PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, April 06, 2023 at 4:00 PM

AGENDA

1. Roll Call.

2. Approval of Minutes.
   a. Approve Minutes from March 23, 2023 Meeting

3. New Business.
   a. Final Plat Review – Hurkman Heights 4
   b. Site Plan Review – Central Land Company III; Parcel 20002700

4. Other Business.

5. Adjourn.

NOTICES

IF REQUESTED THREE (3) DAYS PRIOR TO THE MEETING, A SIGN LANGUAGE INTERPRETER WILL BE MADE AVAILABLE AT NO CHARGE.

PLAN COMMISSION

City of Kaukauna
Council Chambers
Municipal Services Building
144 W. Second Street, Kaukauna

Thursday, March 23, 2023 at 4:00 PM

MINUTES

1. Roll Call.

   Members present: Giovanna Feller, John Moore, DPW Neumeier, Mayor Penterman, Pennie Thiele, Ken Schoenike

   Members absent: Michael Avanzi

   Other(s) present: AP Lily Paul, PCDD Stephenson, Terrie Vosters Community Enrichment & Recreation Director, Katie MacDonald Parkitecture + Planning (via Microdoft Teams Meeting), Matthew Musbach Duquaine Development, Jim Sehloff Davel Engineering, Brad Werner McMahon Associates, Mark Abel building owner of 313 Dodge, Kyle Megna business owner of 313 Dodge.

   A motion was made by Moore to excuse the absent member. Thiele seconded the motion. Motion passed unanimously.

2. Approval of Minutes.
   a. Approve Minutes from February 23, 2023 Meeting

   A motion was made by Moore to approve the minutes from February 23, 2023 meeting. DPW Neumeier seconded the motion. Motion passed unanimously.

3. Public Hearing.
   a. Special Exception Request - Legacy Creekside Apartments; Parcel 322095500

   Mayor Penterman opened the public hearing and asked 3 times if there was anyone who wished to speak.

   No one spoke. Public Hearing closed.

4. New Business.
   a. Special Exception Request - Legacy Creekside Apartments; Parcel 322095500

   AP Lily presented a Special Exception request for Keith Duquaine, at 950 E Evergreen Drive in Commerce Crossing. The applicant is proposing to construct a multi-family complex on the vacant lot. The parcel is zoned Commercial Highway District (CHD). The new development will include 175 living units and over 368 combined indoor and outdoor parking. There will be five buildings, for a proposed total of 2.17 acres of

roof area, which is about 18.47% of the lot area. The buildings will be 41 feet 2 1/8 inches tall. The City of Kaukauna Code of Ordinances, Section 17.22 (4)(e) allows multi-family within the CHD as a Special Exception Use.

DPW Neumeier made a motion to approve the Special Exception for multi-family housing in the Commercial Highway District and recommend the same to Council. Moore seconded the motion. The motion passed unanimously.

b. Site Plan Review - Municipal Pool

AP Lily walked through the Municipal Pool site plan and explained the additions of a splash pad, 18 hole mini golf course, new main building, new smaller maintenance building/bath house. Many amenities like shade structures, water slide, climbing wall, and water features will be added as well. The site plan follows all setback, landscaping, fire safety, and façade requirements. Lighting has not been accounted for on the proposed mini golf course.

Mayor Penterman made a motion to approve the site plan with the following conditions:

- Lighting plan will be submitted and approved by staff
- Prior to issuance of building permits, must obtain Storm Water and Erosion Control permit from Engineering Department
- Kaukauna Utilities approves the distance from the well per the Ground Water Protection Overlay District (17.29)

Thiele seconded the motion. The motion passed unanimously.

c. Preliminary Plat Review - Hurkman Heights

AP Lily reminded Plan Commission of the 26 lot single family development south of Highway 41. Last time it was brought, direction to the developer was to provide more traffic circulation. Originally, a long dead-end road, Ben's Way, was proposed but posed as a safety concern. Another rendition came back with Golden Way, but that saw problems with current property owners. Finally, in the most recent Preliminary Plat, Setter Drive will be extended from the current phases into this phase 4 of Hurkman Heights.

A motion was made by Schoenike to approve the preliminary plat, and recommend the same to council with the following conditions:

- A bulb large enough for a plow truck is installed at the west end of Setter Drive
- Prior to construction all applicable permits and approvals are obtained from Engineering Dept, City Building Inspector, and DNR.

Neumeier seconded the motion. The motion passed unanimously.

d. Outdoor Alcoholic Beverage Area Permit Review - Alternative Entrance; 313 Dodge

AP Lily presented a request for an alternative entrance to 313 Dodge. 313 Dodge has been utilizing their driveway as an Outdoor Service Area. The Covid permit that allowed this has not been extended. Now, they are going to extend their current deck and include it into their Outdoor Alcoholic Beverage Area Permit. The site plan

shows direct access to the Outdoor Beverage Area first, instead of entrance to the building first. The permit requires entrance to the building first, unless Plan Commission approves an alternative entrance (section 12.03(11)(e)(1). There was discussion whether all business that request this will expect approval if this one case gets approved. Alternative solutions, like gates, extra staff or a camera, were also discussed.

Moore made a motion to approve, but pass onto common council for final approval. Schoenike seconded the motion. Giovana, Moore, Penterman, Thiele, Schoenike voted aye. Neumeier voted nay. Motion passed.

5. Other Business.

   There was no other business.

6. Adjourn.

   Moore made a motion to adjourn the meeting. Neumeier seconded the motion. Motion passed unanimously. Meeting adjourned at 4:56 PM.

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

From: Lily Paul, Associate Planner

Date: March 31, 2023

Re: Final Plat Review – Hurkman Heights 4

Hurkman Heights is a development South of Highway 41 on the north end of the city. It is a 26-unit single-family development that has been built out in 4 phases. Plan Commission has reviewed the preliminary plat for this phase and approved with the condition:

- The west end of Setter Drive should gain proper easements and create a bulb, instead of a dead end road.

Now, here is the final plat with the requested changes. The extension of Setter Drive betters the safety and traffic concerns and will provide a joining of the various phases of Hurkman Heights Subdivision, and the temporary cul-de-sac allows ease for future property owners to back out of their driveways.

Recommendation:

Approval of the Hurkman Heights Phase 4 Final Plat, and recommend the same to the common council with the following conditions:

- **Prior to construction all applicable permits and approvals are obtained from Engineering, City Building Inspector, and DNR.**

Hurkman Heights 4

All of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

60 0 60 120 180

Bearings are referenced to the Southwesterly line of Private Claim 35, T21N, R18E assumed to bear N40°17'32"W based on the Outagamie County coordinate system.

LOCATION MAP

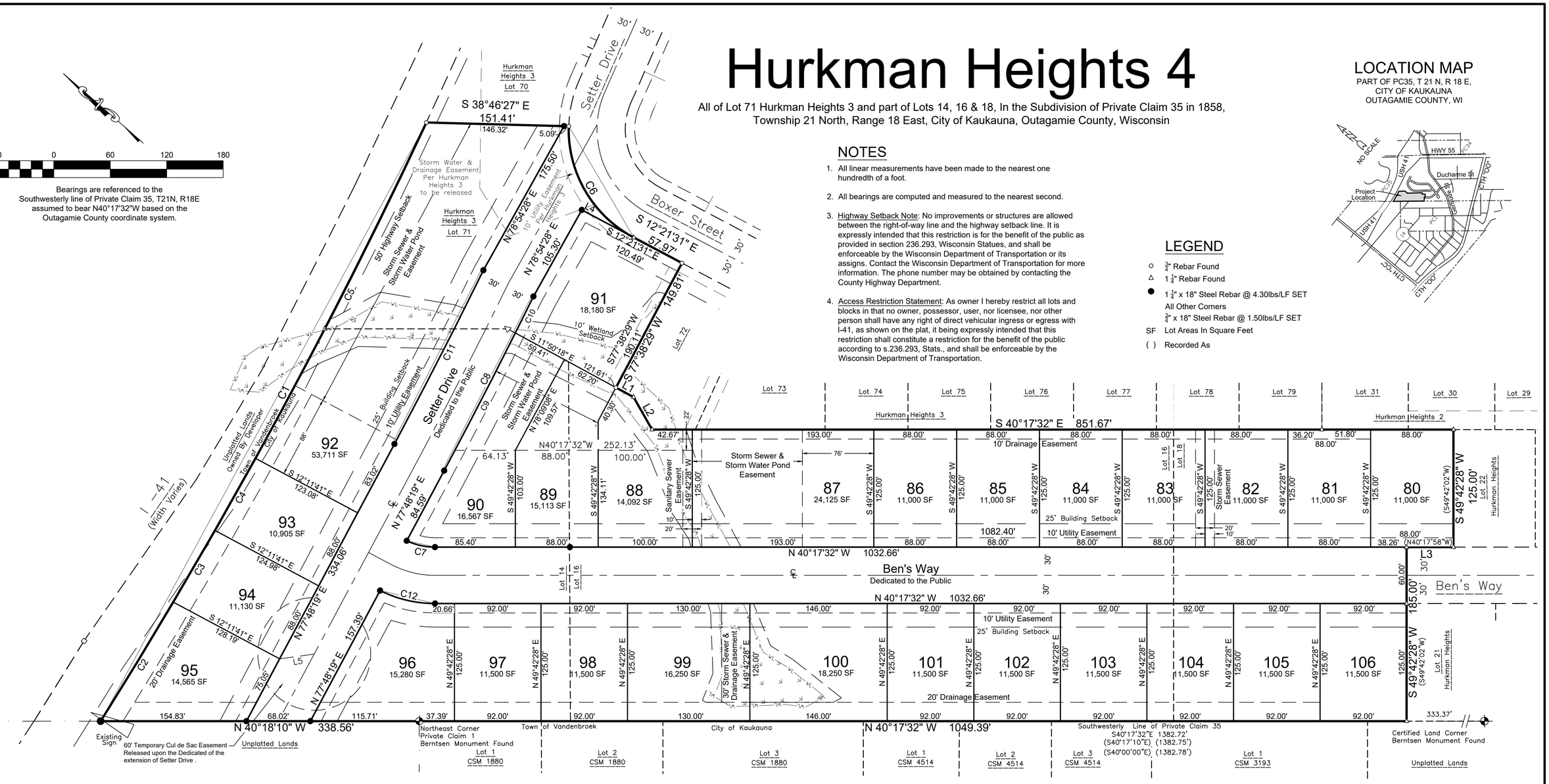
PART OF PC35, T 21 N, R 18 E,
CITY OF KAUKAUNA
OUTAGAMIE COUNTY, WI

NOTES

1. All linear measurements have been made to the nearest one hundredth of a foot.
2. All bearings are computed and measured to the nearest second.
3. Highway Setback Note: No improvements or structures are allowed between the right-of-way line and the highway setback line. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statues, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.
4. Access Restriction Statement: As owner I hereby restrict all lots and blocks in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with I-41, as shown on the plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Wisconsin Department of Transportation.

LEGEND

- ○ 3/4" Rebar Found
- △ 1 3/4" Rebar Found
- ● 1 3/4" x 18" Steel Rebar @ 4.30lbs/LF SET All Other Corners
- 3/8" x 18" Rebar @ 1.50lbs/LF SET
- SF Lot Areas In Square Feet
- ( ) Recorded As



LINE TABLE		
Line	Bearing	Length
L1	N 11°50'18" W	21.40'
L2	N 20°04'14" E	39.71'
L3	N 40°17'32" W	49.74'
L4	S 12°21'31" E	62.52'
L5	N 48°23'09" W	37.17'

CURVE TABLE							
Curve	Radius	Chord Direction	Chord Length	Arc Length	Central Angle	Tangent Bearing-in	Tangent Bearing-out
C1	5894.65'	N 78°14'27" E	724.60'	725.06'	7°02'51"	N 81°45'53" E	N 74°43'02" E
C2	5894.65'	N 81°02'39" E	148.23'	148.24'	1°26'27"	N 81°45'53" E	N 80°19'26" E
C3	5894.65'	N 79°53'45" E	88.06'	88.06'	0°51'21"	N 80°19'26" E	N 79°28'04" E
C4	5894.65'	N 79°02'24" E	88.02'	88.02'	0°51'20"	N 79°28'04" E	N 78°36'44" E
C5	5894.65'	N 76°39'53" E	400.66'	400.74'	3°53'43"	N 78°36'44" E	N 74°43'02" E
C6	130.00'	S 19°26'01" W	136.98'	144.27'	63°35'04"	S 51°13'33" W	S 12°21'31" E
C7	70.00'	N 27°34'59" W	30.80'	31.05'	25°25'06"	N 40°17'32" W	N 14°52'26" W
C8	6077.15'	N 76°49'28" E	208.06'	208.07'	1°57'42"	N 77°48'19" E	N 75°50'37" E
C9	6077.15'	N 77°01'46" E	164.62'	164.62'	1°33'07"	N 77°48'19" E	N 76°15'12" E
C10	6077.15'	N 76°02'55" E	43.44'	43.44'	0°24'35"	N 76°15'12" E	N 75°50'37" E
C11	6017.15'	N 76°49'01" E	207.60'	207.61'	1°58'37"	N 77°48'19" E	N 75°49'42" E
C12	130.00'	S 26°57'53" E	59.94'	60.48'	26°39'19"	S 13°38'13" E	S 40°17'32" E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

James R. Sehloff, P.L.S. No. S-2692 Date

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

File: 4562Final 4.dwg
Date: 03/27/2023
Drafted By: Jim
Sheet: 1 of 2
Revision Date: Mar 27, 2023

Mar 27,2023-3:07pm J:\Projects\4562l&h\dwg\Civil 3D\4562Final 4.dwg Printed by: Jim

Hurkman Heights 4

All of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858,
Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin

Surveyor's Certificate

I, James R. Sehloff, Professional land surveyor, hereby certify: That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the City of Kaukauna, and under the direction of Hurkman Heights Development, LLC, owner of said land, I have surveyed divided and mapped Hurkman Heights 4; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is all of Lot 71 Hurkman Heights 3 and part of Lots 14, 16 & 18, In the Subdivision of Private Claim 35 in 1858, Township 21 North, Range 18 East, City of Kaukauna, Outagamie County, Wisconsin, City of Kaukauna, Outagamie County, Wisconsin, containing 502,522 Square Feet (11.5363 Ac) of land described as follows:

Beginning at the Northeasterly corner of Private Claim 1; thence, along the Southwesterly line of Private Claim 35, N40°18'10"W, 338.56 feet; thence 725.06 feet along the arc of a curve to the left with a radius of 5894.65 feet and a chord of 724.60 feet which bears N78°14'27"E to the Northwest line of Lot 70 Hurkman Heights 3; thence, along the Southwesterly line, S38°46'27"E, 151.41 feet to the Westerly right of way line of Setter Drive; thence, along said Westerly right of way line, 144.27 feet, along the arc of a curve to the left with a radius of 130.00 feet and a chord of 136.98 feet which bears S19°26'01"W to a point on the West right of way line of Boxer Street; thence, along said West right of way line, S12°21'31"E, 57.97 feet to the Northeast corner of Lot 72 Hurkman Heights 3; thence, along the North line of said Lot 72, S77°38'29"W, 149.81 feet to the Northwest corner of said Lot 72; thence, along a Northwesterly line of said Hurkman Heights 3, S11°50'18"E, 21.40 feet; thence, continuing along said Northwesterly line, S20°04'14"W, 39.71 feet; thence, continuing a Southwesterly line and the extension thereof, S40°17'32"E, 851.67 feet to the Northeast Corner of Lot 22, Hurkman Heights; thence, along the Northerly line of said Lot 22, S49°42'28"W , 125.00 feet to the Easterly right of way line of Ben's Way; thence along said Easterly right of way line, N40°17'32"W ,49.74 feet to the Northeast corner of said right of way, thence along the Northerly line of said Hurkman Heights; S49°42'28"W, 185.00 feet to said West line of Private Claim 35; thence, along said Southwesterly line, N40°17'32"W, 1049.39 feet to the point of beginning, subject to all easements and restrictions of record.

Given under my hand this _____ day of _____, 20_____.

_____
James R. Sehloff, Wisconsin Professional Land Surveyor No. S-2692

Owner's Certificate

Hurkman Heights Development, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Hurkman Heights Development, LLC, does further certify this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

City of Kaukauna
Outagamie County Land Serviced Department
Wisconsin Department of Transportation
Department of Administration

Dated this _____ day of _____, 20_____.

In the presence of: Hurkman Heights Development, LLC

_____
Bill J. Bowers, Managing Member

State of Wisconsin)

_____ _____County) ss

Personally came before me this _____ day of _____, 20____, the above the property owner(s) to me known to be the persons who executed the foregoing instrument and acknowledge the same.

_____ _____ My Commission Expires _____
Notary Public, Wisconsin

Utility Easement Provisions

An easement for electric, natural gas, and communications service is hereby granted by:

Hurkman Heights Development, LLC, Grantor

to:

Kaukauna Utilities, Grantee,
Wisconsin Electric Power Company and Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
AT&T, Grantee,
Spectrum, Grantee,
TDS Metrocom, LLC, Grantee,

and

Any utility company with a current and approved Public Right-of-Way Registration in the City of Kaukauna, Grantees

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, theron, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

_____ _____
Bill J. Bowers, Managing Member Date

City of Kaukauna Drainage Easement Restrictions:

The following uses and structures are prohibited within all Drainage Easements in the subdivision plat of Hurkman Heights 4; filling, grading, and excavating except for construction of drainage ways and drainage facilities; the cultivation of crops, fruits, or vegetables; the dumping or depositing of ashes, waste, compost or material of any kind; the storage of vehicles , equipment, materials or personal property of ay kind and constructing, erecting or moving any building or structure, including fences, within the drainage easement.

City of Kaukauna Drainage Easement Maintenance:

Maintenance of all drainage ways and associated drainage structures within the subdivision of Hurkman Heights 4 are the sole responsibility of the property owners in the subdivision, unless otherwise noted on the drainage plan which has been
prepared for this subdivision and which has been approved by and is on file with the City of Kaukauna.

Upon failure of any property owner to perform maintenance, abide by restrictions, or follow grading requirements of the drainage ways and associated drainage structures, the City of Kaukauna retains the right to have maintenance or corrective measures performed. The cost of said maintenance or corrective measures on any given lot shall be a special charge to the non-complying lot.

Maintenance by the City to include, but not limited to, the removal of silt and decomposed vegetation that gradually accumulates in the bottom of a pond, a detention area, and/or accompanying ditch. Payment for city maintenance may be placed on the annual real estate tax bill from all contributing sources as a special assessment if not paid.

Grading and Grades

All grading and final grades for the construction of any public or private improvements, including landscaping, shall conform to the surface water drainage plan as approved and on file with the City of Kaukauna.

Sidewalks

All parts of a lot fronting a street, within the Hurkman Heights 4, will have sidewalk.

City of Kaukauna Common Council Approval Certificate

Resolved, that the plat of Hurkman Heights 4 in the City of Kaukauna, Hurkman Heights Development, LLC, owner, is hereby approved by the Common Council.

_____ _____ _____
Mayor Date

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Kaukauna.

_____ _____ _____
City Clerk Date

Treasurers' Certificate

We, being the duly elected, qualified and acting Treasurers' of the City of Kaukauna and Outagamie County, do hereby certify that in accordance with the records in our office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____ _____
City Treasurer Date

_____ _____
County Treasurer Date

This Final Plat is contained wholly within the property described in the following recorded instruments:

The property owner of record:	Recording Information:	Parcel Number(s):
Hurkman Heights Development, LLC	Doc No. 2235003	322108545; 322108100 322108300 & 322108599

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20_____

Department of Administration

File: 4562Final 4.dwg
Date: 03/27/2023
Drafted By: Jim
Sheet: 2 of 2

Revision Date: Mar 27, 2023

DAVEL ENGINEERING & ENVIRONMENTAL, INC.
CIVIL ENGINEERING CONSULTANTS
1811 Racine Street Menasha, WI 54952
Ph: 920-991-1866 Fax: 920-830-9595
www.davel.pro

Mar 27,2023—3:06pm J:\Projects\4562l&h\dwg\Civil 3D\4562Final 4.dwg Printed by: Jim

MEMO

PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission

From: Associate Planner Lily Paul

Date: March 31, 2023

Re: Site Plan Review – Central Land Company III, LLC; Parcel 20002700

Samuel Dickman Jr. of Central Land Company III submitted a site plan for the 34+ acre parcel directly west of City of Kaukauna's Commerce Crossing. The parcel is vacant and currently in the Town of Vandenbroek. City Staff is working with Central Land Company to complete annexation papers which will come at a later date. If the parcel is annexed in, it will assume the zoning it is currently assigned: General Agriculture. Rezoning is required. There are two feasible Zoning Districts for this development: Industrial (IND) or Commercial Highway District (CHD). Staff and Developer have not settled on a right zone yet. The two buildings are equipped for light manufacturing and warehousing uses. These uses are permitted or permitted with a special exception in either zone. Currently, the site is abiding by Industrial Zoning District requirements as that is the stricter of the two. Evergreen Drive is also required to be finished for this project.

Site Plan Review

Site/Architectural
All setbacks are being met. There is a gated fence around the entire site of the West Building. 125 parking spaces are proposed for the West Building. 100 parking spaces are proposed for the East Building. There is internal parking for trucks/trailers and shipping docks. Height and lot coverage are met. The West Building is 121,000 square feet and 41 feet 3 inches tall and one level. The East Building is 105,000 square feet and 39 feet tall and one level. There is ample flow from Evergreen Drive to Rose Hill Road and Fire Apparatus turn-around areas on site for emergencies.

For both buildings the façade material is 10 inch insulated precast concrete wall panels. The West building will be light greige (gray & beige) with dark greige accents and royal blue accents. The East Building is a white color with gray accents. The precast concrete panels abides by both CHD and IND covenants.

Landscape
The landscaping plan meets all requirements with at least 1 tree per 75 linear feet in the front yard setback and at least one shrub for every 5 feet of building street frontage. A range of Sugar Maples, Honeylocust, Coffee Tree, Redcedar, White Spruce, Bur Oak, and Red Oak (at least 2" caliper at time of planting) are proposed to be planted for the front yard requirements. There is a combination of other shrubs and perennials/grasses throughout the site to accommodate for the other site requirements. There are landscape islands at the north ends of both buildings and planting beds directly abutting each building. Those plantings include a range of buckeye shrubs, serviceberries, chokeberries, dwarf honeysuckle, witch hazel, Burk Red Cedar, yew, bluestar, blue wild indigo, calamint, switch grass, and prairie dropseed.

Lighting
The lighting plan shows a max foot-candle of 8.4 near truck docks. 4.9 foot-candle at building entrances. There is ample lighting at the driveway entrances to the building with an average of 0.3 foot candles. There is no light impeding on neighboring properties or public streets as the average foot-candle on the perimeter of the property is 0.0.

Stormwater
The developer will work with Engineering Department to complete Erosion Control and Stormwater Management permitting. The developer shall provide all documentation of wetland permitting.

Recommendation:

Staff recommends to approve the site plan for Central Land Company III with the following conditions:

- **The parcel is annexed into the City of Kaukauna**
- **The parcel is rezoned appropriately**
- **Evergreen Drive and Sidewalk is extended to CTH CC (Rosehill Road)**
- **Developer, Staff and Kaukauna Utilities will work together to make sure landscaping is not in the way of utilities**
- **Driveway permit on CTH CC is approved by Outagamie County Highway Department**
- **Prior to issuance of building permits, must obtain Storm Water and Erosion Control permits from Engineering Department**

UPDATED 07.06.2022

SITE PLAN REVIEW APPLICATION

PROPERTY OWNER	APPLICANT (IF DIFFERENT PARTY THAN OWNER)
Name: Thomas Weyenberg & Sandra Butelewski	Name: Central Land Company III, LLC c/o Samuel M. Dickman, Jr.
Mailing Address: W5495 Mile Long Drive, Appleton, WI 54915	Mailing Address: 626 E Wisconsin Avenue, Suite 1200, Milwaukee, WI 53202
Phone:	Phone: 414-405-8514
Email:	Email: sam-jr@dickmanrealestate.com

PROPERTY INFORMATION	
Described the Proposed Project in Detail:	Please see attached narrative.
Property Parcel (#):	20002700
Site Address/Location:	NEC of Highway 41 / CTH CC
Current Zoning and Use:	Currently Town of Vandenbroek
Proposed Zoning and Use:	IND / warehouse
Existing Gross Floor Area of Building:	0 SF - vacant land
Proposed Gross Floor Area of Building:	2 buildings (121,000 SF & 105,000 SF)
Existing Building Height:	0 ft - vacant land
Proposed Building Height:	41'3" & 37'6.5"
Existing Number of Off-Street Parking Spaces:	0 spaces - vacant land
Proposed Number of Off-Street Parking Spaces:	126 spaces & 100 spaces
Existing Impervious Surface Coverage Percentage:	0% - vacant land
Proposed Impervious Surface Coverage Percentage:	55% & 40%

Samuel M. Dickman, Jr.
Central Land Company III, LLC
626 East Wisconsin Avenue, Suite 1200
Milwaukee, WI 53202

March 23, 2023

City of Kaukauna
c/o Lily Paul
144 W 2nd Street
Kaukauna, WI 54130

VIA Email: lpaul@kaukauna-wi.org

To Whom It May Concern:

Central Land Company III, LLC and its assignee, whose entity name is to be confirmed, ("Developer") are pleased to present the following Letter of Intent to the City of Kaukauna ("City") for the proposed development ("Development") at the northeast corner of Highway 41 and CTH CC.

