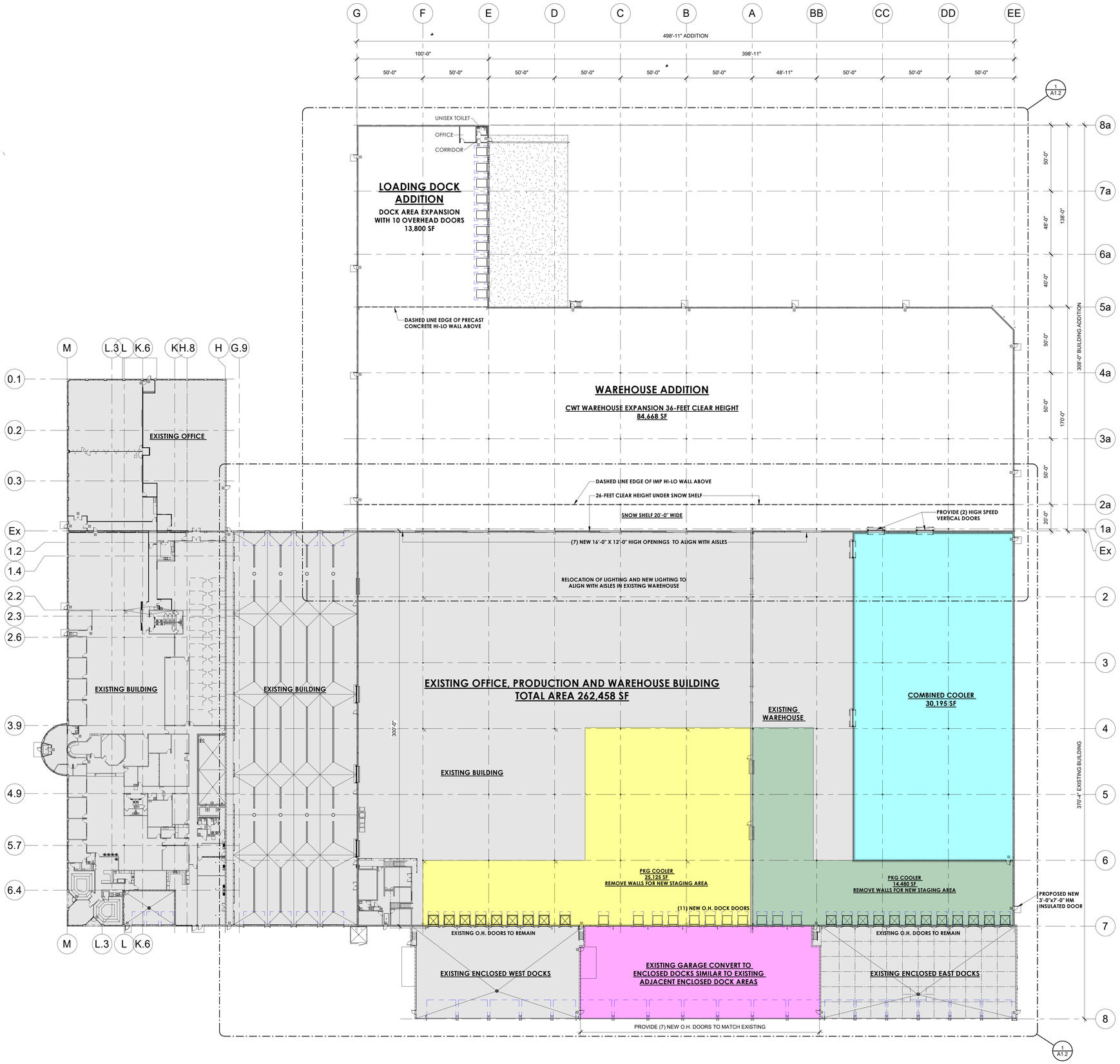

1 OVERALL FIRST FLOOR
1" = 30'-0"

FLOOR PLAN LEGEND

ROOM / 100	ROOM NAME / ROOM NUMBER		PARTITION TO BE DEMOLISHED
100	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		
1	KEYNOTES		
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING PARTITION TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
	EXIT LIGHT		NEW CONSTRUCTION
	EXIT LIGHT (DIRECTIONAL)		NEW DOOR & FRAME
BL-1	BORROWED LIGHT TAG	MATCHLINE 3 /A1.2	MATCHLINE WITH SHEET REFERENCE
TP-1	TOILET ACCESSORY TAG		

EXTERIOR SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 3", STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 12" NOM. INSULATED PRECAST CONCRETE WALL PANEL (R-13.4)

INSULATED METAL WALL PANEL SYSTEM: 4" INSULATED METAL WALL PANEL SYSTEM (R-26)

GRAPHIC SCALE
0 20 40 60 80
APPLICABLE TO ALL PLAN VIEWS

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SHEET TITLE
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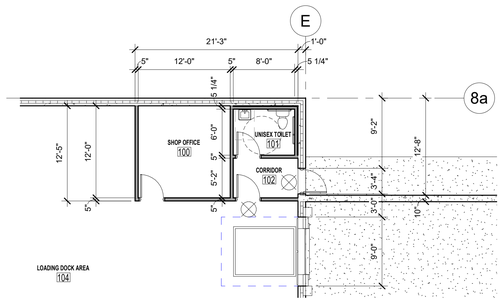


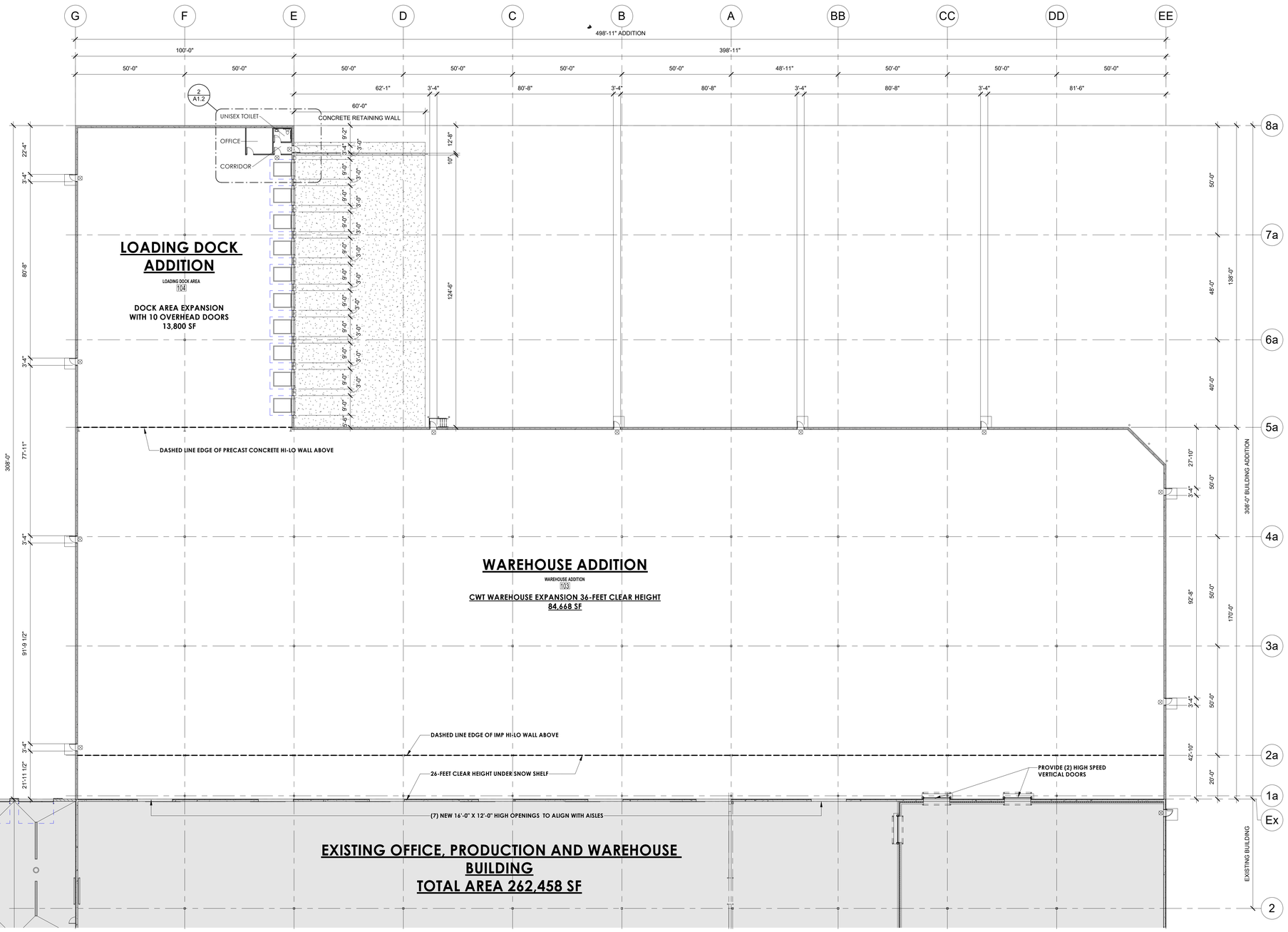
2 ENLARGED OFFICE & UNISEX TOILET ROOM
1/8" = 1'-0"

GENERAL NOTES - NEW FLOOR PLAN

1	VERIFY ALL CONDITIONS, DIMENSIONS AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO BRIOHN'S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.
2	VERIFY LOCATION OF ACCESS PANELS WITH MECHANICAL AND ELECTRICAL DRAWINGS.
3	AREA SHALL BE KEPT BROOM CLEAN AND FREE OF DEBRIS DURING CONSTRUCTION.
4	SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
5	SEE SHEET A0.2 FOR ADA REQUIREMENTS AND MOUNTING HEIGHTS
6	SEE SHEET A1.2 FOR PARTITION TYPE.
7	EXTERIOR WALLS IN OFFICE AREA TO BE FURRED OUT WITH STUD HELD 1" OFF FACE OF EXTERIOR WALL, CAVITY FILLED WITH BATT INSULATION. SEE FLOOR PLAN FOR PARTITION TYPE.
8	FURNITURE AND APPLIANCES PROVIDED BY OWNER AND ARE SHOWN FOR REFERENCE ONLY.
9	ALL WALLS TO BE PAINTED PROVIDING FRP WAINSCOT WHERE CALLED FOR.
10	ALL FLOORS THROUGH OUT ARE TO BE SEALED CONCRETE WITH CAULKED CONTROL JOINTS.
11	EXPOSED STEEL DECK, JOISTS, GIRDERS AND COLUMNS ARE TO BE PRIME GREY.
12	LOCKERS AND BENCHES IN LOCKER ROOMS ARE PROVIDED BY OWNER AND ARE SHOWN FOR REFERNCE ONLY.

KEYNOTE LEGEND FLOOR PLAN

MARK	FLOOR PLAN CODED NOTES



1 ENLARGED FIRST FLOOR PLAN
1" = 20'-0"

FLOOR PLAN LEGEND

ROOM	ROOM NAME		PARTITION TO BE DEMOLISHED
100	ROOM NUMBER		
100	DOOR NUMBER		DOOR AND FRAME TO BE REMOVED
A	PARTITION TYPE		
1	KEYNOTES		
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING PARTITION TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
	EXIT LIGHT		NEW CONSTRUCTION
	EXIT LIGHT (DIRECTIONAL)		NEW DOOR & FRAME
BL-1	BORROWED LIGHT TAG	MATCHLINE 3 / A1.2	MATCHLINE WITH SHEET REFERENCE
TP-1	TOILET ACCESSORY TAG		

EXTERIOR SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 3", STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 12" NOM. INSULATED PRECAST CONCRETE WALL PANEL (R-13.4)

INSULATED METAL WALL PANEL SYSTEM: 4" INSULATED METAL WALL PANEL SYSTEM (R-26)

GRAPHIC SCALE
0 20 40 60 80

APPLICABLE TO ALL PLAN VIEWS

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SHEET TITLE
ENLARGED FIRST FLOOR PLAN

PROPOSED BUILDING ADDITIONS FOR:
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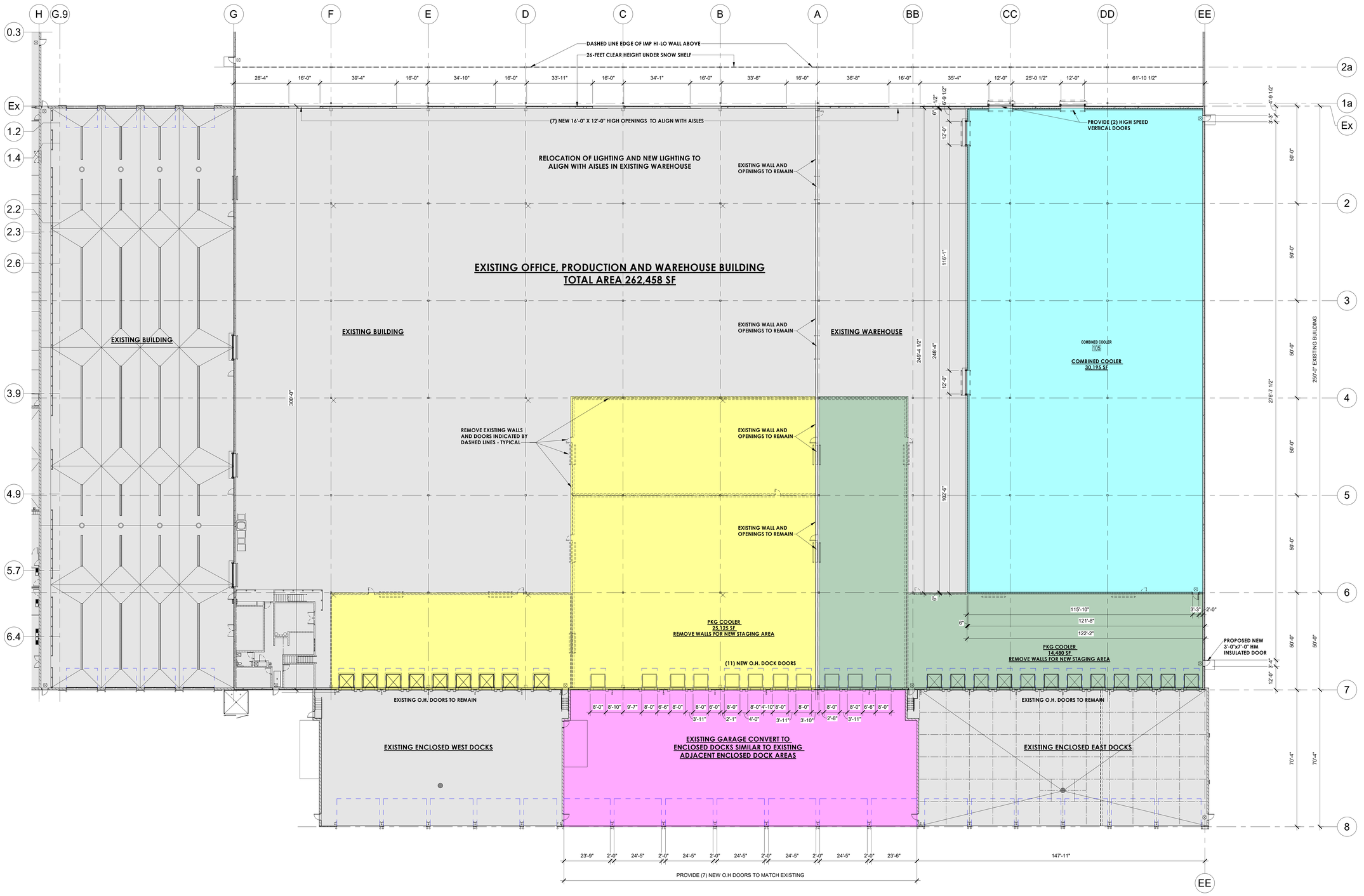
KEYNOTE LEGEND FLOOR PLAN

MARK	FLOOR PLAN CODED NOTES



1 ENLARGED EXISTING FIRST FLOOR PLAN
1" = 20'-0"

GRAPHIC SCALE
0 20 40 60 80

APPLICABLE TO ALL PLAN VIEWS

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SHEET TITLE
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A1.3

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GENERAL NOTES - ROOF PLAN

1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A4.2 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4	PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLAN BY OTHERS FOR LOCATIONS.
5	PROVIDE ROOF HATCH NOT LESS THAN 16 S.F. IN AREA AND HAVING A MINIMUM DIMENSION OF 24".
6	PROVIDE ALL REQUIRED FLASHING FOR HVAC ROOF TOP EQUIPMENT, INCLUDING ROOF TOP UNITS AND EXHAUST FANS.
7	PROVIDE AND INSTALL ALL REQUIRED FLASHING AND BOOTS FOR ROOF TOP AND PARAPET WALL ELECTRICAL PENETRATIONS AND HVAC EQUIPMENT.
8	PROVIDE FLASHING FOR PLUMBING VENTS.
9	PROVIDE 20 YEAR MANUFACTURERS LABOR AND MATERIAL WARRANTY.