Subject Site

The subject site ("Site") is currently in the Town of Vandenboerk and the Developer is petitioning to annex the Site into the City. The parcel identification number is 200027000 and is approximately 34.28 acres.

Vision of Development

The Developer anticipates seeking the following approvals from the City: annexation, rezone to IND, CSM, site plan approval, and tax incremental financing. Additionally, the extension of Evergreen Drive will require City participation via TIF. The Developer has also engaged with the Outagamie Drainage Board and Outagamie County Highway Department to receive required approvals. Lastly, the Developer anticipates approval from the WDNR for a general wetland fill permit.

The Development currently proposes two (2) individual buildings; the 121,000 SF building ("Building 1") is design-build for a global company and the second building ("Building 2") is approximately 105,000 SF of multi-tenant speculative space. Both buildings will be single-story, fully sprinkled and Type 2B construction, with primary occupancy office building (B) and secondary occupancy moderate hazard storage (S-1). Building 2 will be marketed to reputable prospects with a permitted principal use within the IND district.

The Development will meet all IND bulk zoning requirements, as summarized below:

Zoning Item	IND Zoning Code	Building 1 (121,000 SF)	Building 2 (105,000 SF)
Max. Principal Height		41'3"	37'6.5"
Setback – Front Yard	25'	-	-
Setback – Side Yard	15'	-	-
Setback – Rear Yard	30'	261'5"	133.7'
Setback – Highway	55'	235' & 140'	380'5.5" & 182'10"
Open Space		45%	60%
Parking – car		125	100
Parking – bulk truck stalls	-	50	-
Parking – 65' trailer parking	-	60	36
Parking – tractor parking	-	5	-
Parking – future car parking	-	-	20

Select components for the global company to run efficiently may require outdoor storage, including trucks and trailers which are critical for the course of business. This will comply with the permitted accessory use requirements per Zoning Code Sec 17.25(3)(a) and (b).

Anticipated trucking activity for Building 1 will be moderate with an estimated maximum of 60 trucks entering/leaving the Development per day. Trucks or trailers utilizing the parking would be on-site for brief periods of time such as daily. There will be no long-term parking by the intended tenants. The number of trucks per day may increase slightly as Building 2 is occupied.

The preliminary site plan attached hereto has been reviewed by the City and the Developer continues to work with design professionals to ensure the layout is efficient and meets or exceeds code.

Development Benefits to the City and Surrounding Community

The Development will provide an attractive home in Kaukauna for a well-known, global company ensuring additional employment opportunities in the local community. The Developer is confident the success of Building 1 will attract compatible user(s) for Building 2. Each building will be constructed using high-quality materials to raise the quality and appearance of industrial developments in the area. The Developer is a family business and long-term holder of similar properties ensuring a high degree of care and maintenance of the building and grounds. The Development represents a significant financial commitment to the Village.

Materials and Image

The Developer has reviewed and understands the architectural design elements required by the City. The preliminary design meets or exceeds the code while being aesthetically pleasing. The west elevation of Building 1 reflects individual, elongated parapet extensions to break up the massing of the building at the roofline while creating an aesthetically pleasing visual. A rhythm is established that is in keeping with the related north, south and east building facades. Per tenant requirement for Building 1, fencing is proposed along all property lines; the site plan identifies security fencing,

opaque fencing, and decorative fencing complimentary to the adjacent use. Building 2 is of similar, high-quality materials and articulation. Please reference Exhibit B attached hereto for proposed renderings and fence type examples.

Contact Information

Samuel D. Dickman
Dickman Development, LLC
626 East Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202
sam@dickmanrealestate.com
414-305-8111

Samuel M. Dickman, Jr.
Dickman Development, LLC
626 East Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202
sam-jr@dickmanrealestate.com
414-405-8514

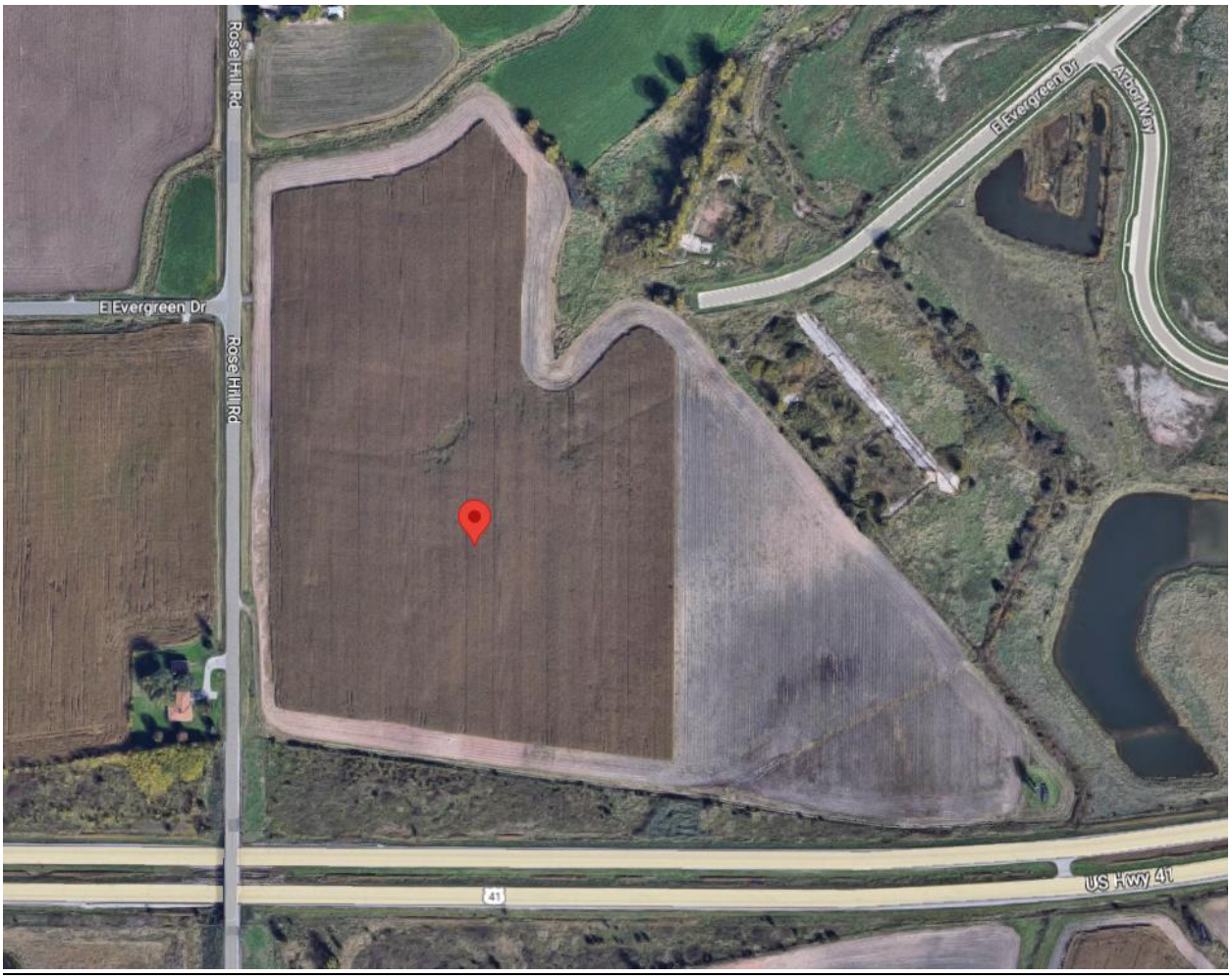
Conclusion

Thank you for reviewing and discussing the proposed development with our design team. We look forward to meeting with Plan Commission on April 6, 2023. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Samuel M. Dickman, Jr., Manager

Exhibit A – Aerial and Street Views



Aerial of the Subject Site.



Subject Site facing northeast from CTH CC (Google Images, October 2016).



Subject Site facing southeast from CTH CC (Google Images, October 2016).

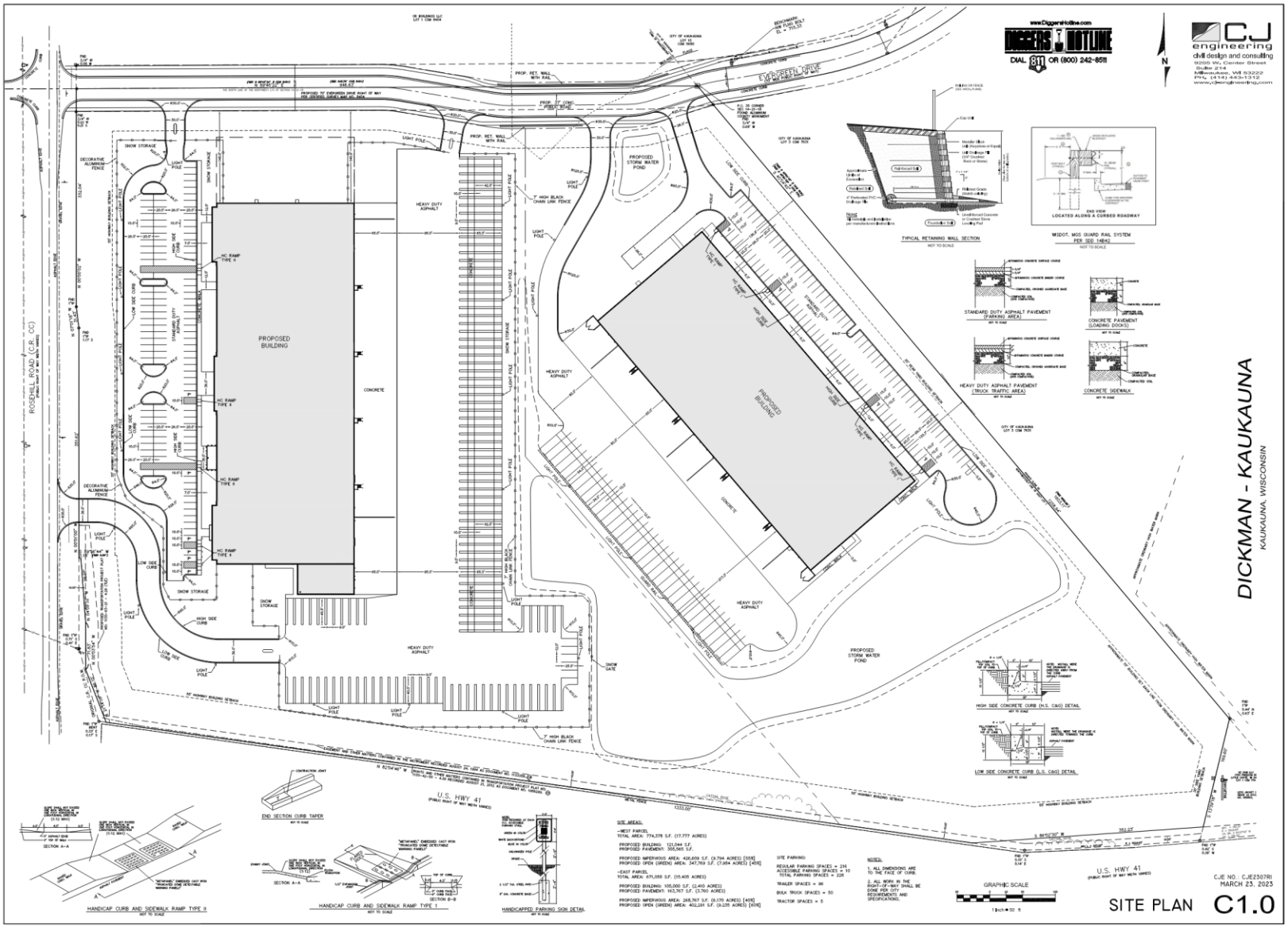


Subject Site facing northwest from Highway 41 (Google Images, November 2022).



Subject Site facing west from Evergreen Drive (Google Images, October 2016).

Exhibit B – Preliminary Site Plan, Fencing and Renderings



SECURITY FENCE:

8' HIGH BLACK VINYL CHAINLINK FENCE



OPAQUE FENCE:

8' HIGH BUFFTECH GREY FENCE



DECORATIVE FENCE:

6' HIGH AMERISTAR DOCORATE FENCE



Examples of proposed fence types.



Perspective renderings of the Development.

PROPOSED NEW BUILDINGS FOR :

DICKMAN EVERGREEN DRIVE

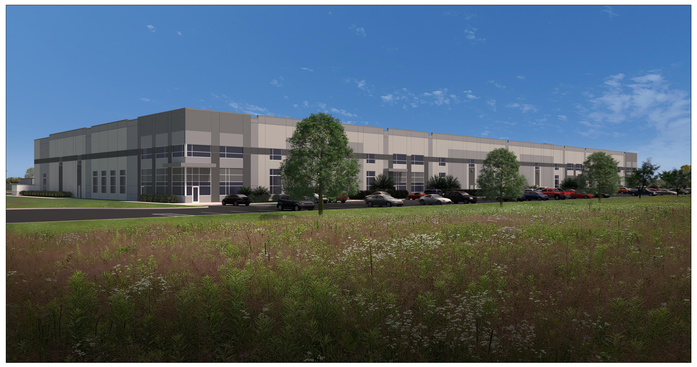
TOWN OF VANDENBROEK - AT THE INTERSECTION OF EVERGREEN DRIVE & ROSEHILL ROAD (C.R. CC)
KAUKAUNA, WISCONSIN



BUILDING 1 - NORTHWEST CORNER



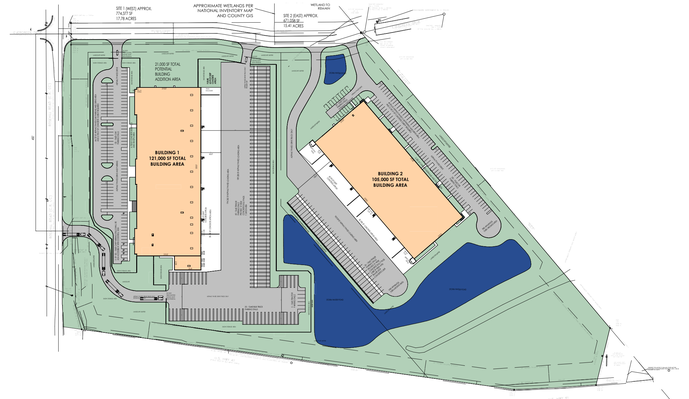
SOUTHWEST CORNER SITE AERIAL



BUILDING 2 - SOUTHEAST CORNER



NORTHEAST CORNER SITE AERIAL



2 COLORED SITE PLAN
1" = 200'-0"

PLAN COMMISSION SUBMITTAL SET
MARCH 23, 2023

OWNER :

DICKMAN REAL ESTATE
SAM DICKMAN SR.
SAM DICKMAN JR.
626 E. WISCONSIN AVE, SUITE 1200
MILWAUKEE, WISCONSIN 53202

GENERAL CONTRACTOR :

BRIOHN BUILDING CORPORATION
PEYTON PAQUIN
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
PPAQUIN@BRIOHN.COM

ARCHITECT :

BRIOHN DESIGN GROUP LLC
DOMENICO FERRANTE, AIA
NATHAN SCHULZE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
DFERRANTE@BRIOHN.COM
NSCHULZE@BRIOHN.COM

CIVIL ENGINEER:

CJ ENGINEERING
CHRISTOPHER JACKSON, P.E., P.L.S.
9205 W. CENTER STREET, SUITE 214
MILWAUKEE, WISCONSIN 53222
(414) 443-1312 X222 PHONE
(414) 940-4450 CELL
CHRIS@CJ-ENGINEERING.COM

LANDSCAPE DESIGNER:

HELIANTHUS LLC
KRISTI SHERFINSHI, PLA
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53205
(414) 622-0103 PHONE
(414) 588-7339 CELL
KRISTI@HELIANTHUSDESIGN.COM

STRUCTURAL ENGINEER:

BRIOHN DESIGN GROUP LLC
KEVIN JANKOWSKI, PE
CHRISTOPHER CLINE, PE
3885 N. BROOKFIELD RD., SUITE 200
BROOKFIELD, WISCONSIN 53045
(262) 790-0500 PHONE
(262) 790-0505 FAX
KJANKOWSKI@BRIOHN.COM
CCLINE@BRIOHN.COM

PROJECT LOCATION:





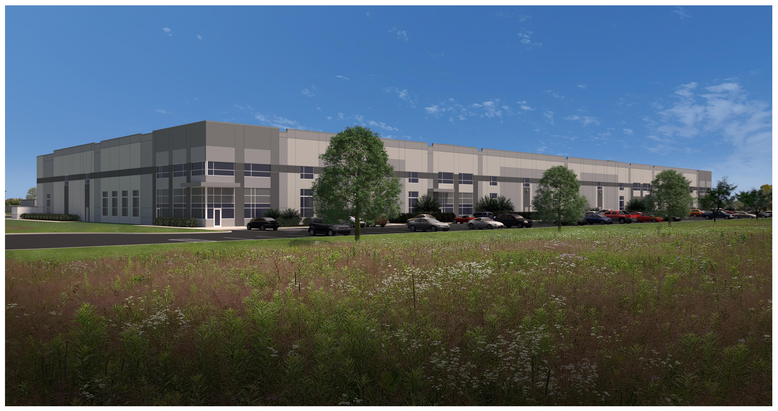
BUILDING 1 NORTHWEST CORNER PERSPECTIVE



BUILDING 1 SOUTHWEST CORNER PERSPECTIVE



BUILDING 2 NORTHEAST CORNER PERSPECTIVE



BUILDING 2 SOUTHEAST CORNER PERSPECTIVE



SOUTHWEST CORNER SITE AERIAL



NORTHEAST CORNER SITE AERIAL

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 BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

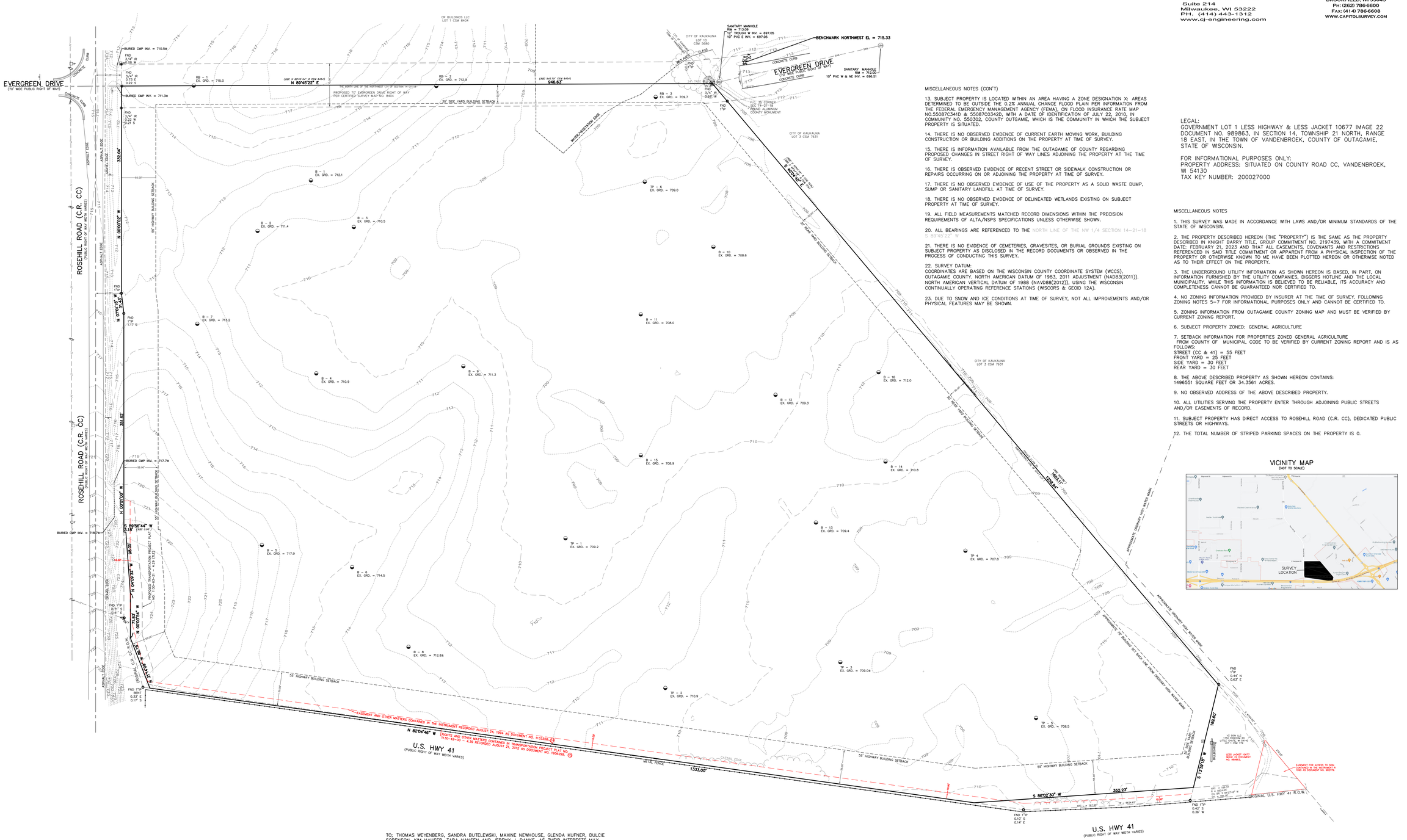
Revision	Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

SHEET:
T1.1

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

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM



MISCELLANEOUS NOTES (CON'T)

13. 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.55087C3410 & 55087C3420, WITH A DATE OF IDENTIFICATION OF JULY 22, 2010, IN COMMUNITY NO. 550302, COUNTY OUTGAMIE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

14. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY AT TIME OF SURVEY.

15. THERE IS INFORMATION AVAILABLE FROM THE OUTAGAMIE OF COUNTY REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ADJOINING THE PROPERTY AT THE TIME OF SURVEY.

16. THERE IS OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OCCURRING ON OR ADJOINING THE PROPERTY AT TIME OF SURVEY.

17. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

18. THERE IS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS EXISTING ON SUBJECT PROPERTY AT TIME OF SURVEY.

19. ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS UNLESS OTHERWISE SHOWN.

20. ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 SECTION 14-21-18 S 89°45'22" W.

21. THERE IS NO EVIDENCE OF CEMETERIES, GRAVESITES, OR BURIAL GROUNDS EXISTING ON SUBJECT PROPERTY AS DISCLOSED IN THE RECORD DOCUMENTS OR OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

22. SURVEY DATUM:
COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), OUTAGAMIE 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).

23. DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.

LEGAL:
GOVERNMENT LOT 1 LESS HIGHWAY & LESS JACKET 10677 IMAGE 22 DOCUMENT NO. 989863, IN SECTION 14, TOWNSHIP 21 NORTH, RANGE 18 EAST, IN THE TOWN OF VANDENBROEK, COUNTY OF OUTAGAMIE, STATE OF WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: SITUATED ON COUNTY ROAD CC, VANDENBROEK, WI 54130
TAX KEY NUMBER: 200027000

MISCELLANEOUS NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF WISCONSIN.

2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN KNIGHT BARRY TITLE, GROUP COMMITMENT NO. 2197439, WITH A COMMITMENT DATE: FEBRUARY 21, 2023 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.

3. 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.

4. NO ZONING INFORMATION PROVIDED BY INSURER AT THE TIME OF SURVEY. FOLLOWING ZONING NOTES 5-7 FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE CERTIFIED TO.

5. ZONING INFORMATION FROM OUTAGAMIE COUNTY ZONING MAP AND MUST BE VERIFIED BY CURRENT ZONING REPORT.

6. SUBJECT PROPERTY ZONED: GENERAL AGRICULTURE

7. SETBACK INFORMATION FOR PROPERTIES ZONED GENERAL AGRICULTURE FROM COUNTY OF MUNICIPAL CODE TO BE VERIFIED BY CURRENT ZONING REPORT AND IS AS FOLLOWS:
STREET (CC & 41) = 55 FEET
FRONT YARD = 25 FEET
SIDE YARD = 30 FEET
REAR YARD = 30 FEET

8. THE ABOVE DESCRIBED PROPERTY AS SHOWN HEREON CONTAINS:
1496551 SQUARE FEET OR 34.3561 ACRES.

9. NO OBSERVED ADDRESS OF THE ABOVE DESCRIBED PROPERTY.

10. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

11. SUBJECT PROPERTY HAS DIRECT ACCESS TO ROSEHILL ROAD (C.R. CC), DEDICATED PUBLIC STREETS OR HIGHWAYS.

12. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0.

VICINITY MAP
(NOT TO SCALE)

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	TV PEDESTAL	CURB INLET
OHU	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
FD	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

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

TO: THOMAS WEYENBERG, SANDRA BUTELEWSKI, MARKNE NEWHOUSE, GLENDA KUFNER, DULCIE SORENSON, KIM HAUSER, TARA HANSEN AND JEREMY J. DANKE, AS THEIR INTERESTS MAY APPEA, CENTRAL LAND COMPANY III, LLC, A WISCONSIN LIMITED LIABILITY COMPANY , KNIGHT BARRY TITLE, GROUP:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2021, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7a, 7b1, 7c, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF WISCONSIN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FEBUARY 21, 2023
DATE

MICHAEL J. BERRY R.L.S.
REGISTERED LAND SURVEYOR S-2545

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

GRAPHIC SCALE
60 0 30 60 120
(IN FEET)
1 INCH = 60 FT.

SCHEDULE B, PART 2
EXCEPTIONS

13. EASEMENT FOR ACCESS TO SIGN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 4, 1990 AS DOCUMENT NO. 982179. SHOWN HEREON.

14. EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 24, 1994 AS DOCUMENT NO. 1133358. SHOWN HEREON.

15. RIGHTS AND OTHER MATTERS CONTAINED IN TRANSPORTATION PROJECT PLAT NO: 1130-42-00— 4.39 RECORDED AUGUST 21, 2012 AS DOCUMENT NO. 1956299. SHOWN HEREON.

P.C. 35 / USH

ALTA/NSPS LAND TITLE SURVEY

FOR

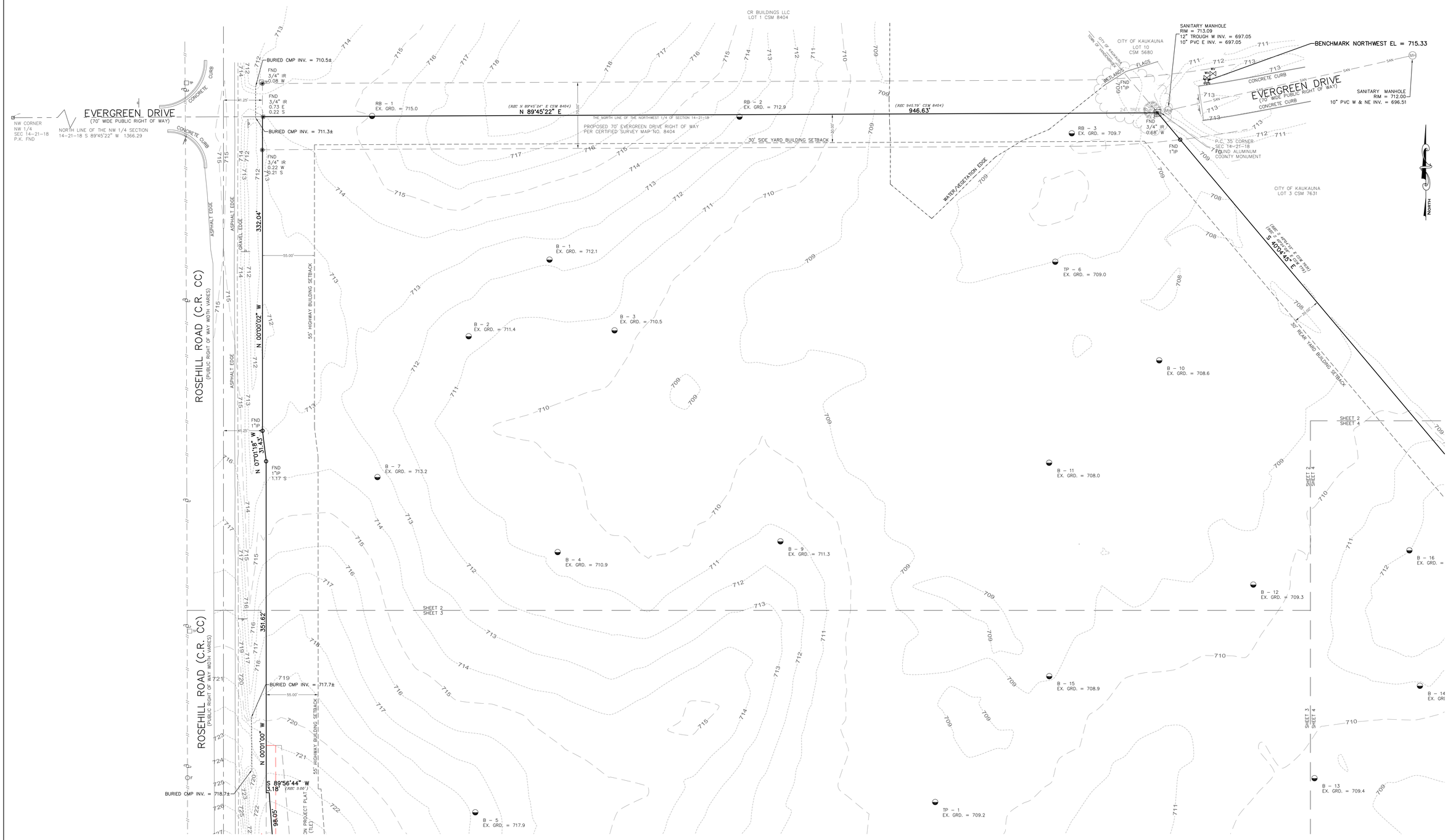
DICKMAN - OUTAGAMIE CR "CC"

TOWN OF VANDEN BROEK, WI

DRAWN BY:	DM	DATE:	FEB. 27,2023
CHECKED BY:	RAP	DRAWING NO.	AL-0
CSE JOB NO.:	23-014	SHEET	1 OF 4

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

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM



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
- OHU — 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
- ELECTRIC TRANSFORMER
- E — ELECTRIC METER
- EP — ELECTRIC PEDESTAL
- EB — ELECTRIC BOX AT GRADE
- TB — TELEPHONE BOX AT GRADE
- TP — TELEPHONE PEDESTAL
- TV — TV PEDESTAL
- GM — GAS METER
- AC — AIR CONDITIONER
- UP — UTILITY POLE
- WOOD SIGN
- METAL SIGN
- FP — FLAG POLE
- BOLLARD
- BOLLARD LIGHT
- YARD LIGHT
- HYDRANT
- WATER VALVE
- GAS VALVE
- MH — MANHOLE
- ST — STORM MANHOLE
- CB — CATCH BASIN
- CURB INLET
- METAL LIGHT POLE
- CONCRETE LIGHT POLE
- WOOD LIGHT POLE
- CMB — MAIL BOX
- OF — FIBER OPTIC MARKER
- GUY WIRE

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

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

ALTA/NSPS LAND TITLE SURVEY

FOR

DICKMAN - OUTAGAMIE CR "CC"
TOWN OF VANDEN BROEK, WI

DRAWN BY:	DM	DATE:	FEB. 27,2023
CHECKED BY:	RAP	DRAWING NO.	AL - 0
CSE JOB NO.:	23 - 014	SHEET	2 OF 4

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

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
FAX: (414) 786-6608
WWW.CAPITOLSURVEY.COM

NORTH

ROSEHILL ROAD (C.R. CC)
(PUBLIC RIGHT OF WAY WIDTH VARIES)

BURIED CMP INV. = 717.7±

BURIED CMP INV. = 718.7±

N 00°01'00" W 351.62'

S 89°56'44" W 5.18' [REC 5.00']

N 00°03'54" W 98.05'

PROPOSED TRANSPORTATION PROJECT PLAT NO: 1130-42-01 - 4.89 (LEA)

N 00°03'54" W 71.83'

N 21°47'09" W 86.15'

FND 1"IP BENT 0.33' E 0.17' S

GRAVEL EDGE

ASPHALT EDGE

DRIVE

CHICKAMAUGA CREEK

55' HIGHWAY BUILDING SETBACK

55' REAR YARD BUILDING SETBACK

CITY OF KAUKAUNA
LOT 3 CSM 7631

SHEET 2
SHEET 3

SHEET 3
SHEET 4

B – 4
EX. GRD. = 710.9

B – 5
EX. GRD. = 717.9

B – 6
EX. GRD. = 714.5

B – 8
EX. GRD. = 712.8±

B – 9
EX. GRD. = 711.3

B – 12
EX. GRD. = 709.3

B – 15
EX. GRD. = 708.9

B – 16
EX. GRD. = 712.0

B – 14
EX. GRD. = 710.8

B – 13
EX. GRD. = 709.4

TP – 1
EX. GRD. = 709.2

TP – 2
EX. GRD. = 710.9

TP – 3
EX. GRD. = 709.0±

TP 4
EX. GRD. = 707.8

EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 24, 1994 AS DOCUMENT NO. 1133358. (14)

RIGHTS AND OTHER MATTERS CONTAINED IN TRANSPORTATION PROJECT PLAT NO: 1130-42-00 - 4.39 RECORDED AUGUST 21, 2012 AS DOCUMENT NO. 1956299. (15)

N 82°04'46" W 1333.00'

U.S. HWY 41
(PUBLIC RIGHT OF WAY WIDTH VARIES)

METAL FENCE

CATTAIL EDGE

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	TV PEDESTAL	CURB INLET
//	OVERHEAD UTILITY LINES	GAS METER	METAL LIGHT POLE
CATV	BURIED CABLE TELEVISION LINES	AIR CONDITIONER	CONCRETE LIGHT POLE
COMB	COMBINATION SEWER	UTILITY POLE	WOOD LIGHT POLE
	WOOD FENCE	WOOD SIGN	MAIL BOX
	METAL FENCE	METAL SIGN	FIBER OPTIC MARKER
	EDGE OF TREES AND BRUSH	FLAG POLE	GUY WIRE
994.32 DS	DOOR SILL ELEVATION	BOLLARD	
FD	FIRE DEPARTMENT CONNECTION	BOLLARD LIGHT	
		YARD LIGHT	

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

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

ALTA/NSPS LAND TITLE SURVEY

FOR

DICKMAN - OUTAGAMIE
CR "CC"
TOWN OF VANDEN BROEK, WI

DRAWN BY:	DM	DATE:	FEB. 27,2023
CHECKED BY:	RAP	DRAWING NO.	AL - 0
CSE JOB NO.:	23 - 014	SHEET	3 OF 4

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

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
Ph: (262) 786-6600
Fax: (414) 786-6608
WWW.CAPITOLSURVEY.COM

B – 10
EX. GRD. = 708.6

SETBACK

SHEET 2
SHEET 4

B – 11
EX. GRD. = 708.0

B – 16
EX. GRD. = 712.0

B – 12
EX. GRD. = 709.3

CITY OF KAUKAUNA
LOT 3 CSM 7631

30' REAR YARD BUILDING SETBACK

B – 15
EX. GRD. = 708.9

B – 14
EX. GRD. = 710.8

SHEET 3
SHEET 4

B – 13
EX. GRD. = 709.4

TP 4
EX. GRD. = 707.8

(MEASURED)
1903.11'
1258.94'

APPROXIMATE ORDINARY HIGH WATER MARK

APPROXIMATE 75' BUILDING SET BACK LINE FROM ORDINARY HIGH WATER MARK

TP – 3
EX. GRD. = 709.0±

TP – 2
EX. GRD. = 710.9

TP – 5
EX. GRD. = 708.5

FND 1"IP
0.44' N
0.63' E

VZ SIGN LLC
1750 FREEDOM SQ
LITTLE CHUTE, WI 54140
LOT 1 CSM 779

LESS JACKET 10677
IMAGE_22 DOCUMENT
NO. 989863.

EASEMENT FOR ACCESS TO SIGN AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED JUNE 4, 1990 AS DOCUMENT NO. 882179. (15)

VZ SIDE YARD BUILDING SETBACK

BILLBOARD

169.60'

S 13°39'18" W

S 86°02'30" W
352.23'

ARC = 186.37
R = 5624.65'
CH. BR. S 84°27'42" W
CH. = 186.36'

R = 5624.65'
ARC L = 267.93'

FND 1"IP
0.42' S
0.36' W

ORIGINAL U.S. HWY 41 R.O.W.

FND 1"IP
0.10' S
0.14' E

METAL FENCE

1333.00'

CATTAIL EDGE

55' HIGHWAY BUILDING SETBACK

U.S. HWY 41
(PUBLIC RIGHT OF WAY WIDTH VARIES)

P.C. 35 / USH 41 CORNER
SEC 14-21-18
CONC. MON. FND

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 PEDESTAL	STORM MANHOLE
E	BURIED ELECTRIC LINE	TV 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 DR	DOOR SILL ELEVATION	BOLLARD LIGHT	
FDC	FIRE DEPARTMENT CONNECTION	YARD LIGHT	

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

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

ALTA/NSPS LAND TITLE SURVEY

FOR

DICKMAN - OUTAGAMIE
CR "CC"
TOWN OF VANDEN BROEK, WI

DRAWN BY:	DM	DATE:	FEB. 27,2023
CHECKED BY:	RAP	DRAWING NO.	AL - 0
CSE JOB NO.:	23-014	SHEET	4 OF 4

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

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

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

N

CJE NO.: CJE2307RI
MARCH 23, 2023

SITE PLAN C1.0

SITE AREAS:

-WEST PARCEL
TOTAL AREA: 774,378 S.F. (17.777 ACRES)

PROPOSED BUILDING: 121,044 S.F.
PROPOSED PAVEMENT: 305,565 S.F.

PROPOSED IMPERVIOUS AREA: 426,609 S.F. (9.794 ACRES) [55%]
PROPOSED OPEN (GREEN) AREA: 347,769 S.F. (7.984 ACRES) [45%]

-EAST PARCEL
TOTAL AREA: 671,058 S.F. (15.405 ACRES)

PROPOSED BUILDING: 105,000 S.F. (2.410 ACRES)
PROPOSED PAVEMENT: 163,767 S.F. (3.760 ACRES)

PROPOSED IMPERVIOUS AREA: 268,767 S.F. (6.170 ACRES) [40%]
PROPOSED OPEN (GREEN) AREA: 402,291 S.F. (9.235 ACRES) [60%]

SITE PARKING:

REGULAR PARKING SPACES = 216
ACCESSIBLE PARKING SPACES = 10
TOTAL PARKING SPACES = 226

TRAILER SPACES = 96

BULK TRUCK SPACES = 50

TRACTOR SPACES = 5

NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB.

2. ALL WORK IN THE RIGHT-OF-WAY SHALL BE DONE PER CITY REQUIREMENTS AND SPECIFICATIONS.

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft

TYPICAL RETAINING WALL SECTION
NOT TO SCALE

WISDOT, MGS GUARD RAIL SYSTEM PER SDD 14B42
NOT TO SCALE

STANDARD DUTY ASPHALT PAVEMENT (PARKING AREA)
NOT TO SCALE

CONCRETE PAVEMENT (LOADING DOCKS)
NOT TO SCALE

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

CONCRETE SIDEWALK
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

END SECTION CURB TAPER
NOT TO SCALE

HANDICAP CURB AND SIDEWALK RAMP TYPE II
NOT TO SCALE

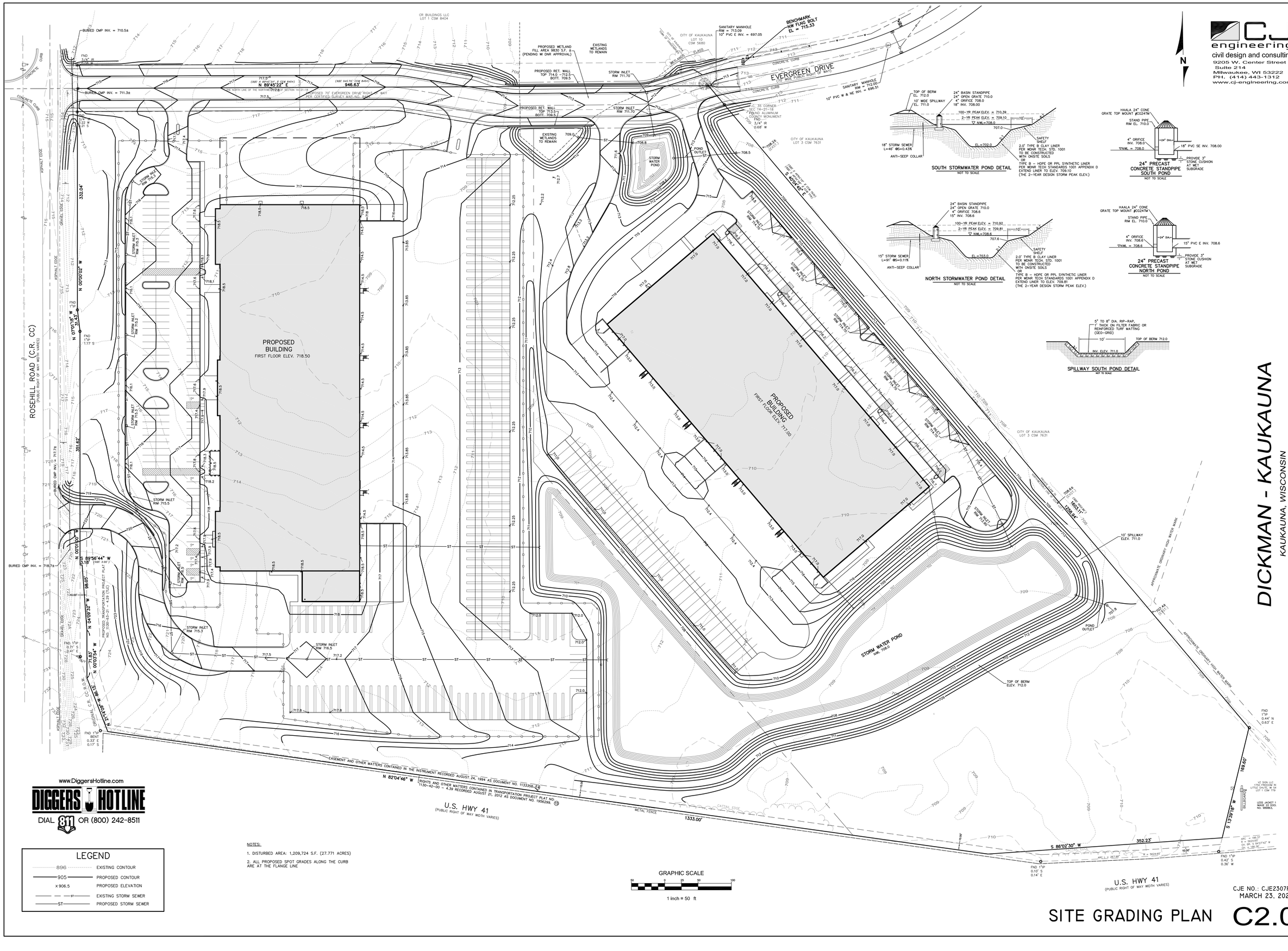
HANDICAP CURB AND SIDEWALK RAMP TYPE 1
NOT TO SCALE

HANDICAPPED PARKING SIGN DETAIL
NOT TO SCALE

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

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN


EVERGREEN DRIVE
(PUBLIC RIGHT OF WAY)
ROSEHILL ROAD (C.R. CC)
(PUBLIC RIGHT OF WAY WIDTH VARIES)
U.S. HWY 41
(PUBLIC RIGHT OF WAY WIDTH VARIES)
PROPOSED BUILDING
FIRST FLOOR ELEV. 718.50
PROPOSED BUILDING
FIRST FLOOR ELEV. 717.00
STORM WATER POND
WW. 708.0
POND OUTLET
TOP OF BERM ELEV. 712.0
10' SPILLWAY ELEV. 711.0
APPROXIMATE ORDINARY HIGH WATER MARK
PROPOSED 70' EVERGREEN DRIVE RIGHT OF WAY PER CERTIFIED SURVEY MAP NO. 5847
PROPOSED WETLAND FILL AREA 9830 S.F. ±- (PENDING WI DNR APPROVAL)
EXISTING WETLANDS TO REMAIN
PROPOSED RET. WALL TOP 714.0 - 712.5 BOTT. 709.5
PROPOSED RET. WALL TOP 713.5 BOTT. 709.5
STORM INLET RIM 711.70
SANITARY MANIFOLD RIM = 713.09 10" PVC E INV. = 697.05
SANITARY MANIFOLD RIM = 712.00 10" PVC W & NE INV. = 696.51
BENCHMARK NW FLNG BOLT EL = 715.33
CITY OF KAUKAUNA LOT 10 CSM 5680
CITY OF KAUKAUNA LOT 3 CSM 7631
OR BUILDINGS LLC LOT 1 CSM 8404
BURIED CMP INV. = 710.5±
BURIED CMP INV. = 711.3±
BURIED CMP INV. = 717.78
N 89°45'22" E 946.63'
N 00°01'00" W 332.04'
N 00°20'00" W 351.62'
S 89°56'44" W 5.19'
N 25°59'45" W 298.68'
N 25°59'45" W 137.12'
N 21°48'59" W 315.98'
N 82°04'46" W 1333.00'
S 86°02'30" W 352.23'
S 17°59'18" W 169.60'
N 82°04'46" W 1258.84'
N 07°55'14" E 60.41'
EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 24, 1994 AS DOCUMENT NO. 1133358. (14)
RIGHTS AND OTHER MATTERS CONTAINED IN TRANSPORTATION PROJECT PLAT NO: 1130-42-00 - 4.39 RECORDED AUGUST 21, 2012 AS DOCUMENT NO. 1956299. (15)
PROPOSED DEMOLITION PROJECT PLAT NO: 1130-03-20 - 4.29 (TLE)
STORM INLET RIM 715.5
STORM INLET RIM 715.2
STORM INLET RIM 716.5
STORM INLET RIM 715.3
STORM INLET RIM 717.3
STORM INLET RIM 717.0
STORM INLET RIM 717.2
STORM INLET RIM 716.3
STORM INLET RIM 716.1
STORM INLET RIM 716.0
STORM INLET RIM 715.9
STORM INLET RIM 715.8
STORM INLET RIM 715.7
STORM INLET RIM 715.6
STORM INLET RIM 715.4
STORM INLET RIM 715.3
STORM INLET RIM 715.2
STORM INLET RIM 715.1
STORM INLET RIM 715.0
STORM INLET RIM 714.9
STORM INLET RIM 714.8
STORM INLET RIM 714.7
STORM INLET RIM 714.6
STORM INLET RIM 714.5
STORM INLET RIM

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

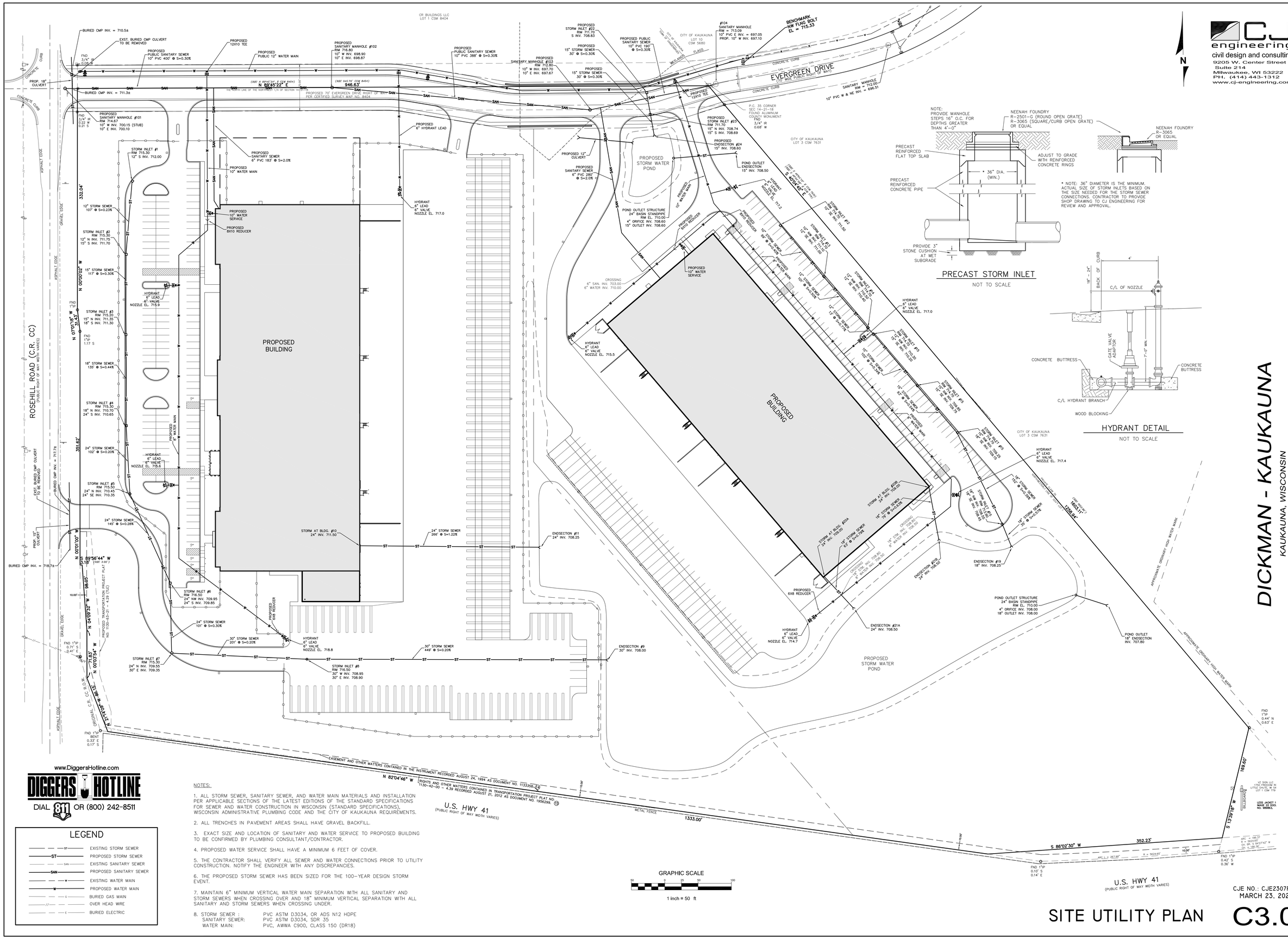
DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

SITE UTILITY PLAN

CJE NO.: CJE2307RI
MARCH 23, 2023

C3.0



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

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

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 CITY OF KAUKAUNA REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING TO BE CONFIRMED BY PLUMBING CONSULTANT/CONTRACTOR.
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. THE PROPOSED STORM SEWER HAS BEEN SIZED FOR THE 100-YEAR DESIGN STORM EVENT.
7. MAINTAIN 6" MINIMUM VERTICAL WATER MAIN SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING OVER AND 18" MINIMUM VERTICAL SEPARATION WITH ALL SANITARY AND STORM SEWERS WHEN CROSSING UNDER.
8. STORM SEWER : PVC ASTM D3034, OR ADS N12 HDPE
   SANITARY SEWER: PVC ASTM D3034, SDR 35
   WATER MAIN: PVC, AWWA C900, CLASS 150 (DR18)

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft

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

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

EROSION CONTROL PRACTICES

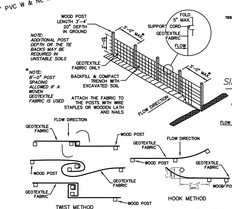
1. SILT FENCE
2. CONSTRUCTION EXIT
3. INLET PROTECTION
4. OUTLET PROTECTION
5. EROSION MATTING
6. SEDIMENT BASIN

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

SILT FENCE

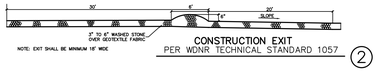
CONSTRUCTION SPECIFICATIONS

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 OPS (1056)
3. WHEN JOINTS ARE NECESSARY REFER, TO DNR OPS (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, 5 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
8. USE WIRE REINFORCEMENT IN UNSTABILIZED MINOR SWALES, DITCHES AND DIVERSIONS.
9. USE WSDOT APPROVED SILT FENCE



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

CONSTRUCTION EXIT



PER WDNR TECHNICAL STANDARD 1057 (2)

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.