KEYNOTE LEGEND ROOF PLAN

MARK	ROOF PLAN CODED NOTES
03-9	CONCRETE BALLAST PAVERS - 2' X 2' X 2" WITH PROTECTION SHEET.
05-10	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-11	PRE-FINISHED METAL 24 GA. GRAVEL STOP ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING, EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-23	OSHA COMPLIANT METAL ROOF ACCESS LADDER AND PLATFORM 'BRIDGE BETWEEN' WITH STEEL GUARDRAIL, PAINTED.
22-1	PRIMARY ROOF DRAIN
22-2	2'-0", 4'-0" OR 6'-0" WIDE SCUPPERS - 6" ABOVE PRIMARY DRAIN - REFER TO ARCHITECTURAL ELEVATION DRAWINGS, STRUCTURAL, AND PLUMBING DRAWINGS. LOCATION OF SCUPPER DRAINS, DO NOT PLACE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. REFER TO DETAIL 3/A4.0. ALTERNATE: PROVIDE SCRUPPER BOX WITH DOWNSPOUT.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED AND PROVIDE ROOF SCREENS.
23-5	POTENTIAL ROOF TOP REFRIGERATION UNITS FOR NEW COOLER TO REPLACE EXISTING RTU'S.
23-6	POTENTIAL NEW RTU.

ROOFING SYSTEM NOTES:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 3", STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

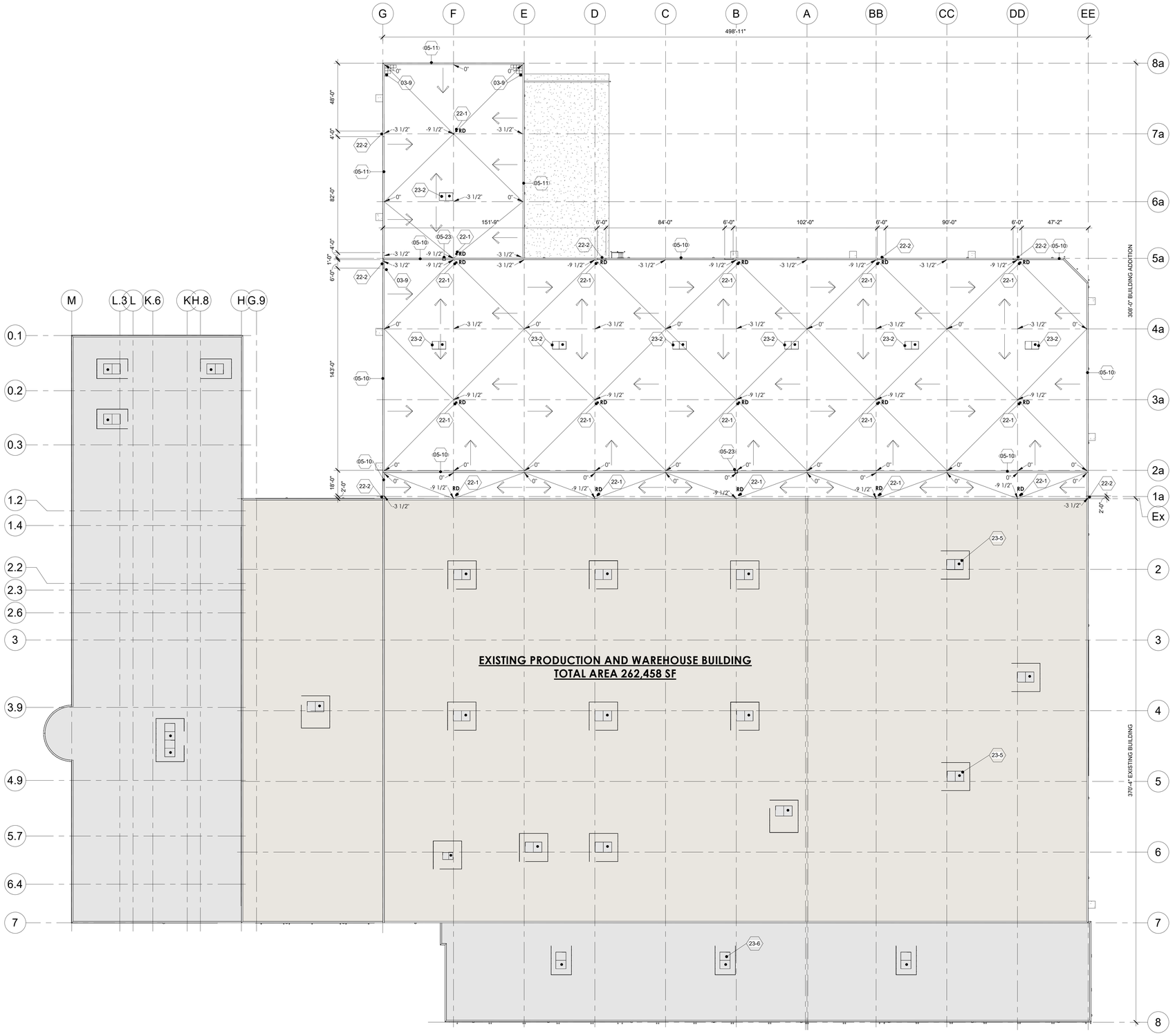
ROOF TOP EQUIPMENT TO BE POSITIONED BEHIND RAISED PARAPETS AS INDICATED BY HATCH PATTERN. PROVIDE SUPPLEMENTAL SCREENING FOR ROOF TOP UNITS THAT ARE NOT SCREENED BY PARAPETS.

PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

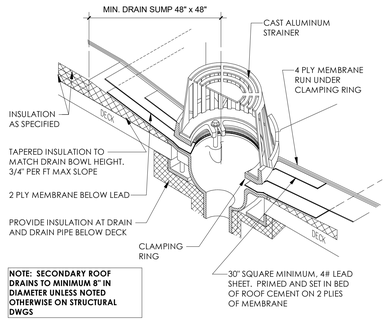
PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. REFER TO HVAC PLANS FOR EXACT LOCATION.

ROOF IS DESIGNED FOR NO CONTROL FLOW

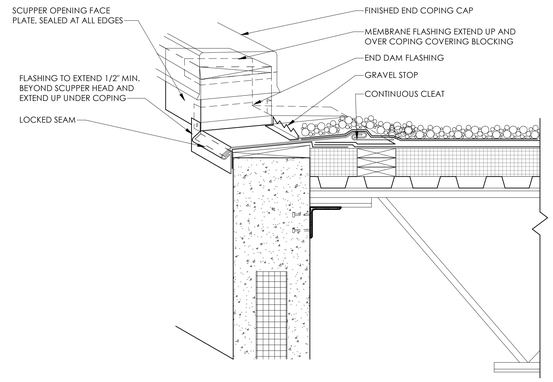
RTU EQUIPMENT REFER TO MECHANICAL PLANS



1 OVERALL ROOF PLAN
1" = 30'-0"



2 ROOF DRAIN DETAIL
1/2" = 1'-0"



3 DETAIL - OPEN SCUPPER @ PRECAST
1 1/2" = 1'-0"

GRAPHIC SCALE
0 20 40 60 80

APPLICABLE TO ALL PLAN VIEWS

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SHEET TITLE
OVERALL ROOF PLAN

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

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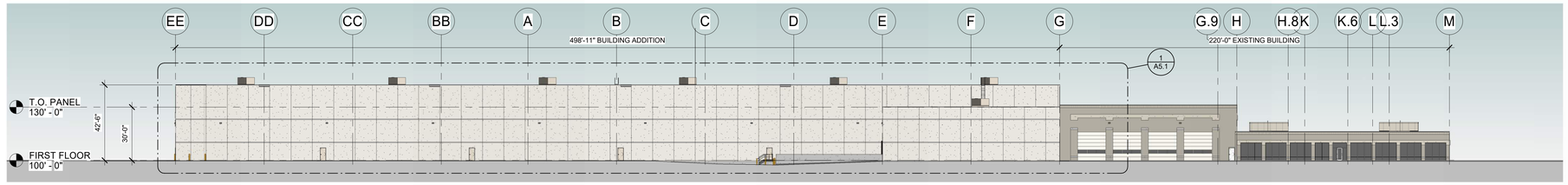
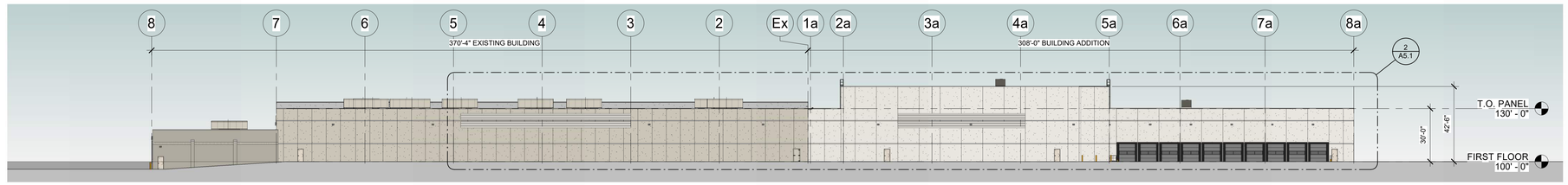
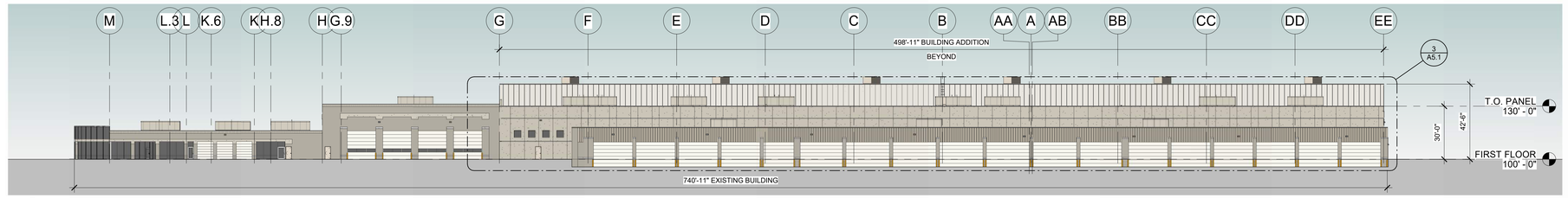


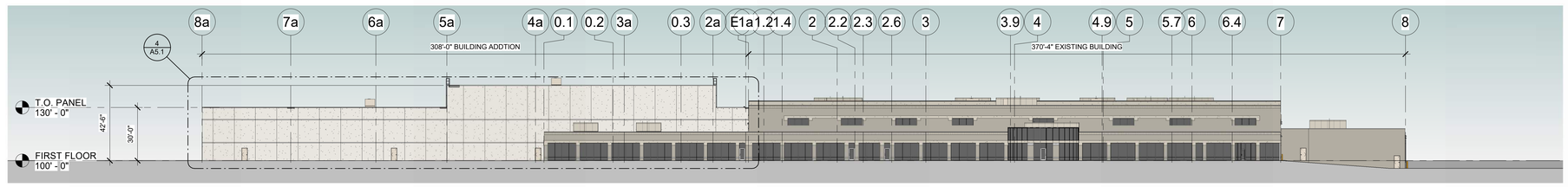
1 NORTH ELEVATION
1" = 30'-0"



2 EAST ELEVATION
1" = 30'-0"



4 SOUTH ELEVATION
1" = 30'-0"



3 WEST ELEVATION
1" = 30'-0"

WALL COLOR LEGEND

COLOR 1 - MATCH EXISTING EXPOSED AGGREGATE STONE

COLOR 2 - MATCH EXISTING 4" X 1/2" DEEP REVEAL

EXTERIOR SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 3", STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 12" NOM. INSULATED PRECAST CONCRETE WALL PANEL (R-13.4)

INSULATED METAL WALL PANEL SYSTEM: 4" INSULATED METAL WALL PANEL SYSTEM (R-26)

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 502) PER TABLE 502.2 (1) BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES.

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-16ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 5% ACTUAL PROVIDE REQUIRED U - FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS
THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL HAND LINE AND ADJACENT PERSONAL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

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SHEET TITLE
OVERALL EXTERIOR ELEVATIONS

PROPOSED BUILDING ADDITIONS FOR:
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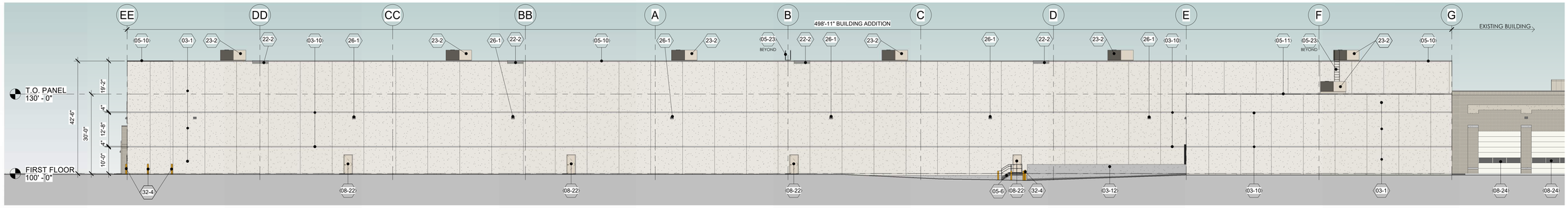
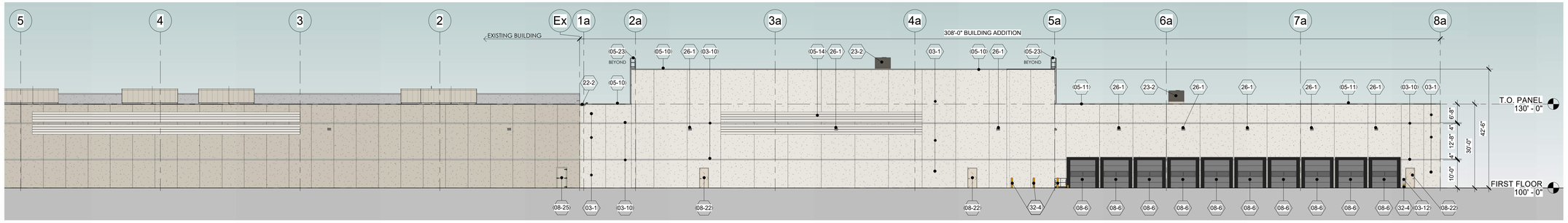
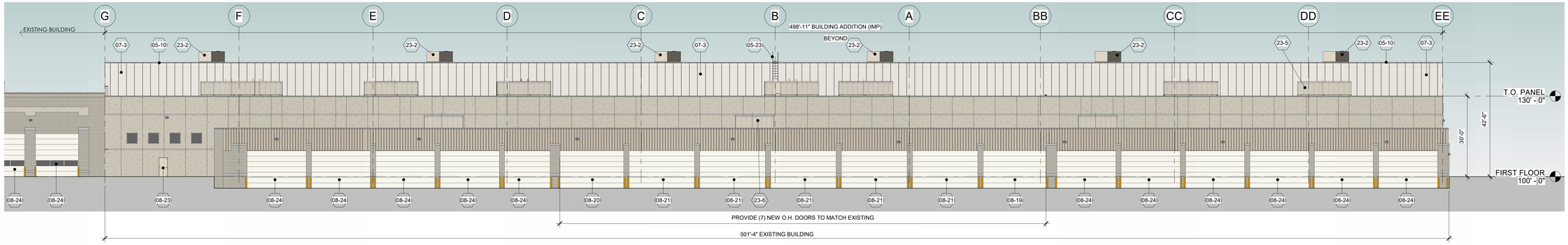