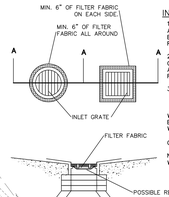
Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* 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.

INLET GRATE SCREEN CONSTRUCTION SPECIFICATIONS



1. REMOVE INLET GRATE AND PLACE A SINGLE SHEET OF FILTER FABRIC ACROSS THE OPENING. THE FABRIC SHOULD EXTEND AT LEAST 6" BEYOND THE INLET OPENING. A REINFORCING MATERIAL MAY BE REQUIRED TO PREVENT SAGGING.
2. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT OR AT A DEPTH OF 1". EXTREME CARE SHALL BE TAKEN NOT TO SPILL ACCUMULATED SEDIMENT INTO INLET, WHEN CLEANING OR REPLACING FILTER FABRIC.
3. FILTER FABRIC SHALL HAVE THE FOLLOWING PROPERTIES:
   A. GRAB STRENGTH: 100LBS. (ASTM D-3786)
   B. MULLEN BURST: 200 PSI (ASTM D-3786)
   C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140 FOR SOILS WITH MORE THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE. BETWEEN 20 AND 50 FOR SOILS WITH LESS THAN 15 PERCENT BY WEIGHT PASSING A NO. 200 SIEVE.
   D. WATER FLOW RATE OF 10 GAL/MIN./SQ.FT. AT 50 MM CONSTANT HEAD (ASTM D-4491)
   E. ULTRA VIOLET RADIATION STABILITY OF 90% F. IF SUPPORT NETTING IS REQUIRED, NETTING SHALL BE AN INDUSTRIAL POLYPROPYLENE WITH A 3/4 INCH SPACING OR EQUIVALENT.

NOTE: INSTALL IN ALL STORM INLETS AND CATCH BASINS LOCATED WITHIN AND ADJACENT TO THE CONSTRUCTION AREA

INLET GRATE SCREEN
PER WDNR TECHNICAL STANDARD 1060 (3)
NOT TO SCALE

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

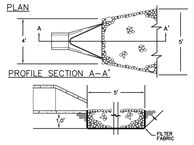
LEGEND

896	EXISTING CONTOUR
905	PROPOSED CONTOUR
x 906.5	PROPOSED ELEVATION
ST	EXISTING STORM SEWER
ST	PROPOSED STORM SEWER
	PROPOSED SILT FENCE

NOTES:
1. ALL EROSION CONTROL METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF KAUKAUNA STANDARDS AND WDNR CPS TECHNICAL STANDARDS. MODIFICATIONS TO THE CONSTRUCTION SCHEDULE REQUIRE SUBMITTAL TO AND APPROVAL BY THE CITY OF KAUKAUNA.
2. ALL EXPOSED SOIL AREAS NOT DISTURBED WITHIN SEVEN (7) DAYS SHALL BE IMMEDIATELY RESTORED WITH SEED AND MULCH OR POLYMER. SEE WDNR TECHNICAL STANDARD 1059 FOR SEEDING DURING GROWING SEASON (SOIL TEMPERATURES REMAIN CONSISTENTLY ABOVE 53°)
3. TOTAL DISTURBED AREA: 1,209,724 S.F. (27.771 ACRES)

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 12" DIA.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.



4 OUTLET PROTECTION FOR ENDSECTION
NOT TO SCALE

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT.
3. INSTALL SILT FENCE.
4. INSTALL INLET PROTECTION IN INLETS AS SHOWN ON PLAN.
5. REMOVE AND STOCKPILE TOPSOIL (LOCATION TO BE DETERMINED BY CONTRACTOR).
6. INSTALL TEMPORARY SEDIMENT BASINS COMPLETE WITH OUTLET;
   A. THE AREA OF THE PERMANENT SOUTH STORM WATER POND WILL BE USED AS TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION.
   B. CONSTRUCT STORM WATER POND TO FINAL GRADE, INSTALL STANDPIPE COMPLETE WITH OUTLET PIPE.
   C. PROVIDE TEMPORARY OR PERMANENT STABILIZATION ALONG BERMS AND PROVIDE PERMANENT STABILIZATION (MATTING) AND RIP RAP FOR OUTLET PIPE.
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.

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
50 0 25 50 100
1 inch = 50 ft

CJE NO.: CJE2307RI
MARCH 23, 2023

EROSION CONTROL PLAN C4.0

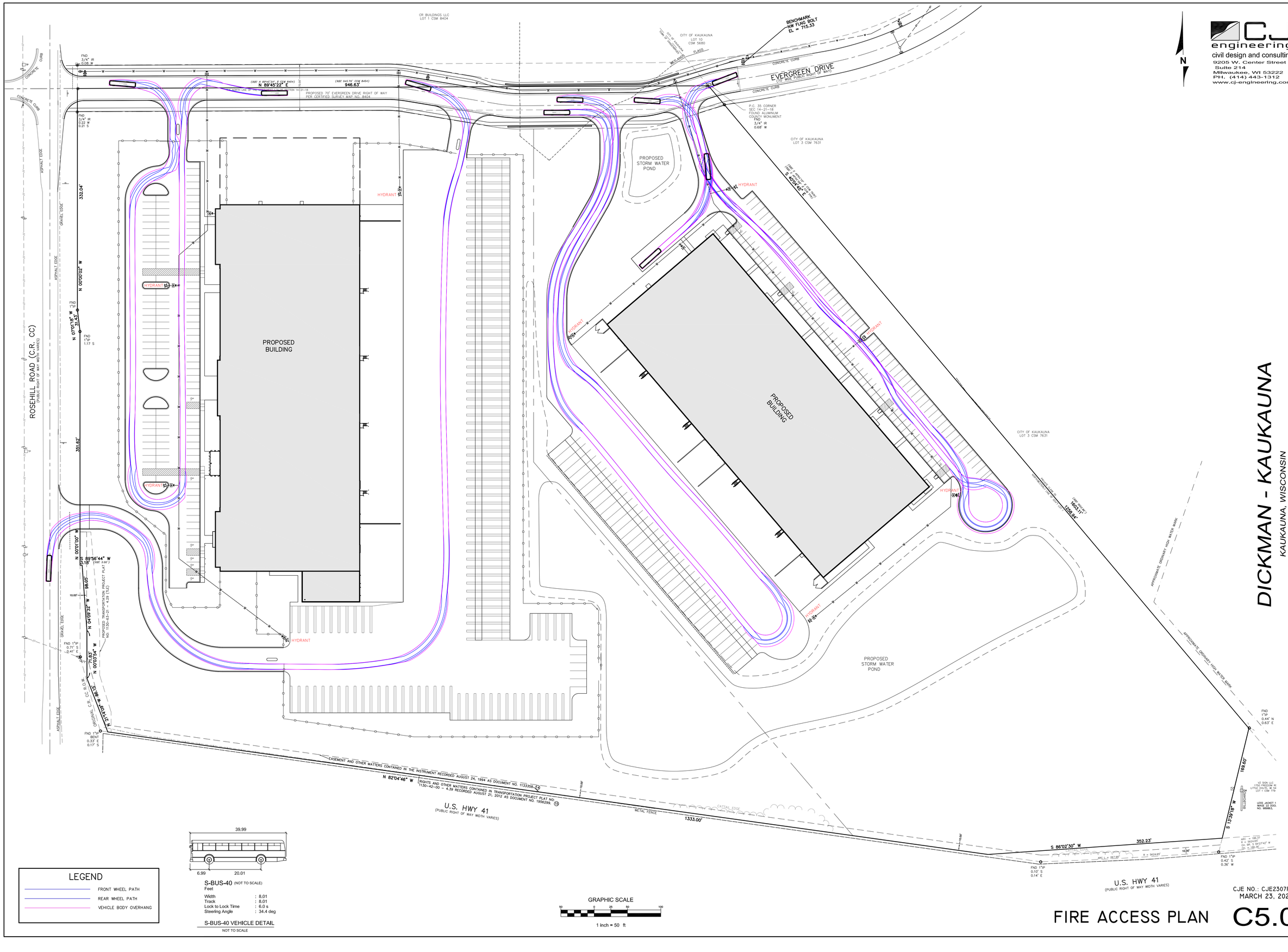
CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

FIRE ACCESS PLAN C5.0

CJE NO.: CJE2307RI
MARCH 23, 2023



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

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

PROPOSED BUILDING

PROPOSED STORM WATER POND

PROPOSED BUILDING

PROPOSED STORM WATER POND

PROPOSED 70' EVERGREEN DRIVE RIGHT OF WAY PER CERTIFIED SURVEY MAP NO. 8404

EVERGREEN DRIVE
(70' WIDE PUBLIC RIGHT OF WAY)

ROSEHILL ROAD (C.R. CC)
(PUBLIC RIGHT OF WAY WIDTH VARIES)

U.S. HWY 41
(PUBLIC RIGHT OF WAY WIDTH VARIES)

BENCHMARK
NW FLNG BOLT
EL = 715.33

P.C. 35 CORNER
SEC 14-21-18
FOUND ALUMINUM
COUNTY MONUMENT
FND
3/4" IR
0.68' W

CITY OF KAUKAUNA
LOT 10
CSM 5680

CITY OF KAUKAUNA
LOT 3 CSM 7631

OR BUILDINGS LLC
LOT 1 CSM 8404

CITY OF KAUKAUNA
LOT 3 CSM 7631

N 89°45'22" E 946.63'

N 00°00'00" W 332.04'

N 00°00'02" W 351.62'

S 89°56'44" W 5.18'

N 00°03'00" W 98.05'

N 35°55'40" W 63.17'

N 00°00'00" W 351.98'

N 82°04'46" W 1333.00'

S 86°02'30" W 352.23'

S 13°39'18" W 169.60'

N 40°04'45" E 1258.94'

(REC N 40°04'45" E 1251.117')

FND 3/4" IR 0.08' W

FND 3/4" IR 0.22' W 0.21' S

FND 1"P 0.71' S 0.41' E

FND 1"P 0.37' E 0.17' S

FND 1"P 1.17' S

FND 1"P 0.44' N 0.63' E

FND 1"P 0.10' S 0.14' E

FND 1"P 0.42' S 0.36' W

55' HIGHWAY BUILDING SETBACK

30' REAR YARD BUILDING SETBACK

APPROXIMATE 75' BUILDING SET BACK LINE FROM ORDINARY HIGH WATER MARK

APPROXIMATE ORDINARY HIGH WATER MARK

APPROXIMATE ORDINARY HIGH WATER MARK

EASEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 24, 1994 AS DOCUMENT NO. 1133358-01

RIGHTS AND OTHER MATTERS CONTAINED IN TRANSPORTATION PROJECT PLAT NO. 1130-32-00 – 4.39 RECORDED AUGUST 21, 2012 AS DOCUMENT NO. 1956299. (5)

PROPOSED 70' EVERGREEN DRIVE RIGHT OF WAY PER CERTIFIED SURVEY MAP NO. 8404 & TRANSPORTATION PROJECT PLAT NO. 1130-63-21 – 4.29 (1.62)

CASTAL EDGE

METAL FENCE

ASPHALT EDGE

GRAVEL EDGE

CONCRETE CURB

CONCRETE CURB

CONCRETE CURB

CONCRETE CURB

ASPHALT EDGE

ASPHALT EDGE

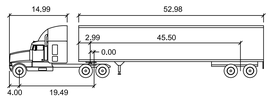
GRAVEL EDGE

GRAVEL EDGE

BILLBOARD

AT SIGN, LLC
1750 CENTRAL AV N
LITTLE CHUTE, WI 54
LOT 1 CSM 779

LESS JACKET 1
IMAGE 22 DOCL
NO. 999853.



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

LEGEND

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

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft

CJE NO.: CJE2307RI
MARCH 23, 2023

TRUCK MANEUVERING PLAN C5.1

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	ACE SUG	Acer saccharum / Sugar Maple	B & B	2.5" Min. Cal.	60'	50'	9
	GLE INE	Gleditsia triacanthos inermis / Thornless Common Honeylocust	B & B	2.5" Min. Cal.	60'	50'	15
	GYM KEN	Gymnocladus dioica / Kentucky Coffee Tree	B & B	2.5" Min. Cal.	70'	50'	11
	JUN EAS	Juniperus virginiana / Eastern Redcedar	B & B	6 FT. Tall Min.	50'	25'	11
	PIC GLA	Picea glauca / White Spruce	B & B	6 FT. Tall Min.	50'	20'	10
	QUE MAC	Quercus macrocarpa / Bur Oak	B & B	2.5" Min. Cal.	70'	70'	13
	QUE RUB	Quercus rubra / Red Oak	B & B	2.5" Min. Cal.	75'	75'	9
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**PLANTING SIZE**	**MATURE HT**	**MATURE SP**	**QTY**
	AES PAR	Aesculus parviflora / Bottlebrush Buckeye	3 gal	Container	10	10'	102
	AME CAN	Amelanchier canadensis / Shadblow Serviceberry	5 gal	Container	15'	10'	28
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' / Black Chokeberry	3 gal	Container	3'	4'	76
	DIE LON	Diervilla lonicera / Dwarf Bush Honeysuckle	3 gal	Container	4'	5'	125
	HAM VIR	Hamamelis virginiana / Common Witch Hazel	5 gal	Container	15'	15'	14
	JUN BUR	Juniperus virginiana 'Burkii' / Burk Red Cedar	5 gal	Container	25'	8'	45
	TAX EVE	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	3 gal	Container	2.5'	4'	30
PERENNIALS & GRASSES	**CODE**	**BOTANICAL / COMMON NAME**	**CONT**	**PLANTING SIZE**	**MATURE HT**	**MATURE SP**	**QTY**
	AMS HUB	Amsonia hubrichtii / Arkansas Bluestar	1 gal	Container	3'	3'	32
	BAP AUS	Baptisia australis / Blue Wild Indigo	1 gal	Container	4'	3.5'	6
	CAL MTW	Calamintha nepeta 'Montrose White' / Montrose White Lesser Calamint	1 gal	Container	1.5'	2'	28
	PAN ROT	Panicum virgatum 'Rotstrahlbusch' / Rotstrahlbusch Red Switch Grass	1 gal	Container	4'	4'	10
	SPO HET	Sporobolus heterolepis / Prairie Dropseed	1 gal	Container	3'	2'	60

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

CONSULTANT:

HELIANTHUS
ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

GRAPHIC SCALE
50 0 25 50 100
1 inch = 50 ft

HELIANTHUS NO.: 23-121
CJE NO.: CJE2307R0
MARCH 23, 2023

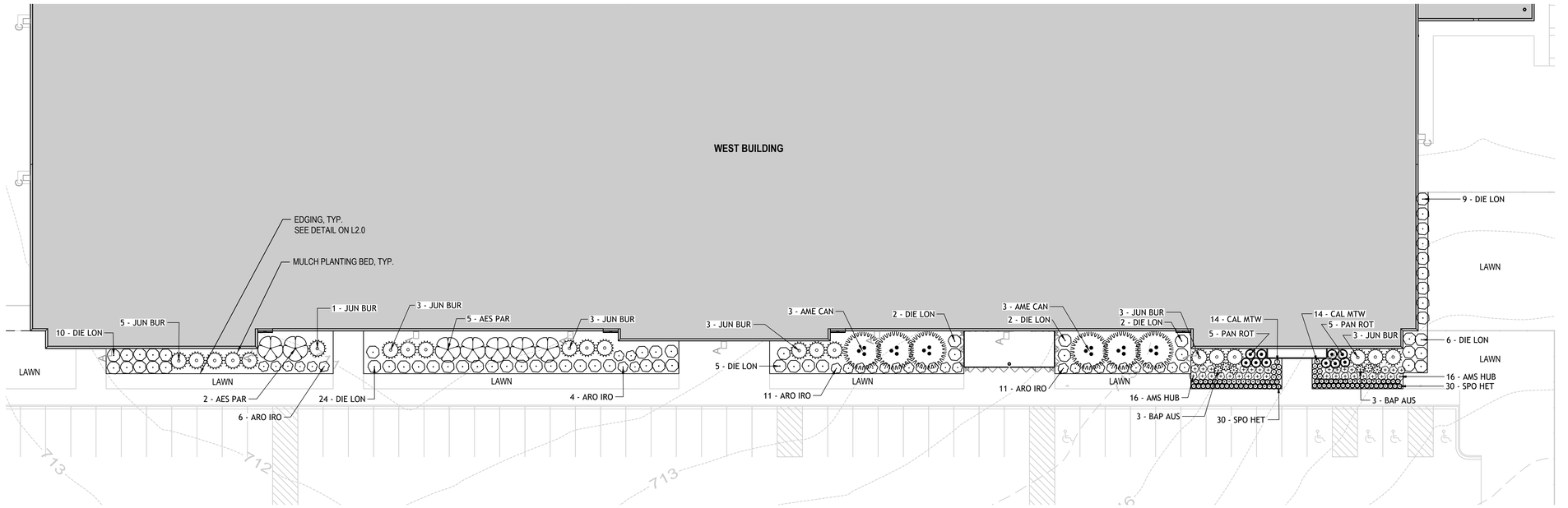
OVERALL LANDSCAPE PLAN **L1.0**

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

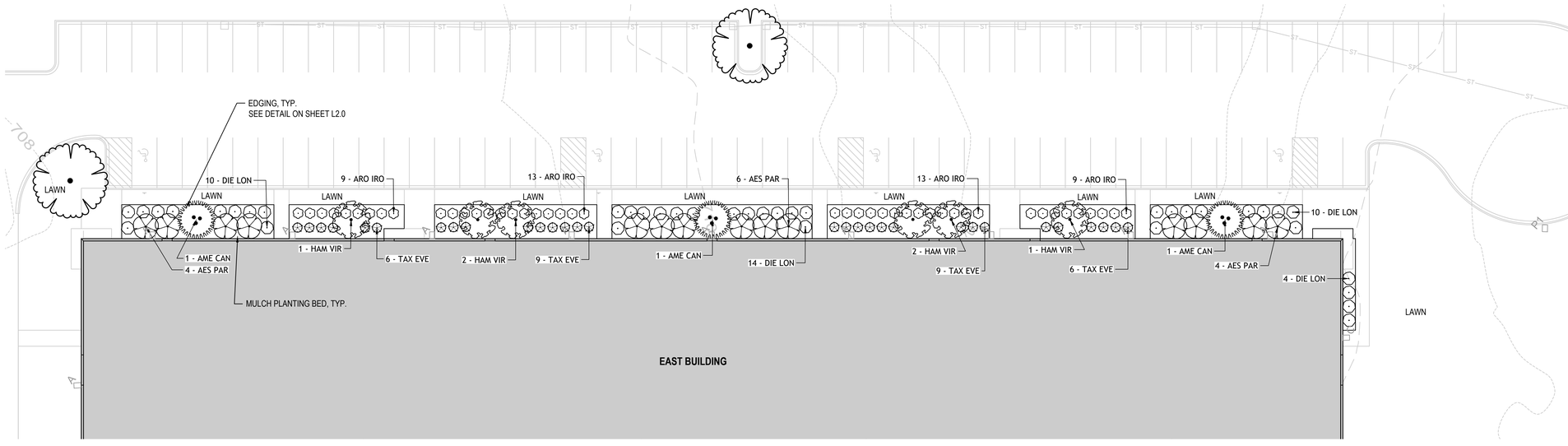
CONSULTANT:

HELIANTHUS

ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com



01 WEST BUILDING PLANTING PLAN ENLARGEMENT



02 EAST BUILDING PLANTING PLAN ENLARGEMENT

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 ft

DICKMAN - KAUKAUNA
KAUKAUNA, WISCONSIN

HELIANTHUS NO.: 23-121
CJE NO.: CJE2307R0
MARCH 23, 2023

LANDSCAPE PLAN ENLARGEMENTS

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

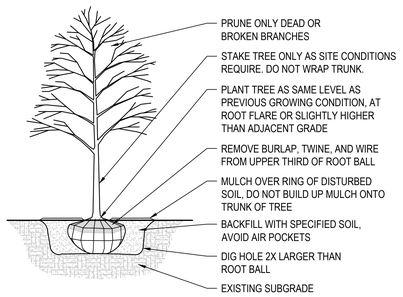
1. PLANTING SOIL AND TOPSOIL TO BE A CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER ½" IN DIAMETER, AND FREE FROM TOXINS AND WEEDS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 5.5 AND 7. ORGANIC MATERIAL SHALL BE 2.0-5.0% OF TOTAL DRY WEIGHT. SOLUBLE SALT LEVELS SHALL BE LESS THAN 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 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

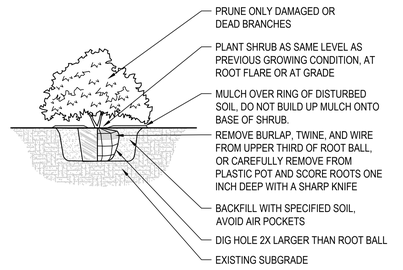
1. SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF THREE (3") INCHES OVER ALL PLANTING AREAS. SHREDDED HARDWOOD BARK MULCH, SIZE AND COLOR TO BE APPROVED BY OWNER'S AGENT PRIOR TO INSTALLATION. MULCHED 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. 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.
4. LAWN SEED: DISTURBED LAWN AREAS LABELED AS SUCH ON PLAN, SHALL BE SPREAD BY HAND BROADCAST METHOD OR APPROPRIATE SPREADER EQUIPMENT WITH 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.

INSTALLATION

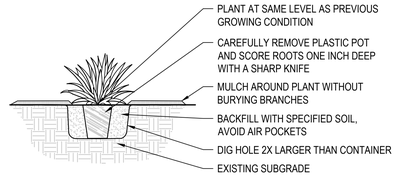
1. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING.
2. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE ROOT BALLS, AND SHALL BE PLACED AT THE 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.



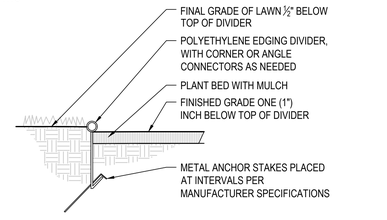
01 TREE PLANTING DETAIL
NTS



02 SHRUB PLANTING DETAIL
NTS



03 PERENNIAL PLANTING DETAIL
NTS



04 PLANTING BED EDGER DETAIL
NTS

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

CONSULTANT:

HELIANTHUS
ADAMS GARDEN PARK
1836 W. FOND DU LAC AVE, SUITE 100
MILWAUKEE, WI 53204
www.healthyenvironmentsdesigned.com

DICKMAN - KAUKAUNA

KAUKAUNA, WISCONSIN

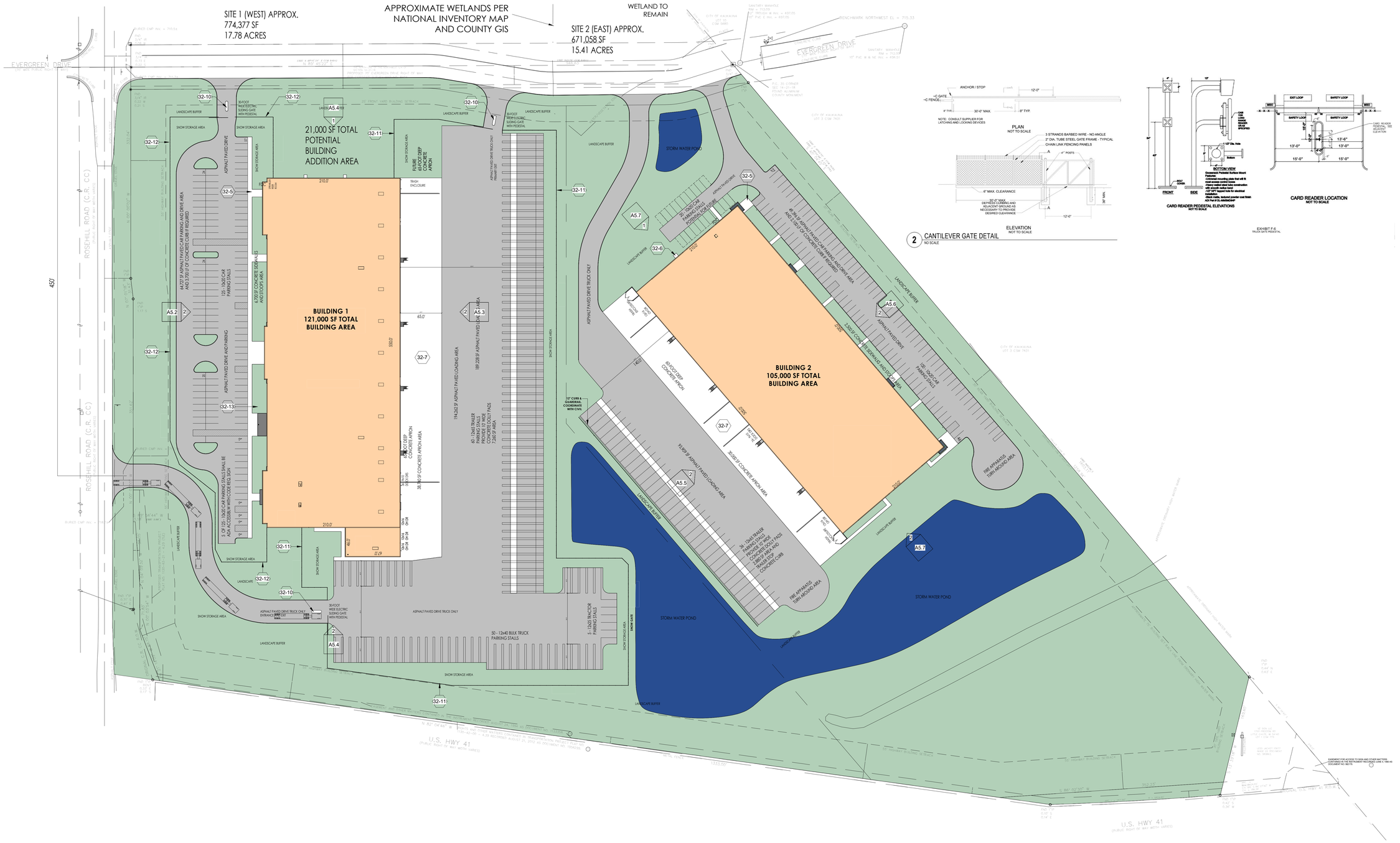
HELIANTHUS NO.: 23-121
CJE NO.: CJE2307R0
MARCH 23, 2023

LANDSCAPE NOTES & DETAILS

L2.0

KEYNOTE LEGEND

32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
32-6	CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-10	TRUCK AND/OR CAR OPERATOR AND PEDESTAL PER DETAIL 2/A0.4. ALL GATES TO INCLUDE REMOTE AND PEDESTAL MOUNTED CARD READERS WITH PRESSURE ACTIVATION EXISTING. OPERATOR SHALL BE HY SECURITY 222 MODEL SLIDE DRIVER 10 (222 SS ST) WITH SECURITY BREACH MONITORING OPTIONS. REMOTE OPERATOR CONTROL STATION TO HAVE SMART TOUCH CONTROLLER AND OPEN SENSOR SWITCH. COORDINATE WITH ELECTRICAL.
32-11	AT TRUCK LOADING AND PARKING AREAS: PROVIDE A NOMINAL 7'-0" TALL GALVANIZED BLACK WELDED WIRE CHAIN-LINK FENCE TOPPED BY 1-FOOT OF 3-STRAND GALVANIZED BARBED WIRE DESIGNED PER ASTM F1043 AND INSTALLED PER ASTM F567. GATE WILL BE A SINGLE 30-FOOT WIDE HORIZONTAL SLIDE GALVANIZED BLACK WELDED WIRE CHAIN-LINK GATE (PER ASTM F2200 AND INSTALLED PER ASTM F567).
32-12	AT CAR PARKING AREAS: PROVIDE A NOMINAL 7'-0" TALL DECORATIVE VERTICALLY ORIENTED BLACK FINISHED WROUGHT IRON STYLE ALUMINUM FENCE WITH CORRESPONDING CANTILEVERED ELECTRICALLY OPERATED SLIDING GATE.
32-13	FLAG POLE. FINAL LOCATION TO BE DETERMINED.


SITE 1 (WEST) APPROX.
774,377 SF
17.78 ACRES
APPROXIMATE WETLANDS PER NATIONAL INVENTORY MAP AND COUNTY GIS
WETLAND TO REMAIN
SITE 2 (EAST) APPROX.
671,058 SF
15.41 ACRES
EVERGREEN DRIVE
ROSEHILL ROAD (C.R. CC)
21,000 SF TOTAL POTENTIAL BUILDING ADDITION AREA
BUILDING 1
121,000 SF TOTAL
BUILDING AREA
BUILDING 2
105,000 SF TOTAL
BUILDING AREA
STORM WATER POND
ASPHALT PAVED DRIVE TRUCK ONLY
ASPHALT PAVED DRIVE AND PARKING
SNOW STORAGE AREA
LANDSCAPE BUFFER
FUTURE 60'x210' DEEP CONCRETE APRON
TRASH ENCLOSURE
30'-0" WIDE ELECTRIC SLIDING GATE WITH PEDESTAL
44,727 SF ASPHALT PAVED CAR PARKING AND DRIVE AREA AND 3,700 LF OF CONCRETE CURB IF REQUIRED
125 - 10x20 CAR PARKING STALLS
6,700 SF CONCRETE SIDEWALKS AND STOOP AREA
189,228 SF ASPHALT PAVED LOAD AREA
194,262 SF ASPHALT PAVED LOADING AREA
60 - 12x65 TRAILER PARKING STALLS PROVIDE 10' WIDE CONCRETE SPLIT PASS CURB FOR A 7,200 SF AREA
38,160 SF CONCRETE APRON AREA
60 FOOT DEEP CONCRETE APRON
98,999 SF ASPHALT PAVED LOADING AREA
30,000 SF CONCRETE APRON AREA
94 - 12x65 TRAILER PARKING STALLS PROVIDE 10' WIDE CONCRETE SPLIT PASS CURB FOR A 7,200 SF AREA AND 3 SNOW PILE CONCRETE CURB
49,295 SF ASPHALT PAVED CAR PARKING AND DRIVE AREA AND 2,100 LF OF CONCRETE CURB IF REQUIRED
100 - 10x20 CAR PARKING STALLS
2,500 LF CONCRETE SIDEWALKS AND STOOP AREA
FIRE APPARATUS TURN AROUND AREA
50 - 12x40 BULK TRUCK PARKING STALLS
5 - 12x25 TRACTOR PARKING STALLS
13' CURB & GUARDRAIL COORDINATE WITH CIVIL
30'-0" WIDE ELECTRIC SLIDING GATE WITH PEDESTAL
ASPHALT PAVED DRIVE TRUCK ONLY ENTRANCE ONLY
EXIT ONLY
U.S. HWY 41
(PUBLIC RIGHT OF WAY WIDTH VARIES)
450'
210.0'
550.0'
65.0'
40.0'
N 89° 45' 22" E
N 89° 45' 22" W
N 89° 04' 44" W
S 89° 45' 22" W
S 89° 04' 44" E
N 89° 04' 44" W
N 82° 09' 06" W
S 89° 04' 44" E
S 89° 04' 44" W
S 89° 45' 22" W
N 89° 45' 22" E
N 89° 04' 44" W
S 89° 04' 44" E
S 89° 04' 44" W
N 82° 09' 06

KEYNOTE LEGEND

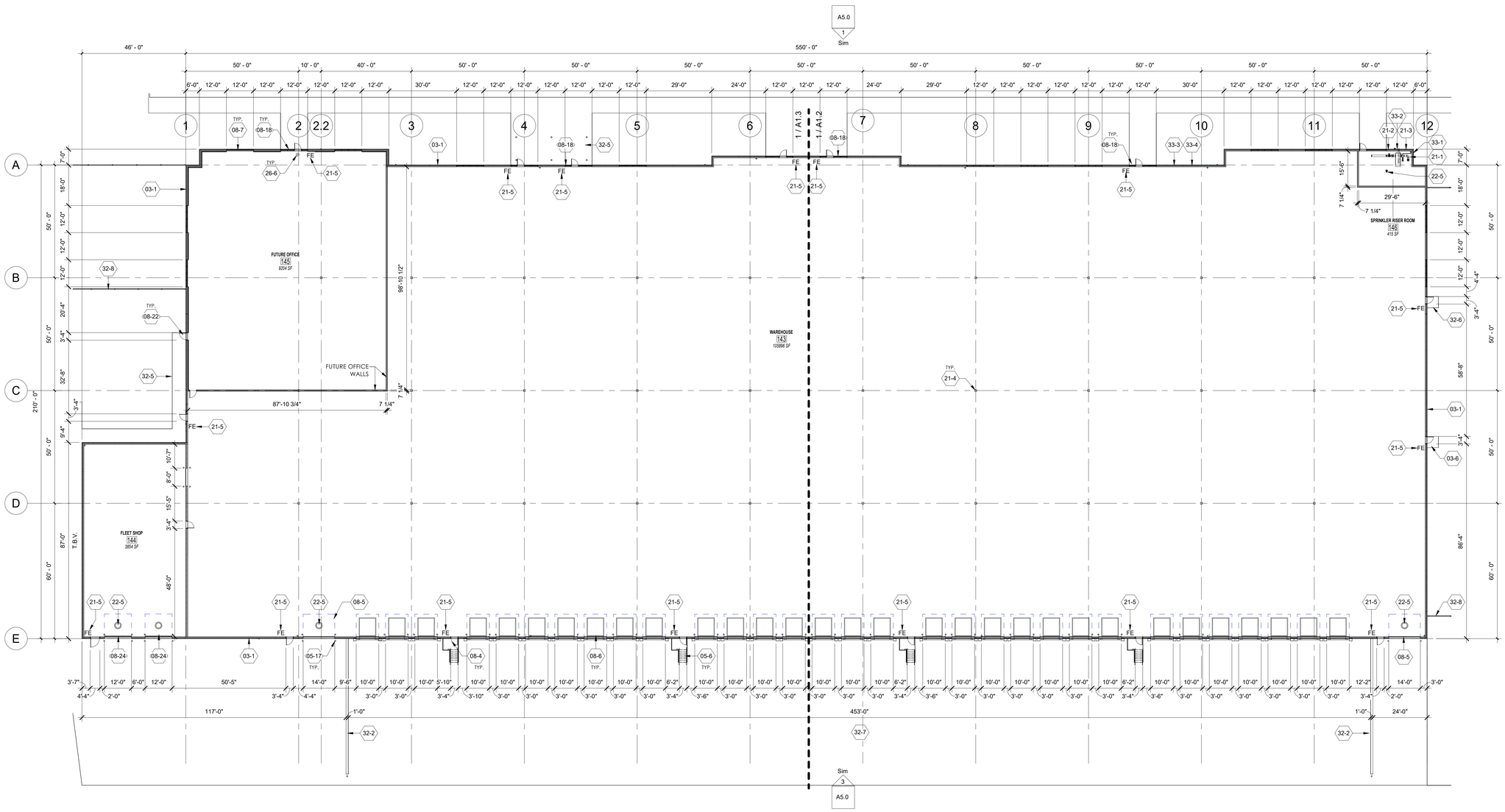
03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 7637 OYSTER WHITE). REFER TO ELEVATIONS FOR EXTERIOR FINISHES
03-6	CONCRETE STOOP
05-6	EXTERIOR STEEL STAIRS WITH GALVANIZED STEEL BAR GRATE TREADS AND LANDING, PROVIDE STEEL CLOSED RISERS WITH PIPE GUARD/HAND RAILING DESIGN AND FABRICATION TO BE CODE/OSHA/ANSI COMPLIANT. STEEL TO BE PAINTED.
05-17	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS. PAINTED SAFETY YELLOW.
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH WALL COLOR).
08-5	14'X16' INSULATED OH DOOR, FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED SAFETY YELLOW
08-6	9'X10' INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW AND ENTRY UNITS. PROVIDE EMERGENCY EGRESS CODE REQUIRED LIGHTING.
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.
08-24	12'X14' INSULATED OH DOOR, FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED SAFETY YELLOW
21-1	FIRE PUMP
21-2	KNOX BOX AS REQUIRED PER LOCAL FIRE ORDINANCES. LOCATION TO BE FINALIZED W/ FIRE MARSHAL.
21-3	SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
21-4	PROVIDE COLUMN-MOUNTED FIRE EXTINGUISHERS. PROVIDE SAFETY STRIPING ON ALL COLUMNS WITH EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
21-5	PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
22-5	FLOOR DRAIN (TO SANITARY) - SEE PLUMBING FOR RIM ELEVATIONS
26-6	EXIT LIGHTS. LOCATIONS SHOWN FOR REFERENCE ONLY. CONFIRM FINAL LOCATIONS WITH FIRE OFFICIAL
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
32-6	CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-8	PERIMETER FENCE SYSTEM. SEE A0.4 AND COORDINATE WITH CIVIL.
33-1	SANITARY SEWER. COORDINATE WITH CIVIL.
33-2	WATER SERVICE LOCATION INCLUDING METER.
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

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 A0.1 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.

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		EXISTING PARTITION TO REMAIN
F.E.	SURFACE MOUNTED FIRE EXTINGUISHER		EXISTING DOOR TO REMAIN
F.E.C.	RECESSED EXTINGUISHER CABINET & FIRE EXTINGUISHER		NEW CONSTRUCTION
	EXIT LIGHT		NEW DOOR & FRAME
	EXIT LIGHT (DIRECTIONAL)	MATCHLINE	MATCHLINE WITH SHEET REFERENCE
BL-1	BORROWED LIGHT TAG	3 / A1.2	
TP-1	TOILET ACCESSORY TAG		



1 OVERALL FIRST FLOOR PLAN - BUILDING 1
1" = 20'-0"

APPLICABLE TO ALL PLAN VIEWS

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

SHEET TITLE
OVERALL FLOOR PLAN - BUILDING 1

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision	Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

SHEET:
A1.0

KEYNOTE LEGEND

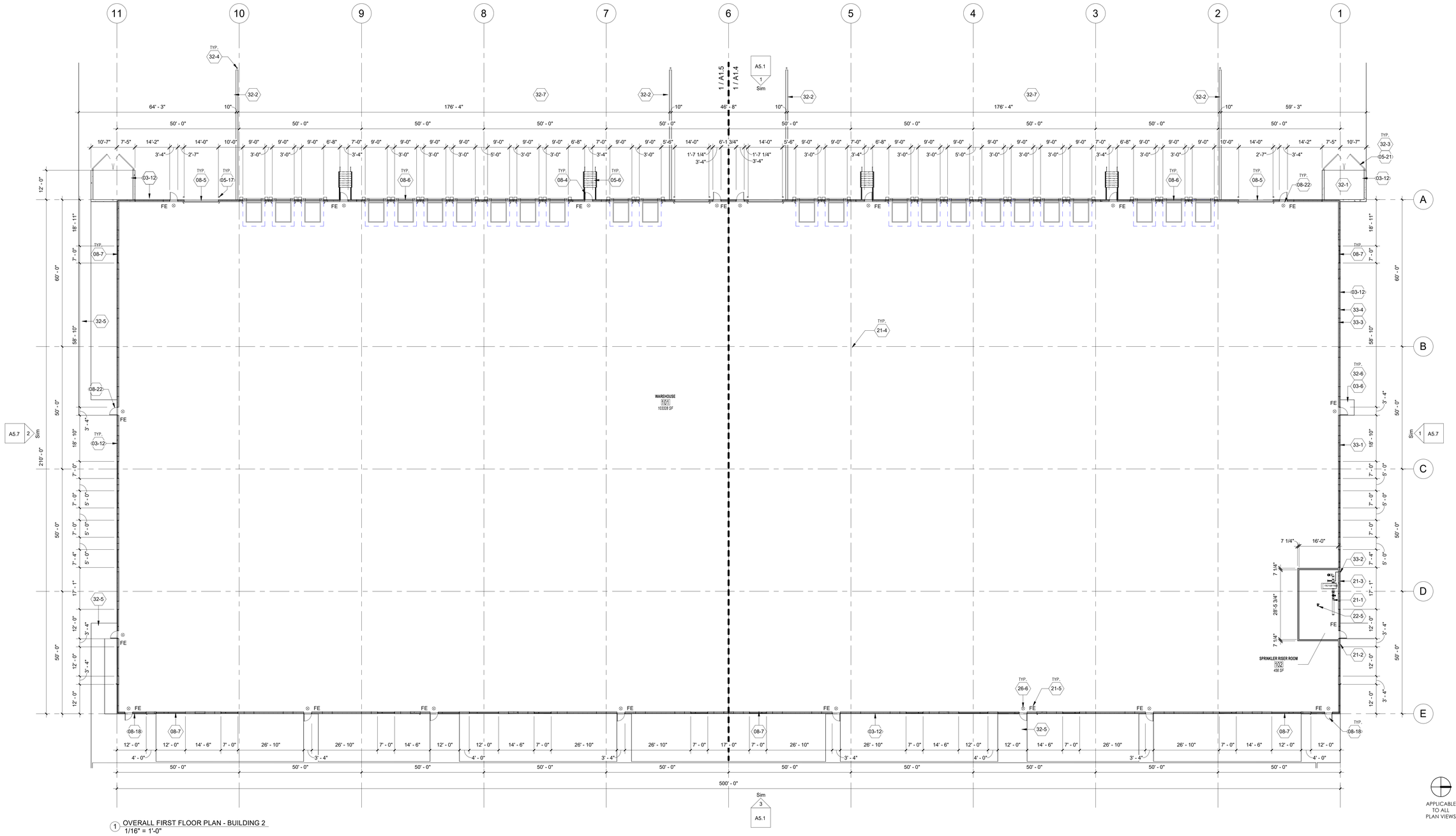
03-6	CONCRETE STOOP
03-12	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 6203 SPARE)
05-6	EXTERIOR STEEL STAIRS WITH GALVANIZED STEEL BAR GRATE TREADS AND LANDING, PROVIDE STEEL CLOSED RISERS WITH PIPE GUARD/HAND RAILING DESIGN AND FABRICATION TO BE CODE/OSHA/ANSI COMPLIANT. STEEL TO BE PAINTED.
05-17	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW.
05-21	CLEAR ANODIZED PREFINISHED METAL PANEL CLAD SWING GATES WITH PAINTED STEEL POST GATE SUPPORT
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH WALL COLOR).
08-5	14'X14' INSULATED OH DOOR, FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED SAFETY YELLOW
08-6	9'X10' INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW AND ENTRY UNITS. PROVIDE EMERGENCY EGRESS CODE REQUIRED LIGHTING.
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.
21-1	FIRE PUMP
21-2	KNOX BOX AS REQUIRED PER LOCAL FIRE ORDINANCES. LOCATION TO BE FINALIZED W/ FIRE MARSHAL.
21-3	SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
21-4	PROVIDE COLUMN-MOUNTED FIRE EXTINGUISHERS. PROVIDE SAFETY STRIPING ON ALL COLUMNS WITH EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
21-5	PROVIDE WALL-MOUNTED FIRE EXTINGUISHERS. COORDINATE FINAL QUANTITY AND LOCATIONS WITH FIRE MARSHAL.
22-5	FLOOR DRAIN (TO SANITARY) - SEE PLUMBING FOR RIM ELEVATIONS
26-6	EXIT LIGHTS. LOCATIONS SHOWN FOR REFERENCE ONLY. CONFIRM FINAL LOCATIONS WITH FIRE OFFICIAL
32-1	DUMPSTER ENCLOSURE CONCRETE PAD (NO SLOPE) - SEE CIVIL & STRUCTURAL DRAWINGS.
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-3	TRASH ENCLOSURE GATES. SET BASE OF GATE HEIGHT BASED ON ACTUAL FIELD CONDITIONS.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S). PAINTED SAFETY YELLOW
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
32-6	CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS
33-1	SANITARY SEWER. COORDINATE WITH CIVIL.
33-2	WATER SERVICE LOCATION INCLUDING METER.
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

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 A0.1 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.

FLOOR PLAN LEGEND

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



1 OVERALL FIRST FLOOR PLAN - BUILDING 2
1/16" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

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

SHEET TITLE
OVERALL FLOOR PLAN - BUILDING 2

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

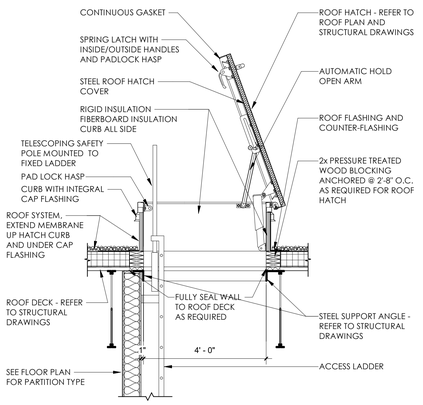
SHEET:
A1.1

KEYNOTE LEGEND

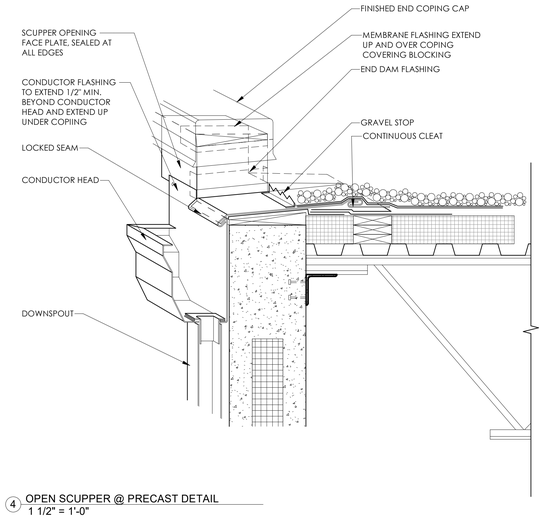
05-13	ROOF DRAINS AND SUMP PANS - REFER TO STRUCTURAL. (SEE DETAIL "2" ON THIS SHEET)
07-5	CONCRETE BALLAST PAVERS-2' X 2' X 2" W/ PROTECTION SHEET
07-9	ROOF ASSEMBLY B: BALLASTED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION AS REQUIRED TO SLOPE TO ROOF DRAIN (MIN. R-25)
07-10	ROOF ASSEMBLY A: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK & SLOPED STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS)
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY ROOF)
07-12	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.
07-14	PREFINISHED METAL 24GA SCUPPER W/FLASHING
07-18	PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU, ROOF HATCH, AND EQUIPMENT.
07-19	PROVIDE TAPERED INSULATION SADDLE TO SLOPE TO ROOF DRAINS OR BOX SCUPPERS.
07-21	ROOF HIGH POINT. COORDINATE WITH STRUCTURAL.
07-22	6'-0" OR 12'-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 13/A8.2. ALTERNATE: PROVIDE SCRUPPER BOX WITH DOWNSPOUT.
07-23	HATCHED AREA REPRESENTS SPACE DESIGNATED FOR PROPOSED AND POSSIBLE FUTURE RTU LOCATIONS, TO BE SCREENED BY PARAPET WALLS; NO ROOF TOP SCREENS.
08-3	ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL X/AX.X
22-1	PRIMARY ROOF DRAIN
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.

GENERAL NOTES - ROOF PLAN

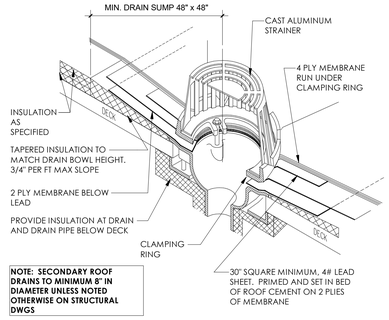
1	SEE STRUCTURAL DWGS FOR FURTHER STRUCTURAL INFORMATION.
2	COORDINATE ROOF SCREEN SIZE WHERE CALLED FOR WITH MECHANICAL UNITS. SEE STUCTURAL DRAWINGS FOR FURTHER INFORMATION.
3	SEE SHEET A4.1 OR A4.3 FOR OTHER CANOPY AND TUBE SUN SHADES PLANS
4	PROVIDE ROOF PAVERS AT ROOF HATCH AND AT ALL ROOF TOP UNITS. 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.