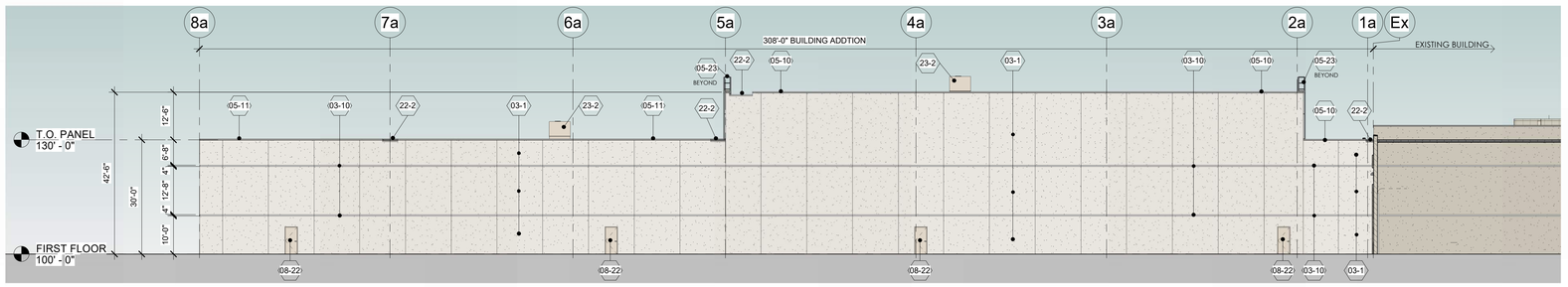
1 ENLARGED NORTH ELEVATION
1/16" = 1'-0"



2 ENLARGED EAST ELEVATION
1/16" = 1'-0"



3 ENLARGED SOUTH ELEVATION
1/16" = 1'-0"



4 ENLARGED WEST ELEVATION
1/16" = 1'-0"

EXTERIOR SYSTEMS:

ROOF ASSEMBLY (AMBIENT): BALLASTED 45 MIL EPDM ROOF MEMBRANE ON 6" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS OF 3", STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

INSULATED PRECAST WALL PANEL SYSTEM: 12" NOM., INSULATED PRECAST CONCRETE WALL PANEL (R-13.4)

INSULATED METAL WALL PANEL SYSTEM: 4" INSULATED METAL WALL PANEL SYSTEM (R-26)

PRECASTER NOTE:

PRECASTER TO PROVIDE COVERS FOR ALL ROUND RECESSED POCKETS AND PROVIDE CLOSED CELL SPRAY FOAM INSULATION WITH STEEL PREFINISHED METAL COVER PLATES FOR ALL OTHER SHAPE OPENINGS OR RECESSED AREAS (BEAM, LINTEL, JOIST, GIRDER BEARING OR OTHER POCKETED CONDITIONS) ON INTERIOR SIDE OF THE PRECAST WALL PANELS

WALL COLOR LEGEND

COLOR 1 - MATCH EXISTING EXPOSED AGGREGATE STONE

COLOR 2 - MATCH EXISTING 4" X 1/2" DEEP REVEAL

KEYNOTE LEGEND ELEVATION

MARK	FLOOR PLAN CODED NOTES
03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH TO MATCH EXISTING - COLOR 1 (SW 9166 DRIFT OF MIST)
03-10	4" X 1/2" DEEP REVEAL (HORIZONTAL) COLOR 2.
03-12	CONCRETE RETAINING WALL (SEE CIVIL AND STRUCTURAL DWGS).
05-6	EXTERIOR STEEL STAIRS WITH GALVANIZED STEEL BAR GRATE TREADS AND LANDING. PROVIDE STEEL CLOSED RISERS WITH PIPE GUARD/HAND RAILING DESIGN AND FABRICATION TO BE CODE/OSHA/ANSI COMPLIANT. STEEL TO BE PAINTED. LANDING TO BE SIZED FOR AREA OF RESCUE.
05-10	PRE-FINISHED METAL CAP/COPING ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-11	PRE-FINISHED METAL 24 GA. GRAVEL STOP ON SINGLE 2X PRESSURE TREATED WOOD BLOCKING. EXTEND RUBBER MEMBRANE FLASHING TO EXTEND UP AND OVER PT WOOD BLOCKING AND FULLY SEAL TO FACE OF PRE-CAST CONCRETE WALL PANEL.
05-14	PREFINISHED DECORATIVE METAL PROFILE TO MATCH EXISTING - REFER TO DETAILS.
05-23	OSHA COMPLIANT METAL ROOF ACCESS LADDER AND PLATFORM 'BRIDGE BETWEEN' WITH STEEL GUARDRAIL, PAINTED.
07-3	INSULATED METAL WALL PANELS (MATCH COLOR 1)
08-6	9'-0" WIDE X 10'-0" HIGH INSULATED OH DOOR FACTORY FINISHED TO MATCH COLOR 1 WITH DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-19	23'-6" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND OPENER.
08-20	23'-9" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND OPENER.
08-21	24'-5" X 14'-0" INSULATED FACTORY PRE-FINISHED STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL AND OPENER.
08-22	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
08-23	EXISTING DOOR TO REMAIN.
08-24	EXISTING O.H. DOOR TO REMAIN.
08-25	REMOVE EXISTING 3'-0" X 7'-0" HOLLOW METAL DOOR AND FRAME AND REPLACE WITH NEW COOLER DOOR - REFER TO DOOR SCHEDULE - PAINTED TO MATCH ADJACENT WALL COLOR.
22-2	2'-0", 4'-0" OR 6'-0" WIDE SCUPPERS - 6" ABOVE PRIMARY DRAIN - REFER TO ARCHITECTURAL ELEVATION DRAWINGS, STRUCTURAL, AND PLUMBING DRAWINGS. LOCATION OF SCUPPER DRAINS, DO NOT PLACE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. REFER TO DETAIL 3/A4.0. ALTERNATE: PROVIDE SCRUPPER BOX WITH DOWNSPOUT.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED AND PROVIDE ROOF SCREENS.
23-5	POTENTIAL ROOF TOP REFRIGERATION UNITS FOR NEW COOLER TO REPLACE EXISTING RTU'S.
23-6	POTENTIAL NEW RTU.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT (TYPICAL FOR EXTERIOR DOORS)
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW.

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3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
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SHEET TITLE
ENLARGED EXTERIOR ELEVATIONS

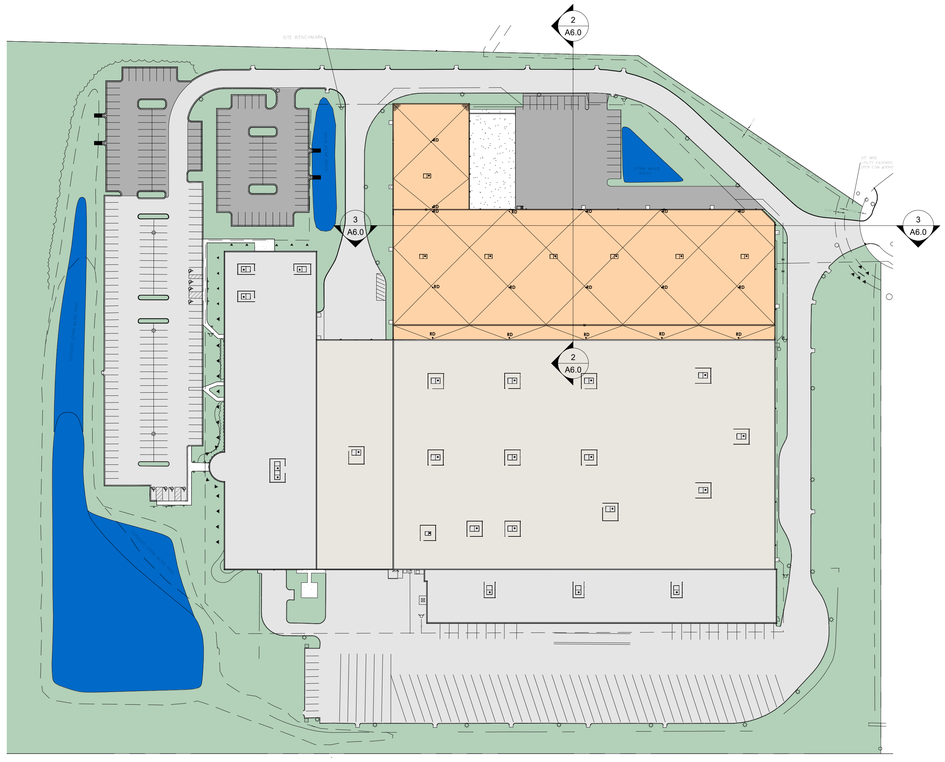
PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

Revision

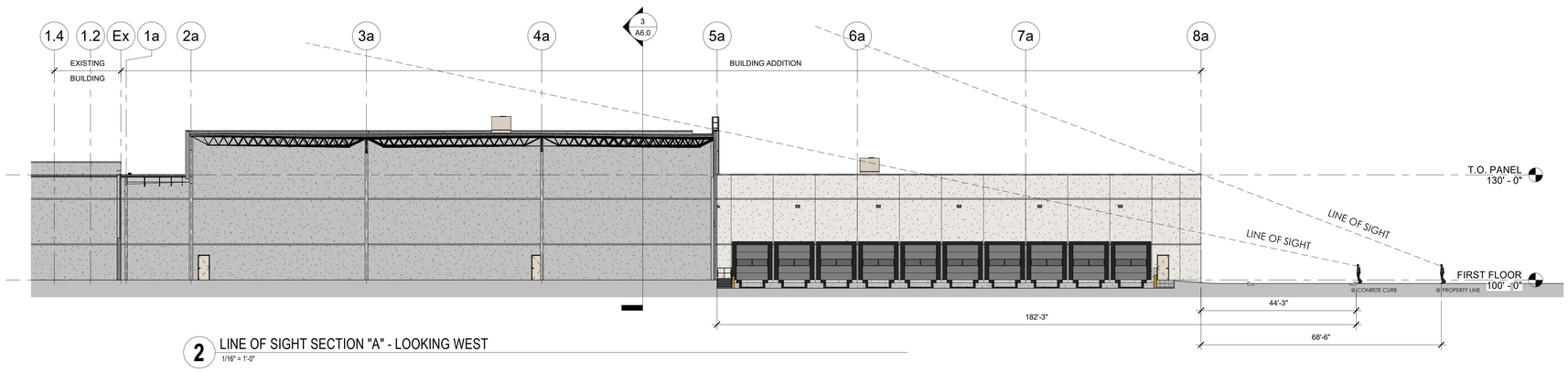
Date

JOB: 230041
DRAWN: CK
CHECKED: DF
DATE: 07/31/2023
SHEET:
A5.1

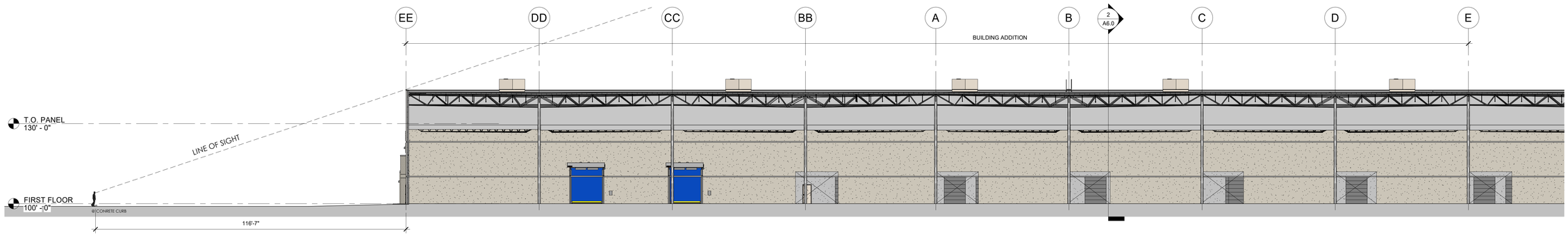
Agenda



1 OVERALL SITE ROOF PLAN
1" = 80'-0"



2 LINE OF SIGHT SECTION "A" - LOOKING WEST
1/16" = 1'-0"



3 LINE OF SIGHT SECTION "A" - LOOKING SOUTH1
1/16" = 1'-0"

BRIOHN
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SHEET TITLE
BUILDING LINE OF SIGHT SECTIONS

PROPOSED BUILDING ADDITIONS FOR:
BEER CAPITOL DISTRIBUTING
W222 N5700 MILLER WAY
SUSSEX, WISCONSIN

Revision

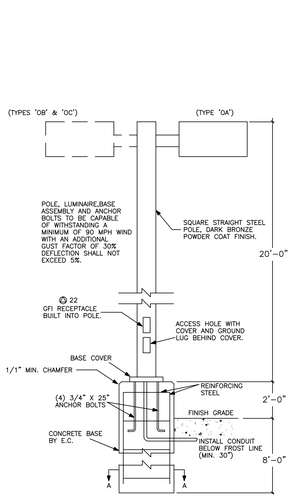
Date

JOB: 230041
DRAWN: CK
CHECKED: DF
DATE: 07/31/2023
SHEET:
A6.0

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	OA	17	RAB LIGHTING	EXISTING	TYPE III LUMINAIRE MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_3t150n.ies	2707	0.9	153.4
	OB	1	RAB LIGHTING	EXISTING	TWIN 90 TYPE III LUMINAIRES MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_3t150n.ies	2707	0.9	306.8
	OC	5	RAB LIGHTING	ALED 4T 150 N	QUAD TYPE IV LUMINAIRES MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_4t150n.ies	2970	0.9	616
	OG	28	RAB LIGHTING	ALED FC 80 N	BUILDING MOUNTED 20' AFG	4000K LED	1	dlf20180427001-5amod40.ies	10018	0.9	83.37
	OH	10	LITHONIA	EXISTING KBR8 100M R5	100W MH 8 IN ROUND BOLLARD	100W MH	1	940330O2.IES	8500	0.72	140
	OM	4	RAB LIGHTING	EXISTING	TYPE IV LUMINAIRE MOUNTED ON A 25' POLE ON A 2' BASE	4000K LED	6	aled_wpled_4t150n.ies	2970	0.9	154
	ON	5	UNITE LIGHTING	TL 150 H4 4K U BZ PM	BUILDING MOUNTED 20' AFG	4000K LED	1	Talon 150W Type 4 4000K.IES	21044	0.9	150
	OP	1	RAB LIGHTING	ALED 4T 150 N	TYPE IV LUMINAIRE MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_4t150n.ies	2970	0.9	154
	OR	1	RAB LIGHTING	ALED	TWIN 180 TYPE III AND TYPE IV LUMINAIRES MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	[. . .]	[. . .]	0.9	307.4
			RAB LIGHTING	ALED	TWIN 180 TYPE III AND TYPE IV LUMINAIRES MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_3t150n.ies	2707	0.9	153.4
			RAB LIGHTING	ALED	TWIN 180 TYPE III AND TYPE IV LUMINAIRES MOUNTED ON A 20' POLE ON A 2' BASE	4000K LED	6	aled_wpled_4t150n.ies	2970	0.9	154

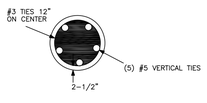
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	1.5 fc	27.5 fc	0.0 fc	N/A	N/A

(N) - NEW FIXTURE
(ER) - EXISTING RELOCATED
(ETR) - EXISTING TO REMAIN

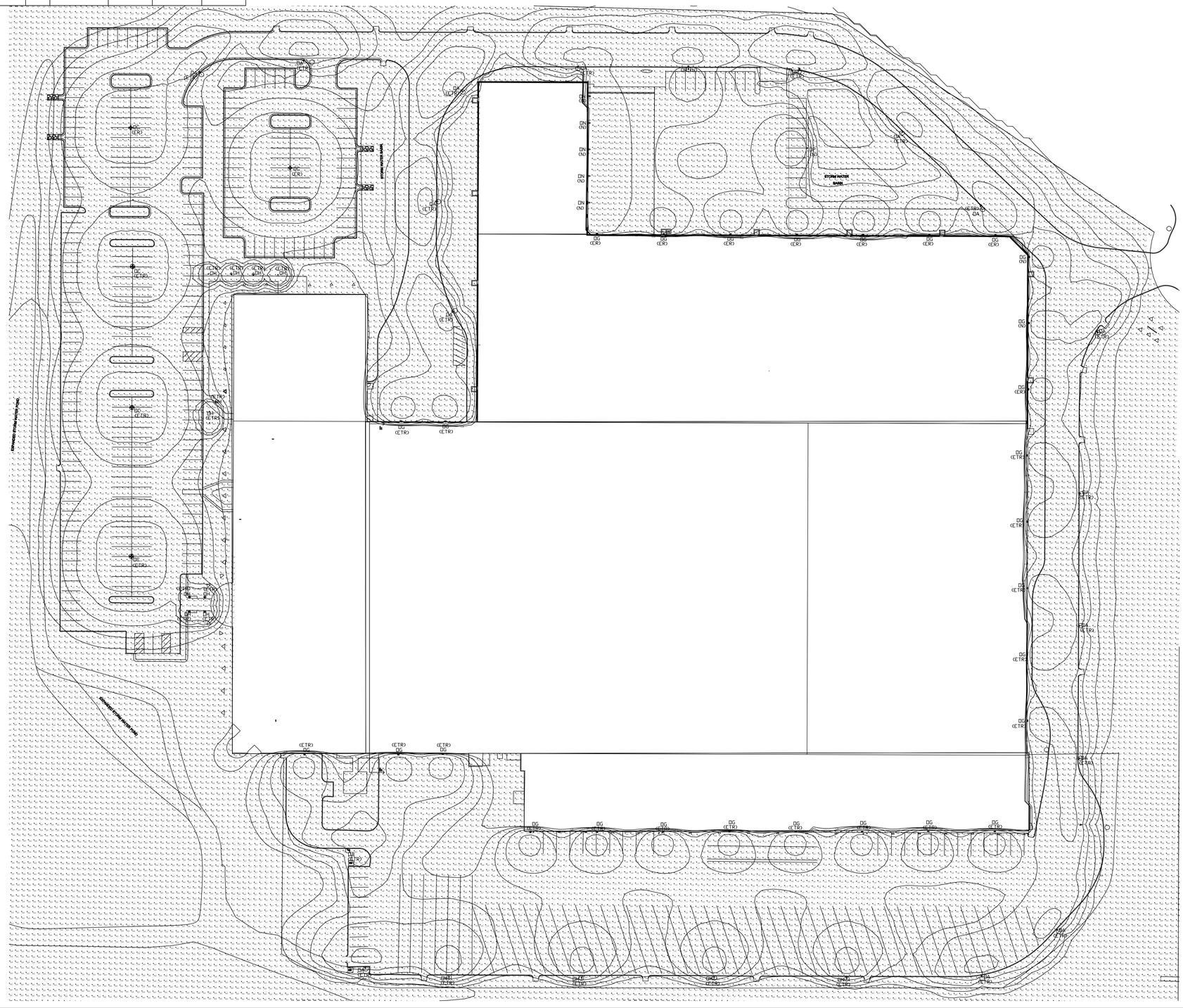


FIXTURE TYPE 'OA', 'OB', & 'OC'
MOUNTING DETAIL

NO SCALE



SECTION A-A



1 SITE LIGHTING PLAN
E1.0 1" = 40'-0"

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REMARKS:
6.23.23 CB #9

BEER CAPITOL

PROJECT:

PACE ELECTRIC, INC.
12015 W. JANESVILLE Rd.
HALES CORNERS, WI
53130
(414) 425-3305

PROJECT LOCATION:
W222 N5700 MILLER WAY
SUSSEX, WI

DATE:
07/31/2023

DRAWN BY:
JDP

PROJECT NUMBER:
.

SITE LIGHTING PLAN

SCALE:
1"=40'-0"

E1.0

Agenda

ALED4T150N

RAB



Color: Bronze

Weight: 36.9 lbs

Project: BEER CAPITOL

Type: OC

Prepared By: PACE ELECTRIC

Date: 7/26/23

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	154W

LED Info

Watts	150W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000 Hours
Lumens	17,822 lm
Efficacy	115.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001756

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 400W Metal Halide

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Thermal Management:
Superior thermal management with external "Air-Flow" fins

Lens:
Tempered glass lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High-temperature silicone gaskets

EPA:
1 Fixture: 0.75
2 Fixtures at 90°: 1.2
2 Fixtures at 180°: 2.4
3 Fixtures at 90°: 2.4
4 Fixtures at 90°: 1.8

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Multi-chip, high-output, long-life LEDs

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ALED4T150N

RAB

Technical Specifications (continued)

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD:
5.9% at 120V, 11.1% at 277V

Power Factor:
99.5% at 120V, 93.7% at 277V

Surge Protection:
4kV

Optical

BUG Rating:
B1 U0 G2

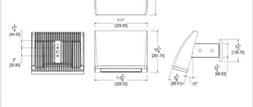
Other

BAA Compliance:
Click here for BAA compliance.

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 66% energy cost savings vs. HID
- 100,000 hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED4T150N

RAB

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	4T	150		N				
	4T = Type IV **3T** = Type III **2T** = Type II	**50** = 50W **78** = 78W **105** = 105W **125** = 125W **150** = 150W	**Blank** = Pole mount **SF** = Slipfitter	**Blank** = 5000K Cool **N** = 4000K Neutral **Y** = 3000K Warm	**Blank** = Bronze **RG** = Roadway Gray **W** = White **K** = Black	**Blank** = 120-277V **/480** = 480V **/BL** = Bi-Level **/D10** = 0-10V Dimming **/480/D10** = 480V, 0-10V Dimming	**Blank** = No Option **/LC** = Lightcloud® Controller **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCS4** = 480V Swivel Photocell **/PCT** = 120-277V Twistlock Photocell **/PCT4** = 480V Twistlock Photocell **/WS2** = Multi-Level Motion Sensor 20 ft. **/WS4** = Multi-Level Motion Sensor 40 ft.	**Blank** = Standard **USA** = BAA Compliant

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ALED80N/D10

RAB

Color: Bronze

Weight: 16.4 lbs

Project: BEER CAPITOL

Type: OG

Prepared By: PACE ELECTRIC

Date: 7/26/23

Driver Info

Type	Constant Current
120V	0.71A
208V	0.41A
240V	0.36A
277V	0.31A
Input Watts	83.1W

LED Info

Watts	80W
Color Temp	4000K (Neutral)
Color Accuracy	76 CRI
L70 Lifespan	100,000 Hours
Lumens	10,018 lm
Efficacy	120.6 lm/W

Technical Specifications

Electrical

Drivers:
Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
5.99% at 120V, 10.03% at 277V

Power Factor:
99.5% at 120V, 93.6% at 277V

Surge Protection:
6kV

Compliance

UL Listed:
Suitable for wet locations. Suitable for mounting within 4 feet of the ground.

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The ALED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing:
Precision die-cast aluminum housing, lens frame

Arm:
Die-cast aluminum with wiring access plate

Reflector:
Specular vacuum-metallized polycarbonate

Gaskets:
High-temperature silicone

EPA:
1 Fixture: 1.5
2 Fixtures at 90°: 2.4
2 Fixtures at 180°: 2.9
3 Fixtures at 90°: 3.2
4 Fixtures at 90°: 3.2

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

Color Consistency:
3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

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ALED80N/D10

RAB

Technical Specifications (continued)

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:
The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:
B1 U2 G3

Dimensions

Features

- 75% energy savings
- Superior heat sinking with die cast aluminum housing and external fins
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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ALED80N/D10

RAB

Ordering Matrix

Family	Cutoff	Wattage	Color Temp	Finish	Driver Options	Options	Other Options
ALED		80	N		/D10		
	Blank = Standard (1.5") **C** = Cutoff (7.5") **FC** = Full Cutoff (0")	**52** = 52W **80** = 80W	**Y** = 3000K Warm **Blank** = 5000K Cool **N** = 4000K Neutral	**Blank** = Bronze **W** = White	**Blank** = 120-277V **/480** = 480V **/D10** = 0-10V Dimming	**Blank** = No Option **/PCS** = 120V Swivel Photocell **/PCS2** = 277V Swivel Photocell **/PCS4** = 480V Swivel Photocell **/PCT** = 120-277V Twistlock Photocell **/PCT4** = 480V Twistlock Photocell **/LC** = Lightcloud® Controller	**USA** = BAA Compliant **Blank** = Standard

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BRIOHN

DESIGN GROUP

3880 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
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SHEET TITLE

LIGHTING CUT SHEETS

PROPOSED BUILDING ADDITIONS FOR:

BEER CAPITOL DISTRIBUTING

W222 N5700 MILLER WAY

SUSSEX, WISCONSIN

Revision	Date

JOB: 230041
DRAWN: JDP/CK
CHECKED: DF
DATE: 07/31/2023

SHEET:

E2.0

Agenda

TALON
Area Light

TYPE: OP

Project: BEER CAPITOL



Performance Data

CRI 70+
CCT 4000K
Lifetime L80 100,000+
Dimming 0-10v, 10% to 100%
Operating Temp -40°C to+55°C
IP Rating IP 65

Description

The Talon is Unite's most popular area light offering both fantastic efficiency and reliability to provide the best one for one replacement value in the market.
Multiple mounting options and distribution types make this a highly versitile solution for parking lots, sites and roadways. The Talon is always part of Unite Ltg's 2 day quick ship program for ultimate convenience.

Features

- Highly durable powder coat finish over chromatic conversion coating
- Die cast aluminum IP65 housing UL listed with integral heatsink
- 4 convenient mounting types for all installations
- Thermal and shock resistant 3G tested for roadways and crane mounting

UL LISTED · DLC PREMIUM · IP65 · 7YR WARRANTY · 2 DAY QUICK SHIP (Multiple Finishes)

Ordering Information

Example: TL-150-SK-U-T4-BRZ-PM-3PIN-PC-HSS

Series	Wattage	Optic	Color Temp	Voltage	Color	Mounting
TL Talon	100 150 200 240 300	T2 Talon 2 T4 Talon 4 T5 Talon 5	4K 4000K	U 120-277 H 277-480	BZ Bronze BK Black WH White	SF Slip Fit Mount PM Pole Mount TR Trunion Mount

Accessories	Controls	
3PIN 3 Pin Socket Base Included SC Shorting Cap 10kv 10kV Surge Protector HSS House Side Shield	PC Photocell MICRO Programmable Microwave Sensor SW Silvair Wireless Bluetooth AUT Autani Zigbee Wireless SYN Synapse Wireless	

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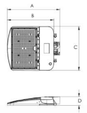
DIMENSIONS

TALON 100W & 150W



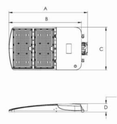
Measure Point	Dimensions
A	13.14"
B	11.41"
C	12.4"
D	2.4"

TALON 200W



Measure Point	Dimensions
A	14.84"
B	13.11"
C	12.4"
D	2.4"

TALON 240W & 300W



Measure Point	Dimensions
A	22.72"
B	21.03"
C	12.39"
D	2.4"

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PERFORMANCE

LUMEN OUTPUT

Wattage	T2 Lum	T2 Eff	T4 Lum	T4 Eff	T5 Lum	T5 Eff
100W	14203	142 LPW	14637	146 LPW	14221	142 LPW
150W	20144	140 LPW	20874	139 LPW	21347	141 LPW
200W	29301	141 LPW	29105	143 LPW	29143	143 LPW
240W	34710	145LPW	34928	145 LPW	34976	145 LPW
300W	42331	141 LPW	42143	141 LPW	42784	142 LPW

LUMEN AMBIENT TEMP MULTIPLIERS

Temperature	Multiple
0c/32f	1.03
10c/50f	1.01
20c/68f	1.00
30c/86f	0.99
40c/104f	0.98

ELECTRICAL LOAD CALCULATIONS

Wattage	120V	208V	240V	277V
100W	0.83A	0.48A	0.42A	0.36A
150W	1.25A	0.72A	0.63A	0.54A
200W	1.66A	0.96A	0.83A	0.72A
240W	2.00A	1.15A	1.00A	0.86A
300W	2.50A	1.44A	1.25A	1.08A

B-U-G and EPA RATING

Wattage	B.U.G.	EPA
100W	B3-U1-G3	0.7
150W	B3-U1-G3	0.7
200W	B3-U2-G3	0.9
240W	B4-U2-G4	1.0
300W	B4-U2-G4	1.0

WEIGHT AND PACKAGING SIZE

Wattage	Weight	Box Size LxWxH
100W	6.3 lbs	19"x14.4"x5.7"
150W	6.4 lbs	19"x14.4"x5.7"
200W	7.0 lbs	19.8"x14.4"x5.7"
240W	10.3 lbs	27.7"x14.4"x5.7"
300W	10.8 lbs	27.7"x14.4"x5.7"

LUMEN MAINTENANCE

Operating Hours	0	25,000	50,000	100,000
Percent of Initial	100%	96%	93%	86%

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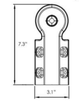
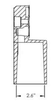
MOUNTING

SF Slip Fit Bracket



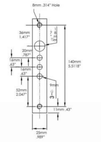




PM Pole Mount (Round and Square)






4mm .314" Hole
Slipfit
Tenon
Adjustable
Tenon
Adjustable
Slipfit
Tenon
Adjustable
Tenon
Adjustable
Tenon
Adjustable

The Conditional Use Standards:

17.0502 APPLICATION. Applications for conditional use permits shall be made to the Village on forms furnished by the Village and shall include Sections A, E, F and G. and may include any or all of Sections B, C, and D. as determined by the Administrator:

A. Names and addresses of the applicant, owner of the site, or other appropriate entities or persons implementing the project as required by the Administrator.

B. Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located. For floodland conditional uses, such description shall also include information that is necessary for the Plan Commission to determine whether the proposed development will hamper flood flows, impair floodplain storage capacity, or cause danger to human or animal life. This additional information may include plans, certified by a registered professional engineer or land survey or, showing elevations or contours of the ground; fill or storage elevations; first floor elevations of structures; size, location and spatial arrangement of all existing and proposed structures on the site; location and elevation of streets, water supply, and sanitary facilities; photographs showing existing land uses and vegetation upstream and downstream; soil types; and other pertinent information.