3 ROOF HATCH DETAIL
1/2" = 1'-0"

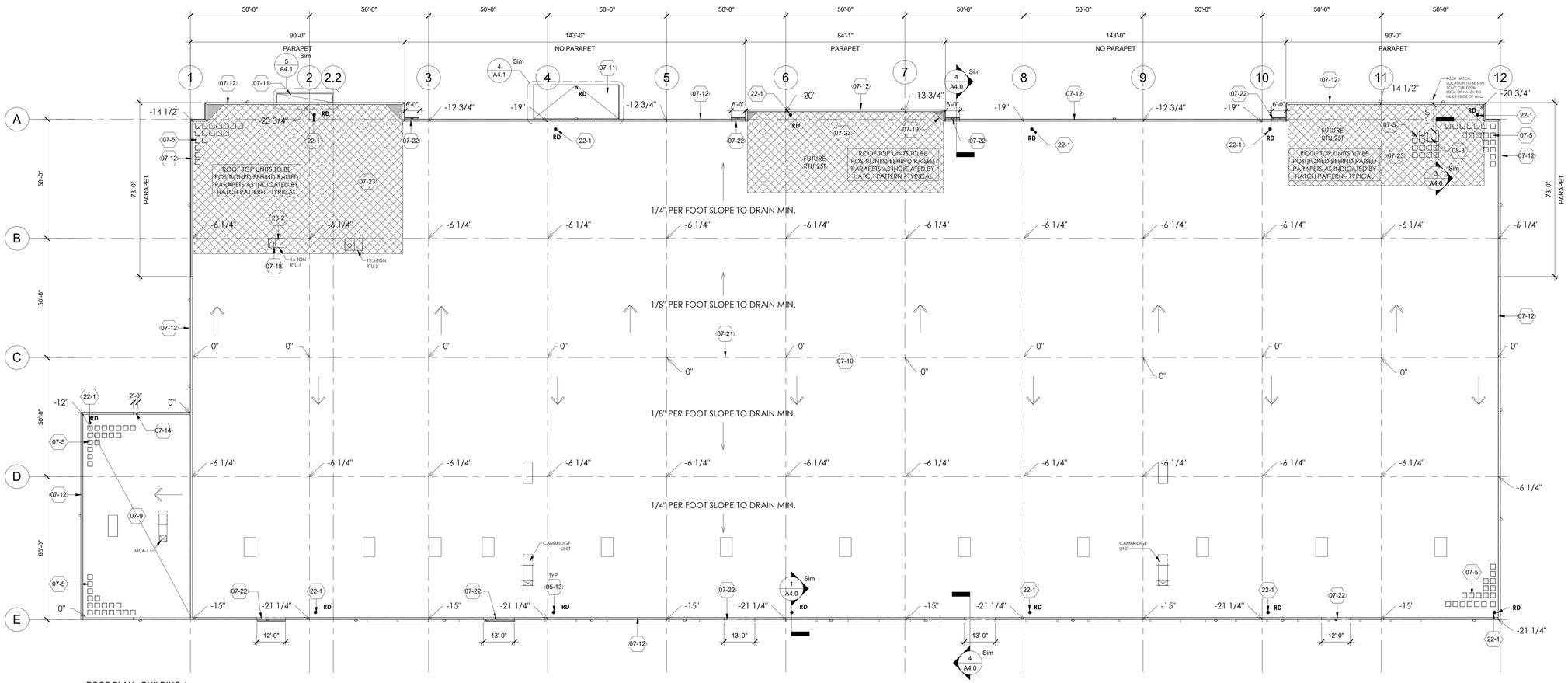


4 OPEN SCUPPER @ PRECAST DETAIL
1 1/2" = 1'-0"



NOTE: SECONDARY ROOF DRAINS TO MINIMUM 8" IN DIAMETER UNLESS NOTED OTHERWISE ON STRUCTURAL DWGS

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



2 ROOF PLAN - BUILDING 1
1" = 20'-0"

APPLICABLE TO ALL PLAN VIEWS

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

SHEET TITLE
ROOF PLAN - BUILDING 1

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

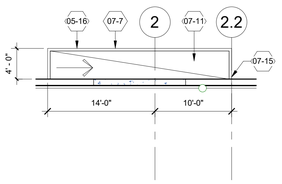
Revision	Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023

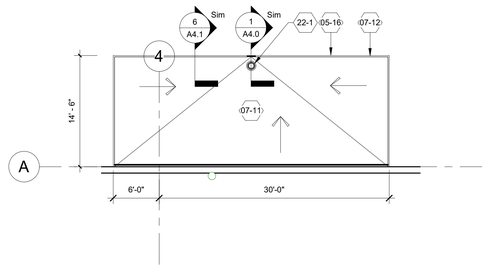
SHEET:
A4.0

KEYNOTE LEGEND

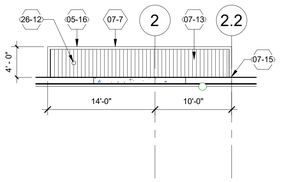
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY ROOF)
07-12	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.
07-13	PRE-FINISHED METAL SOFFIT PANELS
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
22-1	PRIMARY ROOF DRAIN
23-4	TRUCK EXHAUST AND CARBON MONOXIDE TO BE DETECTED AND EXHAUSTED AT INTERIOR FLEET AREA. COORDINATE WITH MECHANICAL.
26-12	COMMERCIAL GRADE EXTERIOR LED SOFFIT DOWN LIGHT. CENTER FIXTURE ON DOOR



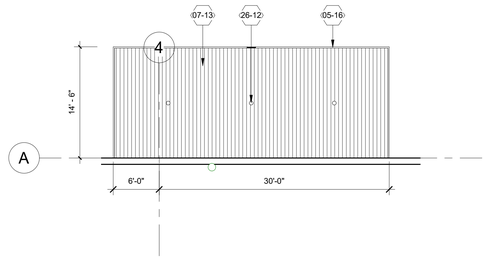
5 BUILDING 1 - ENTRY CANOPY PLAN
1/8" = 1'-0"



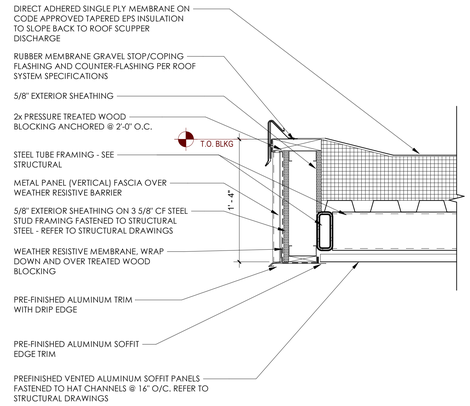
4 BUILDING 1 - CANOPY PLAN
1/8" = 1'-0"



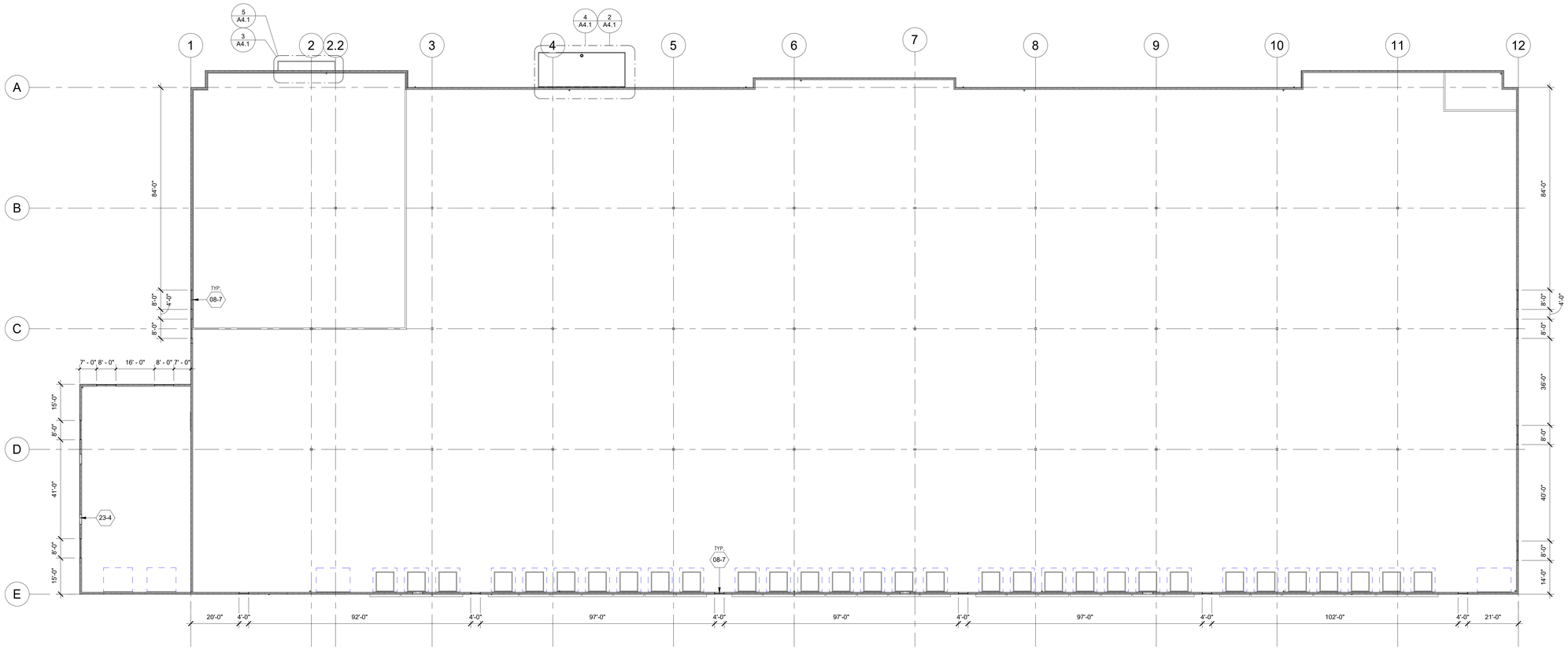
3 BUILDING 1 - ENTRY CANOPY SOFFIT PLAN
1/8" = 1'-0"



2 BUILDING 1 - CANOPY SOFFIT PLAN (OPTION)
1/8" = 1'-0"



6 CANOPY METAL PANEL FASCIA
1 1/2" = 1'-0"



1 CLERESTORY PLAN - BUILDING 1
1" = 20'-0"

APPLICABLE TO ALL PLAN VIEWS

BRIOHN
DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

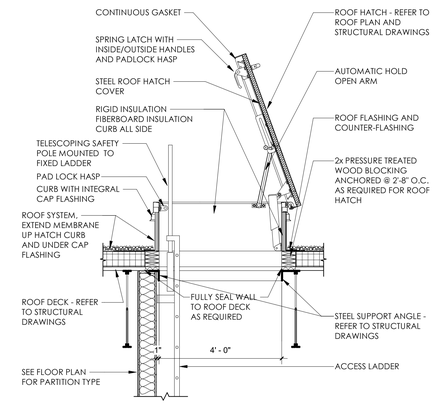
SHEET TITLE
CLERESTORY PLAN - BUILDING 1

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

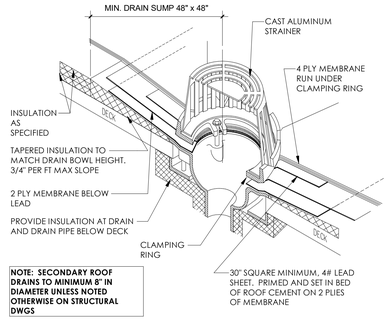
Revision

Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023
SHEET:	A4.1



2 ROOF HATCH DETAIL - BUILDING 2
1/2" = 1'-0"



NOTE: SECONDARY ROOF DRAINS TO MINIMUM 8" IN DIAMETER UNLESS NOTED OTHERWISE ON STRUCTURAL DWGS

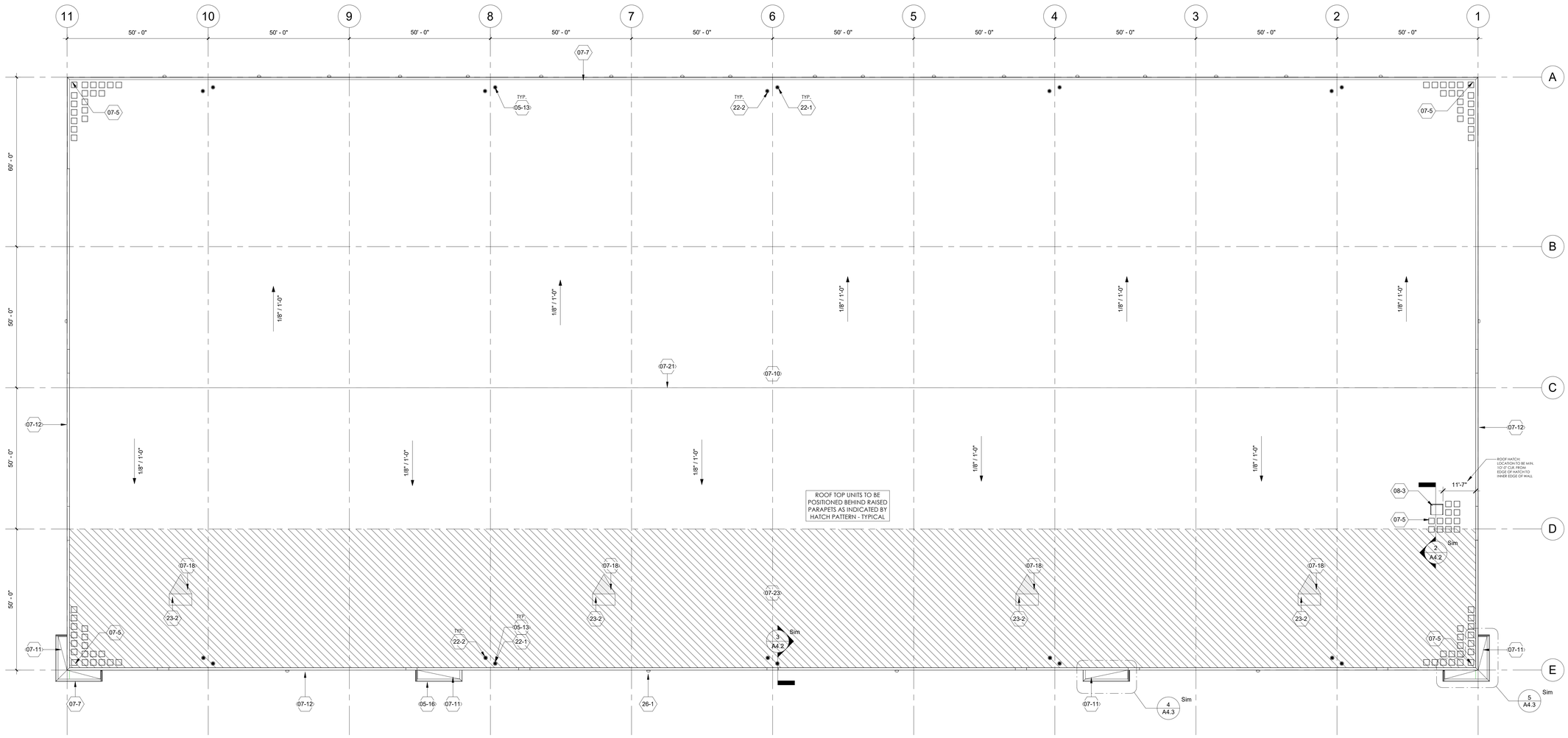
3 ROOF DRAIN DETAIL - BUILDING 2
1/2" = 1'-0"

KEYNOTE LEGEND

05-13	ROOF DRAINS AND SUMP PANS - REFER TO STRUCTURAL. (SEE DETAIL "2" ON THIS SHEET)
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-5	CONCRETE BALLAST PAVERS-2' X 2' X 2" W/ PROTECTION SHEET
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-10	ROOF ASSEMBLY A: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25 - TWO LAYERS, STAGGERED) ON METAL DECK & SLOPED STRUCTURAL FRAMING (SEE STRUCTURAL DRAWINGS)
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY ROOF)
07-12	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.
07-18	PROVIDE TAPERED INSULATION CRICKETS ON HIGH SIDE OF RTU, ROOF HATCH, AND EQUIPMENT.
07-21	ROOF HIGH POINT. COORDINATE WITH STRUCTURAL.
07-23	HATCHED AREA REPRESENTS SPACE DESIGNATED FOR PROPOSED AND POSSIBLE FUTURE RTU LOCATIONS, TO BE SCREENED BY PARAPET WALLS; NO ROOF TOP SCREENS.
08-3	ROOF HATCH. PROVIDE CODE-COMPLIANT HATCH SIZE, FOR USE WITH OSHA-APPROVED STEEL LADDER ACCESS FROM FLOOR BELOW. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED. SEE DETAIL X/AX.X
22-1	PRIMARY ROOF DRAIN
22-2	OVERFLOW ROOF DRAIN-SET 2" HIGHER THAN PRIMARY ROOF DRAIN. EXTERIOR PIPE DISCHARGE THROUGH WALL. DO NOT PLACE PIPE OUTFALL DIRECTLY ABOVE EXTERIOR DOORS OR WINDOWS. COORD. PIPE SIZE WITH PLUMBING CONTRACTOR.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT

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 A4.1 OR A4.3 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.



1 ROOF PLAN - BUILDING 2
1/16" = 1'-0"

APPLICABLE TO ALL PLAN VIEWS

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

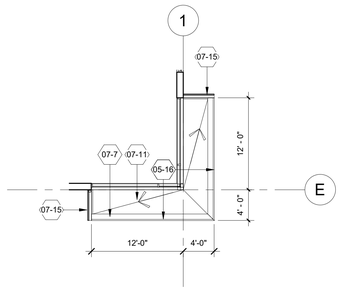
SHEET TITLE
ROOF PLAN - BUILDING 2

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

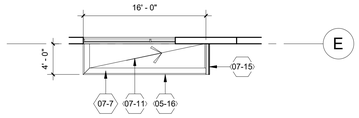
Revision	Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

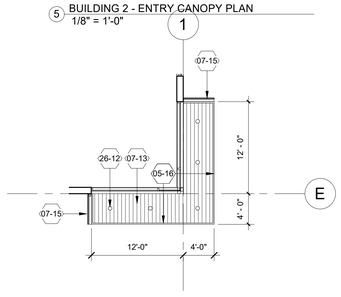
SHEET:
A4.2



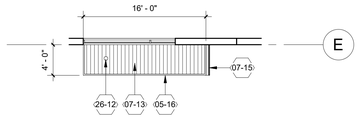
5 BUILDING 2 - ENTRY CANOPY PLAN
1/8" = 1'-0"



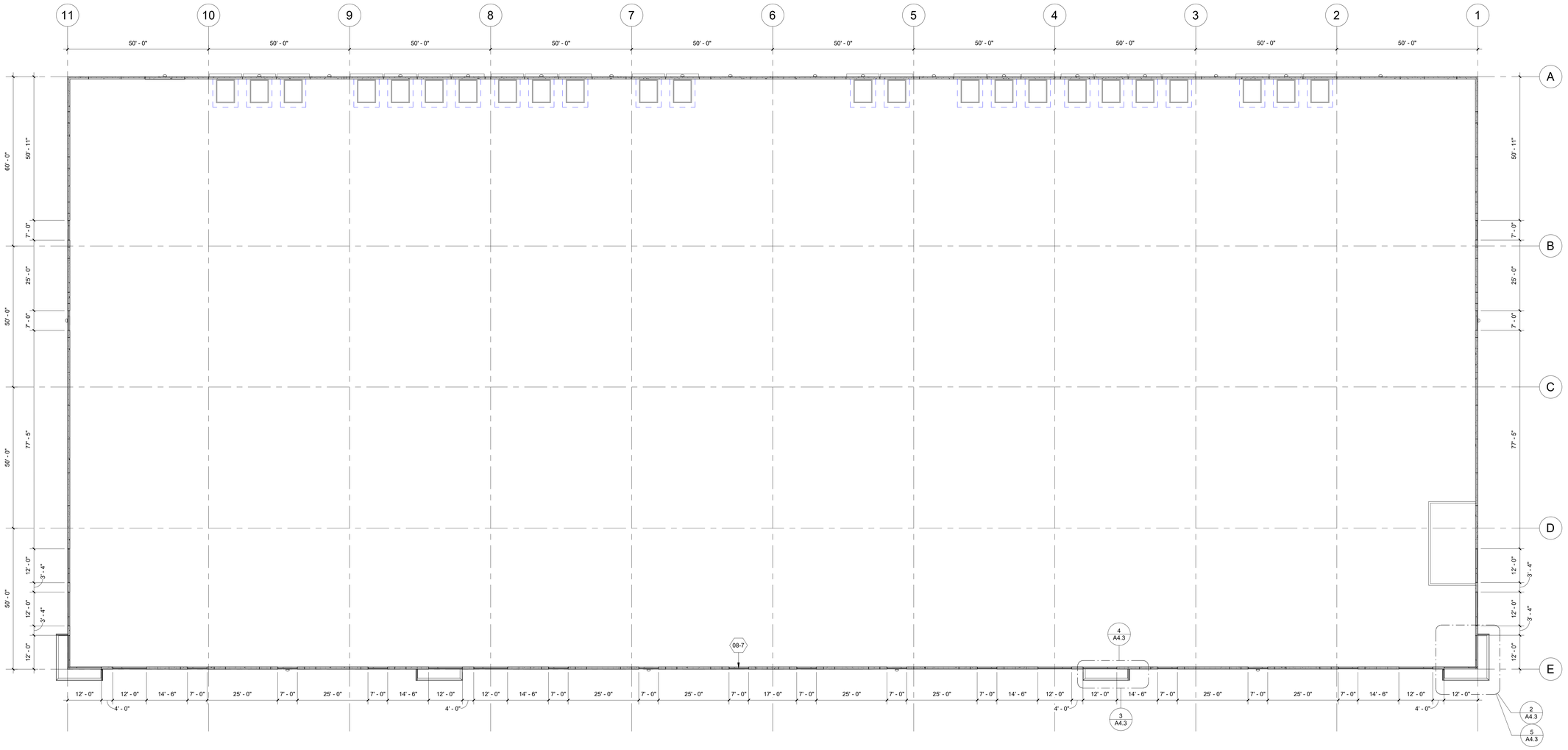
4 BUILDING 2 - CANOPY PLAN (TYP.)
1/8" = 1'-0"



2 BUILDING 2 - ENTRY CANOPY SOFFIT PLAN
1/8" = 1'-0"



3 BUILDING 2 - CANOPY SOFFIT PLAN (TYP.)
1/8" = 1'-0"



1 CLERESTORY PLAN - BUILDING 2
1/16" = 1'-0"

KEYNOTE LEGEND

05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-11	ROOF ASSEMBLY C: FULLY ADHERED ROOF MEMBRANE ON TAPERED DIRECT TO DECK APPROVED EPS INSULATION, TAPER TO ROOF DRAIN (CANOPY ROOF)
07-13	PRE-FINISHED METAL SOFFIT PANELS
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
26-12	COMMERCIAL GRADE EXTERIOR LED SOFFIT DOWN LIGHT. CENTER FIXTURE ON DOOR

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

SHEET TITLE
CLERESTORY PLAN - BUILDING 2

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023

SHEET:
A4.3

APPLICABLE TO ALL PLAN VIEWS

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.