C. A topographic map, drawn to a scale of not less than 200' to 1" showing the land in question, its legal description and location; location and use of existing buildings; sanitary systems and private water supplies on such land; the high water elevation of any navigable water within 100' of the land in question; and the proposed location and use of any buildings, sanitary systems and wells on such land and within 100' of such land in question.

D. Additional information as may be required by the Plan Commission or Administrator. **{This may come out during the Public Hearing.}**

E. A fee, as may be established and periodically modified by resolution of the Village Board, shall accompany each application. Such fee shall be paid by cash, check or money order to the Village. Costs incurred by the Village in obtaining legal, planning, engineering and other technical and professional advice in connection with the review of the conditional use and preparation of conditions to be imposed shall be charged to the applicant.

F. Where necessary to comply with certain Wisconsin Statutes, an application will be submitted at the appropriate time to the Department of Natural Resources. The site plan and plan of operation information sheet and plan of operation approval form furnished by the Village shall be submitted prior to scheduling before the Plan Commission.

17.0503 REVIEW AND APPROVAL. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation.

A. Upon receipt of the application, foregoing data and fees, the Plan Commission shall establish a date for a public hearing and shall public notice of the hearing once each week for two consecutive weeks in the official newspaper. Notice of the public hearing shall be given to the owners of all lands within 200' of any part of the land included in such conditional use by mail at least 10 days before such public hearing. A copy of the notice of public hearing along with pertinent information

relative to the specific nature of the matter (copy of application and map) shall be transmitted without delay to the Plan Commission. Compliance with this subparagraph shall not be a condition precedent to proper legal notice and no hearing or action taken thereon shall be deemed invalid or illegal because of any failure to mail the notices provided for in this subparagraph.

B. The procedure for public hearing before the Plan Commission shall be as follows: 1. Any person may appear in person, by agent, or attorney. 2. The Plan Commission shall afford the applicant and each interested person opportunity to present evidence to rebut or offer countervailing evidence. 3. The Plan Commission shall take minutes of the proceedings and shall mark and preserve all exhibits. The Plan Commission shall, when requested by an applicant or a petitioner objecting to the action, cause the proceedings to be taken by a stenographer or by a recording device provided that the applicant or the petitioner objecting making the request pays any and all costs for the stenographer or recording device and any copies of the proceedings. If requested by both the applicant and the petitioner the costs shall be split evenly unless otherwise agreed to by the parties.

C. Within 95 days of the completion of the hearing conducted by the Plan Commission, the Plan Commission shall render its written determination stating the reasons therefore. If additional time is necessary beyond the 95 days referred to above, such time may be extended with the consent of the petitioner. Failure of the Plan Commission to render a decision as set forth shall constitute approval of the permit. The factual basis of any decision shall be solely the evidence presented at the hearing. The Village Clerk shall mail a copy of the determination to the applicant.

D. Conditions such as landscaping, architectural design, type of construction, flood proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements may be required by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this ordinance.

E. Compliance with all other provisions of this ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all conditional uses unless otherwise authorized to be modified by a conditional use. Variances shall only be granted as provided in Section 17.1200 of this ordinance.

F. Changes in use subsequent to the initial issuance of a conditional use permit shall result in a need to change the initial conditions and shall require an amendment to the conditional use permit. Enlargement of a conditional use shall not be considered an amendment. If any holder of a conditional use permit wishes to extend or alter the terms of such permit, the permit holder must apply for an amendment to the conditional use permit through the procedure of application for conditional use permits detailed herein. The process for amending a permit shall generally follow the procedures for granting a permit as set forth in Sections 17.0501, 17.0502 and 17.0503, and shall require the filing of an application and a hearing as provided above.

The Zoning District Standards Section 17.0420 BP-1 Business Park District

17.0420 BP-1 BUSINESS PARK DISTRICT

The BP-1 Business Park District is intended to provide for the orderly and attractive grouping of diverse office, retail, and customer service uses, mixed with industrial uses of limited intensity where the appearance of such mixed uses is enhanced by pleasing building architecture and generously landscaped sites free of outside storage and outside

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display of products. The district is intended to be located in highly visible locations adjacent to arterial highways, and should be buffered by means of landscaping and berms from residential uses.

A. Permitted Uses

1. Accommodations and Food Service
   (a) Restaurants, snack stands, and mobile food services. For a drive- through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties or any public roadway.
   (b) Food service contractors and caterers
   (c) Hotels and Motels

2. Educational, Health Services, and Social Services
   (a) Commercial day care centers provided that any outside play area is surrounded by a security fence; that no day care center is located within 300 feet of a gasoline service station, underground gasoline storage tanks, or any other storage of explosive material; that no day care center shall be located in an area where air pollution caused by smoke, dust, gases, or other particulate matter would endanger children; that no day care center shall be located in an area where noise would be so loud, shrill, or have an impulse to endanger children; that traffic be managed in a manner to minimize danger to children; and provided that adequate parking and circulation be provided on the day care facility site in accordance with the standards set forth in Section 17.0603(K)(6)(h)(3) of this Ordinance.
3. General Services
   (a) Repair and Maintenance of consumer electronics, electronic and precision equipment commercial and Industrial machinery and equipment, appliances, furniture/reupholsters.
   (b) Barber, beauty, nail salons, spa treatment services
   (c) Dry cleaning and laundry services (non-industrial)
   (d) Photo finishing laboratories
   (e) General Business Offices.
   (f) General Construction trade services (carpenters, electricians, flooring services, lawn and landscaping services, lighting services, masonry services, painting services, plastering services, plumbing and heating contractors, roofing services, sheet metal services, welding services, and building showrooms)
4. Finance, Insurance, Real Estate, and Leasing
   (a) Financial Service Institutions, for a drive-through the Plan Commission must find that the vehicle stacking and noise from its operation will not impact surrounding properties.
   (b) Monetary Authority
   (c) Financial investment, insurance offices, and similar financial products
   (d) Real estate, appraisers, and developer offices
5. Office equipment rental and leasing Information Services
   (a) Newspapers and Publishers

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(b) Computer programming, software publishers and data/system processing
(c) Video, film, sound, photo production and studios
(d) Media station and distribution center, excluding towers and dishes
(e) Telecommunications services, excluding towers and dishes

6. Manufacturing: The manufacture, fabrication, assembly, and/or proces- sing of the following products; or parts, supplies, or sub-assemblies of the same:
(a) Fabrics and Textile Products
(1) Yarn, felt, and fabric
(2) Carpet, rugs, drapes, canvas, and rope
(3) Clothing, hosiery, hats, gloves, shoes
(4) Packing and assembly of fur and leather products, no tanning
(5). Upholstery of furniture and automotive
(b) Wood and Paper Products
(1) Wood furniture and wood products
(2) Paper products (non pulp)
(3) Printing, binding, and associated printing services
(c) Home, health, beauty, and cleaning Products
(1) Toiletries
(2) Medical, botanical, and pharmaceutical processing (non hazardous)
(3) Cosmetic manufacturing
(4) China, pottery, porcelain, clay, ceramics, silverware
(5) Glass and glass products
(6) Jewelry
(7) Home décor items of art, lamps, furniture, wallpaper.
(8) Brooms and brushes
(d) Machinery and Metal Products
(1) Rolled wire, metal product manufacturing
(2) Tool and die, and machining
(3) Machinery for of farming, construction, mining, woodworking, paper, textile, printing, food products, commercial or industrial uses, service industry, mechanical, crane, elevator, pumps, and motors.
(e) General manufacturing
(1) Electronics, telecommunications, medical instruments, scientific and laboratory equipment, measuring and recording devices.
(2) Electrical appliances, switches, cable, and components
(3) Vehicles, vehicle parts, and equipment
(4) Sporting goods, hobby products, musical instruments, and marking devices
(5) Signage and advertising products

7. Professional, Technical, Scientific, and Administrative Services
(a) Legal, notaries, and title services
(b) Accountants, tax preparation, payroll, and other accounting services
(c) Architects, landscape architects, engineering, surveying services
(d) Interior, industrial, graphic, and fashion design services
(e) Consulting/professional services of advertising, management, HR, marketing, IT.

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(f) Laboratories, research, and development facilities
(g) Translation and interpretation services
(h) Employment placement and provider services
(i) Private investigators, locksmiths, security, and armored car services
(j) Janitorial services
(k) Pest control services
(l) Business service centers and telemarketers
(m) Building maintenance services
(n) Packaging and labeling services
(o) Veterinary Services
(p) Offices of holding companies and regional managing offices

8. Retail Trade
   (a) Internet sales shopping/mail order business and vending machine sales
   (b) Factory Outlets and retail sales of products made onsite in the principal industrial operation.
9. Public Administration and Government Services
   (a) Governmental and cultural uses such as fire and police stations, community centers, public works garages, government administration buildings, parks and playgrounds.
10. Transportation and Warehousing, as follows:
   (a) Courier, delivery, postal service businesses
   (b) Limited wholesaling, warehousing and storage facilities for distributors, provided that such warehousing and storage does not exceed 50,000 square feet.

B. Permitted Accessory Uses
1. Garages for storage of vehicles used in conjunction with the principal business park operation.
2. Off-street parking and loading areas. Multi-level parking garages shall be designed to minimize impact to adjacent properties and be designed to architecturally match the principal structure.
3. Office, storage, power supply, distribution, warehousing, and other uses normally auxiliary to permitted business park uses.
4. Indoor storage and sale of machinery and equipment associated with the permitted business park uses.
5. Satellite dish antennas located on the roof of the principal structure or in the rear yard. Where the satellite dish is roof-mounted, a registered engi- neer shall certify that the structure is adequate to support the load.
6. Roof-mounted solar collectors provided that a registered engineer shall certify that the structure is adequate to support the load.

C. Conditional Uses
1. Conditional uses as allowed in Section 17.0500 Conditional Uses.
2. No Adult Oriented Establishment except as permitted in accordance with Conditional Uses Section 17.0508.

D. Certain Incompatible Uses Prohibited

The following uses are considered to be incompatible with the residential characteristics of the Village and surrounding area and are herewith prohibited:

1. Manufacturing/processing of ammonia, asbestos, asphalt, cabbage,

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chlo- rine, coal tar, creosote, explosives, fertilizer, fish, glue, grease, gypsum,

insecticide, lampblack, offal, poison, pulp, pyroxylin, and radioactive materials.

2. Storage of bulk fertilizer, explosives, gasoline in excess of 50,000 gallons, grease, and radioactive materials.
3. Forges, foundries, garbage incinerators, animal reduction, rubbish storage, slaughter houses, smelters, stockyards, and tanneries.

E. Lot Area and Width

1. Lots shall have a minimum of 40,000 square feet in area and shall be not less than 150 feet in width.
2. To achieve a campus-like appearance, lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.

F. Building Height

1. No building or parts of a building shall exceed 60 feet in height.

G. Setback and Yards

1. There shall be a minimum building setback of 40 feet from the street right- of-way.
2. There shall be a side yard of 25 feet on each side of all structures not exceeding 45 feet in height. Buildings in excess of 45 feet in height shall increase the minimum side yards one (1) foot for each additional one (1) foot of building height over 45 feet up to a maximum height of 60 feet.
3. There shall be a rear yard of not less than 25 feet.
4. The Plan Commission may reduce setbacks within this district outside of a Planned Development Overlay District if it finds that in granting the reduced setbacks:
   (a) The Site is masterplanned and provides an efficient use of land,
   (b) The health, welfare, and safety of the public is not jeopardized by the setback reduction,
   (c) The setback change will encourage pedestrian interaction between buildings.
   (d) The reduced setback serves to implement the Design Standards of the Village.
5. Service islands for gasoline service structures shall be considered principal structures and shall comply with building setback requirements. Canopies over a gasoline service island may extend into a front, side, or rear yard, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.
6. Service islands for gasoline service structures shall be considered principal structures and shall comply with building setback requirements. Canopies over a gasoline service island may extend into a front, side, or rear yard, but shall not encroach more than six (6) feet into any required yard. In no case, may a canopy extend into a street right-of-way.

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H. Erosion Control

1. See Chapter 14 of the Village Municipal Code.

I. Development Design Standards

1. The Village has established clear land use and design principals, as documented in the Village Development Design Guidelines, to guide future development planning decisions towards implementation of the Village's Smart Growth 2020 Comprehensive Plan. These guidelines are intended to serve as basic criteria during reviews, and are not to be construed as the only applicable design elements. All development proposals shall be evaluated against the adopted Village vision of maintaining a small town atmosphere within the Village, featuring a generous amount of greenspace in residential, commercial, and industrial developments.

J. Plans and Specifications to be Submitted to Plan Commission

1. To encourage a business park environment that is compatible with the residential character of the Village, and that will maintain a campus like setting, building permits for permitted uses in the BP-1 Business Park District shall not be issued without review and approval of the Plan Commission. Said review and approval shall be concerned with general layout, architectural plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

17.0506 CONDITIONAL USES

A. The following agricultural, mining, commercial, industrial, and institutional uses shall be conditional uses and may be permitted as specified, but all Conditional Use applicants must produce a "Impact Report" detailing the impacts of said use to neighboring properties and to Village services from traffic, parking, and overflow parking, noise, odor, safety, crime, hours of operation, health and sanitation, and property maintenance issues. The Village Administrator shall analyze said report along with any supplemental reports from the Village, and its agents, to create an impact report for the application utilizing the Professional and Technical Trade standards for traffic, noise, dust, light, crime and fire prevention, etc. as a guide for the same. The Petitioner shall then prove by substantial evidence how their use will mitigate and address the findings of the impact report. In addition additional standards shall apply for specific types of uses as follows:

10. Transportation and Warehousing

Petitioners for conditional uses in the Warehousing section must:

a) In the BP-1 district, truck terminals, warehousing, wholesale and distribution centers, and mail-order centers when not accessory to a BP-1 district permitted use. The Plan Commission must also find the following items: that traffic from the use will not reduce the functionality grade of any nearby intersection(s) without the same being mitigated; and that noise standards of the operations shall be at least 10% lower at the property line than the Village Ordinance. The

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Plan Commission must find that the buildings fully adhere to the design standards of the Village and the lot is screened such that the parked vehicles or equipment are not visible from any residential district and the street.

Site Plan Review Standards 17.1000

17.1002 PRINCIPLES To implement and define criteria for the purposes set forth in Section 17.1001, the following principles are established to apply to all new structures and uses and to changes or additions to existing structures and uses.

A. No structure, or use shall be established that is counter to the intent of the Design Standards nor shall the same be permitted that would have a negative impact on the maintenance of safe and healthful conditions in the Village. Structures and uses in the B-4 Central Mixed Use District shall also ahere to the intent of the Downtown Development and Design Plan.

B. No structure shall be permitted:

1. The design or exterior appearance of which is of such unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.

2. The design or exterior appearance of which is so identical to a building on lots within 500 feet of each other that it creates excessive monotony or 17.1000 drabness, in order to realize architectural uniqueness between lots.

3. Where any exposed facade is not constructed or faced with a finished material or color which is aesthetically compatible with the other facades and presents an attractive appearance to the public and to surrounding properties.

C. The facade of a manufacturing building which faces upon a street right-of-way shall be finished with an aesthetically pleasing material. A minimum of 50 percent of a facade facing a street shall be finished with brick or decorative masonry material. Such masonry facing shall extend for a distance of at least 10 feet along the sides of the structure. Manufacturing buildings on corner lots shall have the required masonry facade facing each street. Metal buildings may be constructed in any business, manufacturing, institutional, or park district, but only by a 3/4 affirmative vote of the Plan Commission.

D. Building Scale and Mass. The relative proportion of a building to its neighboring buildings, to pedestrians and observers, or to other existing buildings shall be maintained or enhanced when new buildings are built or when existing buildings are remodeled or altered.

E. Structures and uses shall make appropriate use of open spaces and the Plan Commission may require appropriate landscaping and planting screens. All landscaped areas shall provide a mix of climax trees, tall and medium deciduous trees, tall and medium coniferous trees, deciduous and coniferous shrubs, and grasses. The appropriate mix shall be determined by the Plan Commission.

F. No articles, goods, material, finished or unfinished product, incinerators, storage tanks, refuse containers, or like equipment shall be kept outdoors, exposed to public view, or exposed to view from adjacent buildings and property. Garbage and refuse containers shall be screened from the

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street and from neighboring facilities. The Plan Commission may permit the outdoor display of product or merchandise when it makes a finding that such display in essential to a business or industrial use.

G. Structures and uses shall be provided with adequate services as approved by the appropriate utility and serve to implement the recommendations of Utility and Stormwater Management Plans of the Village.

H. Buildings and uses shall provide adequate parking and loading areas. No loading dock or overhead door shall face upon a street right-of-way unless a determination is made by the Plan Commission to allow the same, as described herein.

1. The Plan Commission shall not allow the same unless the Plan Commission first finds either a or b: (a) That the loading dock or overhead door is set back at least 75 feet from the street right-of-way and adequate vehicle turnaround areas have been provided on the lot, such that no maneuvering of vehicles will take place within the street right-ofway in order to access the loading dock or overhead door. (b) That the building is on a lot within the M-1 Industrial District and the building has a previously approved loading dock facing the street.

2. If the Plan Commission finds (1) (a) or (1) (b), above, then the Plan Commission may allow the loading dock or overhead door to face the street right-of-way upon consideration of the following additional factors, without limitation by reason of enumeration: 17.1000 (a) Whether the loading dock or overhead door is set back sufficiently from the street right-of-way to adequately limit the adverse visual impact of the loading dock or overhead door; (b) Whether the number of loading docks or overhead doors that are proposed to face the street right-of-way, due to their number, would create an adverse visual impact; (c) Whether the natural terrain and other existing features of the lot may affect the visual impact of the loading dock or overhead door; and (d) Whether the loading dock or overhead door will be appropriately screened with landscape berms or other landscaping.

Any other standards from Chapter 17 that may be relevant.

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IVY ESTATES CONDOMINIUM

LOT 8 OF BOWLING GREEN ESTATES BEING A PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWN 8 NORTH, RANGE 19 EAST, VILLAGE OF SUSSEX, WAUKESHA COUNTY, WISCONSIN.

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	25.00'	84°22'53"	36.82'	33.58'	S 12°48'01" E	S 29°23'25" W	S 54°59'28" E
C2	230.00'	19°53'55"	79.88'	79.48'	N 19°26'16" E	N 29°23'13" E	N 09°29'18" E
C3	25.00'	41°04'51"	17.92'	17.54'	N 34°27'02" W	N 54°59'28" W	N 13°54'37" W
C4	25.00'	43°18'02"	18.89'	18.45'	N 07°44'24" E	N 13°54'37" W	N 29°23'25" E

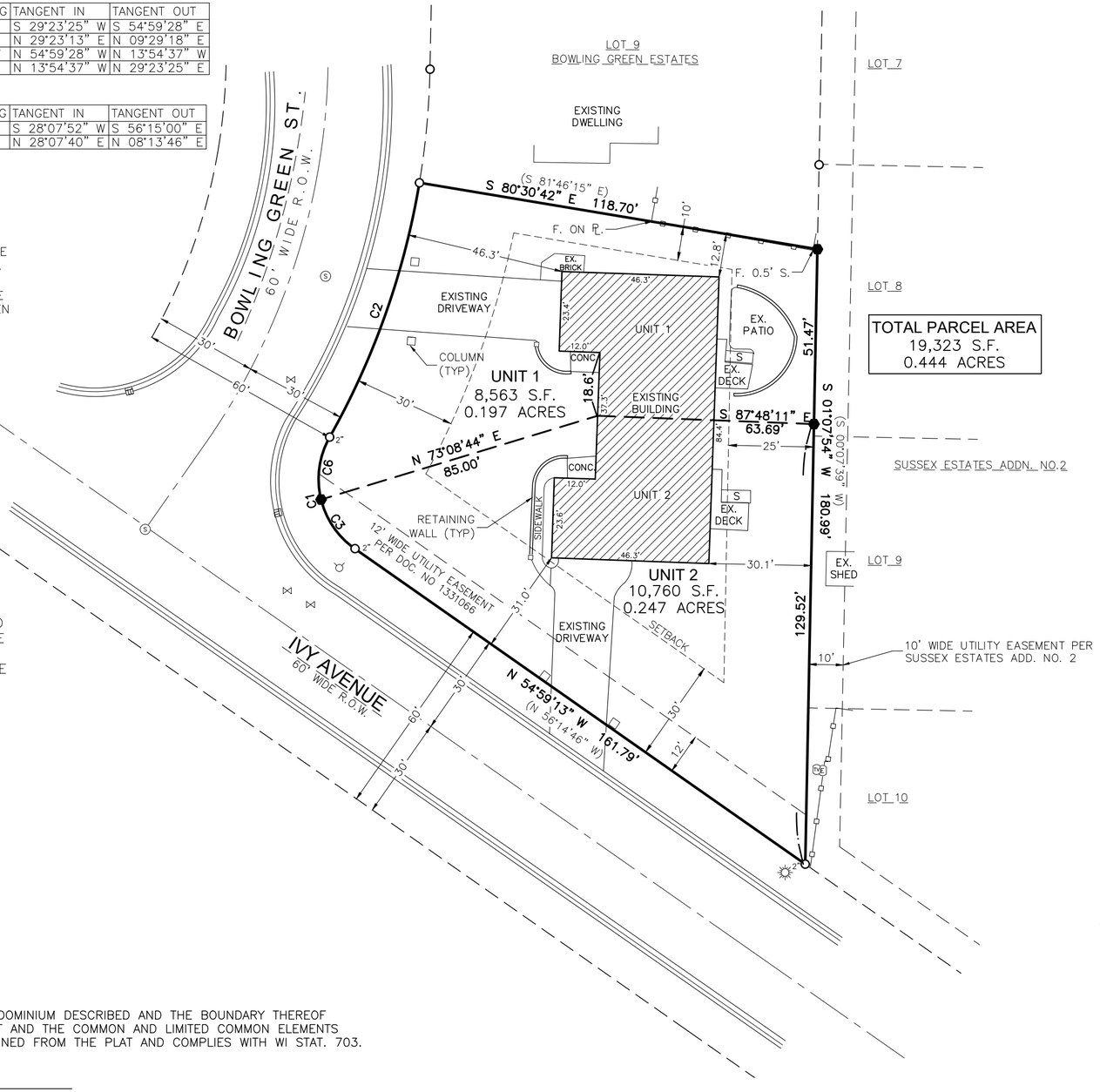
(RECORD CURVE DATA)

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	25.00'	84°22'53"	36.82'	33.58'	N 14°03'34" W	S 28°07'52" W	S 56°15'00" E
C2	230.00'	19°53'55"	79.88'	79.48'	N 18°10'43" E	N 28°07'40" E	N 08°13'46" E

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE SOUTH LINE OF LOT 8 OF BOWLING GREEN ESTATES MEASURED AS N54°59'13"W.

0' 30' 60'

1 INCH = 30 FEET



TOTAL PARCEL AREA
19,323 S.F.
0.444 ACRES

ADDRESSES:

UNIT 1: W245N6566 BOWLING GREEN STREET
UNIT 2: W245N6564 BOWLING GREEN STREET

NOTE:

- LIMITED COMMON ELEMENTS (L.C.E.) CONSIST OF THE DRIVEWAYS, WALKS, DECKS, PATIOS, OR PORCHES, AND YARD AREAS PER UNIT DIVIDING LINES AS SHOWN. THE LIMITED COMMON ELEMENTS SHALL BE RESERVED FOR THE EXCLUSIVE USE OF THE UNIT TO WHICH THEY ARE APPURTENANT.
- DECLARANT:
  - CURT RUDZINSKI, BARBARA RUDZINSKI AND TYLER RUDZINSKI.
    N16W26555 WILD OATS DR UNIT B
    PEWAUKEE, WI 53072

LEGEND

- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- SANITARY MANHOLE
- CURB INLET
- LIGHT
- WATER VALVE
- HYDRANT
- TV PED
- ELECTRIC PED
- WOOD FENCE
- (R) RECORD DIMENSION

WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

I, MATTHEW T. O'ROURKE,

CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE BOUNDARY THEREOF DEPICTED AND THAT THE INDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON AND LIMITED COMMON ELEMENTS ARE DEPICTED AS PROVIDED BY THE DECLARANT AND CAN BE DETERMINED FROM THE PLAT AND COMPLIES WITH WI STAT. 703.

MATTHEW T. O'ROURKE, PLS–2771 DATE:

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. SECOND STREET
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DATED THIS 1ST DAY OF AUGUST 2023
JOB# 23069 PAGE 1 OF 1

Agenda

DECLARATION OF
IVY ESTATES CONDOMINIUM

Recording Area

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SUXV0231019

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY:
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DECLARATION OF
IVY ESTATES CONDOMINIUM

OF SUSSEX, WAUKESHA COUNTY, WISCONSIN

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DECLARATION OF
IVY ESTATES CONDOMINIUM

of Sussex, Waukesha County, Wisconsin

DECLARATION made pursuant to the Condominium Ownership Act of the State of Wisconsin, being Chapter 703 of the Wisconsin Statutes, by Curt D. Rudzinski, an individual residing in Wisconsin, Barbara M. Rudzinski, an individual residing in Wisconsin, and Tyler J. Rudzinski, and individual residing in Wisconsin, hereinafter collectively referred to as "Declarant", this project shall be a "Small Residential Condominium" as defined in Section 703.02 (14m), Wis. Stats. and the provisions of Section 703.365, Wis. Stats. applicable to Small Residential Condominiums shall apply as may be allowed by law or otherwise provided herein. The name of the condominium shall be Ivy Estates Condominium.

ARTICLE I
ESTABLISHMENT

Section 1.01 - Intent. The Declarant, by the execution and recording of this Declaration, intends that the land herein described, the buildings and improvements constructed or to be constructed thereon, and all easements, rights and appurtenances belonging thereto shall be subject to the condominium form of ownership and use in the manner provided by the Condominium Ownership Act of the State of Wisconsin (hereinafter the "Act"), the provisions of this Declaration, and the By-Laws of the Association of Unit Owners, if adopted, made up of one Unit Owner per Unit (hereinafter the "Association").

Section 1.02 - Name and Address. The name by which this condominium shall be known is "Ivy Estates Condominium" and its street addresses of its Units are W245N6566 Bowling Green Street, Sussex, Wisconsin 53089 for Unit 1, and W245N6564 Bowling Green Street, Sussex, Wisconsin 53089 for Unit 2.

Section 1.03 - Description of Land. The land which is the subject of this Declaration is described as follows:

Lot 8, in Bowling Green Estates, being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 8 North, Range 19 East, in the Village of Sussex, Waukesha County, Wisconsin, and more particularly described by the condominium plat attached hereto as **Exhibit A**.

Section 1.04 - Condominium Plat. The Declarant, contemporaneously with the recording of this Declaration, has filed for record in the office of the Register of Deeds for Waukesha County, a condominium plat attached to this Declaration as an as-built survey attached as **Exhibit A.** References herein to the "condominium plat" or "plat" shall be the as build survey attached.

Section 1.05 – Unit Owner Defined. A "Unit Owner" shall be an owner of a Unit, as described herein. In the event of multiple owners of an individual Unit, the owners shall appoint one individual as the sole authority to make decisions for the Unit under this Declaration and said person shall be deemed "Unit Owner" as used herein.

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ARTICLE II
BUILDINGS AND UNITS

Section 2.01 - Description. The condominium includes one side-by-side residential duplex. All Units are intended for residential use only, and each Unit is comprised of one or more cubicles of air at one or more levels of space, each having its outer boundaries defined by the condominium plat, together with all fixtures and improvements contained within the boundaries, and excluding limited common elements such as porches, patios, decks, balconies, driveway and parking areas and other appurtenant and related structures and equipment which may be constructed and shown as related to the Unit in the Condominium Plat, and excepting any such structures and equipment which are designated, shown or definable as common areas.

Section 2.02 - Unit Defined. A Unit is that portion of the building and land described in Section 1.03 intended for private use and occupancy as a residential dwelling, consisting of one or more rooms or enclosed spaces on one or more levels and having outer boundaries formed:

(i) as to finished areas, by and including the interior surface materials (i.e. drywall, paneling, tiling and floor coverings) of the perimeter and internal, structural walls, floors and ceilings; and

(ii) as to land, lawn, and landscape, by the limits and boundaries found in the condominium plat.

(iii) as to any unfinished areas (such as a basement, if applicable), by the following:

(a) upper boundaries shall be the horizontal plane created by the undersurface of the ceiling/floor joists or the undersurface of the chords of the roof trusses, as the case may be;

(b) lower boundaries shall be the upper surface of the unfinished floor; and

(c) vertical boundaries shall be the interior surfaces of the unfinished perimeter and structural walls.

Section 2.03 - Unit Identification System. Each Unit has a Unit identification number, and a street address. The Unit identification numbers*, which shall be used and shall be legally sufficient for all conveyance purposes, are as follows:

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Unit Identification	Address	Tax ID Number
Unit 1	W245N6566 Bowling Green Street Sussex, WI 53089	SUXV0231019*
Unit 2	W245N6564 Bowling Green Street Sussex, WI 53089	SUXV0231019*

*Individual Tax ID Numbers to be assigned to child parcels after recording hereof.

Section 2.04 - Unit Fixtures. To the extent they are present as of the date of this Declaration, each Unit includes the following fixtures: interior non-load bearing walls, window frames and glass, all doors including entry and entry storm doors including frames and glass, cabinetry, electrical wiring and lighting fixtures, floor coverings, plumbing piping and fixtures, forced air heating and air conditioning systems, dishwasher, microhood, garbage disposal, water heater, water softener, foundation drain sump pump and crock, exhaust fans, automatic garage door opener, and other built in or permanent improvements and appliances which may be within the Unit boundaries.

Section 2.05 - Boundary Wall Easements. Each Unit Owner shall have an easement in the boundary or exterior walls surrounding that Unit for the purposes of additional utility outlets, wall hangings, and the like; except that the Unit Owner shall do nothing to impair or destroy the structural integrity of the wall or building or the sound-proofing of any partition walls. No openings whatsoever shall be made into any boundary wall, floor, or ceiling without the prior written approval of the Association.

Section 2.06 - Rights Reserved by Declarant. Declarant reserves the right to change the layout, location, dimensions and construction details of the buildings, Units, common elements, and limited common elements shown on the Condominium Plat which are not yet fully constructed, provided that such changes shall not substantially alter the nature and quality of the building and Units. For this purpose, Declarant shall have the exclusive right, without a vote of the other Unit Owners, to amend this Declaration for the purpose of recording a plat of survey or plans depicting the layout, location, Unit numbers and dimensions of the buildings and Units as finally located and erected.

Section 2.07 - Residential Use. All Units shall be used only for residential purposes.

ARTICLE III
COMMON AND LIMITED COMMON ELEMENTS

Section 3.01 - Description. The common elements and facilities of the condominium are all of its land, improvements, and appurtenances, excluding the Units as defined in Article III of this Declaration, and including, without limitation, the following:

(1) The building structures, including perimeter and load-bearing walls, perimeter floors and ceilings, roof systems, foundations, structural support systems, exterior finish materials;

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(2) The electric, telephone, communication, gas, water, sanitary sewer and other utility lines, laterals, conduits or pipes, whether located in-ground, above-ground or within building walls;

(3) All other parts of the condominium necessary or convenient for the existence, maintenance and safety of the condominium or normally in common use by all Unit Owners, unless allocated or apportioned to a specific Unit by the condominium plat.