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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

EXTERIOR BLDG SYSTEMS

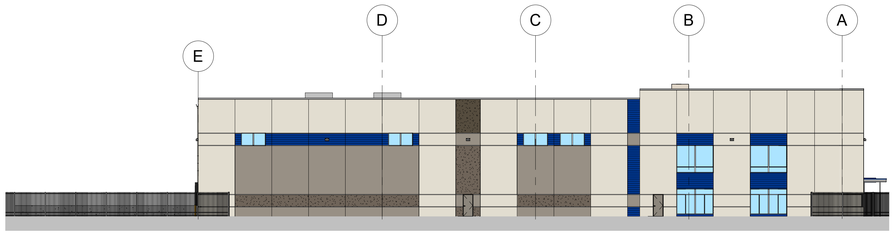
ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

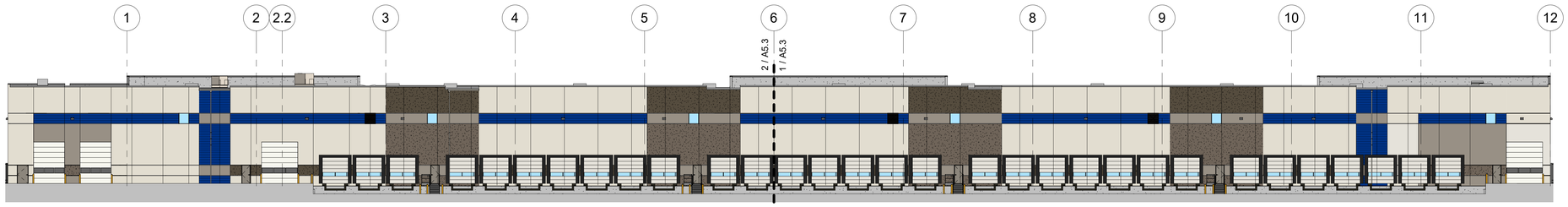
INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

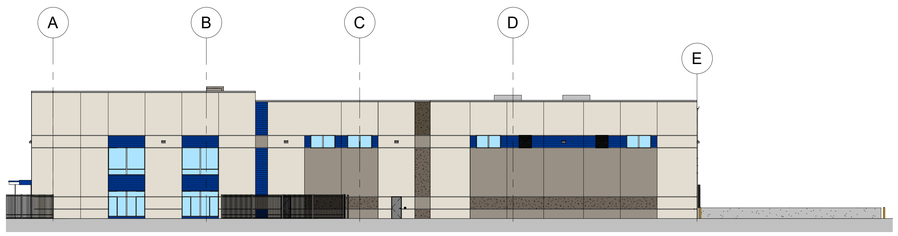
- PAINT COLOR 1: SHERWIN WILLIAMS "SW 7637 OYSTER WHITE" - FIELD COLOR
- PAINT COLOR 2: SHERWIN WILLIAMS "SW 9168 ELEPHANT EAR" - MEDIUM ACCENT
- PAINT COLOR 3: SHERWIN WILLIAMS "SW 7026 GRIFFIN" - DARK ACCENT
- PAINT COLOR 4: SHERWIN WILLIAMS "SW PANTONE 287C BLUE" - BLUE ACCENT



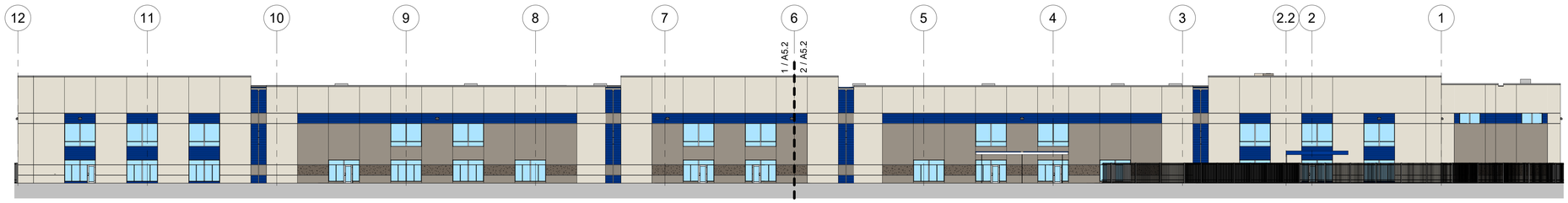
4 BUILDING 1 - NORTH ELEVATION
1" = 20'-0"



3 BUILDING 1 - EAST ELEVATION
1" = 20'-0"



2 BUILDING 1 - SOUTH ELEVATION
1" = 20'-0"



1 BUILDING 1 - WEST ELEVATION
1" = 20'-0"

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

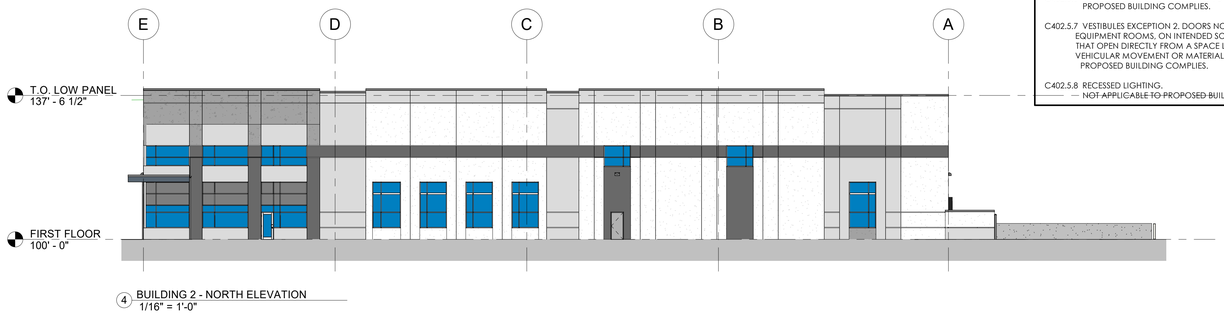
SHEET TITLE
OVERALL EXTERIOR ELEVATIONS - BUILDING 1

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

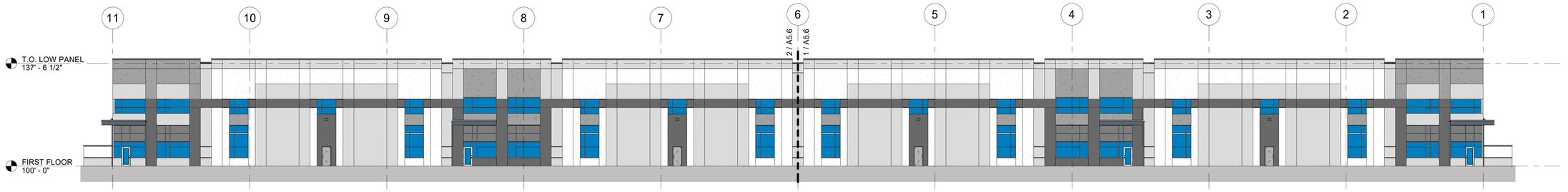
Revision

Date

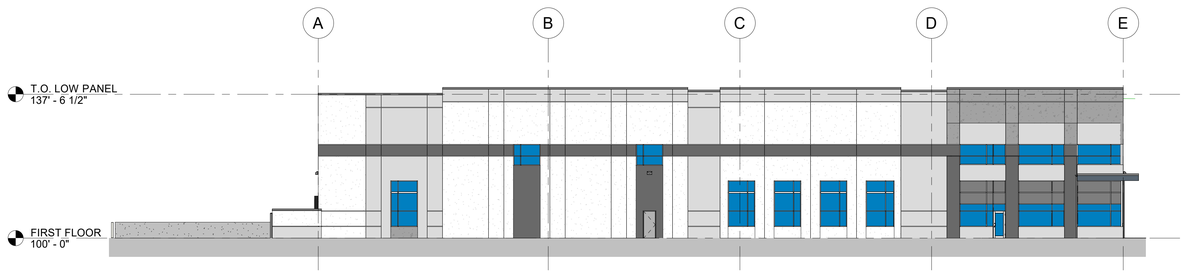
JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023
SHEET:
A5.0



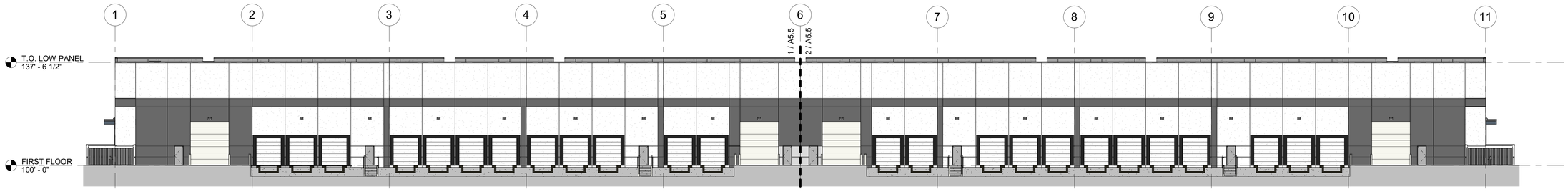
4 BUILDING 2 - NORTH ELEVATION
1/16" = 1'-0"



3 BUILDING 2 - EAST ELEVATION
1/16" = 1'-0"



2 BUILDING 2 - SOUTH ELEVATION
1/16" = 1'-0"



1 BUILDING 2 - WEST ELEVATION
1/16" = 1'-0"

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.~~

PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

1. ACRYLIC CONCRETE STAIN (BASE COLOR):
A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.

2. ACCENT COLOR:
A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 6203 SPARE WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 7015 REPOSE GRAY" - LIGHT ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW 7019 GAUNLET GRAY" - DARK ACCENT

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

SHEET TITLE
OVERALL EXTERIOR ELEVATIONS - BUILDING 2

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision	Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

SHEET:
A5.1

KEYNOTE LEGEND

03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 7637 OYSTER WHITE). REFER TO ELEVATIONS FOR EXTERIOR FINISHES
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 9168 ELEPHANT EAR)
03-3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK (SW 7026 GRIFFIN)
03-5	VERTICAL PANEL JOINT, SEALED
03-7	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - BLUE (SW PANTONE 287C BLUE)
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-12	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.
07-14	PREFINISHED METAL 24GA SCUPPER W/FLASHING
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
07-22	4'-0" OR 12'-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 13/A8.2. ALTERNATE: PROVIDE SCRUPPER BOX WITH DOWNSPOUT.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW AND ENTRY UNITS. PROVIDE EMERGENCY EGRESS CODE REQUIRED LIGHTING.
21-2	KNOX BOX AS REQUIRED PER LOCAL FIRE ORDINANCES. LOCATION TO BE FINALIZED W/ FIRE MARSHAL.
21-3	SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
33-2	WATER SERVICE LOCATION INCLUDING METER.
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 7637 OYSTER WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 9168 ELEPHANT EAR" - MEDIUM ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7026 GRIFFIN" - DARK ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW PANTONE 287C BLUE" - BLUE ACCENT

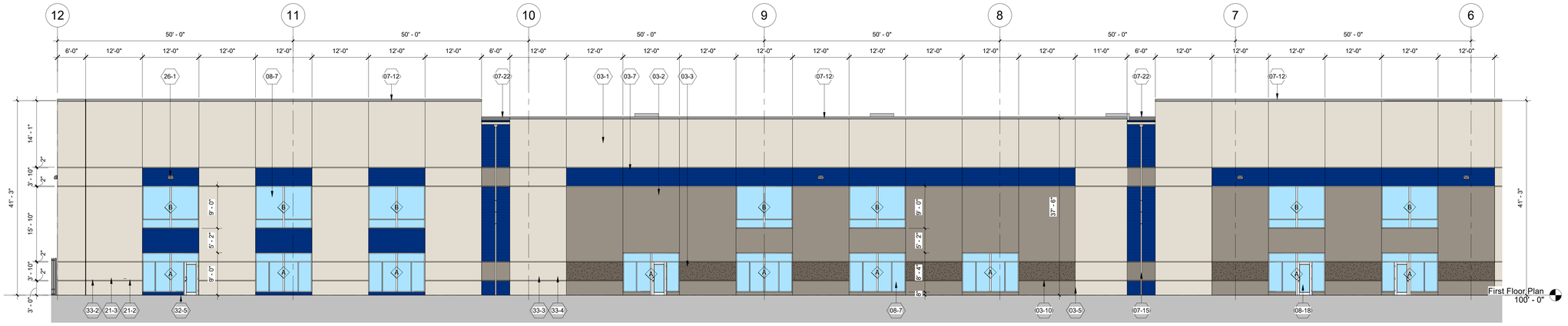
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

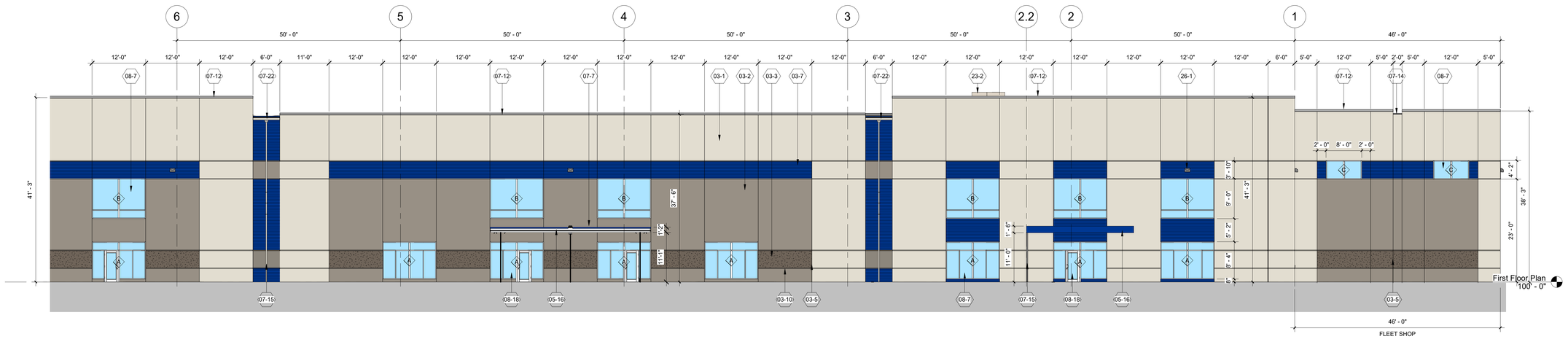
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 1 - ENLARGED WEST ELEVATION - NORTH SIDE
1" = 10'-0"



2 BUILDING 1 - ENLARGED WEST ELEVATION - SOUTH SIDE
1" = 10'-0"

BRIOHN DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-9500 PHONE
(262) 790-9505 FAX

SHEET TITLE
BUILDING 1 - ENLARGED PARTIAL EXTERIOR WEST ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023
SHEET:
A5.2

KEYNOTE LEGEND

03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 7637 OYSTER WHITE), REFER TO ELEVATIONS FOR EXTERIOR FINISHES
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 9168 ELEPHANT EAR)
03-3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK (SW 7026 GRIFFIN)
03-5	VERTICAL PANEL JOINT, SEALED
03-7	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - BLUE (SW PANTONE 287C BLUE)
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
03-16	PARAPET BEYOND
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.
07-12	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.
07-14	PREFINISHED METAL 24GA SCUPPER W/FLASHING
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
07-22	6'-0" OR 12'-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 13/A8.2. ALTERNATE: PROVIDE SCRUPPER BOX WITH DOWNSPOUT.
08-4	PAINTED HOLLOW METAL SERVICE DOOR AND FRAME WITH EMERGENCY EGRESS CODE REQUIRED LIGHTING (COLOR TO MATCH WALL COLOR).
08-5	14'X16' INSULATED OH DOOR, FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW
08-6	9'X10' INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
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.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 7637 OYSTER WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 9168 ELEPHANT EAR" - MEDIUM ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7026 GRIFFIN" - DARK ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW PANTONE 287C BLUE" - BLUE ACCENT

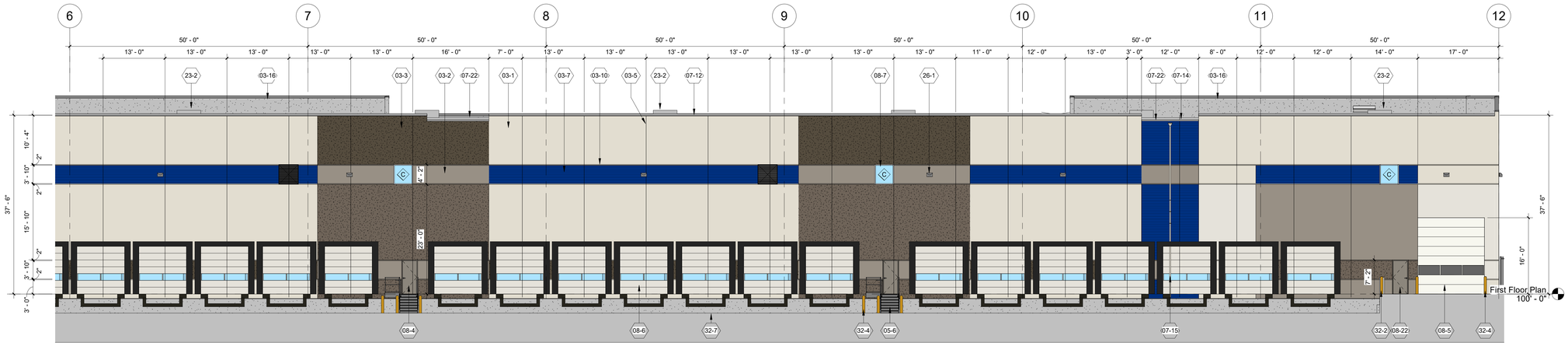
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

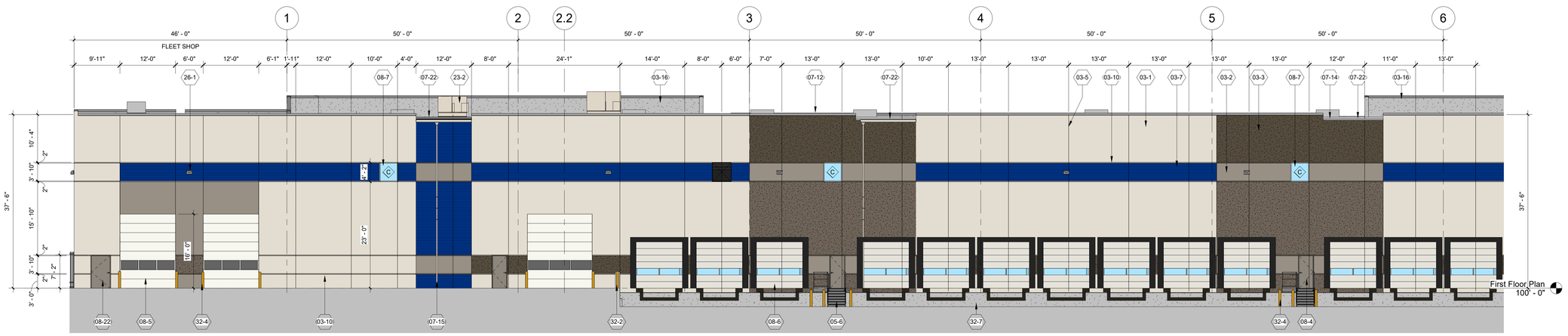
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 1 - ENLARGED EAST ELEVATION - NORTH SIDE
1" = 10'-0"



2 BUILDING 1 - ENLARGED EAST ELEVATION - SOUTH SIDE
1" = 10'-0"

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

SHEET TITLE
BUILDING 1 - ENLARGED PARTIAL EXTERIOR EAST ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023
SHEET:
A5.3

KEYNOTE LEGEND

03-1	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 7637 OYSTER WHITE). REFER TO ELEVATIONS FOR EXTERIOR FINISHES
03-2	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 9168 ELEPHANT EAR)
03-3	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK (SW 7026 GRIFFIN)
03-5	VERTICAL PANEL JOINT, SEALED
03-7	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - BLUE (SW PANTONE 287C BLUE)
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-12	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.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
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.
23-2	RTU-REFER TO HVAC DRAWINGS. PROVIDE FRAMING, CURB, FLASHING, AND TAPERED INSULATION FOR DRAINAGE AROUND HATCH AS REQUIRED.
23-4	TRUCK EXHAUST AND CARBON MONOXIDE TO BE DETECTED AND EXHAUSTED AT INTERIOR FLEET AREA. COORDINATE WITH MECHANICAL.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW
32-8	PERIMETER FENCE SYSTEM. SEE A0.4 AND COORDINATE WITH CIVIL.

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 7637 OYSTER WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 9168 ELEPHANT EAR" - MEDIUM ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7026 GRIFFIN" - DARK ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW PANTONE 287C BLUE" - BLUE ACCENT

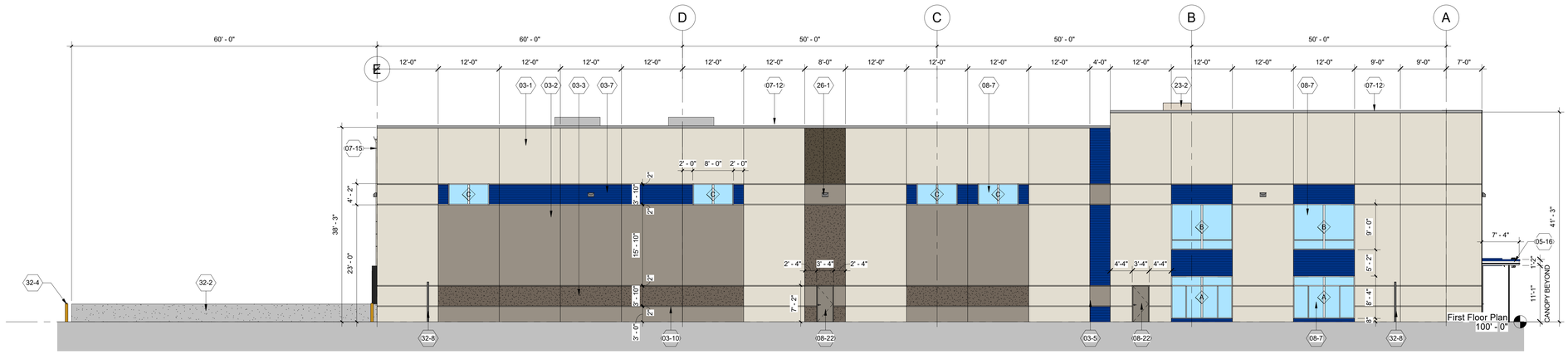
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

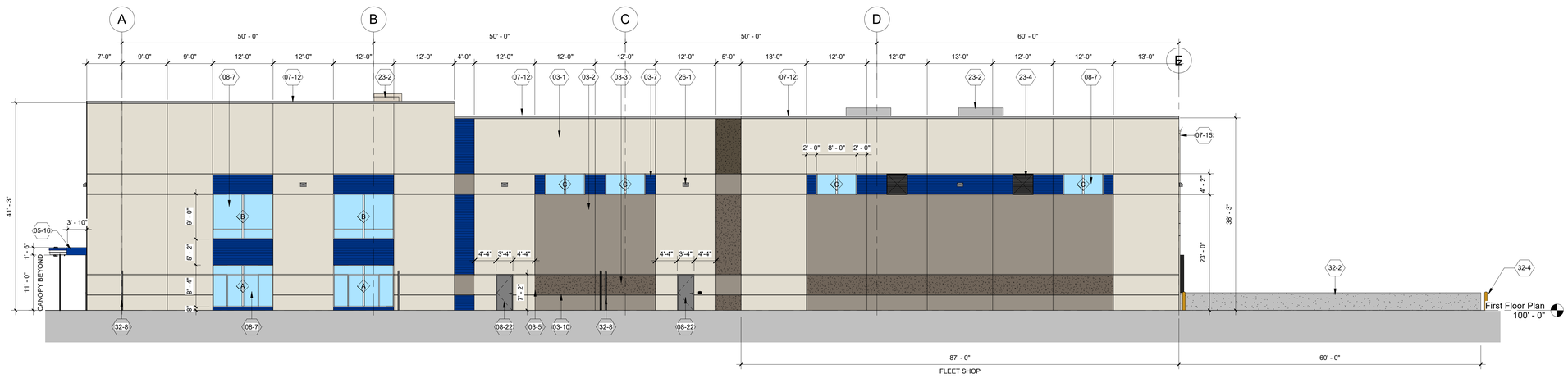
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 1 - ENLARGED NORTH ELEVATION
1" = 10'-0"



2 BUILDING 1 - ENLARGED SOUTH ELEVATION
1" = 10'-0"

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

SHEET TITLE
BUILDING 1 - ENLARGED PARTIAL EXTERIOR NORTH & SOUTH ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision	Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

SHEET:
A5.4

KEYNOTE LEGEND

03-5	VERTICAL PANEL JOINT, SEALED
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
03-12	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 6203 SPARE)
03-13	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 7015 REPOSE GRAY)
03-15	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - ACCENT (SW 7019 GAUNLET GRAY)
03-16	PARAPET BEYOND
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.
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
05-21	CLEAR ANODIZED PREFINISHED METAL PANEL CLAD SWING GATES WITH PAINTED STEEL POST GATE SUPPORT
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-8	PRE FINISHED METAL 24 GA. COPING COLOR & PROFILE TO MATCH EXISITING ADJACENT COPING.
08-5	14'X16' INSULATED OH DOOR, FACTORY FINISHED WITH VISION WINDOWS. 6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD($), PAINTED SAFETY YELLOW
08-6	9'X10' INSULATED OH DOOR FACTORY FINISHED WITH VISION WINDOWS, DOCK SEALS, DOCK LEVELERS AND BUMPERS.
08-22	3'-0" X 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE AND EMERGENCY EGRESS CODE REQUIRED LIGHTING - PAINTED TO MATCH ADJACENT WALL COLOR.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-3	TRASH ENCLOSURE GATES. SET BASE OF GATE HEIGHT BASED ON ACTUAL FIELD CONDITIONS.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD($), PAINTED SAFETY YELLOW
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 6203 SPARE WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 7015 REPOSE GRAY" - LIGHT ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW 7019 GAUNLET GRAY" - DARK ACCENT

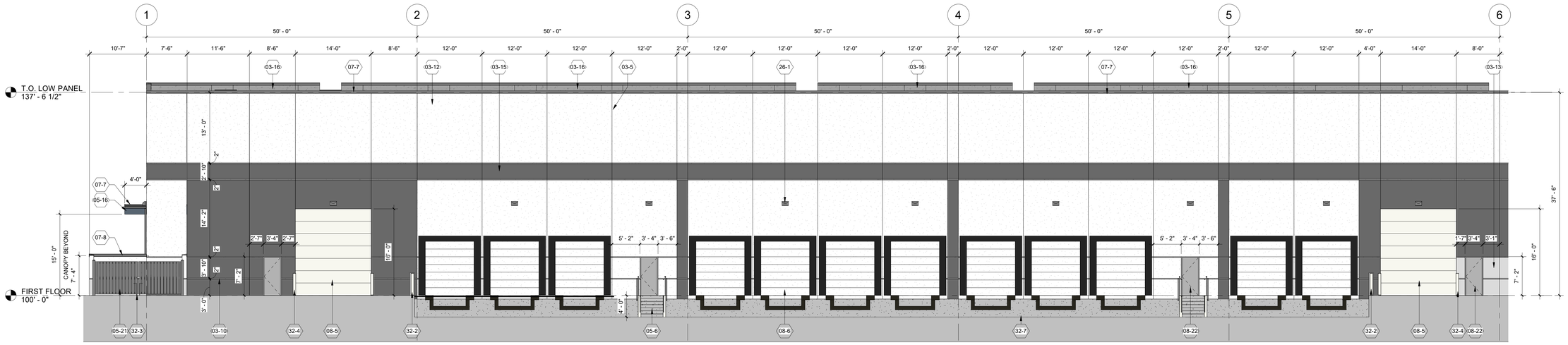
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

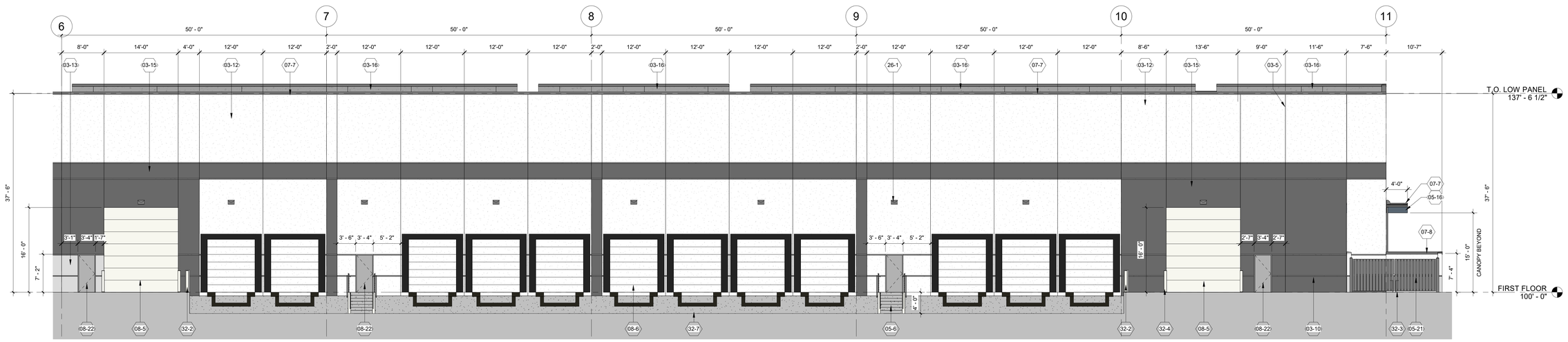
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 2 - ENLARGED WEST ELEVATION - NORTH SIDE
1/8" = 1'-0"