Some common elements may, depending upon their location and use, be classified as limited common elements by the condominium plat.

Section 3.02 - Limited Common Elements. Certain common elements which are contiguous to a Unit shall be known as limited common elements and shall be reserved for the exclusive use and benefit of the occupants of such Unit. They include, without limitation, the following:

(1) Those common areas, if any, identified as limited common elements on the condominium plat;

(2) The electric, telephone, communication, gas, water, sewer and other utility lines, conduits or pipes from the service board or service connection to and within each Unit;

(3) The driveways, sidewalks, patios, deck, and front entry stoop appurtenant to each Unit;

(4) The lawn and landscape areas and improvements appurtenant to each Unit, essentially dividing the condominium in half by continuing the line made by the condominium plat that divides the two Units to the property lines;

(5) Such other parts of the common elements necessary, convenient or appurtenant to or normally exclusively used by the occupants of a Unit.

Section 3.03 - Percentage Interest. Each Unit Owner shall have an undivided fifty percent (50%) equal interest in the common elements of the condominium as a tenant in common with the other Unit Owner of this condominium, *however*, each Unit owner shall have an exclusive interest in, and exclusive use of, the limited common elements appurtenant to their Units, respectively.

Section 3.04 - Transfer of Common Elements. The percentage interest of each Unit Owner in the common elements of the condominium shall not be separated from the Unit to which it appertains and shall be deemed to be conveyed, leased, or encumbered with the Unit even though such interest is not expressly mentioned or described in the conveyance or other instrument.

Section 3.05 - Partition of Common Elements. There shall be no partition of the common elements through judicial proceedings or otherwise unless this Declaration is terminated

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and the property is withdrawn from the terms of this Declaration and any statute of Wisconsin applicable to condominium ownership.

Section 3.06 - Maintenance of Limited Common Elements. Each Unit Owner shall be responsible for the snow removal, grass cutting, and landscape maintenance of the limited common element area appurtenant to each Unit. Each Unit Owner, respectively, shall keep and maintain their Unit and its limited common element areas in a good, clean, safe, attractive, sanitary, and orderly condition and appearance at all times. Additionally, each Unit Owner shall keep their Unit and its limited common element areas safe and free of hazard, including but not limited to the prompt removal of ice, slush, and unreasonable snow accumulation on any walkway or driveway, oil or other fluids or chemicals, waste, broken glass, hazardous or large storm debris, etc. Any lawn treatment, pesticides, herbicides, or otherwise, shall be used in a safe and reasonable manner, amount, and method of distribution, and shall only be from a reputable manufacturer or brand.

Section 3.07 – Items Not Common Elements. The following items are not common elements and shall be the responsibility of the individual Unit Owner: each Unit's Limited Common Elements, windows, doors, garage door and automatic garage door opener, exterior lighting, and air conditioning Units.

ARTICLE IV
ASSOCIATION OF UNIT OWNERS

Section 4.01 – Legal Entity. The affairs of this condominium shall be governed by an unincorporated association of Unit owners which is a legal entity for all purposes, to be known as the "Ivy Estates Home Owners' Association" (herein the "Association").

Section 4.02 – Membership and Voting Rights of Unit Owners. The record owner(s) of each Unit, which may be the Declarant, shall automatically be members of the Association. Membership in the Association is appurtenant to and shall not be separated from ownership of a Unit. There shall be one vote for each Unit at all meetings of the Association for any decision related to the finances, costs, maintenance, snow removal, landscaping, garbage, common element expenses, utilities, agreements, or any other decisions that impact both Unit Owners. The vote for each Unit shall be exercised as the owners of that Unit determine, but in no event shall more than one vote be cast with respect to any Unit. Unit owners may vote by proxy, but the proxy is effective only for a maximum period of 180 days following its issuance, unless granted to a mortgagee or lessee.

Section 4.03 – By-Laws. The Association is hereby authorized to adopt By-Laws from time to time, upon the approval of such By-Laws by Unanimous Consent of the Unit Owners, to govern the Association's affairs and enforce the terms of this Declaration.

Section 4.04 – Action by the Association. Upon a unanimous vote or written agreement, the Association may take any action authorized by the Act, this Declaration, the Association's By-Laws, or any rules and regulations of the Association.

Section 4.05 – Arbitration. In the event the Association members are unable to unanimously agree on any action as set forth herein, the same shall be settled by arbitration. The

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arbitration shall be performed by the law firm of Schober Schober & Mitchell, S.C. If Schober Schober & Mitchell, S.C. is unable to perform said arbitration for any reason, then the parties shall hire a law firm located in Waukesha County, Wisconsin (Schober Schober & Mitchell, S.C. and/or the law firm being collectively referred to as the "Arbitrator"). The Arbitrator's decision shall be final and binding on both parties. The costs for the arbitration, including the Arbitrator's fees, shall be the responsibility of the non-prevailing party as identified by the Arbitrator, if identifiable, and if not identified by the Arbitrator then such costs shall be split equally. Schober Schober & Mitchell, S.C.'s Arbitrator fees shall be billed on an hourly basis at the Arbitrator's then-applicable hourly rate as determined solely by Schober Schober & Mitchell, S.C. In the event any of the above results in the issue not being resolved, such arbitration may be continued under the process set forth in Wisconsin Statute Chapter 788

Section 4.06 – Powers of the Association. The Association may take any action authorized by the Act, this Declaration, the Association's By-Laws or any rules and regulations of the Association.

Section 4.07 – Meetings of the Association. Meetings of the Association shall be governed by the By-Laws and at least held once per quarter of a year.

ARTICLE V
REPAIRS AND MAINTENANCE

Section 5.01 – Common Elements. The Association shall be responsible for the management, control, maintenance, repair and replacement of the common elements that are not limited common elements, and shall cause the same to be kept in good, safe, clean, attractive and sanitary condition, provided, however, that the cost to repair or replace any portion of the common elements damaged through the fault or negligence of a Unit Owner or occupant may be assessed in accordance with Section 7.04 of this Declaration.

Responsibility for the care and maintenance of the common elements may be assigned jointly or alternately to the Unit Owners, provided that maintenance and repair of the building exterior shall be done in a manner which will maintain the exterior uniformity of materials, function and appearance of the building as a single structure. Owners are responsible for the removal of snow, ice, slush, etc., from the public sidewalks appurtenant to their Unit.

Section 5.02 – Limited Common Elements. Each Unit Owner shall be responsible for keeping the limited common elements appurtenant to his or her Unit in good, safe, clean, attractive and sanitary condition and order satisfactory to the Association. If, after notice from the Association, a Unit Owner has failed to timely maintain, repair or replace a limited common element appurtenant to his or her Unit, the Association may do so and the cost thereof may be assessed in accordance with Section 7.04 of this Declaration.

Responsibility for the care and maintenance of the outdoor areas of the condominium property shall be the individual responsibility of each Unit Owner per the property split set forth in Section 3.02.

Section 5.03 – Individual Units. Each Unit Owner shall be responsible for keeping his or her Unit and all of its equipment, fixtures, limited common element areas, and appurtenances in good order, condition, and repair and in a clean, safe and sanitary condition.

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Further, each Unit Owner shall be responsible for the maintenance, repair, and replacement of Unit fixtures as identified in Section 2.04 of this Declaration.

Section 5.04 - Limitations on Changes. A Unit Owner may make modifications to the fixtures and surface materials of the Unit. A Unit Owner shall not perform, or allow to be performed, any act or work which would impair the structural soundness or integrity of a building or the safety of the property, or impair any easement or hereditament. No Unit Owner shall make any alteration, change or improvement to common or limited common elements without the Association's consent.

Section 5.05 - Entry for Repairs. Each Unit Owner shall have the right, at reasonable times and under reasonable conditions, to enter upon or across the other Unit and its limited common elements in connection with the maintenance, repair, or replacement of utilities or water and sewer services affecting his or her Unit.

ARTICLE VI
RECONSTRUCTION

Section 6.01 - Reconstruction. In the event the condominium is destroyed or damaged so as to render the building containing the Units untenantable, the Association shall determine whether to proceed with repair and reconstruction or with termination of the condominium and sale of the property. If the Association fails to make that determination within thirty (30) calendar days of the damage, the property shall be subject to an action for partition at the suit of either owner; provided, however, that the property shall be sold as an entity and shall not be partitioned in kind. If the damage is confined to one (1) Unit, not affecting the other Unit, such damage shall be repaired forthwith.

ARTICLE VII
ASSESSMENTS FOR COMMON EXPENSES

Section 7.01 - Purpose of Assessments. The assessments levied by the Association shall be used to promote the recreation, health, safety, and welfare of the residents in the condominium; to provide for the repair, maintenance, insurance and improvement of the common elements; to provide for such emergency repairs as the Association may deem necessary by unanimous consent; and to create reserve funds for the purposes authorized by this Declaration and the By-Laws.

Section 7.02 - Common Expenses. Common expenses are defined as follows:

(1) all sums lawfully assessed;

(2) expenses declared common expenses by the Act, by this Declaration or the By-Laws and any rules and regulations imposed by the Association;

(3) amounts determined by the Association, if applicable, to be collected and held from time to time as a reserve fund for the future acquisition, replacement, or repair of common elements. The reserve fund shall accumulate from year to year in a non-lapsing account of the Association.

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Section 7.03 - Share of Common Expenses. Each Unit Owner shall be responsible for the payment of that proportionate share of the common expenses reflected by the percentage interest in the common elements assigned to each Unit by Section 3.03 of this Declaration; provided, however, that expenses incurred by the Association to repair any portion of the common elements damaged through the fault or negligence of a Unit Owner or occupant may be accounted for separately and be charged to the Unit Owner responsible therefor as a special charge.

Section 7.04 - Special Charges. Expenses incurred by the Association to repair or replace any portion of the common elements damaged through the fault or negligence of a Unit Owner or occupant and expenses incurred by the Association other Unit Owner for the maintenance, repair, or replacement of limited common elements in accordance with Section 5.02 of this Declaration may be accounted for separately and be charged to the Unit Owners responsible therefor as a special charge.

Section 7.05 - Annual Assessments. The Association shall, as provided in the By-Laws, determine an annual budget for common expenses and fix an annual assessment which shall be paid by each Unit Owner on an annual basis. Annual payments not made when due shall render the unpaid annual assessment for such year delinquent and such amount shall be due and payable in full. The failure or delay of the Association to prepare the annual budget or to notify any unit owner of his/her assessment shall not constitute a waiver or release of such Unit Owner's obligation to pay his/her proportionate share of the common expenses whenever the same shall be determined; and in the event of such failure or delay of the Association to prepare the annual budget, each Unit Owner shall continue to pay the annual assessment at the then existing rate until the new assessment is determined.

Section 7.06 - Common Surpluses. In the event of a common surplus at the end of any fiscal year, such surplus (excluding amounts held in the reserve fund) shall be credited to the Unit Owners' next annual assessments for common expenses in proportion to the percentage of interest for each Unit established by Section 3.03 of this Declaration.

Section 7.07 - Special Assessments. In addition to the annual assessments the Association may, in the absence of sufficient reserve funds, levy special assessments for the purpose of defraying in whole or in part the cost of any construction, reconstruction, acquisition, replacement or repair of common elements, or to finance any underestimated, unusual or unpredicted cost. Such special assessment shall be levied and collected in the manner set forth in the By-Laws. The proceeds of a special assessment shall be collected, held and disbursed by the Association for the sole purpose for which the same was levied.

Section 7.08 - Uniform Rate of Assessment. The annual assessments and any special assessments shall be levied at a uniform rate for all Units in accordance with the percentage interest established by Section 3.03 of this Declaration.

Section 7.09 - Covenant to Pay. In accordance with the statutory liability created by the Act, the owner of each Unit, by the acceptance of a deed therefor, whether or not it be so expressed in the deed, shall be conclusively deemed to have covenanted and agreed with every other Unit Owner and with the Association to pay to the Association all assessments and charges, regular or special, in accordance with the provisions of the Act, this Declaration and the By-Laws and any written rules and regulations created by the Association. Liability for assessments and

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charges may not be avoided **by waiver of the use or enjoyment of any common element or by abandonment of the Unit for which the assessments or charges are made.**

Section 7.10 - Liability for Assessments upon Conveyance.

(1) **In a voluntary conveyance, the grantee shall be jointly and severally** liable with the grantor for all unpaid assessments levied against the grantor for his or her share of the common expenses up to the time of the conveyance and for which a statement of condominium lien is filed as provided herein, without prejudice to the rights of the grantee to recover from the grantor the amount paid by the grantee for such assessments.

(2) Any grantee of a Unit is entitled to a statement from the Association setting forth the amount of unpaid assessments against the grantor and the grantee is not liable for, nor shall the Unit conveyed be subject to a lien which is not filed pursuant to Section 7.12 hereof for, any unpaid assessment against the grantor in excess of the amount set forth in the statement. If the Association does not provide such statement within ten (10) business days after grantee's request, it shall be barred from claiming against the grantee under any lien which is not filed under Section 7.12 hereof prior to the request for the statement. The Association's individual Unit Owners shall be responsible for promptly replying to any request of the Association or the other Unit Owner. Such prompt replay shall be within ten (10) business days.

Section 7.11 - Lien for Assessments. All assessments, regular or special, and special charges levied pursuant to this Article, together with interest thereon and actual costs of collection, constitute a lien upon such Unit and upon the undivided interest in the common elements appurtenant thereto, in favor of the Association, provided that a statement of lien is filed within two (2) years after the date on which the assessment becomes due. The Lien is effective against the Unit at the time the assessment becomes due regardless of when within the two (2) year period it is filed. A statement of condominium lien signed and verified by a director of the Association is filed in the land records in Waukesha County and shall contain the legal description of the Unit, the name of the record owner thereof, the amount of assessment due and the period for which the assessment was due. Upon full payment of an assessment for which the lien is claimed, the Unit Owner shall be entitled to a file-able satisfaction of the lien.

Section 7.12 - Priority of Lien. Such lien shall be superior to all other liens and encumbrances on such Unit, except only for:

(1) liens of general and special taxes;

(2) liens of a first mortgage recorded prior to the making of the assessment;

(3) construction liens filed prior to the making of the assessment; and

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(4) all sums unpaid on any veteran secondary mortgage loan made under Section 45.80, Stats.

All other liens created after the date of the recording of this Declaration shall be inferior in priority to liens of the Association for any assessment, whether or not so specifically set forth in the instruments creating such liens.

Section 7.13 - Enforcement of Lien. A lien may be enforced and foreclosed by the Association in the same manner and subject to the same requirements as a foreclosure of mortgages on real property. An action to foreclose the lien must be initiated within three (3) years following the recording of the statement of condominium lien; provided, however, that no action may be brought except after ten (10) days prior written notice to the Unit Owner given by registered mail, return receipt requested, to the address of the Unit Owner shown on the books of the Association. The Association may recover costs and actual attorney fees and may bring suit for any deficiency following foreclosure in the same proceeding.

ARTICLE VIII
COVENANTS ON USE AND OCCUPANCY

Section 8.01 - Use of Premises. All Units in the condominium shall, except as hereafter provided, be used exclusively for single family residential purposes consistent with the size and facilities of the Units.

Section 8.02 - Prohibited Activities. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise, whether designed for profit, altruism, exploration or otherwise, shall be conducted, maintained or permitted on any part of the condominium.