2 BUILDING 2 - ENLARGED WEST ELEVATION - SOUTH SIDE
1/8" = 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
BUILDING 2 - ENLARGED
PARTIAL EXTERIOR WEST
ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB:	230007
DRAWN:	NS
CHECKED:	DF
DATE:	03-23-2023

SHEET:
A5.5

KEYNOTE LEGEND

03-4	'V' REVEAL
03-5	VERTICAL PANEL JOINT, SEALED
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
03-12	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 6203 SPARE)
03-13	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 7015 REPOSE GRAY)
03-14	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK (SW 7017 DORIAN GRAY)
03-15	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - ACCENT (SW 7019 GAUNLET GRAY)
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-8	PRE FINISHED METAL 24 GA. COPING COLOR & PROFILE TO MATCH EXISTING ADJACENT COPING.
07-12	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.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW AND ENTRY UNITS. PROVIDE EMERGENCY EGRESS CODE REQUIRED LIGHTING.
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.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS "SW 6203 SPARE WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS "SW 7015 REPOSE GRAY" - LIGHT ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS "SW 7019 GAUNLET GRAY" - DARK ACCENT

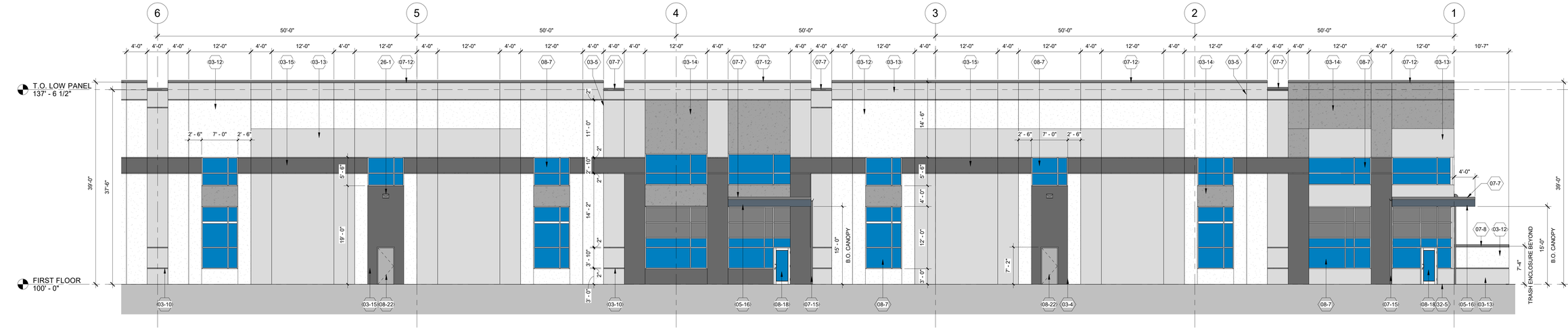
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

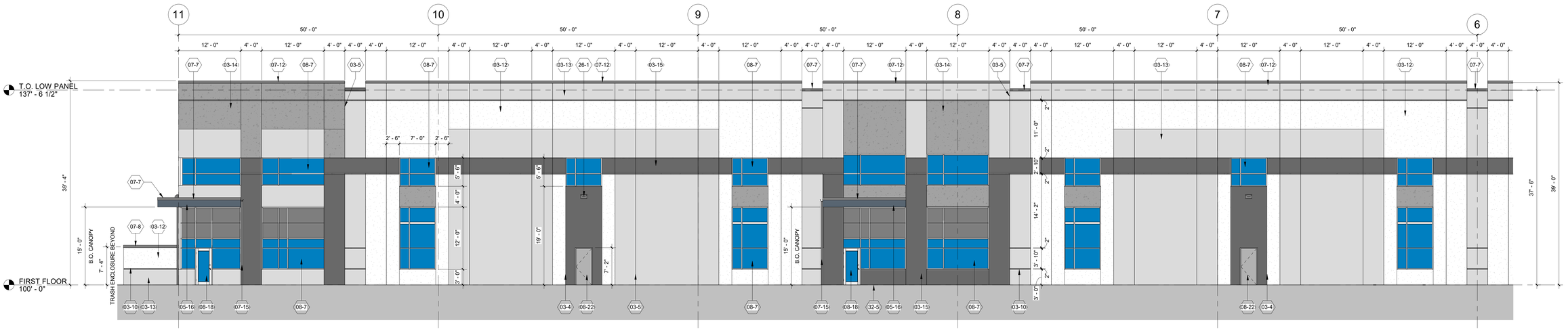
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 2 - ENLARGED EAST ELEVATION - NORTH SIDE
1/8" = 1'-0"



2 BUILDING 2 - ENLARGED EAST ELEVATION - SOUTH SIDE
1/8" = 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
BUILDING 2 - ENLARGED PARTIAL EXTERIOR EAST ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023
SHEET:
A5.6

KEYNOTE LEGEND

03-4	'V' REVEAL
03-5	VERTICAL PANEL JOINT, SEALED
03-10	2" X 1/2" DEEP REVEAL (HORIZONTAL).
03-12	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - LIGHT (SW 6203 SPARE)
03-13	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - MEDIUM (SW 7015 REPOSE GRAY)
03-14	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - DARK (SW 7017 DORIAN GRAY)
03-15	EXTERIOR PRE CAST CONCRETE WALL PANEL SHALL BE INSULATED WITH PAINTED FINISH - ACCENT (SW 7019 GAUNLET GRAY)
05-16	PRE FINISHED METAL 24 GA. FASCIA ON ENTRY CANOPY. COLOR TO MATCH PRECAST ACCENT COLOR
05-21	CLEAR ANODIZED PREFINISHED METAL PANEL CLAD SWING GATES WITH PAINTED STEEL POST GATE SUPPORT
07-7	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
07-8	PRE FINISHED METAL 24 GA. COPING COLOR & PROFILE TO MATCH EXISTING ADJACENT COPING.
07-12	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.
07-15	PROVIDE PRE-FINISHED METAL DOWNSPOUT. COLOR AND FINISH TO MATCH CANOPY METAL. LOCATION SHOWN FOR REFERENCE ONLY - ROUTE DOWNSPOUT ALONG BUILDING FACE AS REQ.
08-7	FIXED PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW UNITS.
08-18	PRE FINISHED CLEAR ANODIZED ALUMINUM FRAMED (THERMALLY BROKEN) AND 1" INSULATED LOW-E TINTED WINDOW AND ENTRY UNITS. PROVIDE EMERGENCY EGRESS CODE REQUIRED LIGHTING.
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.
21-2	KNOX BOX AS REQUIRED PER LOCAL FIRE ORDINANCES. LOCATION TO BE FINALIZED W/ FIRE MARSHAL.
21-3	SPRINKLER RISER AND FIRE DEPARTMENT CONNECTION. INCLUDE CODE REQUIRED ALARMS. COORDINATE WITH FIRE MARSHAL.
26-1	EXTERIOR LIGHT FIXTURE - CUT-OFF LED WALLPACK - SEE LIGHTING PLAN FOR FIXTURE TYPE AND MOUNTING HEIGHT
32-2	CONCRETE LOADING DOCK RETAINING WALL.
32-4	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARD(S), PAINTED SAFETY YELLOW
32-5	CONCRETE STOOP AND SIDEWALKS - REFER TO CIVIL DRAWINGS
32-6	CONCRETE STOOP - REFER TO CIVIL AND STRUCTURAL DRAWINGS
32-7	CONCRETE LOADING DOCK / TRUCK APRON - REFER TO CIVIL AND STRUCTURAL DRAWINGS
33-1	SANITARY SEWER. COORDINATE WITH CIVIL.
33-2	WATER SERVICE LOCATION INCLUDING METER.
33-3	ELECTRIC METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL ELECTRIC UTILITY.
33-4	GAS METER AND SERVICE LOCATION. VERIFY WITH OWNER AND LOCAL NATURAL GAS UTILITY.

EXTERIOR BLDG SYSTEMS

ROOF ASSEMBLY (BALLASTED): BALLASTED SINGLE PLY 45 MIL EPDM ROOF MEMBRANE ON 4.5" DIRECT TO DECK APPROVED EPS INSULATION (R20 - TWO LAYERS, STAGGERED) ON METAL DECK (SEE STRUCTURAL DRAWINGS)

ROOF ASSEMBLY (CANOPY) FULLY AHERED EPDM ROOF MEMBRANE ON TAPERED INSULATION TAPERED TO GUTTERS AS DETAILED.

INSULATED PRECAST WALL PANEL SYSTEM: 10" INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ELEVATION PAINT COLOR KEY:

- PAINT COLOR 1: SHERWIN WILLIAMS "SW 6203 SPARE WHITE" - FIELD COLOR
- PAINT COLOR 2: SHERWIN WILLIAMS "SW 7015 REPOSE GRAY" - LIGHT ACCENT
- PAINT COLOR 3: SHERWIN WILLIAMS "SW 7017 DORIAN GRAY" - MEDIUM ACCENT
- PAINT COLOR 4: SHERWIN WILLIAMS "SW 7019 GAUNLET GRAY" - DARK ACCENT

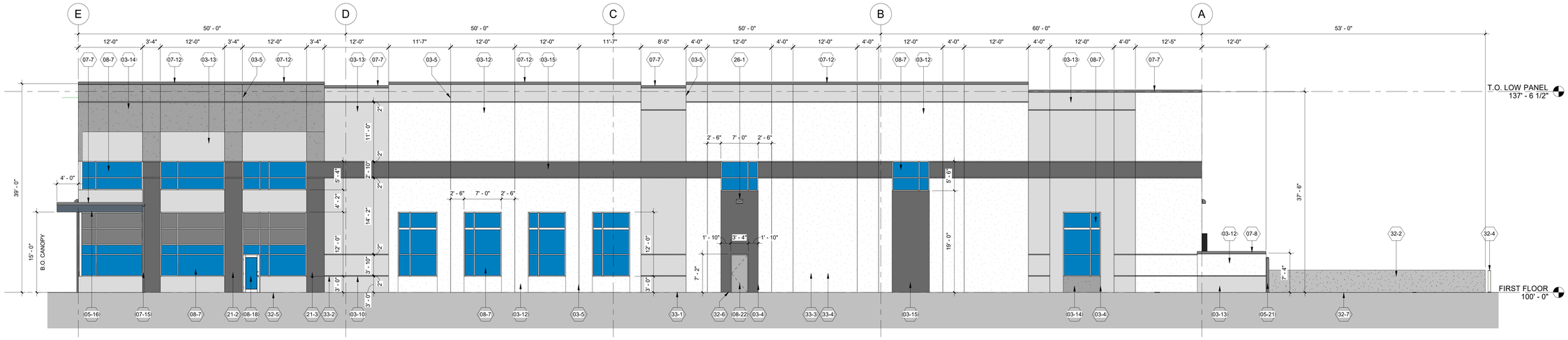
PAINTERS NOTE:

PAINTING OF EXTERIOR PRECAST WALL PANELS: CHOOSE ONE SUPPLIER FOR BOTH BASE COLOR AND ACCENT COLORS. PRECAST WALL PANELS SHALL WEATHER FOR 90 DAYS PRIOR TO PAINT APPLICATION. PAINT SHALL NOT BE APPLIED WHEN SURFACE AND AIR TEMPERATURE IS UNDER 45 DEGREES FAHRENHEIT AND TEMPERATURES SHALL BE RISING.

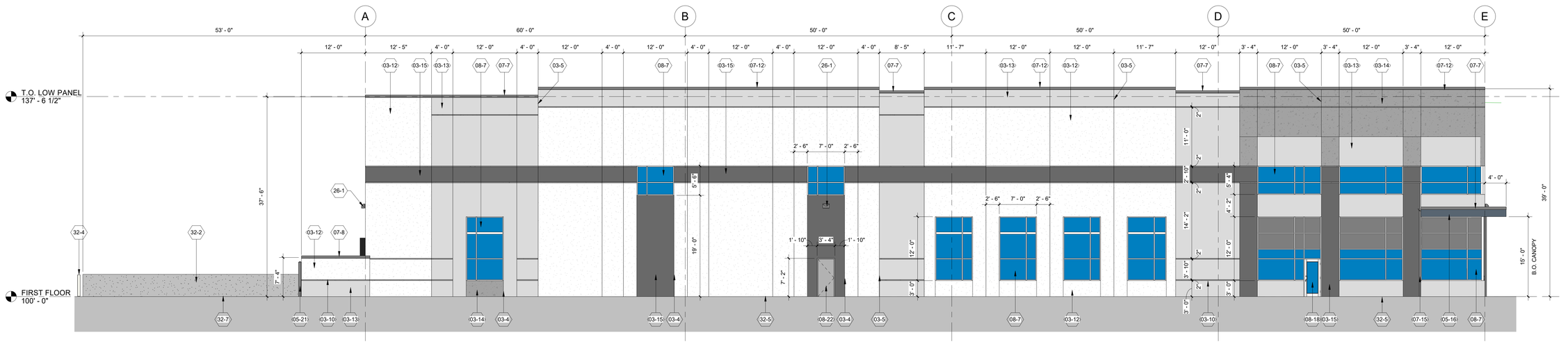
1. **ACRYLIC CONCRETE STAIN (BASE COLOR):**
   A. (2) COATS OF HALLMAN LINDSAY #167 GRIP CRETE ACRYLIC STAIN OR
   B. (2) COATS SHERWIN WILLIAMS LOXON VERTICAL STAIN OR
   C. (2) COATS BENJAMIN MOORE TUFFCRETE WB CONCRETE STAIN.
2. **ACCENT COLOR:**
   A. (2) COATS OF HALLMAN LINDSAY #174 WEATHER GUARD SATIN 100% ACRYLIC HOUSE PAINT OR
   B. (2) COATS SHERWIN WILLIAMS SUPER PAINT SATIN HOUSE PAINT OR
   C. (2) COATS BENJAMIN AURA SATIN 100% ACRYLIC HOUSE PAINT.

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



1 BUILDING 2 - ENLARGED NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 2 - ENLARGED SOUTH ELEVATION
1/8" = 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
BUILDING 2 - ENLARGED PARTIAL EXTERIOR NORTH & SOUTH ELEVATIONS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: NS
CHECKED: DF
DATE: 03-23-2023
SHEET:
A5.7

HFR electric
ELECTRICAL CONTRACTOR
RESIDENTIAL · COMMERCIAL · INDUSTRIAL
262-644-6940

Dickman Kaukauna

Kaukauna

Exterior Photometric Lighting Plan

DATE: 3-23-2023

REVISIONS:

E-1.0

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Lumens per Lamp	Wattage
	A	20	RAB Lighting Inc	A17-ATTOON WALKWAY fixture at 24' 4000K color temperature	13928	97.56
	B	20	RAB Lighting Inc	A17-ATTOON WALKWAY fixture at 24' 4000K color temperature	21378	149.17
	C	5	RAB Lighting Inc	WPLED12N WALKWAY fixture at 10' 4000K color temperature	1297	12.1
	P1	14	RAB Lighting Inc	A17-ATTOON 25' Pole on a 2' Base 4000K color temperature	13928	97.56
	P2	12	RAB Lighting Inc	A17-ATTOON 25' Pole on a 2' Base 4000K color temperature	21378	149.17

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.6 fc	6.9 fc	0.0 fc	N/A	N/A

PROPOSED BUILDING

EVERGREEN DRIVE

BENCHMARK NORTHWEST EL = 715.33

CONCRETE CURB

CITY OF KAUKAUNA LOT 2 CSM 7691

ASPHALT EDGE

GRAVEL EDGE

CHISEL

N 89°22'26" E

S 89°22'26" W

PROPOSED TRANSFORMATION PEDESTAL

PROPOSED TRANSFORMATION PEDESTAL

PROPOSED TRANSFORMATION PEDESTAL

A17-4T100N+A17-WM

Type: A

RAB



Color: Bronze

Weight: 11.2 lbs

Project: | Type:

Prepared By: | Date:

Driver Info		LED Info	
Type	Constant Current	Watts	100W
120V	1.0A	Color Temp	4000K (Neutral)
208V	0.60A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000 Hours
277V	0.40A	Lumens	13,822 lm
Input Watts	97.6W	Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLBUH040KAU

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.67% at 120V, 10.35% at 277V

Power Factor:
99.8 % at 120V, 94 % at 277V

Surge Protection:
10kV

Performance

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

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°.

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

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

Lens:
Polycarbonate lens

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

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.

Finish:
Formulated for high durability and long-lasting color

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T100N+A17-WM

RAB

Technical Specifications (continued)

Construction

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

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

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

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint 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: A17-4T100N



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family		Distribution	Wattage/Lumens		Mounting		Color Temp		Driver		Options	
A17	-	4T	100				N					

3T = Type III
4T = Type IV
5T = Type V

70 = 7W/10,000LM
100 = 10W/13,000LM
150 = 15W/22,500LM
200 = 20W/30,000LM
240 = 24W/36,000LM
300 = 30W/45,000LM
375 = 375W/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K Neutral

Blank = 120-277V, 0-10V Dimming
/HBD = 480V, 0-10V Dimming

Blank = No Option
/3PRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T150N+A17-WM

Type: B

RAB



Color: Bronze

Weight: 13.2 lbs

Project: | Type:

Prepared By: | Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.50A	Color Temp	4000K (Neutral)
208V	0.80A	Color Accuracy	70 CRI
240V	0.70A	L70 Lifespan	100,000 Hours
277V	0.06A	Lumens	21,204 lm
Input Watts	149.2W	Efficacy	142.1 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLTC2E05FQ0M

Electrical

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

THD:
3.85% at 120V, 9.26% at 277V

Power Factor:
99.8% at 120V, 93.2% at 277V

Surge Protection:
10kV

Performance

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

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°.

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

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

Lens:
Polycarbonate lens

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

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.

Finish:
Formulated for high durability and long-lasting color

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T150N+A17-WM

RAB

Technical Specifications (continued)

Construction

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

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

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

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint 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: A17-4T150N



Features

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Ordering Matrix

Family		Distribution	Wattage/Lumens		Mounting		Color Temp		Driver		Options	
A17	-	4T	150				N					

3T = Type III
4T = Type IV
5T = Type V

70 = 7W/10,000LM
100 = 10W/13,000LM
150 = 15W/22,500LM
200 = 20W/30,000LM
240 = 24W/36,000LM
300 = 30W/45,000LM
375 = 375W/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K Neutral

Blank = 120-277V, 0-10V Dimming
/HBD = 480V, 0-10V Dimming

Blank = No Option
/3PRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

WPLED10N

Type: C

RAB



LED 10W & 13 Watt packs. patent-pending thermal management system, 100,000 hour L70 lifespan. 5 year, no-compromise warranty.

Color: Bronze

Weight: 3.3 lbs

Project: | Type:

Prepared By: | Date:

Driver Info		LED Info	
Type	Constant Current	Watts	10W
120V	0.09A	Color Temp	4000K (Neutral)
208V	0.05A	Color Accuracy	70 CRI
240V	0.05A	L70 Lifespan	100,000 Hours
277V	0.04A	Lumens	1,287 lm
Input Watts	12.1W	Efficacy	106.4 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of 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

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: P4W10W

Performance

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

Wattage Equivalency:
Equivalent to 70W Metal Halide

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A

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

THD:
6.51% at 120V, 13.57% at 277V

Power Factor:
99% at 120V, 90.6% at 277V

Construction

Finish:
Formulated for high durability and long-lasting color

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

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

Thermal Management:
Cast aluminum Thermal Management system for optimal heat sinking. The LPACK 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

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

WPLED10N

RAB

Technical Specifications (continued)

Construction

Mounting:
Surface plate and Junction box

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

Gaskets:
High-temperature Silicone

LED Characteristics

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

Color Stability:
LED color temperature is warranted 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.

Lumen Maintenance:
The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Other

Patents:
The design of the LPACK is protected by U.S. Pat. D604,004 and patents pending in Canada, China and Taiwan.

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.

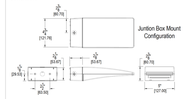
HID Replacement Range:
Replace 35-100W Metal Halide

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 U0 G0

Dimensions



Features

- High-performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die-cast aluminum housing and external fins
- 5-Year, No-Compromise Warranty

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T100N

Type: P1 20' pole mounted on a 2' base

RAB



Color: Bronze

Weight: 11.2 lbs

Project: | Type:

Prepared By: | Date:

Driver Info		LED Info	
Type	Constant Current	Watts	100W
120V	1.0A	Color Temp	4000K (Neutral)
208V	0.60A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000 Hours
277V	0.40A	Lumens	13,822 lm
Input Watts	97.6W	Efficacy	141.7 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLBUH040KAU

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.67% at 120V, 10.35% at 277V

Power Factor:
99.8 % at 120V, 94 % at 277V

Surge Protection:
10kV

Performance

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

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°.

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

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

Lens:
Polycarbonate lens

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T100N

RAB

Technical Specifications (continued)

Construction

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

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.

Finish:
Formulated for high durability and long-lasting color

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

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

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

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint 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

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T100N

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens		Mounting		Color Temp		Driver		Options	
A17	-	4T	100				N					

3T = Type III
4T = Type IV
5T = Type V

70 = 7W/10,000LM
100 = 10W/13,000LM
150 = 15W/22,500LM
200 = 20W/30,000LM
240 = 24W/36,000LM
300 = 30W/45,000LM
375 = 375W/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K Neutral

Blank = 120-277V, 0-10V Dimming
/HBD = 480V, 0-10V Dimming

Blank = No Option
/3PRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*
Type II distribution available as special order
Wall mount and adjustable universal pole mount available as optional field installed accessories

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T150N+A17-WM

Type: P2 20' pole mounted on a 2' base

RAB



Color: Bronze

Weight: 13.2 lbs

Project: | Type:

Prepared By: | Date:

Driver Info		LED Info	
Type	Constant Current	Watts	150W
120V	1.50A	Color Temp	4000K (Neutral)
208V	0.80A	Color Accuracy	70 CRI
240V	0.70A	L70 Lifespan	100,000 Hours
277V	0.06A	Lumens	21,204 lm
Input Watts	149.2W	Efficacy	142.1 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

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.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLTC2E05FQ0M

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 1.50A, 208V: 0.70A, 240V: 0.70A, 277V: 0.60A

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

THD:
3.85% at 120V, 9.26% at 277V

Power Factor:
99.8% at 120V, 93.2% at 277V

Surge Protection:
10kV

Performance

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

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°.

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

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

Lens:
Polycarbonate lens

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T150N

RAB

Technical Specifications (continued)

Construction

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

Vibration Rating:
3G vibration rating per ANSI C136.31

EPA:
1 Fixture: 0.46
2 Fixtures at 90°: 0.60
2 Fixtures at 180°: 0.93
3 Fixtures at 90°: 0.93
4 Fixtures at 90°: 0.93

EPA with Slipfitter & Adjustable Arm Mounting Accessories (Sold Separately):
1 Fixture: 0.66
2 Fixtures at 90°: 0.80
2 Fixtures at 180°: 1.32
3 Fixtures at 90°: 1.32
4 Fixtures at 90°: 1.32

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.

Finish:
Formulated for high durability and long-lasting color

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

LED Characteristics

LEDs:
Long life, high-efficiency, surface-mount LEDs

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

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint 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

- 0-10V Dimming, standard
- 100,000-hour LED lifespan
- 5-Year, limited warranty

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

A17-4T150N

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens		Mounting		Color Temp		Driver		Options	
A17	-	4T	150				N					

3T = Type III
4T = Type IV
5T = Type V

70 = 7W/10,000LM
100 = 10W/13,000LM
150 = 15W/22,500LM
200 = 20W/30,000LM
240 = 24W/36,000LM
300 = 30W/45,000LM
375 = 375W/51,800LM

Blank = Universal Pole Mount
SF = Slipfitter (Factory installed SF available in 150W)

Blank = 5000K Cool
N = 4000K Neutral

Blank = 120-277V, 0-10V Dimming
/HBD = 480V, 0-10V Dimming

Blank = No Option
/3PRS = 3-pin Receptacle and Shorting Cap
/7PRS = 7-pin Receptacle and Shorting Cap
/MVS = Microwave Motion Sensor
/LC = Lightcloud® Controller

[1] *480V driver available standard on 150W and 300W and by special order on 100, 240 and 375W. Not available on 70W or 200W models.*
Type II distribution available as special order
Wall mount and adjustable universal pole mount available as optional field installed accessories

Copyright © 2023 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

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

SHEET TITLE
EXTERIOR LIGHTING CUT SHEETS

PROPOSED BUILDINGS FOR:
THE DICKMAN CO.
MULTI-TENANT BUILDINGS
KAUKAUNA, WI

Revision

Date

JOB: 230007
DRAWN: HFR
CHECKED: HFR
DATE: 03-23-2023

SHEET:
E1.1