Section 8.03 - Signage. Other than normal display of street addresses (house numbers), no exterior signage of any kind shall be allowed in the common areas, limited common areas, attached to the buildings, displayed on the buildings, or visible in windows or doors, with only the following exceptions:

(1) **Placed by Declarant**. The Declarant, so long as it owns any Units which are offered for sale, may display in, on and about the buildings reasonable signs, notices and other materials relating to the Units offered for sale, provided that such signs, notices and materials are in compliance with all applicable laws, regulations and ordinances, and are reasonably in compliance with generally accepted standards of good taste and appropriate decorum so as not to detract from the appearance of the condominium or from the value and marketability of the Units.

(2) **Placed by Unit Owners or Occupants**. Unit owners or occupants may place signs of reasonable size and in reasonable numbers relating to upcoming elections, advocating candidates, or issues. Unit Owners or occupants may place for sale or for rents signs of reasonable size related. All such signs shall comply with relevant laws and ordinances and shall be removed within 10 days after the election, and the Association shall have the right and duty to further regulate such signs so as to promote internal harmony and an attractive appearance of the Condominium.

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Section 8.04 – Use of Common Elements. Each Unit Owner shall have the right to use the common elements and facilities in common with all other Unit Owners for the purposes of access to, use, occupancy, and enjoyment of his or her Unit and the common elements, which right shall extend to the Unit Owner and the Unit Owner's family, invitees and tenants. Such use shall, however, be subject to and be governed by the Act, this Declaration, the By-Laws and the Association and any written rules and regulations approved by the Association, to the end that the condominium may be operated and maintained as an attractive residential complex. Specifically, there shall be no obstruction of, nor shall anything be kept or stored on any part of the common elements and facilities without the prior written agreement of the Association. Nothing shall be altered on, constructed in, or removed from the common elements and facilities except upon the prior written agreement of the Association.

Section 8.05 - Nuisances. Unlawful, immoral, noxious, or offensive activity shall not be carried on in any Unit or in the common elements, nor shall anything be done therein or thereon, either willfully or negligently, which may be or become, in the judgment of the Association, an annoyance or nuisance to the other Unit Owners or Unit occupants.

Section 8.06 - Insurance and Safety Hazards. No owner or occupant shall, within his or her Unit or anywhere on the condominium property store, collect, permit, or use any material or product which will increase the rate of insurance or result in cancellation of insurance or create a safety hazard.

Section 8.07 - Roof Structures. No owner or occupant shall place upon the roof of any building any antenna, tower, solar collector or other similar device, except for an external reception device, i.e. antenna, aerial, satellite dish or cable for television or radio reception, which is less than 30 inches in diameter.

Section 8.08 — Accessory Structures. No owner or occupant shall cause an accessory structure to be constructed or placed within in the Common Elements or Limited Common Elements unless approved by the Association.

Section 8.09 - Fences. Fences are allowed only in the backyard of each Unit. Any fence shall be two feet off the centerline between the two Units in the backyard. Any fence shall be constructed with white or black PVC vinyl. No fence shall be taller than six feet and no shorter than four feet. The Unit Owner, or their assigns, must maintain fence at all times at their expense. All fences shall comply with local permitting and ordinance requirements. All fences shall be approved in writing by the Association by unanimous consent.

Section 8.10 – Pets. Each Unit shall have no more than two dogs and three cats. All pets shall have proper and current vaccination, and each pet shall have a license as required by the Village of Sussex, Wisconsin (the "Village"). No dangerous breed, as determined by the Village, is permitted. If a Unit Owner owns a dog, that Unit shall either be a fenced yard or the dog shall be on a lease at all times when outside. No pet shall be left outside unattended. Pets shall not cross into the limited common areas of the other Unit.

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Section 8.11 - Leasing of Units. Each Unit or any part thereof may be rented by a written lease provided that:

(1) The term of any such lease shall not be less than twelve (12) months;

(2) The lease contains a statement obligating all tenants to abide by the Declaration, the Bylaws, and all written rules and regulations of the Association and providing that the lease is subject and subordinate to the same;

(3) The Lease provides that any default arising out of the tenant's failure to abide by the Declaration, Bylaws, and all rules and regulations of the Association shall be enforceable by the Association as a third-party beneficiary to the lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, Bylaws and the written rules and regulations of the Association, the right to evict the tenant or terminate Lease should any such violation continue after ten (10) days following delivery of written notice to the tenant specifying the violation; and

(4) A true and complete copy of the Lease shall be provided to the Association at least ten (10) days prior to the execution so that the Association can confirm that the Lease meets the requirements of this section.

During the term of the lease of all or any part of a Unit each Unit Owner shall remain liable for the compliance of the Unit, such Unit Owner and all tenants of the Unit with all provisions of this Declaration, Bylaws and the written rules and regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Unit.

Section 8.12 - Unoccupied Units. If the occupant of a Unit, whether the owner or a tenant, intends to leave such Unit unoccupied for a period of more than one month, the occupant shall notify the Association prior thereto of the occupant's forwarding address and of a telephone number where the occupant can be reached.

ARTICLE IX
REMEDIES FOR BREACH OF COVENANTS, RESTRICTIONS AND REGULATIONS

Section 9.01 - Compliance Required. Every Unit Owner and occupant shall comply strictly with every rule, restriction, condition or regulation adopted by the Association under the By-Laws, and with the covenants, conditions and restrictions set forth in the Act, this Declaration, By-Laws or in the deed to the Unit.

Section 9.02 - Emergency Entry for Abatement. The Association shall have the right, in cases of emergency affecting the health or safety of other occupants or affecting the safety of the building or any other unit, to enter any unit for the purpose of abating the breach of rule, regulation, restriction, covenant or condition which causes such emergency. Damages arising from such entry shall be the responsibility of the owner of the unit entered. Any such entry shall be done in the presence of a law enforcement officer to assist in such entry.

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Section 9.03 - Legal Remedies. Failure to comply with any of the By-Laws, written rules, covenants, conditions or restrictions is grounds for action to recover sums due, for damages or injunctive relief, or both, maintainable by the Association or, in a proper case, by an aggrieved Unit Owner.

ARTICLE X
INSURANCE

Section 10.01 - Insurance by Association. The Association shall obtain and continue in effect policies of insurance providing coverage for the condominium property (as that term is defined in the Act) against loss or damage by fire or other hazard and against liability claims. The amount of protection and the types of hazards to be covered shall be reviewed and determined at least annually by the Association. The insurance provided by the Association shall be without prejudice to the right of each unit owner to insure his or her own unit for personal benefit provided, however, that no owner shall be entitled to exercise his or her right to maintain individual unit insurance in such a way as to decrease the amount which may be realized under any Association insurance policy.

Section 10.02 - Assessment of Premiums. Premiums for policies of insurance obtained by the Association shall be common expenses assessable to the unit owners in accordance with the percentage of interest established by Section 3.03 of this Declaration. The cost of insurance is included in the annual Association budget and is, therefore, part of the annual assessment established pursuant to Section 7.05 of this Declaration which is payable on a monthly basis.

Section 10.03 - Coverage. The Association shall provide the following types of insurance coverage unless the Unit Owners are required by necessity to obtain individual policies:

(1) **Property Insurance for Common Elements.** Each Unit Owner shall name both Units and Unit Owners as insured individually and as trustee for each of the unit owners and their mortgagees as their interests may appear in the percentages established by Section 3.03 of this Declaration for their ownership interest in all common elements. All condominium property shall be insured for not less than full replacement value. Such insurance shall provide protection against loss or damage by fire and other hazards covered by a standard special coverage (all risk) endorsement. To the extent possible, such insurance shall provide that the insurer waives its rights of subrogation as to any claim against Unit Owners, the Association and their respective servants, agents and guests, and that the insurance cannot be canceled, invalidated nor suspended on account of conduct of any one or more Unit Owners or the Association or their servants, agents and guests without thirty (30) days prior written notice to the Association giving it an opportunity to cure the defect within that time.

(2) **Liability Insurance.** Public liability insurance shall be provided covering all claims customarily insured against with respect to the common elements and facilities and the Association's management thereof.

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(3) **Workers Compensation.** Workers compensation insurance shall be provided by the Association to the extent necessary to comply with applicable state law.

(4) **Other Insurance.** The Association may provide such other insurance as it determines is necessary or desirable.

(5) **Waiver of Subrogation.** Each Unit Owner and the Association, and their respective insurance companies, expressly waive all rights to claims of liability against the other Unit Owner and Association for liability arising from any damage to the Unit Owner's personal property regardless of whether that other Unit Owner or the Association is responsible for the damage or loss.

Section 10.04 - Use of Proceeds. Insurance proceeds shall first be disbursed by the Association as trustee for the repair or restoration of the damaged common elements. The unit owners and their mortgagees shall not be entitled to receive payment of any portion of the insurance proceeds from the other Unit Owner in the event the condominiums total destruction unless the Association has determined by a unanimous vote not to rebuild or a court has ordered partition of the condominium property or there is a surplus of insurance proceeds after the common elements have been completely repaired or restored.

Section 10.05 - Insurance by Unit Owners. Unit owners shall be responsible to provide policies of insurance covering their respective Units and following items:

(1) The contents of the owner's Unit, the owner's automobile, any additions and improvements to his or her Unit, the fixtures, decorating and furnishings therein and the owner's personal property stored elsewhere within the condominium.

(2) Public liability coverage to the extent not insured by the liability insurance carried by the Association for all of the unit owners pursuant to Section 10.03 hereof..

Section 10.06 - Limitation on Liability. No Unit Owner or his mortgagee shall have any claim against any other Unit Owner, the Association, its officers or directors, the Declarant, the manager or managing agent of the condominium, if any is employed, or their respective employees and agents for damage to the common elements, the Units or to any personal property located in the Units or common elements caused by fire or other casualty to the extent that such damage is covered by fire and other forms of casualty insurance.

ARTICLE XI
EASEMENTS AND ENCROACHMENTS

Section 11.01 - Utility Repair Easements. Easements are hereby declared and granted for utility repair purposes, including the right to install, lay, maintain, repair and replace water mains, laterals and pipes, sanitary sewer mains, laterals and pipes, gas mains, storm sewers, telephone wires and equipment, cable television lines, electrical conduits and wires and equipment over, under, along, through and on any part of the common elements. These easements shall run only to the Declarant and Association and not to any utility company unless specifically conveyed or granted by the Declarant or the Association.

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Section 11.02 - Easements to Run with the Land. All interests and rights described and set forth in this Declaration are easements appurtenant to and running with the land, perpetually in full force and effect and shall at all times inure to the benefit of and be binding upon the Declarant, his successors and assigns, and upon any Unit Owner, purchaser, mortgagee or other person or entity having an interest in said land or any part or parcel thereof.

Section 11.03 - Encroachments. In the event that, by reason of the construction, settling or shifting of any building, any part of the common elements encroaches or shall hereafter encroach upon any part of any Unit, or any part of any Unit encroaches or shall hereafter encroach upon any part of the common elements or upon another Unit, valid easements for the maintenance of such encroachments and for the use of such adjoining space are hereby established and shall exist for the benefit of such Unit Owners and the common elements as the case may be, so long as all or any part of the building containing such Unit shall remain standing; provided, however, that in no event shall a valid easement for any encroachment be created in favor of the owner of any Unit, or in favor of the owners of the common elements if such encroachment occurred due to the willful conduct of such owner or owners. The provisions contained in this paragraph relating to such easements shall apply only insofar as it may be necessary to carry out the terms and intent of the Declaration.

ARTICLE XII
MISCELLANEOUS PROVISIONS

Section 12.01 - Notice to Mortgage Lenders. Upon written request to the Association, the holder of any duly recorded mortgage or other interest in any Unit shall be given a copy of any and all notices permitted or required by this Declaration to be given to the Unit Owner whose Unit is subject to such mortgage or interest.

Section 12.02 - Service of Notice on Devisees and Personal Representatives. Notices required or desired to be given to any devisee or personal representative of a deceased Unit Owner may be delivered either personally or by mail to such party at his or its address appearing in the records of the Court wherein the estate of such deceased Unit Owner is being administered.

Section 12.03 Covenants to Run with Land. Each grantee (purchaser of a Unit) of the Declarant, and each subsequent purchaser, by the acceptance of a deed or contract of conveyance, accepts the same subject to all restrictions, conditions, covenants, reservations, liens and charges, and to the jurisdiction, rights, benefits and privileges of every character hereby granted, created, reserved or declared; and all impositions and obligations hereby imposed shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in said land or any Unit thereon, and shall inure to the benefit of such Unit Owner in like manner as though the provisions of this Declaration were recited and stipulated at length in each and every deed of conveyance or instrument of title.

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Section 12.04 - Non-Waiver of Covenants. No covenant, restriction, condition, obligation or provision contained in this Declaration shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur or any time lapse.

Section 12.05 - Waiver of Damages. Neither the Declarant nor his agents, representatives or employees shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authority reserved, granted or delegated to the Declarant pursuant to this Declaration, or the Declarant's capacity as developer, owner, manager or seller of the condominium, whether such claim (i) is asserted by the Unit Owner, Unit occupant, Unit mortgagee, the Association or by any person or entity claiming through any of them; or (ii) is made on account of injury to person or damage to or loss of property, wherever located and however caused.

Section 12.06 - Mortgaging Units and Real Estate Taxes. In accordance with the Act, each, Unit Owner has the right to mortgage or encumber his or her Unit and the percentage interest in common elements appurtenant to that Unit. Further, in accordance with the Act, each Unit, together with its percentage interest in the common elements, is subject to property tax assessments and the collection of taxes in the same manner as any other parcel of real estate.

Section 12.07 - Amendment of Declaration.

(1) This Declaration may be amended with the unanimous written consent of the Unit Owners. A Unit Owner's written consent is not effective unless it is approved by the mortgagee of the Unit, if any.

(2) All such amendments shall be effective upon recording the same in the office of the Register of Deeds of Waukesha County, Wisconsin, provided, however, that no provision of this Declaration may be changed, modified or rescinded so as to conflict with the provisions of the Act.

Section 12.08 - Severability. The invalidity of any covenant, restriction, condition, limitation or any other provision of this Declaration or any part of the same, shall not impair or affect in any manner the validity, enforceability or effect of the remainder of this Declaration.

Section 12.09 - Service of Process. At the time of the adoption of this Declaration, the registered agent for service of process shall be Jeremy M. Klang of Schober Schober & Mitchell, S.C., with an address of 1227 Corporate Center Drive, Suite 200, Oconomowoc, Wisconsin 53066. Change of agent for service of process may be accomplished by which change of registered agent shall be filed with the Secretary of State and the Clerk of the municipality in which the condominium is located.

Section 12.10 - Arbitration. Any dispute or controversy of any kind and nature between the Unit Owners or rising out of or in connection with the operation, management, maintenance, and expenses of this small residential condominium project shall be settled by

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EXHIBIT A
CONDOMINIUM PLAT

[See Attached]

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arbitration pursuant to the procedures set forth in Section 4.03 of this Declaration, however, any notice to any mortgagee need not be provided unless the lien rights of said mortgagee shall be adversely effected.

IN WITNESS WHEREOF, the said Declarant, has executed this Declaration on the 25 of AUGUST ,2023.

DECLARANT:

Curt D. Rudzinski

Barbara M. Rudzinski

Tyler J. Rudzinski

STATE OF WISCONSIN)
) SS
WAUKESHA COUNTY)

Personally came before me this 25th day of August, 2023, the above named Curt D. Rudzinski, Barbara M. Rudzinski, and Tyler J. Rudzinski to me known to be the persons who executed the foregoing instrument and acknowledged the same.

ANNAH C. EWERT
Notary Public
State of Wisconsin

Notary Public, Waukesha County, Wisconsin My Commission expires on 10-26-2030.

THIS INSTRUMENT DRAFTED BY:
Jeremy M. Klang
Schober Schober & Mitchell, S.C.
1227 Corporate Center Dr, #200
Oconomowoc, WI 53066
Phone: (262) 569-8300
Email: jmk@schoberlaw.com